



Copemish Village Master Plan 2018

Prepared by the Manistee County Planning Department

Adopted via Resolution by the
Village of Copemish Planning Commission:
on 9/12/2018

Plan Credits

Copemish Planning Commission

Suzique Couture
Elaine Gibbs
Todd Humphrey
David Myers
Tyson O'Shea

Copemish Village Council

Ron Bytwerk	Village President
Elaine Gibbs	Village Clerk
Deborah Longo	Village Treasurer
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Manistee County Planning Department

Rob Carson, A.I.C.P., Manistee County Planning Director
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Forward

The Village of Copemish Master Plan is presented in a format that encourages the use of the document as an ever present guide to land use policy for Village Officials. In order to prevent the ever present danger of becoming a “shelf-sitter”, as occurs with many plans and studies. This community master plan is prepared in two distinct parts. The first is a standard Master Plan document in 8.5” x 11” format, which contains the introduction, socio-economic profile, public input, inventory of existing conditions and the identified issues of greater than local concern. The second portion of the plan is presented in a poster format for display on a wall where the Planning Commission, Zoning Board of Appeals and Village Council will regularly meet. This wall poster contains the information that is critical to shaping and directing the policy for land use within the Village. This information includes the existing land use analysis, land use objectives and actions, future land use plan with map, M-115 land use plan focus and the zoning plan.

The continued presence of the poster on a wall of the Village Hall where it can be viewed, discussed and used as an ever present policy by the Planning Commission, Elected Officials and residents will serve the community well. This planning document was created under the direction of the Village Council and supervision of the Village Planning Commission. All data was obtained from the US Census Bureau, Observed Existing Conditions, Manistee County GIS data and the input of Village Residents. The plan should be revisited on a 5 year time-line for periodic updates, with a major revisions to take place every 10-15 years.

Plan Adoption Resolution

Village of Copemish

Manistee County, Michigan

At a regular meeting of the Planning Commission of the Village of Copemish, Manistee County, Michigan, held on September 12th, at 7:15pm.

PRESENT: Suzique Couture, Dave Myers, Tyson O'Shea, Elaine Gibbs.

ABSENT: Todd Humphrey.

The following Resolution was offered by Commissioner Myers and supported by Commissioner O'Shea:

WHEREAS, the Village of Copemish Planning Commission, pursuant to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), has studied and prepared recommendations for the orderly growth of the Village; and

WHEREAS, the Planning Commission has developed a Master Plan consisting of research and analysis pertaining to existing conditions, demographics, utilities, infrastructure, transportation, community assets and other pertinent topics; and

WHEREAS, the Planning Commission has used the Master Plan analysis to prepare a Future Land Use Map that allocates land in appropriate amounts for future development of residential, commercial, industrial, institutional/civic and park/open space; and

WHEREAS, the Master Plan incorporates recommendations for the M-115 Corridor that seek to provide safe effective pedestrian connections between the commercial district and residential district the highway divides; and

WHEREAS, the Master Plan incorporates recommendations from the 5-Year Park and Recreation Plan such as the extension of the Betsie Valley Trail into the community which will promote healthy living and increase economic activity; and

WHEREAS, the Planning Commission held a public hearing on September 12th, 2018, and considered all comments and concerns of the public; and

WHEREAS, the Planning Commission recognizes that the Master Plan and Future Land Use Plan are flexible guides for decision making that will be updated periodically to reflect and account for changes in the community.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Village of Copemish hereby adopts the Master Plan and Future Land Use Map and resolves to use the Plan and Map together as a guide for development within the Village.

YEAS: 4

NAYS: -0-

Absent: 1

RESOLUTION DECLARED ADOPTED

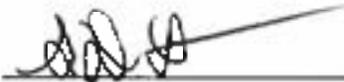
I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission of the Village of Copemish, Manistee County, Michigan, at a regular meeting held on September 12th, 2018.



Elaine Gibbs, Copemish Village Clerk

9-12-18

Date



Suzique Couture, Vice-Chairman

9-12-18

Date

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*Sections 6 - 10 are contained on the Copemish Village Master Plan Land Use Policy Poster

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Section 1: Introduction

The Village of Copemish, an incorporated Michigan Municipality, has chosen to undertake a community-wide Master Planning Process that will establish land use policy for the municipality. Development of a Master Plan is not only a precursor to the development of a Zoning Ordinance for the community, but also seeks to guide decision makers on policy that extends beyond the typical “use” or “design” of a parcel of land or structure.

Policy which suggests measures for managing transportation (both motorized and non-motorized), infrastructure (water, sewer, communications), environmental management, school & educational resources and recreation allows the community to develop in a manner which provides a balance of development which meets the needs of the residents while still providing protection for property values, shared infrastructure and natural resources.

Section 1.1: Purpose & Guidance

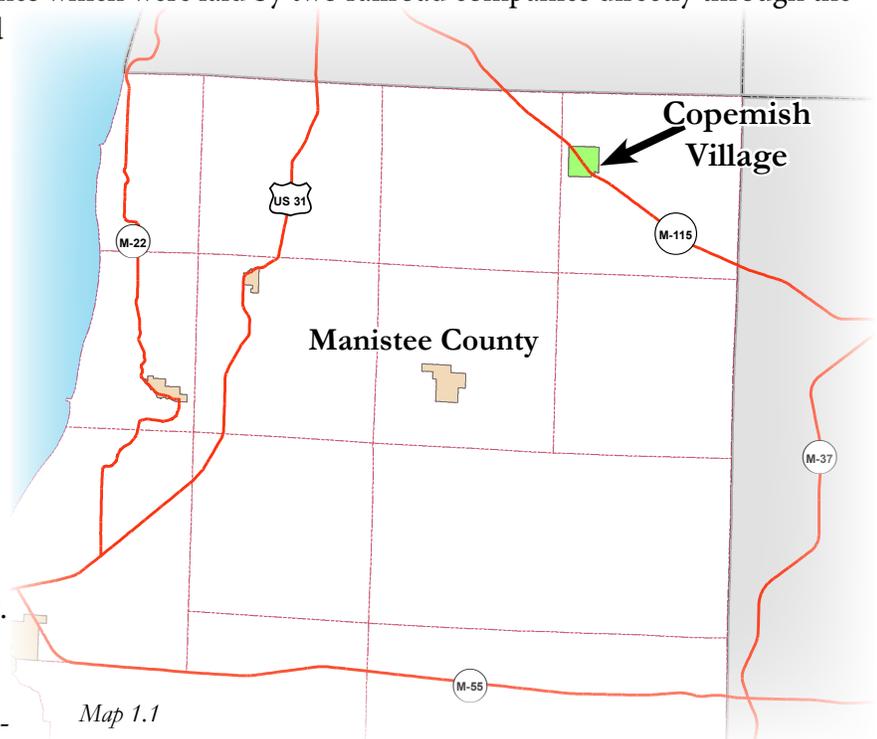
The primary purpose of this Master Plan is to meet the Statutory requirements of the State of Michigan Planning Enabling Act (P.A. 33 of 2008, as amended, M.C.L. 125.3801 et seq.). This requirement must be met in order for the Village to legally begin the work towards development and eventual adoption of a regulatory zoning ordinance.

The planning process is guided by the Planning Enabling Act, which outlines specific aspects of the community that must be captured within the Master Plan. These aspects are what shape the character of the community, and have lasting impacts on development patterns, transportation, population and natural resources. A primary goal of this Master Planning process, as identified by the Village Council and Planning Commission, is to establish policy that protects residents and property values, while supporting orderly development patterns that are not hindered by excessive regulatory measures. This amounts to finding that necessary balance between private property rights and regulatory measures.

Section 1.2: Planning Area & Village History

Copemish Village is located in the northeast corner of Manistee County within Cleon Township. (See Map 1.1) It is a small village with a population of around 165 residents. The name “Copemish” means Big Beech, and referred to holding council under the beech trees. Copemish was incorporated in 1891, following a large logging industry which had begun in 1883, and the establishment of rail-lines which were laid by two railroad companies directly through the Village in 1889. The history of Copemish included a pickle factory, the logging industry, hotels, two churches and a grist mill and grain elevator. There was also a doctor’s office, pharmacy and large school house.

Today, the Village is a pleasant bedroom community to several larger population centers located nearby (Traverse City, the City of Cadillac and to a much lesser extent the City of Manistee and Frankfort). Copemish offers much in the way of natural resources based recreation. There are many snowmobile trails in the area which connect directly to the Village, and these same trails are identified as multi-use with improvements slated for a smooth surface to facilitate biking and hiking. The First Creek Nature Trail and Park within the Village limits provides a natural passive recreation area. Twisted Trails Off-Road Park close to the Vil-



Map 1.1

lage provides trails of varying degrees of difficulty for off-road enthusiasts, and Crystal Mountain just up the highway off M-115 offers a host of activities that draws visitors year-round. Miles of nearby public land offers access for hiking, snowshoeing, hunting, fishing, mushrooming and other activities.

Section 1.3: Methodology

This planning process was initiated by the Copemish Village Council. The Village Council adopted a Planning Commission Ordinance, appointed Planning Commission members, and set an initial meeting date. The Planning Commission upon their initial meeting, adopted by-laws and elected officers, before approving a meeting schedule.

The Planning Commission began to work closely with the County Planning Department on the production of a Village Master Plan. The Master Plan process was laid out in a Scope of Work that sought to outline existing conditions, garner public input, and create a template for a future land use plan for the Village. The Draft Master Plan sought the input of not only Village residents, but also Cleon Township and entities such as the Michigan Department of Transportation and Networks Northwest. Ultimately approval of the Master Plan by the Village Planning Commission was the precursor to the development of the Village Zoning Ordinance.

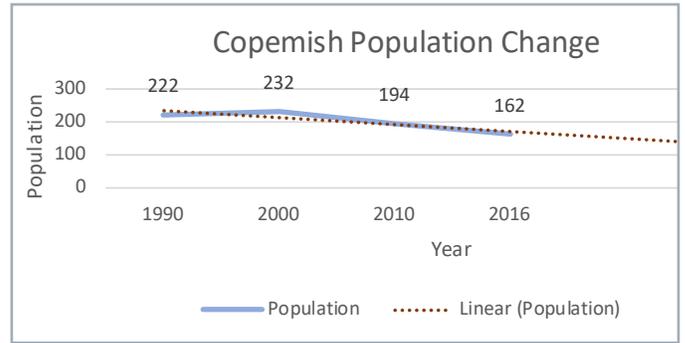
Section 2: Socio-Economic Profile

Section 2.1: Population

- Population has slowly been decreasing, and the trend is expected to continue.
- Age comparison displays greater percentage of population in the 20-34 age cohorts than State and County.
- The Village of Copemish isn't trending towards an older population quite as quickly as the Manistee County average.

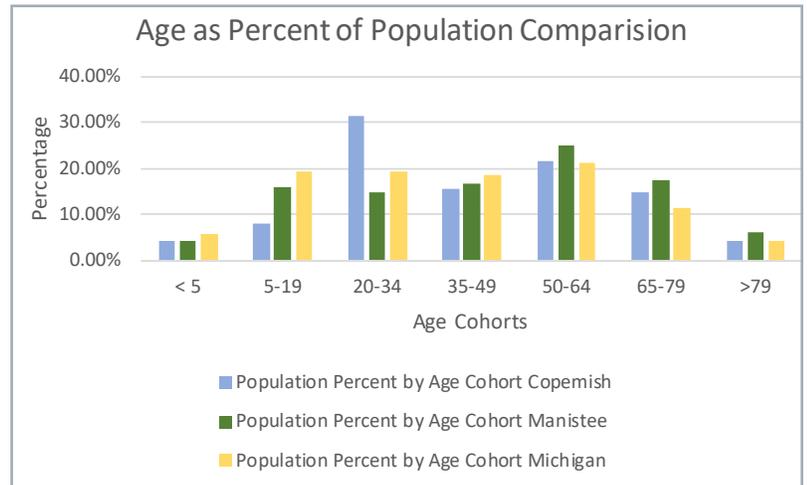
See Graph 2.1 & 2.2

Graph 2.1



Source: 2010 US Census & 2016 American Fact-Finder

Graph 2.2



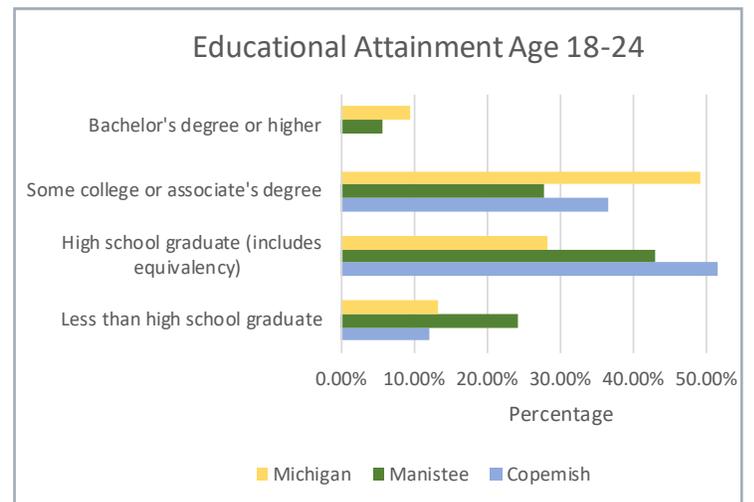
Source: 2010 US Census & 2016 American Fact-Finder

Section 2.2: Education

- Residents of the Village aged 18-24 have higher % of High School Graduates than State and County.
- Residents age 25 and up remains at a higher % high school graduates than State and County.
- Residents aged 25 and up are below the County and State averages for any amount of college education, but the discrepancies are not that great ranging from 1-4% less for both associates and bachelors degrees.

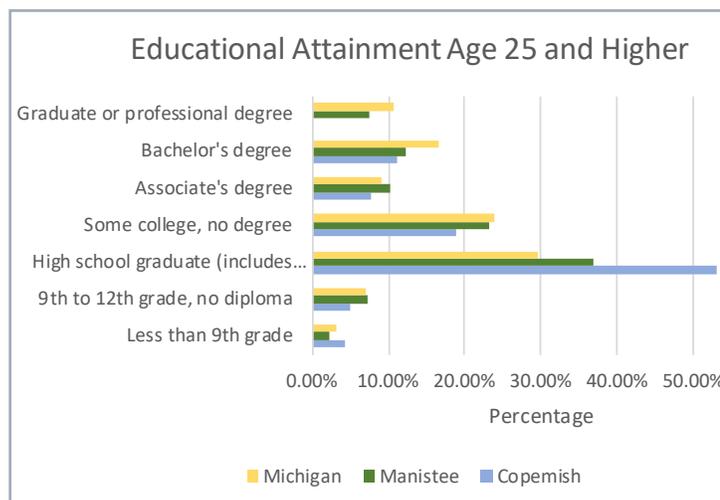
See graphs 2.3 & 2.4

Graph 2.3



Source: 2010 US Census & 2016 American Fact-Finder

Graph 2.4



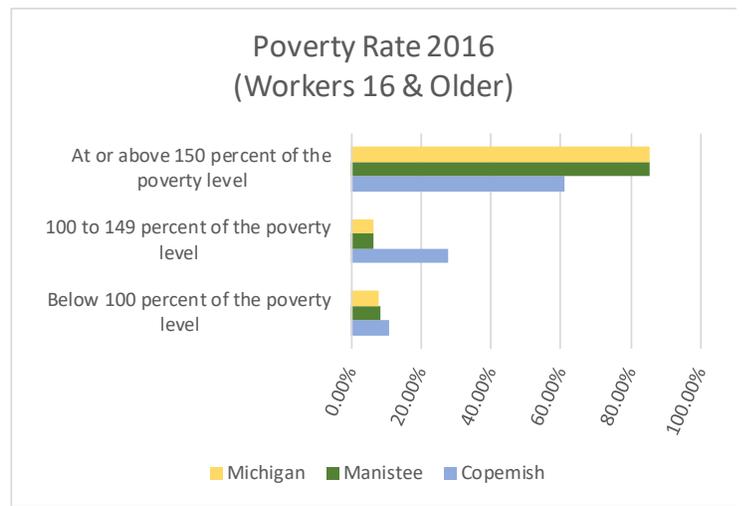
Source: 2010 US Census & 2016 American Fact-Finder

Section 2.3: Poverty

Graph 2.5

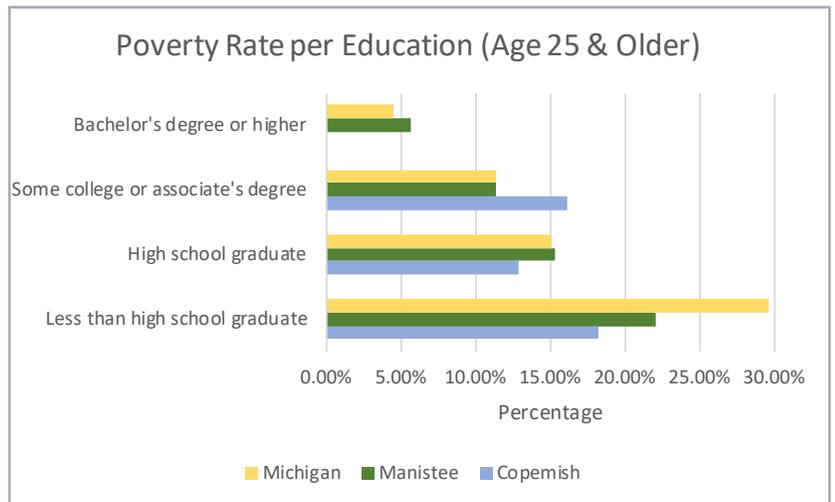
- The working population aged 16 and older has a higher percent below the poverty line than both the County and State.
- Poverty rate per education displays that the residents of the Village have lower percentages in poverty for those with a high school education or less, than both the County and State averages. Those with a bachelors degree are all above the poverty line at 0%. Residents with some College or an associates degree have greater % of poverty than the County and State averages.

See graphs 2.5 & 2.6



Source: 2010 US Census & 2016 American Fact-Finder

Graph 2.6



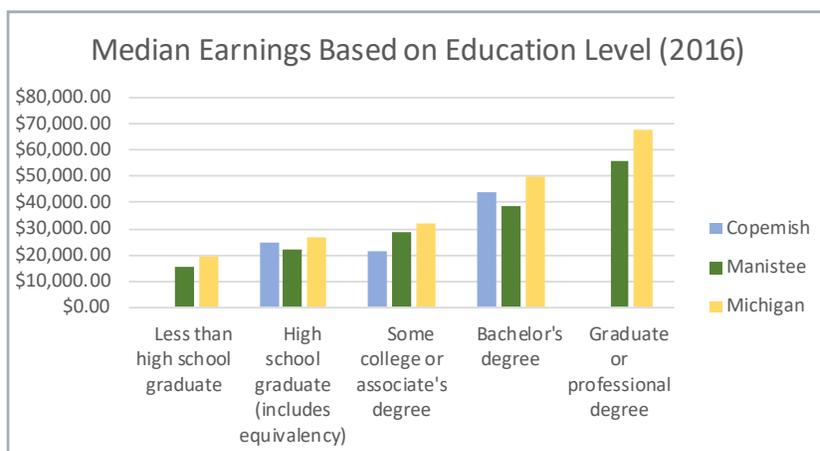
Source: 2010 US Census & 2016 American Fact-Finder

Section 2.4: Median Earnings

- The average median income for village residents displays trends similar to both the County and State. Generally as more education is obtained median income increases.
- There is a discrepancy when looking at the Village population that obtained some college or an associates degree. The medium income displayed is less than those who only obtained a high school degree. Similarly, in section 2.3, the poverty rate for those with some college or an associates degree is greater than those with a high school education. There could be many reasons why this is so, but two obvious reasons could be length of time in the workforce for those who spent time in college and added debt/expense of college courses.

See graph 2.7

Graph 2.7

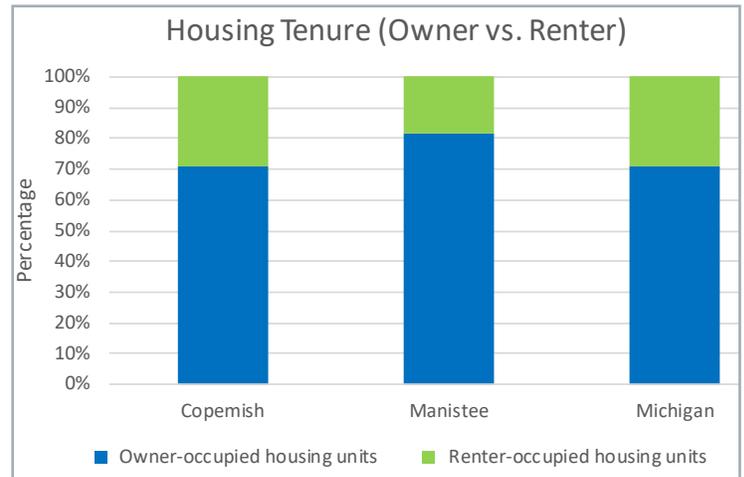


Source: 2010 US Census & 2016 American Fact-Finder

Section 2.5: Housing and Households

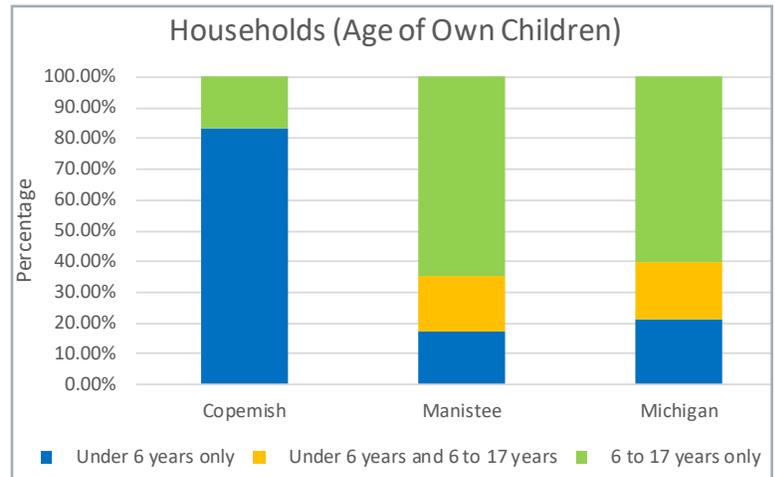
- Residents of the Village lag behind the County *Graph 2.8* by 10% for owner occupied structures, but are within 1% of the State average. Data displays that rental is often more closely linked to poverty.
- Households with children in the Village are comprised primarily of younger children under the age of 6 at over 80%, with the remaining percentage of households having children solely of ages 6-17.
- The average household size for the village is 2.13, which is less than both the County and State averages.
- Households with children lag behind the County and State averages, and those with people 60 years and older align with the State average and lag the County average. There are also slightly more householders living alone than the County and State average, with less householders 65 years and older. This correlates with the over 30% of the population aged 20-34 living in the Village. Once can deduct that a high percentage of the households are younger with no children.

See graphs 2.8 - 2.11



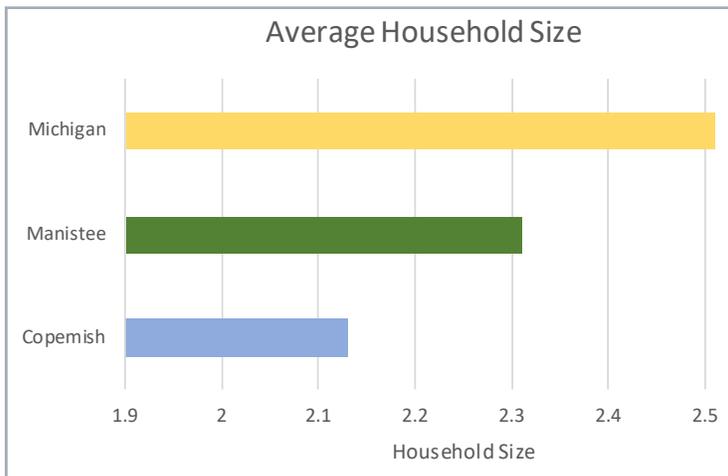
Source: 2010 US Census & 2016 American Fact-Finder

Graph 2.9



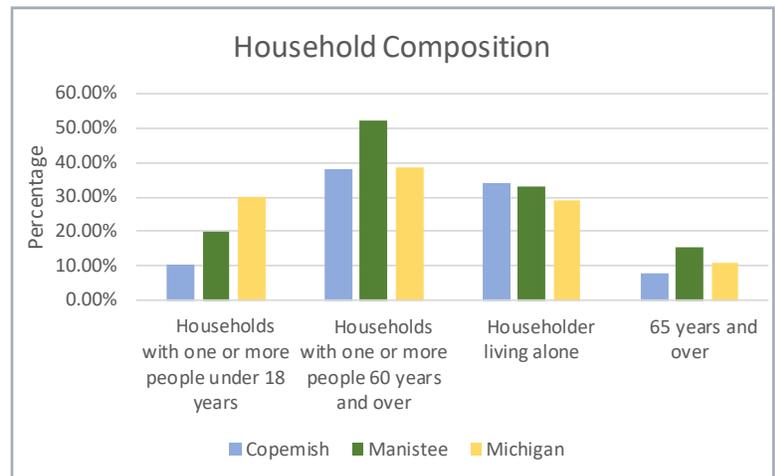
Source: 2010 US Census & 2016 American Fact-Finder

Graph 2.10



Source: 2010 US Census & 2016 American Fact-Finder

Graph 2.11



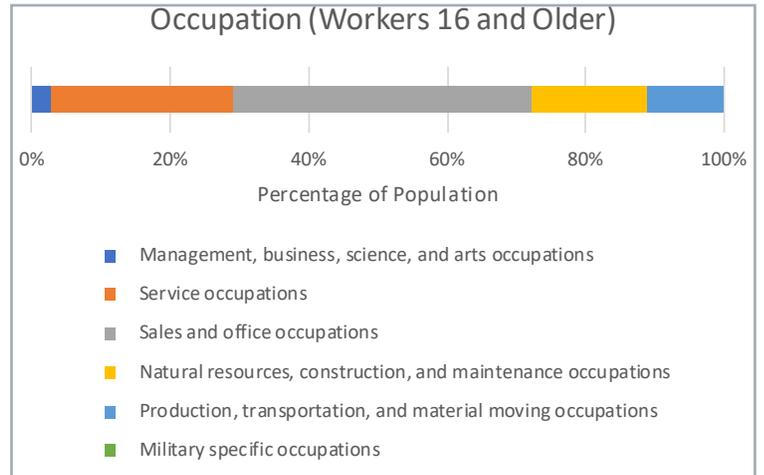
Source: 2010 US Census & 2016 American Fact-Finder

Section 2.6: Occupation, Place of Work & Commuter Patterns

- The employment categories of service, sales/office and natural resources, construction & maintenance employ over 86% of the workforce.
- The vast majority of the population works outside Manistee County at 84.7%.
- Transportation methods to work is predominantly single occupant vehicle commutes at over 76%, with those that walk to work nearly matching those that carpool with 11.1% and 12.5% respectively. It can be assumed that those walking to work are remaining within the County, so vast majority that commute by vehicle either alone or as a member of a carpool are traveling outside the County.
- Travel times to work vary greatly, but the vast majority travel at least 25 minutes or more at 69.5% with 27.8% of the population traveling 45 minutes or more. Those that travel less than 10 minutes account for 11% of the population, which aligns with the percentage that walk to work. Commuters are likely working in job markets from Traverse City to Cadillac.

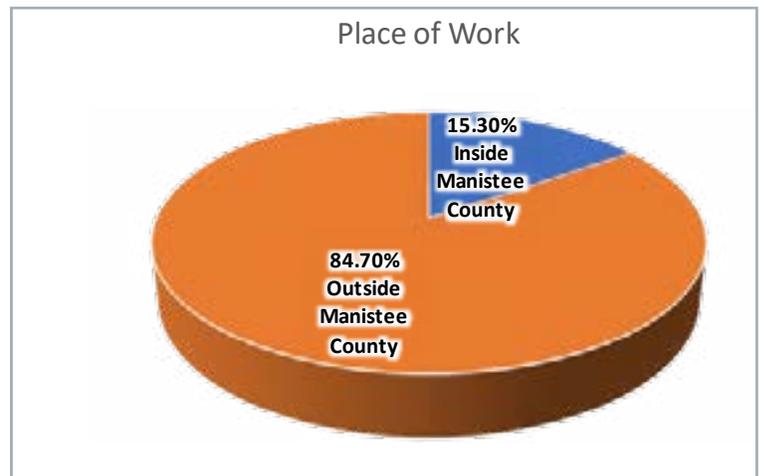
See graphs 2.12 - 2.15

Graph 2.12

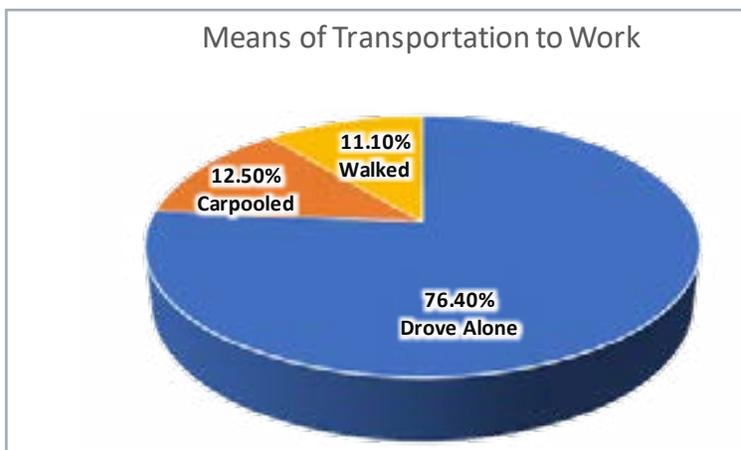


Source: 2010 US Census & 2016 American Fact-Finder

Graph 2.13

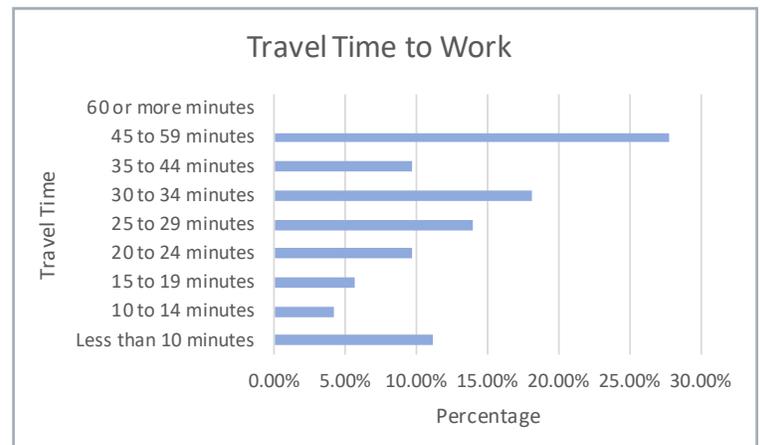


Source: 2010 US Census & 2016 American Fact-Finder



Source: 2010 US Census & 2016 American Fact-Finder

Graph 2.14



Graph 2.15

Source: 2010 US Census & 2016 American Fact-Finder

Section 3: Public Input

On March 8th, 2018, the Copemish Village Planning Commission held a public input session. The input session sought to identify what residents of the community saw as strengths, weaknesses and opportunities for the Village. The input session was lightly attended, but the information gleaned was thorough and provided sound insight into community. The comments and feedback are placed under the appropriate headings.

Section 3.1: Public Input Results

Strengths

- Industrial base (local)
- Commercial base (local)
- Natural Areas & Parks
- Scenic
- Trout Fishing
- Hunting
- Outdoor Recreation Opportunities
- M-115
- Snowmobile Trail
- Multi-use Trail
- Quaint/Small Town (quiet)
- Night Sky (lack of light pollution)
- Local School
- Good Quality Residents
- Skilled Tradesmen/women
- Hall Improvements
- Local Churches (strong congregation)
- Centrally Located to Adjacent Communities
- Strong Agricultural Presence (cattle, horses, trees)
- Sense of Community (Copemish Days/Parade)
- VFW Resurgence (stronger membership)
- Local Fire Department
- Relatively Crime Free
- Very Good Water
- Low Housing Prices
- Twisted Trails (close proximity)
- Crystal Mountain (close proximity)

Weaknesses

- Blighted Buildings
- Lack of Zoning
- M-115 Speed Limit (60 mph)
- Lack of Civic Participation
- Tough to Fill Council & PC Seats
- Condition of Village Roads
- Lack of Restaurant Options
- Lack of Pedestrian Crossing (M-115)

Opportunities

- Broadband Fiber-Optic Expanded to Residences
- Increased Tourism with Trail Development
- Potential for Increased Commercial Activity
- M R Products Continually Expanding
- Available Space for Industrial Growth
- Vacant Land for Commercial & Residential Uses

Section 3.2: Public Input Summary

As displayed by the items under each category above, the residents of the Village identified 4 to 1, strengths to weaknesses. This displays a strong sense of pride and a desire to maintain and improve upon what is the base of the community. Weaknesses that were identified are not numerous, but they are very important and should be addressed. Transportation issues such as the current condition of Village roads will be improved this summer through the scheduled repaving of Village roads. Speed concerns for M-115 and lack of a pedestrian crossing will need to be addressed with MDOT, and will be outlined in Section 9. Civic participation issues can be handled through recruitment efforts and/or joint planning with neighboring communities. Lack of Zoning and blighted buildings can be addressed through the polity of this Master Plan and the resulting recommendation for zoning.

Many of the opportunities that were identified by the residents fall under development of a sense of place or placemaking efforts (which is described in more detail in section 5.2). Expanded broadband infrastructure to residences, provides the infrastructure necessary to attract and retain a population that can telecommute to work and live in a location that provides the outdoor recreation lifestyle they desire. Having the abundant natural resources available within minutes of the Village sets the stage for the improvements needed to the trail network and facilities to leverage greater use of those natural resources generating tourism and the potential for new residents. Availability of space for growth in light industry, commercial and residential areas allows for expansion of business and the employees necessary to fill positions in those industries.

Section 4: Existing Conditions Inventory

Section 4.1: Infrastructure

Section 4.1.1: Water

The Village of Copemish doesn't have a municipal water supply. Resident's water supply is reliant upon individual residential wells located throughout the Village. Water from the aquifers that feed the residential well is of excellent quality, providing clean, good tasting water that contains low levels of metals and sulfur.

Section 4.1.2: Sewer

Currently there is not a sanitary sewer system in the Village of Copemish. In 2014-2015 the Village of Copemish, through the assistance of USDA Rural Development, was awarded a grant to have an engineering study completed which looked at the economic feasibility of constructing a sanitary sewer system. The engineering study was completed, but the Village never took any further steps for implementation of the project. The financial risk was determined to be too high for the Village and its residents to undertake. Lack of a sanitary sewer system does have some implications outside of environmental health concerns, and they are primarily related to the density and intensity of use. Larger residential lots sizes are necessary for septic systems, limiting the opportunity to increase density. Larger intensive commercial and industrial uses which generate larger volumes of waste water are also limited by a lack of a sanitary sewer system.

Section 4.1.3: Natural Gas

The Village of Copemish doesn't have natural gas service. The residents of the Village and surrounding area are reliant upon propane for their gas needs. The expense of propane can be a burden on households who use it as a primary source for heat, expansion of natural gas lines in the area should be supported if the opportunity arises.

Section 4.1.4: Electrical, Cable and Phone Service

The Village of Copemish is provided electricity from Consumers Energy. Telephone, cable and fiber-optic is available in the Village, which increases options and bandwidth for Internet service. This service is provided by Acentek. High speed Internet is a necessity in this modern day to stimulate business and population growth. The changing world economy can support smaller communities that can provide the necessary high speed connections to the Internet that can drive small home based business, telecommuters and cottage industries.

Section 4.1.5: County Drains & Drainage Districts

There are no County drainage districts located within the Village. The Drain Commission Office administers stormwater guidelines, which seek to maintain water quality by infiltrating stormwater runoff at the source. This approach is considered Low Impact Design (LID). LID manages a development's impacts to natural drainage patterns through modern techniques of stormwater management. The techniques include rain gardens, detention basins, porous pavement, level spreaders and green roofs. Utilizing LID can open opportunities for development and development patterns, as well as decrease costs associated with conventional development stormwater methods of curb, gutter and in-ground stormwater system infrastructure. It is recommended for the Village to authorize utilization of the Drain Commission Stormwater Guidelines.

Section 4.2: Civic Leadership & Public Safety

Section 4.2.1: Civic Leadership

Copemish Village is an incorporated Michigan Municipality that is led by an elected five member Village Council. The Village council holds monthly meetings on the first Monday of each month. The Village Council appoints the Village Planning Commission which is comprised of five members who oversee the land use policy for the Village. The Planning Commission is required to meet four times yearly, and they set their meeting calendar each year at their organizational meeting. The meeting dates and times are posted at the Village Hall.

Section 4.2.2: Public Safety

Fire protection resources are provided through an agreement with Cleon Township which maintains a volunteer fire fighting crew, engines, equipment and other apparatus. Police protection comes from the Manistee County Sheriff's Department and the Michigan State Police.

Section 4.3: Environment

Section 4.3.1: Watersheds, Hydrology & Wetlands

The Village of Copemish is located in the Bear Creek Watershed, and within the sub-watershed of Bear Creek, above Glovers Creek. There is one tributary that winds through the Village, First Creek, which eventually joins Big Bear Creek to the Southwest. First Creek is a State of Michigan Department of Natural Resources designated trout stream with a self-sustaining population of brook trout. At one time First Creek was impounded within the Village, but has since been reverted back to a free flowing stream. There are numerous wetlands located throughout the Village of Copemish along both First Creek to the South and to the Northwest in areas that border the headwaters of Big Bear Creek. Maintaining high water quality is important to the Village and region as our drinking water, natural resources based recreation and important aspects of the regional economy and health rely upon clean water. Surface water, wetlands and groundwater resources should be protected with stormwater management and vegetative buffers.

Section 4.3.2: Soils & Groundwater Resources

The soils within the Village are a mix of sandy loam and mucks. The sandy-loam soils are found in upland areas and consist of well-drained soils that provide very low surface runoff. The muck soils are found in areas of wetlands and out-wash plains along drainages which consist of poorly drained soils with negligible runoff. Soil structure is important to development patterns as it impacts septic placement, well depth, and stormwater management. Well drained soils have the ability to pass pollutants quickly through the soil media to aquifers below.

Section 4.3.3: Topography

The topography of the Village is generally flat with some areas of steep slopes located in the north eastern portion of the Village. Steep slopes over 25% should be preserved without extensive development.

Section 4.3: Transportation

4.3.1: Roadways

The Village of Copemish maintains local village roads, which includes road resurfacing, curb and gutter and stormwater ditch improvements. A project slated for summer 2018 will resurface 80% of the roads within the Village. The Manistee County Road Commission maintains local county roads which intersect with the village roads. The Michigan Department of Transportation maintains Highway M-115 which passes through the Village from the South-

Legend

Roads

- Village
- County Local
- County Primary
- Highway

- Fire Station
- Civic & Recreation Sites
- Fuel Tank Sites
- Existing Trails
- Proposed Trails

- Hydrology
- Water Bodies
- Wetlands
- Public Lands
- Copemish Village
- Cleon Township

Slope Percent

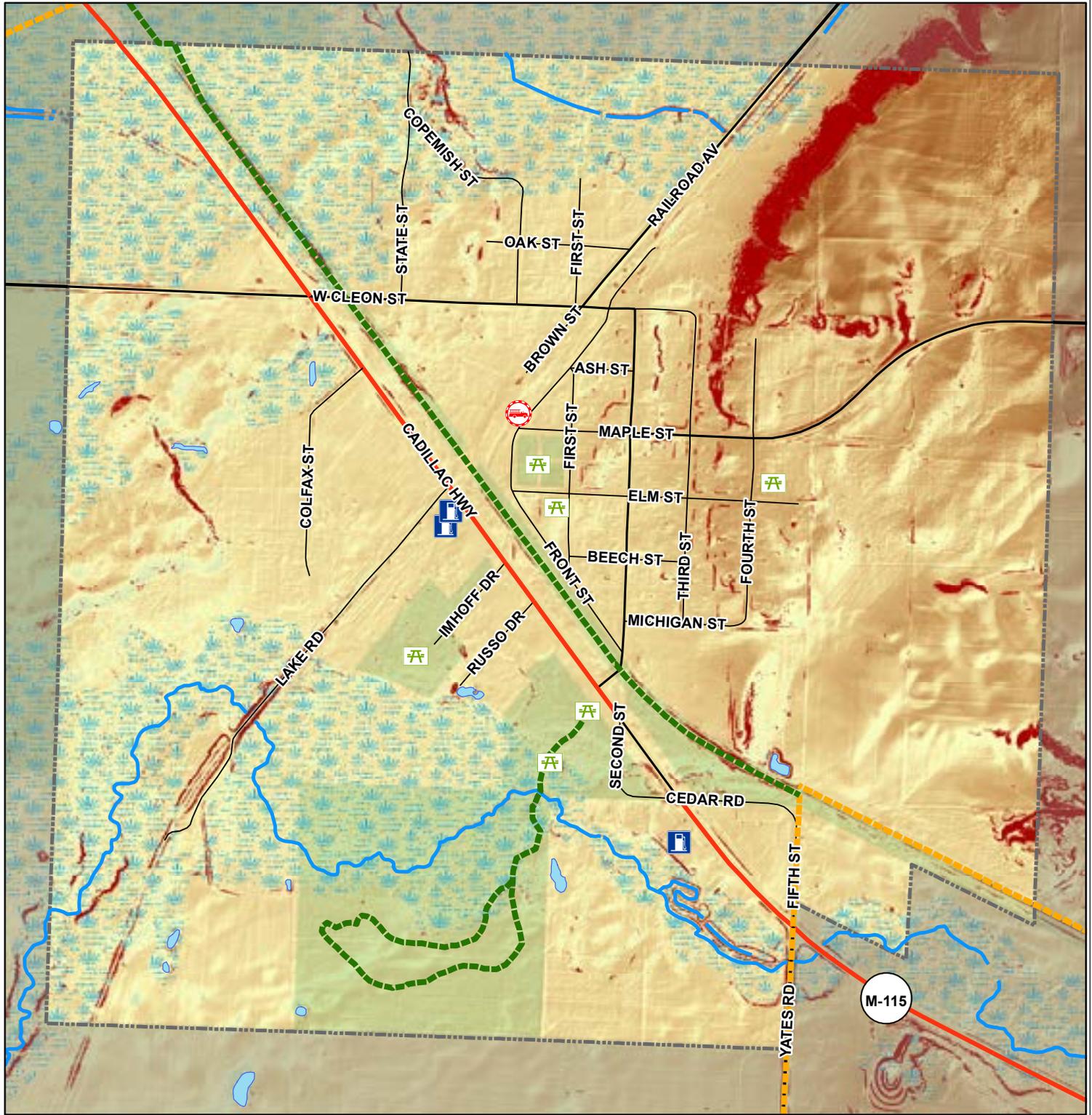
- 0 - 24.9%
- 25% or Greater

Elevation

- High
- Low



Map produced by the Manistee County Planning Dept. 3/7/2018



Map 4.1 Source: Manistee County Planning Department

east to the Northwest.

4.3.2: Non-Motorized & Multi-Use Trails

There are sidewalks along some blocks within the Village. Important connections around the Village Park and the “internal” neighborhood commercial district are intact and these sidewalks should be maintained and extended where it’s feasible and makes sense.

The old railroad grade in the Village is currently utilized as a snowmobile trail during the winter months. The Village is working on up-grading the trail surface in collaboration with Cleon Township and Manistee County, for year-round use which includes bicyclists and pedestrians. The Village would also like to provide way finding signage for users and trailheads.

Section 4.4: Schools

The Village is contained within the Benzie Central School District, which encompasses portions of northern Manistee County.

Section 4.5: Recreation

The Village of Copenish was included along with all Manistee County communities in the award winning 2016 Manistee County-Wide Park and Recreation Plan. The Village plan meets the DNR 5-year plan requirements and is approved through 2022.

Section 5: Issues of Greater than Local Concern

Section 5.1: Regional Prosperity Initiative & Networks Northwest

The State of Michigan Legislature in 2014 approved the process for the Regional Prosperity Initiative. The initiative, a voluntary grant process, is meant to encourage local private, public and non-profit partners to create vibrant regional economies. In order to be eligible for grants through the initiative, partnerships must be made with business, non-profit and local/regional economic development organizations. Copemish Village is contained within the Northwest Prosperity Region, along with the whole of Manistee County and the other nine counties comprising Northwest Michigan. The initiative is led by Networks Northwest for our prosperity region and inclusion of Networks Northwest as a lead agency or review agency for local plans will help to solidify the Village as a partner in regional processes moving forward.

Section 5.2: Regional Economy & Placemaking

The changing global economy has had lasting impacts on the once strong manufacturing economy of Michigan. This has had ripple effects across the State and has changed viewpoints on directing economic development activities and broadened the definition of economic development. Manistee County as a partner in the Stronger Economies Together (SET) program which was led by USDA Rural Development, worked collaboratively with our neighboring counties to drill down to determine and target specific industrial sectors which are currently displaying growth and projected to continue that growth into the future. The program draws from a regional approach that supports strengthening economies by working together. The program determined that the region has untapped potential to grow, expand and attract businesses in the Energy (Renewable & Fossil), Advanced Materials, Agribusinesses, Food Processing and Technology Jobs. The Village can support these industries as a bedroom community as it is positioned in a great location that caters to “place”.

“Placemaking” is a term being utilized in the planning and economic development fields that refers to the creation of a “place” that is inviting to the population. The place can refer to parks, commercial corridors, neighborhoods and any other aspect of a community that invites residents and visitors to spend time in that location as it is enjoyable and comforting. The Village of Copemish is located in an area that can cater to placemaking. The abundant publicly accessible natural resources, proximity to Traverse City, Cadillac and Crystal Mountain allow for the community to cater to enthusiasts that enjoy these assets. Improving access, promoting existing assets and building the communities character around these assets will help the community develop their “place”.

Section 5.2: Watersheds

Watershed planning is an effort to evaluate, educate and develop policy within the context of a regional watershed. Most watersheds contain several units of government. The flow of water doesn't respect individual jurisdictional boundaries, thus planning at a watershed level seeks to create cohesive policy amongst several units of government that are linked due to their locations within a single watershed.. The Greater Bear Watershed Plan was developed in 2013 through leadership and cooperation of the Bear lake Watershed Alliance and the Bear Creek Watershed Council. The purpose of the plan is to “guide and inform the integration of future activities in the watershed to protect and enhance the valuable natural resources essential to the quality of life and economic well-being of residents of the area.” The Village is at the head of the Greater Bear watershed, and should embrace it's role as a steward for water quality as it leaves lasting impacts on waters as they flow from First Creek downstream towards Lake Michigan, passing through many local units of government.

Section 5.4: Regional Cooperation & Joint Planning

The Village of Copemish was a partner in the 2016 Manistee County-Wide Park and Recreation Plan. This example of regional cooperation and collaboration has led to continued partnership with other local units of government as a member of the County-Wide Trail Committee. Regional cooperation for recreation provides many benefits including shared responsibilities for funding of recreation improvements and shared maintenance costs, which proves to be a fiscally responsible method of managing these assets.

Beyond recreation, regional cooperation for land use planning is essential in today's age. Demographic data on commuter patterns for the Village display that much of the population works in other communities, often with a commute of 30 minutes or more. The position of the Village along M-115 provides a rather direct route to a couple of adjacent communities and allows for visitors to access the Village and surrounding natural resources rather easily. Land use planning in conjunction with adjacent jurisdictions allows for more thorough regional planning and allows for the communities to grow together and compliment one another's assets. The State of Michigan allows for joint planning of two or more local units of government through joint planning enabling legislation. It would be beneficial to both the Village of Copemish and Cleon Township to have a discussion concerning the formation of a joint planning commission. The connection of land uses, residents and emergency services is established and, planning cohesively together would benefit the Village and Township through decreased costs borne from the sharing resources.

Please view the
“Copemish Village Master Plan Land Use Policy Poster”
for the Remainder of the Planning Document

The poster contains the following sections:

- Section 6: Existing Land Use Analysis**
- Section 7: Land Use Objectives & Actions**
- Section 8: Future Land Use Plan**
- Section 9: M-115 Highway Land Use Focus**
- Section 10: Zoning Plan & Matrix**