

**VILLAGE OF NEWBERRY  
PLANNING COMMISSION MEETING  
Monday, February 26, 2018  
Meeting Location: 302 East McMillan Ave  
Meeting Time: 6:00 p.m.**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES**
- 6. PLANNING COMMISSION CHAIRPERSON ANNOUNCEMENTS**
- 7. PUBLIC COMMENTS ON NON-AGENDA ITEMS**
- 8. RESUME PUBLIC HEARING ON MASTER PLAN - Please limit comments to 3 minutes.**
  1. Resume Public Hearing for Comments on Master Plan
  2. Close Public Hearing
- 9. UNFINISHED BUSINESS**
  1. Master Plan Memo from Beckett & Raeder
  2. Planning Commission Deliberation on Edits to Master Plan
  3. Planning Commission Action on Master Plan
- 10. NEW BUSINESS**
  1. None
- 11. PUBLIC COMMENTS** – At the conclusion of the official business and public hearings, the agenda provides for public comment on any other matters citizens may wish to bring to the attention of the Planning Commission. Please limit comments to 3 minutes as per General Village Law.
- 12. COMMENTS BY PLANNING COMMISSION MEMBERS**
- 13. ADJOURNMENT**

Village of Newberry Planning Commission  
Minutes: Public Hearing – to hear comments on the Master Plan  
January 22, 2018  
302 East McMillan Ave.  
6:00 p.m.

**Present:** Chairperson Vincent, Members: Dan Hardenbrook (arrives at 6:07)

**Absent:** Vice-Chair – Brown, Members – Alexander, Dishaw.

**Also Present:** Village Manager - James-Mesloh, Clerk - Schummer, Director of Human Resources & Community Engagement – Watkins, Don Ratliff, A. J. Downey, Mike Schnorr, Don Jones, Jack Thomas, David Rusch, Derek Waldorf, Jackie Schummer, Bruce Lane, Cliff Fossitt, Buzz Medelis, Kip T. Cameron, Jim Diem.

**Call to Order:** Chairperson Vincent called the meeting to order at 6:00 p.m. at the Village of Newberry Administration Building. The Pledge of Allegiance was recited.

**Chairperson Announcements:** Chairperson Vincent acknowledged there was not a quorum present but public comment would be heard as part of the Public Hearing. The Public Hearing will open at this time and will be continued, which means the Commission will not close the Public Hearing until the next Planning Commission Meeting on February 26, 2018. The Hearing is to hear public comment regarding the Village of Newberry Community Master Plan. Notice for the Public Hearing was published in the Newberry News, dated December 13, 2017. Vincent asked that those individuals wishing to comment for the record, provide your name and place of residency, village or township, and each would be given 3 minutes to make a comment. The Planning Commission will not deliberate at this meeting on the comments received. Comments will be compiled and summarized by the Village and provided to the Planning Commission as well as made part of the public record at the February 26, 2018 meeting for further action.

**Public Comments:** The following is a synopsis of comments heard:

Don Jones – People feel like they are being left out, what is the Master Plan going to do for the regular people, not just businessmen and tourists. Suggested classes from Lake State or Northern to be offered in the area.

Don Ratliff – Stated he took an oath to uphold the Constitution of this country and he feels that if anything is done here it should be by vote, by the people, for the people.

Jack Thomas – State he has as been a part of the Rising Tide since the public was invited to meet the very first time and subsequently for about 12 months, attending most meetings, for the past 10 months have not attended for various reasons. He understands the reason for a Master Plan for the Village of Newberry. It is obvious to him that the Governor picked Newberry for Rising Tide because Newberry needed help. The Governor putting staffs of various agencies within a phone call away from the Village is pretty cool – you are able to get ahead of anyone else if you have questions – to make the Village of Newberry and in essence Luce County a better place. Adding education to the area is a great idea – whether or not it fits into the Master Plan – not

sure. He said if the Master Plan opens-up avenues so that we can gain moneys or gain support from either state taxes or federal money because the Village has a Master Plan - would be fantastic.

Buzz Medelis – The idea of education in Newberry would be great. I think it would be up to the colleges whether they would like to come here, but would be great. At the last Village meeting there was a complaint brought up and he disagreed with that complaint and would like to see the Committee keep on doing what they are doing.

Member Hardenbrook arrives at 6:07 p.m.

Kip T. Cameron – State that if you want families to move to this town you better have something for their kids to do. Right now we don't have anything for our kids to do. We do have hockey, but a lot of families can't afford to travel. When the sawmill burned down he told the Board they should offer tax breaks to companies to move to town. Going to have to give something to draw people here.

A.J. Downey – Stated that he is on about 9 different boards throughout the community. He understands the principle of the Master Plan and Rising Tide – it opens us up to a lot of grant money. The 30 or 40 villages across the state that have gone through this have had a lot of doors opened for them.

Also would like to see, and there has been past efforts to try to get, technical studies here for our youth through Lake State or Northern – maybe a welding program – try to combat our 3-4% population loss per year. He stated that we do utilize tax breaks through the EDC to try to get businesses to come to the area, it goes through McMillan and Pentland Townships, he believes.

Chairman Vincent entered written comment into the record from: Ken Orlang, the Woods “Tahquamenon River” Canoe and Kayak Rental, Tina and Charles Pipes, John Bergman, Doreen (no last name), and the Save Our Village Newberry Master Plan Petition - with signatures. (Mike Schnorr – presented a database to be included with the petition).

Jack Thomas asked - if there is a quorum at the next meeting, will there be responses from that quorum to the public? Vincent answered that there would be deliberation.

Vincent continued the Public Hearing until the next meeting on February 26, 2018.  
Vincent adjourned the meeting at 6:13 p.m.

These minutes are unofficial until voted on at the next meeting.

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Terese Schummer, Clerk

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Lawrence Vincent, Chairperson

*project memorandum*

Date: January 17, 2018  
From: Claire Karner, AICP  
To: Village of Newberry Planning Commissioners  
Project: Village of Newberry Master Plan – Public Comments

**Remarks:**

This memo addresses the public comments and public input received during the public comment period, to date. The comment period lasted 3½ months and will officially end January 22<sup>nd</sup> at the conclusion of the Village Planning Commission public hearing.

Four individuals submitted public comment during this time. The comments are attached to this memo for your reference. While much of what was submitted does not require action by the planning commission, it is important to review all comments and decide if any warrant changes to the master plan and/or action plan.

"Save our Village" Petition

In addition to the individual comments, there was a petition titled "Save our Village" that was circulated by Village residents in response to the Master Plan and some of the recommendations included in the Master Plan. The petition is dated December 7, 2017 and includes 167 signatures. The petition articulates two primary concerns with the content of the draft master plan: (1) that by becoming a City, the Village will undermine the cooperative relationships developed within the greater Newberry community; and (2) the proposed zoning changes would negatively impact small businesses and reduce property values.

In response to becoming a City, the master plan simply states that the "Village of Newberry is interested in exploring the opportunity of converting from a village to a city." By adopting the master plan, the Village is not committing to pursuing this designation and any legal actions associated with becoming a City will need to be in line 1968 PA 191, Sec. 9 – MCL 123.1009. A simplification of local government and ending duplication of services are a few aspects of becoming a City that initially sparked interest from the Village.

The master plan does not set forth the zoning ordinance. Development of a zoning ordinance will be a separate process and will *reflect* the master plan. Goals and strategies identified in the master plan are aimed at fostering small businesses development, not stifling it. Below are a few examples of these proposed actions, taken directly from the draft plan:

1. Explore economic gardening and incubator efforts to support small business development and entrepreneurs.

2. Partner with educational institutions and others to provide and promote expanded vocational training opportunities.
3. Use position as a municipal power provider to encourage start-ups, relocations, and expansions

#### Recommended Edits

After careful review of the comments, we are proposing a few minor edits in regard to water access and improvements. We have also addressed a number of questions posed by public comments below.

Ken Orlang – regarding public water access

- McPhee's Landing – focus improvements on fishing boats and/or motorized boats
- Logging Museum and/or Dollarville Dam improvements should focus on better accommodating canoes and kayak launches. Also look for ways to control the slimy algae growth in the canal at the Dollarville site.

These edits could be incorporated on page 27 as a part of the background information and Recreation-based prosperity goals (page 74) could be updated to reflect these actions.

#### Questions:

John Bergman - The housing assessment identified "poor" quality houses close to my street. Should I be concerned that MY home is no good?

*Answer* – No, there is no need to be alarmed. The purpose of the housing assessment was to identify trends at a neighborhood scale as opposed to singling out individual homes. It is our hope that this assessment is used to help the Village target neighborhood improvements and housing rehab grants.

John Bergman – Why are the quality of neighborhood streets not rated?

*Answer* – The Pavement Surface and Evaluation Rating (PASER) system is a "windshield" road rating system that uses a 1 to 10 rating scale, with a value of 10 representing a new road and a value of 1 representing a failed road. The only streets that have been completed in Newberry are the ones with higher traffic volumes. There is no data for the neighborhood streets.

John Bergman – How would becoming a City impact Newberry's ability to leverage taxes?

*Answer* – If Newberry became a City, it would have more taxing authority and residents would no longer be subject to Township taxes.

Thank you.

# SAVE OUR VILLAGE!

Plan  
Commission

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The proposed zoning fails to recognize the importance of cottage industries operating within residences to the area's economy and culture. Adherence to these ordinances would result in an approximate \$50,000 penalty to start up businesses, restrict property rights/use as well as reduce property valuation.

Signature

Printed Name

Designation

resident/property owner/  
business owner

141 SIGNATURES

RECEIVED  
DEC 11 2017

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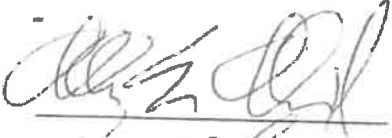


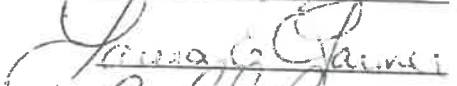






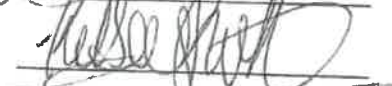

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	Allan Alexander	Business/Property
	Kip T. Cameron	resident-property owner
	Brett Smith	Resident
	Laura Farmer	Resident
	Todd S. Beckett	Resident
	Vincent Boski	Resident
	Jean Iso	Resident Property owner
	Leanne McQuinn	Resident
	William Connell	Resident
	David Corbis	Resident
	Kelsey Kish	Resident
	Luke Donney	Resident

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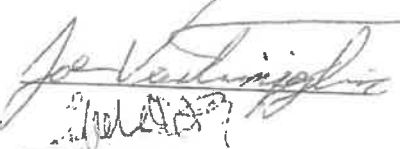



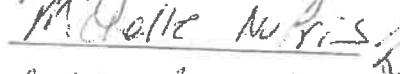
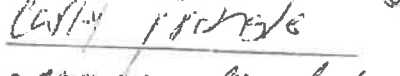

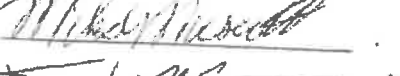
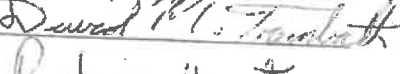
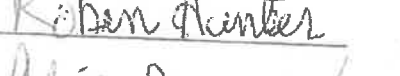
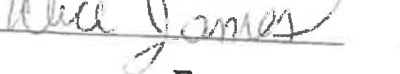
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Signature

Printed Name

Designation  
resident/property owner/  
business owner

	Joe Venturiglis	property owner
	Harold Osterhout	property owner
	Allen Wheeler	Property owner
	Mary Westergard	BUSINESSOWNER
	Michelle Norris	Resident
	Colet Pirnigle	resident
	Amanda Merlindie	resident
	Mike Miescett	Resident
	David M. Trembath	Resident
	Robin Hunter	
	Alice James	

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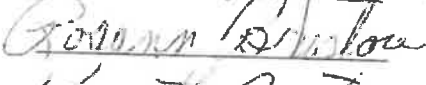



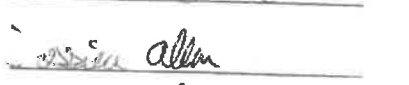




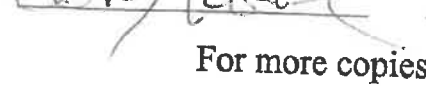

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**Signature**

**Printed Name**

**Designation**  
resident/property owner/  
business owner

	Curtis A. Yeaman	resident
	Rosanna Bristow	8414 Co Rd 389
	Kenneth Bristow	8414 Co Rd 389
	Rob Finnie	412 Handy Street
	KENNETH STOKES	301 W. JOHNSTON NEWBERRY MI
	Shannon Lane	resident
	Jessica Allen	property owner
	Cora Allen	property owner
	Leah Allen	property owner
	Damien Allen	property owner
	Heather Parker	property owner
	Corey Lefcure	property owner

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**Signature**

**Printed Name**

**Designation**

resident/property owner/  
business owner

Susan C. Robinson	Susan C. Robinson	Resident
Forest E. Bantz	Forest E. Bantz	Resident
Melissa Johnson	Melissa Johnson	Resident
George Fox	George Fox	Resident
Corey Whitman	Corey Whitman	Resident
Thomas M. Ellman	Thomas M. Ellman	Resident

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Signature	Printed Name	Designation resident/property owner/ business owner
<u>Paul F. List</u>	<u>PAUL F LIST</u>	<u>RESIDENT / PROPERTY OWNER</u>
<u>Eric Buckler</u>	<u>ERIC BUCKLER</u>	<u>PROPERTY OWNER</u>
<u>Ruth List</u>	<u>Ruth List</u>	<u>Resident-property owner</u>
<u>Lynda M. Burgess</u>	<u>Lynda M Burgess</u>	<u>Resident-property owner</u>
<u>Dennis Burgess</u>	<u>DENNIS BURGESS</u>	<u>RESIDENT-PROPERTY OWNER</u>
<u>Glenn F. Moll</u>	<u>GLENN F. MOLL</u>	<u>RESIDENT/PROPERTY OWNER</u>
<u>Margaret A. Moll</u>	<u>MARGARET A MOLL</u>	<u>Resident / Property owner</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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**Printed Name**

**Designation**

resident/property owner/  
business owner

Vicki Jones

Vicki Jones

Property owner

Justy Crosby

Justy Crosby

owner

Brad Baker

Brad Baker

owner

Robert Hummelgard

Robert Hummelgard

owner

Lisa Hummelgard

Lisa Hummelgard

owner

Richelle Hummelgard

Richelle Hummelgard

Resident

Timothy O'Neil

Timothy O'Neil

Resident

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<u>Juan Bergman</u>	<u>Susan Bergman</u>	<u>resident</u>
<u>Christine Monk</u>	<u>Christine Monk</u>	<u>321 W Helen Newberry</u>
<u>Lisa M. Burbach</u>	<u>Lisa M. Burbach</u>	<u>14145 Cooper St.</u>
<u>Juan Monk</u>	<u>Judith Pando</u>	<u>315 W Glen St.</u>
<u>Monique H. Hoberg</u>	<u>Monique Hoberg</u>	<u>13783 Co. Rd. #28</u>
<u>Lynn M. Jones</u>	<u>Lynn M. Jones</u>	<u>Resident</u>
<u>Watesia L. Lancia</u>	<u>WATESIA L. Lancia</u>	<u>Resident</u>
<u>Sandra Caswell</u>	<u>Sandra J. Caswell</u>	<u>Resident</u>

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**Signature**

**Printed Name**

**Designation**

resident/property owner/  
business owner

*Donald L. Wright*

Donald L. Wright

Property owner

*Donald E. Jones*

DONALD JONES

PROPERTY OWNER

*Michael D. Schnorr*

Michael D. Schnorr

PROPERTY OWNER

*Pearl Schnorr*

PEARL SCHNORR

RESIDENT

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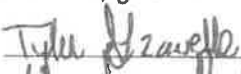





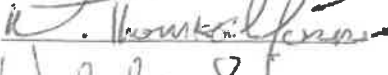
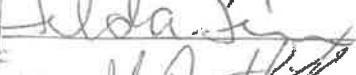
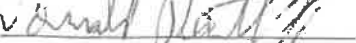
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**Signature**

**Printed Name**

**Designation**

resident/property owner/  
business owner

	Story Wheeler	resident
	Frank Wheeler	Resident
	Donald Ratliff Jr.	Resident
	Tyler Gravelle	Resident
	HEATHER Kimbler	Resident
	Angela McNeill	Resident.
	Kerry Lambert	resident
	Monica Shigwadja	Resident
	Erica Kolinske	Resident
	DUNCAN T. MORRISON	RESIDENT
	Hilda Seim	Resident
	DONALD RATLIFF	HOMEOWNER

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**Signature**

**Printed Name**

**Designation**

resident/property owner/  
business owner

*Jerry A. Stimac*

*Jerry A. Stimac*

*property owner*

*Jim Diem*

*Jim Diem*

*property owner/business owner*

*Scott Ouellette*

*Scott Ouellette*

*property owner*

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Signature	Printed Name	Designation resident/property owner/ business owner
<u>Robert McCutcheon</u>	<u>Robert McCutcheon</u>	<u>Resident</u>
<u>Irene A. Pigeon</u>	<u>Irene A. Pigeon</u>	<u>Resident</u>
<u>Joanne Villeneuve</u>	<u>Joanne Villeneuve</u>	<u>Resident</u>
<u>Barbara C. King</u>	<u>Barbara C. King</u>	<u>Home Owner</u>
<u>Helen Boissineau</u>	<u>HELEN BOISSINEAU</u>	<u>RESIDENT</u>
<u>Dyke Zenker</u>	<u>DYKE ZENKER</u>	<u>RESIDENT</u>
<u>Richard Zenker</u>	<u>RICHARD ZENKER</u>	<u>RESIDENT</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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**Printed Name**

**Designation**

resident/property owner/  
business owner

<u>Joni Gaudreau</u>	<u>Tina Gaudreau</u>	<u>property owner</u>
<u>Gail Burgess</u>	<u>Gail Burgess</u>	<u>property owner</u>
<u>Mary Archambault</u>	<u>Mary Archambault</u>	<u>Business Owner</u>
<u>Rose Kaven</u>	<u>Rose Kaven</u>	<u>property owner</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
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_____	_____	_____

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**Signature**

**Printed Name**

**Designation**

resident/property owner/  
business owner

<u>[Signature]</u>	<u>Byron Kisor</u>	<u>Property Owner</u>
<u>[Signature]</u>	<u>Zac Pilawanski</u>	<u>property owner</u>
<u>Jessica Allen</u>	<u>Jessica Allen</u>	<u>Resident Property owner</u>
<u>Shannon Maki</u>	<u>Shannon Maki</u>	<u>resident property owner</u>
<u>[Signature]</u>	<u>Steve Maki</u>	<u>business owner</u>
<u>[Signature]</u>	<u>Jerry Smithson</u>	<u>Property</u>
<u>[Signature]</u>	<u>Rachel Morris</u>	<u>resident</u>
<u>[Signature]</u>	<u>Christina Pedraza</u>	<u>resident</u>
<u>Thomas Malone</u>	<u>Thomas Malone</u>	<u>Resident</u>
<u>Dana Bowler</u>	<u>Dana Bowler</u>	<u>resident</u>
<u>Stirley J Moore</u>	<u>Stirley J Moore</u>	<u>Resident</u>
<u>Josh Foster</u>	<u>Josh Foster</u>	<u>land Owner / Business</u>

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**Signature**

**Printed Name**

**Designation**  
resident/property owner/  
business owner

<u>Thomas Lindsey</u>	<u>THOMAS LINDSEY SA</u>	<u>RESIDENT</u>
<u>Adley Linhart</u>	<u>Adley Linhart</u>	<u>Resident</u>
<u>Brennan Dietz</u>	<u>Brennan Dietz</u>	<u>Resident</u>
<u>Brian Lee</u>	<u>Brian Lee</u>	<u>Res. Per 1.</u>
<u>Richard A. Kinney Jr</u>	<u>Richard A. Kinney Jr</u>	<u>Resident</u>
<u>Brittani Livingston</u>	<u>Brittani Livingston</u>	<u>Resident</u>
<u>Travis Eastman</u>	<u>Travis Eastman</u>	<u>" "</u>
<u>James Schapke</u>	<u>James Schapke</u>	<u>Resident +</u>
<u>George Egert</u>	<u>George Egert</u>	<u>Res.</u>
<u>Joe E. Rintey</u>	<u>Joe E. Rintey</u>	<u>Res.</u>
<u>Wally Smith</u>	<u>Wally Smith</u>	<u>Resident</u>
<u>Carol Lewis</u>	<u>Carol Lewis</u>	<u>Resident</u>

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*Signature*  
*[Handwritten Signature]*

*Printed Name*  
 Sarah Lanaville  
 Simone Dierz

*Designation*  
 resident/property owner/  
 business owner  
 Resident  
 Resident

*[Handwritten Signature]*  
 Donald Rothf

*[Handwritten Signature]*  
 Donald Rothf

*[Handwritten Signature]*  
 Resident

*[Handwritten Signature]*  
 Andrew Freese

*[Handwritten Signature]*  
 Andrew Freese

*[Handwritten Signature]*  
 resident

*[Handwritten Signature]*  
 Joseph Teske

*[Handwritten Signature]*  
 Joseph Teske

*[Handwritten Signature]*  
 Resident

*[Handwritten Signature]*  
 Catherine Gordon

*[Handwritten Signature]*  
 Catherine Gordon

*[Handwritten Signature]*  
 Resident

*[Handwritten Signature]*  
 Daniel & Aileen

*[Handwritten Signature]*  
 Daniel & Aileen

*[Handwritten Signature]*  
 Resident

*[Handwritten Signature]*  
 Christina Owens

*[Handwritten Signature]*  
 Christina Owens

*[Handwritten Signature]*  
 resident

*[Handwritten Signature]*  
 Alisa Smith

*[Handwritten Signature]*  
 Alisa Smith

*[Handwritten Signature]*  
 resident

*[Handwritten Signature]*  
 Corey Leander

*[Handwritten Signature]*  
 Corey Leander

*[Handwritten Signature]*  
 resident

*[Handwritten Signature]*  
 Tina Blackmon

*[Handwritten Signature]*  
 Tina Blackmon

*[Handwritten Signature]*  
 Resident

*[Handwritten Signature]*  
 Tony LesATZ

*[Handwritten Signature]*  
 Tony LesATZ

*[Handwritten Signature]*  
 Resident

*[Handwritten Signature]*  
 Coleen Kinser

*[Handwritten Signature]*  
 Coleen Kinser

*[Handwritten Signature]*  
 Resident

*[Handwritten Signature]*  
 Amy Winn

*[Handwritten Signature]*  
 Amy Winn

*[Handwritten Signature]*  
 Resident

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Debra J. Metcalf

Resident (Property Owner)

16 ON FT.  
 COVER  
 10 ON BACK

Jack Waters	Jack Waters	Resident
Holly Fritz	Property Owner	
Tracy Taylor	Land Owner	resident
John Lutz	resident	
Linda Anderson	Resident.	resident.
	Linda Anderson	
Paul Lee	Resident	
Donna Newman	Business + property owner	
Michael Anderson	Resident	
Cal Martin	Cal Martin	Resident
Jamie Sutton	Jamie Sutton	Property owner resident

## **Regarding The Tahquamenon River in the Proposed Master Plan**

1: The best plan is one that will - as close as practically possible - produce the desired results. It seems that the results of this plan should be to have the most people using and having a positive experience on the river, and as a result, bring more people to the area.

The Tahquamenon River on the Newberry side has not always been the popular recreation destination that it is today. It has long been completely ignored as a recreational resource by the people of Newberry. I suggest that if any changes are proposed at this time, that those changes not interrupt the positive progress that is already being achieved. We have been in business, and have promoted the use of the Tahquamenon River for twelve years. In that time we have seen the Tahquamenon River go from being a seldom used river for both canoeing/kayaking, and fishing, to being very popular for both activities. People come from all over the country to do our trips. The most beneficial part of this to the town of Newberry is that - whether they come from Paradise, the Tahquamenon Falls campground, or anywhere else, our customers usually do their business in Newberry before, or after their trip. A large part of these people never knew, or heard about Newberry before their trip.

2: The plan needs to fit it's most beneficial purpose, and not hinder it, so everyone can have the most positive experience. Where it pertains to the "Tahquamenon River", the plan should fit the specific character of it. There are certain areas of the river that are more suited to fishing/larger boats, and other areas that are more suited to canoeing/kayaking.

McPhee's Landing is more suitable for larger boats and is heavily used for that purpose, while the Logging Museum, and Dollarville are both more suitable for canoes and kayaks. I feel that If there are any improvements made at the Dollarville, and/or Logging Museum launches, that those improvements be geared towards the more popular sport of canoeing and kayaking. There are better places to launch a boat for the purpose of fishing, or for boats with motors - that being McPhee's Landing, because the water is deeper, and the fishing is better east of McPhee's Landing.

Example A: For many years, the Tahquamenon Outboard Association(TOA) launch site was available to anybody who wanted to use it for only \$2 a year. Because it is a less desirable place to launch a boat than McPhee's Landing is - which is extremely busy -, it was hardly used, and they could not even bring in enough money to maintain the grounds. Consequently, the owners eventually sold the property, and it is still seldomly used by anybody who wants to launch a boat there, with a slight fee increase to \$10 a year. The Dollarville Dam boat launch is also seldom used because of the same reason.

Example B: I have also seen an increase of the use of jet skis on the Tahquamenon River at the McPhee's Landing side of the river. Because these in particular are used by people who like to move faster on the river, they are already a risk on that side of the river. If they ever started using that part of the river that is used extensively for paddlesports, it would create a very dangerous situation, and because paddlesports have become very popular on the shallower end of the river, would actually decrease the river's use because of it.

3: Our customers have mentioned to us some things that would have made their experience a little better. Some improvements to make these areas more paddle friendly would be to put positioning markers along the river to give them a sense of where they are. Another possible improvement to enhance the beauty of it, would be to control the slimy algae growth in the canal at the Dollarville site.

Sincerely,

Ken Orlang/The Woods "Tahquamenon River" Canoe and Kayak Rental

## Comments regarding the Newberry Master Plan

We would like to express our thoughts on the master plan. It looks good on paper, and you have to start somewhere. We feel that drafting a plan is a good start. You have to have a road map to see where you are going so to speak. Having a plan is one thing but achieving goals are going to be the real challenge.

We have a home on West Truman. We previously owned a small home on West Avenue A as well. We have owned property in Newberry for about 10 years. Unfortunately we had to sell our previous home for over \$10,000 less than what we paid for it since property values have fell in the Village. We chose to live in the Village to be close to the hub of Luce County. The reason we like Newberry is because it is a small, quaint place to live and surrounded by natural beauty. We have a home in Arkansas. Our area was once a rural area, however it has grown in size. That has not in our view been a good thing in many respects. Newberry is like our town was 30 years ago. It is much more laid back and away from the rat race that our home in Arkansas has become. We could have chosen to purchase a home in the Soo or Marquette or anywhere in Luce County, but we chose to remain in Newberry.

We agree that Newberry needs many improvements. We work very hard to keep our home and yard in excellent condition. One thing that really is frustrating is that the streets are dirty and have weeds growing all along the sidewalks and street curbs. Some homes and businesses are an eyesore. We take the time to keep our property clean as we have pride in our home. When visitors drive by we want things to look nice and leave a good impression. Unfortunately it does not appear that some residents care or have pride in their surroundings. That is an issue that you are already aware of. We know that a good number of people that live in the surrounding area of Luce County do not want to live in the village. Part of the master plan indicated that the Village was interested in perhaps incorporating into a town at some point. If the Village does decide to go this route, you will be met with a lot of opposition, in our opinion. In the time we have lived in the Village we have heard few people say that actually want to live here. The flat rate water and sewer rates have further frustrated many residents. Folks are not happy and we are sure you are fully aware of that. Our water and light bill each month is now close to what our mortgage payment is. Putting the burden of past mismanagement of the Village onto the backs of current residents has made many residents irate. Folks want to leave the village and few want to actually move into it. Just drive around and look at all the For Sale signs and you get the picture.

In order for the goals of the master plan to be attained, you need to get resident "buy in" but that may prove to be very difficult. On the heels of the water/sewer rate increase and the hiring of a HR/Community Liason ( which we feel was not needed or necessary) residents are not happy with the way things are being conducted. This plan may very well be viewed in a negative manner.

We want good things for Newberry. We want to see improvements. We want to see a place where people take pride in their community and work together to make it a better place. From our view, bigger is not always better and we think you need to keep that in mind. Don't try to make Newberry like the Soo or Marquette. Newberry is a totally different community- the people are different, the area is different... it is like comparing apples to oranges. Most people do not like change. If they feel they are being forced or railroaded, they will likely balk and be even more resistant to it. It is great to have a plan



in place however changes will have to come in small steps over time WITH THE SUPPORT of residents. We suggest being open and transparent. If people feel that they have no say in matters nothing good will come from it. From what we are hearing there are a significant number of residents with a negative attitudes toward the Village and its leaders. You have a big perception problem that needs to be overcome if you want the residents to be on board with this master plan. The challenges are great.

At any rate, that is our thoughts and opinion, for what it is worth. Take it or leave it. At least residents have an opportunity to respond to the plan. That is a positive step.

Regards,

Tina and Charles Pipes

210 West Truman Blvd.

I've reviewed the Michigan Rural Council Community Assessment-Village of Newberry document. Overall it reiterates many of the major problems and challenges we spoke of when Ken and I met with you to discuss the Master Plan Draft.

Regarding the Projects section, I would eliminate:

- 1) **the boats races on the river** as it would interfere with the Woods Canoe and Kayak Rental and the Tooneyville Trolley Riverboat Trips which successfully utilize the Tahquamenon River and currently bring business to the downtown area already. Paradise already has a successful Wilderness Canoe Race. Boat races on Lake Superior would be a more suitable location.
- 2) **the haunted house event at the Old Bank**. The LINK already sponsors Halloween, Christmas, Easter events. Improve/build on what we have in our community.
- 3) **sled dog races**. Muskellunge Lake already sponsors a yearly sled dog race.

I would add:

- 1) Art in the park. Newberry and the surrounding communities have many talented artisans.
- 2) Cultural events.
- 3) A welcome center that promotes **all** current area/surrounding community businesses.
- 4) Partnership with surrounding community businesses to create new ideas that would benefit downtown Newberry and currently existing businesses.
- 5) Technical and trade centers for youth.
- 6) Revisit some of the creative ideas other counties have used (listed in the body of the MRCC Assessment)
- 7) Sponsor a monthly or bi-weekly event in the downtown area and have the current businesses/surrounding community businesses promote these events via fliers or an event calendar
- 8) Consider bringing in the SCORE program to promote entrepreneurship.
- 9) Partnership with the Methodist church and the Home Weatherization Program to address blight issues
- 10) Places for families to picnic. The Native Americans own a piece of property just North of Newberry that is underutilized. The Village could partnership with them.
- 11) More shops to explore. Later store hours. Adequate parking.
- 12) Repair roads in the Village.
- 13) Restrooms for tourists.
- 14) After school activities for youth- non sports related. (Partnership with the MSU Extension 4H, Winter Knowledge programs.)
- 15) Transparency in local govt offices.
- 16) Sleigh rides and sled dog rides.
- 17) A horseback/riding stable.
- 18) Utilizing the Logging Museum for concerts, flea markets, farmers markets, etc.
- 19) Improving cell phone and internet services/coverage.

Additional comments:

- I really love the Moose Preserve idea. It would be a bigger hit than the bear ranch, but I'm not sure if you can legally do that with the moose population.
- One drawback of a cell phone tower is the amount of radiation it will emit into the surrounding community.
- Re: blight- I would try a softer approach- a helping hand (refer to #9) and punitive measures as

a last resort.

- TARA/TORC needs to be revisited. Their goals and timelines need more thought. The ice rink fundraiser raised \$300,000. They lack fundraising skills. Their ideas do not match their capital. That is a multi-million dollar project. When the community was polled on the idea. They liked the idea but weren't willing to pay for it. Prior to TORC, the community raised \$300,000. to build an ice rink for youth sports training. That project took 18 years. The community needs to see results.
- The Falls Hotel had fine dining at one time and beautiful rooms for lodging but the management was very poor. That building has great potential.
- Improve the water quality in the Village. One of the reasons the coffee shop didn't do well is because of the water quality.
- Re: townships relationships-coercion hasn't worked in the past. The townships are wise to the Village manipulation. Create avenues that offer a mutual benefit.

I checked out Naples, Florida. Beautiful area! Hope this helps.... Doreen

**From:** John Bergman [mailto:bjonco@att.net]  
**Sent:** Tuesday, November 28, 2017 2:40 PM  
**To:** Allison Watkins <awatkins@newberrymi.gov>  
**Subject:** Master Plan

Hi,

I have a few concerns about the Master Plan for Newberry.

Regarding the annual income average, there are a lot of people who live here that are living on assistance of some type that in it's self has been a problem for MANY YEARS. Also this has created a problem with Rental Units in the Village.

LOW INCOME housing usually means, if you rent to them, the Government is paying the bill. That has caused another problem, some "landlords" have stopped renting because of damage to units that they have to cover.

Another concern is that the map showing some of the "poor" quality houses, are close to my street, does that mean anything. or just random comparisons? or should I be concerned that MY home is no good?

The rating for our MAIN STREET was good, it should be, it was just repaired. as for the Village streets, NO rating, WHY NOT, our streets are in POOR condition, Anyone thinking of moving here ( for any extended period) would like better streets I myself would like better streets. as for the Alley ways they need attention as well.

The Village is thinking about Becoming a City, to provide Higher Quality Service to it's residents.... The service to Newberry residents has dropped over the last few years, partly because of a change in Management and Council.

I feel maybe we could take more time trying to improve these things before any drastic moves.

CITY... make any difference?

Why will becoming a

stated in the Master Plan. " a Village is NOT a primary local unit of Government" because it doesn't assess or collect Taxes

Why then have I been paying VILLAGE TAXES for 40 years? How much MORE will I be paying IF, Newberry becomes a CITY??

How many local Businesses will leave town ? How many new businesses will open old buildings?

I know I am probably telling you something that has been heard before, but I have lived in Newberry for 40 years, have seen many changes in that time, TOO many at the Management level, have heard a lot of promises about upgrades and changes needed..... New equipment, more services, better service, usually followed by "if we had more money"

I hope that there is MUCH consideration given before becoming a CITY.

I also believe the RESIDENTS should have final say in the matter.

Thank You, John Bergman

## **Newberry Master Plan – Proposed Edits**

February 26, 2018

After hearing all the comments, the PC will deliberate on input received to date. Reminder of input includes all public input submitted during public review period (addressed in January 17 memo), all input received at January 22<sup>nd</sup> meeting, and all input received at the February 26 meeting.

### ***Proposed edits for PC deliberation***

1. McPhee's Landing – focus improvements on fishing boats and/or motorized boats (add to p. 74 Recreation-based Prosperity Goals)
2. Logging Museum and/or Dollarville Dam improvements should focus on better accommodating canoes and kayak launches. Also look for ways to control the slimy algae growth in the canal at the Dollarville site. (add to background on p. 26/27 and p. 74 Recreation-based Prosperity Goals)
3. Cottage industry – note that cottage industries are an integral part of the Village residential and multi-family residential future land use categories, and add a statement on preserving in zoning ordinance as part of zoning plan (p. 67/68)
4. Vocational training – Expand on Action on pg. 73 – “Partner with educational institutions and others to provide and promote expanded vocational training opportunities” to specify NMU and LSSU, welding and other vocational opportunities.