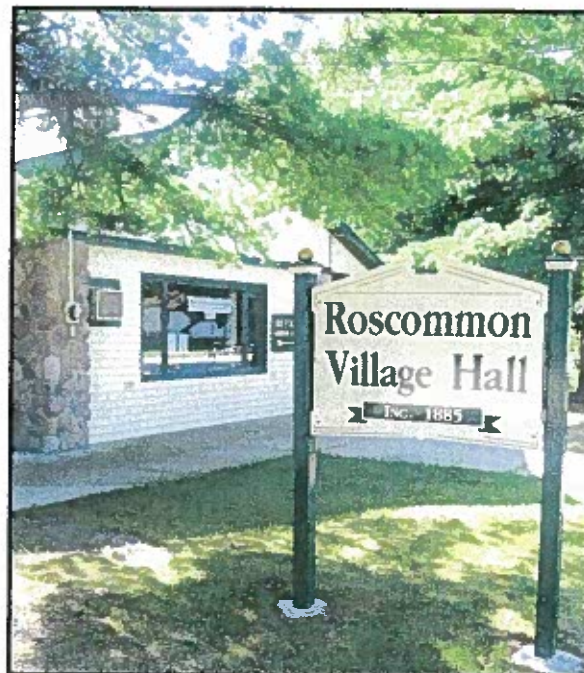


# Village of Roscommon Master Plan

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## PREFACE

The purpose of this Master Plan is to provide a “blueprint” for managing the land use and future growth of the Village of Roscommon to ensure that Roscommon retains the characteristics that are important to the entire community. This Master Plan includes maps, photographs, and important information about the Village. The Master Plan provides the formal basis for land use and capital improvement decisions as well as the Village’s regulatory devices and ordinances. The authority to develop this Master Plan is provided through the Municipal Planning Act, P.A. 285 of 1931, as amended.

A Master Plan is used to help guide future growth and development. It needs to be periodically evaluated and as necessary, updated to reflect significant changes in the Village, development trends, and the public’s desire for change. Updating this plan as things change or goals are accomplished should not be regarded as a weakness in this plan or planning effort. A Master Plan is a “living” document that needs to be used and modified regularly.

## CHAPTER 1: INTRODUCTION

The Village of Roscommon, Michigan is a small community located in north central Roscommon County, within Higgins Township. The Village, the county seat for Roscommon County, was incorporated in 1885. The Village of Roscommon encompasses approximately 1.6 square miles and is located three miles east of I-75 and 15 miles southeast of Grayling. Two major thoroughfares lead to Roscommon, M-18 and M-76. The beautiful Au Sable River is the main recreation attraction within the Village. Higgins Lake, one of the world’s most beautiful lakes, is about 8 miles west of the Village.



The Village of Roscommon Welcome Sign on M-76 across from Higgins Township Hall

The Village of Roscommon, due to its geographic location, has many recreational businesses that are tourist and seasonally related. These include canoeing, hunting, fishing, boating, snowmobiling, cross-country skiing, snow-shoe trails, nature walking, bird watching, cycling, camping, hiking, and off road vehicles (ORV) use.

Roscommon is also home to many annual festivals & events, celebrating our beauty & culture:

#### **4th of July Parade/Freedom Festival**

Annual event takes place on the Fourth of July. The festivities include a patriotic parade through downtown Roscommon, games, patriotic concert, ice cream social, chicken barbeque, fireworks at dusk at the Roscommon Fire Training Grounds/Fair Grounds, and various other activities.



The Annual 4<sup>th</sup> of July Parade marches down Fifth St. to Lake St. as the crowd looks on

#### **Christmas in the Village**

Christmas in the Village started as a simple tree lighting and the singing of carols, about 30 years ago. The Higgins Township Fire Department decorated the large tree on the corner of Lake and 4<sup>th</sup> Street. The Roscommon High School choir director, Jim Mahoney, organized the caroling.



Through the years it drew to include coffee, hot cocoa, cider, and doughnuts. Savings bonds were given to children who were the color contest winners.

In 1994, Judy Kominek formed a committee called "Christmas in the Village." This committee organized putting out burn barrels, roasting chestnuts, caroling and offering hayrides prior to the tree lighting. The addition of Santa coming into town to visit the children was an absolute necessity.

As the years passed, new ideas came in with each new volunteer who joined the committee. The Lions Club set up a grill in front of Ace Hardware and with a donation of a canned good, you received a hot dog. The canned goods were and still are used to make baskets for the needy.

Luminaries were added along the streets, businesses were decorated with beautiful lights and a craft show as held in the old Cherven drug store (which is now the Gerrish-Higgins School District Administration building). Every year the committee tried to add new and exciting things to the Christmas in the Village.

Filling the cement flowerpots with greens, putting up a Santa House, a free concert on Friday night (consisting of local talent) at the local high school auditorium, and a bigger craft show were added. Ice sculptures were added but due to unpredictable weather, the committee changed to wood carving demonstrations. The movie matinees were added for the children's enjoyment, which are also free, with a donation of a canned good.

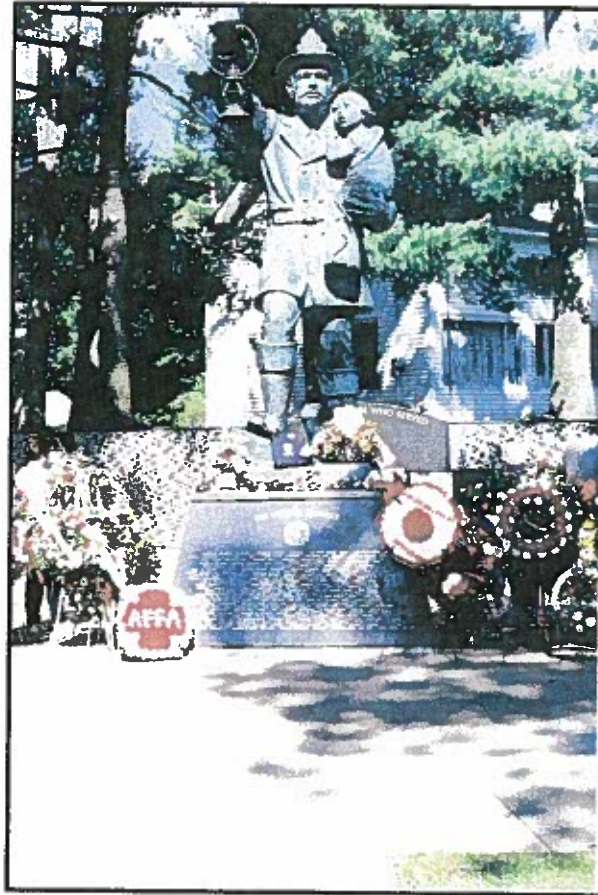
The Christmas in the Village Committee greatly appreciates all of their volunteers and local businesses that contribute to their efforts. They look forward to seeing you enjoy the upcoming holiday celebration in the snow!

### **Roscommon River Festival**

Annual two day event takes place on the 3<sup>rd</sup> weekend of July. Celebrate our river heritage on the banks of the beautiful South Branch of the AuSable River at Wallace Park and along the streets of Roscommon. Events include fly fishing, boat and kayak demonstrations, wooden boat and canoe shows, and a dog jumping competition. There are vendors and exhibitors from across the state featuring the best that the worlds of fishing, hunting, and the outdoors have to offer.

### **Firemen's Memorial Festival**

Annual four day event takes place on the 3rd weekend in September. Events include a parade, memorial service, family night, waterball, light showdown, chicken barbeque, search and rescue demonstration, and other fun demonstrations. Firefighters from all over the state converge on Roscommon for the festivities. It is not uncommon to see firefighters from across the country and around the world at this special event.



The Firemen's Memorial Statue with many wreaths that honor our fallen heroes.

### **Higgins-Lake Roscommon Winterfest**

The WinterFest became a Higgins-Lake Roscommon Chamber sponsored event in 2009, after being a self-run event the previous few years. It is currently held on the third weekend of February, and all that is needed for entry to all events is a \$5 WinterFest button. The design for the WinterFest button has always been designed by a Roscommon High School Art student.

In 2009, the event expanded to host activities on Friday night, which included a Cross Country Ski and Bonfire outing. Saturday is a fun filled day beginning at 8:00 a.m. with a

pancake breakfast, followed by the Crazy Cardboard Classic, where participants can try their home-made cardboard sleds out on Pioneer Hill. Those that are ice fishing enthusiasts can enter the Higgins Lake Fishing Derby, and win some great prizes. A Chili Cook-off is also held, featuring some great local entrants that compete for a traveling trophy. Another activity is the Kids Karnival held at Higgins Lake North State Park, where hot dogs and other snacks are sold. The Kids Karnival has expanded over the years.

### **Roscommon Business Expo**

Annual Spring event that features area businesses and organizations by showcasing and sampling their products and services, while interacting with the general public. The Roscommon Business Expo started in 2009 as a method to help promote local businesses and stimulate the Roscommon economy. The Roscommon-Higgins Lake Chamber of Commerce, the Village of Roscommon, and local business owners comprise the Roscommon Business Expo Committee.



Business owners, residents, & visitors converge at the CRAF Center during The 1<sup>st</sup> Annual Roscommon Business Expo

### **Roscommon Farmer's Market**

Annual seasonal market from May to October serving the Village of Roscommon. The Farmer's Market takes place each Monday from 11 a.m. to 4 p.m. at the Au Sable River Center under the canopy. The Farmer's Market provides fresh fruits and vegetables only grown in Michigan, as well as baked goods and landscaping trees, bushes, and plants.



### **Kirtland Warbler Festival**

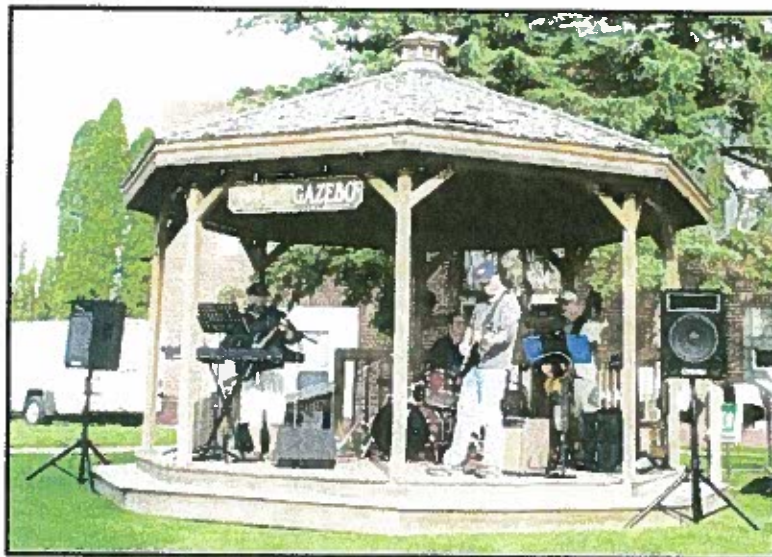
Annual one-day event takes place the 3<sup>rd</sup> weekend in May involves warbler tours, an art show, and other nature related activities.



The Kirtland Warbler

### **Summer Concert Series**

Annual Summer Concert Series takes place in the CRAF Center Gazebo Wednesdays throughout the summer months. All concerts are at 7:00 P.M. "rain or shine." Concerts are free to the public; however a goodwill offering is encouraged to meet incidental expenses. These concerts have been presented since 1996.



A local band entertains the community at one of the summer concerts.



### **Roscommon Arts Festival & Craft Show**

The Roscommon Arts Festival and Craft Show began in 1969 on the banks of the Au Sable River in Wallace Park. Having since outgrown the park, it has settled on the lawns of the CRAF Center and County Building in the Village of Roscommon. Over 80 vendors participated in 2009. These vendors come from all over the state and beyond to showcase hand made fine arts and crafts. The Festival is held the second Saturday every July bringing visitors from all over. Village shops and businesses participate with sidewalk sales and specials. The event continues to grow each year, as it is enjoyed by everyone!

### **Roscommon Canoe Classic**

Annual canoe race held the 1st weekend in May at Wallace Park. This event is organized by the Michigan Canoe Racing Association. It features both Expert 1 and Expert 2 heats. Participants paddle from Wallace Park to Steckert Bridge, make a clockwise turn, then paddle back to town.

### **Roscommon Village-Wide Yard & Sidewalk Sale**

An annual Memorial Day Weekend event where residents and businesses register their garage/yard/sidewalk sale with the Village. The Village promotes the events with newspaper advertisements, radio announcements, internet postings, and a flyer listing all sale locations.

### **Roscommon Spring Clean-up**

An annual spring event sponsored exclusively by the Village of Roscommon at the DPW Facility. Residents are able to drop off unwanted, non-hazardous items free of charge at a Village provided dumpster. Residents also are able to interact with the Village Manager & Village Staff.

### **Roscommon Summer Fun Festival**

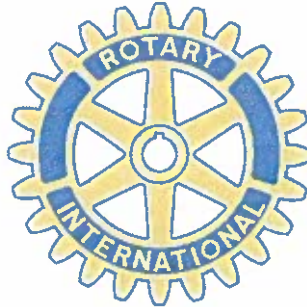
Annual Festival held in late July/early August sponsored by Roscommon area churches. Some of the events included are a 5K Run/Walk, Weight Lifting and Teen Talent Contests, Craft Show, Food Tent, Kids Games and more.

### **Roscommon County Fair**

Annual Fair held in August organized by the Roscommon County Fair Board. Events include carnival rides, inflatables, games, petting zoo, vendor displays, etc... Typically, a Roscommon County Pageant is organized by the County Fair Board and held in conjunction with the fair.

### **Service Organizations**

The Roscommon area has many great service organizations including:



Roscommon Rotary



Roscommon Lions Club



Knights of Columbus



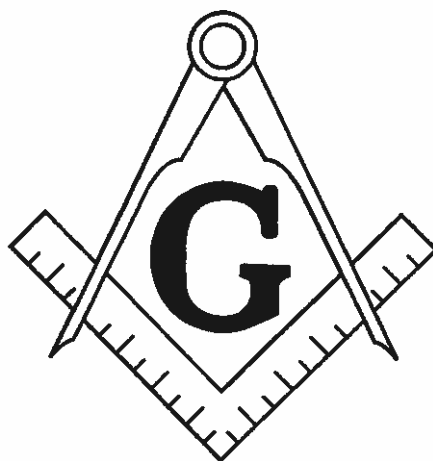
Zonta Club



VFW Post 4159



American Legion 96



Masonic Lodge



## **CHAPTER 2: COMMUNITY CHARACTERISTICS**

### **Village Government**

#### **Village Council**

The Village Council governs and conducts the business of the Village of Roscommon. The Council may appoint additional committees and hire staff as deemed necessary. The Village Treasurer, Village Clerk, and Village Manager do not have the authority to vote.

**Meetings:** The 2<sup>nd</sup> & 4<sup>th</sup> Mondays of each month at 7:00 P.M.

**Location:** Village Hall, 214 S. Main St.

Village President	Jesse Carlson	Term Expires 2010
President Pro-Tem/Trustee	Stephen Morris	Term Expires 2010
Village Trustee	Mike Butler	Term Expires 2012
Village Trustee	Joan Murphy	Term Expires 2012
Village Trustee	Bev Luther	Term Expires 2010
Village Trustee	Dawn Dodge	Term Expires 2010
Village Trustee	Jerry Cousineau	Term Expires 2012

#### **Planning Commission**

The Village Planning Commission is a 5-member committee appointed by the Village Council. The Planning Commission provides general planning guidance, grants approval for commercial property structural changes, may grant special use permits, make amendments to the zoning ordinance, and is involved in the Master Plan process.

**Meetings:** The last Wednesday of each month at 5:00 P.M.

**Location:** Village Hall, 214 S. Main St.

Planning Commission Chair	Bill Curnalia
Planning Commission Member	George Kestenholtz
Planning Commission Member	Tim Legg
Planning Commission Member	Bob Qualls
Planning Commission Member	Vacancy

#### **Zoning Board of Appeals**

The Village Zoning Board of Appeals is a committee appointed by the Village Council to hear and decide, upon appeal, any request for the interpretation of the Village of Roscommon Zoning Ordinance and/or to grant any variances of the Village of Roscommon Zoning Ordinance. The Zoning Board of Appeals must be comprised of three members (Village President & 2 citizens at

large). ZBA members are paid a small stipend for each meeting where a variance is being considered.

Meetings: As Needed

Location: Village Hall, 214 S. Main St.

ZBA Chair	Jesse Carlson
ZBA Member	James Hatley
ZBA Member	George Kestenholtz

#### **Village Staff**

Village Manager	Tom Gromek	
Village Clerk	Kathy Murphy	Term Expires 2010
Village Treasurer	Janae Ostling	Term Expires 2010
Administrative Assistant	Nicole Lippert	
Zoning Administrator/Building Inspector	David Doll	

#### **Department of Public Works Staff**

DPW Director	Dave Hodges
DPW Specialist	Jeff Burmester
DPW Technician	Mike Looney
DPW Seasonal	Andy McGregor

#### **Downtown Development Authority**

The Downtown Development Authority was established in 1990 by the Village Council. The activities of the DDA are funded through a Tax Increment Financing (TIF) plan. The DDA consists of thirteen members, including the Village Council President, with staggered three year terms. The DDA objectives are to encourage increased economic development in the Roscommon DDA district through public improvements.

Jim Anderson (DDA President)

Jesse Carlson (Village President)	June Karjalainen
Roy Spangler	Chuck Mires
Kurtis Norton	Ed Furstenau
Tim Legg	Bob Jansen
Andrea Weiss	Tom O'Brien
Matt Nester	Phil Weiler

Janae Ostling (DDA Secretary)

### DDA Projects

- Facade Grant Program (5-5-5-5)
- Au Sable River Center Expansion/Depot Project
- New Dock and Stairway at Wallace Park
- Lake Street Building Demolition
- Roscommon County Courts Facility Funding
- Downtown Railroad Parking Project
- New Roads in the Industrial Park
- Flowers in the Village
- Downtown Beautification projects (sidewalks, lightpoles, trees, flower boxes, brick pavers, landscaped Village of Roscommon Welcome Signs, lightpole banners, & town clock
- WiFi throughout downtown Roscommon

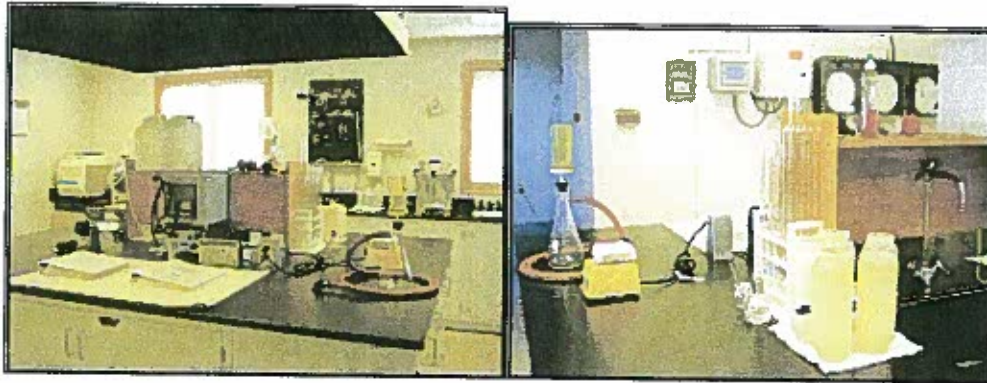
### Facilities

Village Hall: Governmental meetings and the Village of Roscommon Office are at the Village Hall, 214 S. Main St.



Roscommon Village Hall Building as viewed from Main St.

DPW Building: The Department of Public Works building, equipment, and staff are located at 1050 S. Main St.



Inside the DPW Lab



DPW Building

### Public Water

Water is provided by three wells. The Village currently does not treat its water. The last water tests taken in 2009 reported the water met the State drinking water standards. In 2008, the Village won the Best Tasting Water in Michigan award. This award, presented by the Michigan Rural Water Association, judges water based on taste, clarity, and odor.

The Village has a 250,000 gallon elevated storage tank that supplies water pressure and emergency storage to the Village water customers. The tank was constructed in 2003.

### Public Sewer System

Roscommon's public sewer is an aerated lagoon system built in 1997. The funding for the project was obtained through a Department of Agriculture Rural Development Grant. The



system's capacity is 300,000 gallons per day, and current usage is around 100,000 gallons per day, which leaves room for expansion. The waste-water treatment facility covers a total of 40 acres.

DPW Heavy Equipment:

2001 Sterling Dump Truck



1991 Ford Vactor Truck



2003 John Deer Backhoe



## Police



The Roscommon County Sheriff Department  
in front of the Roscommon County Courthouse.

The Roscommon County Sheriff Department provides police protection for the Village of Roscommon.

Sheriff - Randy Stevenson

Undersheriff - Ed Stern

The Department consists of 1 Sheriff, 1 Undersheriff, 1 Jail Lieutenant, 1 Road Lieutenant, 1 Detective Sergeant, 5 Sergeants, 17 Road Officers, 4 Corrections Corporals, 11 Corrections Officers, 2 Administrative Assistants, 2 Part Time Civil Process/Court, 2 Part Time Court Security, 1 Marine Supervisor, and 2 Marine Officers.

The Village & Sheriff Department have a contract for 120 hours of Village patrol per year.

### Higgins Township Fire Department

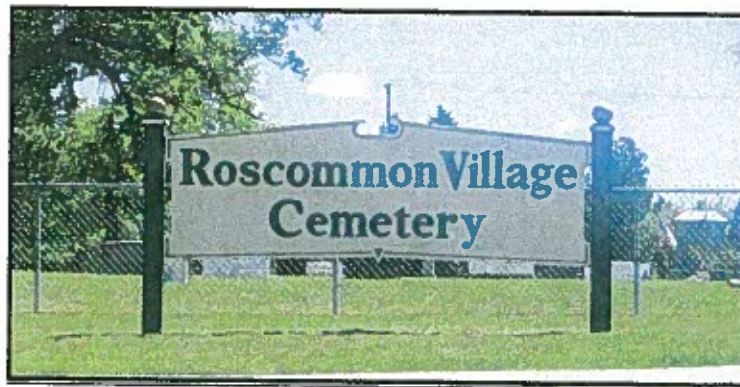


Fire Chief - Mike Umphrey

Assistant Chief - Jack Shepherd

Higgins Twp. Fire Dept. proudly protects 2061 people living in an area of 144 square miles. They operate out of 1 station that protects a primarily rural area. Our department is a public department whose members are on a paid on call status. The department moved from the Village to a new station in the Township in 1994. The Department provides full time Basic EMS Service.

### Village Cemetery



Roscommon Village Cemetery as viewed from M-18 (Lake St.)

### Roscommon Cemetery Board

Bev Luther (Chair)	Term expires May 2012
Kathleen Dixon	Term expires May 2011
June Karjalainen	Term expires May 2010

The Village of Roscommon owns & maintains one cemetery located along M-18 & George Street. The old section of the cemetery comprises 4.5 acres. The new section was platted in 1950 and contains 150 lots.

The cemetery also features a Potters Field, where unknown and/or indigent people are buried. The Potters Field was dedicated in September 2009 with a ceremony featuring the Roscommon Cemetery Board, Village officials, local clergy, local historians, and the general public followed by a reception at Village Hall.

### Higgins Lake - Roscommon Chamber of Commerce



The Higgins Lake-Roscommon Chamber of Commerce will promote and enhance the business and economic development in our area encouraging good will and communications among members and the community in an environmentally responsible manner.

As of June 15, 2009, they have 137 members. They have reduced membership rates to maintain their relationship with the business community in these difficult economic times. The Chamber hosts and/or sponsors a variety of community events throughout the year such as WinterFest, The Great Egg Scramble, DOE Day Golf Outing, July 4th Freedom Festival Events and Parade, Roscommon Annual Arts Festival and Craft Fair, and Christmas in the Village. They actively promote all area and member events such as Kirtland Community College Performing Arts, Summer Concert Series at the CRAF Center Gazebo, July 4th Fireworks, Roscommon River Festival, Roscommon County Fair, Michigan Firemen's Memorial Festival and more.

Kurtis Norton, Village Hardware	President
Amy Schmitt, Ambassador	Vice President
Kelly Barton, North Central Area Credit Union	Treasurer



Kelly Sharrow, Ambassador  
Richard Coates, Forest Dunes Golf Club  
Robert Jones, COOR ISD  
Andrea Weiss, Chemical Bank  
Connie Allen

Secretary  
Member At-Large  
Member At-Large  
Member At-Large  
Coordinator

### Local Schools



Roscommon Elementary School as viewed from County Road 100

The Gerrish Higgins School District is a wonderful place to live, grow, and receive an education. It is located in Roscommon and Crawford Counties where I-75 and I-127 approach their juncture. Beautiful nature dominates the area highlighted by Higgins Lake and the Au Sable River. The district is home to many wonderful trails on both land and water and is inviting to outdoors lovers and sports enthusiasts alike.

The schools are located in the communities of Roscommon and Higgins Lake, home to great people who support quality educational opportunities for their children. A staff of nearly 200 works hard every day to provide growth, nurturing, and education to an enthusiastic group of learners. They are fortunate to have a dynamic and talented teaching staff. The school board and community are very supportive of the challenging task we have of assuring each child's academic development. In the district's schools, children can explore a variety of opportunities aimed at developing well-rounded individuals. They have happy students who are engaged in learning that is real and exciting.

There is a wonderful place surrounded by lakes and forests where children can grow into future citizens of the world who make significant contributions - that place is the Gerrish Higgins School District! If you haven't checked out the district's schools, do so soon!

#### **Accreditation**

Roscommon High School has achieved full accreditation in the Outcomes Model with the North Central Association. Roscommon Middle School, Roscommon Elementary School, and St. Helen Elementary School complete the State of Michigan school improvement and accountability process each year. By completing these reviews, the buildings have identified areas of excellence as well as areas where they can continue to improve. Our schools have all implemented strategies to achieve desired goals, and have collected data demonstrating positive steps toward those goals. They keep raising the bar higher each year in the Gerrish Higgins School District.

**Roscommon Elementary (Pre K- 4)**  
**Roscommon Middle School (5th - 8th graders)**  
**Roscommon High School (9th - 12th graders)**

#### **Kirtland Community College**



Kirtland Community College Welcome Sign

### Kirtland Board of Trustees

Chair - Roy Spangler  
Patricia Webb  
Roberta Werle  
Dave Dougherty  
Richard Silverman  
Denis Weiss  
MaryAnn Ferrigan

Kirtland President - Dr. Thomas Quinn

Founded in 1966, Kirtland Community College is located in the very heart of Michigan's scenic north woods. We're a land of lakes and streams, woods and meadows. Our students come from near and far and from all walks of life. When you're on our sprawling 180-acre campus and want to head for the "Great Outdoors," you don't need to go anywhere. You're already there.

Kirtland's campus is unmatched for its natural beauty. Carved from the hardwood and pine forest of north-central lower Michigan, the winding paths and walkways of the campus provide students, staff, and visitors with a changing panorama of seasonal sights and sounds. It is a peaceful and invigorating natural setting, perfect for academic pursuits.

Kirtland is the largest Michigan community college district, totaling 2,500 square miles and consisting of all or part of nine counties. Approximately 65,000 people reside within the Kirtland district.

Kirtland Community College, located close to the geographic center of the college's district, is accessible by F-97 from the north and south and by M-18 to County Road 603 from the west.

Kirtland operates on a semester calendar. There are two 15-week semesters, starting in late August and mid-January. A shorter session is offered during the summer and begins in June.

Kirtland offers over 50 degree and certificate programs and six transfer degree programs including the following transfer programs:

- Associate in Arts
- Associate in Business
- Administration Associate in Computers
- Associate in Criminal Justice
- Associate in Fine Arts
- Associate in Science

## **Local Churches**

### **Churches within the Village of Roscommon limits**

Soul's Harbor Worship Center  
St. Michael's Catholic Church  
Roscommon Baptist Church  
First Congregational Church  
St. Martin Lutheran Church

### **Churches in the surrounding area**

Immanuel Baptist Church  
St. Elizabeth's Episcopal Church  
Markey Community Baptist Church  
Grace Covenant Fellowship  
Roscommon Free Methodist Church  
Messiah Luther Church ELCA  
Good Shepherd United Methodist Church of the North

## **Recreation**

### **Au Sable River**



View of the Au Sable River from M-18 Bridge at Wallace Park



The Au Sable River is undoubtedly the best known river in Michigan. It's clear water, consistent flow and attractive surroundings make it one of the finest canoeing, kayaking and fishing destinations in the Midwest.

The South Branch of Michigan's famous Au Sable River is a 25 mile world-renowned stretch of classic small stream trout water. It is one of the most popular fly-fishing destinations in the Midwest, if not the country, and home to perhaps the finest brow trout fishing east of the Mississippi.

### Higgins Lake



Aerial view of the world-renowned Higgins Lake

Higgins Lake is located five miles west of Roscommon in Roscommon County. Higgins Lake has been noted as one of the world's most beautiful lakes. The crystal clear lake was formed as a glacial ice sheet retreated. The Cut River connects Marl Lake to Higgins Lake giving ample opportunity to fish for perch, trout and pike. Two state parks and public access points provide excellent beach facilities, camping, launch sites, hiking trails and cross country skiing.

#### **Canoe Liveries**

Hiawatha Canoe Livery (within the Village limits)

Campbell's Canoe Livery (within the Village limits)

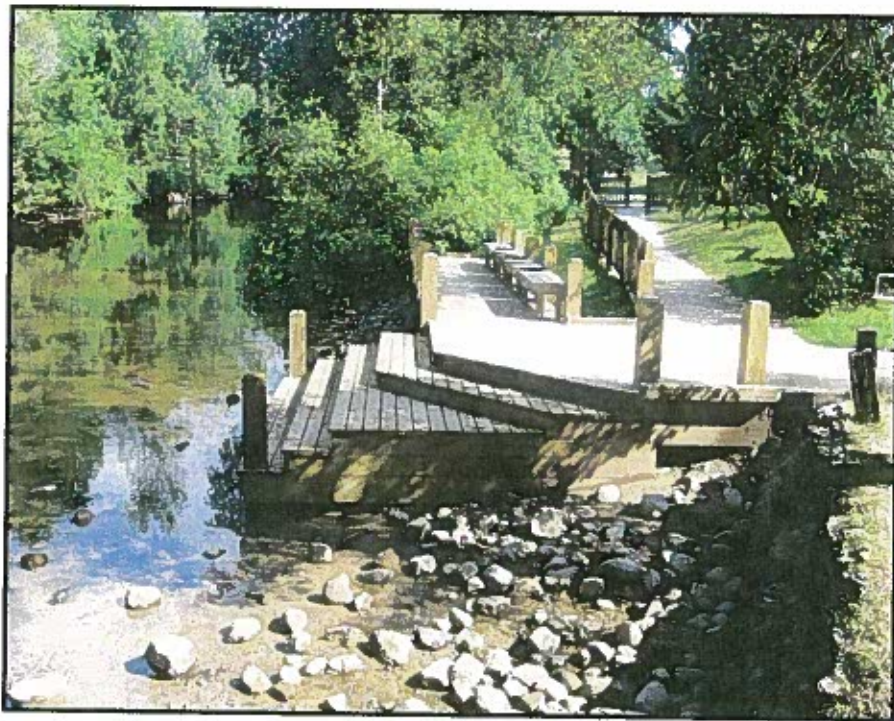
Paddle Brave Canoe Livery

Watters Edge Canoe Livery

### **Campgrounds**

North Higgins Lake State Park  
South Higgins Lake State Park  
Paddle Brave Campground  
KOA Campground  
Higgins Lake Family Campground

### **Wallace Park**



The new Wallace Park dock, which was a DDA-funded project.

Exclusively owned by the Village, Wallace Park is located directly on the AuSable River. It is approximately 1/2 acre large and features a timber pavilion and canoe launching site for public use. Bathrooms, dock, steps, ADA Compliant

### **Roscommon Metro Park**

The Roscommon Metropolitan Recreational Authority, comprised of members appointed by both the Village and Higgins Township, has ownership of the park. Roscommon Metro Park is two blocks from the County Building and is approximately 8 acres in size. This area has two baseball

diamonds, tee ball field, and two tennis courts. There is a tiny tot playground with climbing jungle, slides, swings, small carousel. The area has water and sewer on site included in its pavilion/storage building with two inside bathrooms.

### Au Sable River Center



The Au Sable River Center addition was completed in July 2009.

The 76x30-foot, two-story cedar structure that houses the AuSable River Center was built by the Civilian Conservation Corps in 1939 to serve as the regional headquarters of the Michigan Conservation Department (now the Department of Natural Resources). The building went through several reincarnations before it went into disuse in the 1980s. It sat empty at the corner of Lake and Second streets in downtown Roscommon – a forlorn but beautiful sight – until 1998. At that time, a planned expansion of the county jail put the building at jeopardy of being demolished. A committee, which soon became the board of the AuSable River Center, formed to save it from demolition and raised the funding necessary to move the building – stone fireplace and all – two blocks east to the parking lot of the Roscommon Metropolitan Recreation Authority, the umbrella organization for the committee.

The building was moved once more – if you can believe it! – in May 2006 when county executives decided to build a large addition to the nearby Roscommon County Courthouse. It hit the road, over and under many utility wires, for five blocks, coming to rest at its current location, in the corner of a



parking lot owned by the Village of Roscommon, across the street from the Roscommon Cinema. The new location gives the building a higher downtown profile and looks great in the spot that was once home to Roscommon's railroad depot.

#### Au Sable River Center's Mission

To educate the public about the heritage, artifacts, wildlife and environment of the Great

To provide a forum to those interested in keeping the river as a viable entity for its natural beauty and recreational opportunities.

To provide opportunities for information, education and growth for all interested people.

The DDA invested \$130,000 into the River Center/Depot Project. The project features a new covered canopy to be utilized by the Roscommon Farmer's Market and other community events along with a community meeting room.

#### CRAF CENTER



The CRAF Center provides a gathering place, fitness center, and event hosting venue for the residents of Roscommon.

In 1992 a group of people from the community organized to explore the fate of the "old middle school". This 43,000 square foot facility has served the community in many ways and very well. The original building is the two-story section on the northwest corner of the current facility. This portion

was constructed in 1931 and served as a Kindergarten through 12th grade school and was called the Roscommon School. The previous school building was the Masonic Temple building across the street. The original building was added on to in 1935, 1954, and 1958 with the final addition completed in 1962.

In 1993 the Gerrish Higgins Board of Education entered into a purchase agreement with the Village of Roscommon for acquisition of the "old middle school". With the school boards approval the building was assigned to the Roscommon Metropolitan Recreational Authority (R.M.R.A.).

The last classes were in June of 1993 after which ownership was formally turned over to R.M.R.A. In the fall of 1993 the first Director of the facility was Katie Vanderlake with Jo Ann Tyler as her office support staff. Building and Grounds Manager was John Rosczyk who was also the chair of R.M.R.A. at the time. Earlier that summer the Roscommon Rotary Club and the Zonta Club contributed \$35,000 and \$15,000 respectfully to remodel, establish and equip the fitness center. The Higgins Lake -Roscommon Lions Club contributed funding to renovate both the men and women's locker rooms. For over 2 1/2 years the Camp Lehman trustee program through the Michigan Department of Corrections furnished an inexpensive work crew that completed a significant amount of the renovations throughout the facility.

Jo Ann Tyler proposed the acronym C.R.A.F. Center as the name of the facility based on the goals of the group to provide a facility that serves the community by offering a Center for Recreation, individual growth Activities, and Fitness activities. The group adopted this as the facility name. What started out as a fitness center and gymnasium has mushroomed to the present day to include: Kirtland Police Academy, Kirtland College Basketball teams, North Sport Physical Therapy, Crawford Roscommon Soil Conservation District office, Roscommon County Gypsy Moth Office, Top Notch Teen Center, Mikenauk Rock and Gem Club, Roscommon Area Art Guild and their Art Studio, C.O.O.R, ISD Transitional Training site, Dance Studio, enlarged fitness center, site of 4-H girls and boys basketball games, adult men's recreation, women's volleyball league, co-ed volleyball games, Circle Squares Dance site, G.S.A. and B.S.A. meeting site, soccer meeting site, ...and many other activities including a fine rental facility for large and small parties and gatherings. A portion of the building has been deeded to Roscommon County for Second Chance Academy and a Juvenile Detention Center. The added gazebo on the front lawn serves as the center of the Art Festival, Freedom Festival, and Christmas in the Village as well as offering a fine free concert series throughout the summer. The C.R.A.F. acronym certainly exceeded its expectations when the group adopted it in the spring of 1993.

The building is still owned and operated by R.M.R.A. with Marlyn Byrd serving as the Manager. Our annual budget is \$130,000 and since 1999 our income has equaled or exceeded our expenses. The hot water heating system has been replaced, the entire roof recovered, some windows replaced, some walls insulated and the gymnasium floor completely refinished. Trustees from the County Jail are utilized to handle custodial, minor maintenance and lawn care.

This facility serves over 150 people average count on a daily basis for over 300 days a year. The C.R.A.F Center is truly a remarkable accomplishment and reflects a tremendous spirit of cooperation between governmental units, schools, businesses, service organizations, foundations and individuals. Many individuals and service groups were instrumental in the success of this facility and there are a number who are recognized on the Wall of Honor. However, there are an even



larger number of individuals and businesses that have contributed and continue their support without whom the C.R.A.F. Center would not exist.

One would be remiss in not mentioning Mary Loughray who made the largest individual financial contribution to the C.R.A.F. Center to establish and preserve the Enrichment Center, which represents the original 1931 building. Mary made a marvelous donation in the memory of her husband Woodrow "Woody" Loughray, whose spirit still remains with us. Also, a thank you is in order to the Gerrish-Higgins Alumni Committee, which has sort of adopted us. They hold a special fondness for the "old building" where so many alumni attended and use us for their meetings and Annual Alumni Gathering.

### **Marguerite Gahagan Nature Preserve**



The Marguerite Gahagan Nature Preserve is one of the natural treasures Roscommon is blessed with.

Marguerite Gahagan Nature Preserve is comprised of 60 acres of wooded land containing a small pond and the headwaters of Tank Creek, a part of the AuSable River System. The site is improved with a cabin, new garage, and storage building. It is served with water, septic, telephone, and electric service. The property is ADA accessible. The permitted uses for the property are limited to being a nature preserve for the public to enjoy and learn the natural world, protection of the water shed, and protection of habitat for native species of plants and animals

### CCC Museum



The CCC Museum is located in North Higgins Lake State Park and interpreted in cooperation with the Michigan Department of Natural Resources.

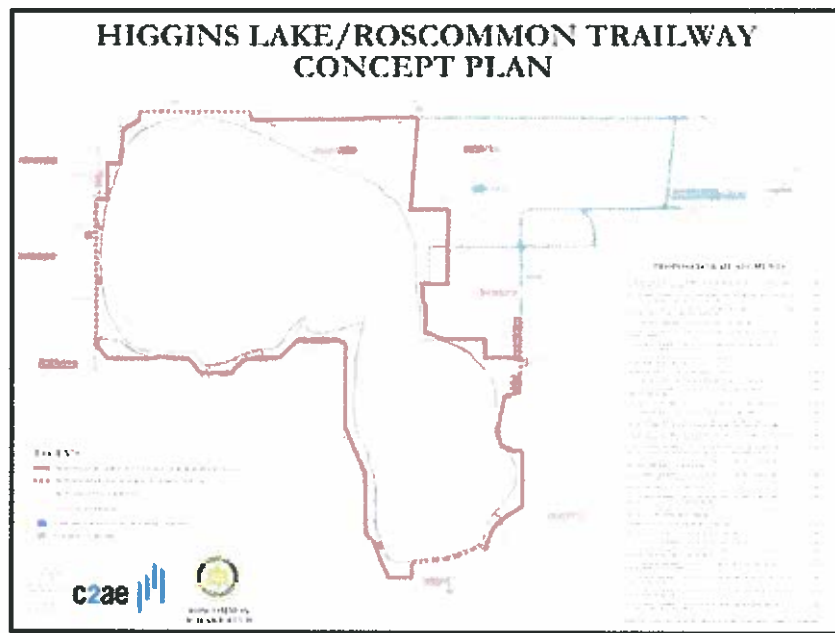
In an effort to “put Americans back to work” during the Great Depression, the Civilian Conservation Corps (CCC) enrolled more than 100,000 young Michigan men to perform a variety of conservation and reforestation projects. Between 1933 and 1942, the Michigan CCC planted 484 million trees, spent 140,000 days fighting forest fires and constructed 7,000 miles of truck trails, 504 bridges, and 222 buildings. Their accomplishments also revitalized the Michigan state park system, helping to establish Isle Royale National Park and improve campgrounds in Michigan’s national forests. With the U.S. entry into World War II, the CCC was discontinued. CCC alumni donated to the museum many of the photographs and artifacts depicting their day-to-day life and accomplishments.

### Cross Country Ski Headquarters

Cross County Ski Headquarters is Pure Michigan. Come revel in Michigan’s coolest season in the heart of Lower Michigan on the nationally recognized trails of Higgins Lake’s Cross Country Ski Headquarters. Centrally located in northern Michigan’s snowbelt just three miles from I-75 and nine from U.S. 127, they feature more than 12 miles of “Ginzu” (same groomer used in the 2002 Olympics) groomed daily for trails of all abilities, where you can glide on freshly set tracks, or skate on freshly packed corduroy lanes.

## Higgins Lake Trailway

The 2007 Rotary President proposed the Higgins Lake Trailway project during her presidency. During August of 2008, the Rotary helped form a committee and kicked off a concept design and action plan. There are 28 segments to the Trailway. Construction may start as soon as June 2009 on County Road 200 by the Roscommon County Road Commission, if approved. The project will be a long-term project, and completion will be determined by grant and matching funds availability.



## **Transportation**

### **Public Transit**

Roscommon County Transportation Authority (RCTA) started as the county wide "Dial a Ride" in 1976 but funding concerns and facility problems forced the system to temporarily close in 1977. November of 1980 brought some Michigan Department of Transportation funding commitments and Federal 5311 operating assistance and the Roscommon County Mini Bus System was born. Rosco Mini Bus, as it was affectionately called, started in the old Denton Township offices and that was where it stayed until 1984 when the administration and fleet were moved to a rear office and warehouse area of what is now known as Oxford Automotive.

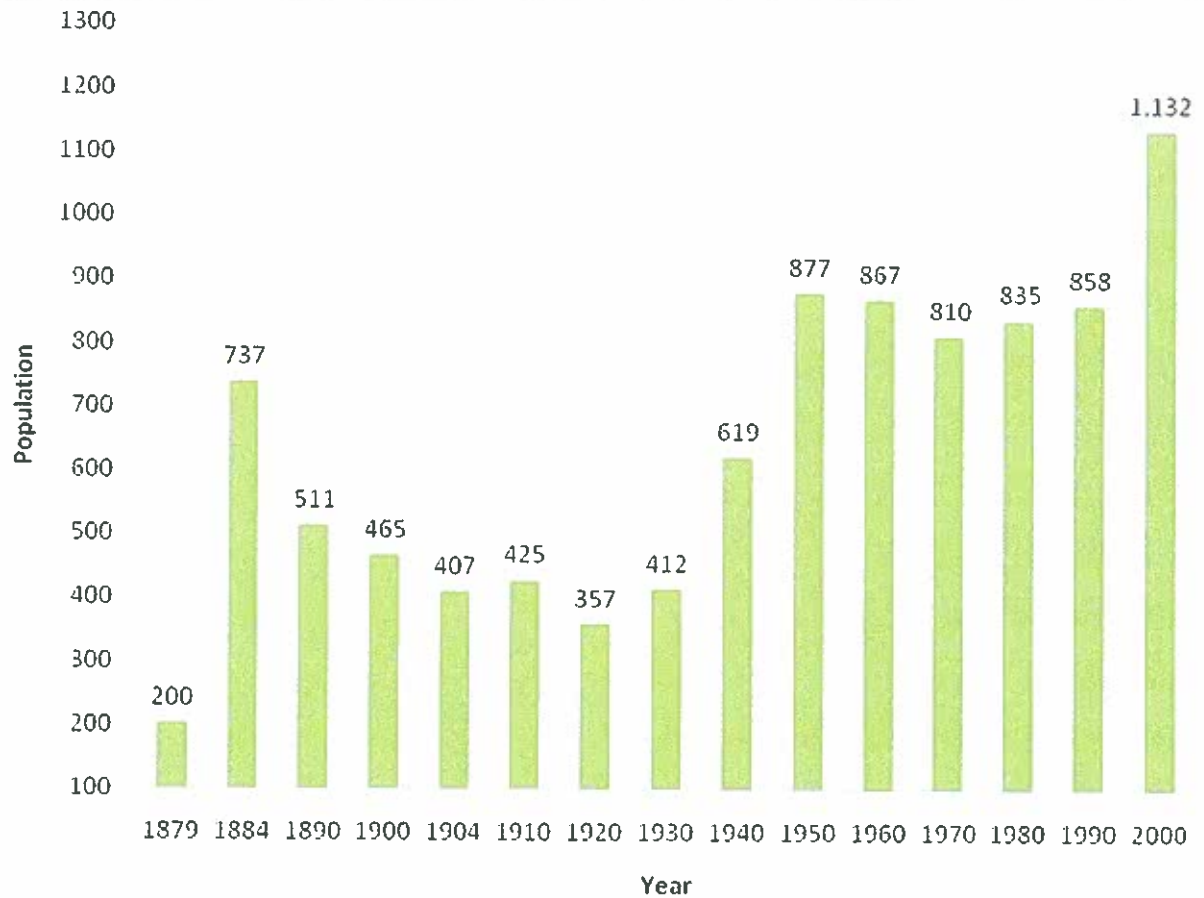
The Roscommon County Board of Commissioners continued to improve the program and received grants from the State and Federal Governments for capital money to build our own facility. The County authorized the land for the transportation building and we dedicated our building in November, 1988. Continuing the process of growth and improvement in 2004 we became an Authority with our own governing board and a new name "Roscommon County Transportation Authority".

From the date our first rider called to schedule their first ride our county wide system has grown now providing over 125,000 rides annually. RCTA will take you anywhere within the county borders and will provide connecting transportation for you to any of the surrounding counties that have available transportation. If long distance travel is in your future then you will be happy to know we also connect with Indian Trails for your further travel needs.

Our mission is to be the premier public transit provider committed to safety, courtesy, quality, responsiveness, efficiency and innovation. We understand that no matter how much we strive to make transportation effortless for our customers we always look forward to your comments, suggestion or concerns. RCTA continues to be one of the premier rural Public Transportation systems in Michigan by the Michigan Department of Transportation.

## Population

**Village of Roscommon Population (1879 – 2000)**





	Population	Income per capita	Median Income per household	Individuals Below Poverty Level	Families Below Poverty Level	High School Diploma or Higher	Bachelor's Degree or Higher
Roscommon County	25,469	\$17,837	\$35,757	12.4%	8.6%	79.5%	10.9%
Au Sable Township	281	\$13,651	\$30,000	23.9%	17.3%	75.4%	11.1%
ackus Township	350	\$15,836	\$32,222	17.5%	11.9%	80.6%	8.3%
enton Township	5,817	\$18,946	\$29,397	10.2%	8.4%	81.4%	11.5%
errish Township	3,072	\$19,877	\$37,147	6.8%	5.1%	86.9%	22.1%
iggins Township	2,061	\$15,529	\$29,801	17.8%	14.3%	78.9%	15.2%
Lake Township	1,351	\$20,793	\$29,242	14.3%	9.7%	76.9%	8.7%
Lyon Township	1,462	\$19,232	\$33,226	10.8%	6.4%	86.8%	12.3%
larkey Township	2,424	\$18,213	\$29,505	9.4%	6.2%	80.7%	9.8%
lester Township	263	\$14,645	\$31,250	15.3%	10.4%	74.3%	6.4%
chfield Township	4,139	\$17,282	\$28,806	15.9%	10.4%	70.6%	5.9%
Roscommon Township	4,249	\$15,508	\$28,805	13.9%	8.4%	78.3%	5.9%
<b>Village of Roscommon</b>	<b>1,133</b>	<b>\$14,746</b>	<b>\$28,229</b>	<b>21.2%</b>	<b>19.3%</b>	<b>75.9%</b>	<b>11.6%</b>

## **CHAPTER 3: EXISTING LAND USE**

Land use is regulated by the Village of Roscommon Zoning Ordinance. Land areas are divided into the following zoning districts:

### **Residence "1" District**

It is the intent and purpose of this district to provide for single family residential use while allowing for a variety of housing style, design, and cost to meet the needs of existing and potential residents.

### **Residence "2" District**

It is the intent and purpose of this district to provide a variety of housing style, design, and cost to meet the needs of existing and potential residents while promoting the development and preservation of neighborhoods of somewhat higher density than the Residential 1 district, but with equivalent quality.

### **Residence "3" District**

It is the intent and purpose of this district to provide for multi-family housing.

### **Mobile Home District**

It is intent and purpose of this district is to provide for mobile home residential districts to those individuals and families who desire to live in this type of housing unit on a permanent occupancy basis.

### **Downtown Commercial - Commercial 1 District**

It is the intent and purpose of this district to provide neighborhood shopping areas to meet the day-to-day convenience shopping, service, and professional needs of Village residents.

### **Highway Commercial - Commercial 2 District**

It is the intent and purpose of this district to provide essential service needs to the highway traveler and to accommodate businesses serving a regional market.

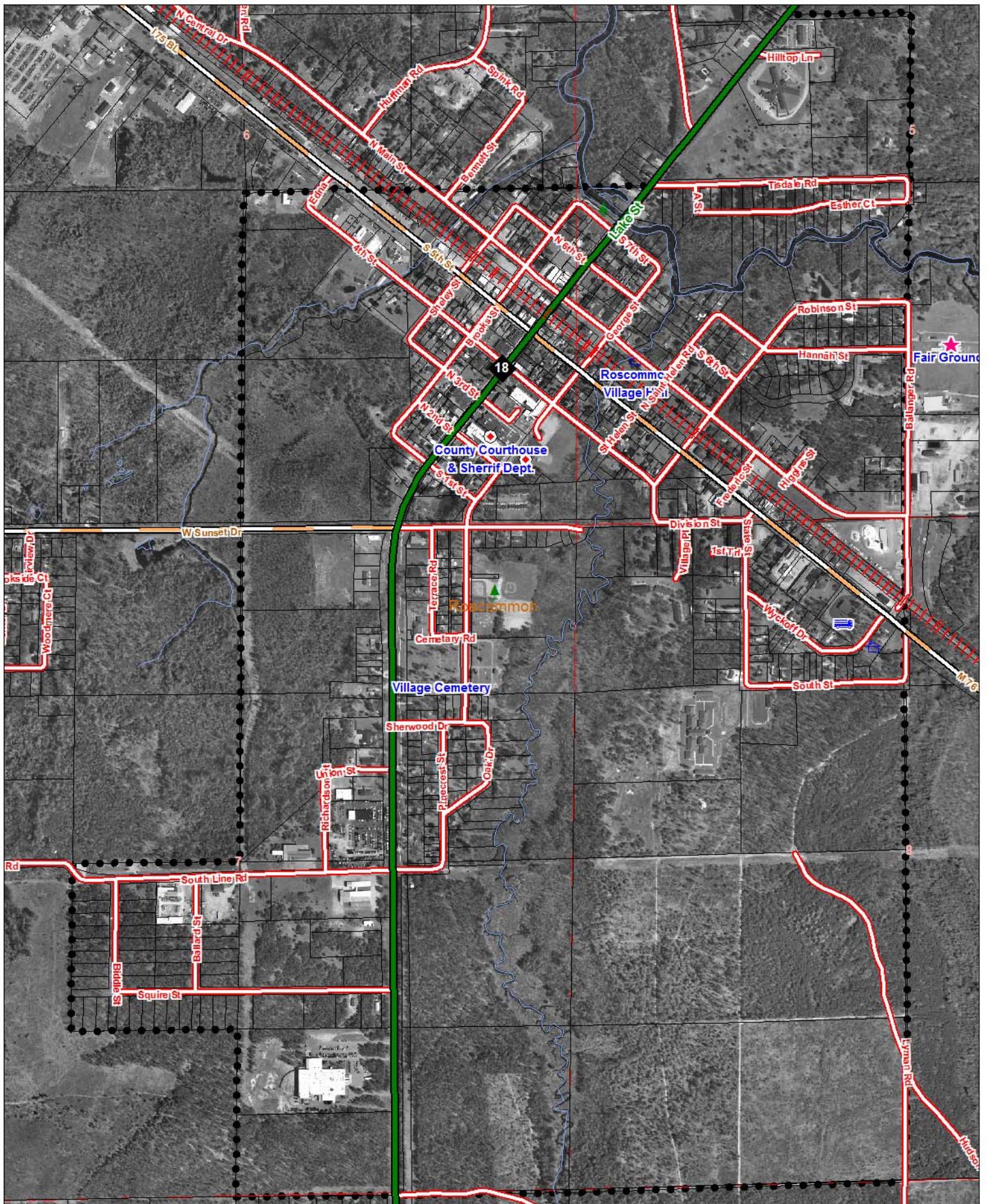
### **Mixed Development District**

This district is intended for areas of the Village characterized by a current mixture of a wide range of uses, including residential and commercial. The purpose of this district is to permit redevelopment of the area without making the existing mix of use nonconforming.

### **Industrial District**

This district is intended for industrial uses. The Roscommon Compost/Recycling Site is located in the industrial district, as well.





**Roscommon County**  
**M I S Dept.**  
**GIS Mapping System**

Roscommon County Courthouse  
 500 Lake St.  
 Roscommon, MI 48653  
 (989) 275-7648  
[mapping@roscommoncounty.net](mailto:mapping@roscommoncounty.net)



## Village of Roscommon - Parcels

Aerial: April 2003 Scale: 1" = 1,000'

These maps are intended to depict spatial relationships only. They are no substitute for legal surveys or deeds. The County of Roscommon does not warrant these maps for positional accuracy.



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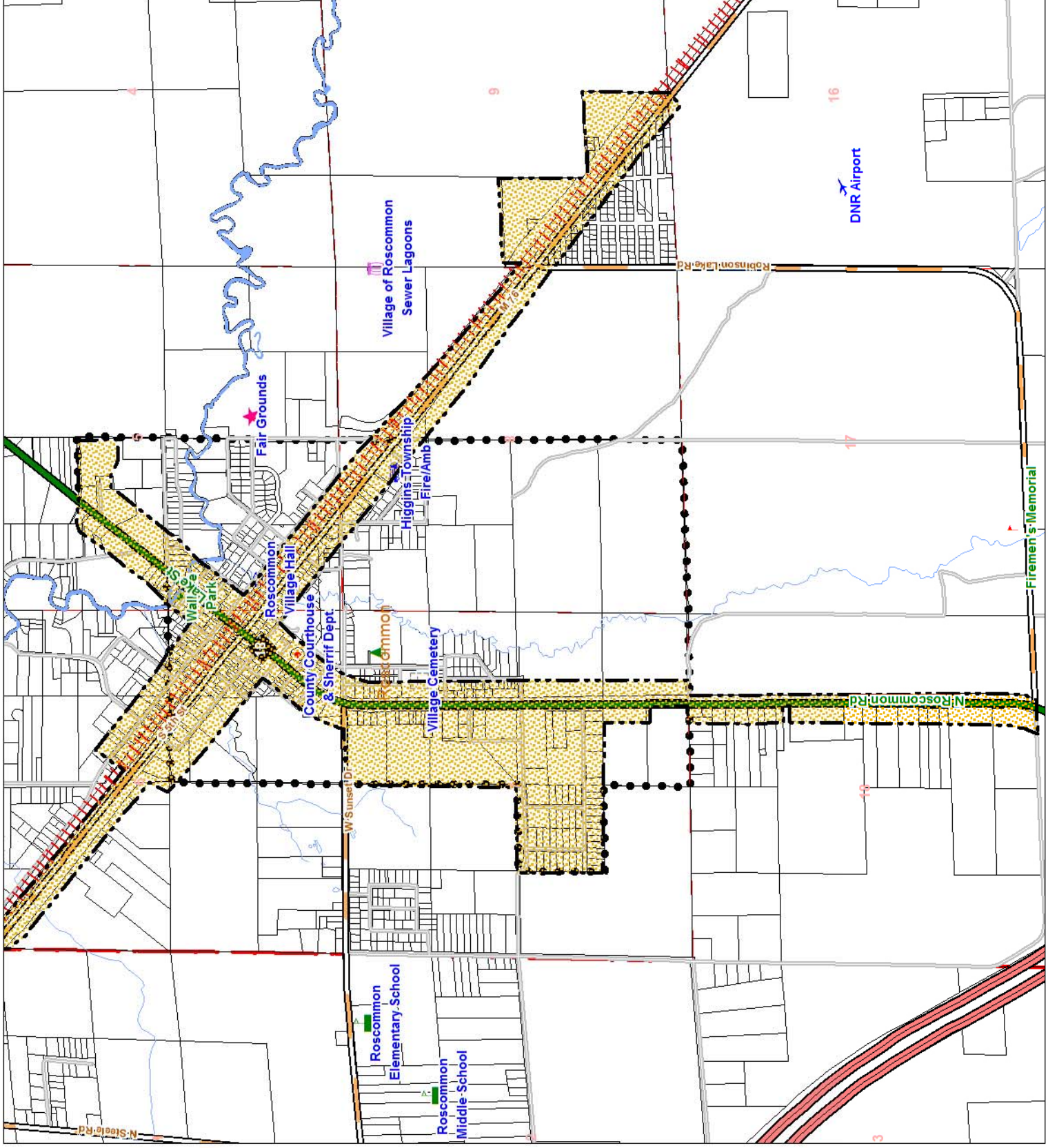


**Village of  
Roscommon -  
DDA Boundary**

Scale: 1" = 2,000'



These maps are intended to depict spatial relationships only. They are no substitute for legal surveys or deeds. The County of Roscommon does not warrant these maps for positional accuracy.



## CHAPTER 4: COMMUNITY INPUT

The Village of Roscommon has administered two Village Surveys.

The first Village Survey was conducted in 2007 through a newspaper insert and at Village Hall. The surveys feature actual comments from the public.

-----*See Attachment A*-----

The second Village Survey was completed in 2009. The survey was distributed at the Roscommon Business Expo, the Roscommon River Festival, and at Village Hall. The surveys also feature actual comments from the public.

-----*See Attachment B*-----



## Attachment A – 2007 Survey Results

### 1. What improvements would you like to see made regarding public health, safety and general welfare?

Resident: Speed limit enforced; fix parking on Lake Street; enforce kids curfew, free water testing; fix foot bridge, railroad right-of-way cleaned up; continue strict blight enforcement (2); offer flu shot clinic; repair more sidewalks, homes should pass an inspection before change of ownership; placement of stop sign at South & State St; make Division Street a through road; no smoke from outdoor wood burners; better clean up of yards, time limit on completing building projects; advance ambulance here so we don't have to wait for them; full time fire dept; clean the village up, soon there will be a rat problem;

Commercial: Lower speed limit on N. 5<sup>th</sup> St from Nesters to M-18; more attention to cleaning sand-filled sidewalks and street gutters.

Non-resident: Sidewalk to school from Village; sweep sidewalks, pull weeds in bricks, mow overgrown areas, get merchants to weed and water planters, keep sidewalks shoveled in the winter, housing for the homeless and battered women; clean up/maintenance on Tank Creek and sidewalk maintenance;

### 2. The Village provides water, sewer, streetlights, and snowplowing, what other services would you like to see added?

Resident: A dog park, animal rights group; recreational services; the provided services are adequate; snow plows need to slow down; inspector for housing safety; already a nice job snowplowing; remove leaves and pine needles from gutters/drain covers, provide a dumpster or two at Village Hall and call it "Village Clean Up Day"; pick-up service for recycling; we are doing all we can afford; leaf pick up; lower water/sewer fees; sidewalk plowing; library in town instead of at school; make water/sewer more affordable to residents; adequate; why are you letting 1 person get away with a wood pile to the roof line?

Commercial: Light poles farther south to McNamara Ford; more frequent snow removal from downtown; the prisoners should be made to shovel by hand all sidewalks in the Village for their room and board or the Village needs to hire someone to do it. Municipally owned utilities;

Non-resident: We don't need much more; "spiff" up the town more and the maintenance workers need to be out more in summer doing all the small jobs that make the town "sharp"; taxi cab service.

**3. What are your thoughts on transportation, recreation access to the Village for ORV's and snowmobiles?**

Resident: They should be allowed access; ORV's and snowmobiles are OK but we must enforce speed limit; I hate snowmobiles running through my front yard; I am not in favor of ORV's in the Village unless police coverage for speed limits; this is very much needed; they are fine if they maintain the speed limit; I don't think we need access who needs the noise; open access to promote more business and tourism; they should not be on snow banks on sides of roads; they are likely to be a problem unless kept on trails; I vote yes; yes but route should be well marked and posted speed limits; keep ORV's out of Village they break laws and speed and trespass and are noisy; set a time limit so noise does not bother church on Sunday; they should not be allowed in Village; I am against this; either enforce the restrictions or ban them completely; they should not operate on Sunday mornings; set different routes around the Village so they do not go by church's on Sunday until after noon; it was a mistake to let the airport go, the bridge crossing the Ausable River is not safe, I wish the Village/Chamber would promote the river more; OK, as long as roads are safe; don't allow them in the village as they might spend money here; snowmobile enforcement; there should be access;

Commercial: OK, but need a plan that would be strictly enforced; could be allowed with specific access points and speed limits; do not force tax payers to pay for mini-bus system; ORV should have more access to downtown business; I do not like snowmobiles in the Village due to noise and smell and I have almost been hit;

make only certain routes available. Should have better access; good idea; need ORV trail through town;

Non-resident: They are OK, we need more people downtown it is like a ghost town; it would bring more tourism.

<u>RESIDENT</u>			<u>NON-RESIDENT</u>			<u>COMMERCIAL</u>		
<u>Yes</u>	<u>No</u>	<u>No Response</u>	<u>Yes</u>	<u>No</u>	<u>No Response</u>	<u>Yes</u>	<u>No</u>	<u>No Response</u>
14	10	7	4	0	4	7	1	1

***\*The above figures represent the answers to allowing ORV access in the Village. Most yes responses include requested restrictions or regulations if access was allowed.***

#### **4. What improvements to Wallace Park and Metro Park would you like?**

Resident: New dock and seating along river; more kids play equipment at Metro and provide the water service needed to allow the fields to be maintained at a better level; bathrooms are a nice addition at Wallace but reseal tennis courts and turn other into permanent parking at Metro; add small walkway lights and take out more vegetation along the river and add small trees, possibly install a roller type canoe launch near west side of dock area; make an area for skateboards at Metro; a place for dogs to run and play such as a dog park; would have liked bathrooms down in park and not by the road; skateboard ramps at Metro; more parking so residents can get out of their driveways during events; swings and slide; Metro Park basketball and Tennis courts need a make-over; better lighting at parks at night; OK with canoe launch side; more parking; I do not like the Lake St, entrance to Wallace Park chained it is not user friendly, more benches; adequate;

Commercial: Nicer picnic tables and bigger play equipment for older kids at Metro; more clearing of

brush along rivers edge at Wallace; more picnic tables, trash cans and need grills;

Non-resident: They look OK to me (2); the new restrooms were needed but what an “eye sore”, the building is sure “in your face” kind of spoils the beauty of Wallace Park; need bike paths; have activities like during trout season and show someone show how to fly fish and/or tie flies, easier way to launch canoes;

**5. Does the Village need more sidewalks and parking?**

Resident: No somebody has to pay for these and we are already outrageously taxed; not until we get more businesses; more would be helpful; it’s fine the way it is; no more parking but sidewalks need to be repaired; repair old walks before adding new; parking yes but where?; the parking on Lake St is a joke because cars are so close together and corners are dangerous to pull out from because of parking; if we had more retail stores than yes; we need sidewalks to Hilltop Manor and Apt’s and what happened to the big parking plan along the railroad? there are no signs, no blacktop or marked spaces; the Village cannot maintain the sidewalks they have; absolutely; more parking needed downtown; for what?, there’s nothing here;

Commercial: Sidewalks needed to school for the kids; for downtown to develop you need future parking needs; parking is adequate; better parking

Non-resident: Just repair old walks; need concrete bike paths; need sidewalks to schools; keep weeds and sand out of current walks; some sidewalks need repair;

**“PARKING”**

<u>RESIDENT</u>				<u>NON-RESIDENT</u>			<u>COMMERCIAL</u>		
<u>Yes</u>	<u>No</u>	<u>No Response</u>		<u>Yes</u>	<u>No</u>	<u>No Response</u>	<u>Yes</u>	<u>No</u>	<u>No Response</u>
11	14	6	3	2		3	4	4	1

## ***“SIDEWALKS”***

<u>RESIDENT</u>				<u>NON-RESIDENT</u>			<u>COMMERCIAL</u>		
<u>Yes</u>	<u>No</u>	<u>No Response</u>		<u>Yes</u>	<u>No</u>	<u>No Response</u>	<u>Yes</u>	<u>No</u>	<u>No Response</u>
5	16	10	3	3		1	3	3	3

### **6. What youth and teen activities would be an asset to our community?**

Resident: Skate boarding (4), personal hygiene should be taught; anything new but teens should be monitored better than they are now; get teens more involved in keeping the Village appealing to visitors and organize a dance to show appreciation; not an issue for the Village, the schools should meet those needs; ice skating rink; build up Metro park to provide structure for activities; keep the teen center open with more activities there; maybe an arcade (2) and run off the kids soliciting outside; after school art, yoga or improv acting classes at the CRAF Center; nature awareness; support the Teen Center; roller hockey ice skating; a basketball court on the other side of town; they have nothing except Top Notch teen center; more support for the top notch teen center; push sports, more fields; any;

Non-resident: Baseball field for children, one for teens and one for families.

Commercial: Our youth have nothing to do I suggest allowing youth to use CRAF Center at no charge; I think our community offers enough activities for youth; swimming pool



and ice rink. More involvement and better programs at teen center; you can't please teens;

**7. Do you think Division Street should be improved from George Street to Robinson Street?**

Resident: Yes but please create or keep a separate foot bridge; there isn't that much traffic and semi-truck noise is a problem; yes if minimal expense to local tax payers; definitely needed but at whose expense, the Village gave George St to the County and what did the Village get in return? Will county share expense?; definitely; apply for federal and state grants; no, traffic needs to go through town for the existing businesses; absolutely not; a good idea if taxes are not raised; not really; no more construction noise and bye-bye trees and little deer and wildlife; this could reduce excessive traffic; good idea but survey the residents of Division St. first; I am surprised it is not already done;

Non-resident: Any improvement is a plus; no, the deer go down Division St; no, traffic needs to go through downtown.

Commercial: Not sure; good idea; Definitely this will help out with traffic; yes need a long term goal; great idea if you can make it happen;

<u>RESIDENT</u>			<u>NON-RESIDENT</u>			<u>COMMERCIAL</u>		
<u>Yes</u>	<u>No</u>	<u>No Response</u>	<u>Yes</u>	<u>No</u>	<u>No Response</u>	<u>Yes</u>	<u>No</u>	<u>No Response</u>
23	7	1(maybe)	3	4	1	7	0	1(not sure)
		1						

**8. What would attract industry to our Industrial Park and new businesses to downtown?**

Resident: Offer low interest financing & lower taxes; the cost to buy or rent space is a joke, people want out of the Village and not in; tax breaks for the first year (3); smaller rent on buildings we already have; improved parks & recreation, tax free incentives and a new look to downtown; a tax break for a couple of years; businesses could be open on Saturday's; we have a DDA now and they don't seem to be trying too hard, people can't afford the rent in the stores; lower taxes and water/sewer; more water and sewer infrastructure in the industrial park; lower costs of fuel, it costs too much to transport finished products down state; I'm hesitant to encourage industry since it's responsible for increasing taxes/water costs; a committee to contact companies from down state and other areas and change current language that would let businesses sell directly to customers at their location; abate taxes on struggling businesses until economy improves; a state economy that doesn't compete for last place; tax breaks; a more attractive downtown; better roads, more community activities and more shopping; by getting rid of the people who run this town;

Non-resident: Business owner meetings for a more friendlier attitude; more flowers and events; make the state a "right to work" state; consider reconstructing the old railroad depot as an attraction; get a shoe store, clothing, grocery store and a big nice restaurant like Fred's was; clean up and face lift of buildings;

Commercial: More aggressive recruiting; improvements to existing buildings and Tin Fish needs to finish their building; promote the life style that one could have by living here, the recreation, cost of living opportunities that would attract small businesses with 10-30 employees; tax breaks both local and county for both new and existing businesses; it is imperative that we get rid of the personal property tax here especially for service type businesses; better parking, more parking areas; we don't need industry, think 21<sup>st</sup> century technology; lower statewide property tax and eliminate personal property tax;

**9. Would you like to continue the extra police coverage funded by the Village?**

Resident: Yes, however I would like to see them on Hannah St. more; yes, absolutely! (2); we need to cut back on this because we have state, county and Village; waste of

money the county Sheriff Dept. is in the Village; as long as there is no tax increase; yes that is all we have but I think they do a minimum and a poor job; I don't see any need for increased coverage; we already pay extra to the county and township for police coverage; if this continues at the same rate there will be 2 cops for everyone in the village; yes, plus more;

Non-resident: Yes; yes but use under cover cars

Commercial: At this time I don't see a need to; we receive adequate protection from the Sheriff's Dept.; yes, thieves are plentiful here and if it's not locked down it will disappear.

<u>RESIDENT</u>			<u>NON-RESIDENT</u>			<u>COMMERCIAL</u>			
<u>Yes</u>	<u>No</u>	<u>No Response</u>	<u>Yes</u>	<u>No</u>	<u>No Response</u>	<u>Yes</u>	<u>No</u>	<u>No Response</u>	
20	7	4	3	2	1		4	3	2

**10. If you participated in the Village Yard Sale, what did you think of it? If you did not participate, why not? What can be done to improve it next year?**

Resident: I did not know of it, better advertising!; I did not know about it until day of the sale; it was great and well planned; good idea; excellent idea that will grow bigger each year but need more advertising; it went real well; bad weather seemed to deter and we had a bad turn out; it was a great, wonderful idea and it was nice to see a council person come around to see how things were going, much appreciated; good plan, maybe next year villagers will save up for this big one; not something government needs to be involved in; keep it simple and it should not be a big issue with the council; maybe next year give each location a large number to put out to correspond to there location on the map; great!; have a rainy day alternative; I'd like to see it every year; excellent idea; it usually rains in August but I will do it next year; would like to see it done again;

Non-resident: Map was a great help; one central location; free refreshments; great project do it again;

Commercial: Do not make it only available to village residents; did not hear about it; keep it one day to avoid junk setting around all weekend; thought it was an awesome thing, maybe an alternate rain date; never heard of it, advertise it? Have one at the beginning of summer and at the end;

**11. Christmas in the Village, Firemen's Memorial Festival, Freedom Festival, Art in the Park and River Days Festival are held each year. Any changes you would like to see? What other events would you like added?**

Resident: Have Firemen's Memorial in August before school starts and more would come with their families; things seem to be going good; there are enough we need to concentrate on those we have; put Art in the Park back in the park; bring Art in the Park back to the streets (5), I also feel the Village has failed to capitalize or support the specialness of the river and the May races have struggled over the years and I don't think we need more festivals; need to invite the High School bands to participate in the parades; Art in the Park needs work; focus on what we have; River Days Festival on a different weekend; something to make them more interesting it's the same old thing every year, I would like to do a doggy day like a costume contest and obedience competition; we really enjoy the music at the Gazebo, more oldies concerts at the fairgrounds; stop using the fairgrounds for the art festival its awful; have Art in The Park back downtown and combine it with the River Days Festival; outdoor market or farm market; need signs telling people where everything is located; better parking; a clean up;

Non-resident: A better Fair; Art in the Park at the Firemen's Grounds isn't good it needs to go back to downtown, shut down Brooks Street for River Days; more arts and crafts; good job; move Art in the Park back to the streets of downtown not behind the Courthouse;

Commercial: The River Days Festival was a great addition and my business did really well during this event; a real Fair such as what Ogemaw has would be nice our youth have nothing to give them incentive to enter because its geared for adults; make sure they stay family friendly and move Art in the Park back downtown; move Art in the Park back to the park and sidewalks, and Christmas in the Village needs more exciting things to the Village; more things in town;

12. Would you be interested in participating in a Volunteer Day to help those in need in the community?

<u>RESIDENT</u>			<u>NON-RESIDENT</u>			<u>COMMERCIAL</u>		
<u>Yes</u>	<u>No</u>	<u>No Response</u>	<u>Yes</u>	<u>No</u>	<u>No Response</u>	<u>Yes</u>	<u>No</u>	<u>No Response</u>
11	8	4	1	1	2	2		3
		2 not able						
		1 depends						
		6 depends						

13. What are your thoughts about outdoor wood boilers/furnaces at residences in the Village?

Resident: They should be allowed but regulated by certain restrictions; OK but wood products only; only if ample room and restrictions; they are a nuisance, houses are to close together, my car and house is always covered with ashes, I can't work in my yard and I don't want to infringe on someone else's rights but I too have an investment to protect; only if we have restrictions (9); indoor, outdoor, what's the difference; the government should not tell people how to heat their homes, please do not become like the Gerrish Township Gestapo; they should not be allowed in the Village; people should be allowed to use them on their



own property; the costs of fuel is ridiculous; No!; residents should be able to use these just as those who choose gas or oil; require higher smoke stacks; they should not be allowed they stink; they stink but there aren't many people outside this time of year; I like the odor of wood burning; yes but taller smokestacks required; I don't have money for oil, wood is cheaper; why don't you leave well enough alone; what is burned needs to be restricted; no

**Non-resident:** Fine wood is less expensive than fuel gas; anything to get people to move here; No way! My neighbor put one in and my home is downwind from it, smelly smoke 24/7, smoke filled air, the inside of my house smells and my throat became irritated.

**Commercial:** Leave people alone about this they need to heat their homes; should be allowed; if people want to heat with wood why should the Village interfere; don't allow house density is to high; certainly a lot of smoke and mess; great idea; I'm in favor of it gas costs are to high; they are safer then other heating methods, don't regulate them;

<u>RESIDENT</u>			<u>NON-RESIDENT</u>			<u>COMMERCIAL</u>		
<u>For</u>	<u>Against</u>	<u>No Response</u>	<u>For</u>	<u>Against</u>	<u>No Response</u>	<u>For</u>	<u>Against</u>	<u>No</u>
<u>Response</u>								
13	6	2	2	2	4	6	3	0
10 (ok but restrictions)								

14. In the next five to ten years what would you like to see done for the future growth and development of the Village?

Resident: Council members are encouraged to attend conferences to bring back ideas, what are our options?; enforce blight and update buildings; more policing of teens in front of CRAF Center, shorten parallel parking at corners on Lake St. so you can see pulling out; advertise the Village more and get some new stores; encourage businesses that are already here, and keep things clean and ask owners of vacant buildings to at least wash their windows; don't try to imitate cities with a lot of restrictions; keep it small, that is why I moved here; the DDA has put a lot of money into downtown beautification and a lot of the businesses need to improve the look of their buildings, they look run down; make the parks accessible year round; we need more stores; become a city!; enforce blight including the business owners, organize a volunteer program to help store owners one week a year do clean up, painting; more recreational monies toward ORV, snowmobile, parks; encourage new growth; utilities in the industrial park; more hi-speed internet choices and more restaurants with decent food that are not bars; a decent restaurant; make the price of gas more competitive; master plan to draw tourists; the Village should have added trees along the curbsides when they did the streetscape project, it would soften the drab appearance of the buildings; bring a library to town, I also wish the Village or DDA could come up with a use for the empty drug store building; expansion of Village farther out on main roads; more left hand turn lanes; need to somehow attract factories; enforce the ordinances, clean it up, you don't need more festivals or parades to hide the mess;

Non-resident: Wall at the Tin Fish finished and tear down old buildings or repair what if feasible; park train, ferris wheel, amusement park, designated area for 4-wheelers, truck pulls; more restaurants and grocery stores; good reasonably priced restaurants and go after businesses to come to our community;

Commercial: We don't have a lot, the streetscape looks great, need to improve side roads; we need a large hotel or motel for visitors who would like to stay for longer than a day; more parking; we must lower taxes here as an incentive to attract business. Businesses here are forced to charge more for goods/services because they are taxed more; more factories; less nasty letters, try resolving issues by talking and looking for solutions; allow large business, ie. Meijers, Walmart, promote new modern business; nothing;

15. Your input is greatly appreciated and welcome. Please let us know what else is on your mind in regard to the village.

Resident: To much blight enforce fines to these people; more control of roaming stray cats; we've taken a positive direction; the Village needs an ordinance enforcement officer, blight is everywhere with disabled cars sitting, old lumber laying around, half finished building projects, these are all poor advertising for the Village; be more proactive and positive such as Wallace Park canoe issue and water issue at Metro Park; why do we need to pay extra for Sheriff patrol, we could our own Village watch program and save money; stop drug trafficking by a dog search sign up program for random searches; this survey is the best thing that has come from the Village in a long time, enforce blight to be less trashy, cemetery clean up was good, I feel we did a grave disservice to the new owner of the Terney House the Zoning Board of Appeals chose to be politicians instead of caring human beings, and these surveys filled out by residents should weigh much more than filled out by non-residents; get rid of the dilapidated places in town and ask store owners to make their places more attractive, old drug store and the print shop, that is your first impression when you enter the Village; you dictate rules and regulations but haven't really cared to listen, taxes are to high, water and sewer prices are to high, look at all of the houses for sale in the Village and there are no jobs; we live here because we like the idea of a small community; love the streetlights and new sidewalks, great job with flowers; I certainly hope that comments submitted by those outside the Village are not used; clean up the blight, look at the side streets, it is disgusting, it is impossible to sell anything in this dump of a village;

Non-resident: Clean streets of sand used in the winter earlier in the year; your sign ordinance is a joke, I see many "off site" signs up on various occasions, from what I see it depends on what group you are or who you are; police supervised canoe races; swimming pool; businesses need to take more pride in appearance of their buildings, store fronts, sidewalks and landscaping and flowers; use Kirtland College as a resource for writing grants and contact the President about how college can aid the Village;

Commercial:

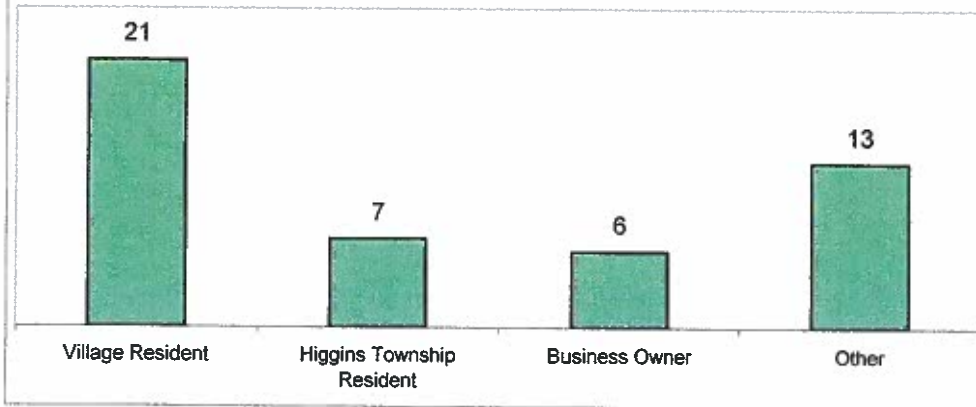
We need to get rid of a lot of these stupid ordinances in place here, if we don't act right now and get rid of most of these rules and personal property taxes we will see this town end up no more than a tax supported entity; drainage and paving, we need to continue to work on our image, also improve the fairground

site and find more uses for it; Zoning enforced and if folks don't comply condemn the property, extend businesses and get rid of old buildings, and I also think the Village should clean sidewalks at businesses; need council term limitations 4-6 yrs max, go back to 2 yr terms;

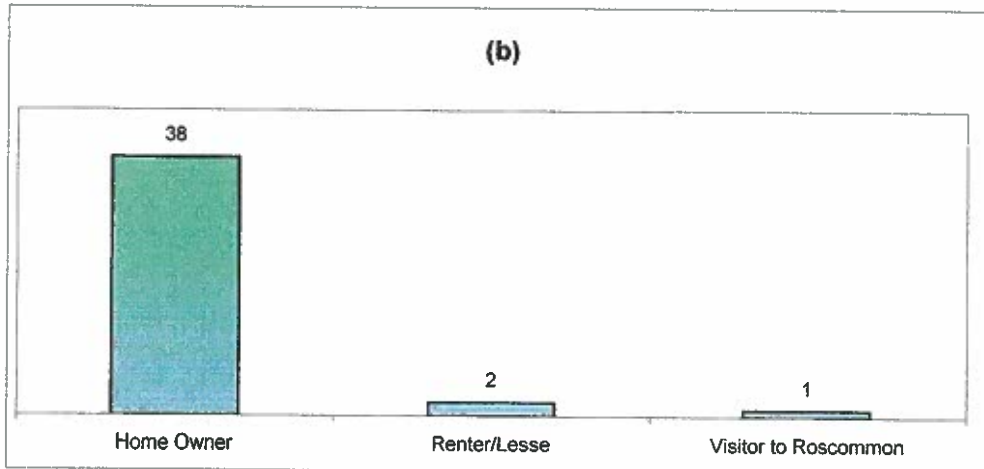
## Attachment B

### Village of Roscommon Survey - 2009 (47 Total)

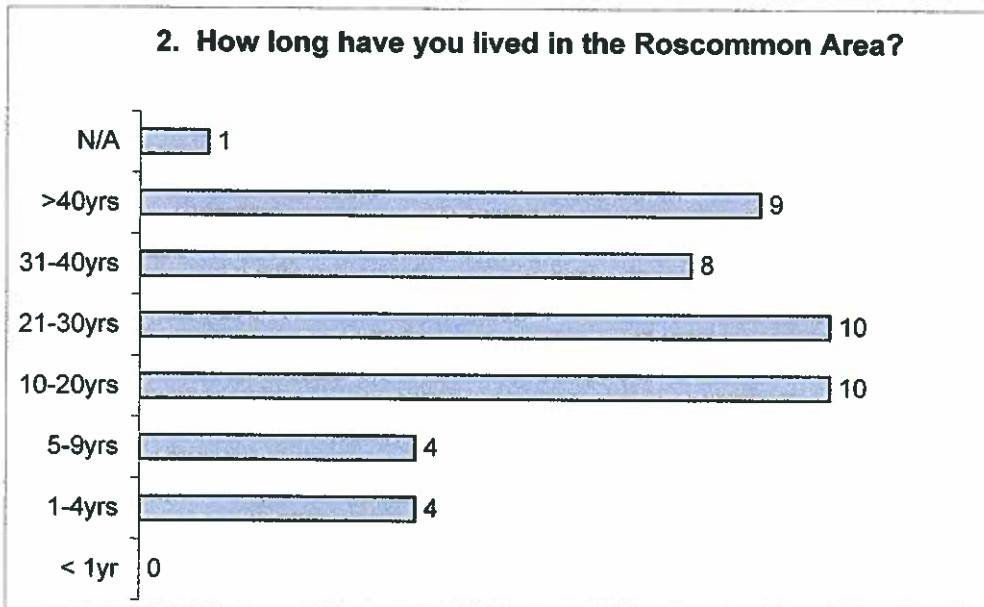
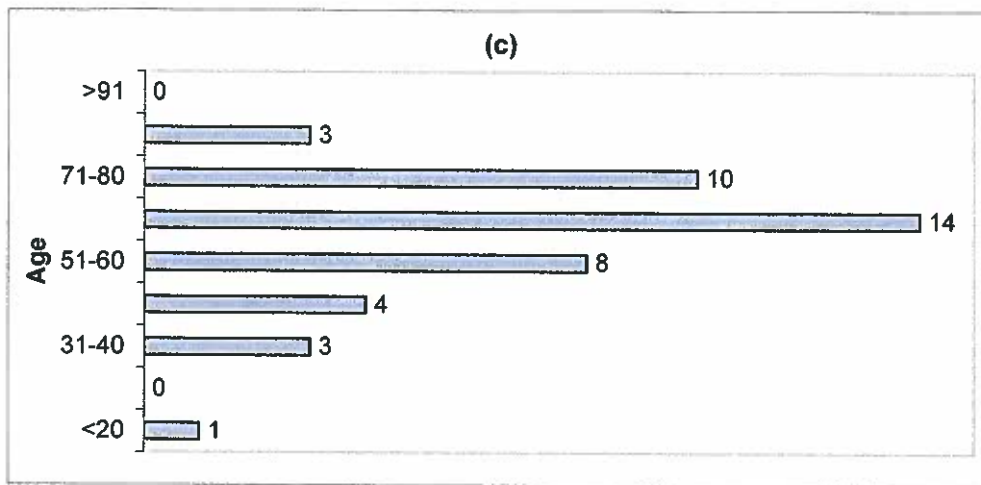
#### 1. (a) I am answering these questions as a...



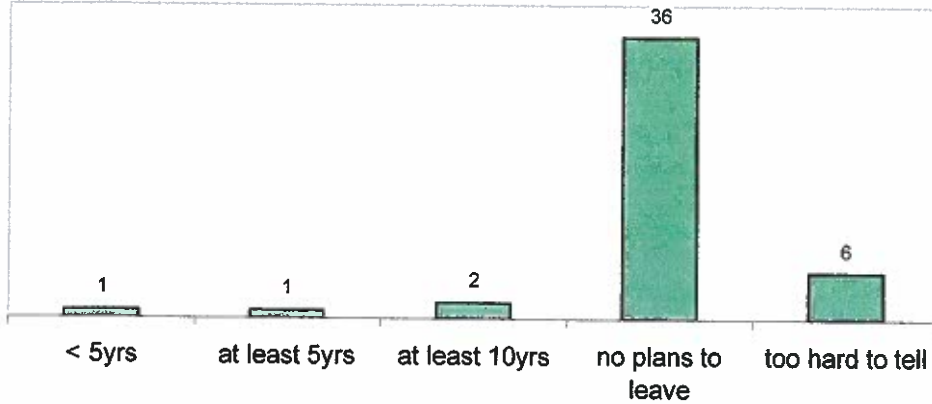
#### (b)



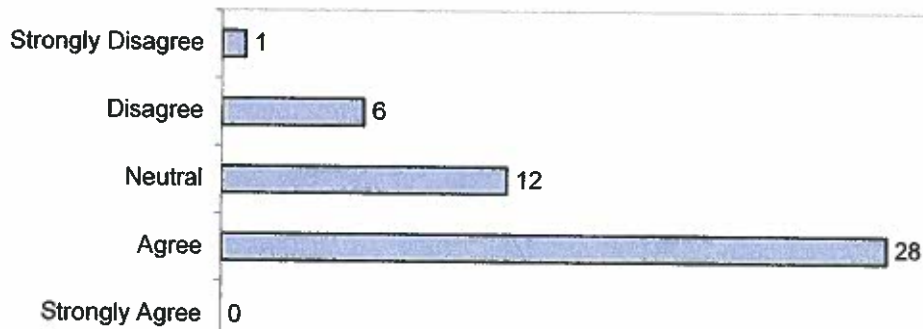




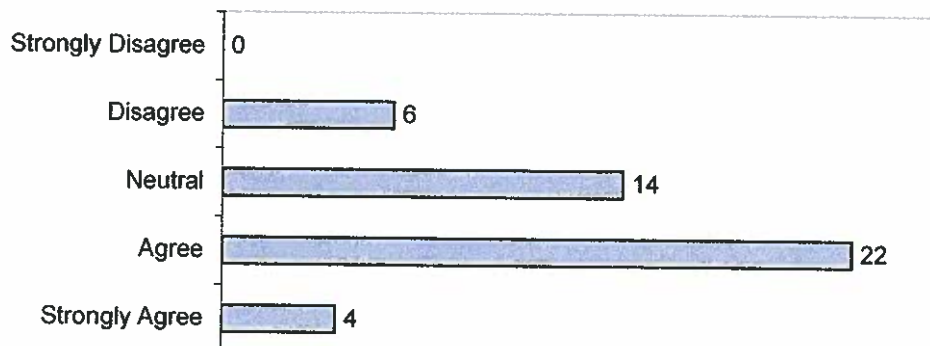
**3. How long do you plan to stay in the area?**



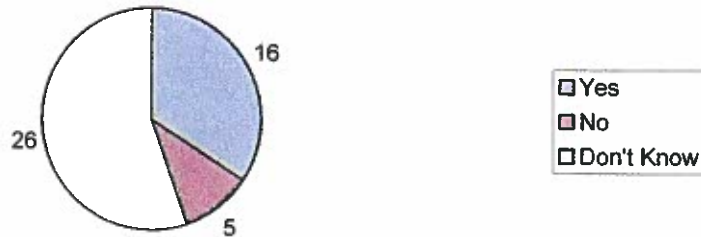
**4. I am satisfied with the general appearance of the Village of Roscommon**



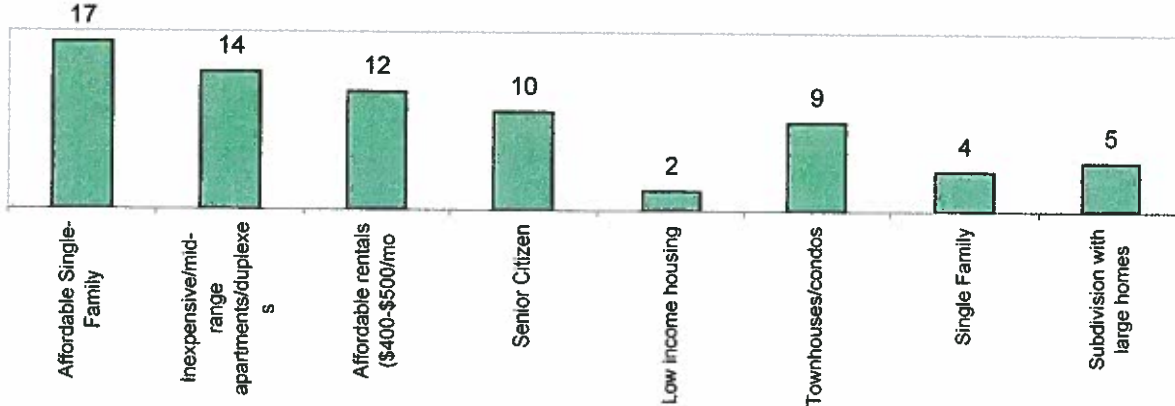
**5. I am satisfied with the general appearance of my neighborhood**



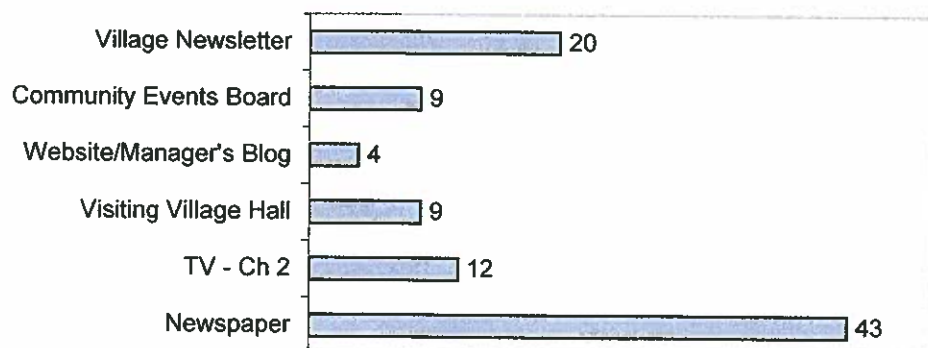
**6. Is adequate housing available in the Village?**



**7. What type of additional housing is desirable?**



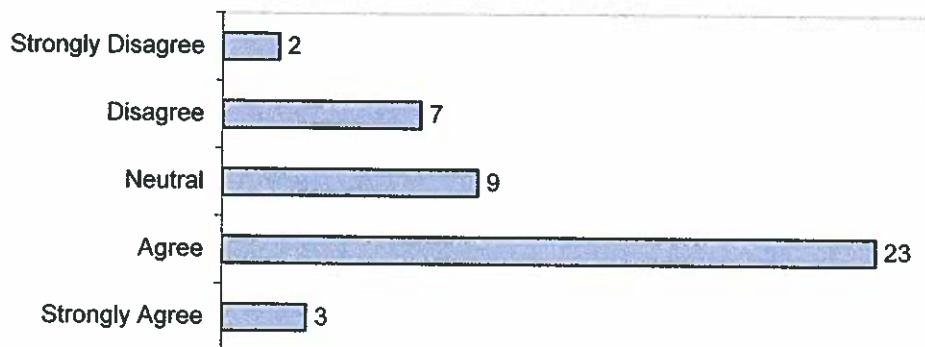
**8. How do you get news & information about Roscommon?**



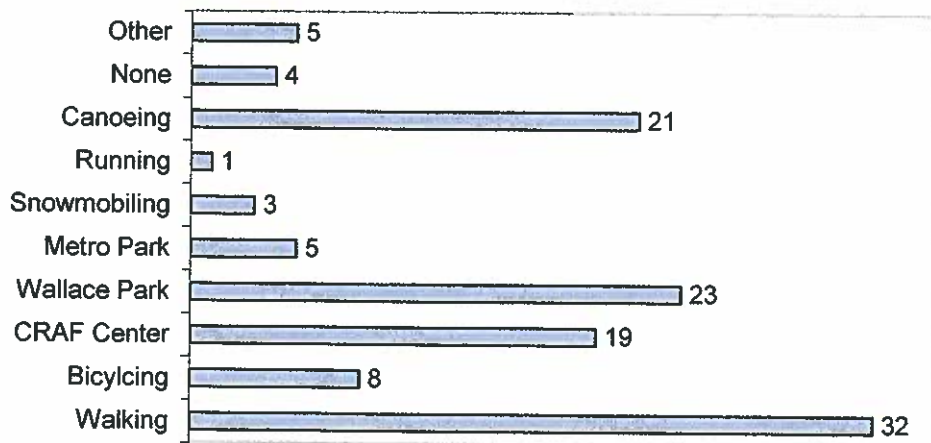
**9. Would you prefer an e-mail Village newsletter (PDF) instead of the paper version?**



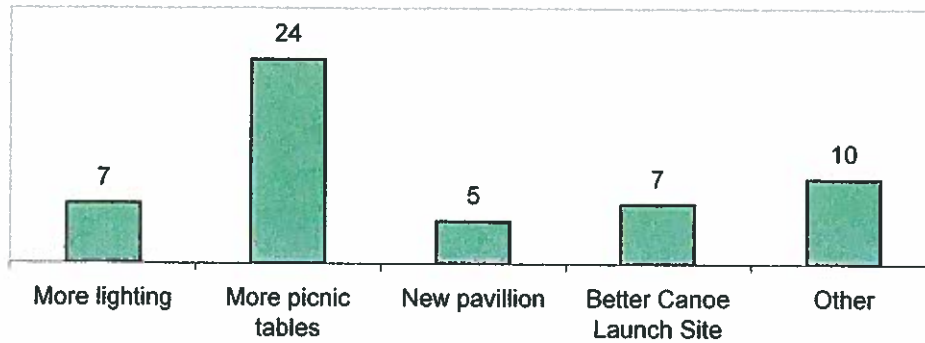
**10. Sidewalks & roads are adequate & properly maintained.**



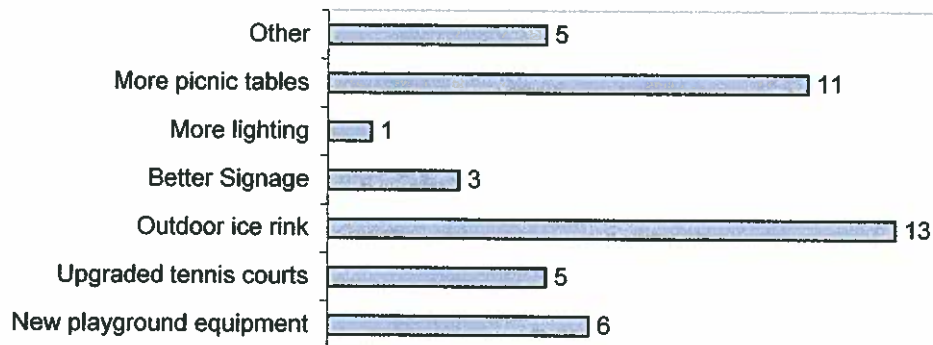
**11. What type of recreation do yo utilize in the Village?**



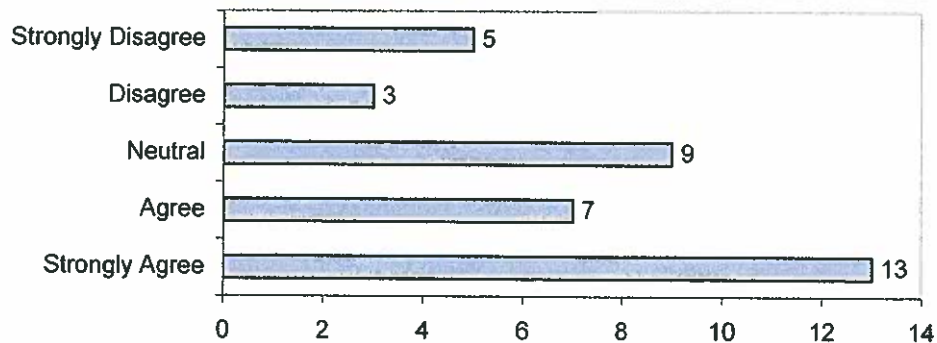
**12. What improvements would you like to see to Wallace Park?**



**13. What improvements would you like to see to Metro Park?**

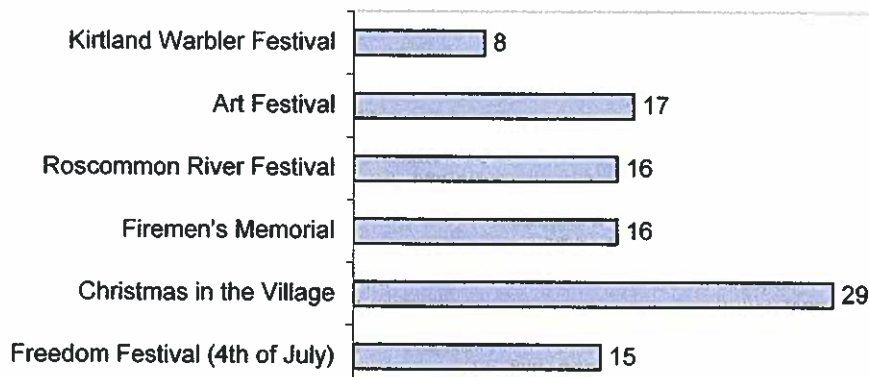


**14. I am in favor of improving Division St. with a bridge & paved road connecting M-18 to M-76**

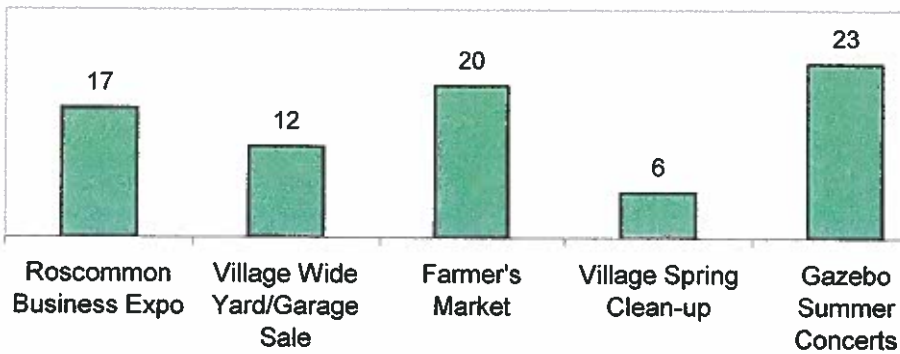




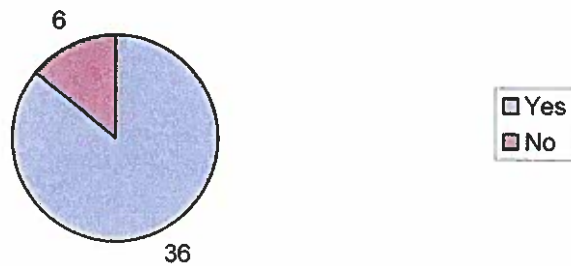
**15. What is your favorite community festival?**



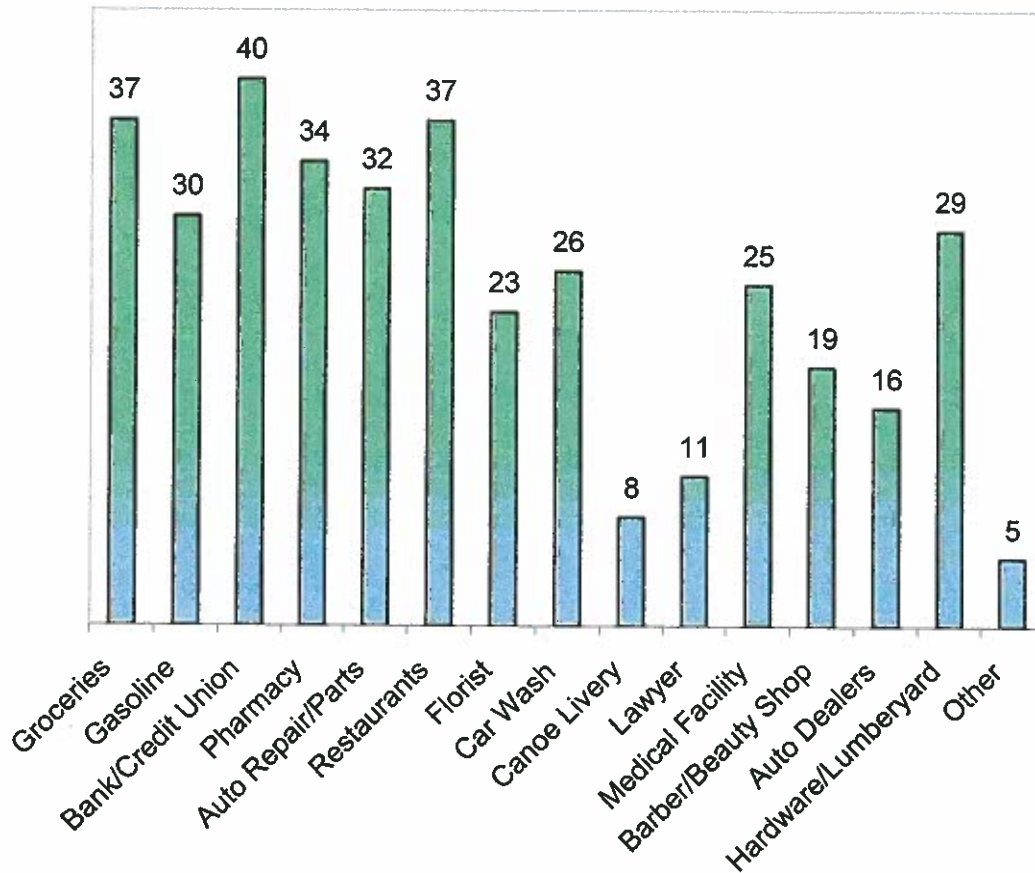
**16. What is your favorite community event?**



**17. I choose to shop Roscommon whenever possible.**



**18. Do you shop or utilize services in the Village?**



**19. What would you like to see more of in the Village?**



## **20. What traffic concerns are there in the Village?**

- No Bridge Over Division St.
- State St. off of M76 approach needs to be rounded and widened
- Light by post office (west to east) timed too slow!
- 6<sup>th</sup>/M-18 when St. Michael's has services
- Parking
- Corner of 4<sup>th</sup> & Lake – parking too close to corner makes it hard to turn on Lake St. going left
- The light at 5<sup>th</sup> and Lake is not patrolled enough, too many ignore the light
- New courthouse closed by-pass around Village to post office
- 25mph is a bit too low, 30mph is more reasonable
- They are fine
- The unsafeness of the M-18 bridge
- State & South Streets, no stop signs – very unsafe
- Be more consistent with speed limits
- Post Office to Catholic Church 30 miles per hour, the 4 corners downtown during winter months is very hazardous and dangerous for anyone crossing the street
- Every corner on Lake St.
- Lack of parking for events
- Speed limit after post office quickly changing from 35mph to 25mph
- Old 76 east out of town needs repaving

## **21. What downtown improvements would you like to see in the Village?**

- Empty buildings filled & maintained; less empty stores; sell the drugstore at Lake and 5<sup>th</sup>
- Old corner drug store to look better (paint-windows), Tear down old Sopscak building, change storefront on Graphic Arts Printing, also clean windows and make it look decent, different front on optometrist office and make more attractive
- Benches for walkers
- No more empty business buildings
- Knock down old business buildings
- Clean-up some old buildings; enforce blight law
- Soapsock store (RR Track) restored

- Store front finished over wine shop
- AuSable Store occupied
- Bakery & picnic supplies
- Specialty items
- You are doing a good job – I like the work being done at the canoe building, it will help the farmer's market
- Rent or sell vacant buildings to new businesses
- All businesses are doing a good job keeping up their appearance
- Old, unkept buildings torn down
- More businesses and the gas prices to be competitive with surrounding areas
- We do not have a real-estate office in town
- Would like to see the narrow vacant storefronts being offered at a very low rent to allow seasonal shops to open for tourist traffic; this would be quaint and offer something other northern towns have
- The boarded up cabins south of town – big eye sore coming or going out of town; more benches to sit on; preserve older buildings; clean-up unsightly areas
- Keep up good work, I am proud to live in the Village; Have businesses clean up around their buildings (Glen's by the road, McDonalds near the creek)
- Cleaner sidewalks - more involvement to fill empty buildings
- Store owners need to be more concerned about cleaning around their businesses and picking up their trash
- More garbage containers
- When developing started, it should have centered the theme around the old logging community it once was – which would include the river theme, businesses should have been done in log (or 1/2 log) with an overhang over the sidewalk – a covered bridge could have been built at Wallace Park, etc...
- More flowers
- Stores all in use
- Fix up movie theater, tourist shop, dairy shop, water fountains, sculptures
- All old stores that aren't being used fixed up and painted for re-sale – these stores bring down the appearance of the Village – the old 5 & 10 store is terrible
- We don't need all these expensive engineering studies – we have people who know what we need
- The village can put out bids and save the Village a lot of money
- Something done with the vacant Au Sable Drugs building

- Hotel on Federal Highway looks like a junkyard; a new grocery store
- The windows washed in the empty buildings – window at print shop cleaned up
- Store front upgraded – especially closed businesses

## **22. Any additional services would you like to see the Village offer?**

- 24 hour service
- Real estate
- Free WiFi
- WiFi or Wireless available
- Book store
- Consignment store for artwork, handmade crafts, etc.
- Family/meat produce market like West Branch's "Bryan's"
- Motel with swimming pool for people to stay at, we have no such place so everyone goes elsewhere to stay and shop
- Antique shops, bed & breakfast, more shops, appliance store
- People say they don't come to Roscommon because there is nothing here
- We need a lot more businesses; public library in town
- WI-FI
- More shopping opportunities
- Take prisoners out to help approve downtown appearance
- Snow plow all village sidewalks – have a nice walking trail in the Village
- Good café, tea shop, events for teenagers, co-op electricity, art gallery, stationary shop, landscaping, trees, bicycle and hiking paths, police patrol on foot, bike, or horseback
- None - Village treats us very good
- Winter plowing on Division St. to Robinson Creek (both sides)
- Tree ordinances – dead trees

## **23. What do you like most about the Village?**

- The small community feel
- Friendliness
- Friendly people
- Quaint



- The fact that it is “a Village”
- Easy to walk to places
- Water service
- Snow plowing
- Good streets
- All the festivals
- Police patrols
- Small town
- Small town atmosphere
- Everyone knows everyone
- Nice
- Sweet
- Clock
- Streetlights
- Luminaries in the winter
- Historical buildings
- Size & friendly people
- Flowers all summer
- Wallace Park
- The people
- Sense of community
- The people
- Small size
- Convenient walking or parking
- Small town atmosphere, friendly people, great Chamber of Commerce
- The people
- The village team seems to help business owners in the area and allow them to prosper
- Its quaintness
- Neat
- The people
- The people
- Au Sable River Center, Roscommon Lumber, Fred’s, JB Interiors

- Small & friendly people
- Street lights & brick work great in downtown area
- The new info board is great
- Good place to live; small size
- People are friendly
- Living here
- The people
- It's small
- I love everything about it and wouldn't live anywhere else

## CHAPTER 5: GOALS

**Goal: Maintain the high quality-of-life in Roscommon**

OBJECTIVE: Keep the Village clean, neat, and prosperous so community pride continues

OBJECTIVE: Continue to upgrade the core downtown area.

OBJECTIVE: Promote community events and utilize our natural resources to our advantage

OBJECTIVE: Continue to work with the Sheriff Department to keep crime at a low level.

**Goal: Roscommon should work for continued growth.**

OBJECTIVE: Growth in Roscommon should be steady and concentrated.

OBJECTIVE: Growth should be in all land uses, including residential, commercial, and industrial.

**Goal: Support current businesses, encourage new business, and promote job-growth in Roscommon**

OBJECTIVE: Strengthen and develop a working relationship with the Chamber of Commerce and Roscommon County Economic Development Corporation

OBJECTIVE: Strive to work together as a team with other regional organizations by pooling each other's resources.

OBJECTIVE: Work with DDA programs to maintain and rehabilitate commercial structures and obsolete properties

**Goal: Improve our Recreation/Park System**

OBJECTIVE: Connect to the Higgins Lake Trailway Project

OBJECTIVE: Update/overhaul the Recreation Plan between Higgins Township, the Village, and RMRA

OBJECTIVE: Strengthen and improve seawall at Wallace Park

**Goal: Improve our Capital Improvement Planning**

OBJECTIVE: Implement and utilize the Road Soft Program to best repair roads.

OBJECTIVE: Rate all Village sidewalks, and implement a plan to fix sections over time.

OBJECTIVE: Implement aspects of the Huron Pines Storm Water Study recommendations.

**Goal: Improve Downtown Roscommon**

OBJECTIVE: Work with the DDA to market the downtown

OBJECTIVE: Refurbish/replace lamp posts

OBJECTIVE: Work with the DDA on way finding signs

OBJECTIVE: Create information packets for new residents and businesses

**Goal: New industrial and technology growth needs to be encouraged**

OBJECTIVE: Strive to better promote and develop our natural and human resources that are abundantly available within our community.

OBJECTIVE: Become more Internet/WI-FI friendly and better utilize our natural resources.

**Goal: Become more environmentally responsible, more energy efficient, and more “green”.**

OBJECTIVE: Actively participate in the Michigan Municipal League Green Communities Challenge

OBJECTIVE: Coordinate energy audits for all Village buildings

OBJECTIVE: Continue to promote recycling and other environmentally activities

OBJECTIVE: Explore the idea of LED lights for lightpoles and for Christmas decorations

## **CHAPTER 6: HISTORY**

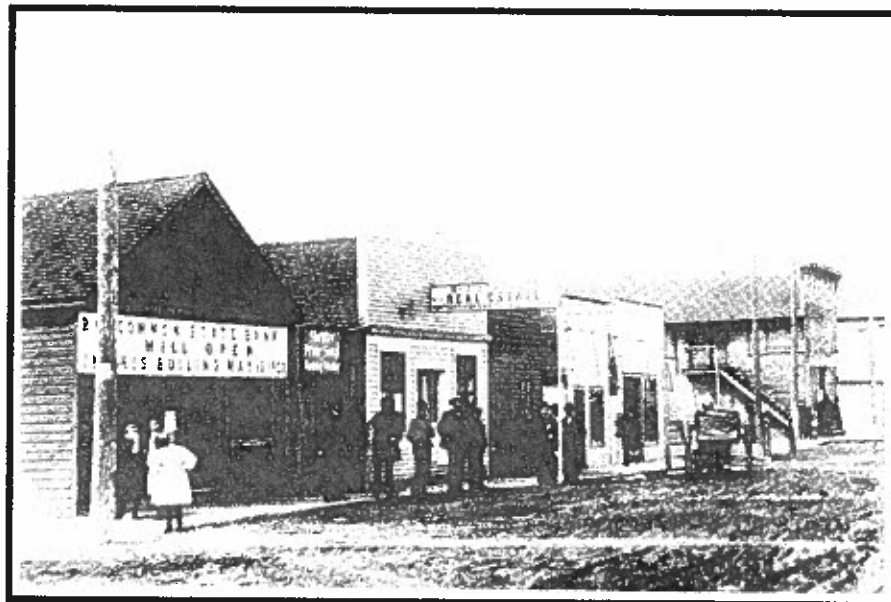
Though Roscommon County had been set off originally as Mikenauk County in 1840, it was changed by legislation in 1843. The name Roscommon is Irish, “Ros” meaning a “wooded promontory or pleasant place” and “Coman” the name of an Irish Saint who lived between 500-550 A.D. In 1843, State Representative Charles O’Malley, who was from Roscommon, Ireland and was instrumental in the organization of the County, initiated action to change Mikenauk County to Roscommon County.

The lumber prospects in Roscommon County and those surrounding it were very attractive. With the South Branch of the Au Sable River meeting the new track of the Jackson, Lansing, and Saginaw

Railroad at 44 degrees, -30'N, 84 degrees – 36' W, it was an ideal place to establish a railroad station. Since this point was located in Roscommon County, it was designated Roscommon Station.

In 1875, Roscommon County was organized, and Roscommon Station was designated as the county seat. In 1876, George O. Robinson, a Detroit lawyer and businessman, drew up the plat for the Village of Roscommon. On January 4, 1882, Roscommon was incorporated as a village by the Board of Supervisors. As the railroad and lumbering operations reached new peaks of production, the Village became established and continued to grow. Roscommon seemed destined to a bright and prosperous future.

While the lumber industry flourished for several years in Roscommon, by 1886, the big lumbermen had all vanished from the Roscommon area. The population dropped 40 percent between 1885 and 1900. Due to the vast alterations in the business structure, the Village reincorporated in 1889. The Village reached a new low in population in 1906.

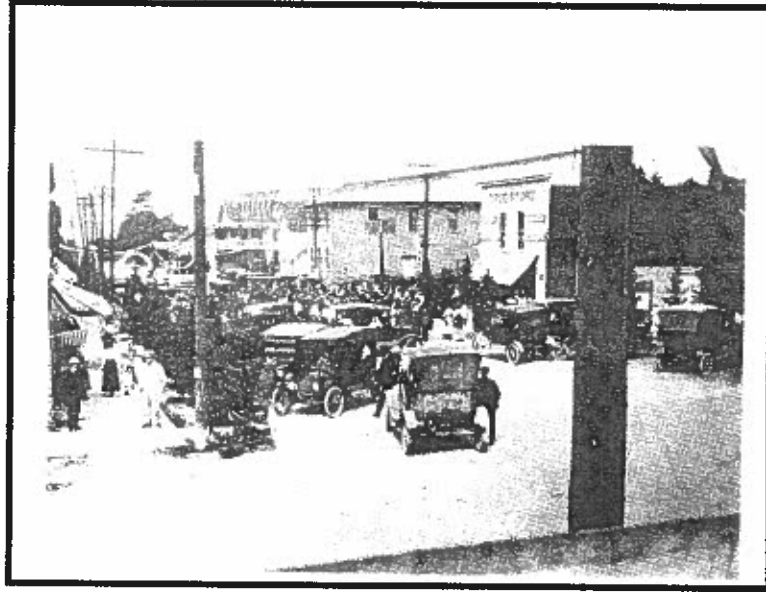


The first home of the Roscommon State Bank as it is about to open for business in May 1907 on the north side of Lake Street between Fifth Street and the railroad tracks.

The tourism industry was the main attraction which brought Roscommon back to prosperity. In November, 1922, the businessmen of Roscommon formed the Board of Commerce. The purpose of the organization was to capitalize on the already present tourist trade. Roscommon began to draw attention as a major tourist destination. Even after the outbreak of the Second World War, holidays were profitable to the Village. The tourist industry had flourished between the end of the Depression years and the beginning of Word War II.



Lauren Dean established a canoe livery on the South Branch of the Au Sable River in 1947. It was the first in the area and was located one-half mile east of Roscommon. The beautiful canoe trip down the River attracted many tourists. Five canoe liveries would open in the years to come, forming the South Branch Canoe Livery Association in 1968.



July 5, 1920, typical 4<sup>th</sup> of July weekend crowd in Roscommon.

By the dawn of the 1960s, the economy of the Village relied on tourism and management of natural resources, therefore, the Railroad was expendable. The practice of arriving by the Michigan Central Railroad was obsolete after the improvement of highways and automobiles. The passing of the lumbering era diminished the need for rail transportation of freight, just as the promotion of the automobile curtailed the need of passenger service. The train discontinued passenger service in 1959. The depot was soon demolished at the direction of Albert Golnick, an employee of the Michigan Central Railroad Company.



The busy Roscommon Train Station

## **CHAPTER 7: IMPLEMENTATION PLAN**

This plan is only important if it is not just a document sitting on a bookshelf. The Roscommon Village Council has sought to make this plan a reflection of community belief, support, and action to implement it. Plan implementation oftentimes is simply ascribed as governmental responsibility and not part of the activity that can be embraced by the broader community. That is not the intent of this plan.

In Plan Implementation, the responsible parties are identified and the type of activity required will be identified by each major portion of the plan. The responsibility may be local government, various private enterprise activities, civic groups, and even individuals. It is hoped this plan will stimulate enthusiasm and interest in community development that can become self-sustaining. Responsibility for implementing this plan will include governmental, private enterprise, community group activity, and individuals.

### **Governmental Implementation**

Governmental responsibilities – and those for implementing this plan – are primarily (1) regulation through ordinances and (2) allocation of money through budgeting for specific project(s). Regulation pertaining to a long-range, comprehensive development plan like this is primarily the zoning ordinance and possible tax-related ordinances.

#### **Zoning Ordinance**

The Village of Roscommon is operating under regulation of a zoning ordinance that became effective 2002 (last amended in 2008). This ordinance continues to serve the community well and change needs to be carefully considered. There are, however, some significant changes needed to update the ordinance with contemporary professional standards, changes in the Village Zoning Act, Public Act 207 of 1921, as amended and to ensure that application of the ordinance is fair and non-complex for both individual citizens and businesses. These include,

- Changes to provide additional protection to the Village from state legislation, administrative decisions, and judicial changes in adult entertainment, and manufactured homes,
- Possible additional zoning districts to meet specific demands and possible relief from Zoning Board of Appeals actions,
- Examine special land uses to ensure proper, up-to-date regulation, review the zoning districts to ensure the ordinance is compatible with this land use plan,
- Consider changes to site plan review requirements to support the plan,
- Review all dimensional requirements to ensure they meet community needs and are compatible with participation and Smart Growth, and
- Other changes that may be appropriate as the existing ordinance is reviewed more closely.

The zoning ordinance and its updating are fundamental to implementing the master plan over the next three to five years where growth may occur.

### **Capital Improvements Program**

Many communities develop a detailed capital improvements program that sets aside a five or six year program of capital expenditures. Capital improvements relate to land purchases, structure or building construction, infrastructure or major equipment. This process results in a preliminary commitment of the Village to actively pursue plan development. This capital improvements program facilitates plan implementation by identifying a process for when capital investments will be made by the Village to fund the Village share of expenditures.

### **Tax Increment Financing**

The Village of Roscommon can use any of a number of tax increment financing mechanisms to recover property tax monies on new projects to help implement public and qualifying improvements. The most common of these is a Downtown Development Authority (DDA). The Village of Roscommon's DDA implements such projects as constructing public facilities, developing streetscape improvements, installing utilities, building parking lots, and similar activities. The DDA was established so that needed improvements can be financed using that device. These are commonly accepted practices for worthwhile projects even in large cities or suburbs. If they are used, it must be for qualifying projects and for revenue from projects that pay property taxes. That eliminates public and quasi-public revenue sources, but those projects may be eligible for expenditures generated by other property tax paying entities.

### **Grants**

Grants can also help implement projects associated with elements of this plan. Grants can include such assistance as foundation or trust funds, Michigan Economic Development Fund, designated Brownfield grants for assessment purposes (plus tax credits where appropriate), U.S. Economic Development Administration projects, Michigan Department of Natural Resources, Michigan Department of Transportation grants and a variety of other grants depending on the specific part of the long-range comprehensive development plan being facilitated or implemented. Many of these grants require either specific inclusion in a community's plan and/or documented public participation regarding the issue. Fortunately this master plan is designed to provide both of these for identified improvements.

### **Simplified Regulation**

The various ordinances can be overlapping and multiple applications may be required even if only one ordinance applies. Simplifying the process requires two considerations. One consideration is eliminating or reducing the number of departments, public bodies or other public entities that have to be involved. Fortunately, the small size of Roscommon already provides the simplification as the Village Manager and Zoning Administrator handle virtually all requests with the Planning Commission, Village Council, and/or other legally responsible body.

The second aspect of simplified regulation is keeping the requirements simple, straight-forward and relevant to the request. In addition, checklists, forms that include requirements for regulations and similar documents can avoid multiple contacts or tabling for inadequate information.

### **Private Enterprise**

The previous discussion lends credence to the strong role that government plays in implementing a plan. Such is certainly the case, but it is also very true that private enterprise is responsible for inaugurating or even fully implementing improvements envisioned by this plan. Private enterprise has to conform with rules and regulations of governments, may use grants to assist with a project's financing, might receive tax benefits for the project, but private enterprise probably conceived the specific project that will meet required rules and regulations, and provides most of the financing for the project and associated development. The degree of public participation varies with the nature of the project.

### **Housing**

Housing developments include the least public support and single-family houses are almost entirely constructed by private enterprise. Some assistance may rarely be available for infrastructure, but that is certainly more of an exception than an expectation. Small communities like Roscommon generally suffer from the economics of housing. A housing developer can construct a house in a rural area on an existing public road with little or no public utilities, no subdivision ordinance requirements, and pay less for more land or even build on already purchaser-owned property. Such action is one of the primary reasons for additional sprawl in rural areas.

This makes it difficult for smaller towns where wages are lower, employment less secure and housing cost is lower. Roscommon cannot solve these problems by themselves, but recognizing the causative factors may help localities mitigate the process.

Multiple-family housing can rely more on public facilitation of developments. For small, rural communities aid can come from programs of the Farmers Home Administration (FmHA) and the Michigan State Housing Development Authority.

In general, housing remains a predominantly private enterprise sector. Some smaller communities may assist with sewer and water extensions, but by in large assistance is scarce. Fortunately, there is a high congruence in plan location of residential growth and the areas most likely to attract developer attention.

### **Retail, Commercial Service and Related Commercial**

Retail and service activities usually include the building owner/developer, lesser and the tenant(s). Retail and commercial service projects may be done with public assistance for grants, tax relief, streetscape or landscape improvements or a variety of other techniques. Nonetheless, it is primarily

the developer and/or tenant who initiated the project and is taking the largest risk in any project. Many projects even take place although not shown in original plan because national chains or “big boxes” are being proposed so that plans and zoning ultimately defer to them. Some communities, however, maintain the original integrity of the plan and are not swayed by new development proposals. In most cases, it is private enterprise that will impact the community’s long-term master plan.

### **Industry and Technology**

The most recent growth in industrial, technological, and business park activities for rural areas has been done with assistance in developing a multi-tenant “park” with amenities and such infrastructure as public utilities. Assistance often funds the infrastructure (utilities and streets) but requires some industrial operations or businesses to become a tenant in the park. The industrial park usually exceeds forty acres and has access to a railroad so it meets certification requirements by the State of Michigan. Industrial activities are declining so the fewer prospects are being given more incentives to locate in a principal location. Although still the primary province of private enterprise, industrial projects are increasingly becoming private-public partnerships for their development.

### **Community Groups and Individuals**

The Village of Roscommon’s Master Plan requires enough effort to allow the entire community to get involved. For example, civic groups such as service clubs may select certain things where they want to focus their participation. This may be image activities such as entry signs, particular parks and recreation projects. Individuals may want to get involved in beautification efforts for public facilities, downtown or some streets. Retired people may wish to use their management or technical skills to work on business development, recreation structures, or similar activities. To accomplish this task may require central coordination of the plan. It can come from a variety of sources including a member of the planning commission, a Village staff representative, the Chamber of Commerce, or a community volunteer. It is important that enthusiasm, belief, and a willingness to work and develop around the planning process to help the community realize its goals.

### **Periodic Plan Reviews**

Like any public document or proposal, a master plan has to be reexamined periodically to keep it current and relevant. A simple review may be done annually with a more formal and comprehensive review every five years. The Michigan Legislature, in fact, amended the City and Village Zoning Act to require five year reviews. At ten or twenty years – depending on Roscommon’s growth – an entirely new plan may be necessary. To make the review systematic and appropriate, the following formats may be used to review such plans. This periodic plan review may also affect some of the implementation measures such as the zoning ordinance and such recommended changes should be made.



Reviews may not best be done periodically. For example, if a major industrial park or planned unit development not specifically included in the plan were proposed for construction three years after the plan was adopted, it is appropriate to examine the public impact of the changes and – if necessary and appropriate – adjust the plan. The form reviews below are prototypes based on the current year that has no changes. The annual review is desirable on a specific day on the same month every year (October is good because it allows changes for the next construction season). Plan recommendations can include specific zoning changes for plan implementation.

Plan review may be accomplished by a designated individual (member of the Village Council or consultant) or Committee of the Village Council. It should be completed before being brought to the full Planning Commission for its formal examination.

### Annual Plan Review

Current Land Use Plan Character	Community or Other Changes	Recommended Changes
Residential land use primarily single-family, owner-occupied areas of the Village	No change during the past year	None now. Long-term might be for more residential parks.
Commercial land use consists of downtown business areas with high vacancy rates and many businesses service occupants. An established commercial strip on South M-18, but with no large, national business chains.	No change during the past year	None now. Might be possible for commercial immediately south of the Village on M-18 to be developed.
Industrial development expansion proposed for the Village	No change during the past year	None now. Industrial park to secure funding to install infrastructure in the future.
Public land uses are concentrated at Village-owned property in various locations and churches, neighborhoods, and parks.	No change during the past year	None now. May want to begin reviewing need and location for additional recreation facilities.
Parks and Recreation land uses currently are the parks within the Village.	No change during the past year	None now. Construction of a non-motorized trailway along the Lake can begin.

Conducting a “Five Year Plan Review” for possible use by the planning commission is advisable. Many of those issues may require a paragraph or two of analysis instead of just a box. The chart is intended to define the issues that need to be considered in reviewing the plan after five years. If the change has not been great, notifications can be made and the revised plan sent out for review by the planning commission. If possible changes are significant; a consultant may be brought in to assist in the review.

Major changes could be the ultimate use or demolition of the former school, a site for a new Exhibition Center, a major new Industry & Technology Park or a proposed, new, large retailer. These changes may require a detailed five-year review even if only a few years have passed from previous plan adoption.

All of these measures are designed to keep the plan current. Keeping the plan current, however, is not the end goal of these efforts. Rather the goals are a plan that provides a rational decision-making process and decision-making that is consistent with the community’s vision, goals, and objectives.