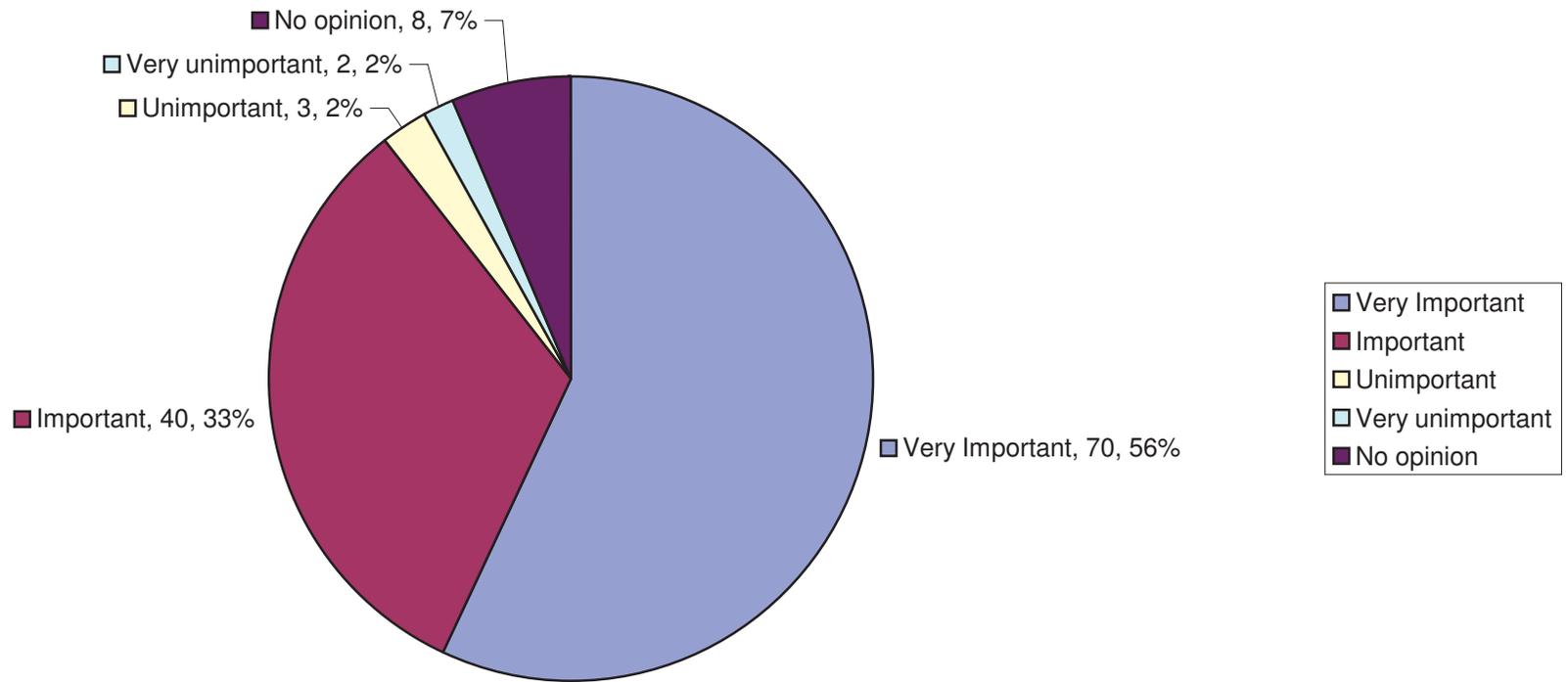
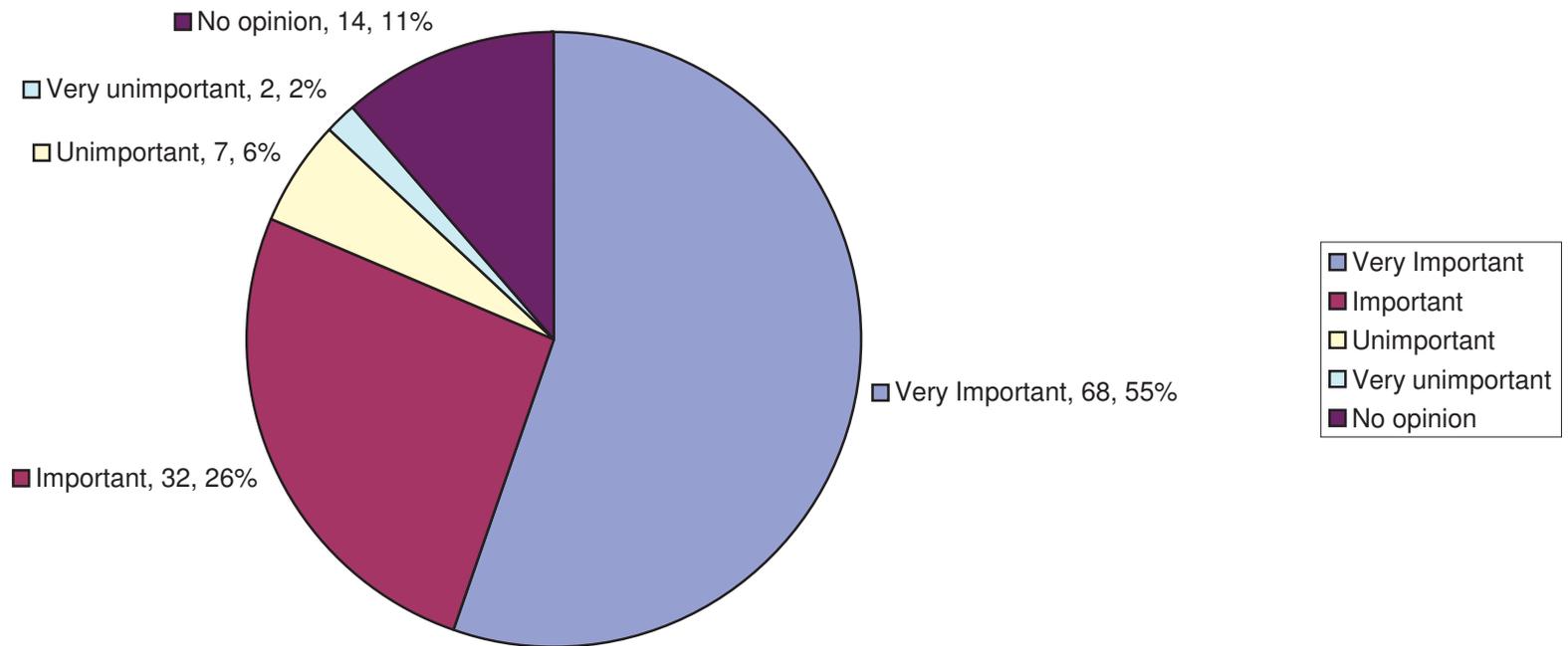


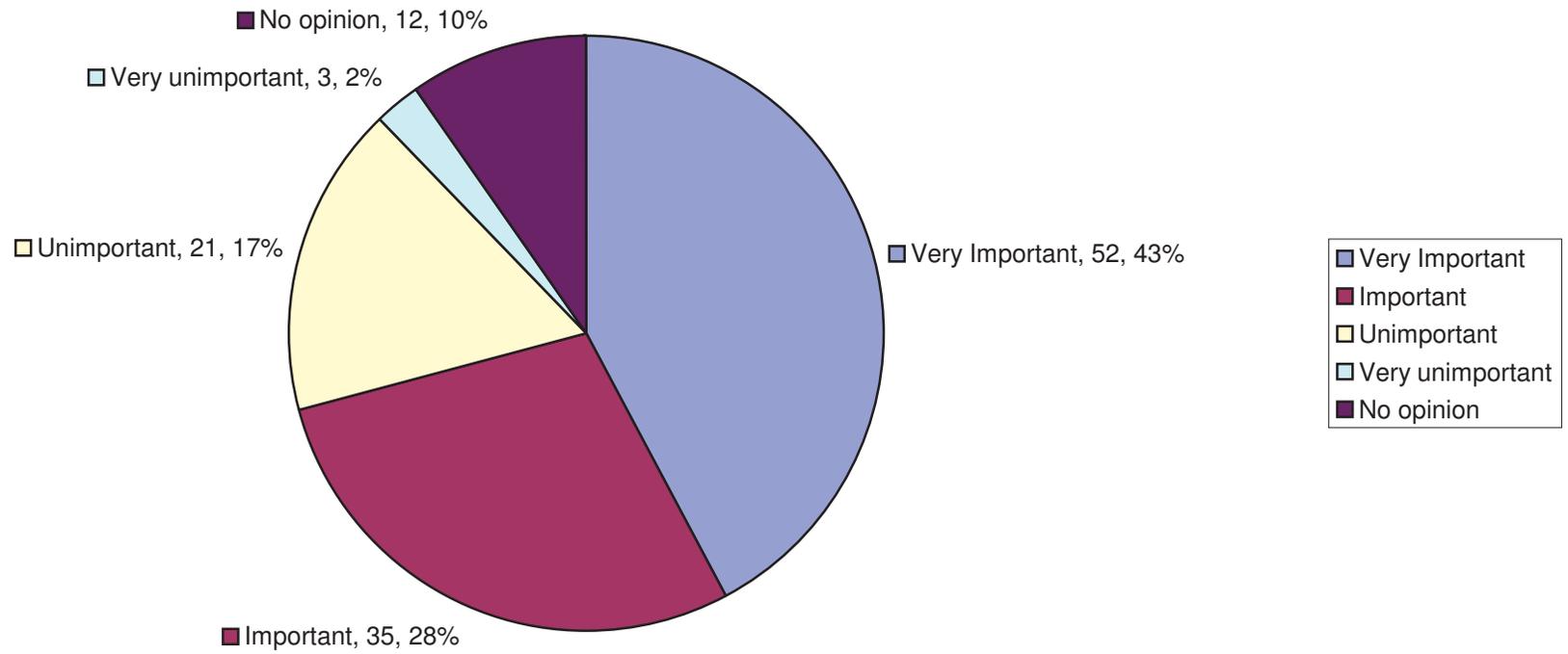
What level of importance do you place on Quality of housing and neighborhoods?



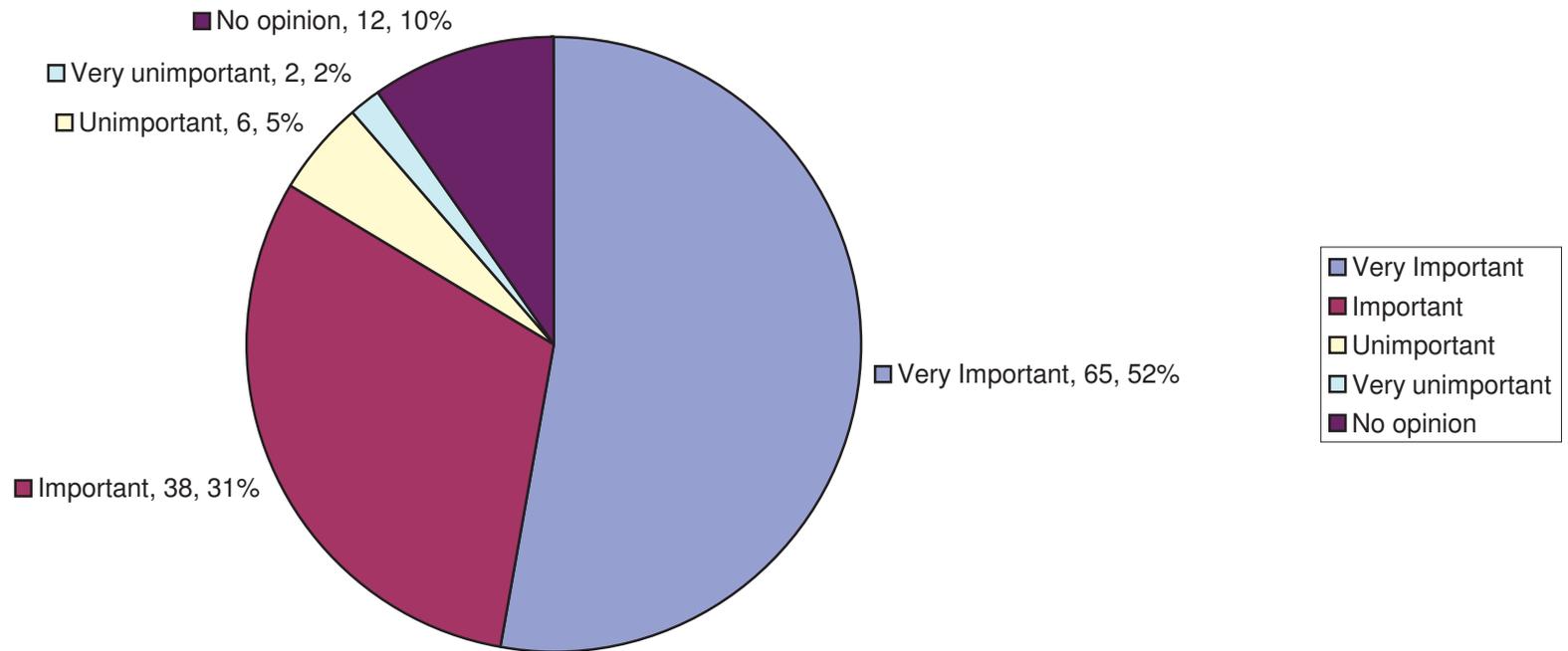
What level of importance do you place on Quality of the public school district?



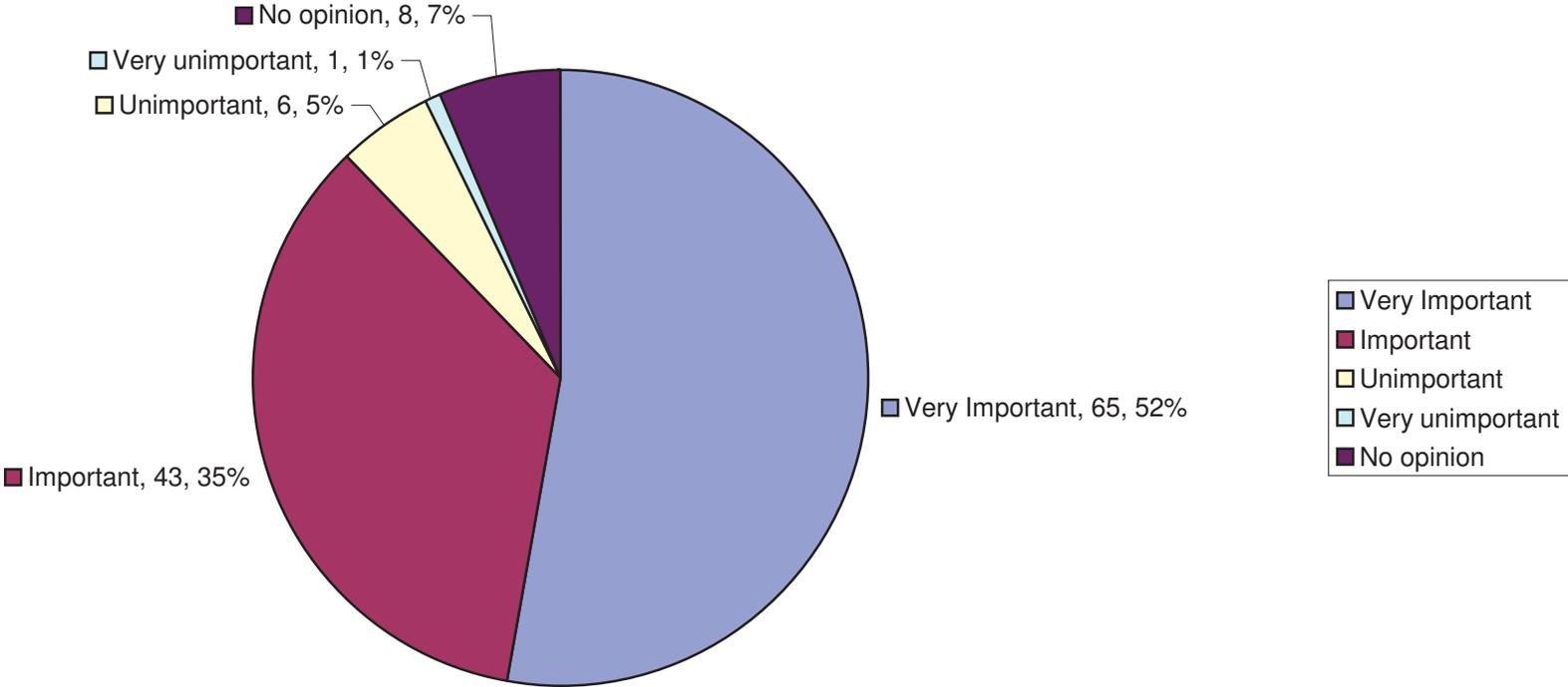
What level of importance do you place on Small-town atmosphere?



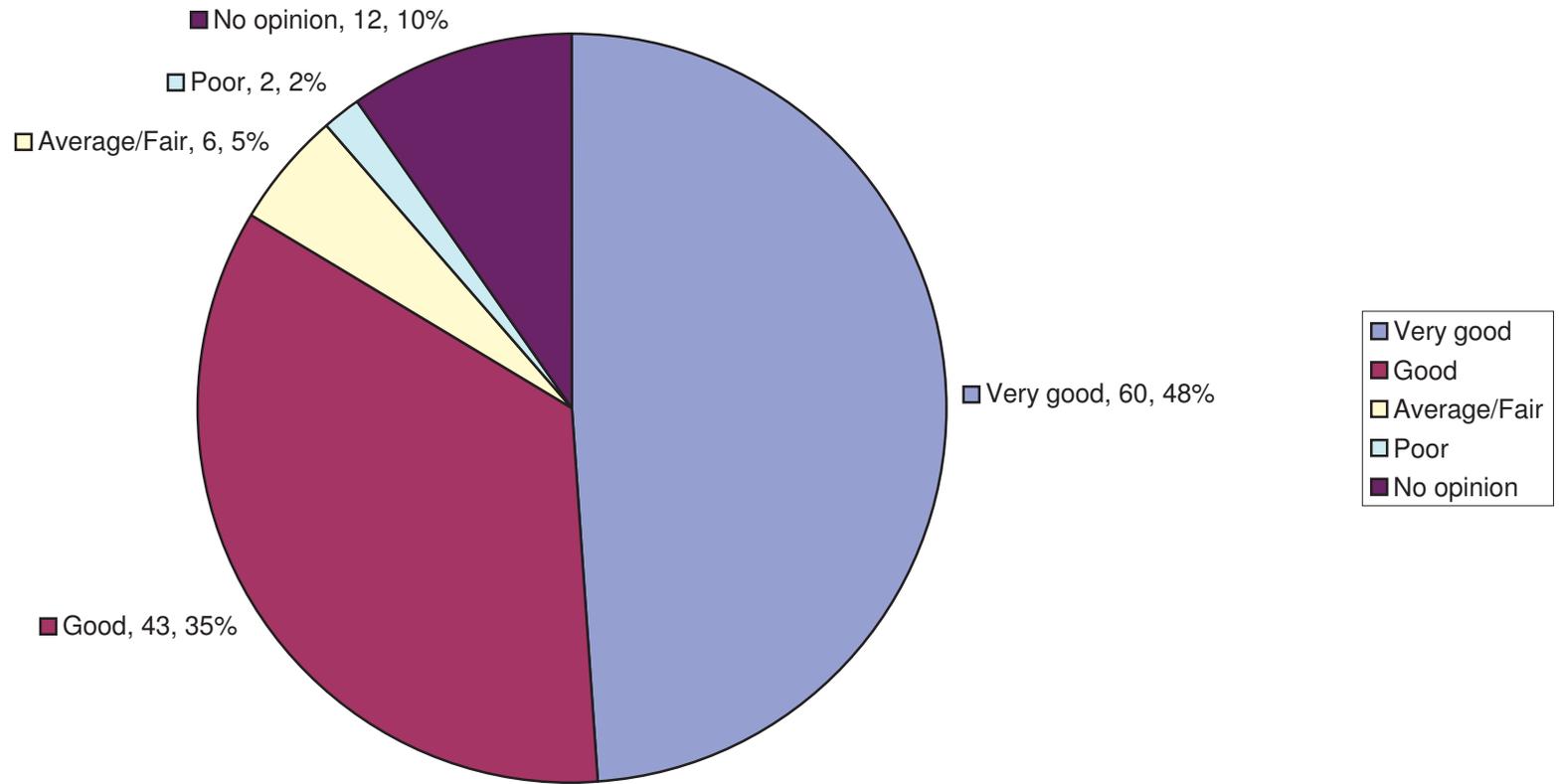
What level of importance do you place on Stability of home values?



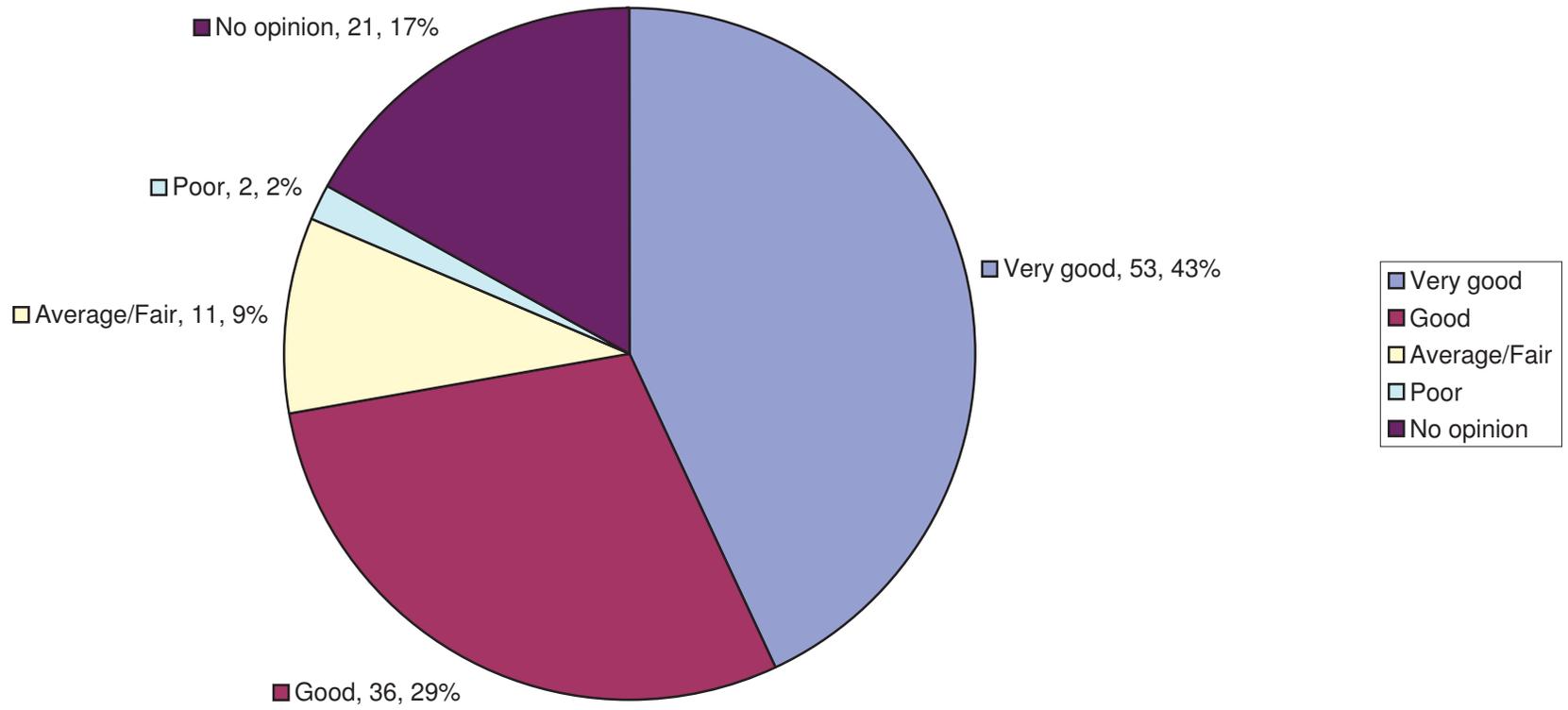
What level of importance do you place on Walkability of the City?



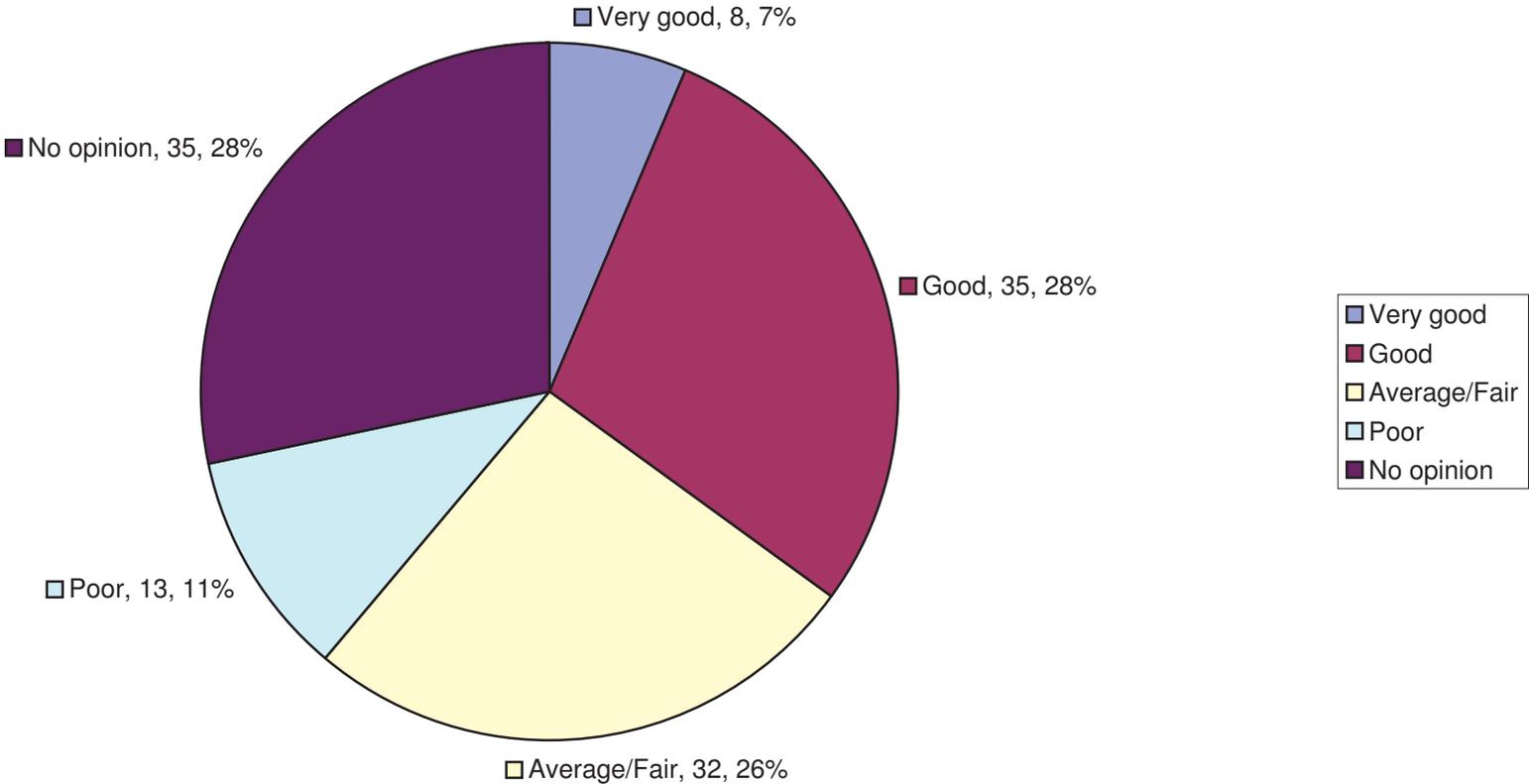
Rate Police protection / Fire protection / EMS service



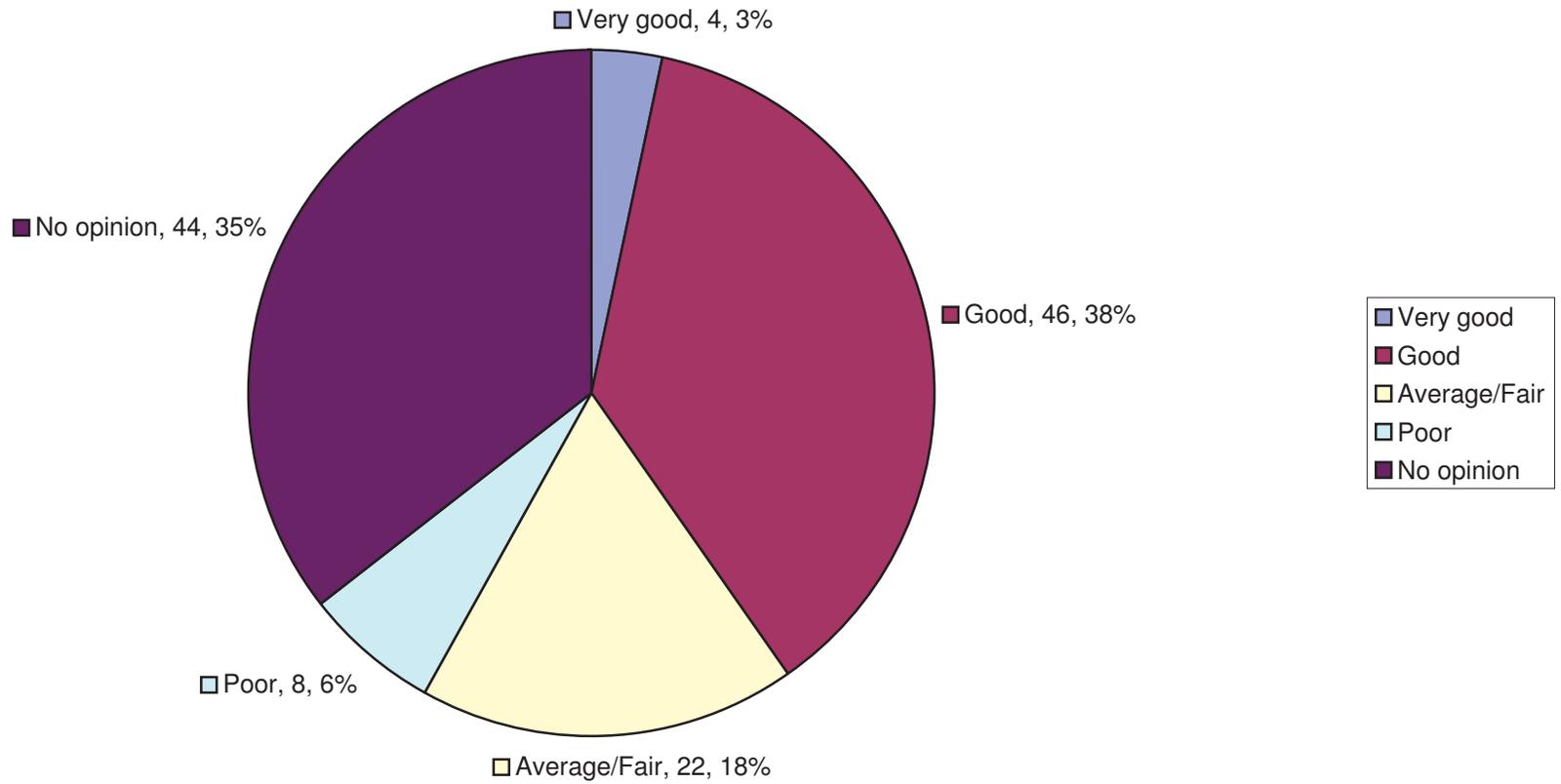
Rate Garbage and Recycling removal / yard waste removal / snow removal



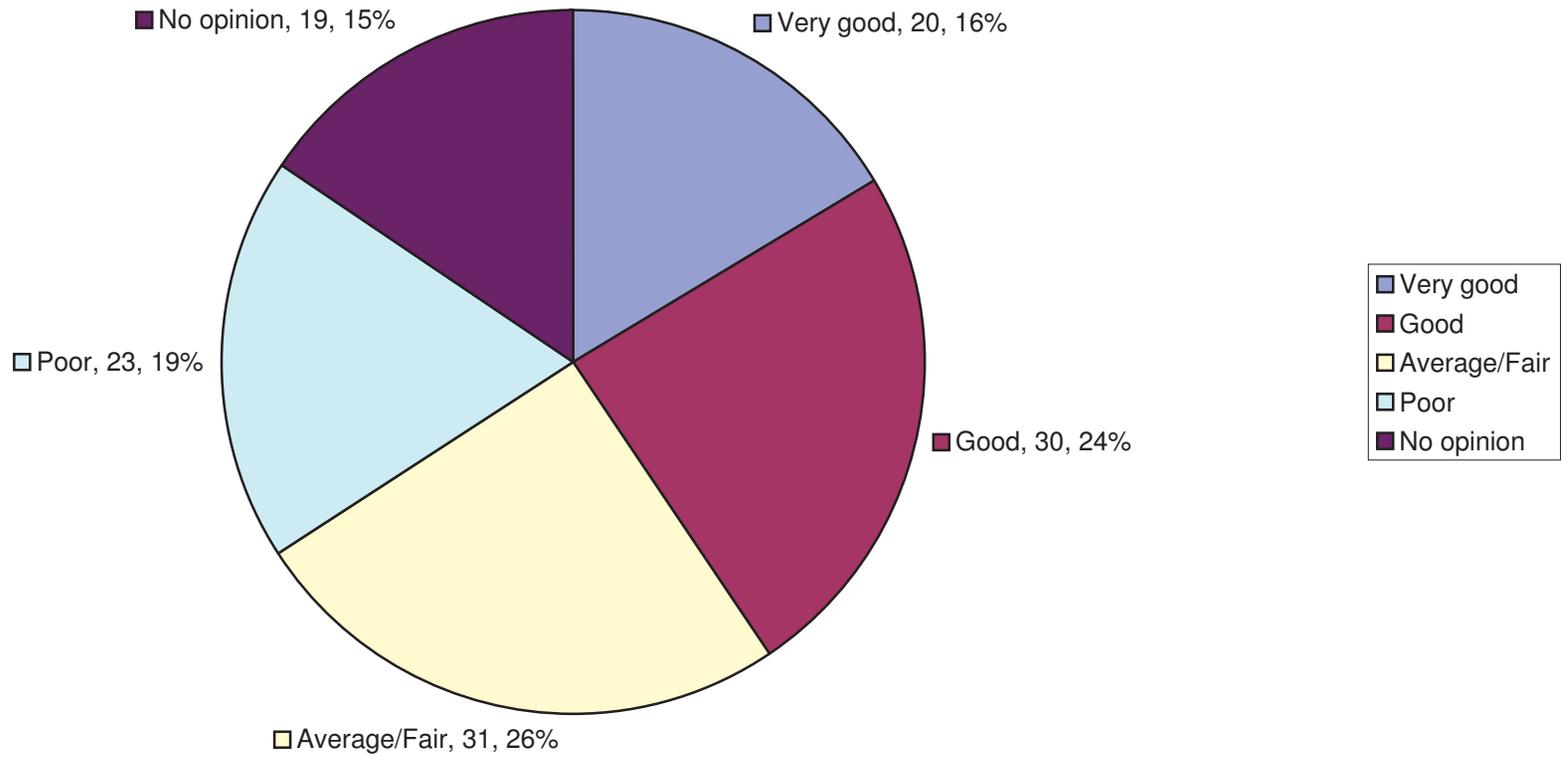
Rate Access to public transit



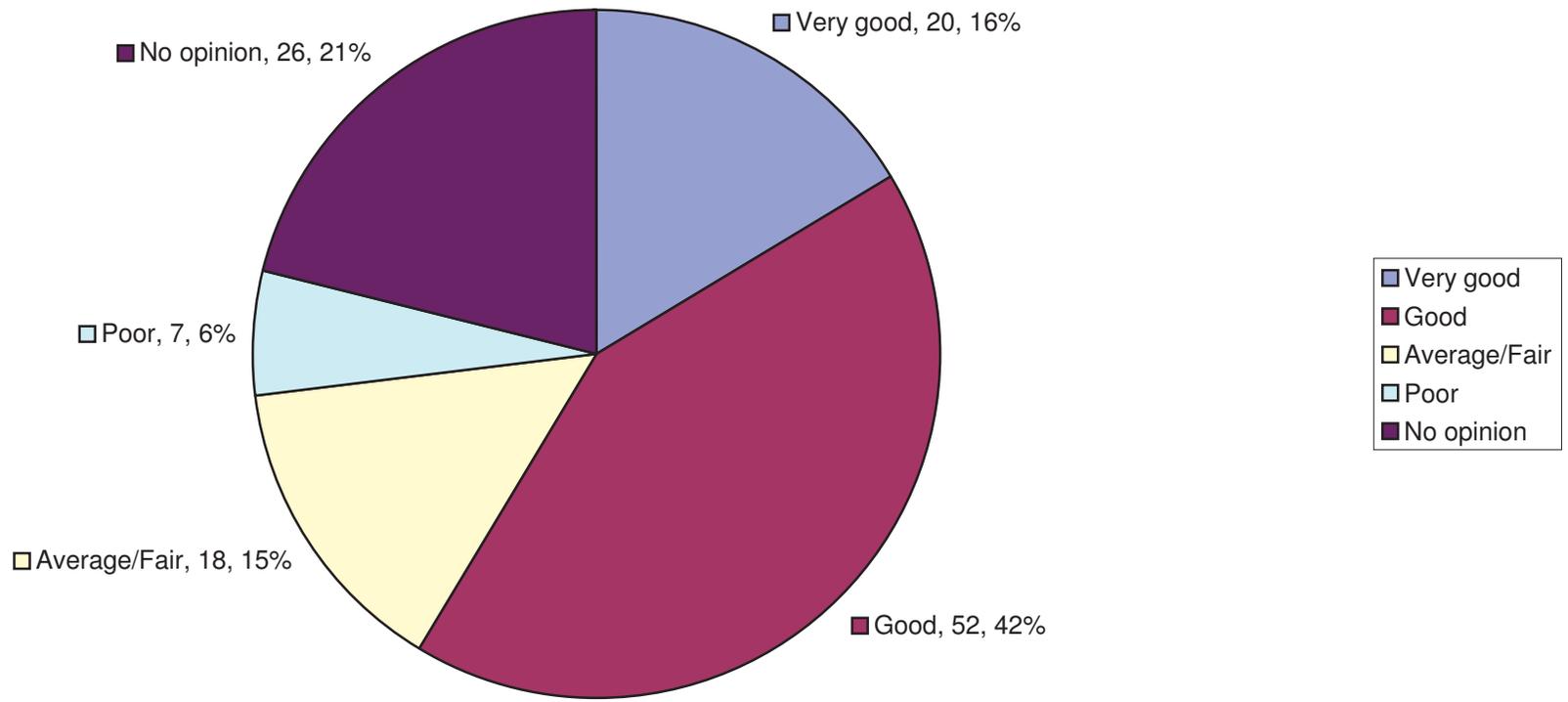
Rate Handicap accessibility



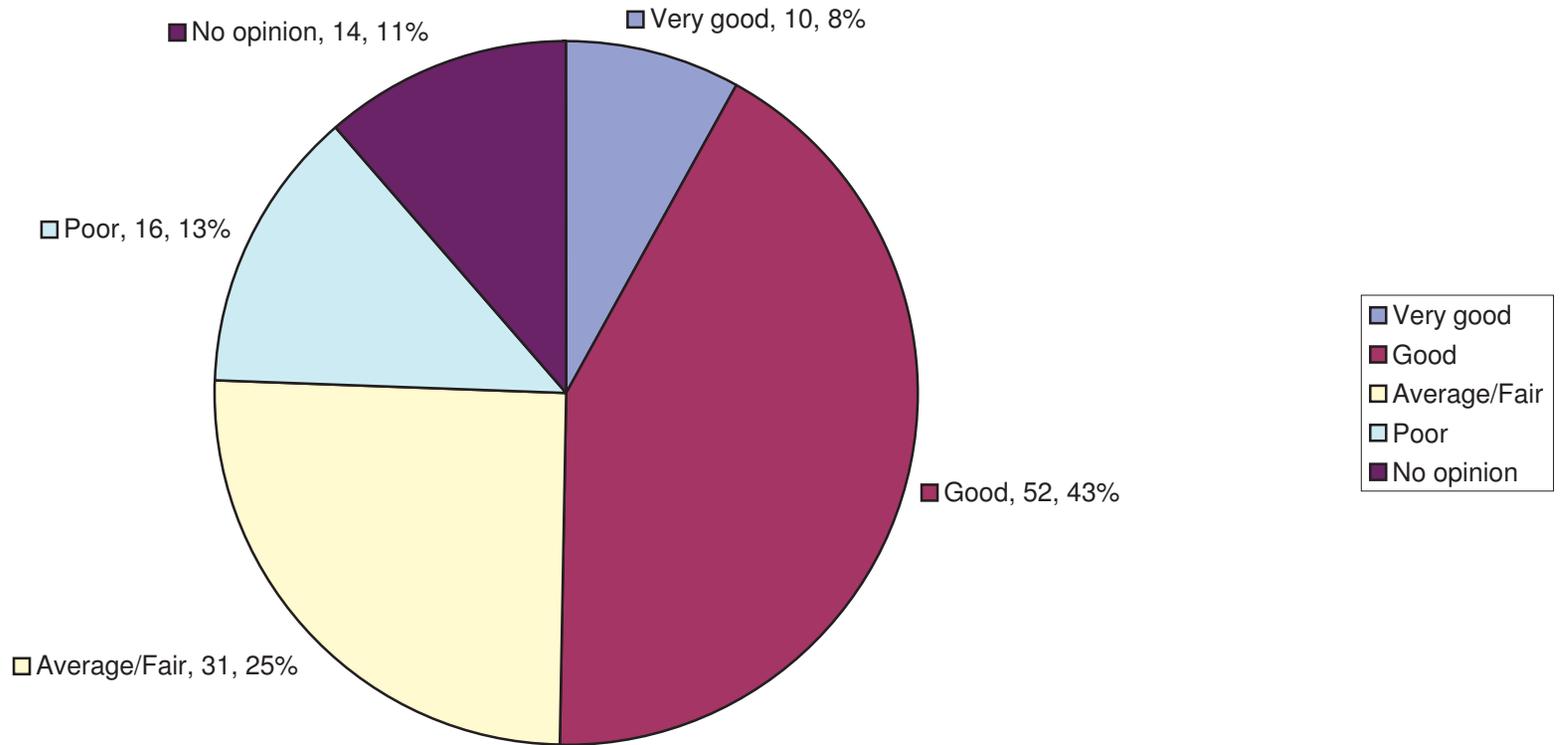
Rate Public library / schools



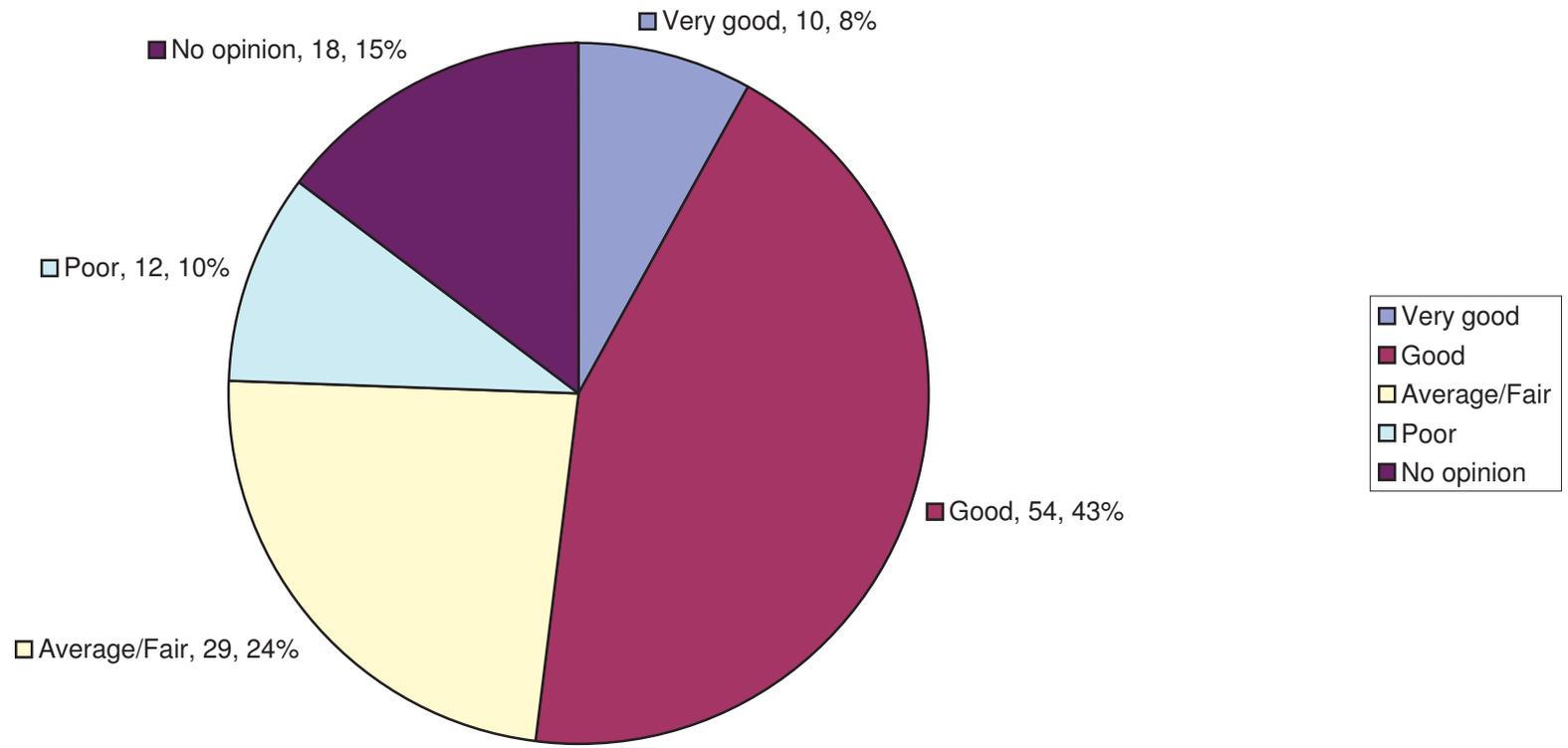
Rate Storm sewers / flood management



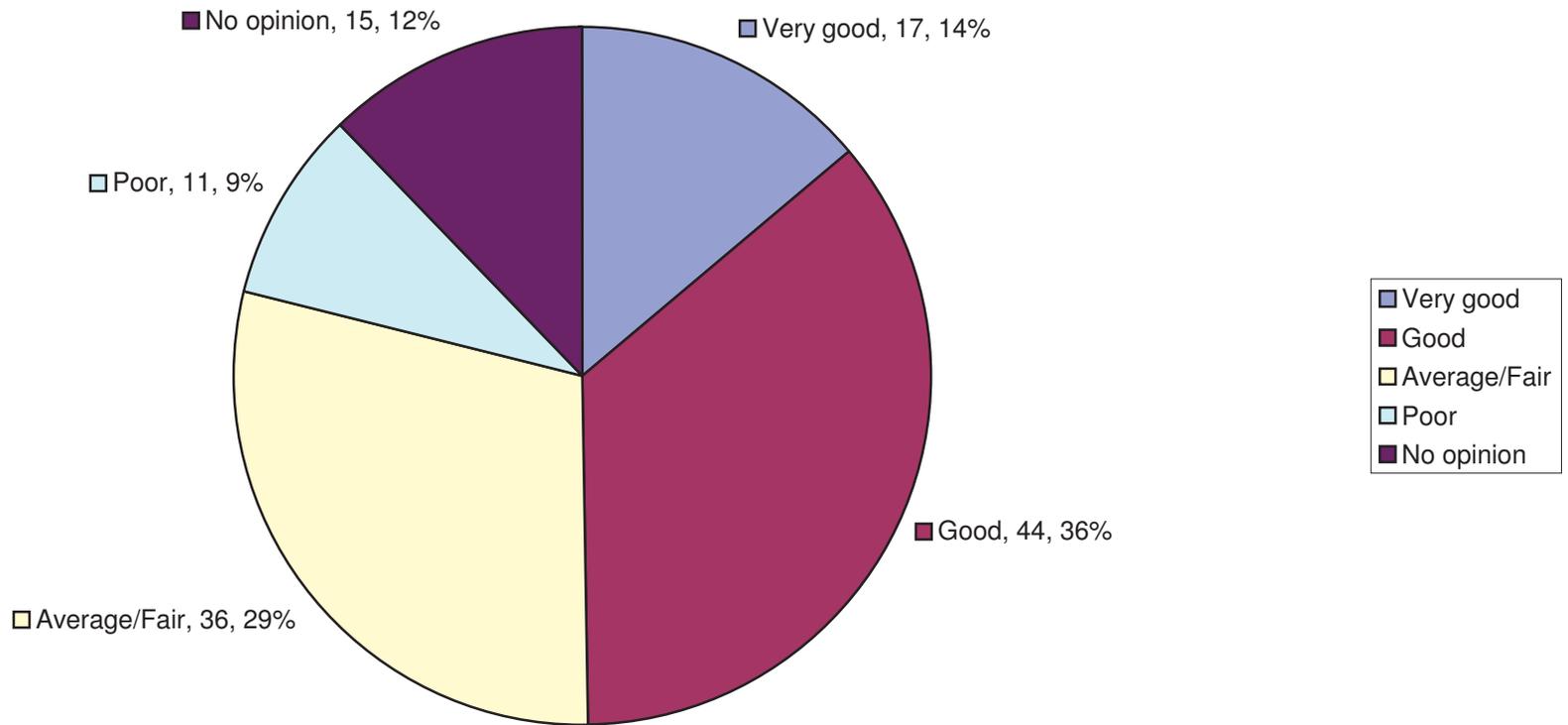
Rate Traffic management on major streets



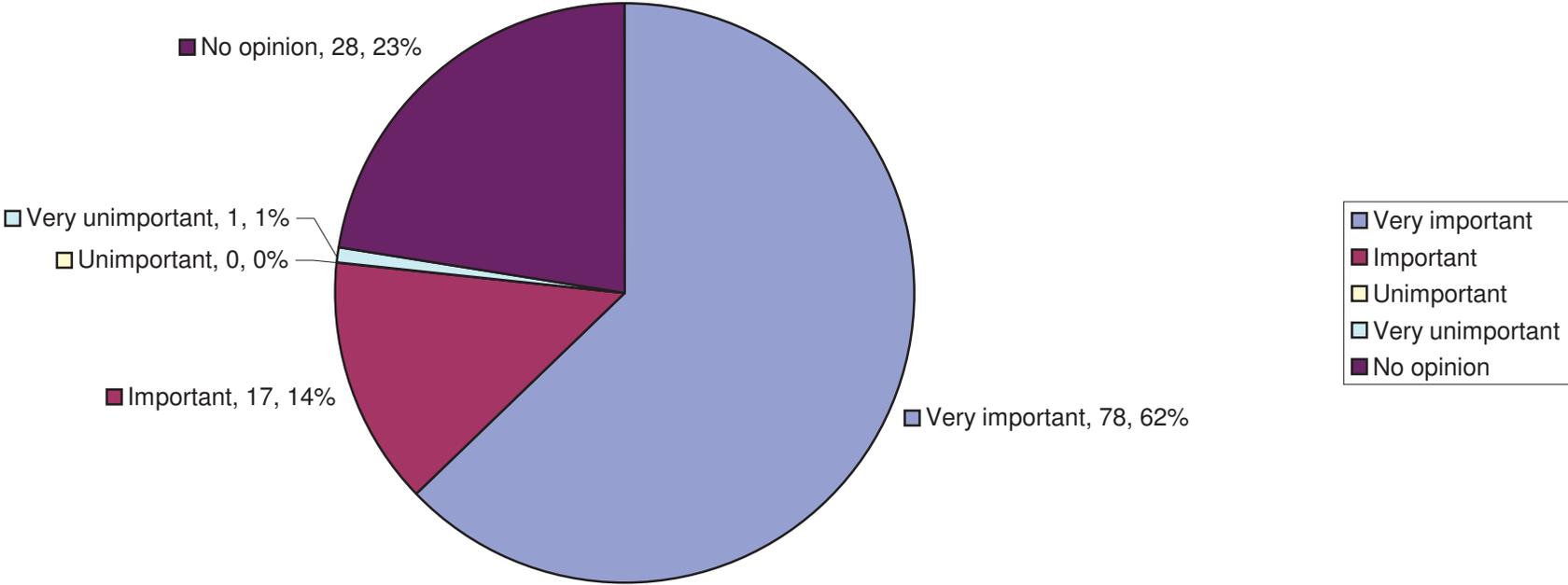
Rate Traffic management on residential streets



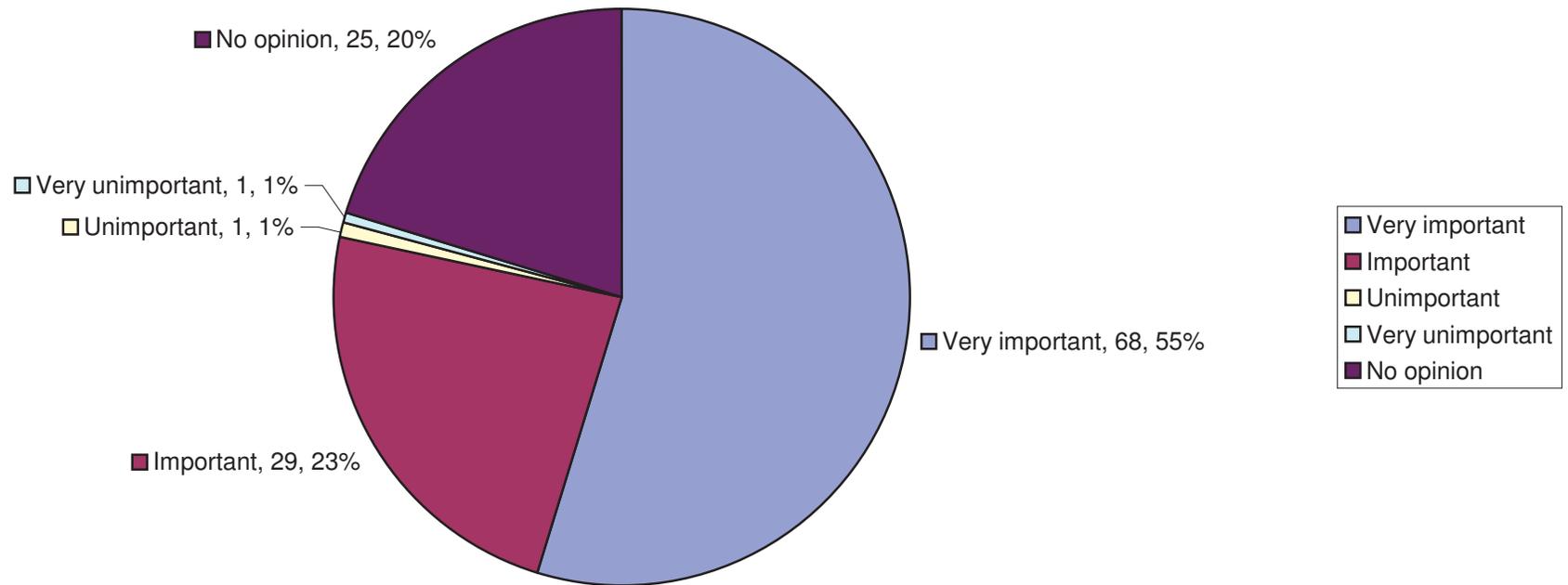
Rate Public parks



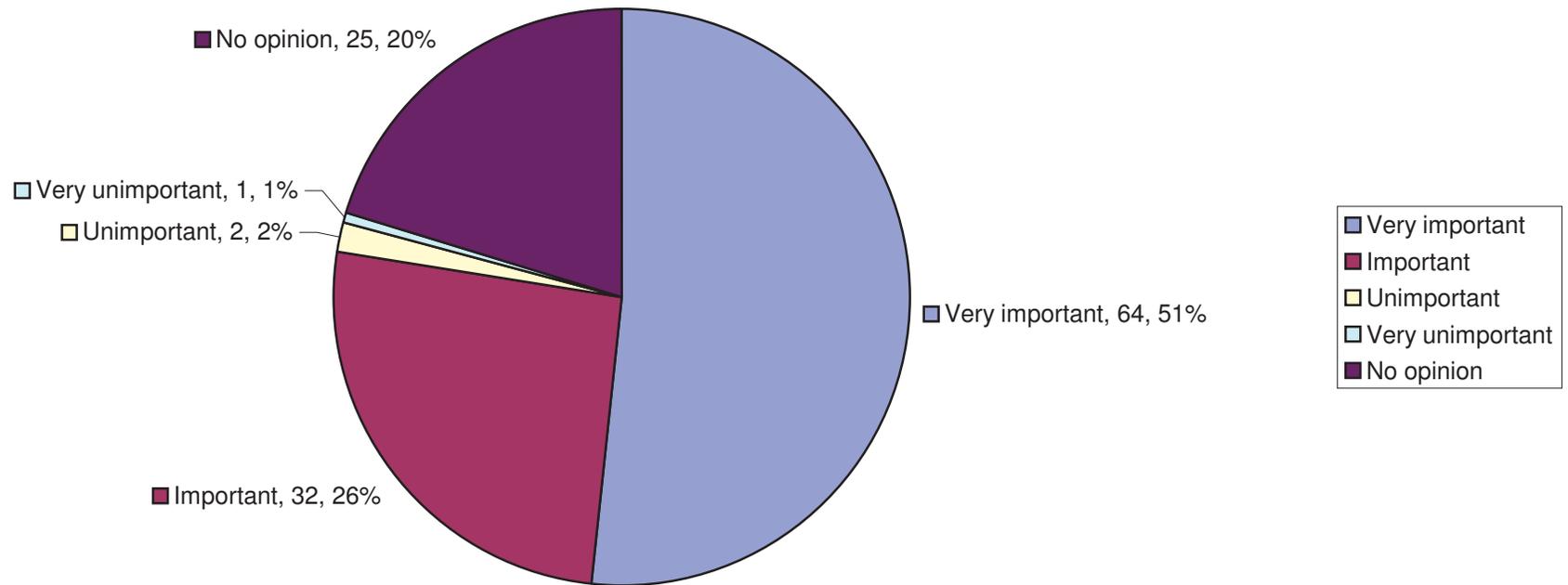
Rate the condition of your house / apartment complex



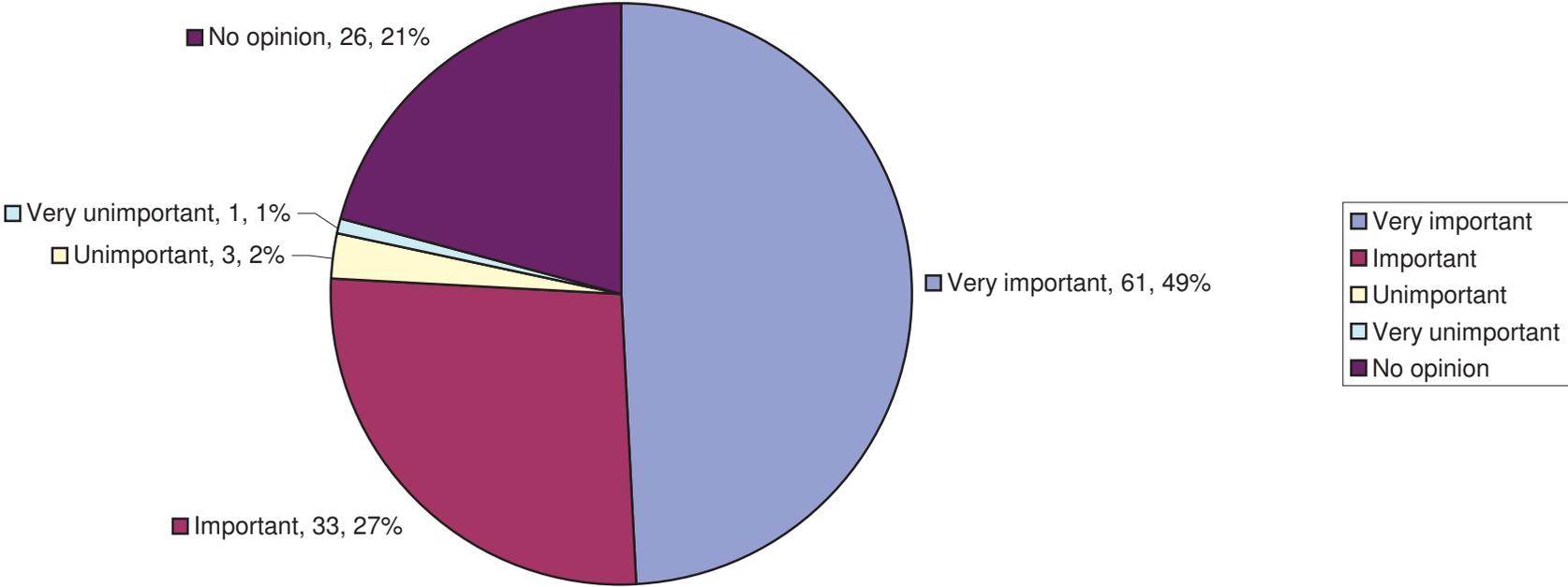
Rate the condition of surrounding dwellings



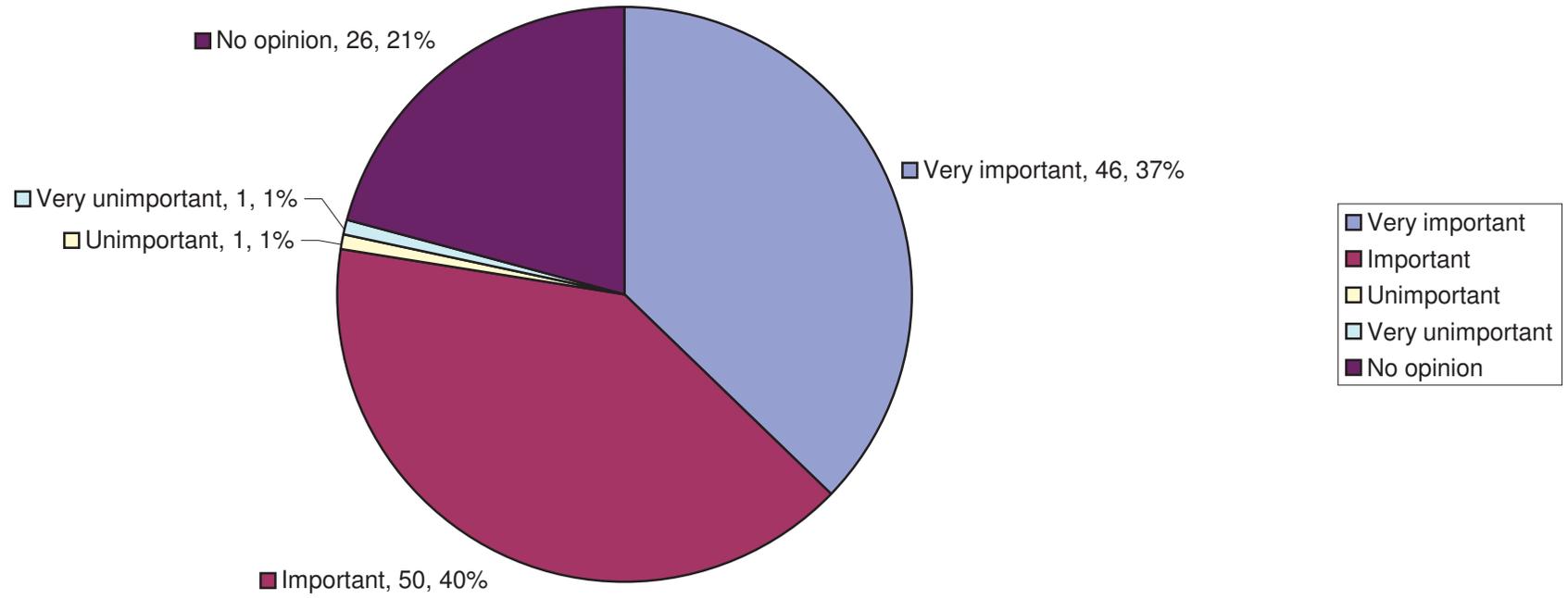
Rate the overall appearance of the neighborhood



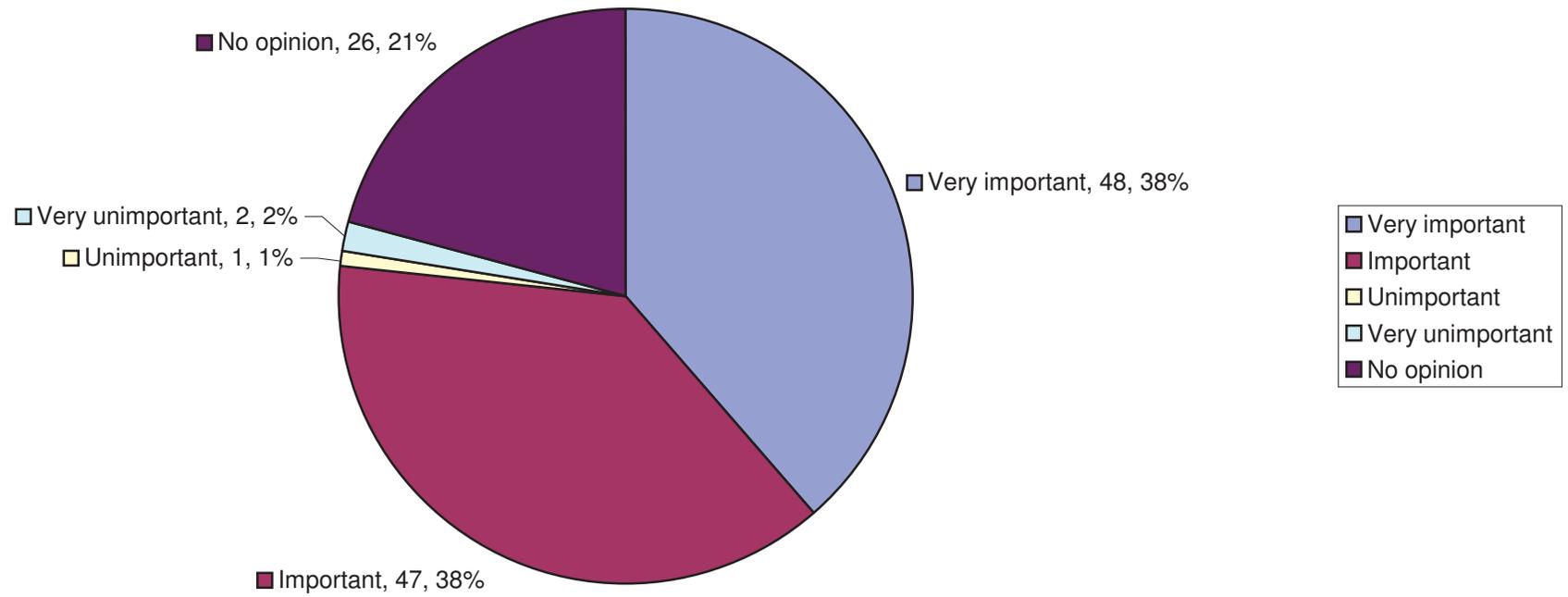
Rate Housing Values



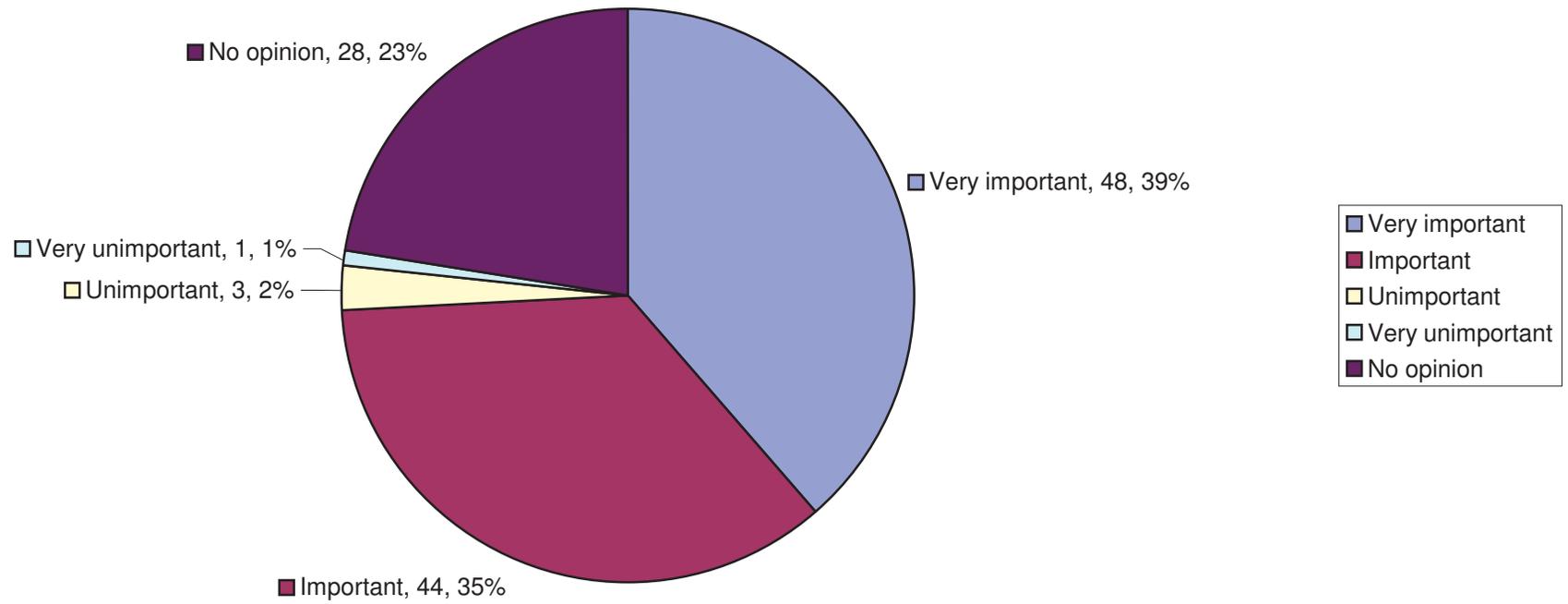
Rate the condition of roads



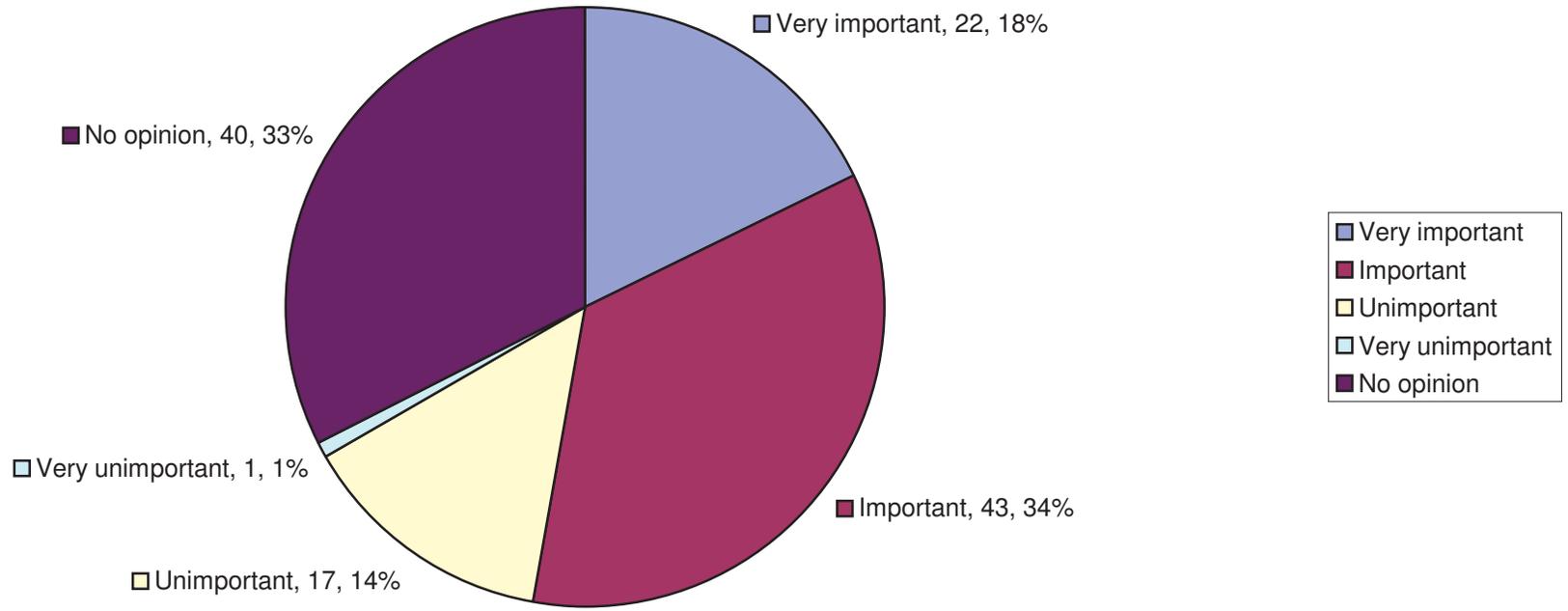
Rate the condition of sidewalks



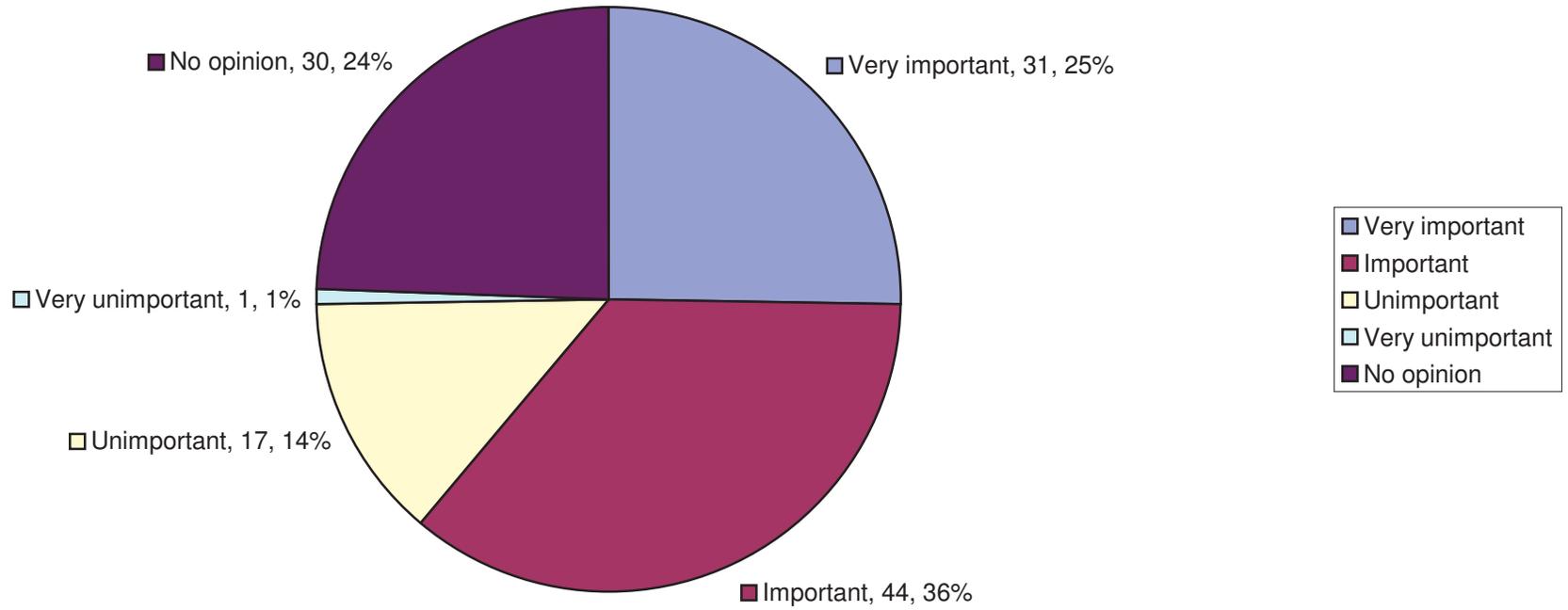
Rate the condition of street lighting



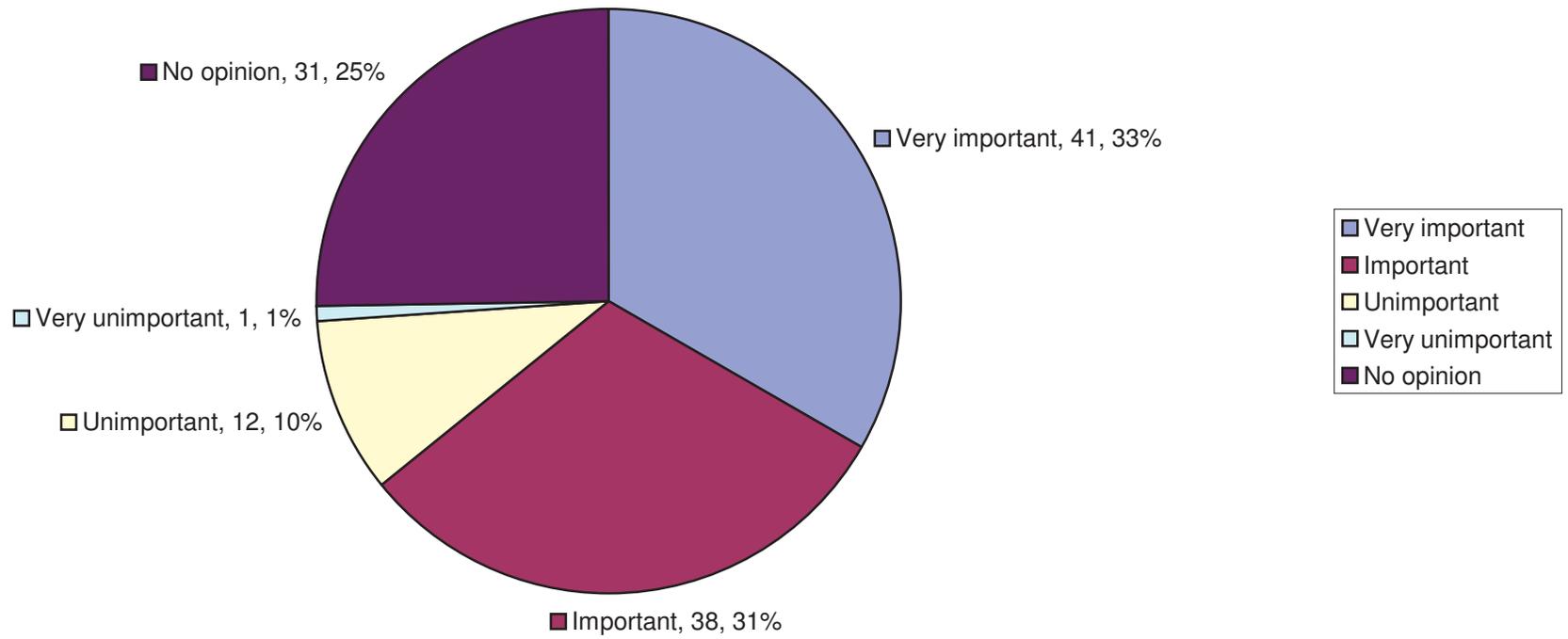
Rate the availability of handicap amenities



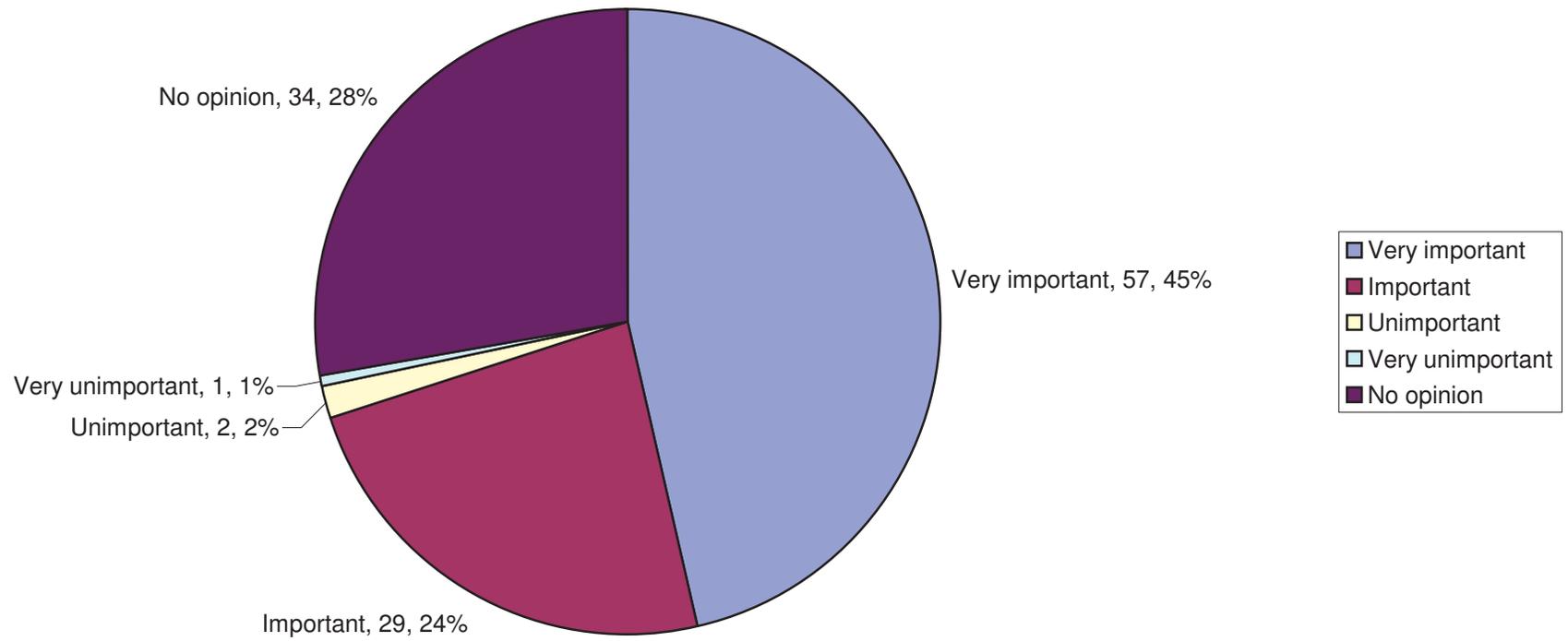
Rate the walkability of schools and parks



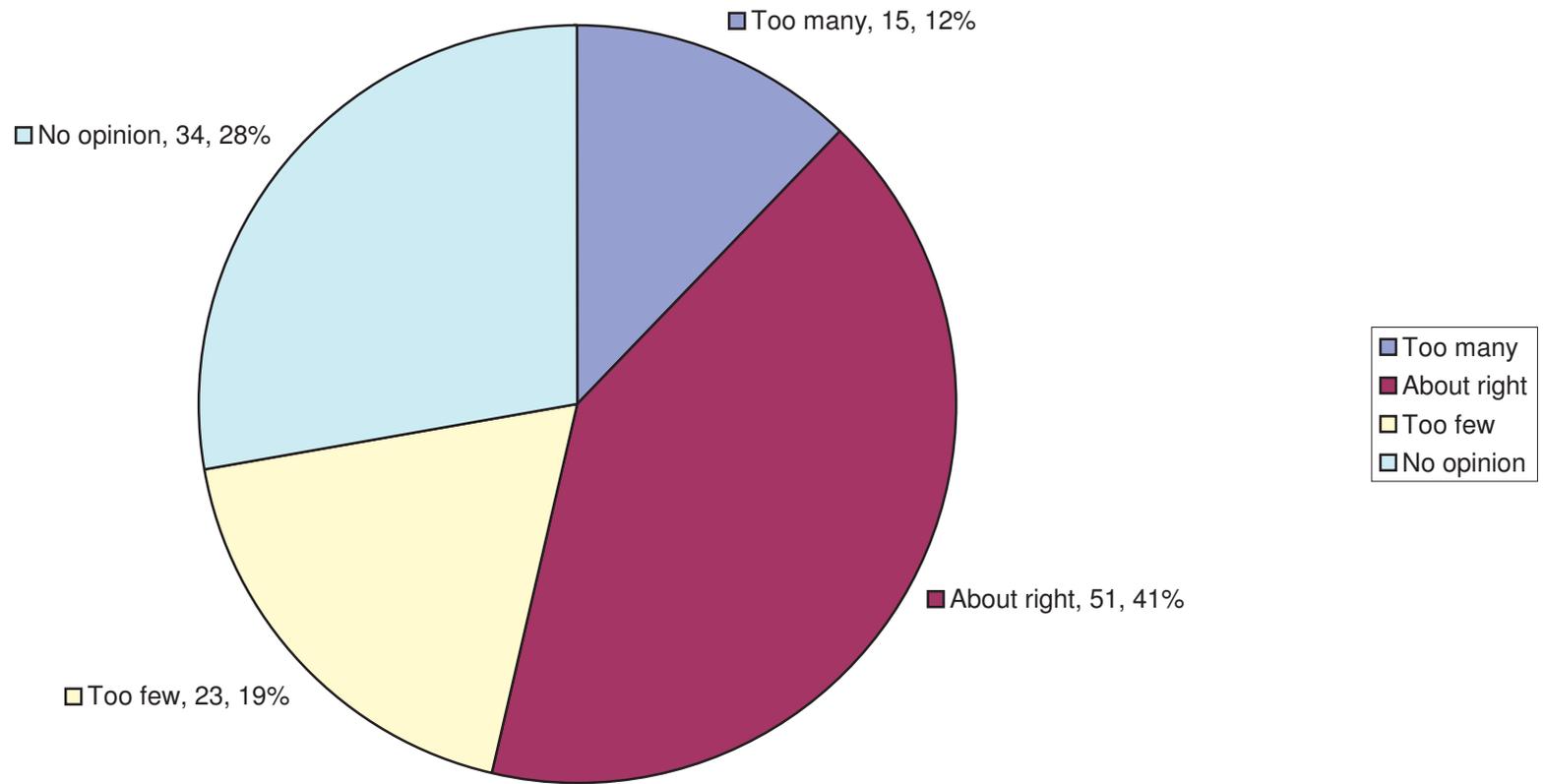
Rate the walkability to downtown



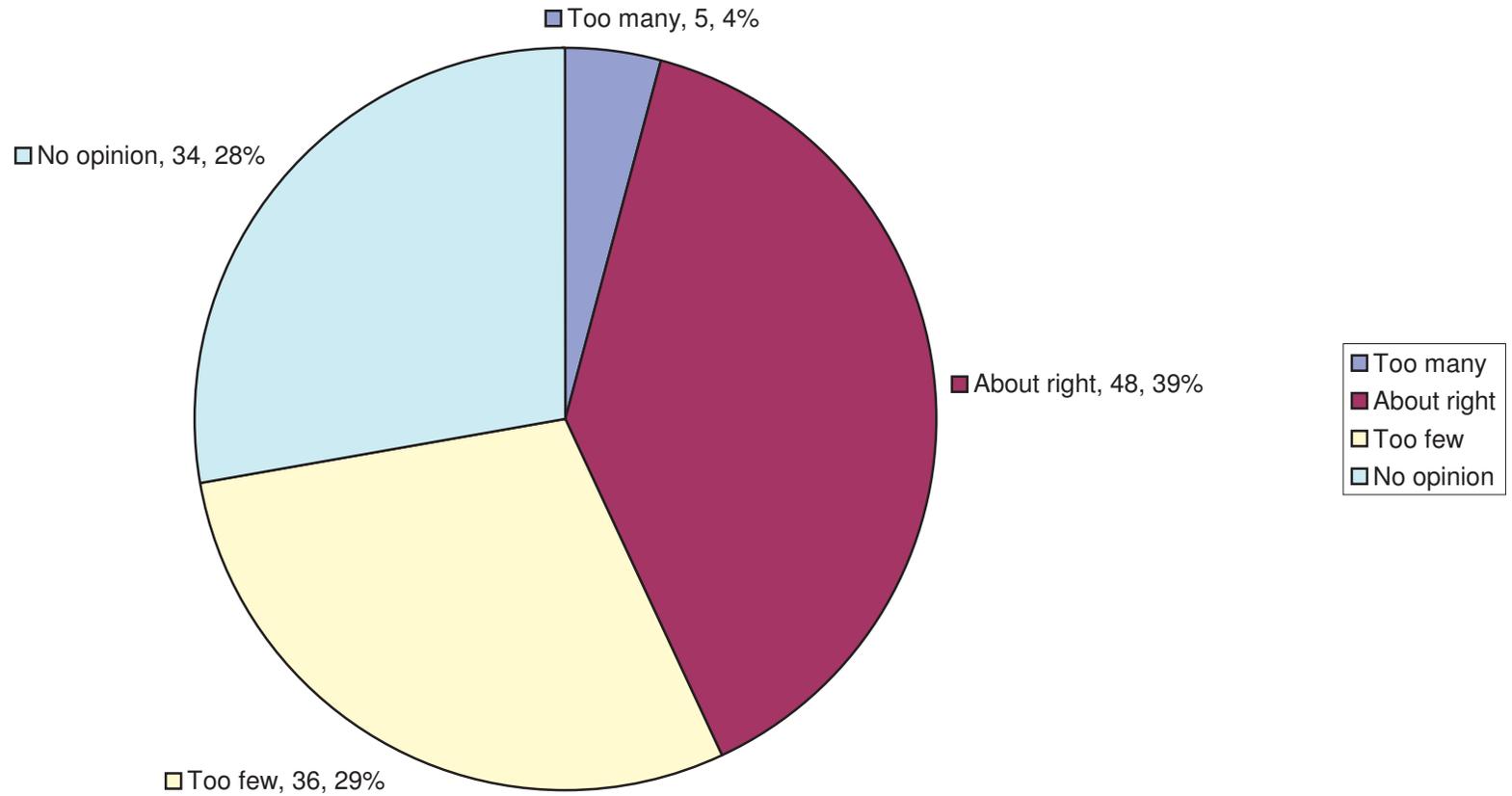
Rate the condition of surrounding non-residential properties



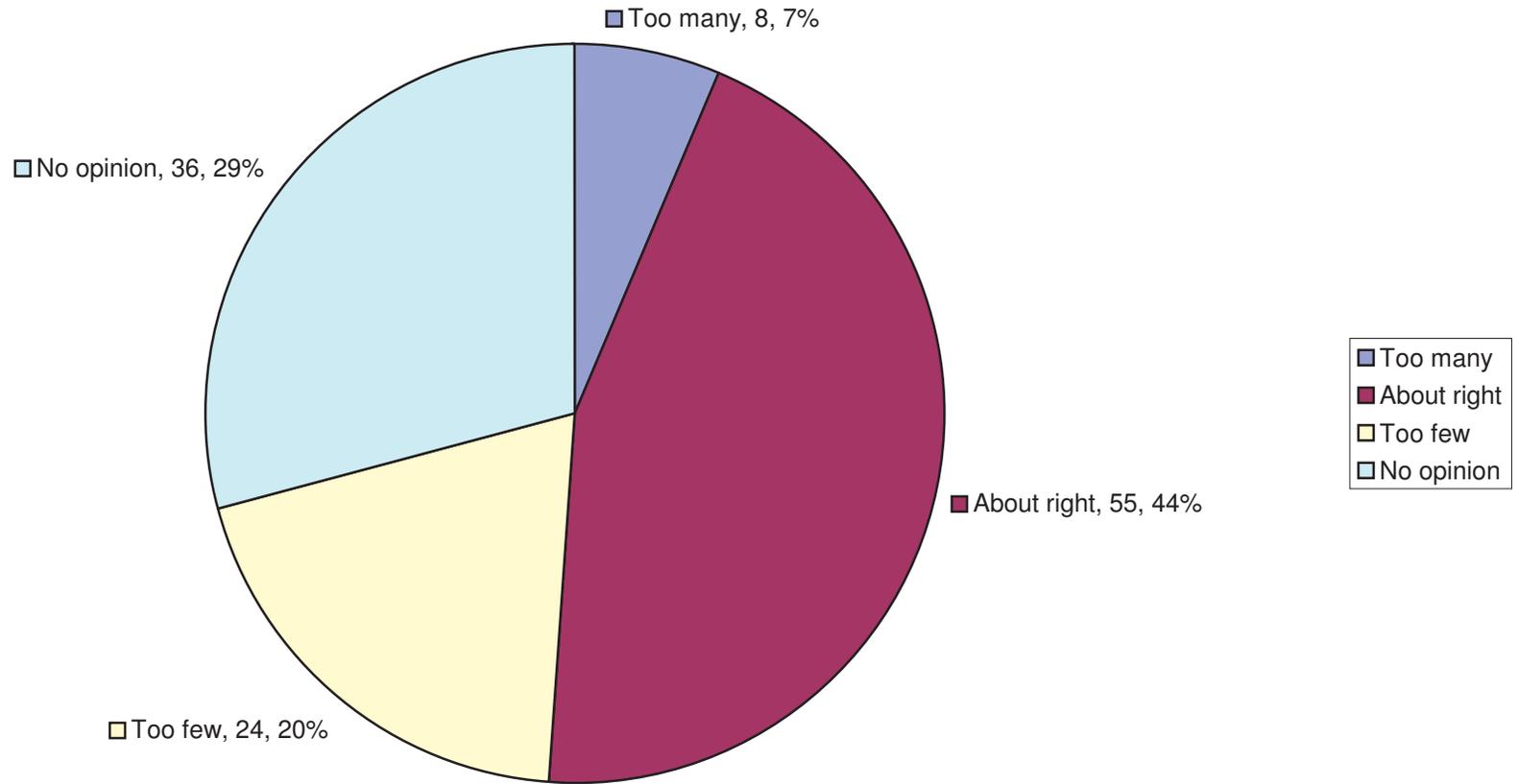
Rate the current supply of housing options - Housing for First-Time Home Buyers



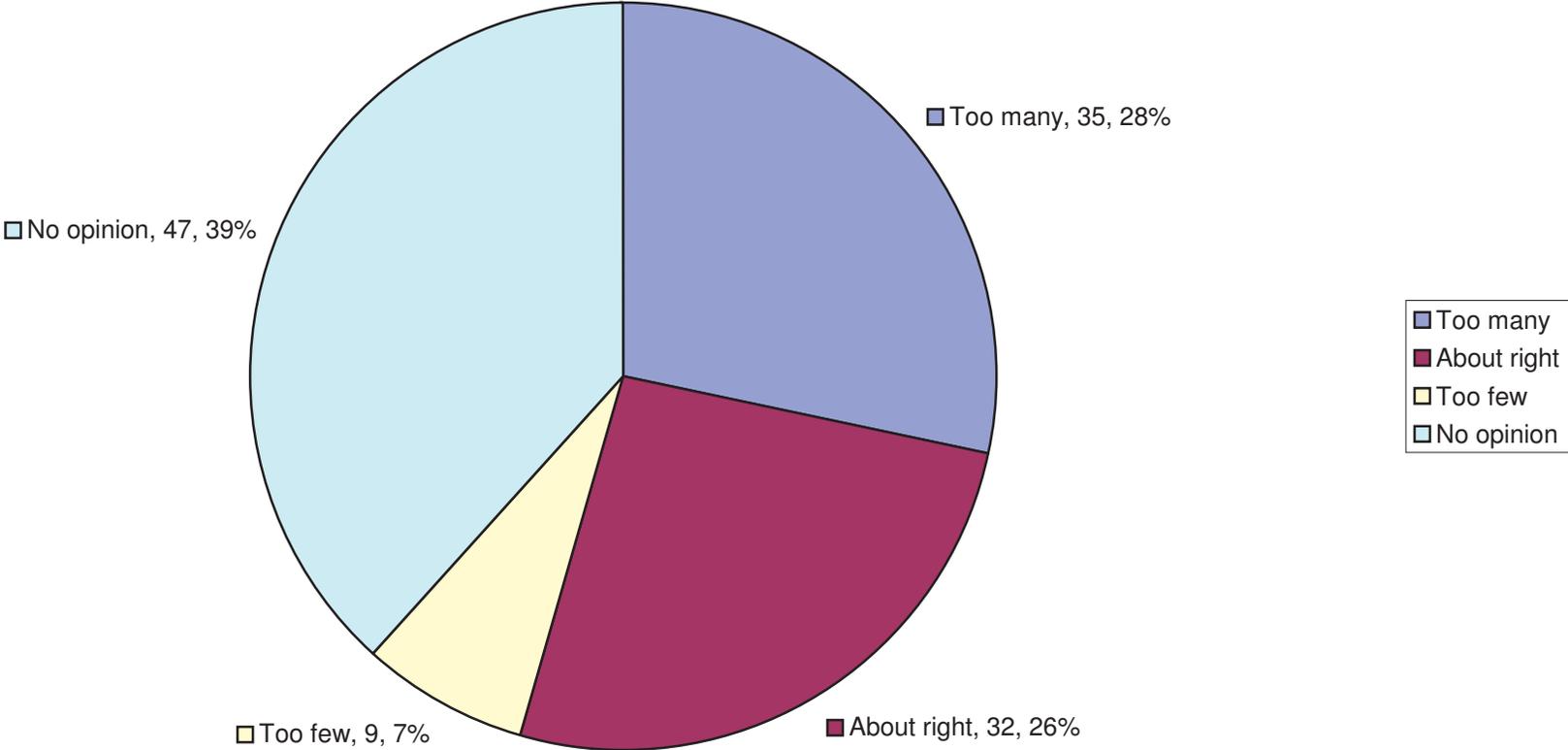
Rate the current supply of housing options - Housing that attracts young people



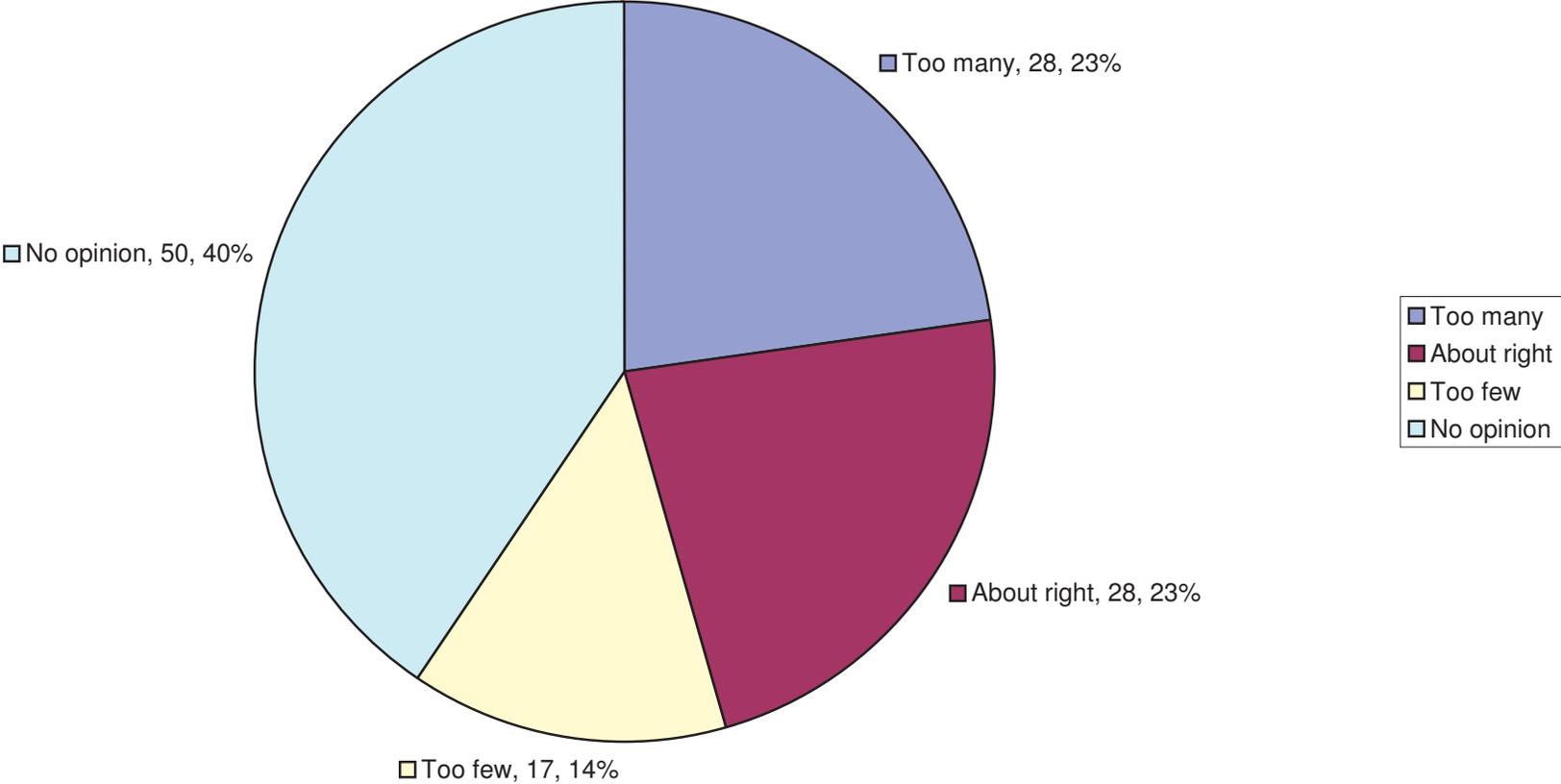
Rate the current supply of housing options - Affordable Rental Apartments



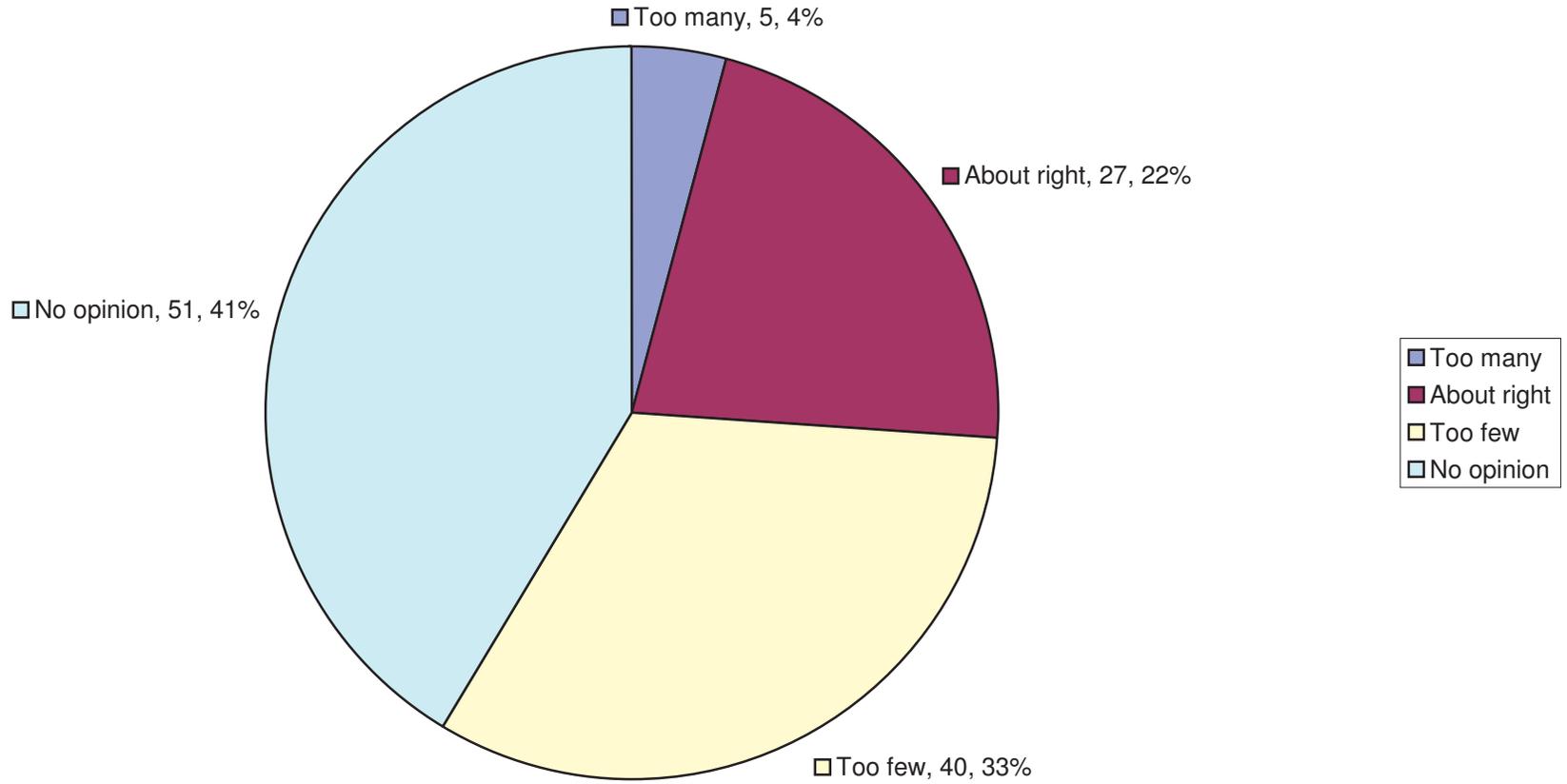
Rate the current supply of housing options - Market-Rate Rental Apartments



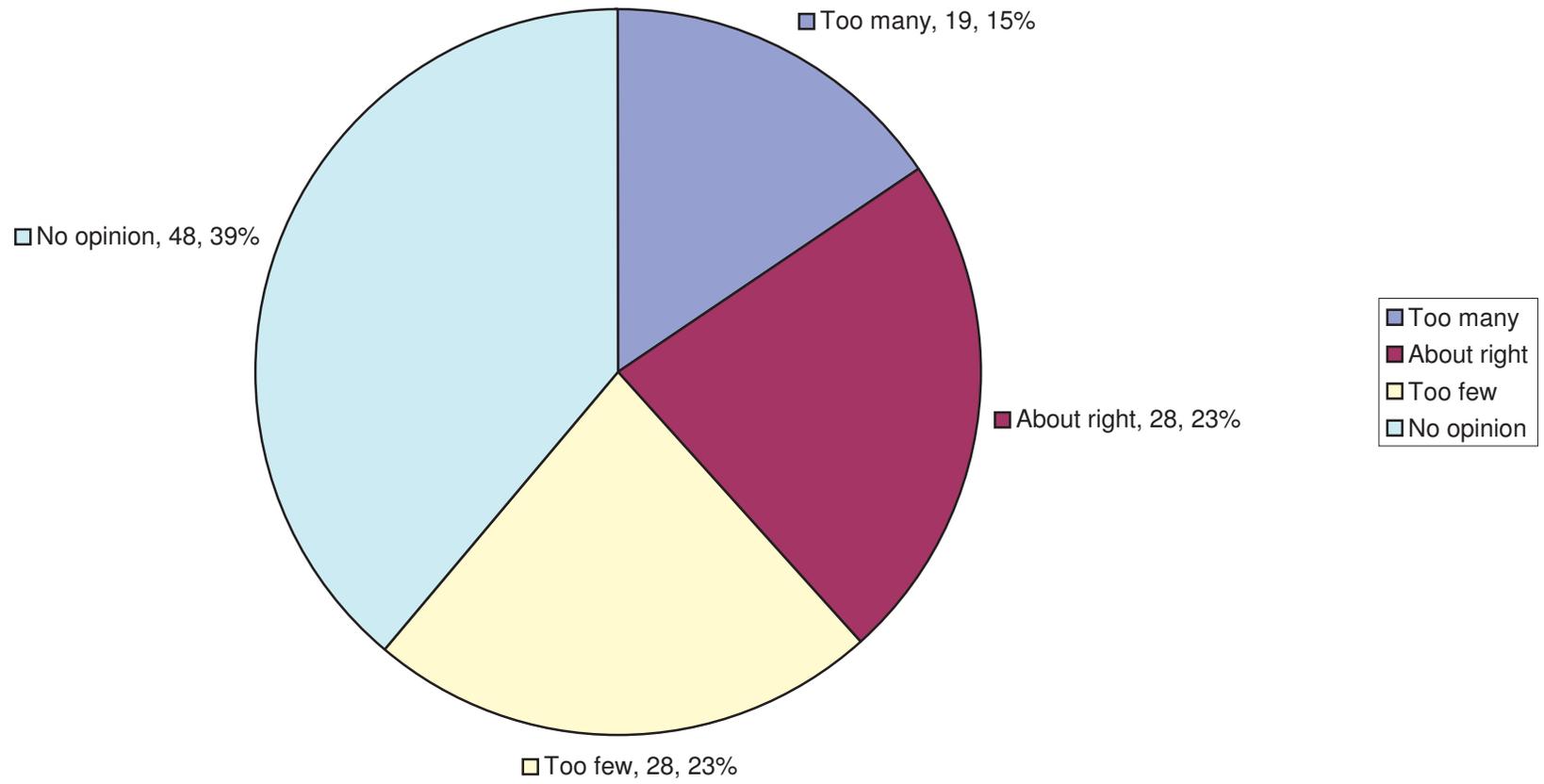
Rate the current supply of housing options - Independent Senior Housing



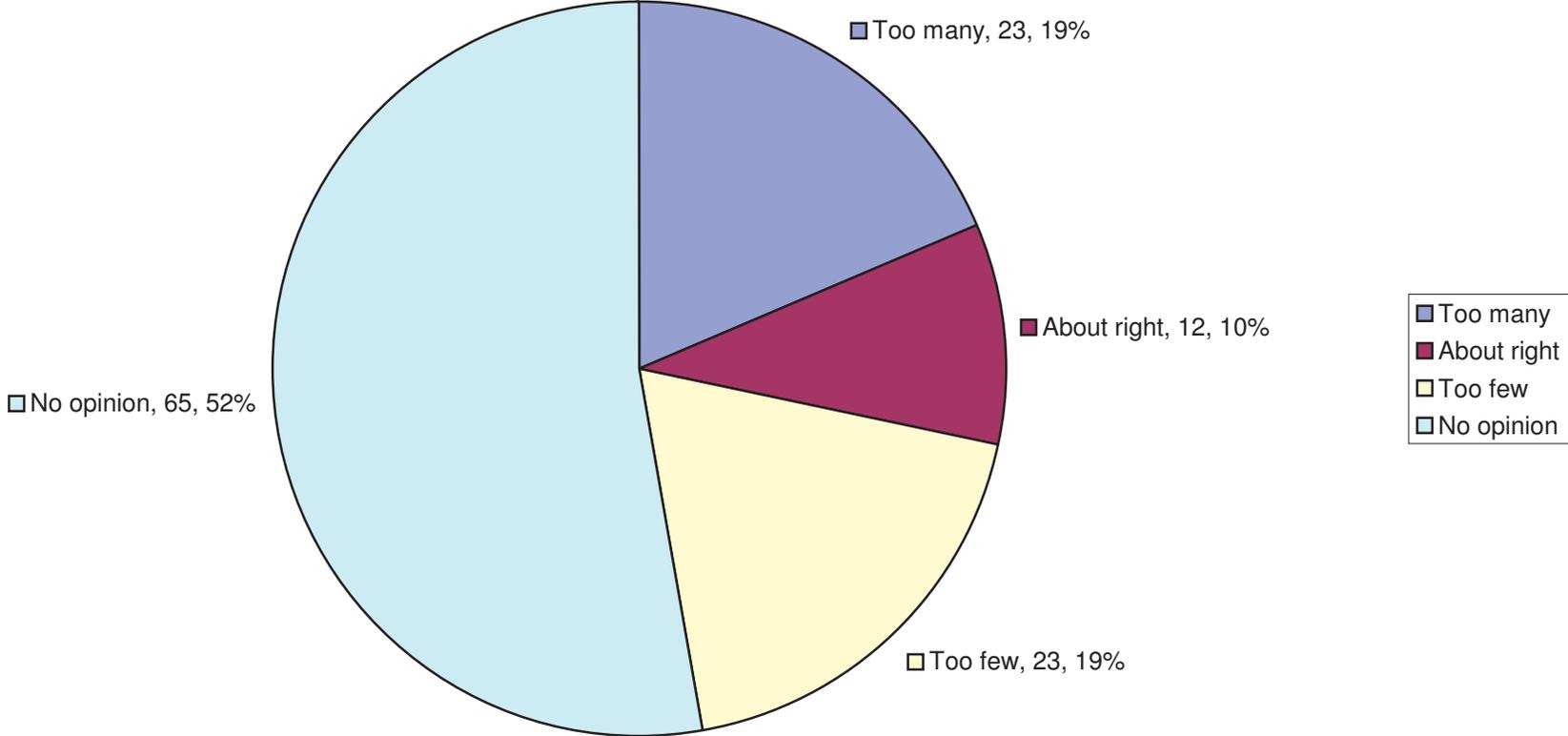
Rate the current supply of housing options - Assisted Living for Seniors



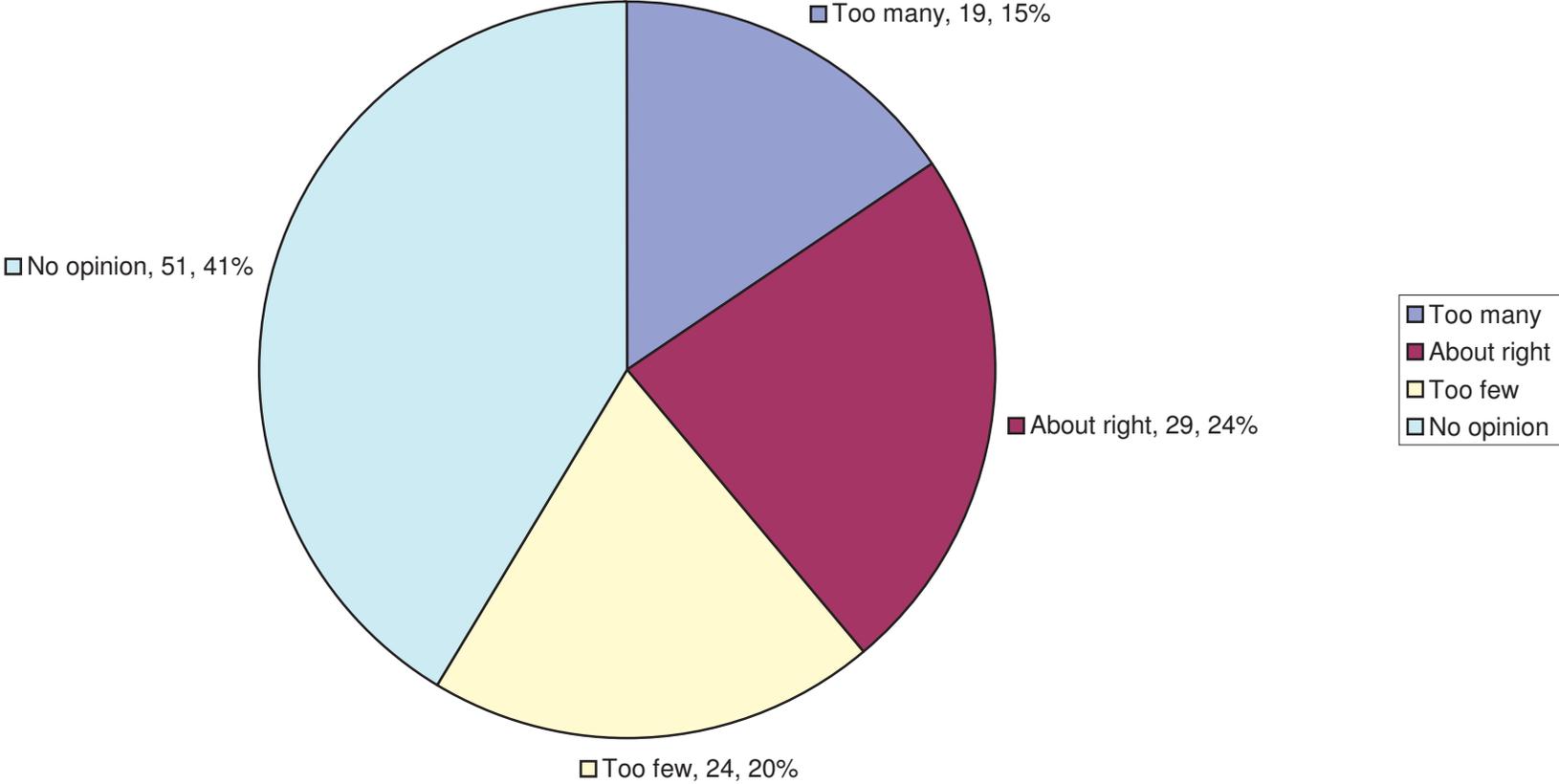
Rate the current supply of housing options - Low-Income Housing Options



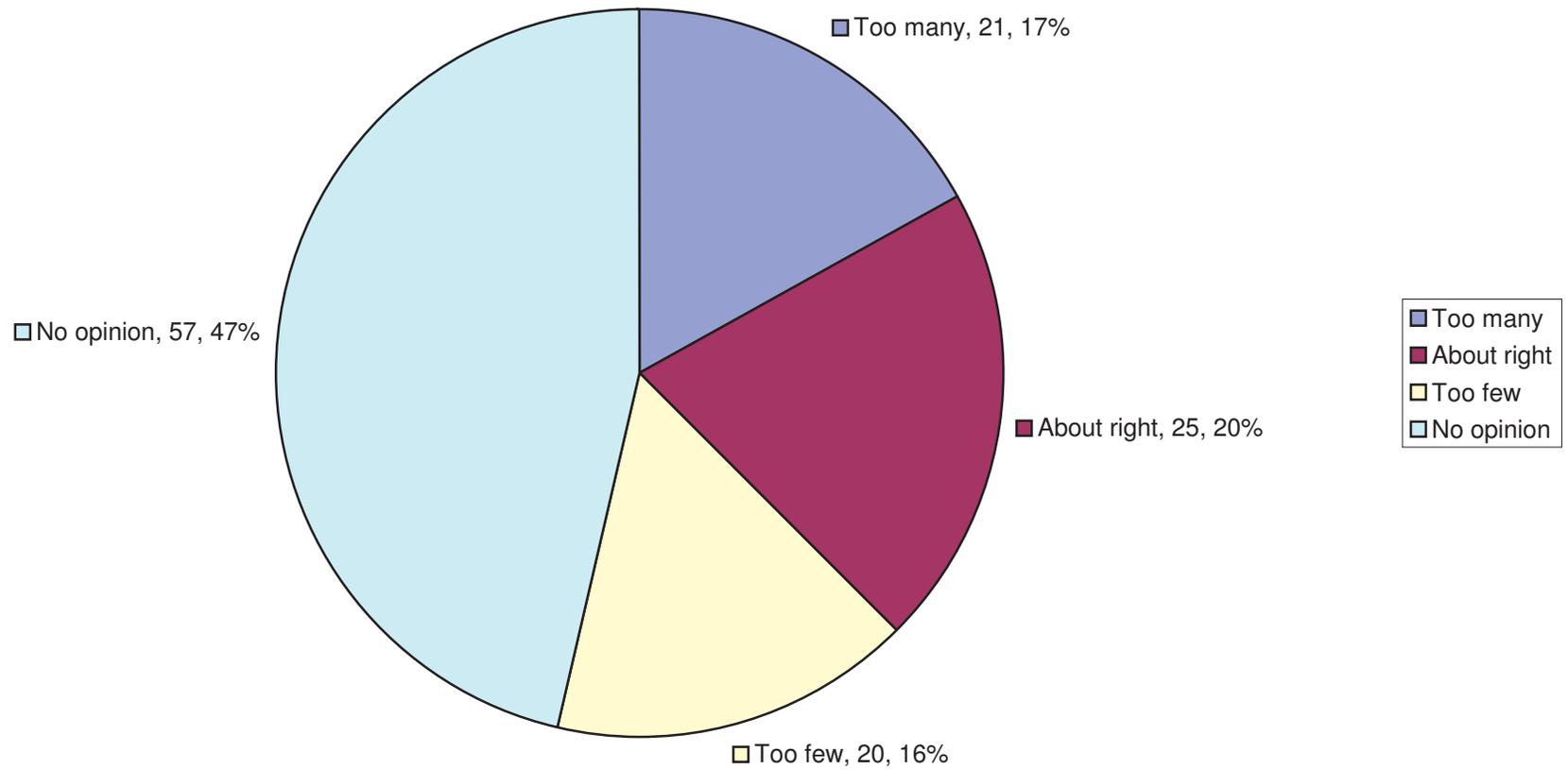
Rate the current supply of housing options - Housing for People with Disabilities



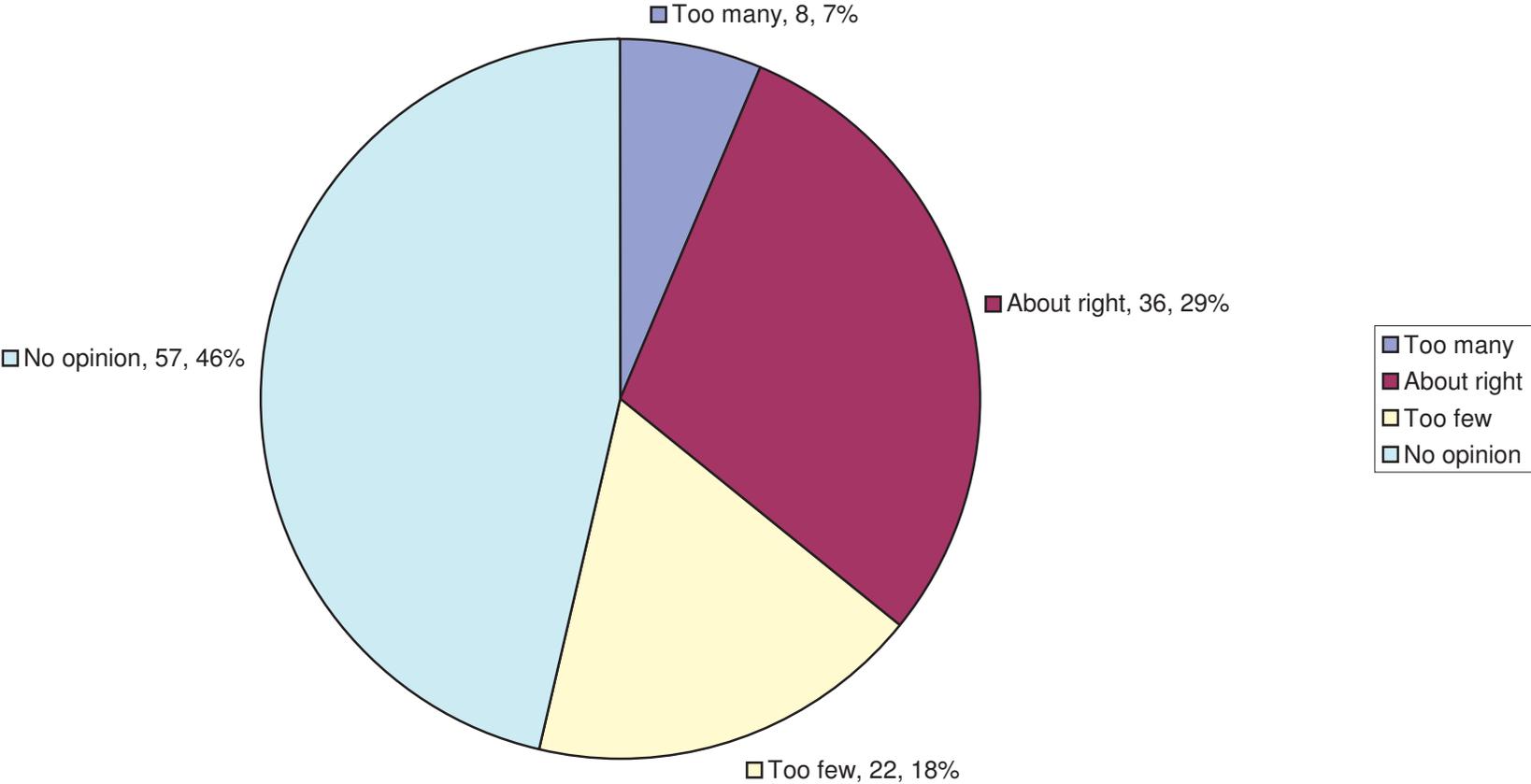
Rate the current supply of housing options - Lofts (for sale)



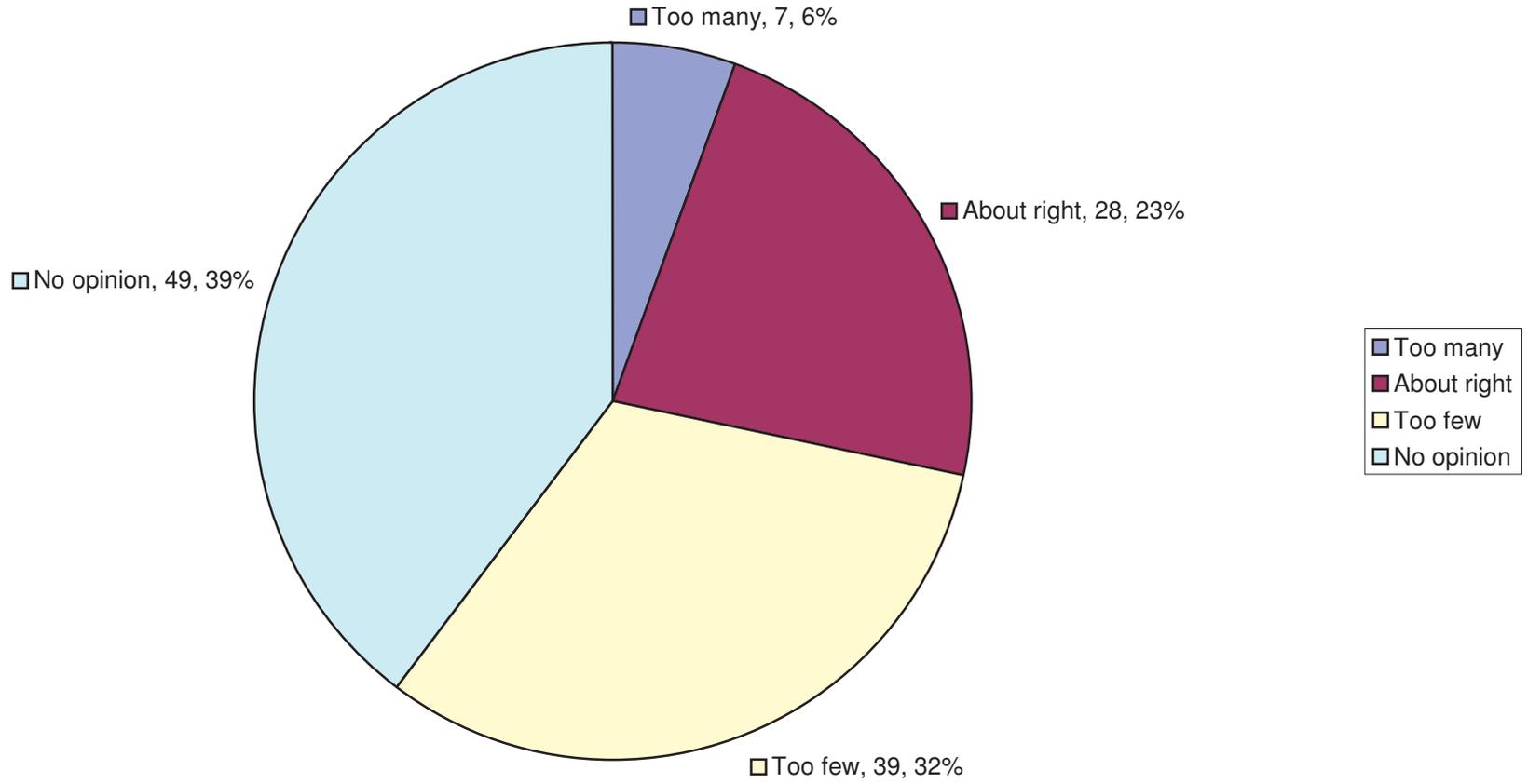
Rate the current supply of housing options - Lofts (rental)



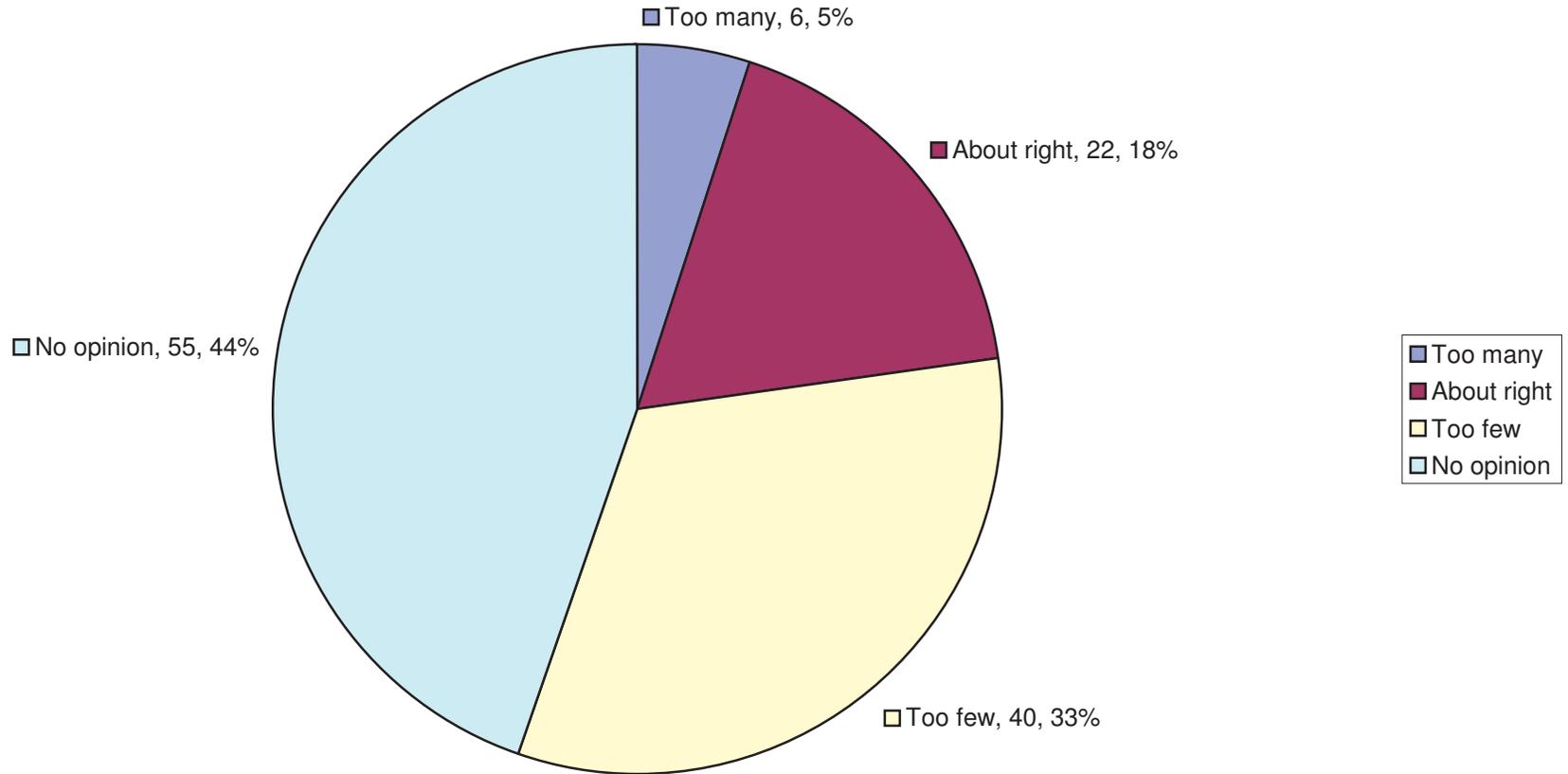
Rate the current supply of housing options - Attached Townhomes (for sale)



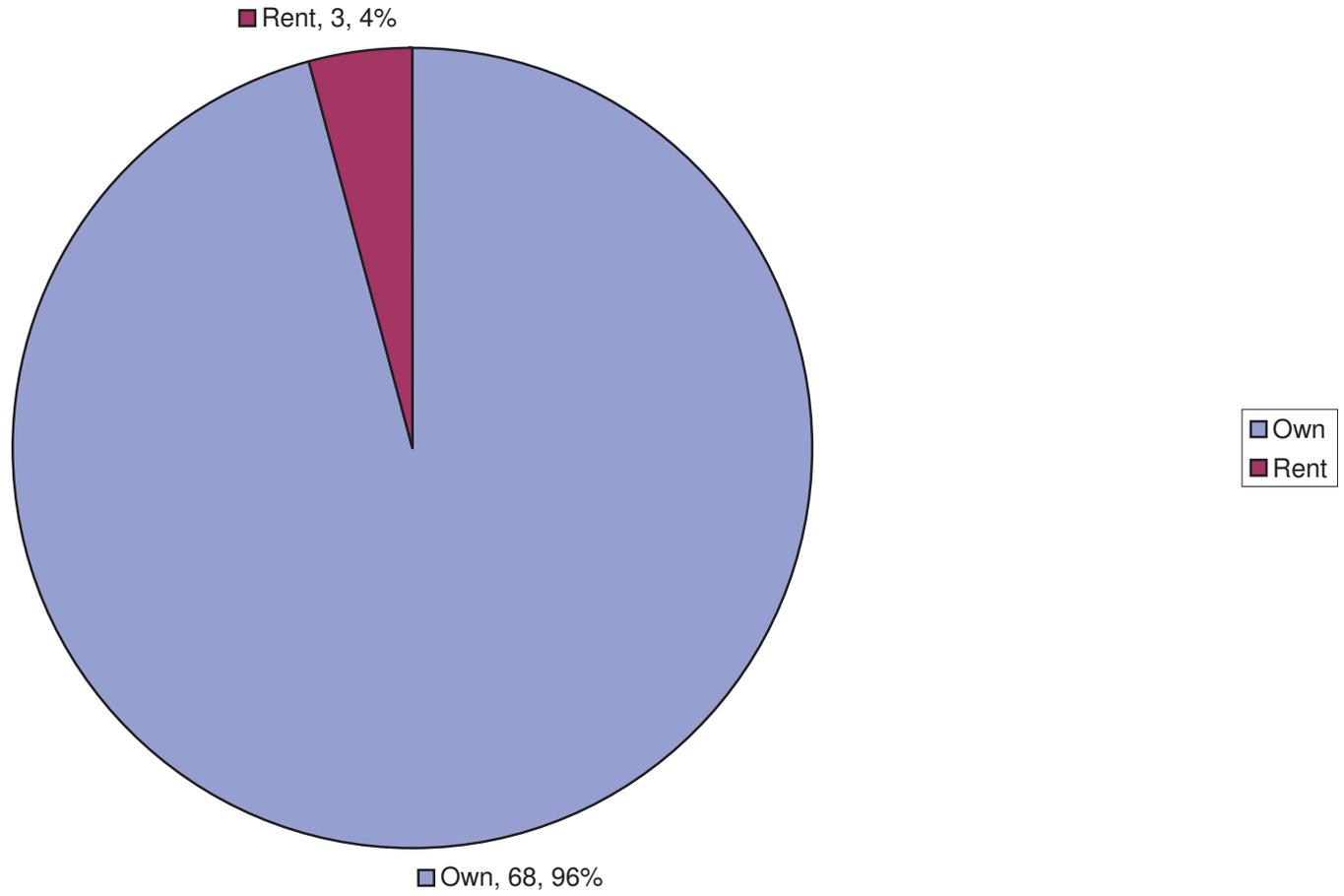
Rate the current supply of housing options - Luxury Single-Family Homes



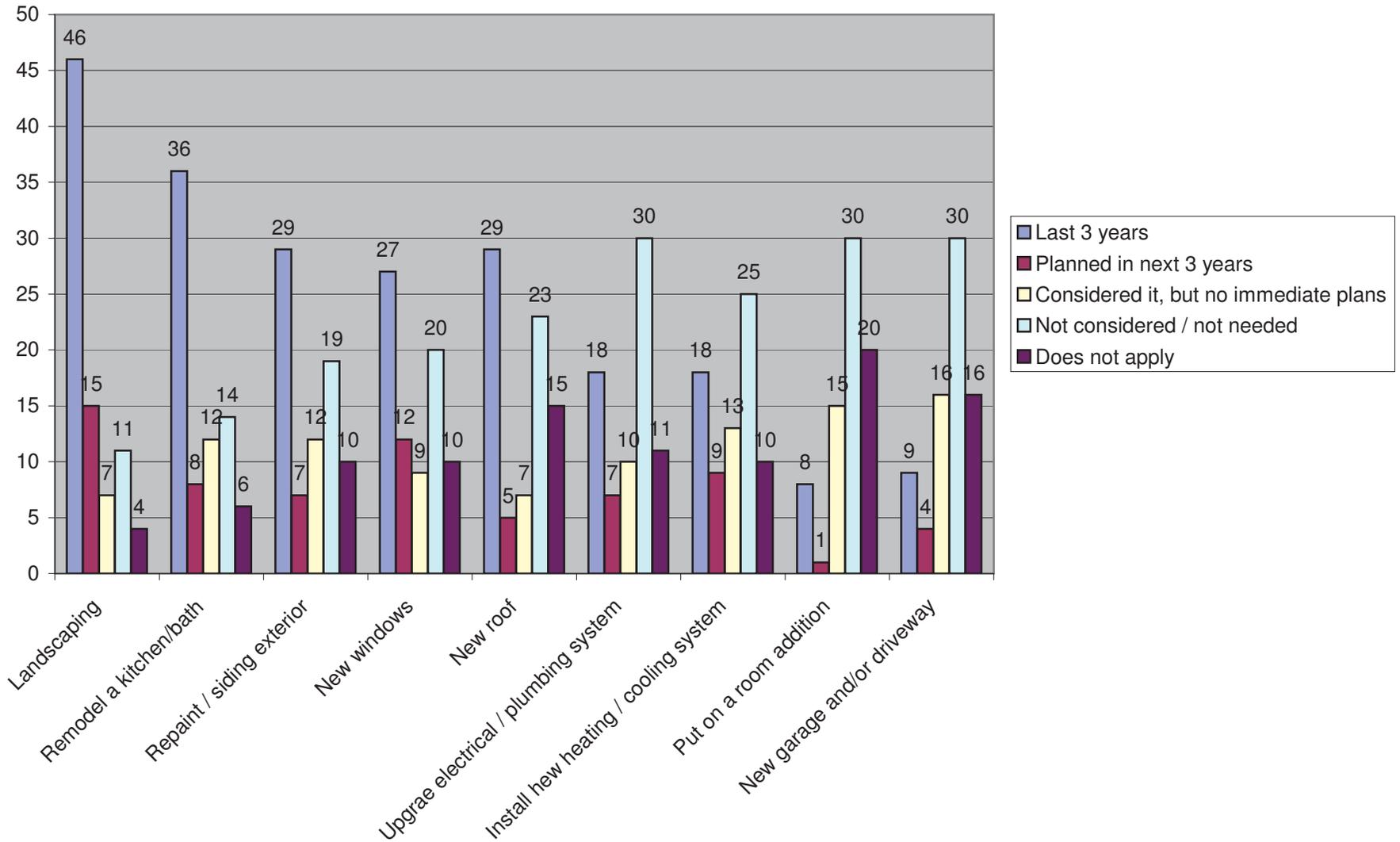
Rate the current supply of housing options - Luxury Condominiums



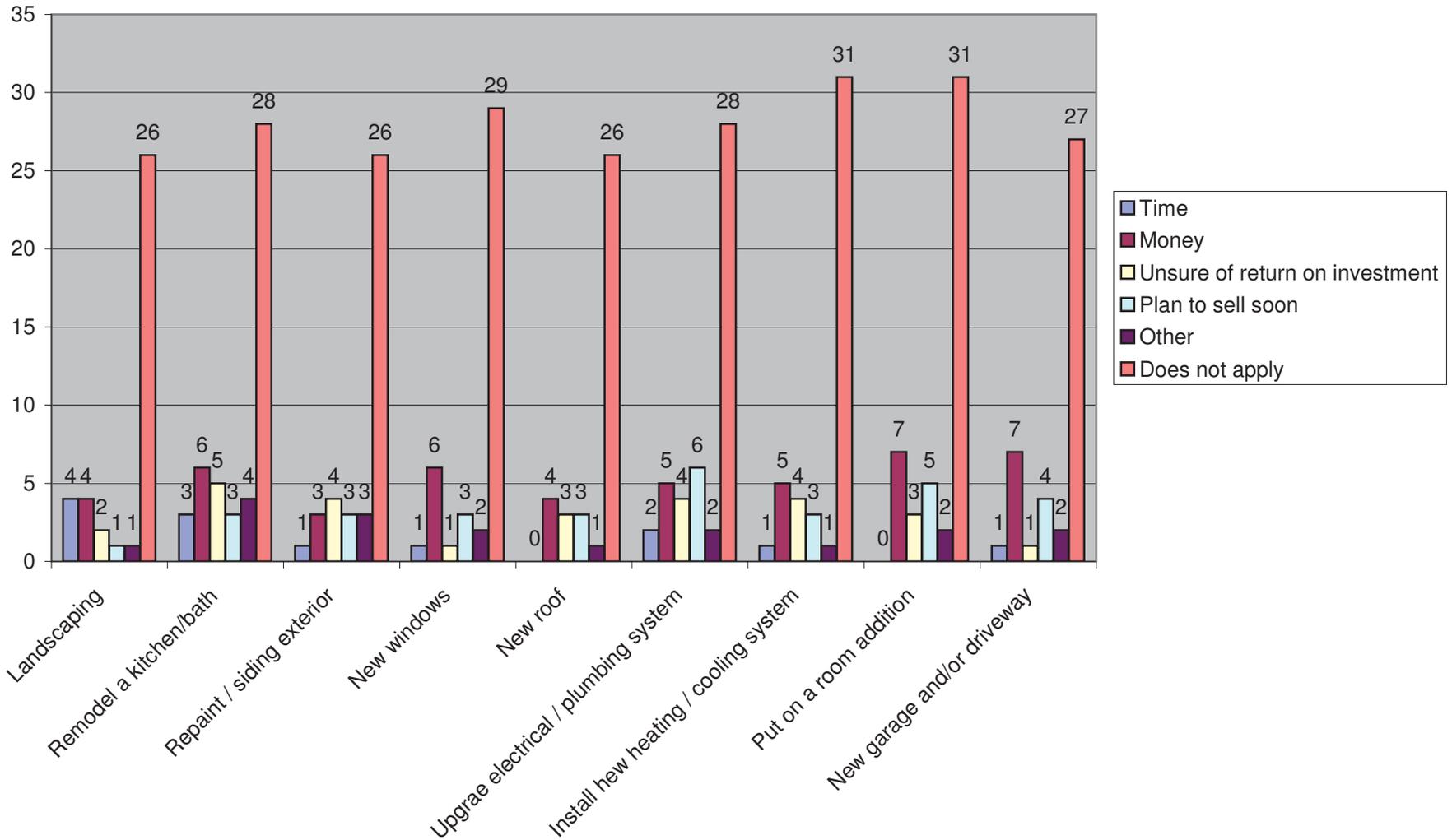
Do you own or rent your current place of residence?



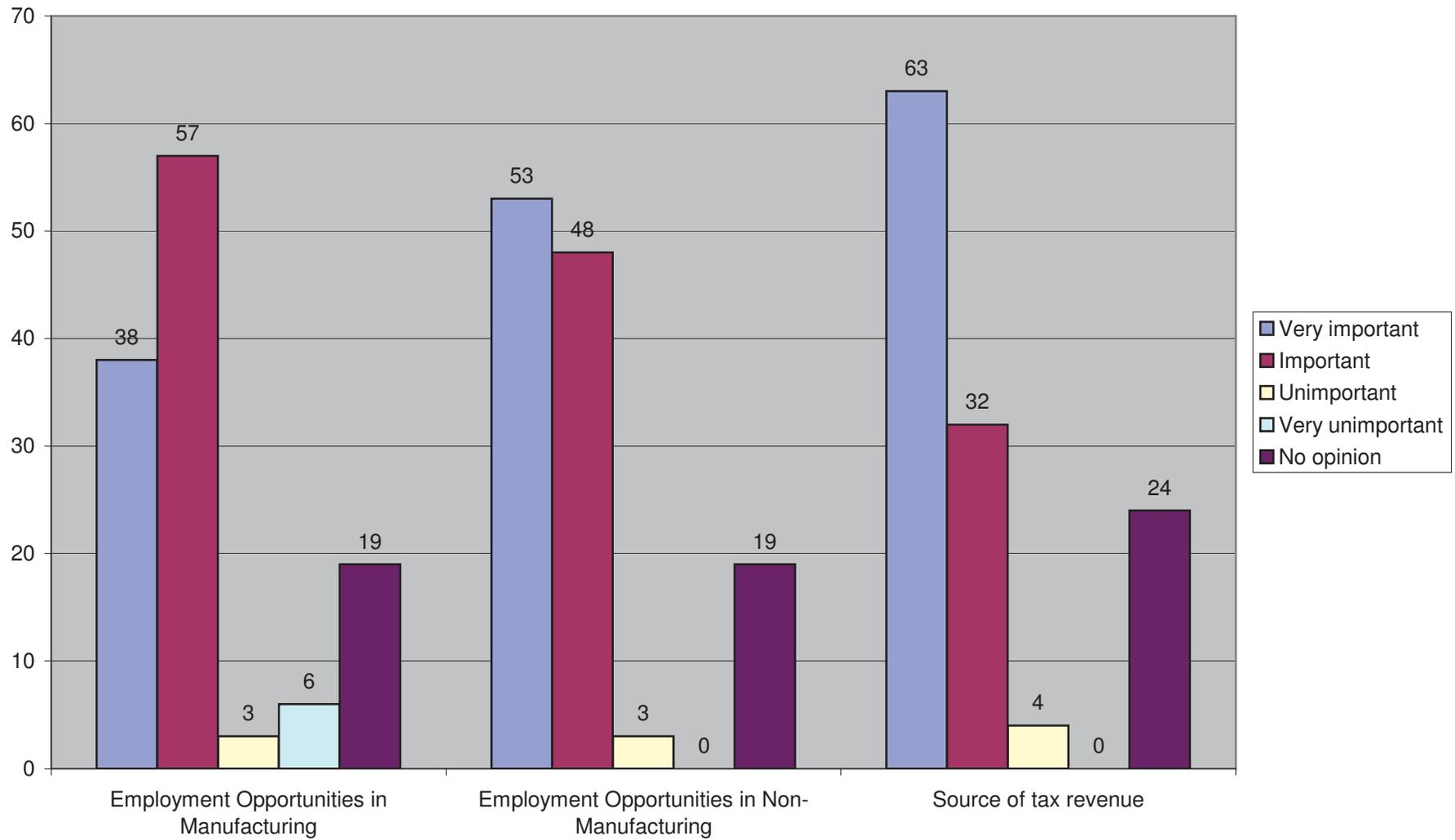
Have you recently made or thought about making any of the following home improvements?



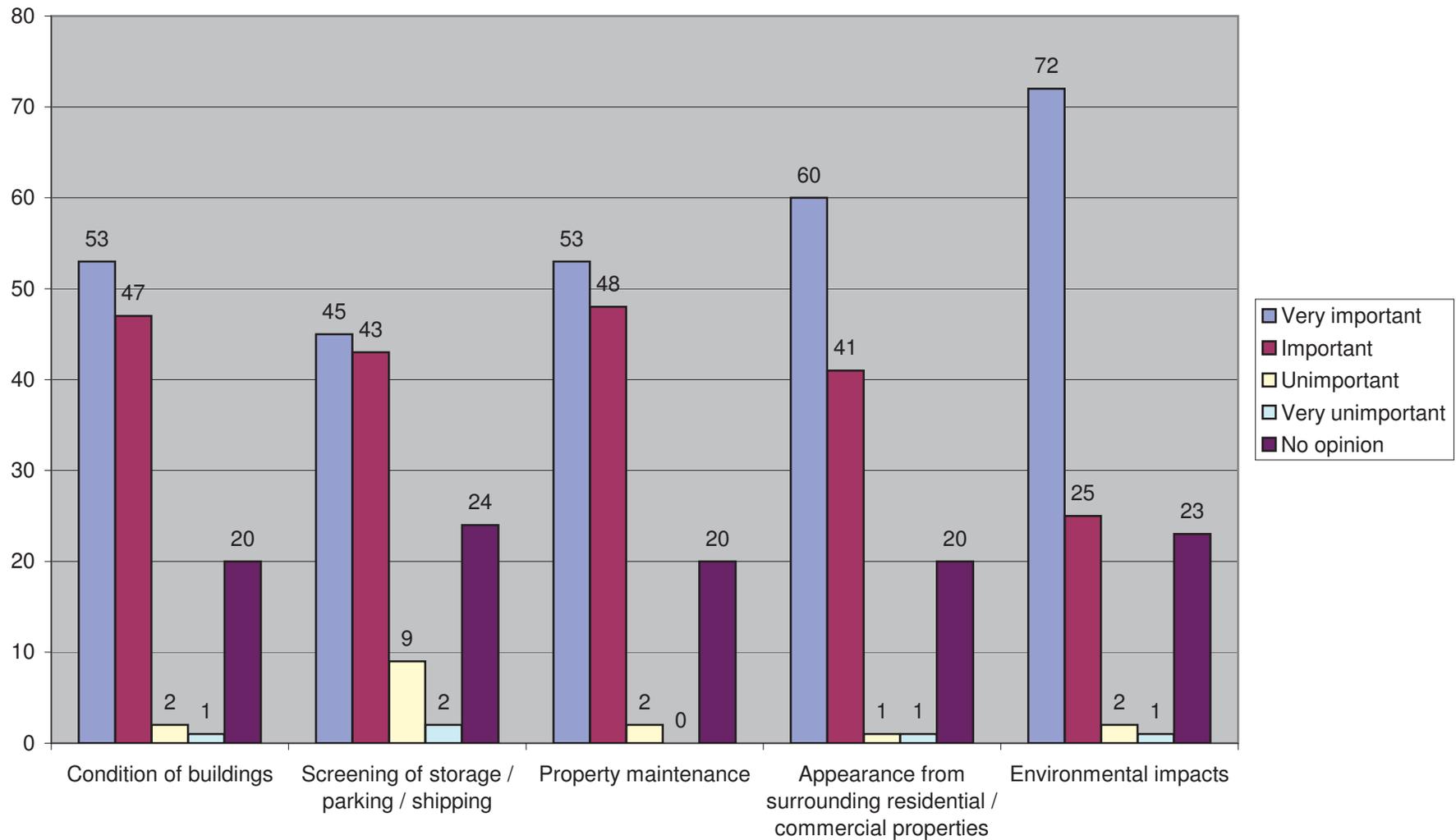
If you have considered making a home improvement, but do not have plans to complete the improvement in the next three years, please indicate why



What level of importance do you place on each of the following, regarding business and industry?



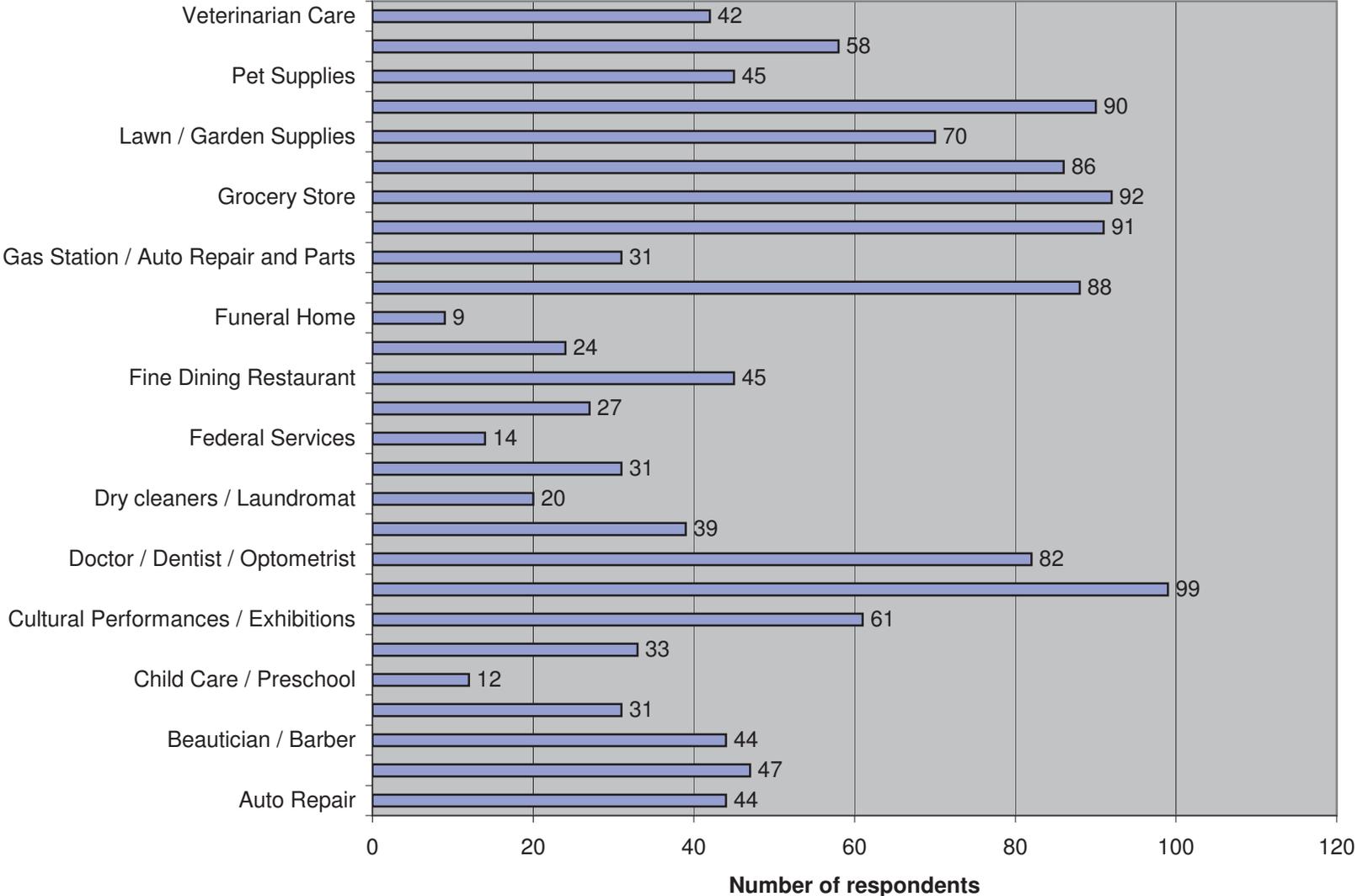
What level of importance do you place on each of the following, regarding the manufacturing / industrial areas of your city?



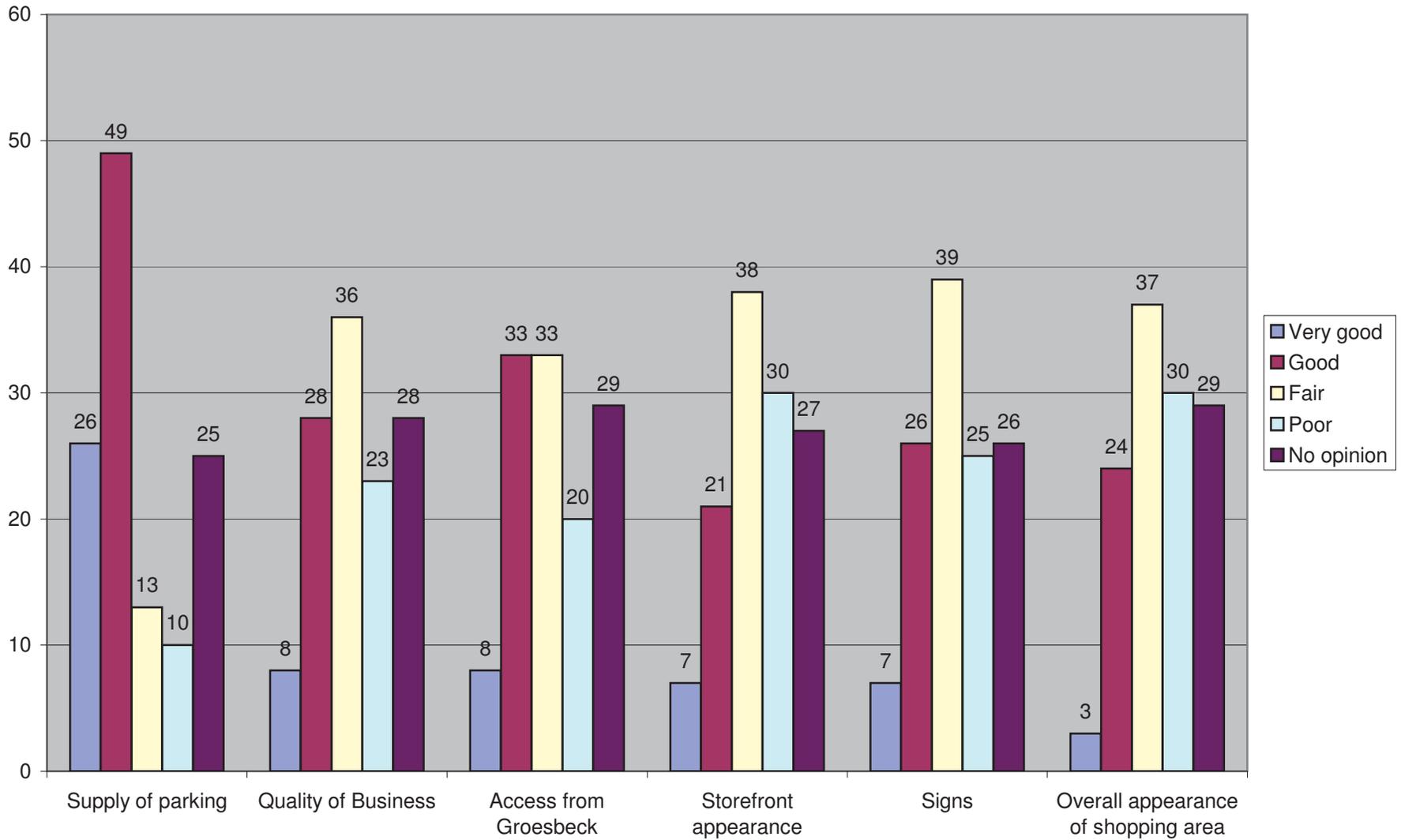
**What is your greatest concern for business and industry in Mount Clemens?
(Summary of comments)**

Business should be required to upkeep grounds, especially along Gratiot corridor
Collecting taxes, creating jobs, attracting foot & car traffic to the area.
Customers, who is doing business/shopping here
Doesn't include an initiative to develop and expand "retail"
Environment - keep water, air and land safe.
Environmental Impacts
Fumes from Dupont Paint.
Getting automotive manufacturers to diversify - move away from automotive applications
Growth
Industry kept away from residential, shabby yard appearance
It appears to be in trouble & dwindling
Losing it due to tax policies
More concerted effort need to get jobs here.
Need a supermarket at Cass & Groesbeck.
Need grocery store/supermarket/department store in downtown area.
Need more business - not bars/restaurants.
Need more density - from increased residential in downtown
No retail
Noise, air pollution, industrial accidents endanger any residents.
Noise, pollution
Not enough
Not seeing any potential investors with high taxes.
Opportunities for a variety of types of employment are limed. Stock of industrial and commercial properties are aging.
Outdoor storage - depends on type of business.
Rental stores uptown
Room for expansion
Ruins the city, contributes little, drains resources. DDA need to go.
Tax abatements without investment, too many parking lots, need to build new parking structure
Tax base needed.
Taxes
Taxes too high
Taxes too high, no incentive for businesses to move into town.
Taxes too high; lack of leadership in city council.
That it is diverse, sustainable, sensitive to environment & considerate of residents.
The city
The loss of businesses in the area due to taxes and moving to other, more attractive cities.
There is no business/industry.
They pay taxes - keep away from prime residences, noise, and pollution
To get the people in town to shop here.
To my knowledge, the residents do not depend on local industries for work.
To obtain more businesses & industry to increase the tax base.
Too many liquor establishments within a 4 sq mile radius
Too much emphasis on bar and government building.
Too much noise from bars in the summer.
We are already landlocked - restricted regarding new industry
We need a grocery store
We need to attract new businesses.
Who would want to come in on business? Nothing is here.

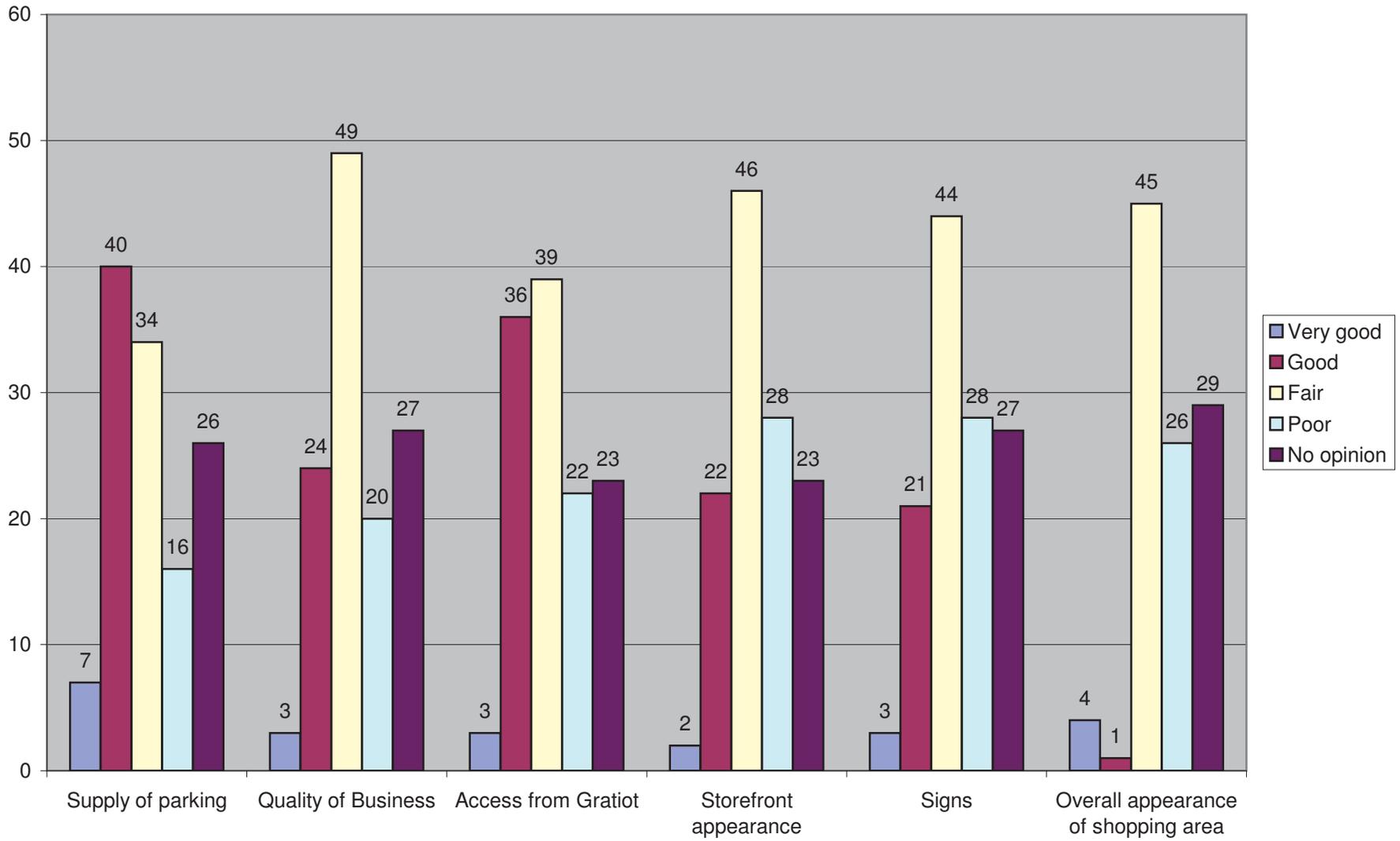
What goods and services do you usually travel OUTSIDE of Mount Clemens to obtain?



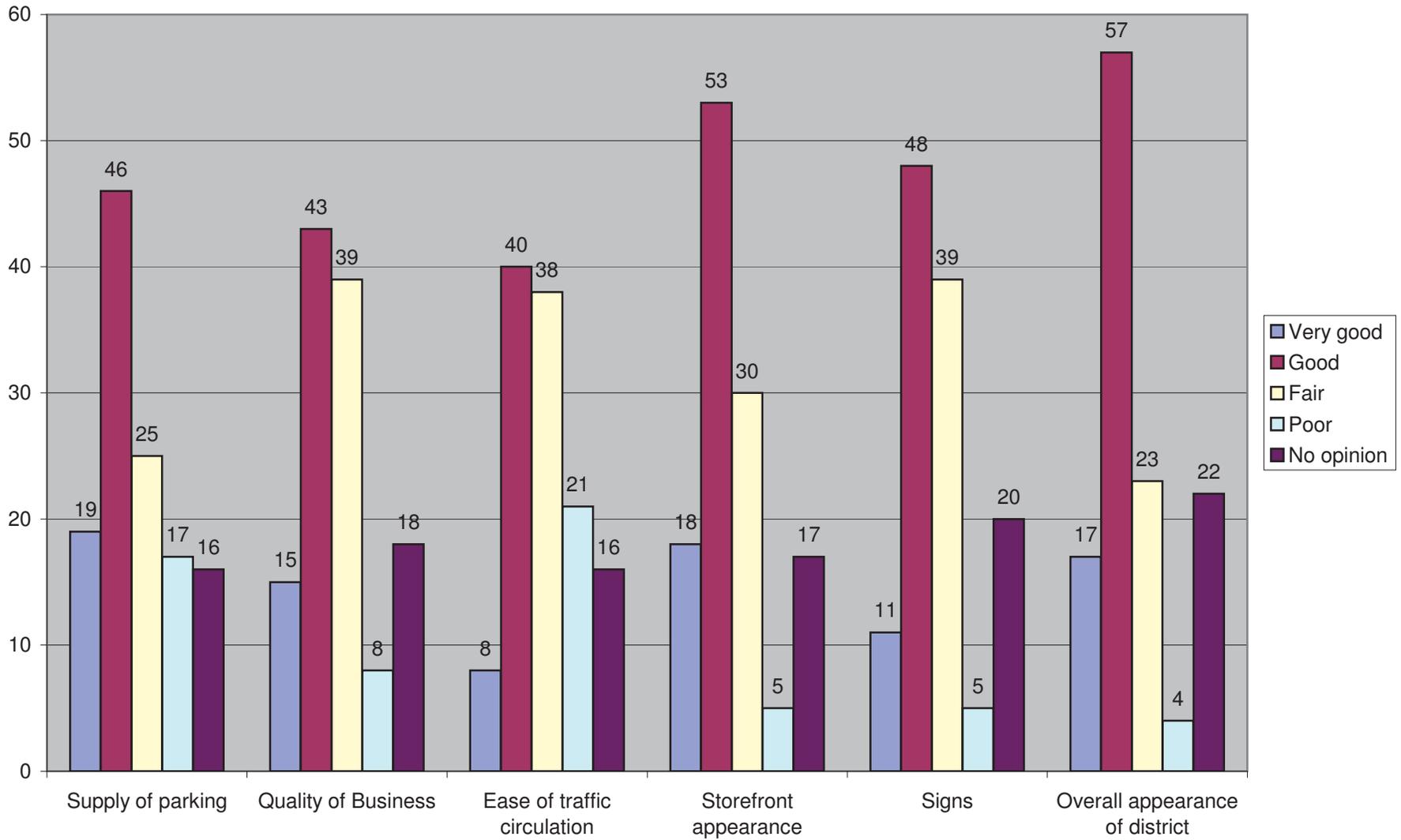
How do you rate the Groesbeck Corridor shopping area?



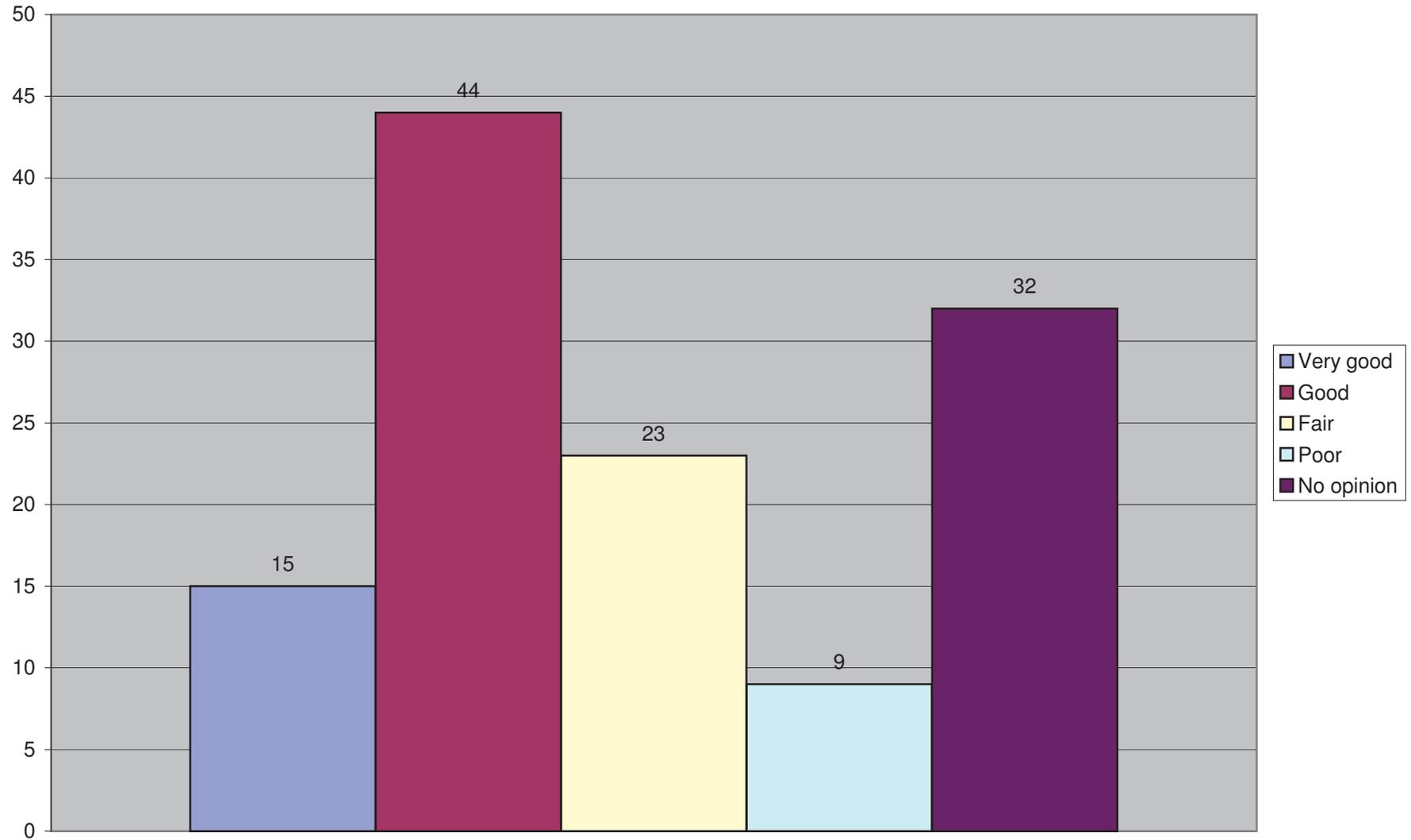
How do you rate the Gratiot Corridor shopping area?



How do you rate the Downtown shopping area?



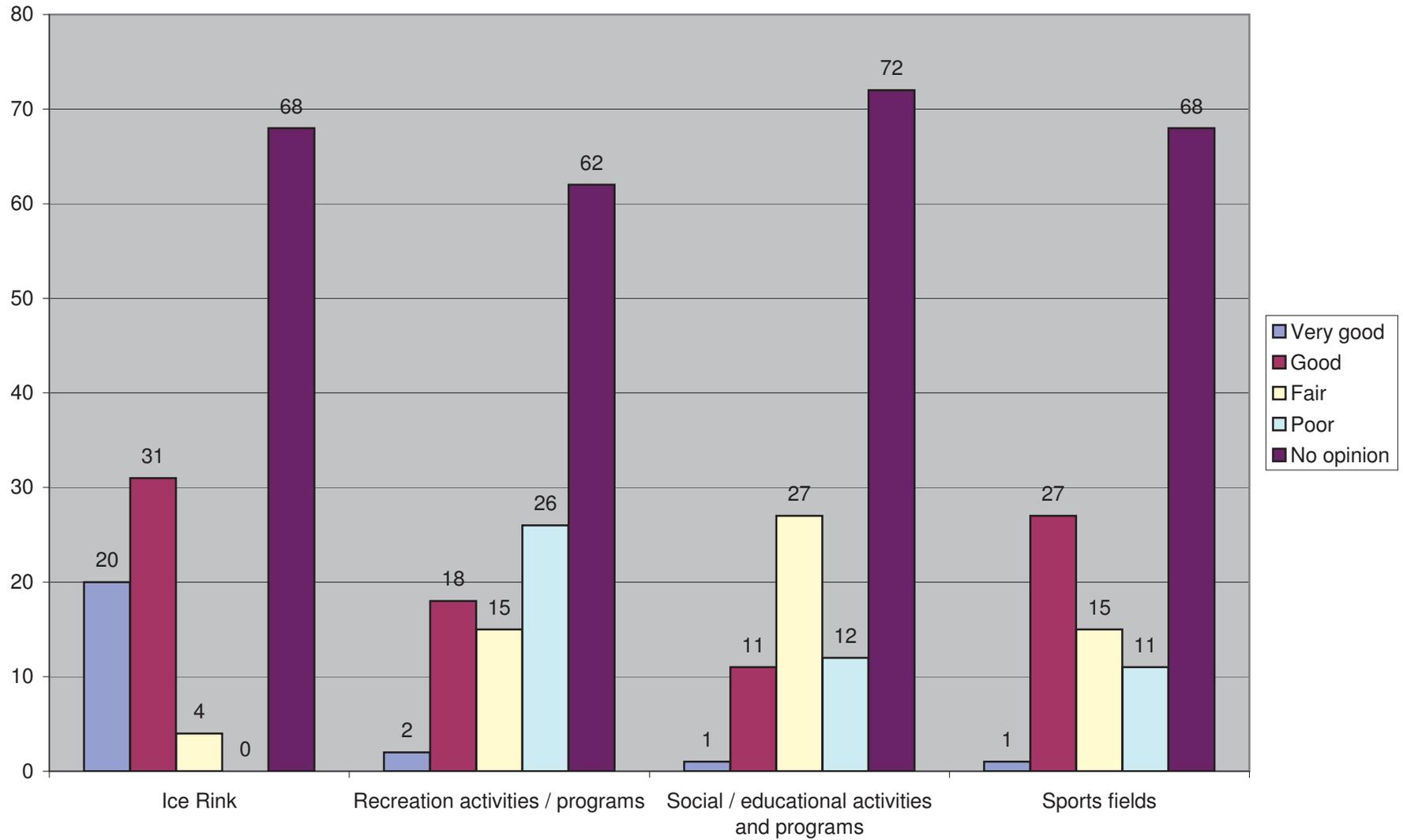
How do you or your children rate your city parks?



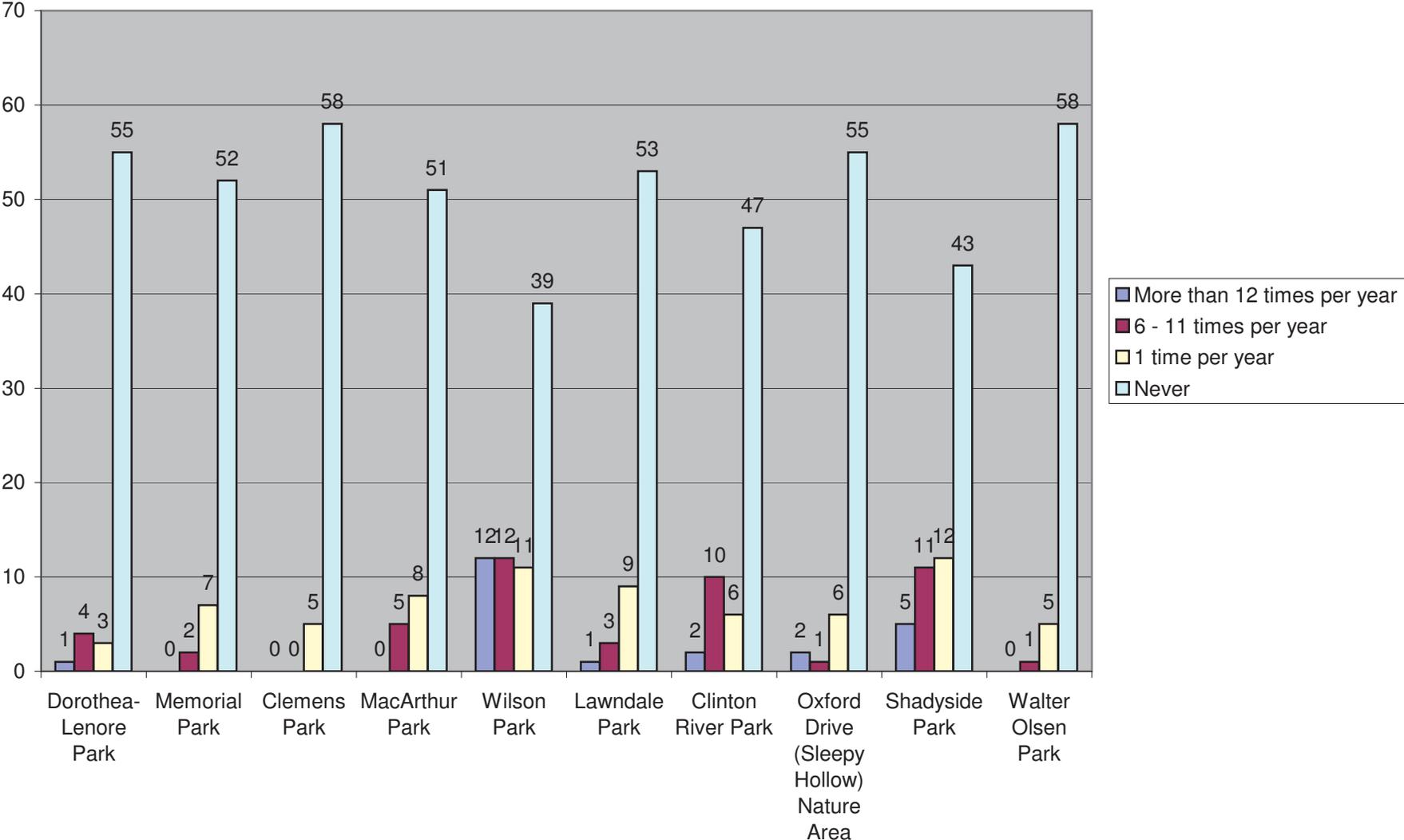
**What additional facilities or programs would you or your children like to see offered?
(Summary of comments)**

Affordable YMCA to lower income levels.
After-school programs w/exercise
Any/all things wanted/needed by residents anywhere
Aquarium, roller blade rink
Art center for children - and on public access TV
Art programs/classes; historical tours.
Better connection to metro bike path.
Better sidewalks, paved walkways for wheel chairs.
Bring back parks and recreation dept.
Bring back recreation programs.
Canoeing or kayaking on the Clinton River.
City clean-up events with vounteers.
Clean up parks.
Continuous bike paths/walking.
Dance studios, grocery/specialty stores.
Deeper Clinton River
Downtown city park
Family activities.
Fine arts performances - symphony, ballet, theater
Full community activities.
Functional summer programs, Parks & Rec Dept.
Golf at Shadyside
Grocery Store
Handicapped accessible playground equipment.
Improve marina.
More culture, art
More sports areas.
Movie theater.
Movies downtown during the summer.
Must have library or program, now!
Need recreation department back & more programs for all ages
No public swimming pool - can't use the high school pool.
Offer humanities in high school.
Open community center on Groesbeck.
Open recreation center for programs and meetings.
Organize activities/sports competitions, community events
Outdoor concerts in community parks.
Parks in all the subdivisions, for adults too.
Pave Shadyside. Add sign on Gratiot for park/bike
Pave the park entrances and Shadyside.
Please reopen recreation center.
Put city offices in community center
Put recreation office in community center
Recreation Center, theater, art studios.
Recreation Dept.
Recreation Programs
Recreation programs - we pay higher costs as non-resident
Restore civic center.
Safe & house good pavement.
Safe gathering areas
Senior center.
Soccer field
Something that draws people to the city, not bars.
Sports, family programs, senior programs
Support fine arts and grants for fine arts
Ten areas of Discovery downtown for families.
Youth activities.

How do you or your children rate the current facilities or programs?



How often do you or your children use the following parks?



**Of the parks you or your children use more than 6 times per year, list amenities you use the most
(Summary of comments)**

Ball fields (2)
Baseball
Benches
Bike/walking paths. (13)
Boardwalk
Boat Launch (3)
Child and friends walk and talk.
Concerts
Concerts and events on the riverfront.
Dog Park
Football
Hill
Ice rink
Like Shadyside.
Lincoln Center Park
Open riverfront for view/relaxation and concerts.
Picnic area (4)
Playground equipment / Playscape (23)
Relaxation (2)
Skating
Tennis courts
Trails
Watch the ducks along the river bank.
Wilson park in the summer with grandchildren.
Winter ice parks.

**How do you feel about the current trail/walking system within the city parks?
(Summary of comments)**

Adequate

Connect to metro parks.

Didn't know about them. (5)

Do not need anymore. Money can be better spent on streets and infrastructure.

Don't have any awareness of trail system exp Shady P.

Established bike/walk path would open up more recreational opportunities.

Good (5)

Great (3)

Have not used it to date.

I hadn't noticed them.

I have only walked the boardwalk along the river and streets by my home.

I like the trail along the river/Wellington Crescent.

It's not existing.

More lighting.

Need better walking systems.

Need better way to get at path at Shadyside.

Need improvement.

Need more and improve.

Need to be connected along river like Dodge Park or Paint Creek.

Need to extend bike path through town; connect to all our parks.

Need to focus on having a safe & livable city before this issue should be addressed.

Needs major improvement.

Needs to be expanded down on waterfront - join bike path at Shadyside with downtown.

No opinion

No real connections

No trails; walkability marvelous.

Not aware

Not enough connections.

Not known

Not well advertised.

OK - needs improvement. (3)

Only good at Shadyside.

Pedestrian circulation of Mt. Clemens needs to be tied into systems of adjacent neighboring communities

Poor - Need regional trail up along Gratiot to N. River Rd, then up to I94

Positive, I hope to see more trails in the area.

Scary

Sidewalks are old, uneven and discontinuous (2)

There is none.

Trees need trimming for bike riding.

Very good

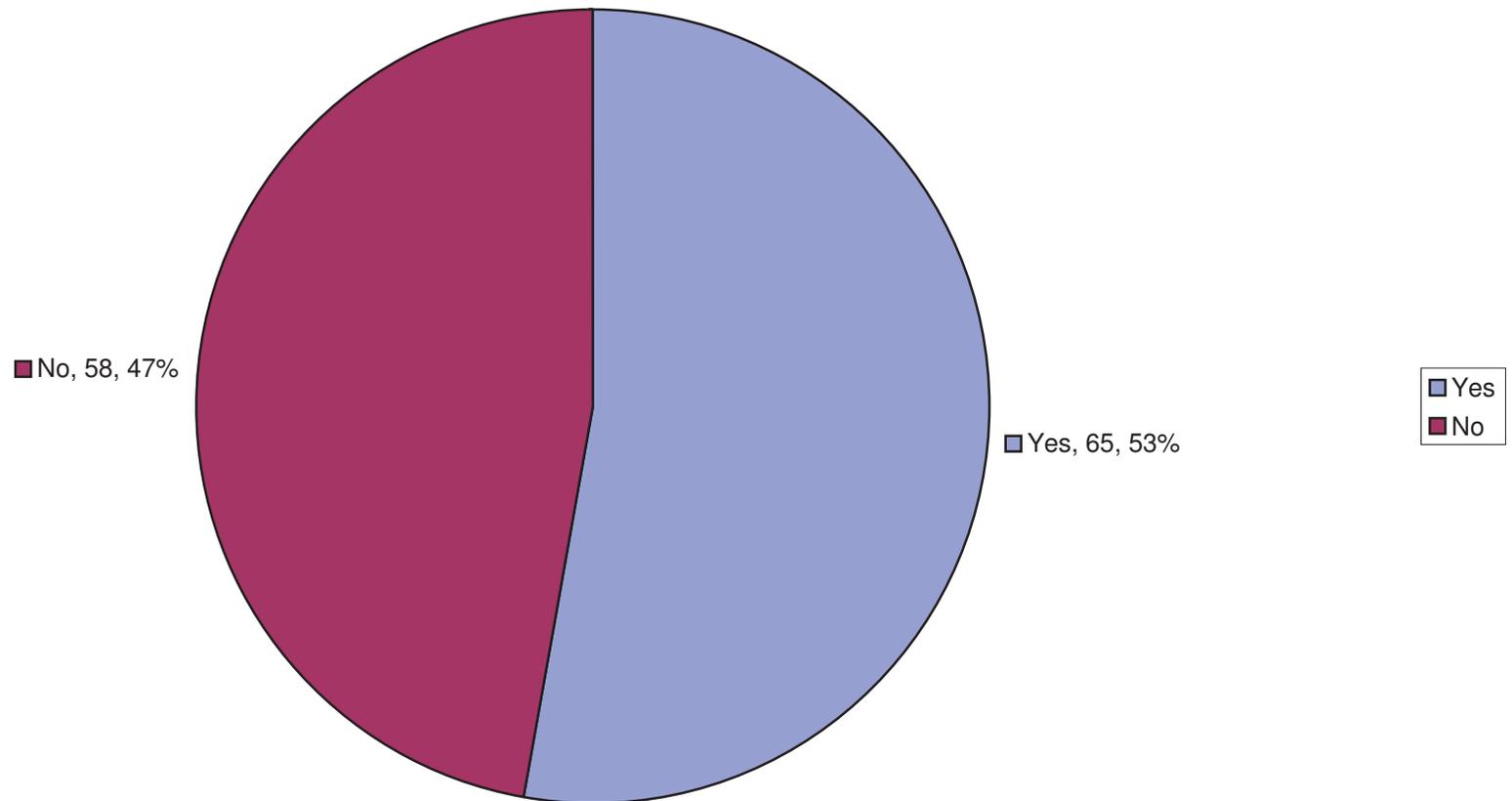
Waterfront could stand to be cleaned up

We need more publicity on bike & walking paths.

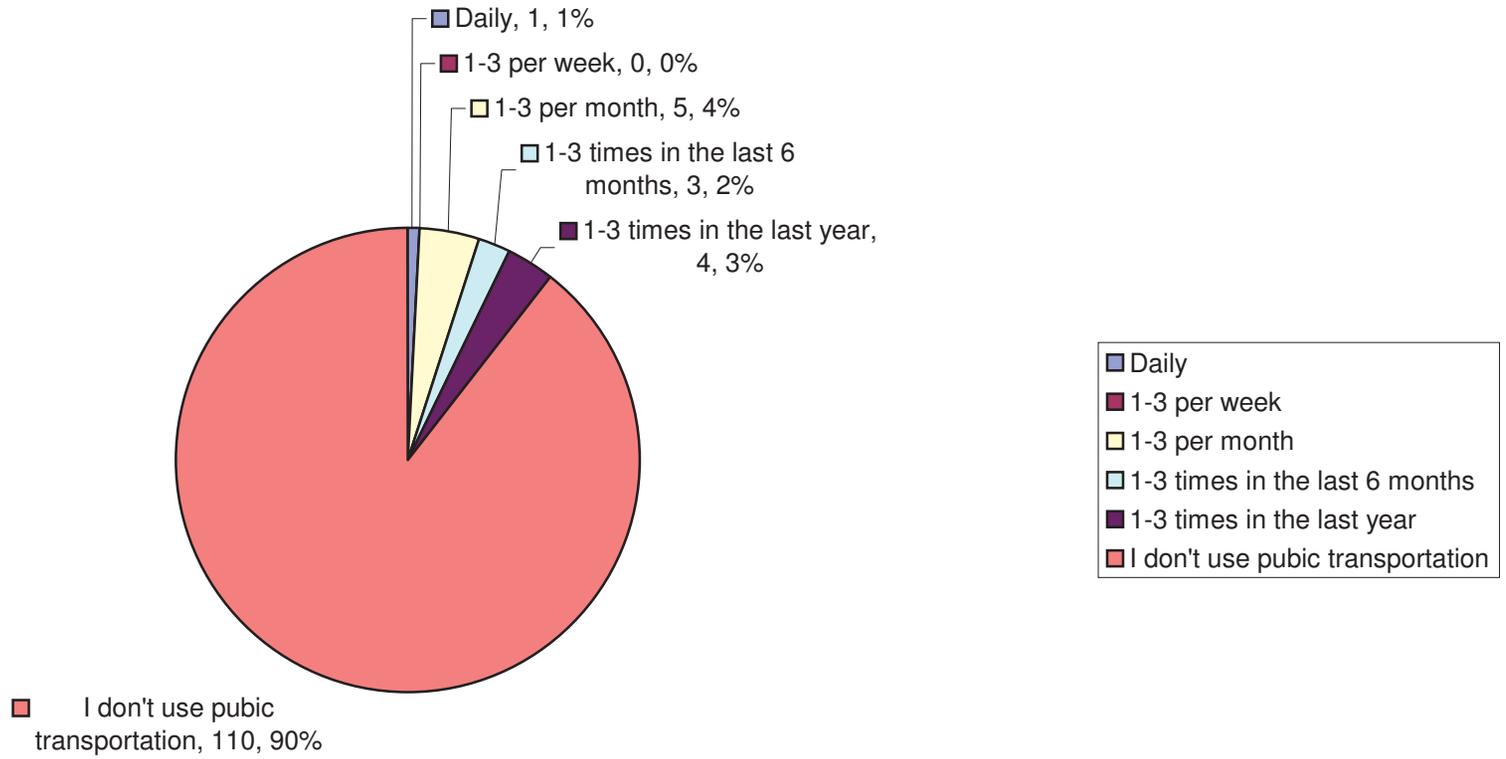
Wish there was a better way to cross over the river between Belleview, Wellington Crescent on Gratiot - impossible with children.

Would like to see path extended

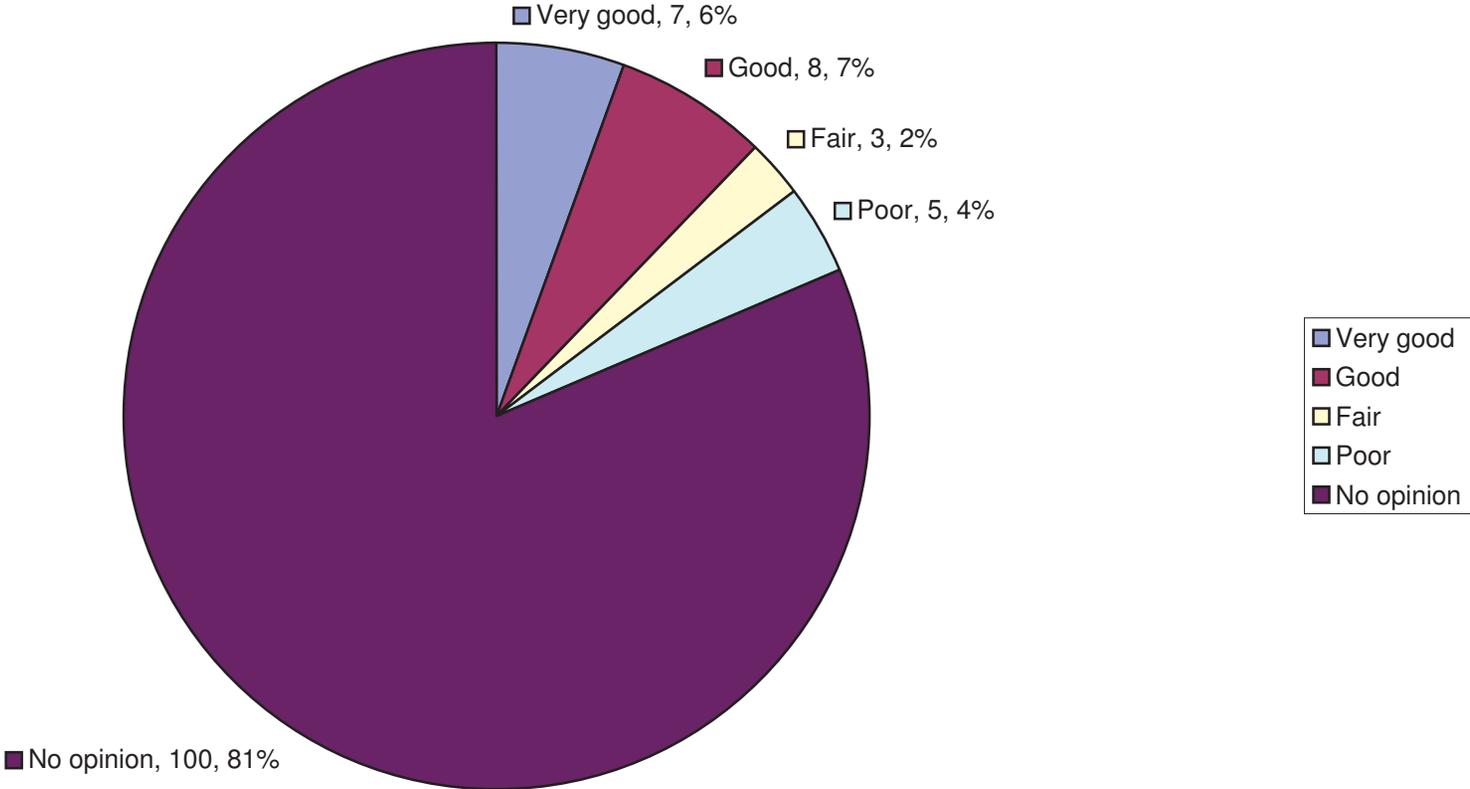
Would you use a larger trail system if it was in place to connect to other communities?



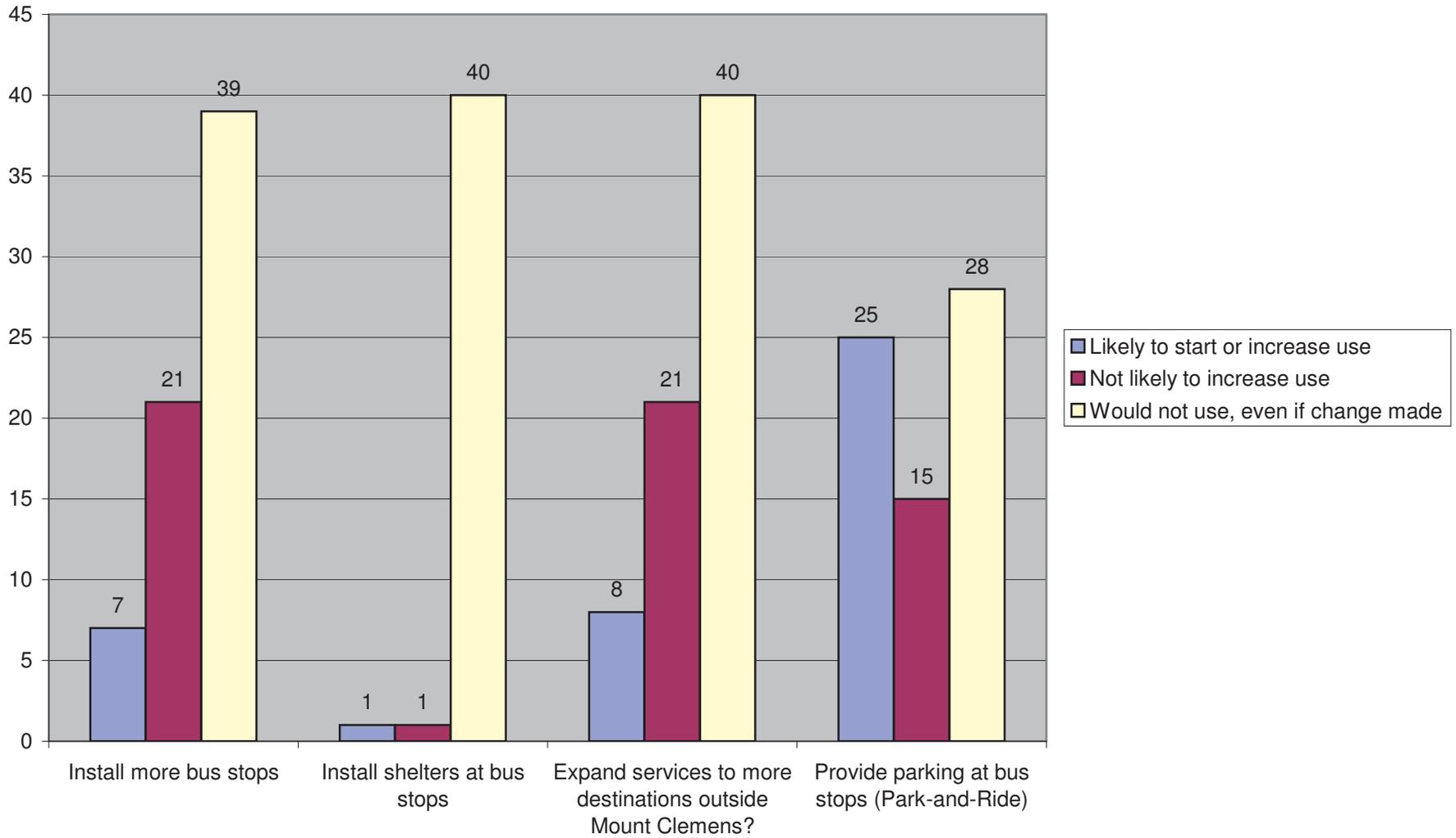
On average, how frequently do you use public transportation?



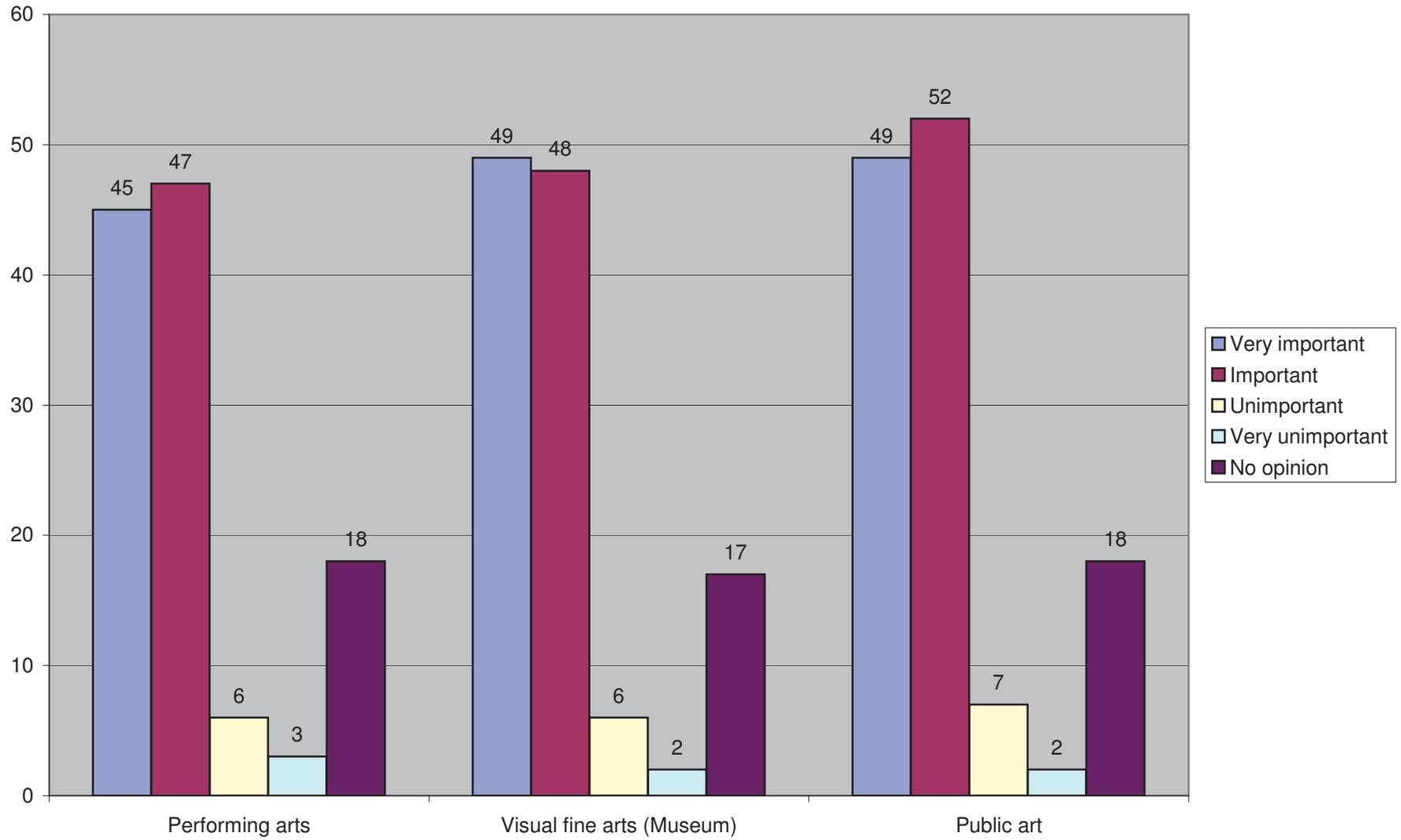
How do you rate your experience using public transportation?



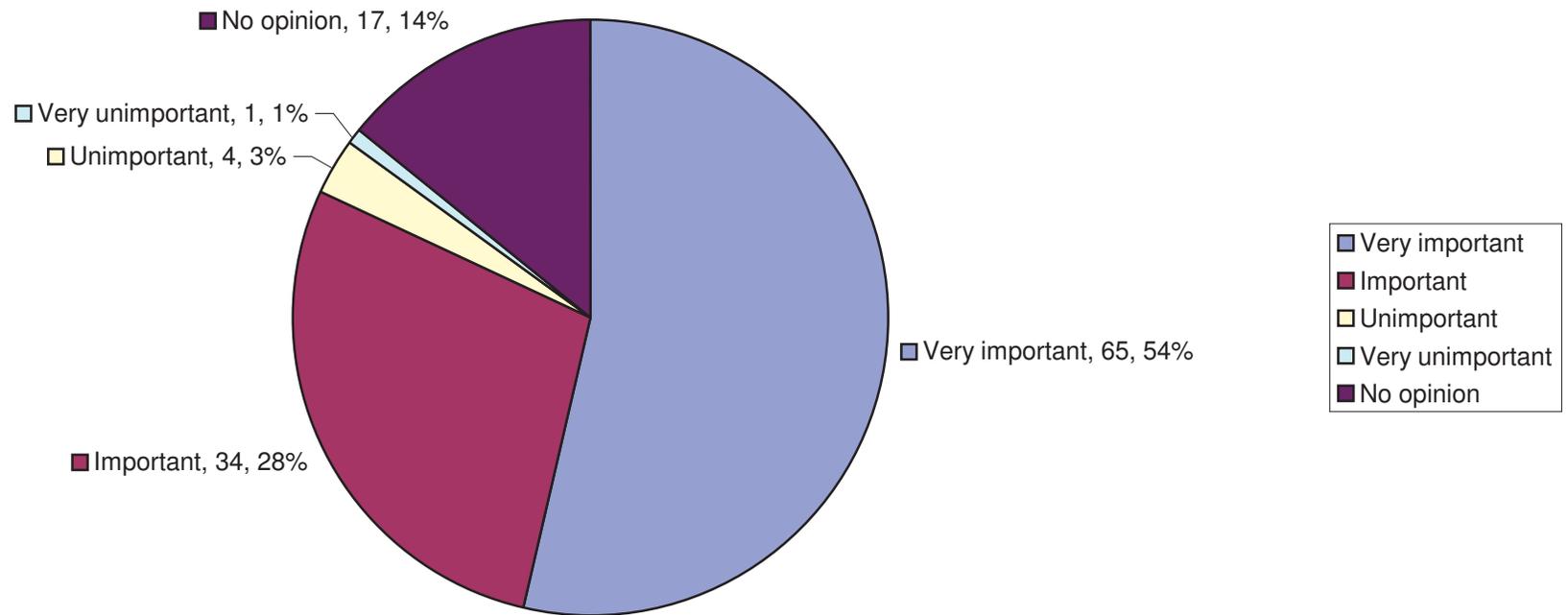
If these public transportation changes were made, how would that change your use of these services?



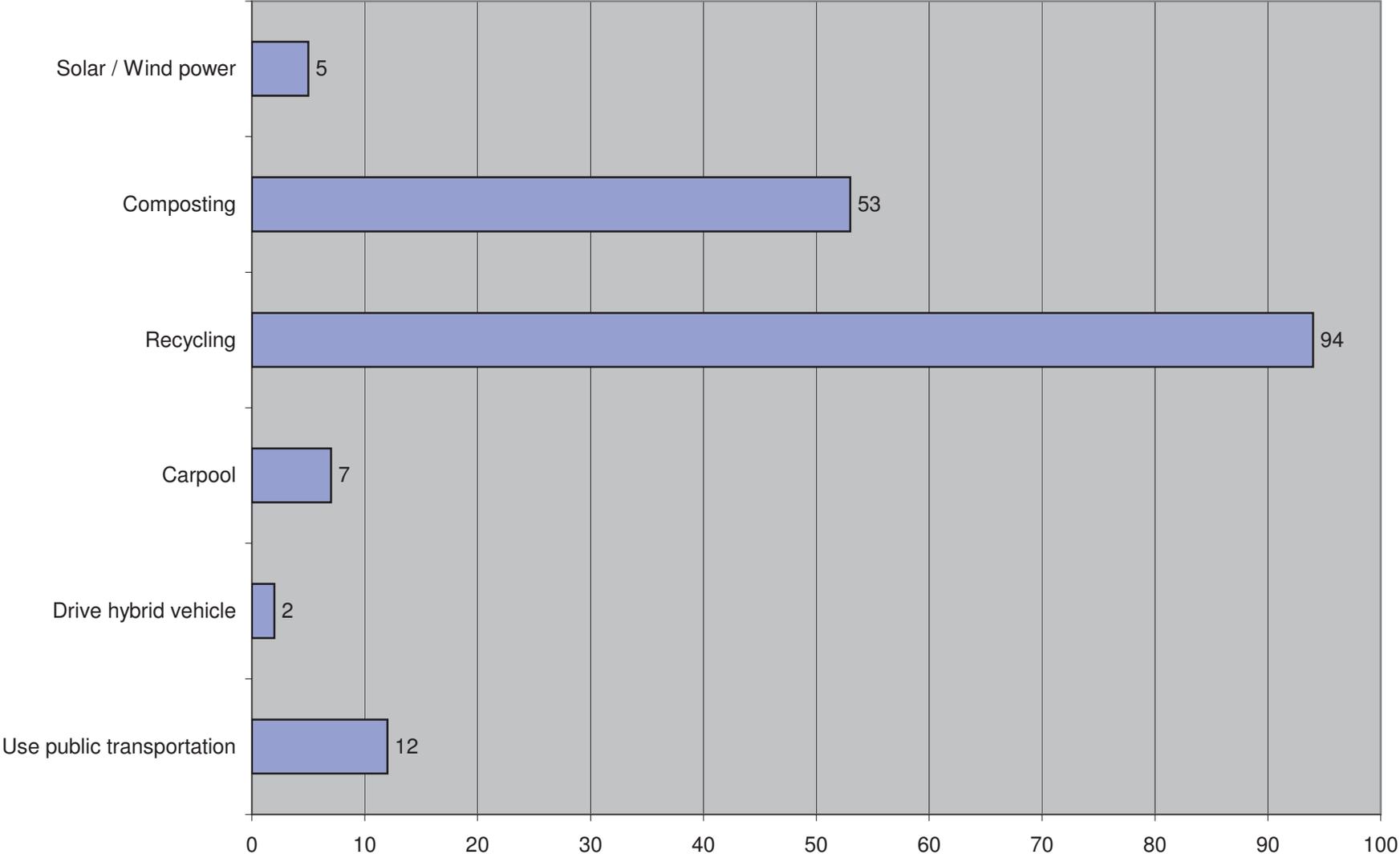
How important do you feel the following art forms are?



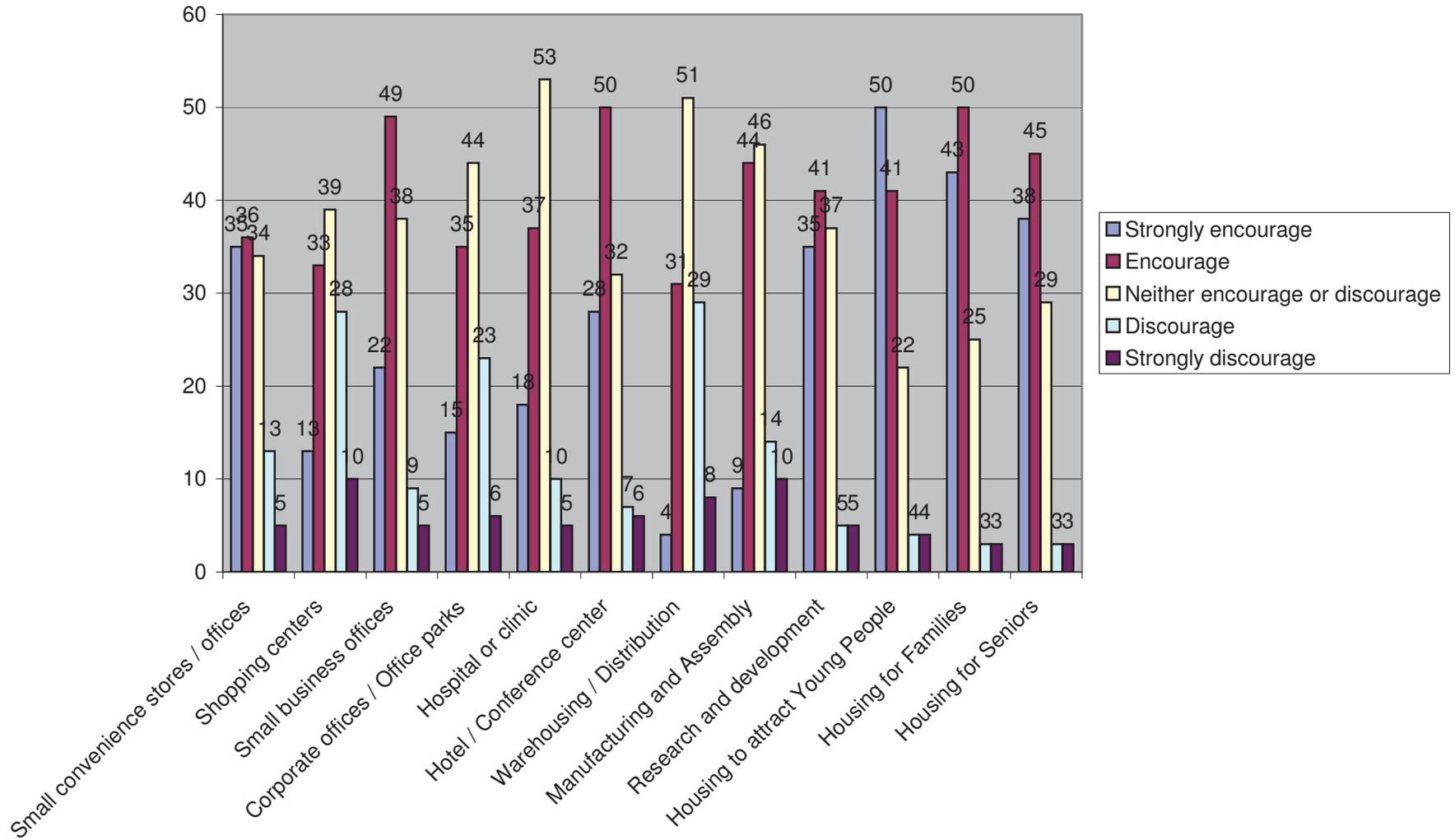
How important do you think it is to incorporate renewable energy?



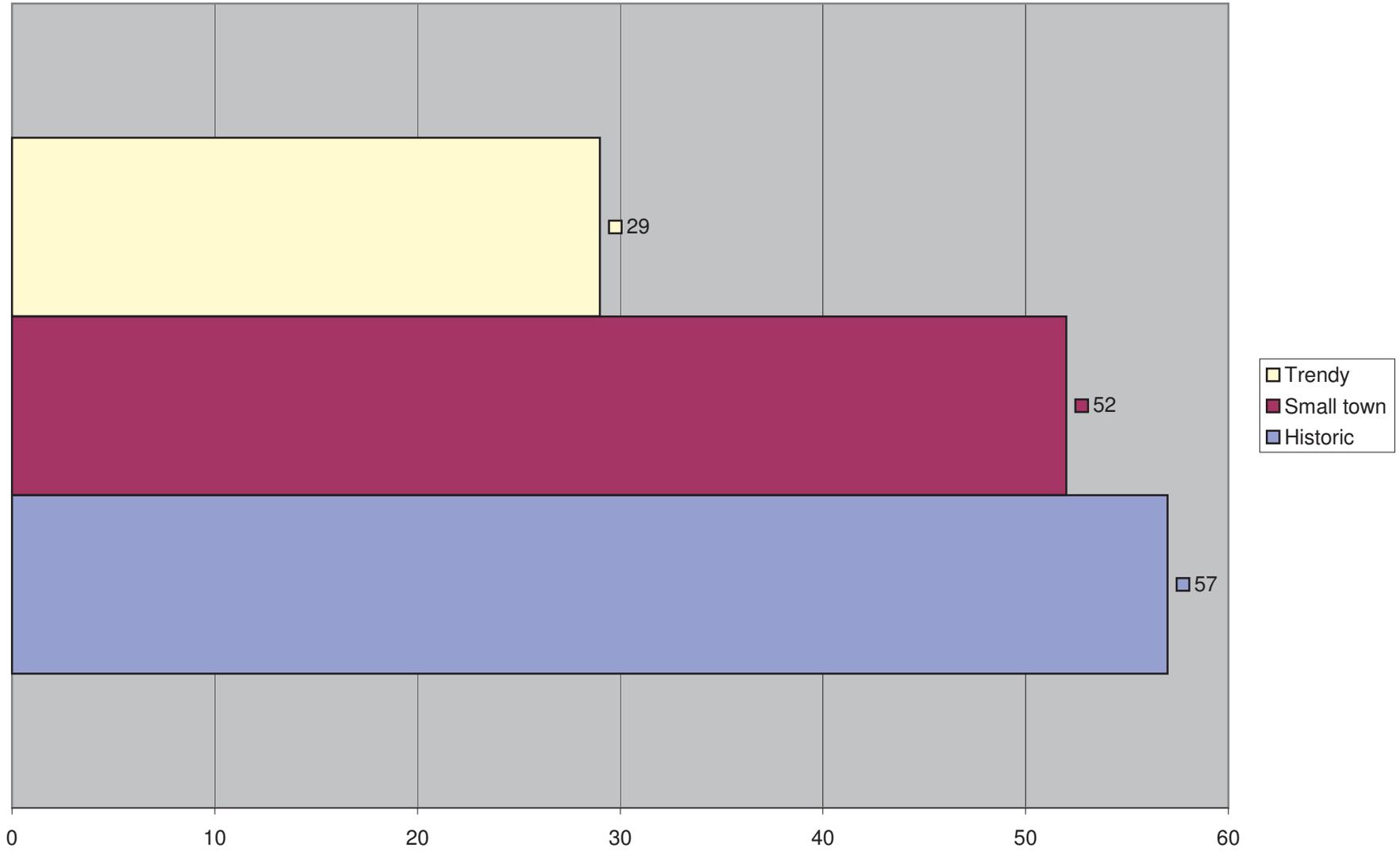
Do you currently participate in any of the following:



To what extent would you encourage or discourage these types of future development or redevelopment?



How do you view the character of downtown?



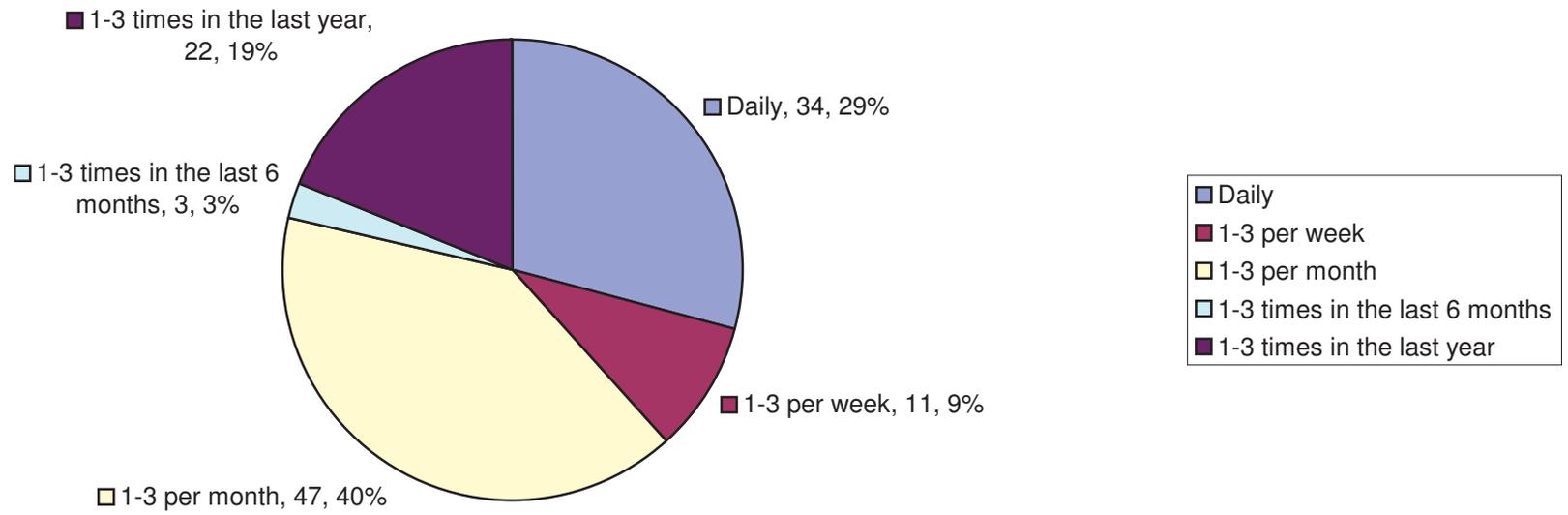
**How do you view the character of downtown?
(Summary of comments)**

Attorneys.
Bars (13)
Bath City Festival/History (5)
Better stores.
Charming city center.
Charming, cafes.
Coffee shops.
Community friendly and for locals and outsiders.
County seat
Court & County building.
Current night spot activities.
Dining (16)
Eclectic (2)
Empty most nights after 5pm
Entertainment.
Festivals.
Friendly
Historic buildings.
Historic value
History & night-life.
History, walkability.
How historic it could be if bath houses not destroyed
It's far. Like Pontiac w/more people than businesses
Keep Bath City Festival, drop Stars and Stripes
Mini Chicago
Night clubs (10)
No retail/shopping (3)
Not much to do during the day.
Old buildings - historic.
Old, historic, fireworks.
Parking lots
Phil's pharmacy.
Sad
Sculptures
Source for services ie. banking and retail.
Struggling
The fountain. Granda checkers
Too many law offices, not many shops/grocery, etc.
Too much a "fun city".
Trendy
Very poor

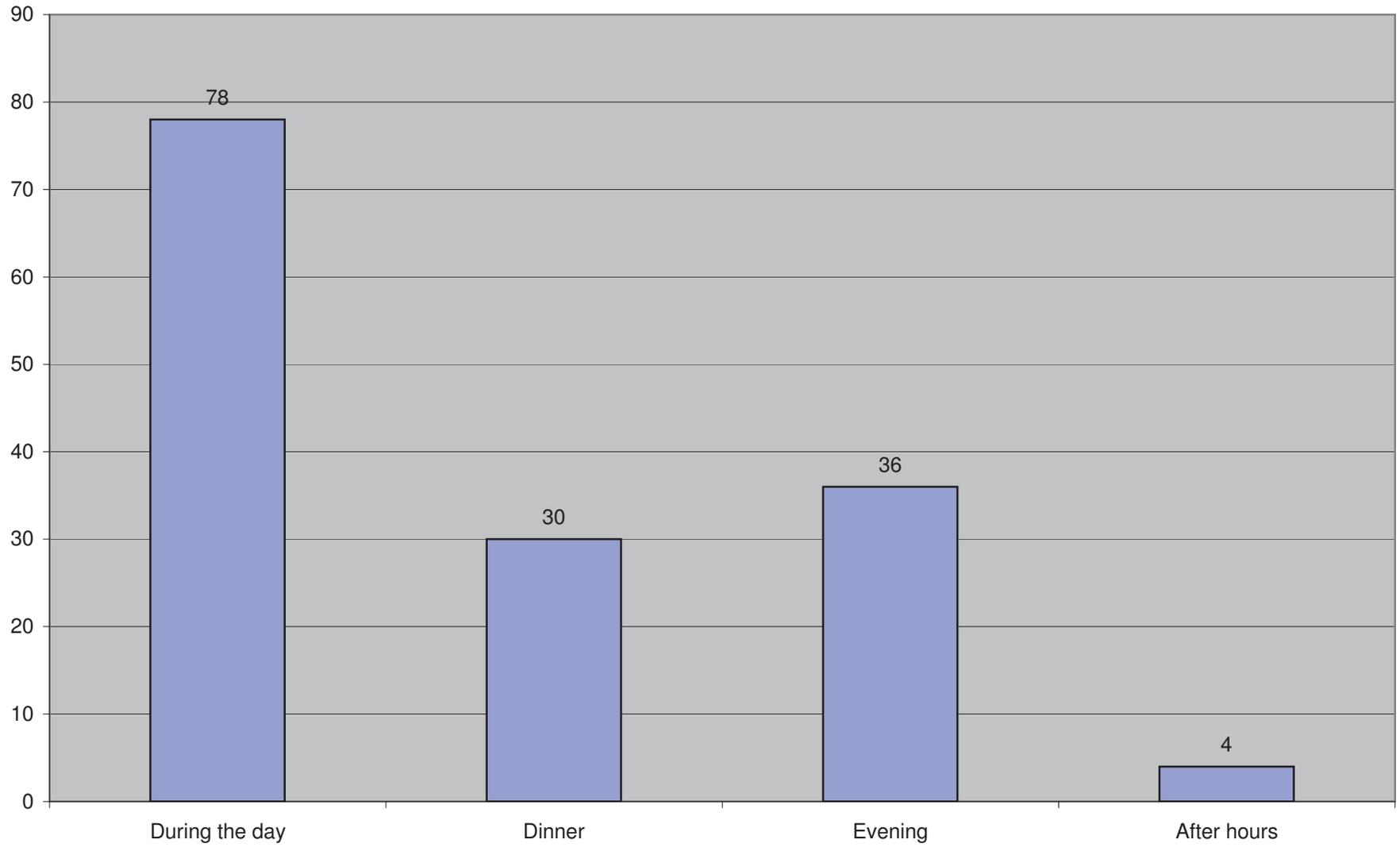
**Is there one thing you think of when you think of downtown Mount Clemens?
(Summary of comments)**

Bars without things to do after shopping.
Bath City History
Beautiful old buildings.
Binge drinkers, bars hosting bad bands, playing loud music
Boozy
Charming businesses.
Clinton River frontage
Eating
Empty - stores close at 5pm.
Festivals
Fireworks (2)
Food
Great restaurants.
Historic small town, friendly, military welcome and outsiders
Homeless people.
Kresge's 5 & 10 cent store.
Motorcycles, hot rods
Need more culture.
Night clubs - emerald theater crown on weekend & Bath City history with Bathy City bistro
Night clubs & bars, loud music until 1am
One step out from living in Detroit
Problems competing with other towns
Restaurants
Riverfront
Small businesses
Too many bars
Too much noise from bars
Walkability
Wonderful
Young adult entertainment

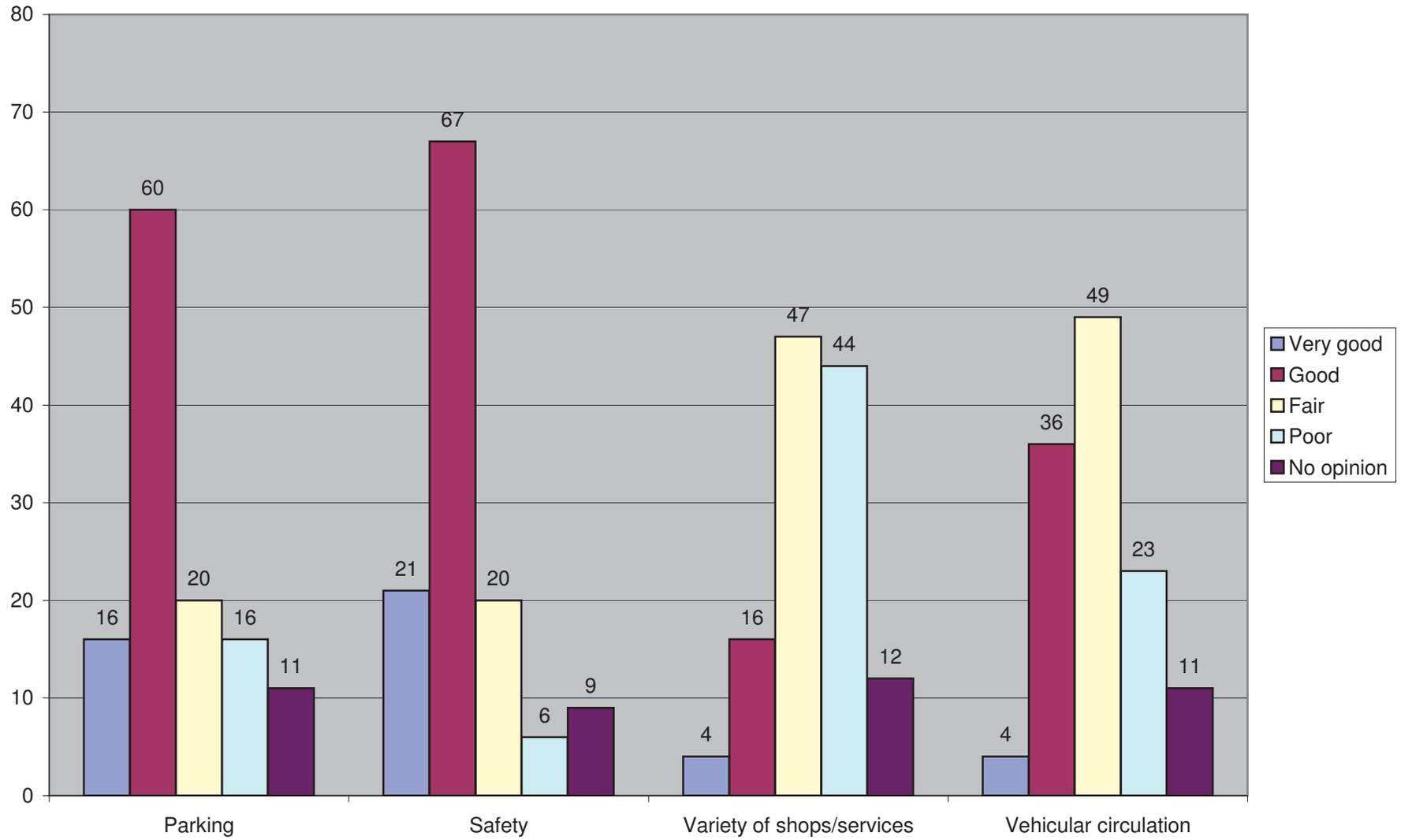
How often do you go downtown?



When do you spend the most of your time downtown?



How do you rate downtown on the following topics?



**What do you consider to be assets of Mount Clemens?
(Summary of comments)**

Access to freeways	Generally safe	Old trees
Access to I94	Good bars	Older homes
Accessible to freeways	Good city services	Original home-owners
Activities (2)	Good community services	Parking
Affordable Housing (4)	Good night life	Parks (9)
Ample retail floor space	Good parks	People
Appearance	Good police protection	People
Architecture	Good restaurants (2)	People, Farmer's market
Art Center 10	Good streets	Police efficiency
Attractive downtown area	Government offices	Police/Fire
Bars (2)	Great art center	Population diversity
Bath History	Great neighbors	Post office
Beautiful flowers	Great nightlife	Potential to grow.
Beautiful homes	Great sheriff patrol	Private investors
Beautiful schools	Has almost a little of everything	Proximity to freeways
Beautiful waterfront	Historic area	Proximity to SE MI and Canada
Central downtown	Historic buildings (7)	Proximity to Selfridge AFB
Central historic downtown	Historic district (2)	Public Library
Choice of dining	Historic downtown	Public service
Churches (5)	Historic homes (6)	Public utilities
City center	Historic neighborhoods	Quiet neighborhood
City commission	Historic Nature	Rail access
City hall & property	Historic tradition	Recreation Center
City Hall on riverfront	Historical (2)	Residents
City services (2)	History (7)	Restaurants (16)
Clean downtown	Hospital (5)	Retail
Clinton River (7)	Housing (7)	Riverfront (25)
Close to expressways (4)	Housing improvements made by owners	Riverfront concerts
Commitment to improve	Housing value	Riverwalk
Community engagement	Ice rink (2)	Safe (8)
Concert series	Integrated neighborhoods	Safety of people on Joy
Concerts	Involved citizens	Santa parade
Concerts, fairs, etc	It is not the "land of the strip malls"	Schools (6)
Cooperating neighbors	Library (5)	Sense of community
County seat (13)	Light industrial sites	Sense of identity/heritage
Crocker House (2)	Local banking	Service clubs (2)
Cultural activities	Local TV	Services
Cultural capital of Macomb County	Location (3)	Sheriff Dept (3)
Cultural center	Long-time residents	Shopping
Culturally diverse	Macomb County Sheriff	Sidewalks (2)
Culture	Main Street	Size
Culture level	Malls	Small shops
DDA (2)	Many bars & restaurants	Small size, quality schools
Definable downtown	Many tree-lined streets	Small town (10)
Development downtown	Meetings	Special events
Dining	Meeting of people	Special events & festivals
Diversity (3)	Merchants	St Joseph's Bldg
Downtown (31)	Mineral baths	Stars & Stripes Celebration
Downtown river public	Mineral Wells	Streets
DPW maintenance	Mostly good neighborhoods	Taxes
Du Pont	Museum & Art Center	The Art Center
Easy access to I 94	Museum and library.	The waterfall
Elementary schools	Music festivals	Tree lined streets
Established neighborhoods	Neighborhood schools	Tree trimming
Fairs and craft shows	Neighborhoods (12)	Tree-lined streets (2)
Family-centered neighborhoods	New approach to schooling at Macomb	Unique homes (3)
Farmer's Market (5)	New Year's Eve	Urban setting
Festivals (10)	Newcomers	Variety of restaurants
Fire station (2)	Nice art center	Varied festivals, activities
Fireworks (2)	Nice CBA development	Vibrant downtown
Fountain/art (public)	Nice restaurants	Walkability (12)
Free stuff to do	Nice small stores	Water & Sewage plants
Free WiFi	Night clubs (2)	Waterfront (3)
Friendly & innovative mechants	Old car shows	Waterfront concerts
Friendly city	Old houses	Well maintained neighborhoods
Garbage service		YMCA (6)

What do you consider to be concerns in Mount Clemens? (Summary of comments)

Aging roads/bridges - poor quality	Lack of convenience store	People (4)
Alley abuse/control	Lack of daytime draws downtown	Perception of housing poor people
Amount of non-taxable property	Lack of grocery stores (4)	Pollution in river
Apartments/condos	Lack of housing downtown	Poor city services
Appearance of Cass/Gratiot/Groesbeck (5)	Lack of industry	Poor police response after midnight
Appearance of some homes	Lack of necessary services in town.	Poor streets & sidewalks
Appearance of students	Lack of new families	Population lost & aging population
Attracting new businesses	Lack of planned development	Prevalence of "street people"
Attracting outside communities	Lack of respect for others	Properties not being kept up
Attracting quality - small business	Lack of retail (7)	Property tax too high
Bad schools	Lack of transit	Property taxes too high.
Bickering city commissioners	Lacking of upscale senior housing	Property value decline
Blight (15)	Level of tax base	Public safety
Boats	Lighting of streets	Public services
Building condos on waterfront	Litter - trash	Quality of MCPS School of choice program
Building more condos	Little housing in downtown	Quality schools
Building permits not followed up.	Local economy	Race relations
Businesses closing, not opening	Lodging/hotel	Rentals (10)
Care of house/neighborhood	Loss of industrial base	Reputation (crime)
Change perception - lots of poor and homeles	Loss of services	Reputation of schools
City government (2)	Loud music until 1:30am - can be heard in N. River Rd.	Respect for property/safety
City image is not drawing young people.	Loud rap music and poor clothing choices	Retail
City's financial livelihood	Lower property values (2)	Ring roads
Clean up town	Management of city government	Rose-floral development
Code enforcement (9)	More police patrol	Run-down homes
Cohesiveness/vision that all buy into	More pollution from Gratiot	Safety (6)
Community development	Move Farmer's market back downtown	Schools (27)
Condition of neighborhoods	Movie Theater	Sell our city office.
Condition of streets	Multiple housing	Selling riverfront property
Crime (5)	Narrow-possibility thinking	Sharing costs of sidewalk improvements
Curbs and walks need to be walkable	Northeast corner of town	Should consolidate services.
Decaying housing	Need a grocery store	Sidewalks (5)
Demolition	Need better quality businesses downtown	Some property not maintained
Develop north bound Gratiot from 16 mile into town	Need better schools	Speed of traffic on Gratiot
Difficult/dangerous for bicycling	Need for government cooperation	Speeding on Miller St.
Divisive city council.	Need fun (something) on Gratiot	Stop TIF
Dogs barking	Need neighborhood Dev. Assocs.	Storefront appearance outside downtown
Doing away with the fire dept.	Need other entertainment	Stores should have period facades
Drawing higher income residents	Need our police dept back	Street maintenance
Drug traffic	Need parking structure	Streets need repair
DuPont paint fumes into my neighborhood	Negativity and infighting between the commissioners	Taxes (13)
Economy	Neglected riverfront property	Tearing down historic buildings
Entrance to city (2)	Neighborhood quality (2)	Tearing down old homes
Extremely high taxes	No basic amenity shopping other than party stores	The county presence
Festivals/etc. that block traffic	No family/teen activities in the evening	Too few shops
Few or no activities for seniors	No hardware stores	Too many vacant businesses
Few or no activities for teens	No hotel/bed & breakfast	Too many bars (5)
Finances of city	No hotels/motels	Too many churches and church schools
Get rid of DDA	No kayaking program	Too many dollar store type businesses
Giving too many tax breaks to businesses	No lofts on waterfront	Too many historic homes turned into apts
Half-way houses in neighborhoods	No tax-reduced/free businesses	Too many homes for sale/not selling
Handicapped accessibility	No place for trees	Too many houses for rent to people who don't want to keep them up.
HAV/Seed political environment	No renter/homeowner pride anymore	Too many levels of government
Having only rock music at fairs.	No retail	Too many low income apts
High school	No senior center	Too many parking lots
High taxes (5)	No viable tenants - comercial	Too many rental properties (5)
Historic district regulations	Noise from basketball/car radios	Too many streets are closed for some events.
Historic downtown is gone	Non-conforming multi-unit rentals	Too many tax-exempt properties (3)
Homeless (7)	Non-taxed property	Too much low-income housing
House values	North and south Gratiot	Total operation of city.
Housing stock	Not enough neighborhood watches	Traffic (6)
Housing/lofts/appt/rentals	Not enough publicity on public schools	Trim trees
Illegal aliens moving in	Not enough thought for the future	Underdeveloped or disrepair properties
Image of public schools (3)	Not enough variety of business	Uneducated population
Improve low-income neighborhoods	Open drinking allowed	Uneven sidewalks
Instability of City Manager's office	Other non-tax paying enter hospitals and government buildings	Unkept yards & houses
Jail people on probation	Overgrown trees & bushes, weeds	Vacancies (10)
Keep river clean	Parking (8)	Vacting business residences.
Keeping manufacturing	Pedestrian safety	Very poor entry-ways into city
Lack of community-feel		Walkable downtown
Lack of concern for neighborhoods		Zoning variances granted too easily

CATEGORY: EXISTING NEIGHBORHOODS

Goal: Preserve the character of existing neighborhoods

1. Historic preservation as development tool
2. Improve character of neighborhoods (ex. historic lighting)
3. Protect older housing stock, historic homes
No current historic designation, protection, regulation, or education to maintain historic homes exists
4. Protect walkability by ensuring that all neighborhoods have consistent sidewalks
5. Major street residential uses become substandard rentals
Church St. is in danger of this near new Meijer store
Northbound Gratiot also in danger
Calm traffic to help problem – crossover with Transportation topic
6. Calm traffic using neighborhood design/streetscape
7. Parking is a problem in neighborhoods – many homes have more cars than bedrooms
8. Hold landlords accountable for condition of property and tenant behavior
Currently reviews of tenant property every 18 months
More aggressive enforcement needed
9. Assist low-income homeowners in keeping up homes
This assistance is available at the county level – need not be addressed in Master Plan – Aaron's note: We have mentioned county/state programs in other plans; we can leave it in if this is an issue for the community.
10. Abandoned homes are a serious issue, especially near Main St. / NB Gratiot.

Goal: Improve the viability of existing neighborhoods for future generations

11. Keep industrial uses on the west side of railroad tracks, away from town
Eliminate industrial uses east of railroad tracks
Use former industrial site as a business incubator site
11. Awards or incentives for businesses/residents that improve curb appeal
12. Awards or incentives for homes that are improved
City has beautification award. Needs to be promoted to encourage competition.

CATEGORY: BUSINESS AND CORRIDOR

Goal: Create opportunities for new high quality uses within the city

1. Allow expansion of mixed-use into neighborhoods and along commercial corridors
2. Diversify offerings in downtown
Encourage diverse age groups
Currently 21-30 age group is attracted
3. Recruit new and diverse retailers in strategic locations
Destination retail – unusual shops or dining
Cluster in downtown
Co-op businesses
City should decide on a theme and follow that theme
Complement shopping district with anchor stores (ex. Borders)
DDA should aid in marketing efforts of vacant/available space
Advertise participation in the Redevelopment-Ready Communities Program
Incentivize retail development
4. Attract mixed use development in strategic locations
Attract to downtown and corridors of major roads
Need for meeting place in neighborhoods – ex. Miller Brothers
Ex. Ice Cream Shop, Neighborhood Commercial
Cottage Industry not currently allowed – several nonconforming uses exist
Offer business incubator throughout city
Corner stores only on collector/secondary streets only, not on residential streets
Ex. Crocker, Dickinson, Church, S. Gratiot

Goal: Develop methods for ensuring that commercial development reflects the quality of the city and its residents

5. Protect Urbanism (Design guidelines)
Setbacks, parking in rear
Form-Based Code with Design Guidelines
6. Height Limitations – 30' area and 70' area – nothing in between
CBD-1/CBD-2 Zoning plan was suggested to allow for a stepped increase in height – Aaron's note:
Master Plan should not be so specific, but if stepped heights are desired, they should be mentioned.
7. Improve façades and signage
Code needs to be updated and enforcement improved.
Façades can be improved using incentives or bonuses (height, setbacks, etc) -or- can be put into ordinance.

Goal: Consider relocation of Farmers Market and other events that stimulates new development and increased visibility of the city/downtown

8. Consider relocation of farmers market
Was previously downtown, moved out.
Run by Chamber of Commerce in co/op with farmers
Runs Friday/Saturday
Room at Roskopp lot (former bank site) at Cass.

CATEGORY: ECONOMIC DEVELOPMENT

Goal: *Develop city-wide strategy of marketing. (considered most important by steering committee)

1. Aggressively market the city
Website needs to be more dynamic, link to groups, retail, religious institutions, libraries, DDA
City Administration should maintain the website
Market residential values, affordability of homes
Website is a beginning only, not an entire strategy
Draft a consultant to determine proper steps to follow
2. Better coordination between the many cultural resources for residents
3. Attract "geocaching" gamers
City should market activity and use as promotion
4. Publicize environmentalism
5. Advertise along Gratiot for events and stores
6. Develop comprehensive package of city branding and wayfinding.
7. Improve signage to allow people to find retail and navigate city
Include branding on signage and on website
Opportunity area exists at the cut-off south of town at Church to Downtown

Goal: Identify housing for future populations

8. Increase density in the downtown and along major corridors, make room for future population.
9. Provide housing opportunities for artists / singles / families without children / seniors.
10. Support subsidized housing for artists
Diverse price points for rental, sale
Reuse old industrial space

Goal: Stimulate new development along the Rail Road tracks

11. Identify methods for reuse of industrial land to the east of Rail Road that responds to future trends in development. Based on performance standards. Integrate incubator businesses, artist live/work space, etc.
12. Study industrial land to the west of Rail Road to identify opportunities for consolidated services, access, and premiere facilities.

Goal: Develop vision for future use of city property on river that provides a dynamic public space and a catalyst for new development

13. Develop riverfront as dynamic public spaces that stimulate private development.
14. Downsize parking lot – use as riverside park or new City Hall / History Museum
City offices along the water are a status symbol
Include a visitor center and history museum
If the city must sell, keep area accessible to the public (ex. restaurant)

CATEGORY: NATURAL RESOURCES/ RECREATION / OPEN SPACE / CULTURE

Goal: Preserve and enhance the quality of existing parks and open space

1. Improve Shadyside Park and facilities, emphasize history of park
Security issue – drug dealers. Possible neighborhood watch potential?
Refurbished parks get used much more. Partner with 4H and universities.
Use Shadyside park for daytime flea market, swap meet.
Conduct park radius study – determine underserved neighborhoods. How do Mount Clemens parks compare to national standards?
Chicago neighborhood model of infill parks when homes are torn down.
2. All parks should have walkable connection to every neighborhood
3. All neighborhoods should have a neighborhood park
4. Use "Mount Clemens Foundation" to fund park enhancement and playgrounds
5. Refurbish parks

Goal: Expand recreational opportunities on the Clinton River

6. Optimize riverfront for events
It is a waste to have City Hall and Fire Department on the River. Have more events, activities, businesses.
Not enough Marina use, ramps are inadequate. Need ongoing program to dredge river.
Limited Public River access currently.
Use Toledo's riverfront development as a model.
7. Explore incentives for allowing access to river along private property that fronts the river.
Consider extending bike path from Shadyside Park to new Meijer store. Promote river as ingress to City.
Add signage to direct people once boaters become pedestrians.
1/2 Mile potential river access at Medical Center property.
8. Involve citizens in river clean-up
9. Ensure continued health of the river
10. Educate public about stormwater issues, riverbank stabilization
Work with schools – establish informational signage.
City should pursue grants, partner with MSU extension, public works dept.
11. Extend, Improve marina
12. Improve river area / boardwalk
13. Improve and increase access points to water
14. Develop spillway with apartments/condos and attraction to boaters.
Development potential area is in Clinton Township, but could be promoted between the two.

Goal: Create an administrative body that explores potential for new uses of existing mineral spring wells and the economic opportunities in the holistic health industry

15. Improve access/visibility of remaining mineral springs
Add mineral springs locations to Natural Features map. 1930s map from Sanborn with locations.

Goal: Create an administrative body that coordinates existing cultural opportunities, explores potential for new opportunities, and markets the city as a premiere cultural destination

16. Bring performing arts downtown
There is a lack of non-bar events for visitors to downtown.
Promote currently-held events more.
Encourage more diverse options (dance, theatre)

17. Expand cultural uses – theatre, art center, college campus – use to support tourism
18. Diversify cultural activities to attract all age groups
19. Expand art/sculpture throughout city

CATEGORY: ROAD, TRANSIT, CITY SERVICES

Goal: Create a safe network of streets that is viable for commercial development, easy to navigate for motorists, aesthetically pleasing, and safe and pleasant for pedestrians and bicyclists to traverse

1. Work with MDOT to create a vision for ultimate repair of the Gratiot pairs
2. Improve circulation – many avoid downtown due to confusing streets
Restoring two-way traffic to Macomb St.
3. Streetscape improvement along avenues leading into the city

Goal: Communicate with county and region to explore current and future public transportation opportunities and direct development accordingly

4. More bus stops needed – should be partially enclosed
5. Plan for Transit Oriented Development along Gratiot and other corridors

Goal: Monitor existing city services to ensue efficiency and meets the needs of current and future populations

6. Reinstate former recycling center program
Curbside is not successful. City can no longer sell recycled materials. Pickup only now with regular service – businesses and multi-family developments exempted.
7. Allow city accounting department to accept credit cards, online payments
A problem exists with fees, but other municipalities have begun to do so.
8. Study areas of potential increased density for infrastructure capacity
9. Minimal points of stormwater saturation
Make sure that infrastructure is addressed with development, especially downtown.
10. Utilize Recreation Center
Closed 5 years ago – has been mothballed and maintained.
Possible new senior programs?
Less service, more expense since YMCA took over recreation
Cairns Field is offering youth programs.
11. Begin street leaf pick-up
12. Street sweepers are inconsistent in schedule and quality of work.
Encourage opposite-side parking on sweep days – advertise days to community.
13. Business garbage sometimes scattered on sidewalk and remains uncleaned.
Rizzo company requires bags only, no containers. Animals cause problems.

Goal: Explore the potential and benefits of providing "green" city services and public buildings

14. Utilize "green development"
15. Require Night Sky Friendly lighting in new developments
16. Add "dark skies" restrictions
Counter light pollution
17. Strive to develop public buildings and larger developments that are LEED certified
We cannot require certification, since a building is certified only after the fact. Promote certification and green building. Use "attempt" or "strive" language.

Goal: Communicate with county and region to explore current and future greenway opportunities and create a greenway system within the city for residents to enjoy

18. Create bike path linking to 16 Mile Rd. path.
19. Extend River Walk south of Crocker Bridge
20. Plan and phase-in greenways around new connection
[Create a consistent plan](#)
[Tie-in with county greenway system](#)

GOAL: CITY LEADERSHIP AND PARTNERSHIPS

Goal: Monitor existing policies and planning processes to ensue efficiency and meets the needs of current and future populations

1. Engage in partnerships to ensure state help
From 2007 State of the State Address re: Regionalism
Marketing agency should be used
Bring City and DDA together using the marketing agent
Capitalize on being the center of activity in Clinton and Harrison Townships
Oakland County's marketing effort as a good example
Utilize schools and internships as a resource
2. Partner with region to enhance transit, Support regional mass transit, decrease costs
City should draft a letter to County, SEMCOG that they are supportive of regional transit efforts and would like to be involved.
3. Market schools better
4. Focus on elementary and middle schools
5. Expand programs
There is a \$12M/5 year grant shared with Armada and Utica districts for programs
6. Consider consolidation with other area district(s)
Consolidation for cost savings for food and ground services is under consideration
7. Improve quality of schools
8. Develop a more accountable school board
School board members are elected and therefore accountable to the public
9. City Commission and School Board should work together
Perhaps a civic campus including a school and city hall
City should include schools in their marketing program
Schools currently have an ad hoc marketing committee

General (Schools) notes:
Not much can be done vis a vis the school system in the city's Mater Plan
District is losing approx. 100 students per year - Last year was light at loss of 27
There is competition with popular Clintondale and L'Anse Cruse schools

Goal: Continually communicate with residents, stakeholders and future investors

10. Newsletter
11. Town hall Meetings
12. Annual Joint Commissions meeting City Commission/ Planning Commission / ZBA

Goal: Continually communicate with adjacent communities to explore partnering opportunities

City of Mount Clemens - Steering Committee

EXERCISE #2

● *The Master Plan will provide a blueprint of how your community will grow.*

...Because the Master Plan drives decisions made by elected and appointed officials, it is essential the voice of residents is incorporated into the vision.

Based on the personal values vs. community values exercise, use the following boxes to fill in potential conflicts that may be addressed in the master plan. In addition to conflicts, also list items that successfully portray your values and should be reinforced.

Economic Development:

Landuse:

Housing:

Transportation:

Schools:

City of Mount Clemens - Steering Committee

Based on the personal values vs. community values exercise, use the following boxes to fill in potential conflicts that may be addressed in the master plan. In addition to conflicts, also list items that successfully portray your values and should be reinforced.

Natural Resources:

Public Services, Facilities & Utilities:

Cultural Resources, Parks & Recreation:

Current Trends:

Community Design & Special Projects:

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City of Mount Clemens - Steering Committee

Use this page to list conflicts and items for reinforcement that do not apply to the prescribed categories.

All Other Issues:

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City of Mount Clemens - Steering Committee

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Red Text = New items inserted after meeting

Blue Text = Notes from meeting

Strikethrough Text = Redundant or Removed item

Economic Development:

1. Recruit new and diverse retailers
 - Destination retail – unusual shops or dining
 - Cluster in downtown
 - Co-op businesses
 - City should decide on a theme and follow that theme
 - Complement shopping district with anchor stores (ex. Borders)
 - DDA should aid in marketing efforts of vacant/available space
 - Advertise participation in the Redevelopment-Ready Communities Program
 - Incentivize retail development
2. Increase population density downtown
 - Ground floor commercial, residential rental or condominium above
 - Investigate current height limitations. Are they too low?
3. Attract mixed use development
 - Attract to downtown and corridors of major roads
 - Need for meeting place in neighborhoods – ex. Miller Brothers
 - Ex. Ice Cream Shop, Neighborhood Commercial
 - Cottage Industry not currently allowed – several nonconforming uses exist
 - Offer business incubator throughout city
 - Corner stores only on collector/secondary streets only, not on residential streets
 - Ex. Crocker, Dickinson, Church, S. Gratiot
 - (Tabled for further input)
4. ~~Focus on specialty boutique retail~~ – Included in Item #1
5. ~~Aggressively market the city~~ – Moved to "Special Projects"
6. Engage in partnerships to ensure state help
 - From 2007 State of the State Address re: Regionalism
 - Marketing agency should be used
 - Bring City and DDA together using the marketing agent
 - Capitalize on being the center of activity in Clinton and Harrison Townships
 - Oakland County's marketing effort as a good example
 - Utilize schools and internships as a resource
7. Historic preservation as development tool
8. Stop growth/expansion of bars downtown
9. Improve signage to allow people to find retail and navigate city
 - Include branding on signage and on website
 - Opportunity area exists at the cut-off south of town at Church to Downtown
10. Advertise along Gratiot for events and stores
11. Improve character of downtown, neighborhoods (ex. historic lighting)
12. ~~Stop TIFF in downtown~~
 - ~~TIFF money is used poorly—oversight is needed~~
 - ~~Eliminating the TIFF would cost the City \$150k in other funding sources~~
 - ~~Master Plan not the appropriate place to discuss financing~~
13. ~~Incentives for retailers~~ – Included in Item #1

City of Mount Clemens - Steering Committee

EXERCISE #2

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Land Use:

1. Allow expansion of mixed-use into neighborhoods and along commercial corridors
2. ~~Eliminate adjacent incompatible land uses~~ – Included in Item #9
3. Protect walkability using sidewalks
4. Make downtown more walkable
Downtown needs to be more drivable – it is already quite walkable
5. Protect urbanism
Setbacks, parking in rear
Form-Based Code with Design Guidelines
6. Maintain area between bridges as city property;
7. Downsize parking lot – use as riverside park or new City Hall / History Museum
City offices along the water are a status symbol
Include a visitor center and history museum
If the city must cell, keep area accessible to the public (ex. restaurant)
8. Stop the removal of existing structures near CBD in favor of parking
Ex. Bank demolished for north lot
A parking structure could replace many surface lots, but are expensive
If building a structure, insist on ground-floor retail with parking above
9. Keep industrial uses on the west side of railroad tracks, away from town
Eliminate industrial uses east of railroad tracks
Use former industrial site as a business incubator site
10. High density residential should have on-street parking passes
(Tabled)
11. ~~Use old industrial areas for artists, start-up businesses~~ – Included in Item #9
12. ~~Stop spot zoning~~ – Zoning should be addressed in Zoning Ordinance – Spot Zoning is illegal by State Law
13. **Height Limitations – 30' area and 70' area – nothing in between**
CBD-1/CBD-2 Zoning plan was suggested to allow for a stepped increase in height
14. **Green space (or step-down use) should be used between incompatible uses**

City of Mount Clemens - Steering Committee

EXERCISE #2

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Housing:

1. More housing downtown – convert vacant offices
Mixed-use in downtown area
2. ~~Attract downtown population~~ – Include in Item #1
3. ~~Include moderate and low income housing downtown~~ – Included in Item #1
4. Major street residential uses become substandard rentals
Church St. is in danger of this near new Meijer store
Northbound Gratiot also in danger
Calm traffic to help problem – crossover with Transportation topic
5. Protect older housing stock, historic homes
No current historic designation, protection, regulation, or education to maintain historic homes exists
6. ~~Work on public/private solution to housing crisis, help homeowners~~ – Need not be addressed in Master Plan
7. Hold landlords accountable for condition of property and tenant behavior
Currently reviews of tenant property every 18 months
More aggressive enforcement needed
8. Increase density, make room for future population
9. Assist low-income homeowners in keeping up homes
This assistance is available at the county level – need not be addressed in Master Plan – Aaron's note: We have mentioned county/state programs in other plans; we can leave it in if this is an issue for the community.
10. Conduct housing study
(Tabled)
11. ~~Manage rental properties~~ – Included in Item #7
12. Abandoned homes are a serious issue, esp. near Main St. / NB Gratiot.
13. Apartments and Condos are well maintained.
14. Loft projects are contributing new element to the city.

City of Mount Clemens - Steering Committee

EXERCISE #2

● *The Master Plan will provide a blueprint of how your community will grow.*

...Because the Master Plan drives decisions made by elected and appointed officials, it is essential the voice of residents is incorporated into the vision.

Transportation:

1. Police speeding in pedestrian areas and neighborhoods
Calm traffic using neighborhood design/streetscape
2. Partner with region to enhance transit, Support regional mass transit, decrease costs
City should draft a letter to County, SEMCOG that they are supportive of regional transit efforts and would like to be involved.
3. Plan for Transit Oriented Development along Gratiot
(Tabled)
4. Too many parking lots downtown
5. Encourage all ages to use Dial-A-Ride
6. Create a vision for ultimate repair of the Gratiot pairs
7. Parking is a problem in neighborhoods – many homes have more cars than bedrooms
8. Create incentives for carpooling
Expand use and availability of carpool lots
(Tabled)
9. Improve circulation – many avoid downtown due to confusing streets
Restoring two-way traffic to Macomb St.
10. Plan and phase-in greenways around new connection
Create a consistent plan
Tie-in with county greenway system
11. More bus stops needed – should be partially enclosed

City of Mount Clemens - Steering Committee

EXERCISE #2

● *The Master Plan will provide a blueprint of how your community will grow.*

...Because the Master Plan drives decisions made by elected and appointed officials, it is essential the voice of residents is incorporated into the vision.

Schools:

1. Market schools better
2. Focus on elementary and middle schools
3. Expand programs
There is a \$12M/5 year grant shared with Armada and Utica districts for programs
4. Consider consolidation with other area district(s)
Consolidation for cost savings for food and ground services is under consideration
5. Improve quality of schools
6. Develop a more accountable school board
School board members are elected and therefore accountable to the public
7. City Commission and School Board should work together
Perhaps a civic campus including a school and city hall
City should include schools in their marketing program
Schools currently have an ad hoc marketing committee

General notes:

Not much can be done vis a vis the school system in the city's Master Plan
District is losing approx. 100 students per year - Last year was light at loss of 27
There is competition with popular Clintondale and L'Anse Cruse schools

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Natural Resources:

1. Develop riverfront for parks, housing, and business
2. Use riverfront for events
3. Allow access to river along Medical Center property, new developments
4. Require Night Sky Friendly lighting in new developments
5. Add "dark skies" restrictions
6. Educate public about stormwater issues, riverbank stabilization
7. Improve access/visibility of remaining mineral springs
8. Improve river area / boardwalk
9. Extend, Improve marina
10. Involve citizens in river clean-up
11. Ensure continued health of the river
12. Improve and increase access points to water
13. Develop spillway with apartments/condos and attraction to boaters.

EXERCISE #2

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Public Services, Facilities & Utilities:

1. Outsource services where practical
2. Require public buildings and larger developments to be LEED certified
3. Reinstate former recycling center program
4. Allow city accounting department to accept credit cards, online payments
5. Begin street leaf pick-up
6. Minimal points of stormwater saturation
7. Study areas of potential increased density for infrastructure capacity
8. Incentivize re-use of existing buildings
9. Street sweepers are inconsistent in schedule and quality of work.
10. Business garbage sometimes scattered on sidewalk and remains uncleaned.

EXERCISE #2

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Cultural Resources, Parks & Recreation:

1. Bring performing arts downtown
2. Refurbish parks
3. Utilize Recreation Center
4. Expand cultural uses – theatre, art center, college campus – use to support tourism
5. Use "Mount Clemens Foundation" to fund park enhancement and playgrounds
6. Protect neighborhood parks
7. Improve Shady Side Park and facilities, emphasize history of park
8. Extend cultural environment into neighborhoods
9. Diversify cultural activities to attract all age groups
10. Relocate farmers market
11. All parks should have walkable connection to every neighborhood
12. Expand art/sculpture throughout city
13. Better coordination between the many cultural resources for residents
14. Parks are hard to access – main roads to cross without elevated walkway.
15. Create bike path linking to 16 Mile Rd. path.

EXERCISE #2

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Current Trends:

1. Encourage new uses for vacant buildings
2. Encourage those with alternative lifestyles to live and/or invest
3. Support subsidized housing for artists
4. Diversify offerings in downtown
5. Attract "geocaching" gamers
6. Publicize environmentalism
7. Provide housing for emerging populations
8. **Too many bars in relation to population.**

EXERCISE #2

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Community Design & Special Projects:

1. Improve image to visitors
2. Streetscape improvement along avenues leading into the city
3. Improve façades and signage
4. Streetscape improvements in downtown
5. Extend River Walk south of Crocker Bridge
6. More attractive street routing into downtown; landscaping, roundabouts
7. Allow, encourage "busking" in downtown
8. Tax breaks or cash award for businesses/residents that improve curb appeal
9. Improve wayfinding
10. Utilize "green development"
11. Financial incentives for homes that are improved
12. Aggressively market the city
 - Website needs to be more dynamic, link to groups, retail, religious, libraries, DDA
 - City Administration should maintain the website
 - Market residential values, affordability of homes
 - Website is a beginning only, not an entire strategy
 - Draft a consultant to determine proper steps to follow

EXERCISE #2

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Use this page to list conflicts and items for reinforcement that do not apply to the prescribed categories:

All Other Issues:

1. Clarify tasks and accomplishments of DDA
2. Enforce blight ordinances, protect urban design
3. Limit non-taxable acquisition of land, including churches – currently over 40%

City of Mount Clemens, Michigan
Tabulation of variance requests from planning commission
2002-2007

Zone	Address	Zone	Variance Type	Variance Requested	Date	Status	Note
						Approved with	Side yard must be planted with a green belt.
	118 Cass Ave	3	Setback	25' required, 15' requested	1/14/2003	Approved	
	118 Cass Ave	3	Parking	No additional parking	1/14/2003	Approved	
LC - Limited Commercial	57 SB Gratiot	3	Signage	1 allowed, 2 currently, requesting 3rd	1/14/2003	Approved	
BI - Business Intensive	48 Market	4	Signage	1 allowed, requesting 2nd	3/11/2003	Approved	
MU - Multi-Use	1000 Harrington	10	Height	2 stories/30' permitted, 3 stories/51' proposed	8/5/2003	Approved	
CB - Central Business	120 N. Main	4	Setback	0 setback permitted, 67.58' proposed	8/5/2003	Approved	
CB - Central Business	120 N. Main	4	Setback	25' required, 33.25' proposed	8/5/2003	Approved	
CB - Central Business	120 N. Main	4	Parking	Rear parking required, Front parking proposed	8/5/2003	Approved	
MU - Multi-Use	395 N. Groesbeck	1	Setback	10' required, 77' proposed	8/5/2003	Approved	
MU - Multi-Use	395 N. Groesbeck	1	Parking	Rear parking required, Front parking proposed	8/5/2003	Approved	
CB - Central Business	53 N. Main	4	Signage	1 allowed, requesting 2nd	8/5/2003	Approved	
Residential	68 Eldridge	?	Accessory Building	800 sf allowed, 1848 sf requested	8/5/2003	Approved	
						Approved with	
Residential	68 Eldridge	?	Height	18' allowed, 23' requested	8/5/2003	conditions	2nd floor to be used for storage only
CB - Central Business	98 NB Gratiot	8	Setback	50' required, 45' proposed	8/5/2003	Approved	
				Allow vehicles to back out of garages onto			
CB - Central Business	98 NB Gratiot	8	Traffic	Rohns St.	8/5/2003	Approved	
CB - Central Business	98 NB Gratiot	8	Parking	47 spaces permitted, 63 requested	8/5/2003	Approved	
Residential	128-154 Floral	7	Accessory Building	Allow garage to project past front façade	9/2/2003	Approved	
				Exceed allowable percentage that attached			
Residential	128-154 Floral	7	Accessory Building	garage can project past front façade	9/2/2003	Approved	
Residential	128-154 Floral	7	Area, Bulk, Placement	63,600 sf required, 58,450 sf requested	9/2/2003	Approved	
CB - Central Business	43-65 Pine St.	4	Setback	25' allowed, 50' requested	9/2/2003	Approved	
Residential	99 Belleview	7	Accessory Building	120 sf allowed, 838 sf requested	9/2/2003	Approved	
Residential	99 Belleview	7	Height	18' allowed, 20.5' requested	9/2/2003	Approved	
Residential	155 Moross	7	Accessory Building	800 sf allowed, 1114 sf requested	10/14/2003	Approved	
CB - Central Business	32 Market St.	4	Expand Nonconforming	Enlarge nonconforming lot by 15 spaces	10/14/2003	Approved	
				Between main and accessory bldgs - 10'			
Residential	1359 Mulberry	10	Setback	required, 8' proposed	11/5/2003	Approved	
				8 unit multi-family building, proposed expansion			
R1A Single-Family	60 Logan	2	Expand Nonconforming	to 10 units	11/5/2003	Tabled	Pending fire / parking inspection
	43 S. Wilson	7	Fence	Picket or wrought iron required, brick requested	12/2/2003	Approved	
				8 unit multi-family building, proposed expansion			
R1A Single-Family	60 Logan	2	Expand Nonconforming	to 10 units (back from table)	12/2/2003	Denied	
I-2 Heavy Industrial	24583 N. River Rd.	6	Expand Nonconforming	Add 4 maintenance bays to General RV	1/6/2004	Approved	
				No closer than 7' from property line. Request			
CB - Central Business	116 Macomb Pl.	4	Parking	variance for access drive only.	4/6/2004	Approved	
				Curbed, landscaped island at end of grouping			
CB - Central Business	116 Macomb Pl.	4	Parking	required. Elimination proposed.	4/6/2004	Denied	

City of Mount Clemens, Michigan
Tabulation of variance requests from planning commission
2002-2007

Zone	Address	Zone	Variance Type	Variance Requested	Date	Status	Note
	159 Eastman	9	Setback	Chimneys - 2" per foot required. Request 3.6"	4/6/2004	Approved	
	131 Washington	3	Fence	Picket or wrought iron required at ≤42", 6' privacy fence proposed.	5/4/2004	Denied	
I-2 Heavy Industrial	50 N. Rose	2	Screening	7' greenbelt required between industrial sites. Proposal to waive on S and E property lines.	5/4/2004	Approved	
I-2 Heavy Industrial	50 N. Rose	2	Landscaping	All non-parking areas to be landscaped. Proposal to allow SW corner as asphalt.	5/4/2004	Approved	
I-2 Heavy Industrial	50 N. Rose	2	Landscaping	1 tree per 25 linear feet = 17 trees. Request only 10 trees.	5/4/2004	Compromi se	Reduction to 14 trees
I-2 Heavy Industrial	50 N. Rose	2	Lighting	20' height limit on outdoor lights. 30' required.	5/4/2004	Approved	
I-2 Heavy Industrial	50 N. Rose	2	Lighting	Light poles required in curbed areas (islands or boundary). Request 1 outside of curbed area.	5/4/2004	Withdrawn	
I-2 Heavy Industrial	50 N. Rose	2	Setback	Outdoor storage required at 20' setback. 4' setback proposed.	5/4/2004	Not considered	Item died for lack of motion
Residential	1469 Kingsley 60 Belleview	10 7	Setback Accessory Building	Porch protrusion prohibited, 10' proposed. 800 sf allowed, 1072 sf requested	6/1/2004 6/1/2004	Not considered Approved	
CB - Central Business	116 Macomb Pl.	4	Parking	1.5 spaces per unit required. 0 spaces proposed.	7/6/2004	Approved	
	790 Chippewa	10	Fence	Picket or wrought iron required at ≤42", 6' privacy fence proposed.	7/6/2004	Denied	
MI Multi-Use	134 Market	3	Setback	25' side setback required. 5' proposed	8/3/2004	off	Minutes cut ???
MI Multi-Use	134 Market	3	Parking	12 spaces required. 9 spaces proposed. 15' greenbelt, 2 rows evergreens required. 3' greenbelt, wood stockade fence, 8' arborvitae proposed	8/3/2004	off	Minutes cut ???
MI Multi-Use	134 Market	3	Screening		8/3/2004	off	Minutes cut
R1A Single-Family	136 S. Wilson	7	Accessory Building	120 sf allowed, 368 sf requested. 750 sf min required 1st floor / total 1500. 716 sf, total 1257.13 requested	8/3/2004	Tabled	Applicant referred to Planning Commission for clarification on definition of "shed"
R1A Single-Family	39 Fessenden	9	Size	37.5' frontage required. 30' existing and proposed to be used.	8/3/2004	Approved	
R1B	75 Church	7	Nonconforming Lot	9' required (3' on one side). 5.5' (2 on one side) proposed.	8/3/2004	Denied	
R1B	75 Church	7	Setback	35% maximum allowed. 38% coverage proposed.	8/3/2004	Denied	
R1B	75 Church	7	Lot coverage		8/3/2004	Denied	

City of Mount Clemens, Michigan
Tabulation of variance requests from planning commission
2002-2007

Zone	Address	Zone	Variance Type	Variance Requested	Date	Status	Note
R1A Single-Family	131 Comet	2	Size	940 sf min required 1st floor / total 1340. 665 sf, total 959 requested	9/7/2004	Approved	
R1A Single-Family	136 S. Wilson	7	Accessory Building	120 sf allowed, 368 sf requested. (back from table)	9/7/2004	Approved Approved with	
Residential	185 N. Groesbeck 128-154 Floral	1 7	Temporary Office Bldg. Accessory Building	8x20' mobile office next to business location Allow garage to project past front façade	9/7/2004 12/7/2004	conditions Approved	Limited hours to 8:00 am - 5:30 pm
Residential	128-154 Floral	7	Accessory Building	Exceed allowable percentage that attached garage can project past front façade	12/7/2004	Approved ???	
Residential	128-154 Floral	7	Area, Bulk, Placement	63,600 sf required, 58,450 sf requested	12/7/2004	off Approved with	
I-2 Heavy Industrial	24583 N. River Rd.	6	Signage	2 balloon signs permitted. 9 balloon signs requested.	2/7/2006	conditions Approved with	\$3M insurance to name City as Additional Insured 5/1 - 11/1 only. Verify 5' pedestrian access. No banners/signage allowed.
	100 Macomb Pl.	4	Signage	4' awning permitted. 8'-6" awning (w/o signage) requested.	4/4/2006	conditions	
R1A Single-Family	105 Moross	7	Nonconforming Lot	2 contiguous nonconforming lots are considered 1 parcel. Request this not occur.	5/2/2006	Approved	
R1A Single-Family	105 Moross	7	Nonconforming Lot	Applicant seeks to purchase one nonconforming lot of two contiguous nonconforming lots. 60' minimum width. Request to build on 56'-6" width lot.	5/2/2006	Approved	
R1A Single-Family	105 Moross	7	Area, Bulk, Placement	1 tree per 25 linear feet = 6 trees. Request only 2 trees.	5/2/2006	Approved	
	85 S. Groesbeck	2	Landscaping	7' greenbelt required around 75% of building. Request 50% greenbelt.	5/2/2006	Approved	
	85 S. Groesbeck	2	Landscaping	Allow a physical fitness facility in I-1 district. Permitted only in GC.	5/2/2006	Approved	
I-1 Light Industrial		?	Use	Rec'd permit for monument sign, wishes to keep pole sign as 2nd sign.	6/6/2006	Tabled	
MU and GC	24700 N. River Rd.	9	Signage	Replace 156 sf pylon sign with 132 sf pylon sign. 48 sf allowed.	6/6/2006	Tabled	
MU and GC	24700 N. River Rd.	9	Signage	Request to retain existing freeway pole sign.	6/6/2006	Tabled	
	1268 Wellesley	10	Fence	Picket or wrought iron required at ≤42", 6' privacy fence proposed.	7/12/2006	Denied	
	181 N. Rose	2	Fence	Picket or wrought iron required at ≤42", 6' privacy fence proposed.	7/12/2006	Denied	
MU Multi-Use	319 NB Gratiot	4	Setback	20' rear setback required. 0 setback requested	7/12/2006	Approved	
MU Multi-Use	319 NB Gratiot	4	Parking	7' greenbelt required btwn property line and parking area. 0 greenbelt requested.	7/12/2006	Tabled	
MU Multi-Use	319 NB Gratiot	4	Landscaping	3 sides landscaped required. Request 1 side landscaped	7/12/2006	Tabled	

City of Mount Clemens, Michigan
Tabulation of variance requests from planning commission
2002-2007

Zone	Address	Zone	Variance Type	Variance Requested	Date	Status	Note
MU Multi-Use	319 NB Gratiot	4	Parking	27 spaces max permitted. Request 35 spaces.	7/12/2006	Tabled	
	142 Hubbard	3	Fence	Picket or wrought iron required at ≤42", 6' privacy fence proposed.	8/2/2006	Approved	Due to lot abutting railroad tracks.
MU Multi-Use	319 NB Gratiot	4	Parking	7' greenbelt required btwn property line and parking area. 0 greenbelt requested. (back from table)	8/2/2006	Approved	
MU Multi-Use	319 NB Gratiot	4	Landscaping	3 sides landscaped required. Request 1 side landscaped (back from table)	8/2/2006	Approved	
MU Multi-Use	319 NB Gratiot	4	Parking	27 spaces max permitted. Request 35 spaces. (back from table)	8/2/2006	Approved	
	48 S. Main	8	Parking	7' greenbelt required btwn property line and parking area. 3' greenbelt requested.	9/6/2006	Denied	
	48 S. Main	8	Landscaping	2 sides landscaped required. Request 1 side landscaped.	9/6/2006	Denied	
	107 N. Groesbeck	1	Signage	Pylon - 48 sf, 18' ht permitted. 203 sf/35'ht existing. 112 sf/29'-4" ht proposed.	10/4/2006	Denied	
Residential	38 S. Rose	2	Accessory Building	800 sf permitted. 1040 sf proposed.	10/4/2006	Tabled	
Residential	38 S. Rose	2	Accessory Building	18' height permitted. 24' height proposed	10/4/2006	Tabled	Tabled due to insufficient information.
Residential	38 S. Rose	2	Area, Bulk, Placement	40% coverage permitted. N/A proposed.	10/4/2006	Tabled	
Residential	38 S. Rose	2	Accessory Building	1 Accessory building permitted. 2 proposed 800 sf permitted. 1040 sf proposed. (back from table)	11/1/2006	Denied	Not considered since second accessory building denied.
Residential	38 S. Rose	2	Accessory Building	18' height permitted. 24' height proposed. (back from table)	11/1/2006	Denied	Not considered since second accessory building denied.
Residential	38 S. Rose	2	Accessory Building	40% coverage permitted. N/A proposed. (back from table)	11/1/2006	Removed	
Residential	38 S. Rose	2	Area, Bulk, Placement	3 vehicles per accessory building permitted. 4 proposed.	11/1/2006	Denied	Not considered since second accessory building denied.
Residential	38 S. Rose	2	Accessory Building	3' side setback required for accessory building. 2' proposed.	11/1/2006	Denied	Not considered since second accessory building denied.
Residential	38 S. Rose	2	Setback	7' greenbelt required btwn property line and parking area. 0 greenbelt requested.	12/21/2006	Approved	
	309 Cass Ave.	7	Parking	Major screening required between commercial/residential. Minor proposed.	12/21/2006	Approved	
	309 Cass Ave.	7	Screening	2 stories/30' height minimum - 1 story/19' height proposed	2/7/2007	Denied	
CB - Central Business	15 N. Walnut	4	Area, Bulk, Placement	0 setback permitted, 14.3' nearest, 26.2' midpoint, 40.87' farthest proposed	2/7/2007	Denied	
CB - Central Business	15 N. Walnut	4	Setback	7' greenbelt required btwn property line and parking area. 3' greenbelt requested.	4/4/2007	Approved	
	136 Cass Ave.	3	Parking	10' screening with 6' masonry wall required. 8' screening with 6' masonry wall proposed	4/4/2007	Approved	
	136 Cass Ave.	3	Screening	70' allowed for mixed-use. 80' allowed for multi-family housing. 78' proposed.	5/2/2007	Approved	
CB - Central Business	55 Pine St.	4	Height	54 spaces required. 49 spaces proposed.	5/2/2007	Approved	
CB - Central Business	55 Pine St.	4	Parking				

City of Mount Clemens, Michigan
Tabulation of variance requests from planning commission
2002-2007

Zone	Address	Zone	Variance Type	Variance Requested	Date	Status	Note
Residential	57 Church St.	7	Use	Expand special use (Church) in Residential zone	6/6/2007	Approved	
Residential	57 Church St.	7	Setback	Allow continuation of existing 17.5' nonconforming setback	6/6/2007	Approved	
	68 S. Wilson	7	Fence	Picket or wrought iron required at ≤42", 6' privacy fence proposed.	6/6/2007	Denied	
	131 Eastman	9	Setback	1.1 feet existing. 3 feet required. Proposed expansion of nonconforming garage.	7/11/2007	Denied	
	215 North Ave.	3	Fence	Proposal to erect fence around deteriorated porch at hospital.	7/11/2007	Tabled	
	1299 Kingsley	10	Fence	Overturn stop-work order installing 6' privacy fence. 36" fence permitted.	9/5/2007	Denied	42" scalloped picket fence would be allowed.
	174 Cass	3	Signage	Proposed sign within clear vision triangle.	9/5/2007	Denied	
GC - General Commercial	242-256 SB Gratiot	7	Use	Office/Professional prohibited in GC zone. Request allowing tax preparer Jan-April	9/5/2007	Approved with conditions	Wash and paint exterior; Replace plywood in back with doors; Repair parking lot and loading areas; Repair EIFS where sign removed; Replace cracked and sunken sidewalk.
R1A Single-Family	30 Riverside Dr.	9	Setback	Existing nonconforming side setback. Proposed expansion encroaching at the same amount.	9/5/2007	Approved	
CB - Central Business	64 New St.	4	Phasing	Request to phase project.	10/3/2007	Approved	