



MOUNT PLEASANT CENTER

COMMUNITY WORKSHOP SUMMARY

Workshop Date: April 18, 2016

Summary Date: April 28, 2016

OVERVIEW

On April 18, 2016 more than 50 members of the greater Mount Pleasant community (approximately half of whom were City residents) joined staff and elected officials to discuss future options for the development of nearly 300 acres owned by the City of Mount Pleasant and known locally as the Mount Pleasant Center.



At the outset, attendees heard a comprehensive overview of the property by Mount Pleasant City Manager Nancy Ridley. The presentation included an abbreviated history of the site, the City's reasons for purchasing the property, an aerial tour of the property and photos of the various buildings both on and off the City-owned property, previous planning considerations for the property, and current plans related to demolition of the City-owned buildings. Goals for the evening and assumptions that were made for the purpose of the exercise were also shared.

THE EXERCISE

Following the presentation, attendees were assigned randomly to seven small groups for a workshop exercise led by a staff facilitator. The exercise was intended to provide participants with the opportunity to consider the tradeoffs

GOALS

Exchange ideas with each other

Listen and learn from each other

Identify possible parameters for future development

Provide the Planning Commission and City Commission with input

ASSUMPTIONS

City owned buildings and infrastructure will be removed

Mix of uses

Some open space

City will not retain ownership of the majority of property

Development may occur over years or decades

Respond to changing market needs and demands

Negotiate with potential purchasers as opportunities arise

Opportunities for community input will not be limited to tonight's event

and negotiation inherent to land development and derive ideas and parameters that can assist the Planning Commission and City Commission as future discussions occur about the development of this site.

Facilitators offered various prompts to introduce new ideas and ensure a robust and thoughtful discussion of issues related to the site. The exercise was divided into three stages – *Brainstorming*, *Allocating*, and *Mapping* – with each stage building upon the prior to produce a comprehensive final work product.



Stage 1: Participants brainstormed about the Mount Pleasant Center property's unique attributes, considered definitions of "success" for development on the property, discussed what amenities or land uses may be underrepresented in our community that would be a good fit here, and considered any other land uses that might make sense on the site.

Stage 2: Participants utilized the information from the brainstorming session and determined how best to allocate potential uses on the property.

Stage 3: Participants implemented their vision for the property on an aerial map of the site using a variety of supplies available to them in their toolbox, including colored markers, sticker dots, and post-it notes.

FEEDBACK

As an outcome of the exercise, each of the seven breakout groups produced notes, a map, and other materials. While there is variation in the outcomes of each group, several common themes did emerge, including the following:

- Preservation of natural areas is important, particularly along Mission Creek and the wooded corridor and "wood lot" along Harris Street / Crawford Road.

- Housing is a desired component, particularly in the central and northern portions of the property. Senior housing and attached housing units were commonly proposed along with detached housing units.
- The intensity of development was generally greater at the southern (West Pickard Avenue) end of the property and lesser at the northern (East River Road) end of the property.
- Sensitivity to the land and adjacent uses was identified as an important attribute for this project.
- Every group proposed a combination of community amenities. These varied but generally were related to public health, recreation, and the environment, including but not limited to:
 - A community pool or recreation center;
 - Pathways or trails;
 - Gardens;
 - Disc golf;
 - Solar/wind farms; or
 - Baseball fields.



The detailed written feedback and maps produced by each breakout group are provided as an appendix to this document.

Appendices

Appendix A – Attendance Log

Appendix B – Breakout Group Rosters

Appendix C – Written Feedback

Appendix D – Maps

Appendix A – Attendance Log

**MT. PLEASANT CENTER PUBLIC WORKSHOP
APRIL 18, 2016**

NAME	ADDRESS	TELEPHONE	EMAIL	CITY RESIDENT	
				YES	NO
David Ling	914 Crapo, Mt. Pleasant	773-7823		✓	
KATHY Ling	914 Crapo MTPLEasant	773-7823		✓	
KAREN BREEDLOVE	624 S. Touche St MTP	989-317-0746		✓	
NANCY O'BRIEN	716 NEIER	854-4982		✓	
BOB KOWEMAN	1215 FOREST LN.	772-1937		✓	
Rhonda Tudor	1032 Stoney Creek Lane ^{MTP}	2489392553		✓	
RICK ARLT	4530 BLUE CEDAR ^{MTP}	773-6355			✓
STEVE LAWRENCE	1100 WENDREW WAY	798-1980		✓	
William Johnson	6650 E. Broadway	775-4730	wjohnson@sagchip.org		✓
Lora Gillis	902 W. Michigan	772-7544		✓	
Jim Moreno	810 E WISCONSIN	989 954 5144	j.moreno@frontier.com	✓	
NORM Woerle	5685 CARRIAGE LN	989-773-6271			✓
Jordan Brousema	5736 E-Denver, Rosebush	616-994-2694	brouslj@umich.edu		✓
Lesley Heening	1201 Tonah Dr	989-773-0900	lesley@koenigkw.com	✓	

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APRIL 18, 2016**

NAME	ADDRESS	TELEPHONE	EMAIL	CITY RESIDENT	
				YES	NO
Georgi Spisell	1305 S. Lynnwood	7720155		✓	
Jaykie Curtis	7442 E Bed C. Ty Rd	77-20597			✓
Chris Sandbrook	4423 W FREMONT RD <small>BLAC HARB</small>	866-2358			
Susan Hrgan	1010 South Kinney	989-621-4993		✓	
Chris Stovak	393 Hiawatha Dr	989-444-9117	estovak@me.com		✓
Erin Frang	107 E Broadway	517-204-1835	erin@cmurcon	✓	
DON KRISS	309 E. MAY ST		DON.KRISS@YAHOO.COM		
Jan Kravicki	1205 Abing Lane		buffalo_patrol@hotmail.com	X	
Jeff Huxley	136 ¹⁶³⁵ EAST POINTE DR		up658224@west-point.org	✓	
Margaret McAvey	200 N. Main St. M.P.	989317-4058	mkavey@isabelle MAYOR COUNTY.ORG		
Brian Smith	2020 E Broadway	275-4091	basm@thesagchip.org		✓
Nicholas Madaj	1518 Somerset Ct.	989-284-8408	nmadaj@mt-pleasant.org	✓	
Cathy Tubmann	417 W Franklin	772-5451		✓	
Elinger Kaufman	1111 Stoney Creek Ln	309-255-0582	kaufm1g@omich.edu		✓
Jeff Ellis	2137 Faucher ml	989-772-7090	jeffellis@yahoo.com	-	

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APRIL 18, 2016**

NAME	ADDRESS	TELEPHONE	EMAIL	CITY RESIDENT	
				YES	NO
Erin Rodriguez	2982 E. Beal City Rd	775-4076	erodriguez@sugchp.org		X
JANE SCHMITZER	1021 E. BROADWAY #4	989-854-5079	JANE@MOUNTPLEASANTWORKSHOP	X	
Christine Fowler	411 N. Maxwell St.	989 773-7990	Fowler195160@yahoo	X	
LARA GOWELAY	615 E. Wisconsin	989-772-2886	lauragowelay@hotmail.com		X
Kurt Feght	3213 Britany Dr	989-560-1120	Kurt@MTPLEASANTAgency.com	X	X
Steve Anderson	2490 2490 Francis Dr	989-621-0104	ander25m@cmich.edu	X	
Leigh Ann Anderson	2490 Francis Dr	989-513-4004	leigh.anderson@merps.org	X	
JIM HORTON	3089 Hunter Tr.	989-64-1534	Jim@ASPIRETX.com		X
Damian S Fisher	1441 Meadow st	989-423-5625	grayskypllc@gmail.com	✓	
Kevin Blumberg	1007 Crosskines St	989-560-1595	biomedical solutions @yahoo	✓	
Sam Staples	300 Russell	772-1400	SWS33@charter.net	✓	

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APRIL 18, 2016**

NAME	ADDRESS	TELEPHONE	EMAIL	CITY RESIDENT	
				YES	NO
Samy Bean	304 E Broadway	289-1862	Samy Bean The Broker @gmail.com		✓
Allen Quinn	1018 SWEENEY ST. UNIT C	989-560-6708	redironrules@yahoo .com	✓	
Dave Alroger	1311 E. Broadway ^{MP}	989-773-2525	alsag1dea@crnich.edu	✓	
Julie Feight	3213 Brittany Dr	989 560 7157	jfeight7@gmail.com	✓	✓
Jim Hageman	66 Meridian Cr.	989-317-0695	hagem1jh@hotmail.com		✓
Kati Mora	627 Highland	517-512-5031	kati@crandtlepton.org	✓	
Tom Wallace	3026 Brittany Dr MP	(989) 772-7002	twallace@isabella.bank.com		✓
Charles Peary Bruce	4793 Rivers Edge	775-0774	CRB@CABURKE.COM		—
Amad2Schaefer	P.O. Box 1283	773-7322	aschaefer@mpact.org	✓	
CRAIG CLINTON	6937 E VALEY RD	989 773 2376	clinton@gmail.com		✓
Kayla Slezak	1168 Meadow Dr	989 560 7604	Kayla.Slezak@gmail		X
Gary Kramer	1497 W Bluegrass	772 5089	gkramer1497@gmail.com		X
Gifty Cudjue	3139 Brittany	772 2443	gamewu@yahoo.com		
Sharon Tutman	306 Anclre	989 7732225			
Ben Gunning	2270 E. Broomfield	989-506-7965	bengunning@hotmail		X

Appendix B – Breakout Group Rosters

Group 1

1.	Tom Wallace
2.	CEAIB CLIMON
3.	Leigh Ann Anderson
4.	KURT FEIGHT
5.	Kayla Slezak
6.	Cathy Tilmann
7.	STEVE STRESSMAN

Group 2 & 3

1.	Jordan Boussema
2.	Fred Kranc
3.	Steve Anderson
4.	SAM STABLES
5.	James McBryde
6.	Margaret McAvoy
7.	SONY KRIS

Group 4

1.	Brian Smith	
2.	JAKE SCHMITZER	JAKE@MOUNTPIEGAM.WED.COM
3.	JAMES MORENO	j.moreno@frontier.com
4.	Giftly Cudjoe	gamewu@yahoo.com
5.	LARRY BEAN	LARRYBEANTHEBROKER@GMAIL.COM

Group 5

1.	RICK ARLT 773-6355
2.	JIM HAZEN 821-1534
3.	Kati Mora 400-1478
4.	Jeffrey ELLIS 772-7040
5.	KAREN L. Breedlove
6.	Erik Rodriguez 775-4076
7.	Mindy Naites - MURRAY SUN

Group 6

Laura Gourlay -	lauragourlay@hotmail.com
Damian S. Fisher	grayskypllc@gmail.com
CHARIE BURKE	CRB@CRBURKE.COM
Jim Hageman	hagem1jh@hotmail.com
GLEN IRWIN	redironrules@yahoo.com
Lesley Hoenig	lesley@hoeniglaw.com

Group 7

1.	Ginger Kaufman
2.	Peggy Burke
3.	STEVE LAWRENCE
4.	Bryan Horgan
5.	Sharon Titman
6.	Dustin Curtis

Group 8

1.	Kevin Blumberg	biomedicalolutions@yahoo.com
2.	Bob Korman	KORRBD@CIVILTERMI.NET
3.	Amanda Schafer	aschafer@mpact.org
4.	NANCY O'BRIEN	nancyobrien@gmail.com
5.	Lois Sandbrook	Fairviewaeres@msn.com
6.	George Spansler	
7.	Sherry Spansler	spans77@aol.com

Appendix C – Written Feedback

Question 1: What is unique about the Mt. Pleasant Center site in comparison to other areas of our community? How might these characteristics impact the type of development that would make sense there?

Group 1	<ul style="list-style-type: none"> • Natural beauty • Close to other parks • Provides buffer • Commercial corridor on Pickard • Disc Golf
Group 2 & 3	<ul style="list-style-type: none"> ○ Large open space ○ Surrounded by residential/office ○ History ○ Old growth forest ○ River/water ○ Farm land (area to grow) ○ Beauty of land ○ Animals ○ Avoid Industrial ○ Retain natural characteristics
Group 5	<ul style="list-style-type: none"> • Undeveloped land • Woodlands • 300 + acres • North side & South side • Proximity to existing parks • Township relationship • Undiscovered nook
Group 7	<ul style="list-style-type: none"> ○ Pathways/accessibility ○ Size of property ○ Heavily wooded area ○ Cultural component
Group 8	<ul style="list-style-type: none"> • Big area • Historical context • Farm land with water features • Tillable land • Lush forest area • Amount of woodland • Proximity to City parks • Access to main roads (pro/con) • Needs of greater Mt. Pleasant community • Possible connection to "Ring Road" concept

Question 2: How would you define success for the development of this site?

Group 2 & 3	<ul style="list-style-type: none"> ○ Quickly create tax base for the City ○ Preserve natural beauty ○ Quality of life-recreate (northeast corner) ○ Museum (retain history)
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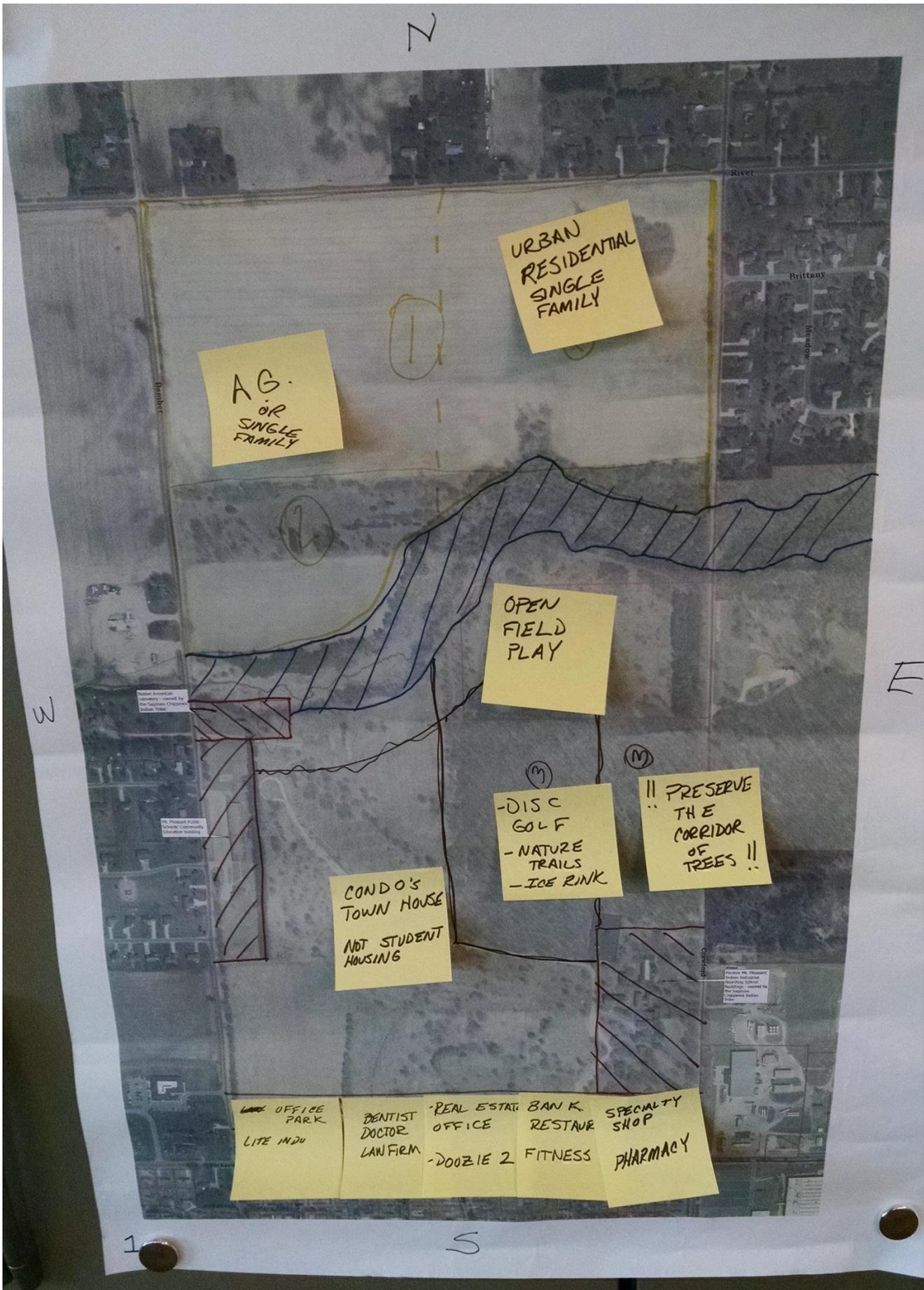
	<ul style="list-style-type: none"> ○ Mixed use of land (retain resources/create growth) ○ Senior housing
Group 5	<ul style="list-style-type: none"> ● User friendly ● Mixed uses ● Positive opinion ● Taxable value ● Attract to Mt. Pleasant ● Coordination with historical sites ● Livable ● Not de-value surrounding areas
Group 6	<ul style="list-style-type: none"> ○ 300 acre site to be designed to allow great flexibility, has to be a destination like nothing in/and or near Mt. Pleasant ○ All uses need to be integrated with similar road designs, walkways and remains sensitive to the natural features, stream, wood lot, canopy cover over Crawford Road ○ Entire site needs to be linked with existing park systems ○ Consider updates to Pickard Street to slow traffic and berm site with commercial to maintain integrity of existing homes
Group 7	<ul style="list-style-type: none"> ● Residential satisfaction and acceptance by neighbors ● Long-term sustainability ● Serve young & senior demographic ● Understanding and acceptance that there will be some financial obligation ● Restaurants ● General merchandise store ● Low income housing
Group 8	<ul style="list-style-type: none"> ○ Multi-use ○ Increase tax base ○ Quality ○ Sustainability ○ All areas would be taxable (40-50 years) ○ Include Isabella County needs not just the City ○ Elimination of the blight ○ Way it can benefit the community ○ Public believes the purchase of the land was a good idea
<p><u>Question 3:</u> In our entire community, are there amenities or land uses that you feel are underrepresented? Would any of those be a good fit for this property?</p>	
Group 2 & 3	<ul style="list-style-type: none"> ● Community pool ● Food hub/kitchen incubator-bees honey development ● Outdoor skating rink ● Community Center-involve all ages ● Walking/biking trail ● Senior housing (villages)-condos, clusters, detached, attached ● Professional style housing ● Disc golf course ● High end miniature golf

Group 5	<ul style="list-style-type: none"> ○ Recreation activities ○ Senior (55+) community ○ Single family-housing, rental ○ Office use ○ Medical offices ○ Gardens ○ Community gardens
Group 7	<ul style="list-style-type: none"> ● Community pool ● Housing for young professionals
Group 8	<ul style="list-style-type: none"> ○ Senior community (like Masonic Home)-housing-small homes-apartments (3 story) ○ Academic community housing –access to CMU classes, performances, etc. ○ Organic gardens (community access) ○ Walkable area-paths, gardens, etc. ○ pool
Question 4: Are there other uses that would be a good fit for this property?	
Group 5	<ul style="list-style-type: none"> ● Community pool ● Outdoor rink-skating ● Snowmobile/ATV trails ● Running trails/track ● Food hub ● Don't want tax abatements
Group 6	<ul style="list-style-type: none"> ○ Retirement community ○ 9-hole golf course-incorporated with retirement community ○ Mixed used commercial ○ Arboretum adjacent to cemetery ○ Educational component-possibly music related- "Harry Griffen Park" ○ Consider –high end housing at back of property "San Diego" ○ Condo ○ Live/work units ○ Lake development/storm water management
Group 7	<ul style="list-style-type: none"> ● Senior village with short-term lease possibility
Group 8	<ul style="list-style-type: none"> ○ Solar farm ○ Wind farm ○ Should be accessible from this area: Medical, Grocery (Greentree), Basic needs ○ Park area with wetlands and forest area ○ Ball fields (softball)
Miscellaneous Notes	
Group 2 & 3	<ul style="list-style-type: none"> ● Beautiful entrance to complex ● Respectful of historical look of Mt. Pleasant ● LOTS of green space ● Preserve natural beauty ● Preserve trees

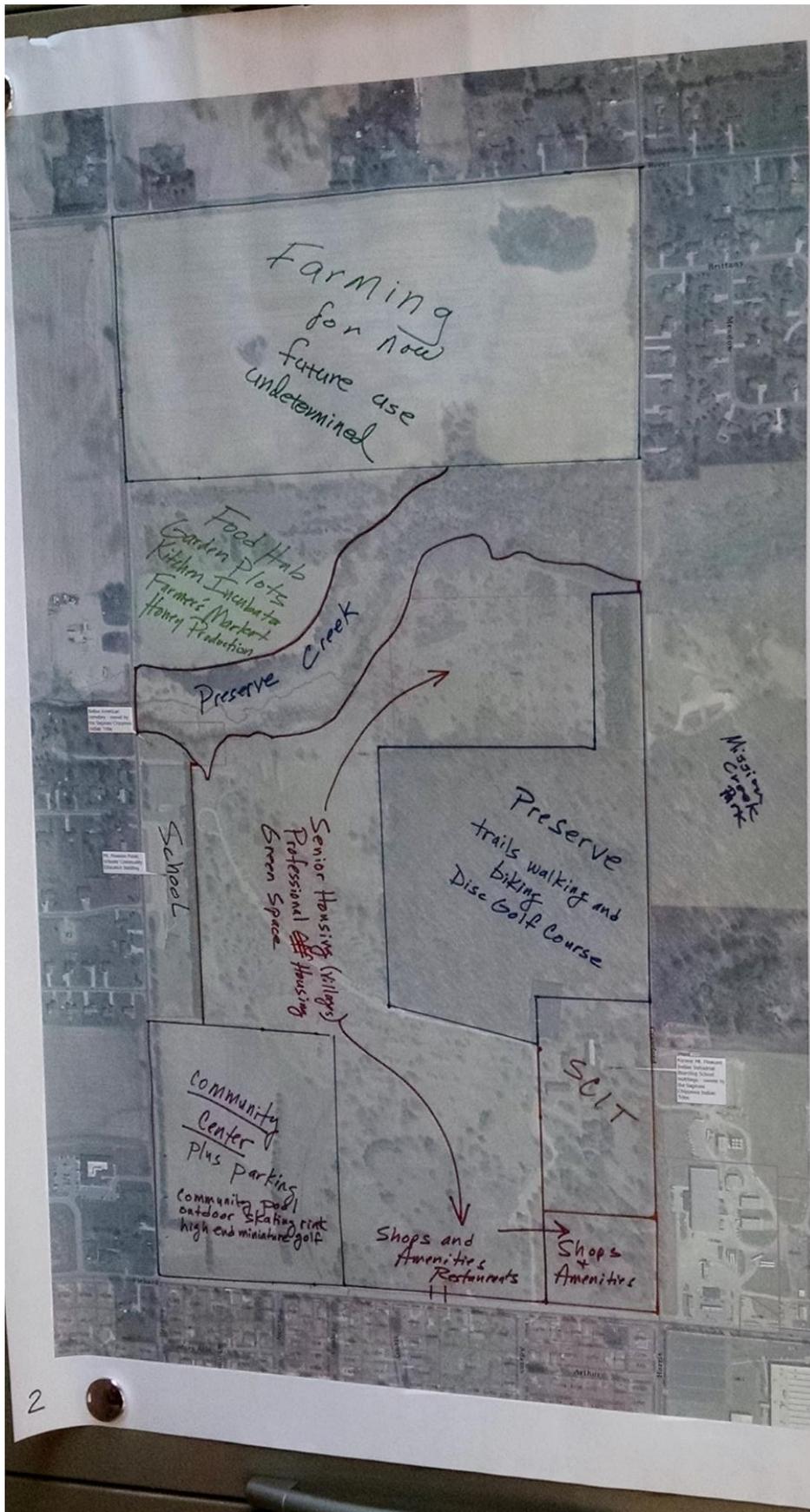
	<ul style="list-style-type: none">• Low profile buildings• Residential arm with golf cart type trails• <u>Lots</u> of walking trails• “Northern” version of villages
Group 8	<ul style="list-style-type: none">○ Quality development○ Smaller homes (for seniors primarily)○ Include garden spaces○ Not needed: High density housing○ Memorialize previous land uses (school/MP Center) in some way find a way to give back to the community○ Mission Creek Park doesn’t have the same level of amenities as our other parks○ To keep costs reasonable: Use existing roads, Leave trees & plantings

Appendix D – Maps

Group 1



Group 2 & 3

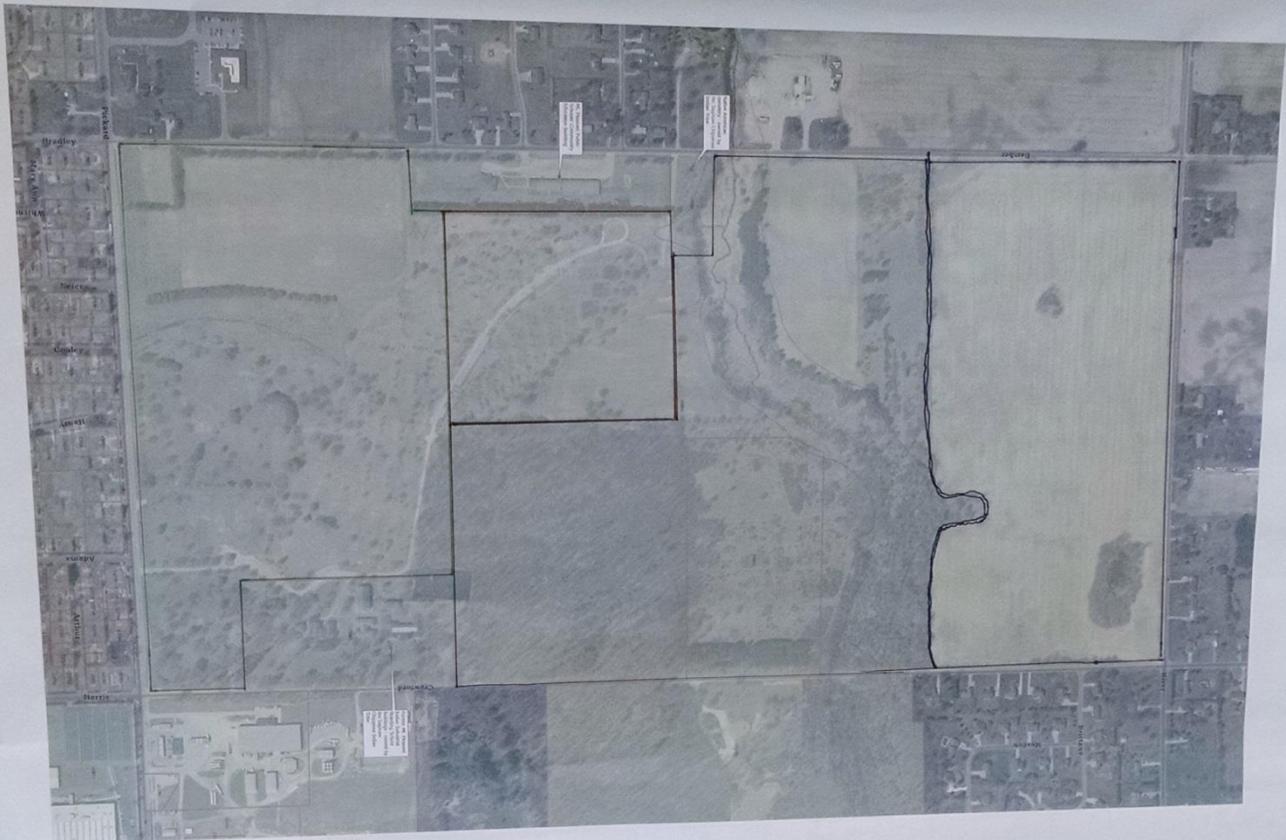


Group 4



Group 5

07

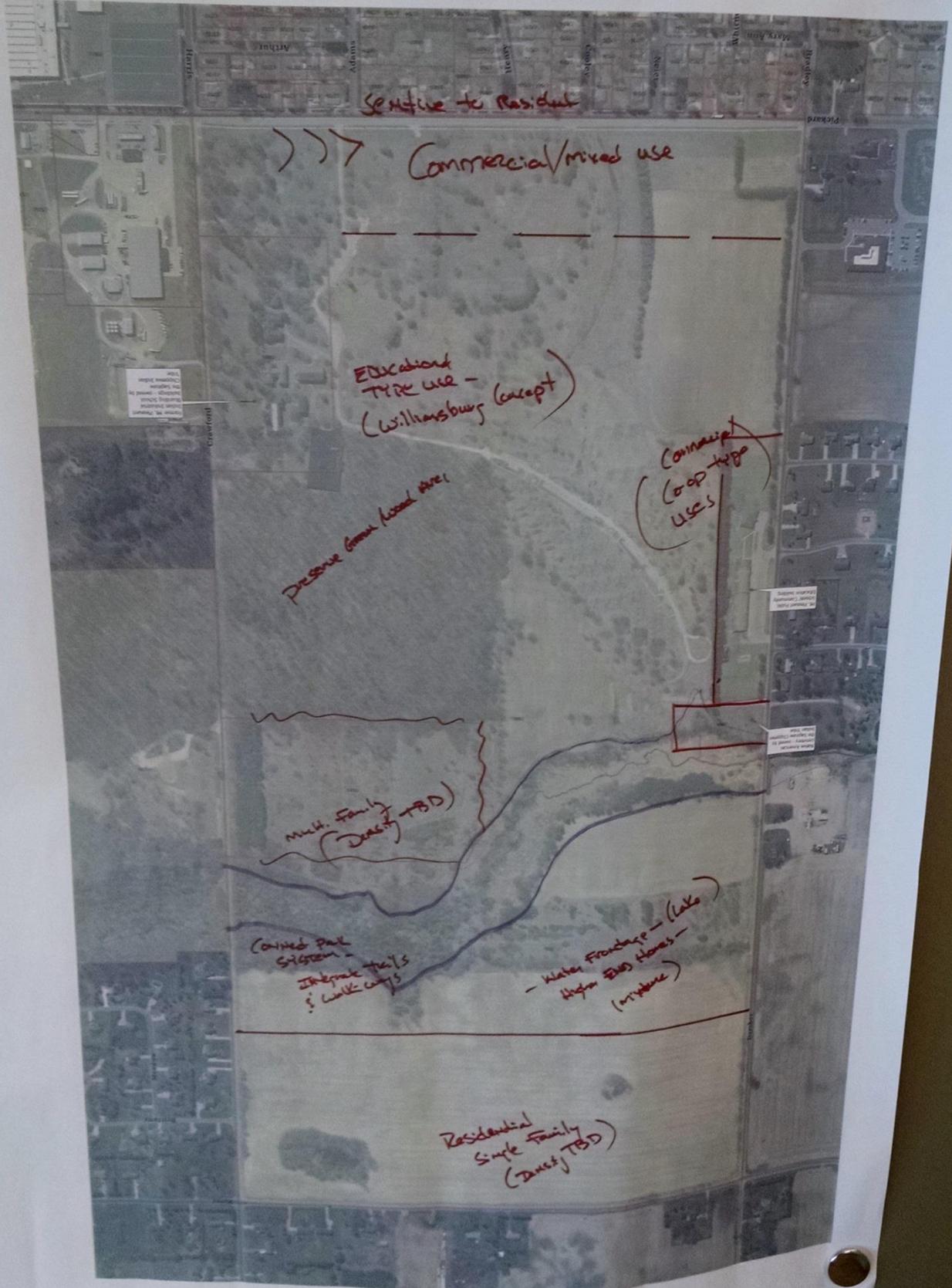


Urban Residential
(one/two family) 25%

Commercial/Industrial
Office Space 25%

Independent Senior
Living 10%

Parks/open Space 40%



Sensitive to Residential

>>> Commercial/Mixed use

Educational Type Use - (Williamsburg Concept)

Preserve Green (wood) area

Compact (loop type) Uses

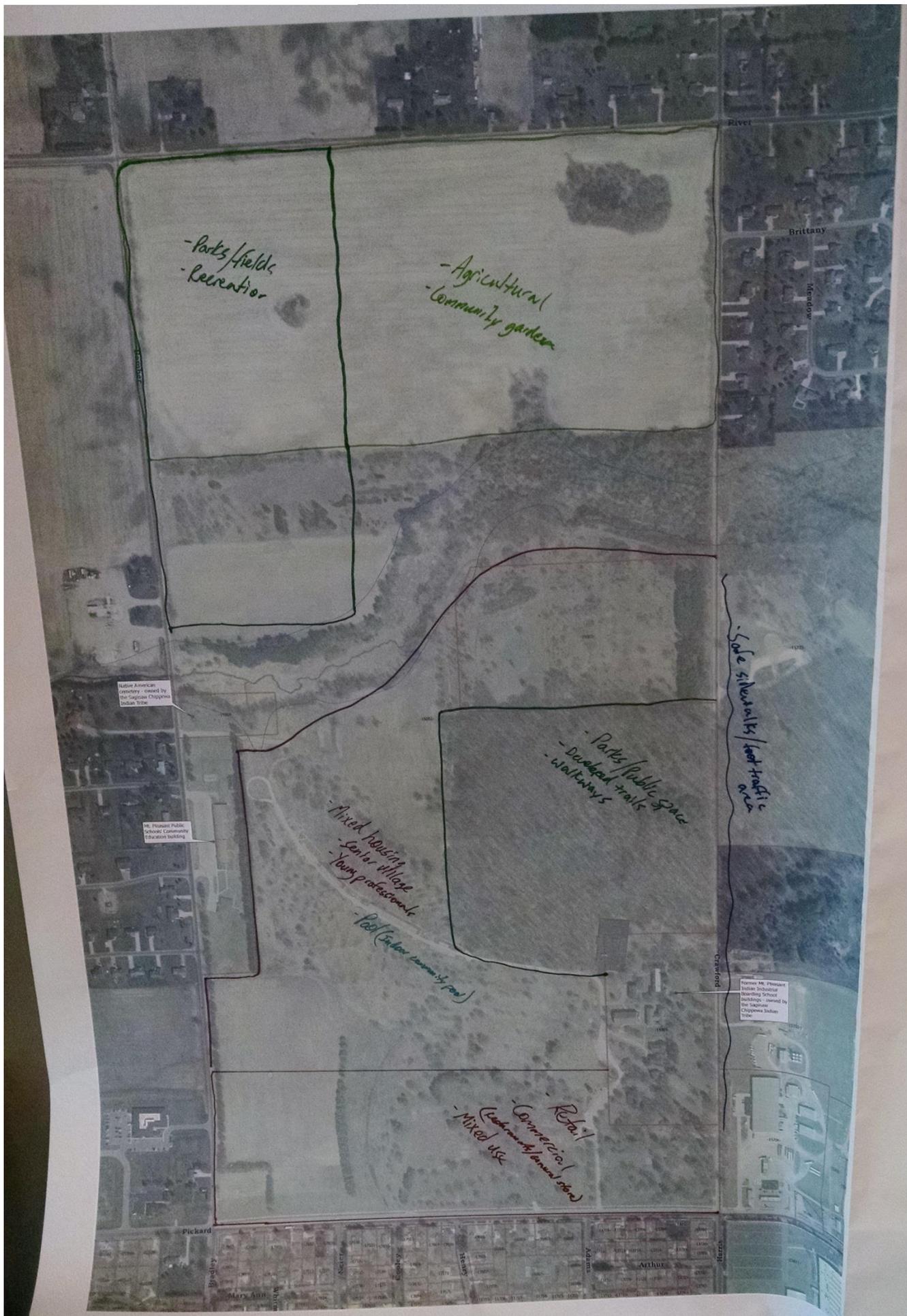
Multi-Family (Density TBD)

Canned Park System - Integrate trails & walkways

Water Frontage - (Lake) High End Homes - (Influence)

Residential Single Family (Density TBD)

Group 7



- Parks/fields
- Recreation

- Agricultural
- Community gardens

Native American cemetery - owned by the Siquion-Chippewa Indian Tribe

Mc. Pleasant Public Schools Community Education building

- Parks/public space
- Developed trails
- walkways

- Mixed housing
- Senior village
- Young professionals

- Pool (under summer pool)

- Safe sidewalks / foot traffic

Former Mc. Pleasant Indian Industrial Boarding School buildings - owned by the Siquion-Chippewa Indian Tribe

- Retail
- Commercial
- Mixed use

Pickard

Bredley

Mary Ann

Arthur

Crawford

Harris

Arthur

Harris

