

City of Mt. Pleasant, Michigan



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May 1, 2025

Isabella County Planning Commission
C/O Tim Nieporte, Community Development Director
200 N. Main Street
Mt. Pleasant, MI 48858

To whom it may concern:

The City of Mt. Pleasant invites your review and comment on our proposed master plan update. The proposed plan is available for review online at www.mt-pleasant.org/masterplan.

This is the first update to the City's 2050 Master Plan, adopted on November 9, 2020. The proposed changes are as follows:

- Incorporates information from the Mission Street Improvement Plan project, which is available online at www.mt-pleasant.org/missionstreet. This plan, approved by the project's Steering Committee, and the Mission/Pickard DDA, focuses on roadway improvements, zoning updates, and strategic investments along the corridor.
- Other suggested updates include incorporating results from the recent Parks & Recreation public outreach efforts, as well as the completed Town Center redevelopment in downtown.

The plan will continue to reflect the need for more housing options in the community and address land use, transportation, economic development, and public safety.

Comments are kindly requested by Thursday, July 3, 2025.

We look forward to working with the Isabella County Planning Commission to develop this important Master Plan update. Please let me know if you have any questions.

Sincerely,

Manuela Powidayko
Director of Planning and Community Development

Attachment: Notice of Proposed Update to the Master Plan

RECEIVED

MAY 6 2025

INSPECTION DEPT.

NOTICE OF PROPOSED UPDATE TO THE MASTER PLAN

Pursuant to the Michigan Planning Enabling Act, 2008 PA 33, as amended, MCL 125.3801 *et seq.* the City of Mt. Pleasant is notifying your agency that it invites your review and comment of the proposed updates to the 2050 Master Plan. As required by state law, this notice is being sent to: (1) all contiguous governmental entities; (2) all public utility companies, railroad companies, and public transportation agencies owning or operating a public utility, railroad, or public transportation system within the local unit of government; and (3) the county road commission and state transportation department, to provide 63 days to review and comment on the proposed Master Plan.

The proposed Master Plan is available for review online at www.mt-pleasant.org/masterplan. A copy of the proposed Master Plan update is also available for inspection at Mt. Pleasant City Hall, 320 W. Broadway, Mt. Pleasant, MI 48858 during regular business hours.

Any utility, railroad, or other public transportation system within the City requesting physical copies of the proposed, or final Master Plan, shall reimburse the City for any copying and postage costs thereby incurred.

Your comments on the proposed Master Plan are requested no later than Thursday, July 3, 2025 to Manuela Powidayko, Director of Planning and Community Development, 320 W. Broadway, Mt. Pleasant, MI 48858 or via email to mpowidayko@mt-pleasant.org.

NOTICE DATE: May 1, 2025

Memo

To: Mt. Pleasant Planning Commission

From: Jason Ball, AICP - Senior Planner

Date: April 1, 2025

Re: Update to City of Mt. Pleasant Master Plan

The impetus for the update to the City of Mt. Pleasant's Master Plan was the Mission Street Improvement Plan and the community engagement conducted during that effort. However, because the plan was being updated, the City took advantage of opportunities to update other portions of the plan to reflect progress on goals and other changes since the plan was adopted in 2020. This memorandum summarizes significant changes to the Master Plan document included in the proposed update the Planning Commission is considering. Any changes to the plan not identified in this memorandum were minor in nature and did not substantively affect the plan.

Formatting and Consistency Edits

- The Acknowledgement page in each Book was updated to reflect current officials and staff.
- Table of Contents and Figure and Table references were updated to ensure consistent numbering throughout the document.

Book 0

- New letter from the City Manager.
- Updates to *Frequent Updates with Public Input, Parks and Recreation Plan* and *Mission Street Corridor* in the *Purpose of a Master Plan* section.
- Updates to the *2020 Master Plan* to include information about the *2025 Update*.
- Changes to Objective 2.3 and addition of Objective 1.9 to reflect the Mission Street Improvement Plan.
- Updates to Objectives 3.4; 3.8, 5.1 and 5.5 to clarify and simplify language.

Book 1

- Updated Table 1.1 to reflect the addition of the Mixed-Use Regional Corridor Future Land Use Classification.
- New Mixed-Use Regional Corridor Future Land Use Classification description.
- Updated Future Land Use Map to reflect the new Mixed-Use Regional Corridor designation for southern Mission Street.
- Update to Table 1.2 to reflect Mixed-Use Regional Corridor Future Land Use designation.
- Remove reference to zoning restrictions under "*Residential Buildings*" and treat items as design considerations
- Updated "Walkable Housing" section to make it broader in scope and add clear zoning objectives.
- New section titled "*Amend the CD-4 District to Provide Greater Development Potential*".
- New section titled "*Create a CD-6 Regional Corridor Mixed Use District*".
- Edits to *Frontage Area* on page 27 to reflect Mission Street Improvement Plan recommendations.

Book 2

- Updated the following sections to reflect the Mission Street Improvement Plan:
 - Citywide Circulation to replace multiple roundabouts with the Blue Grass Roundabout and update to the Broomfield US-127 Ramps;

- Future Transportation Plan Map;
 - Roadway and Intersection typologies ;
 - New Non-Motorized Framework Map (page 17).
- Moved the *Access Management* section so it comes before *Connected and Autonomous Vehicles*.

Book 3

- Updated the Pedestrian Shed map to reflect new Future Land Use Map and accurate buffer distances.
- Replaced *Mission Street* Section with content from the *Mission in Motion* summary report from the Mission Street Improvement Plan (pages 4 – 16).
- Updated *Town Center Vision Plan* to reflect recent improvements and introduce concept for strengthening the connection between Downtown and Island Park.
- Updated *Town and Gown* section to reflect recent improvements and introduce redevelopment concept for strengthening the connection between Downtown and CMU at Bellows St.
- Updated *Economic Development Action Plan* to include strategies that align with new findings from the updated *Demographics* chapter (Book 5), such as the increase in long-term residents and high increases in rent prices.

Book 4

- Updates to tables and figures throughout the Book to reflect new dates and a 5-year plan for parks and recreation effective in 2025.

Book 5

- Updates were made to the following objectives. The overall summary objective text was not changed for most, rather, bullet points and descriptions were updated to reflect the Mission Street Improvement Plan, projects completed since 2020, and to clarify intent.
 - 1.4: Property maintenance code was adopted.
 - 1.7: PILOT Program was adopted and overnight parking on city streets are allowed.
 - 1.9: New objective per Mission Street Improvement Plan.
 - 2.3: Objective re-written to reflect the Mission Street Improvement Plan.
 - 2.4: New bullet added to advance trail project connecting Nelson Park to the Dog Park.
 - 2.5: Removed bullet regarding bicycle route signage.
 - 2.6: New bullet added to expand scope of public transit to include passenger rail.
 - 2.8: New bullet added to enable creation of private parking garages.
 - 3.4: New bullet added to engage property owners along Mission Street to redevelop or repurpose vacant property.
 - 3.7: Edit bullet regarding connections between downtown and island park for clarity.
 - 3.8: Edit bullet to include “south” to encourage incremental development throughout the city.
 - 5.1: Updated objective to include a marketing plan and establishing a marketing budget.
 - 5.2: Updated objective to include development of a city-wide economic development plan.
 - 5.3: Edited for clarity.
 - 5.5: Edited for clarity and a new bullet added to fund neighborhood-based projects.
 - 5.7: Removed town center bullet to reflect project completeness.
- New Section added summarizing 2025 Park and Recreation Engagement (page 46)
- New *Demographics* Section with new data and charts, with the exception of the *Housing Target Market Analysis Summary*, which remains unchanged.