

Village of Lincoln Master Plan



The Village with a Vision...

Adopted March 7, 2011

117 W. Fiske Street
PO Box 337
Lincoln, Michigan 48742
989.736.8713

2011

**RESOLUTION OF ADOPTION
BY THE LINCOLN VILLAGE COUNCIL
Village of Lincoln Master Plan**

WHEREAS: The Village of Lincoln, Alcona County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Village of Lincoln Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Village, and;

WHEREAS: The Village retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Village of Lincoln Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Alcona County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Alcona County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on March 3, 2011, before the Planning Commission, with notice of the hearing being published in the Alcona Review on February 16, 2011 in accordance with Section 43(1) of the Act;

WHEREAS: The Village of Lincoln Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on March 3, 2011, and;

WHEREAS: The Lincoln Village Council has by resolution asserted the right to approve or reject the plan;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Lincoln Village Council as the Village of Lincoln Master Plan on this 4 day of March, 2011.

Motion: Frank Second: Stuchlik

Ayes: Greethor, Nealey, Frank Stuchlik

Nays: none

Absent: Naylor, Somers

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the March 2011, meeting of the Lincoln Village Council.

Linda K. Somers
Village Clerk

VILLAGE OF LINCOLN MASTER PLAN

Village of Lincoln
Alcona County, Michigan

Village of Lincoln Planning Commission:

Connie Stutsman
Leonard Morang
Patricia Somers
Kristin Lask
Linda Somers
Tina Healey
Phillip Jordan

Lincoln Village Council:

Phillip Jordan, Village President
Kristin Lask
John Stutzman
Philip Naylor
Bonny Gauthier
Richard Somers
Sara Healy

Linda Somers, Village Clerk
Mary Kossa, Village Treasurer
Constance Stutzman, Village Deputy Clerk/Treasurer

Prepared with the assistance of:

Northeast Michigan Council of Governments

80 Livingston Blvd
P. O. Box 457
Gaylord, Michigan 49734
www.nemcog.org
989-705-3730

Adopted:
March 7, 2011

ACKNOWLEDGEMENTS

The Village of Lincoln Planning Commission and residents of Lincoln should be recognized for their assistance during the plan development through meetings and valuable comments throughout the process.

**VILLAGE OF LINCOLN
MASTER PLAN**

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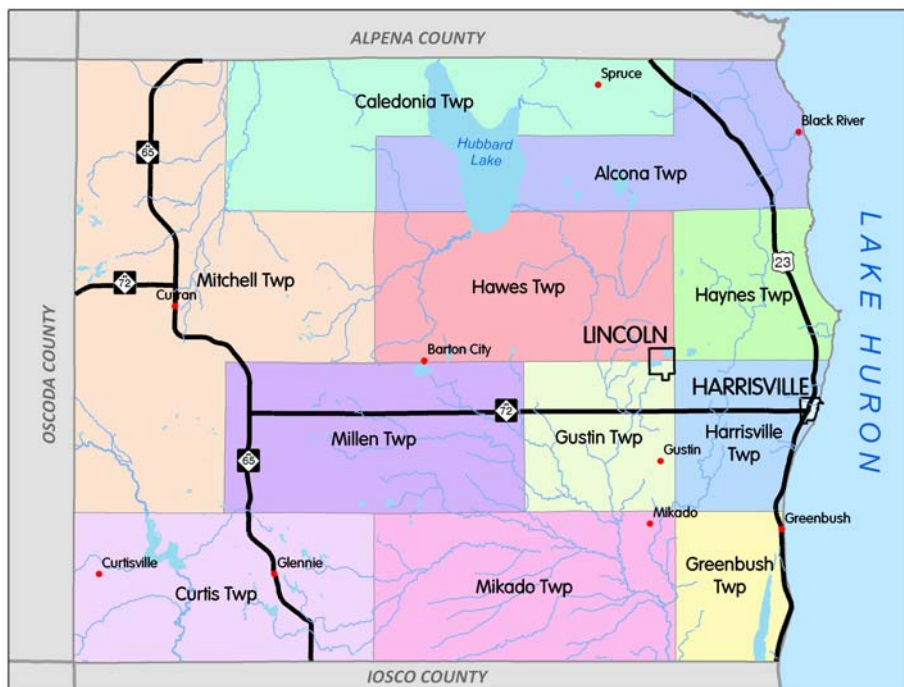
CHAPTER 1: INTRODUCTION

Regional Location & History

The Village of Lincoln comprises an area of slightly more than one square mile or 680 acres and is situated in both Gustin and Hawes Townships. The northern portion is in T27N R8E Section 36, in Hawes Township, and the southern portion is in T26N R8E Section 1, in Gustin Township. Originally known as West Harrisville, the Village of Lincoln was settled in 1885 when the lumber boom was at its peak and was platted in 1886 with Blocks 1-20 in Hawes Township and Blocks 21-40 in Gustin Township. Through acquisitions over the years since, there are now 356 lots in the Village. The site remained West Harrisville until 1899, when it was renamed Lincoln by the postal service. It became incorporated as a village with the Local Act of 1907 No. 575. The Village of Lincoln is approximately five miles west and two miles north of the City of Harrisville; county highway F-41 enters the Village from the south, becomes Main Street in downtown Lincoln, and then proceeds north to eventually intersect with US 23 in the vicinity of the community of Spruce.

It is believed that the site for the Village of Lincoln was chosen because of the two lakes, Brownlee and Lincoln, located within the village limits. Often referred to as the Twin Lakes, they and the abundant forests provided the necessary ingredients for the growing railroads, the first of which was built by Alger Smith and Company. Lincoln Lake would eventually serve as an integral instrument for the logging industry, as it was used to transport lumber to a nearby train depot for the Detroit and Mackinac Railroad.

MAP 1-2: ALCONA COUNTY BASE MAP



MAP 1-1: ALCONA COUNTY LOCATION



Purpose and Planning Process

The purpose of the Village of Lincoln Master Plan is to provide guidelines for future development within the community, while protecting the natural resources and small town character. The Michigan Planning Enabling Act, P.A. 33 of 2008, states a Village may adopt, amend, and implement a master plan. The Michigan Planning Enabling Act states: *The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:*

- (a) Is coordinated, adjusted, harmonious, efficient, and economical.*
- (b) Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.*
- (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.*
- (d) Includes, among other things, promotion of or adequate provision for 1 or more of the following:*
 - (i) A system of transportation to lessen congestion on streets.*
 - (ii) Safety from fire and other dangers.*
 - (iii) Light and air.*
 - (iv) Healthful and convenient distribution of population.*
 - (v) Good civic design and arrangement and wise and efficient expenditure of public funds.*
 - (vi) Public utilities such as sewage disposal and water supply and other public improvements.*
 - (vii) Recreation.*
 - (viii) The use of resources in accordance with their character and adaptability.*

This plan presents background information on social and economic data, natural resources, existing community services and facilities, and existing land uses. The background information is used to identify important characteristics, changes and trends in the Village of Lincoln. Special visioning sessions were held to gather input from residents and landowners. Based on information gathered at these sessions and the background data, the Village Planning Commission developed goals and objectives. These goals and objectives, along with a series of maps including soils, existing land use, and zoning, provide the basis for the Future Land Use Map. The future land use map recommends locations for various types of future development within the Village.

Developed by the Village of Lincoln Planning Commission with assistance from the Northeast Michigan Council of Governments (NEMCOG), the Master Plan looks at a twenty year planning horizon, with required revisits every five years or sooner if needed.

The Status of Planning in the Village of Lincoln

The Village of Lincoln Planning Commission was established by Village Ordinance No. 106 of January 1, 1975. That ordinance was repealed and a new Planning Commission Ordinance was adopted in 2008 to re-establish the Planning Commission under P.A. 33 of 2008. The Planning Commission consists of nine members (six in addition to three ex-officio members) appointed by the Village President subject to Village Council approval. Members serve three-year terms. The Planning Commission is responsible for all aspects of planning for the Village, including the preparation of a master plan, site plan review, and recommendations to the Village Council on requests for amendments to the zoning ordinance, and zoning and re-zoning requests.

The Village of Lincoln has recognized the importance and need for developing an updated Master Plan in compliance the Michigan Planning Enabling Act, P.A. 33 of 2008. Two key issues are to provide a legal foundation for the Village Zoning Ordinance and to address anticipated future needs of Village residents and businesses. By documenting existing conditions such as the environment, socio-economic trends, community services, transportation, recreation, and land use within a master plan, the Village will be able to formulate appropriate land use goals and policies to guide development and serve as the basis for enforceable zoning. The Master Plan will in turn be used as a basis for re-examining the Village's zoning districts and land use development controls.

CHAPTER 2: SOCIO-ECONOMIC CHARACTERISTICS

Population

The 2000 U.S. Census lists the Village of Lincoln's population at 364. The village population has remained relatively stable over the last 30 years, from a high of 371 in 1970, to its most recent estimated figure of 346 in 2008. Table 2-1 illustrates population trends for the years 2000-2008 and Table 2-2 illustrates the historical population data from 1970 to 2008.

	2000	2001	2002	2003	2004	2005	2006	2007	2008	Change
Alcona County	11,719	11,692	11,508	11,516	11,474	11,521	11,558	11,538	11,556	-1.4%
Village of Lincoln	364	360	352	350	347	348	348	346	346	-4.9%
City of Harrisville	514	508	498	495	492	492	493	492	491	-4.5%
Alcona Township	1,089	1,081	1,061	1,060	1,055	1,059	1,063	1,062	1,064	-2.3%
Caledonia Township	1,203	1,199	1,179	1,180	1,176	1,181	1,185	1,184	1,187	-1.3%
Curtis Township	1,378	1,375	1,352	1,351	1,345	1,349	1,352	1,348	1,349	-2.1%
Greenbush Township	1,499	1,483	1,454	1,447	1,440	1,444	1,446	1,441	1,442	-3.8%
Gustin Township*	668	672	664	666	665	668	671	670	670	+0.3%
Harrisville Township	1,411	1,403	1,379	1,377	1,371	1,375	1,379	1,376	1,378	-2.3%
Hawes Township*	967	967	953	955	952	957	961	961	963	-0.4%
Haynes Township	724	726	717	723	720	723	726	725	726	+0.3%
Mikado Township	1043	1,048	1,036	1,041	1,039	1,045	1,050	1,049	1,051	+0.8%
Millen Township	463	467	462	465	465	468	470	470	472	+1.9%
Mitchell Township	396	403	401	406	407	411	414	415	417	+5.3%

Source: Michigan Department History, Arts, & Libraries, 2008; US Bureau of the Census
 *Does NOT include the population of the Village of Lincoln

Table 2-2: Historical Comparative Population Data for Alcona County Governmental Units					
Unit of Government	1970	1980	1990	2000	2008
Alcona Twp.	486	811	906	1,089	1,064
Caledonia Twp.	763	1,065	987	1,203	1,187
Curtis Twp.	718	1,082	1,128	1,378	1,349
Greenbush Twp.	760	1,292	1,373	1,499	1,442
Gustin Twp.*	613	796	823	832	670
Harrisville City*	541	559	532	514	491
Harrisville Twp.*	1,443	1,652	1,315	1,411	1,378
Hawes Twp.*	811	996	1,035	1,167	963
Haynes Twp.	416	569	549	724	726
Village of Lincoln*	371	361	337	364	346
Mikado Twp.	636	865	852	1,043	1,051
Millen Twp.	270	364	417	463	472
Mitchell Twp.	197	248	290	396	417
Alcona County	7,113	9,740	10,145	11,719	11,556
Michigan	8,881,826	9,262,044	9,295,277	9,938,444	10,003,422

Source: Subcounty Population Estimates Program Population, Division, U.S. Bureau of the Census, 2008.
 *The City of Harrisville is included above in Harrisville Township. The Village of Lincoln is shown separately and is also included in both. Gustin and Hawes Townships.

Table 2-3 Age Distribution by Municipality for Alcona County - 2000													
MUNICIPALITY	< 5 Yrs.	%	5-19 Yrs.	%	20-24 Yrs.	%	25-44 Yrs.	%	45-64 Yrs.	%	65 Yrs. & >	%	Median Age
Village of Lincoln	20	5.5	62	17.0	10	2.7	89	24.4	95	26.1	88	24.2	45.3
City of Harrisville	25	4.9	71	13.8	24	4.7	111	21.6	133	25.8	150	29.2	48.5
Alcona Twp.	28	2.6	148	13.6	20	1.8	180	16.6	337	31.0	376	34.5	57.6
Caledonia Twp.	39	3.2	184	15.3	43	3.6	251	20.8	388	32.2	298	24.8	50.5
Curtis Twp.	63	4.6	226	16.5	30	2.2	277	20.1	434	31.6	348	25.3	50.4
Greenbush Twp.	71	4.7	212	14.1	30	2.0	292	19.5	491	32.8	403	26.9	51.7
Gustin Twp.*	53	6.4	135	16.2	31	3.7	206	24.8	242	29.1	165	19.8	44.1
Harrisville Twp.	61	4.3	263	18.6	48	3.4	293	20.8	404	28.6	342	24.2	47.0
Hawes Twp.*	42	3.6	208	17.8	20	1.7	274	23.5	374	32.1	249	21.3	46.9
Haynes Twp.	31	4.3	127	17.5	27	3.7	140	19.3	252	34.8	147	20.3	49.0
Mikado Twp	64	6.1	222	21.2	34	3.3	271	26.0	285	27.3	167	16.0	40.5
Millen Twp.	17	3.7	78	16.9	17	3.7	88	19.0	148	32.0	115	24.8	50.3
Mitchell Twp	11	2.8	53	13.4	6	1.5	72	18.2	148	37.3	106	26.8	53.3
Lost Lake Woods CDP**	3	0.9	13	3.9	2	0.6	28	8.2	107	31.6	186	54.9	67.1
Alcona County	505	4.3	1927	16.4	330	2.8	2455	20.9	3636	31.0	2866	24.5	49.0
State		6.8		23.2		6.5		29.8		22.5		12.3	35.5

Source: U.S. Bureau of the Census * Count includes parts of Lincoln ** Count also included in Alcona Township figures

Age Distribution

Typical of communities in northeastern Michigan, Lincoln's median age in 2000 was 45.3 years as compared to 35.5 years for the State as a whole. 22.5% of the total population was under nineteen years of age, while 24.2% was 65 years and over. **Table 2-3** illustrates age groups and median ages by minor civil divisions in Alcona County. The distribution of persons by age was relatively uniform throughout the County. However, the age distributions of the population within Alcona County contrast with the State as a whole. In Alcona County, the percentage of the preschool and school-aged children is lower and the percentage of the population 45 and older is higher than the State.

Sex, Race and Ancestry

According to the 2000 Census, the male-female distribution is 156 to 208, respectively, or 43% male and 57% female. The predominant race is white (98.6%). Major ancestry groups, in the order of predominance, include German, English, Irish, Polish and French Canadian.

Households

Table 2-4 presents information on household characteristics gathered in the 2000 US Census. Information includes total number of households, average household size, householder living alone, householder 65 years & older living alone, and households with an individual 65 years & older. The average household size in Alcona County is smaller than the state average. According to the 2000 Census, of the 179 households in Lincoln, 71 were reported as householders living alone. Of the 71 households, there were 45 householders living alone and 65 years and older. The average household size was 2.03 as compared to Michigan where the average household size was 2.56.

Table 2-4

Alcona County: Household Characteristics - 2000

MUNICIPALITY	Total Households	Avg. Household Size	Householder Living Alone	Householder Alone 65 yrs. & Older	Household w/ Individual 65 yrs. & older
Village of Lincoln	179	2.03	71	45	73
City of Harrisville	239	1.92	99	54	101
Alcona Township	524	2.08	154	98	260
Caledonia Twp.	535	2.25	129	69	217
Curtis Township	608	2.25	151	66	235
Greenbush Twp.	685	2.19	187	112	283
Gustin Township*	358	2.29	99	49	115
Harrisville Twp.	555	2.37	125	63	180
Hawes Twp.*	528	2.20	156	82	183
Haynes Township.	308	2.35	70	38	107
Mikado Township	397	2.60	81	38	119
Millen Township	202	2.24	56	28	74
Mitchell Twp.	193	2.05	59	32	79
Lost Lake Woods CDP**	189	1.79	59	45	126
Alcona County	5,132	2.24	1,366	729	1,953
Michigan	-----	2.56	-----	-----	-----
Source: U.S. Bureau of the Census					
* Count includes parts of Lincoln					
** Count also included in Alcona Township figures					

Housing Characteristics

The majority of housing units in the Village of Lincoln (80%) were constructed prior to 1970, with 30% having been constructed in 1939 or earlier. The median home value for housing units in the Village of Lincoln was listed as \$63,800 in 2000. Of the 246 housing units reported in the Village of Lincoln by the 2000 Census, 179 (73%) were occupied and 67 (27%) were vacant. Of the occupied units, 133 (74%) were owner-occupied and 46 (36%) were rentals. Of the 67 vacant units, 40 were classified as “seasonal, recreational, or occasional use” (**Table 2-5**).

**Table 2-5
Alcona County: Housing Characteristics - 2000**

MUNICIPALITY	Total Housing Units	Total Occupied Housing Units	% Owner Occupied (of total occupied)	% Renter Occupied (of total occupied)	Total Seasonal Housing Units	% Seasonal *	Total Vacant % Owner	Total Vacant % Renter
Village of Lincoln	246	179	74.3%	25.7%	40	16.3%	4.3%	17.9%
City of Harrisville	327	239	64.9%	35.1%	66	20.2%	3.1%	13.4%
Alcona Township	1313	524	94.5%	5.5%	748	57.0%	3.3%	9.4%
Caledonia Twp.	1074	535	92.9%	7.1%	513	47.8%	2.0%	11.6%
Curtis Township	1605	608	91.9%	8.1%	924	57.6%	4.9%	9.3%
Greenbush Twp.	1453	685	90.2%	9.8%	733	50.4%	2.2%	10.7%
Gustin Township**	483	358	80.2%	19.8%	87	18.0%	2.0%	12.3%
Harrisville Twp.	790	555	90.8%	9.2%	205	25.9%	1.9%	12.1%
Hawes Twp.**	1003	528	91.5%	8.5%	433	43.2%	2.4%	18.2%
Haynes Township.	598	308	93.5%	6.5%	276	46.2%	0.7%	0.0%
Mikado Township	666	397	90.7%	9.3%	229	34.4%	3.2%	5.1%
Millen Township	541	202	91.1%	8.9%	327	60.4%	1.6%	0.0%
Mitchell Twp.	731	193	94.3%	5.7%	526	72.0%	2.2%	8.3%
Lost Lake Woods CDP***	511	189	98.9%	1.1%	306	59.9%	5.1%	50.0%
Alcona Co.	10584	5132	89.9%	10.1%	5067	47.9%	2.6%	11.0%
Michigan	-----	-----	73.8%	26.2%	-----	5.5%	1.6%	6.8%

Source: U.S. Bureau of the Census

* Figure shows the seasonal housing units as a percentage of the unit's total housing units.

** Count includes parts of Lincoln

*** Count also included in Alcona Township figures

School Enrollment and Educational Attainment

In 2000, 77 persons over the age of three years were enrolled in school, 70 in pre-school, elementary or high school, and 7 in college.

Of the 277 persons 25 years and older, 123 were high school graduates, while 44 had attended school into the 9th-12th grade with no diploma and 24 had completed less than the 9th grade. 45 had received some college with no degree, 16 had Associate's degrees, 14 had earned a Bachelor's degree, and 11 had earned a graduate or professional degree.

Labor Force and Employment Trends

The 2000 Census identified 287 individuals in the Village of Lincoln as being age 16 or older. Of those, 141, or 49.1%, were said to be "in the labor force". Of that number, 137 were employed and 4 were classified as unemployed. The occupations of those employed, from 2000 Census data, are listed in **Table 2-6** below.

Table 2-6: Occupations of Employed Population 16+ Years	
Management, Professional & Related Occupations	38
Service Occupations	21
Sales & Office Occupations	32
Farming, Fishing & Forestry Occupations	2
Construction, Extraction & Maintenance	14
Production, Transportation & Material Moving	30
<i>Source: Bureau of the Census, 2000</i>	

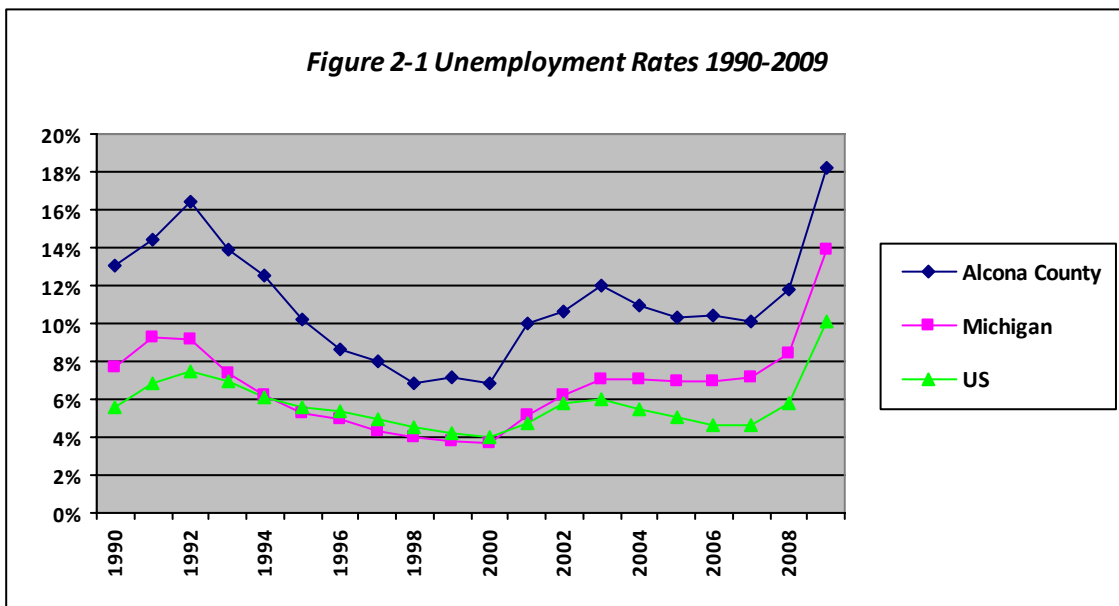
Table 2-7 presents information on labor force, employment and unemployment for Alcona County from 1990 to 2010. Unemployment rates were high in the early 1990's reaching a rate of 16.4 percent in 1992. Then rates declined until 2000, when they began to rise again. With the current economic down turn, rates climbed to a high of 18.7 percent in 2009. As seen in **Figure 2-1**, unemployment rates in Alcona County generally mirror those in the State and U.S. however they are consistently at a higher level.

**Table 2-7
Employment Information Alcona County 1990 - 2010**

Year	Labor Force	Employment	Unemployment	Jobless Rate
2010	4,026	3,291	735	18.3%
2009	4,171	3,392	791	18.7%
2008	4,361	3,845	779	11.8%
2007	4,339	3,901	438	10.1%
2006	4,481	4,013	468	10.4%
2005	4,316	3,871	445	10.3%
2004	4,197	3,736	461	11.0%
2003	4,197	3,695	502	12.0%
2002	4,149	3,708	441	10.6%
2001	4,325	3,894	431	10.0%
2000	4,467	4,164	303	6.8%
1999	4,957	4,601	356	7.2%
1998	4,992	4,655	337	6.8%
1997	5,077	4,671	406	8.0%
1996	4,941	4,517	424	8.6%
1995	4,866	4,370	496	10.2%
1994	4,838	4,231	607	12.5%
1993	4,455	3,835	620	13.9%
1992	4,123	3,447	676	16.4%
1991	3,906	3,343	563	14.4%
1990	3,934	3,419	515	13.1%

Source: Michigan Labor Market Information

Figure 2-1 Unemployment Rates 1990-2009



Income and Poverty

According to the U.S. Census, the median household income for the Village of Lincoln is \$24,464 – the lowest in Alcona County. Income in Lincoln is approximately \$20,000 lower than the median household income for the entire State of Michigan. Table 2-9 shows poverty rates in Lincoln.

Table 2-8 Median Household Income for Governmental Units in Alcona County - 1989 & 1999	
Community	1999
Village of Lincoln	\$24,464
Alcona Township	\$34,125
Caledonia Township	\$36,000
Curtis Township	\$27,048
Greenbush Township	\$32,823
Gustin Township	\$27,350
Harrisville Township	\$35,074
Hawes Township	\$28,937
Haynes Township	\$34,896
Mikado Township	\$31,713
Millen Township	\$26,932
Mitchell Township	\$26,875
Alcona Co.	\$31,362
Michigan	\$44,667
Source: U.S. Bureau of the Census	

Table 2-9 Poverty Rates: Village of Lincoln 2000		
Category	Number	Percent
Families below poverty level	14	13.1%
Families with female head of household (below poverty level)	3	16.7%
Individuals	58	15.7%
Individuals 65 years and over	19	15.7%
Source: U.S. Bureau of the Census, 2000		

CHAPTER 3: COMMUNITY SERVICES

Schools

The Village is located in the Alcona Area School District, which encompasses Alcona, Caledonia, Hawes, Harrisville, Haynes, Gustin and Millen Townships as well as a small portion of Mikado Township. The school buildings for K-6 and grades 7-12 are located on Barlow Road just off M-72 in Gustin Township. The Alcona Community School District is part of the Alcona Montmorency Alpena Educational Service District.

Medical Facilities

There are no hospitals located in Alcona County. The Alcona Health Center main office is located in Lincoln with a branch office in Harrisville. One optometrist office is located in Harrisville. A Veterans Administration Health Center is located in Alpena, as well as at the Aune Medical Center in Oscoda, and a VA hospital is located in Saginaw. For health care services not available at these facilities, residents travel to Alpena Regional Medical Center in Alpena, Grayling Mercy Hospital in Grayling, West Branch Memorial Hospital in West Branch, Tawas St. Joseph Hospital in Tawas City, Northern Michigan Hospital in Petoskey, and Munson Medical Center in Traverse City.

District Health Department #2 offices are located in Harrisville. The agency provides health care services not available or affordable elsewhere. Health Department #2 offers services under three categories: home health care services, environmental health services and personal health services. Northeast Michigan Community Mental Health provides support services to developmentally disabled persons as well as persons needing mental health services. The Northeast Michigan Community Mental Health service area covers Alcona, Alpena, Montmorency, and Presque Isle Counties.

Public Safety

The Village does not operate municipal law enforcement services. Law enforcement is provided by the Alcona County Sheriff's Department and supplemented by the Michigan State Police, Alpena Post. The Alcona County Sheriff Department and associated facilities are located within Harrisville, adjacent to the County Courthouse. Michigan State Police has a satellite office in the Village of Lincoln with two full time troopers assigned. Alcona County operates a countywide 911.

Ambulance service is provided by Alcona County, which pays for the costs through the Ambulance Fund millage. There are currently two full-time emergency medical service stations operating in Alcona County.

Other Public Facilities

Lincoln Municipal Building, Fire Hall, and Storage Facility:

The Lincoln Municipal Building and Fire Hall, located at the corner of Lake Street and West Fiske Street in downtown Lincoln, contains a garage for three fire trucks and a First Responder vehicle, a conference room, and restrooms. It is the site of Village Council and other meetings. A municipal service garage is located on a lot adjacent to the Municipal Building and is used for equipment storage and maintenance. The Village also owns three vacant lots at the corner of Hawley and Lake Streets, which are earmarked for future growth needs.

Alcona County Senior Center

The Alcona County Senior Center, formerly owned by Alcona County and known as the Lincoln Memorial Center, was renovated 25 years ago with a Recreation Bond grant. Located in downtown Lincoln, it was conveyed to the Alcona County Commission on Aging as a multiple purpose focal point and congregate meal center for senior citizens activities. It is also available for rentals for community and private use. A circa 1940 two-story cement block structure consisting of 10,800 square feet on two floors on a 78' by 330' lot, the facility boasts a fully-equipped state approved kitchen, dining room seating 130, offices for COA staff, a small meeting room, ADA approved restrooms, a raised stage, and a storage area. It also is described as having the finest hardwood dance floor in the county. The facility has become an important gathering place and site for a large variety of activities for seniors, the most rapidly growing segment of the county's population

Lincoln Depot

The Lincoln Depot, used from 1896-1929, this structure is recognized as a Michigan Historic Site. It has been conveyed by the Village of Lincoln Downtown Development Association to a group called the *Friends of the Lincoln Depot*, under the sponsorship of the Alcona Historical Society. The depot is located directly across the street from the municipal building and Lincoln Lake.

Alcona County Library: Lincoln Branch

The Lincoln Branch of the Alcona County Library, located at 330 Traverse Bay Road, contains books, magazines, audio books, videos/DVDs, a meeting and tutoring room, and high-speed Internet access. In addition, the Library has access to the collections of 16 other library systems currently part of the consortium. The Library also has partnered with the Alcona Historical Society to bring historic photos into an exclusive computer database for public viewing.

DNRE Field Office

This facility is headquarters for local fire control in the surrounding state and national forests, as a deer checking station during the fall hunting season, and as a storage facility for park maintenance equipment.

Utilities

Electrical power is provided by Consumers Energy and natural gas is provided by Michigan Consolidated Gas Company (MichCon). Frontier Communications provides regular telephone service while cellular telephone service is provided by various providers. Local cable television service is provided to Lincoln. The Village of Lincoln has no central water system, and its sewer system was upgraded as of December 2006.

Transportation Systems

There are no public or private transportation systems in or serving the Village of Lincoln. Limited passenger service is provided in some areas of Alcona County by Indian Trails Bus Lines, with the nearest passenger pickup point being in Harrisville, approximately five miles to the southeast. The last railroad in Lincoln ceased operations in 1929, and currently the Lake State Railroad (formerly Detroit and Mackinac) provides daily freight handling service through Harrisville to the east. Passenger service is not available.

Three airport facilities are located in the area – the Harrisville Airport in Alcona County, Alpena County Regional Airport, and the Oscoda-Wurtsmith Airport located in Iosco County.

There are two major retail centers serving the Lincoln area. Alpena, 32 miles north of the county seat in Harrisville, is accessible via highway US-23, and indirectly via highways M-65 and M-32. The other retail center is five miles east and 14 miles to the south, in Oscoda Charter Township, the former home to the Wurtsmith Airforce Base. Smaller retail centers also exist in other communities in the county.

Circulation within the County is decidedly better than to major markets outside of the area. Highway US-23 parallels the Lake Huron shoreline and F-41 provides an alternate route five miles inland and serves Mikado, the Village of Lincoln and Hubbard Lake residents. Highway F-41 originates in Oscoda at Highway US-23 and runs north, directly through the Village of Lincoln, to eventually intersect again with US-23 between the communities of Spruce and Black River.

Industrial Park

Planning stages for the Lincoln Industrial Park began in 1980 with the development of the Lincoln Action Plan, followed by a site development plan and concept prepared in August of 1981 as amended in 2000 with the annexation of approximately 40 acres by the Village. The Industrial Park now totals 80 acres and is located in the southern portion of the Village.

Media

Newspaper coverage is provided by the *Alcona County Review*, located in Harrisville. This paper

provides local and regional news to residents of the county, as well as features of local interest. Other coverage is provided by the Alpena News, located in the City of Alpena, and to some locations in the southern portion of the county, the *Bay City Times*. Both the *Detroit News* and *The Detroit Free Press* are also available.

There is no local radio station, but residents are able to access FM stations from Alpena, as well as Oscoda and the Tawas area to the south, although reception varies depending on location. Central Michigan University Public Radio is also available, transmitted from towers in Gustin Township and Alpena.

Recreation

The following recreational facilities are located within the Village of Lincoln (please see the Village of Lincoln Recreation Plan for more information):

Barlow Park/Flights of Imagination Playscape

Located at the east side of the village, this 11-acre site contains a basketball court, two tennis courts, two fenced softball diamonds with dugouts, barrier-free restrooms (for seasonal use only), two other restroom facilities that are available year-around, and nine picnic tables. There is also an area that is flooded each winter by the local Lions Club for use as a skating rink. In addition, the park contains a play area – “Flights of Imagination”.

Brownlee Lake Park

One of the busiest areas in the Village, the 75'-100' of sandy beachfront provides approximately one acre of public beach access and swimming on the southwest side of Brownlee Lake. The beach is owned and maintained by the Village.

Lincoln Lakefront

Located directly across the street from the Municipal Building and the Playground and Picnic Area, the Village owns a lakefront area approximately 600 ' along the lake by 30' deep. The lake is considered 'dead' by many because of the large quantities of sawdust deposited in it during the early days of the lumbering industry. The lakefront on Lincoln Lake is a grassy area bordered by a variety of wild grasses and vegetation, and is a favorite spot to observe a variety of waterfowl and songbirds.

Railroad Park (aka Veteran's Park)

Located next to Village Fire Hall, which also serves as the Municipal Building, this area contains picnic tables, grills, a fire pit, a balance beam, a climbing structure, a sandbox, a slide, swings, and a basketball court with two basketball hoops. There is also a war memorial dedicated to those from the Village who have served in the armed services.

Brownlee Lake Public Access

Brownlee Lake contains a public access site from Lake Street. A concrete launch ramp, a new dock, and a picnic table are provided at the Lake Street access.

Lincoln Area Multi-Use Pathway (LAMP)

The primary purpose for the Lincoln Area Multi-Use Pathway (LAMP) is to provide pedestrians and bicycle enthusiasts a safe way to travel from recreational areas and downtown shopping to historical points of interest and cultural events in Lincoln. The Lincoln Area Multi-Use Pathway consists of designated sidewalks in the downtown area as well as a park trail through Recreation Park.

CHAPTER 4: PHYSICAL CHARACTERISTICS

Climate

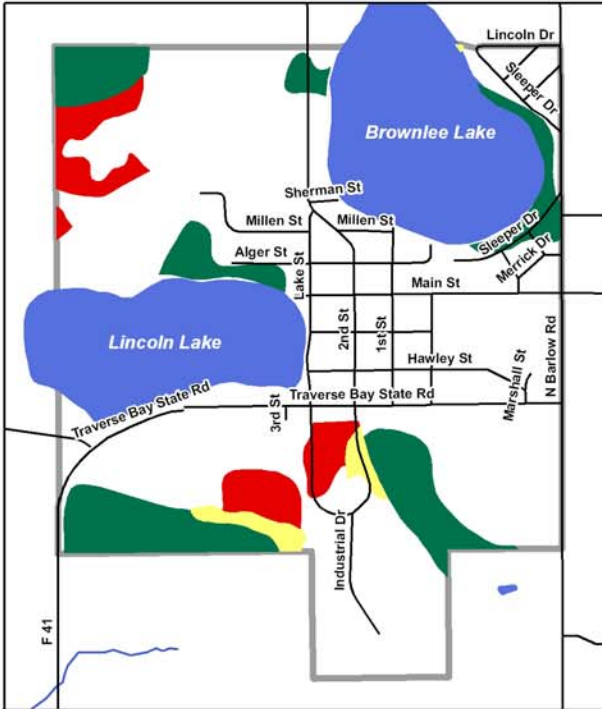
Typical of northern Michigan, the distinct four seasons offer an ever-changing landscape. Long snowy, cold winters and warm summers are separated by a cool, green spring and a cool colorful fall. According to the USDA Soil Survey of Alcona County, the average annual precipitation is 29.46 inches (includes water equivalent of snowfall). Precipitation is heaviest during the summer months with 60 percent of the annual precipitation from April through September. The average annual snowfall is 49.5 inches. Records show a long term average of 93 days when there is at least one inch of snow on the ground. Of course, the number of days varies greatly from year to year. The average daily temperature ranges from 67.9°F for the month of July to 20.0°F during January. The average mid-afternoon relative humidity is 61 percent. Since humidity levels are highest at night, the average relative humidity at dawn is 83 percent.

A 1996 climatological summary prepared by the Michigan Department of Agriculture, Environmental Division, Climatology Program at Michigan State University, East Lansing, Michigan describes the climate in the county as "highly varied due to both topographic variations and proximity to Lake Huron. These variations cause changes in the climate over distances of only a few miles." The average winter temperature is 22.4 degrees F at East Tawas and 20.1 degrees F at Hale. In the summer, the average temperature is 65.8 degrees F at East Tawas and 65.5 degrees F at Hale. The lowest temperature on record recorded at East Tawas on February 20, 1929 was minus 29 degrees F; the maximum temperature of record, in East Tawas on July 9, 1936, was 106 degrees F. The average temperature in summer is 65.8 degrees F, and the average minimum temperature is 13.5 degrees F in East Tawas and 10.5 degrees F at Hale¹.

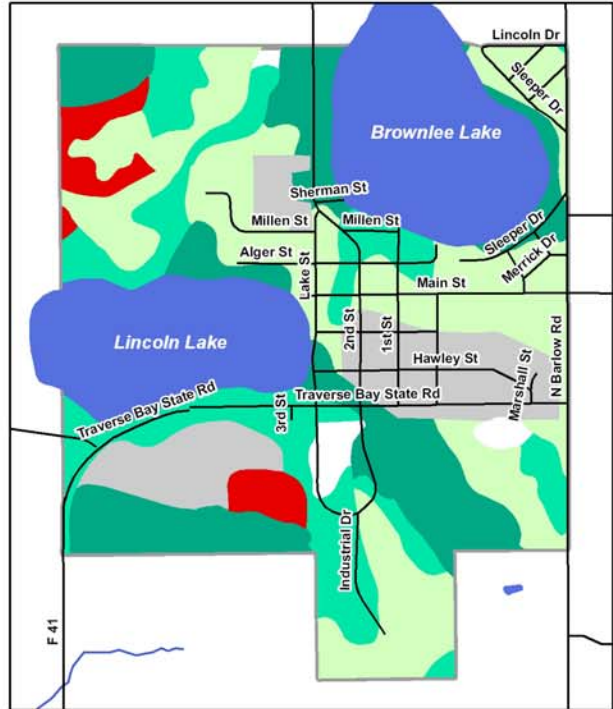
According to the Huron Pines Resource Conservation and Development Project, the length of the growing season varies to a large degree within the County. The growing season in the northwestern tip of the county is as short as 90 days, while the area along the shoreline may have a growing season of 140 or more days. The largest part of the County falls within an area with a growing period from 110 to 130 days. This compares to 150 days for neighboring Alpena County to the north and 97 days for Oscoda County to the west. The average relative humidity is approximately 61 percent, and usually is higher at night, peaking to about 83 percent by 7:00 a.m. The sun shines 64 percent of the time possible in the summer and 37 percent in the winter. The prevailing winds are from the southwest, with an average wind speed of 9.2 miles per hour, in April.

¹ Data taken from adjacent Iosco County since adequate records are not available in Alcona County.

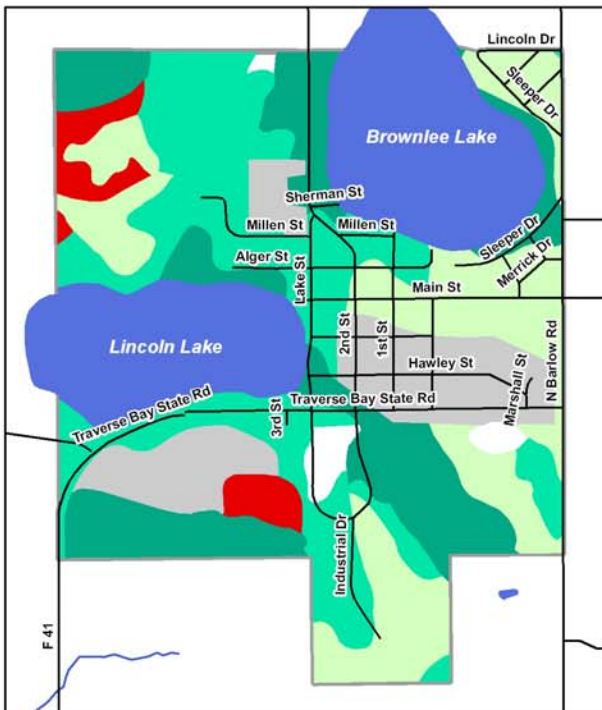
Map 4-1



Steep Slopes & Hydric Soils



Building Limitations
Buildings without Basements



Building Limitations
Buildings with Basements

Village of Lincoln Soils Maps

Steep Slopes & Hydric Soils

- HYDRIC
- INCLUSIONS
- STEEP SLOPE

Soils with Buildings Restrictions

- SEVERE-WETNESS
- MODERATE
- SLIGHT
- SEVERE-SLOPE
- VARIABLE
- WATER



The digital soils data is provided by Michigan Center for Geographic Information and is derived from the soil map prepared as part of the USDA National Cooperative Soil Survey.

This map is for general planning purposes only. This map is not intended to determine soil suitability for a specific use at a specific site.

This map is not intended to restrict development of a given site. Sites classified with building restrictions may be suitable for building with proper engineering.

Topography and Soils

The Village of Lincoln and surrounding area is situated in an area of gently sloping ridges and knolls, with some outwash, lake and till plains interspersed. According to the *Soil Survey of Alcona County, Michigan, Interim Report* published in August 1996 by the U.S. Department of Agriculture, there are five major soil classification types in and generally around the Village of Lincoln (Alcona County has 153 different soil types within its boundaries). These include Klacking loamy sand; McGinn loamy sand; Killmaster sandy loam; Hoist sandy loam; and, Udorthents, loamy, nearly level to gently rolling.

Hydric Soils and Steeply Sloped Areas

Map 4-1 is a series of color thematic maps that classify hydric soils, soils on steep slopes, and soils with building constraints. Lower density and less intensive development should be directed to these areas with severe building constraints. Hydric soils are saturated, flooded or ponded during part of the growing season and are classified as poorly drained and very poorly drained. Hydric soils have poor potential for building site development and sanitary facilities. Wetness and frequent ponding are severe problems that are difficult and costly to overcome. Sites with high water tables may be classified as wetlands and a wetlands permit would be required to develop these areas. The hydric soils are shown as green and soils with hydric inclusions are as yellow.

Hills and steeply rolling terrain may provide opportunities for spectacular views of the landscape. However, steeply sloped sites have severe building constraints and tend to be more difficult and costly to develop. Maintenance costs tend to be higher on steeply sloped terrain. Special design standards such as erosion control measures, limiting size of disturbed areas, retaining natural vegetation, slope stabilization and on-site retention of water run-off from impervious surfaces would all serve to minimize resource impacts. According to information presented in the Alcona County Soil Survey, areas with steep slopes are located in the northeast and south central portions of the Village.

Building Site Development

The USDA soil survey rates soils for various uses such as building site development and identifies the limiting factors such as steep slopes or high water table. The rating system classifies areas as not limited, somewhat limited and very limited. Using the rating system developed by USDA, soil limitations for buildings with and without basements have been mapped and are displayed in **Map 4-1**. Areas with well drained soils and slopes less than 10 percent are not limited for building development. Areas depicted as light green on the map would be considered well suited for building development. Areas with slopes greater than 18 percent, high water tables, and organic soils are very limited (red and dark green on the map). The very limited classification simply means special considerations must be made during site development.

Water Resources and Fish and Wildlife

The Village of Lincoln is home to two small lakes: Lincoln Lake, also known as Twin Lake, and Brownlee Lake. The majority of both lakes lie within the corporate limits of the Village. Lincoln Lake was used as a repository for sawdust from sawmills by the lumbering industry in the early days of that industry and is considered a dead lake by many. It is, however, home to a variety of marsh grasses and plants, as well as to a large variety of waterfowl and songbirds.



Brownlee Lake is situated within the village limits of the Village of Lincoln and is a shallow 90.4 acre lake with a small single outflow, a public beach and boat launch. The lake is the most outstanding natural feature within the village and a source of community history, pride and recreation. It is also a main economic factor in the village as a sub-division surrounds nearly half of it and is home to many residents. The recreational opportunities on and around the lake



include wildlife viewing, boating, fishing, canoeing, sailing, swimming, ice fishing, ice skating, snowmobiling and winter motorcycle racing.

Riparian owners, village residents and businesses have formed the Brownlee Lake Association to collect and disseminate information about Brownlee Lake, to work collectively as a membership and in conjunction with government and other organizations to protect & preserve Brownlee Lake and to prevent its further degradation, and to plan and execute programs designed to restore and preserve the water quality of Brownlee Lake. The Brownlee Lake Association also works to focus attention on the uses of Brownlee Lake which are or may become injurious to public and wildlife health, safety and the general welfare of the Lincoln area. Finally, the Brownlee Lake Association reviews and submits proposals to administrative and legislative bodies considering statutes, ordinances and regulations impacting riparian property owners and Brownlee Lake. In pursuit of the Brownlee Lake Association's goals, it has sought and achieved non-profit status and continues to hold fund raisers to pay for scientific and technical testing of the lake. Ultimately, the Association will strive to remove the organic slurry from the lake without disturbing the natural lake bed and restore the fishery. The cost of accomplishing the cleaning of the slurry from the lake and restoring the fishery is between

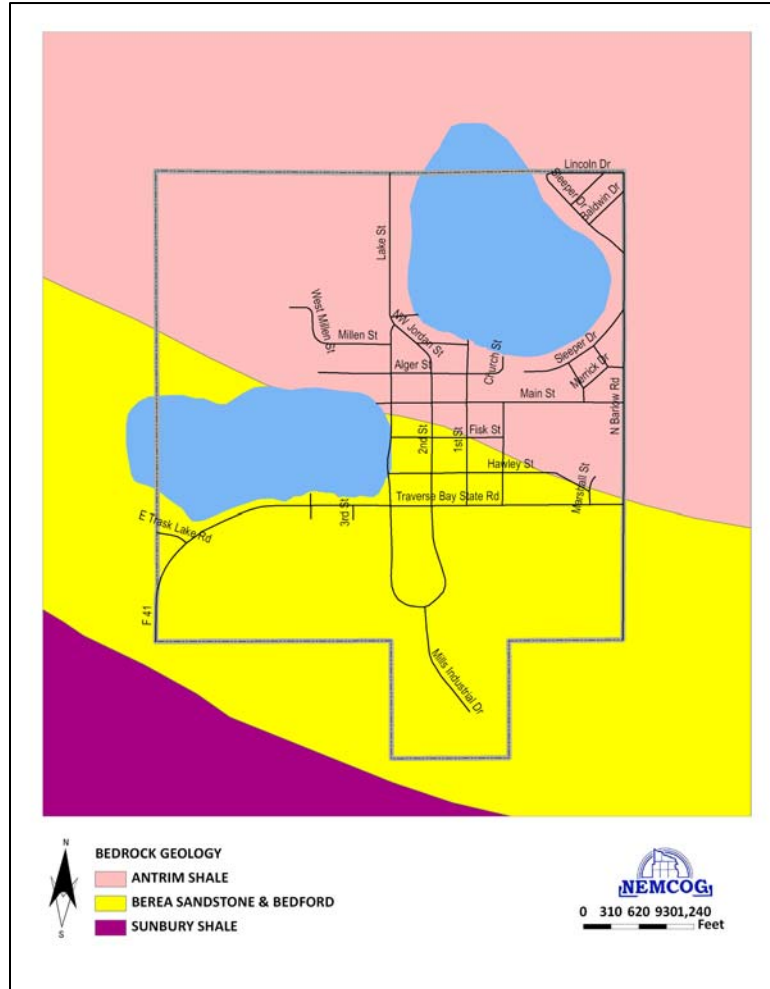
\$300,000.00 and \$500,000.00 and could take between five and ten years, depending on fundraisers, contributions, government help and grant monies.

Geology

The bedrock underlying the Village of Lincoln is sedimentary bedrock that was created during the Mississippian and Devonian ages of the Paleozoic Era. The bedrock was formed in ancient seas which covered the area some 310 - 345 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed sandstone, shale, limestone, and dolomite bedrock. Antrim Shale, Berea Sandstone and Bedford Shale bedrock formations are found under the Village, see **Map 4-2**.

Starting some 2 million years ago, during the Pleistocene era, continental glaciers formed in the Hudson Bay area. Several times over this two million year period the massive sheets of ice built up and inched their way south across what is today Michigan. The massive ice sheets which were more than one mile thick advanced in a southerly direction bulldozing their way across the landscape. The glacier pushed material in front of it, incorporated rocks and soil into the debris laden ice, and scraped, ground and broke apart the sedimentary bedrock of the Michigan Basin.

Map 4-2



Each advance and retreat of the continental glaciers took tens of thousands of years. This reoccurring process shaped and reshaped the land; obliterating and then creating hills, valleys, rivers and lakes, swamps and marshes. The last glacial period, called the Wisconsin era, created the landscape we know today. The glacier left behind boulders, rocks, cobble, sand, gravel, silt, clay and loam. In some areas, the material was deposited in unsorted masses called till plains, ground moraines and end moraines. Water flowing from the melting glaciers also sorted materials, creating outwash channels, sand deltas, kames and eskers. Fine materials, captured in the fast-moving glacial meltwater, settled to the bottom of expansive glacial lakes creating lacustrine clay and silt plains. **Figure 4-3** by William R. Farrand and Kathline Clahassey, University of Michigan, shows how glacial landforms were created.

According to a map prepared by W. A. Burgess and D. F. Eschman (**Figure 4-4**), titled "Landform Units in Northeastern Lower Michigan," Lincoln is located in the landform area called Lincoln Kames. This is an extensive area of ice contact outwash sand and gravel deposited by meltwater

streams in front of the end moraine or the margins of an active glacier. The continental glaciers carved out the Great Lakes from the bedrock foundation of Michigan. As the ice sheet melted, water flowed across the landscape creating landforms and pooling into the expansive post glacial lakes. These emerging lake basins were the beginnings of the present Great Lakes. During different periods, the post- glacial Great Lakes were both much higher and lower than

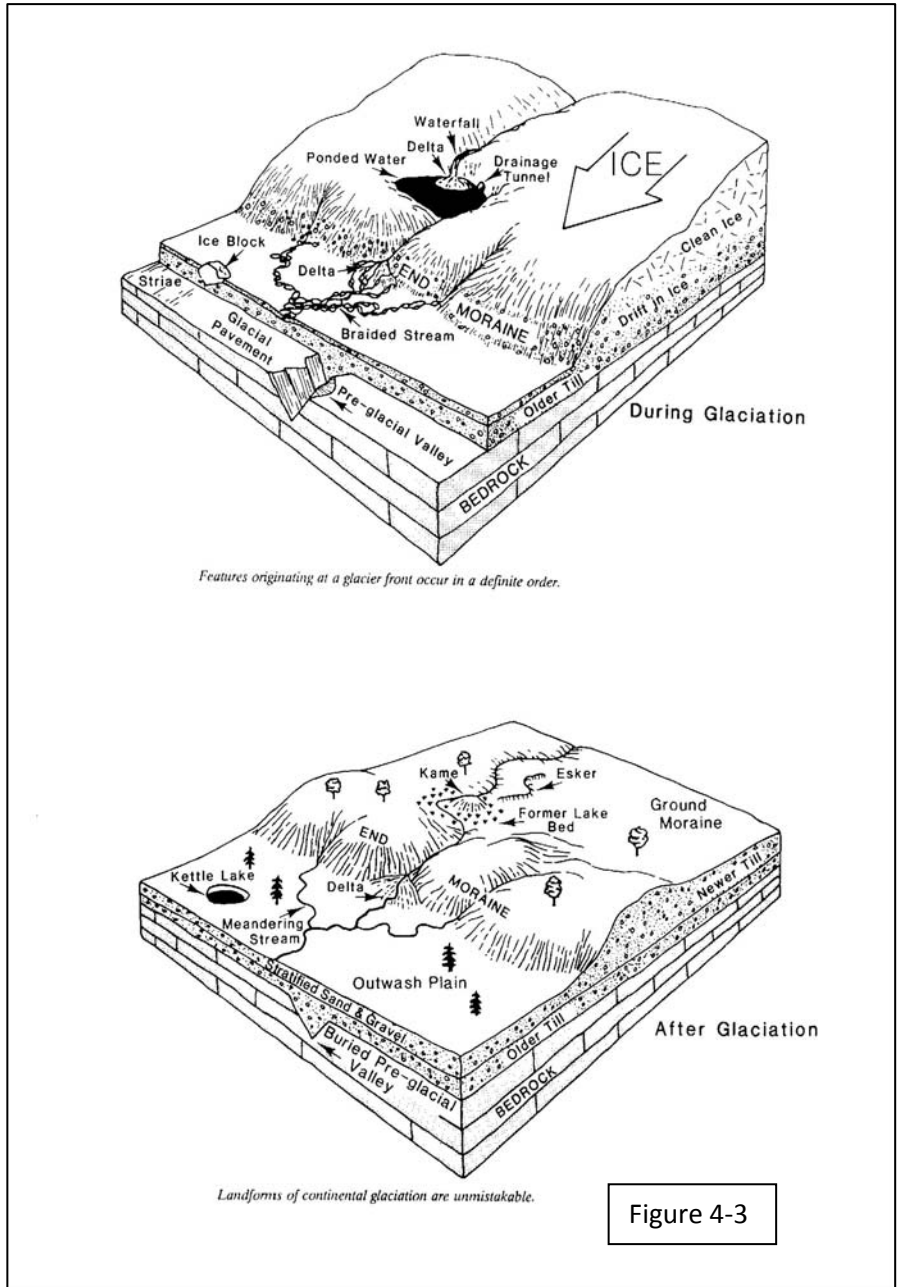
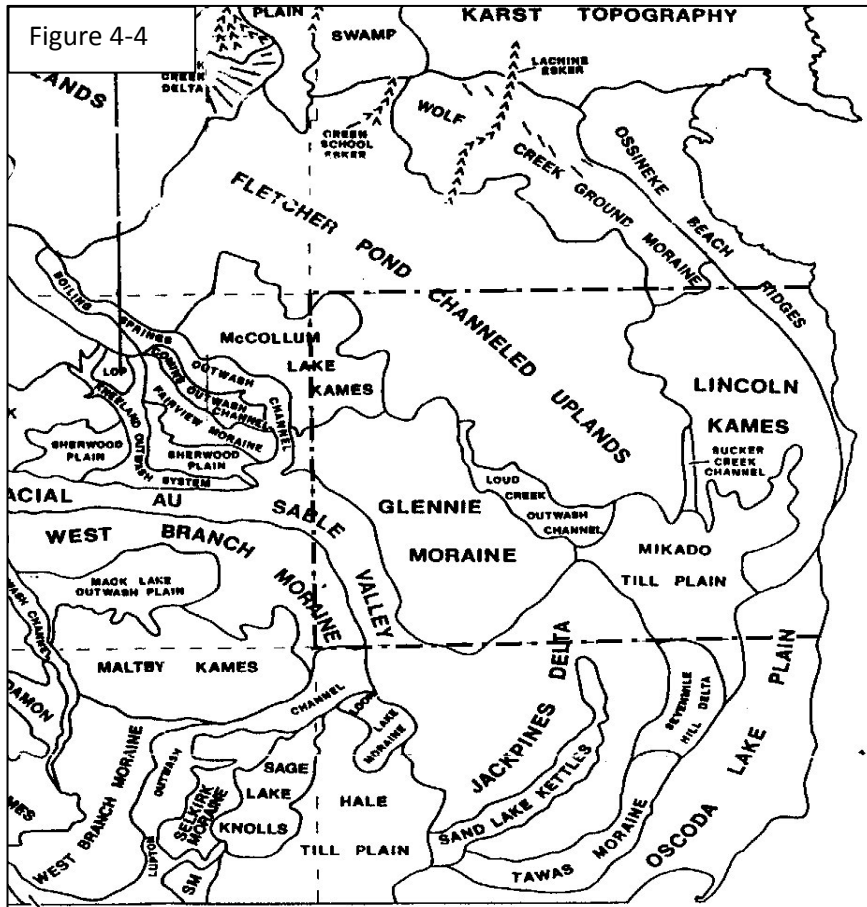
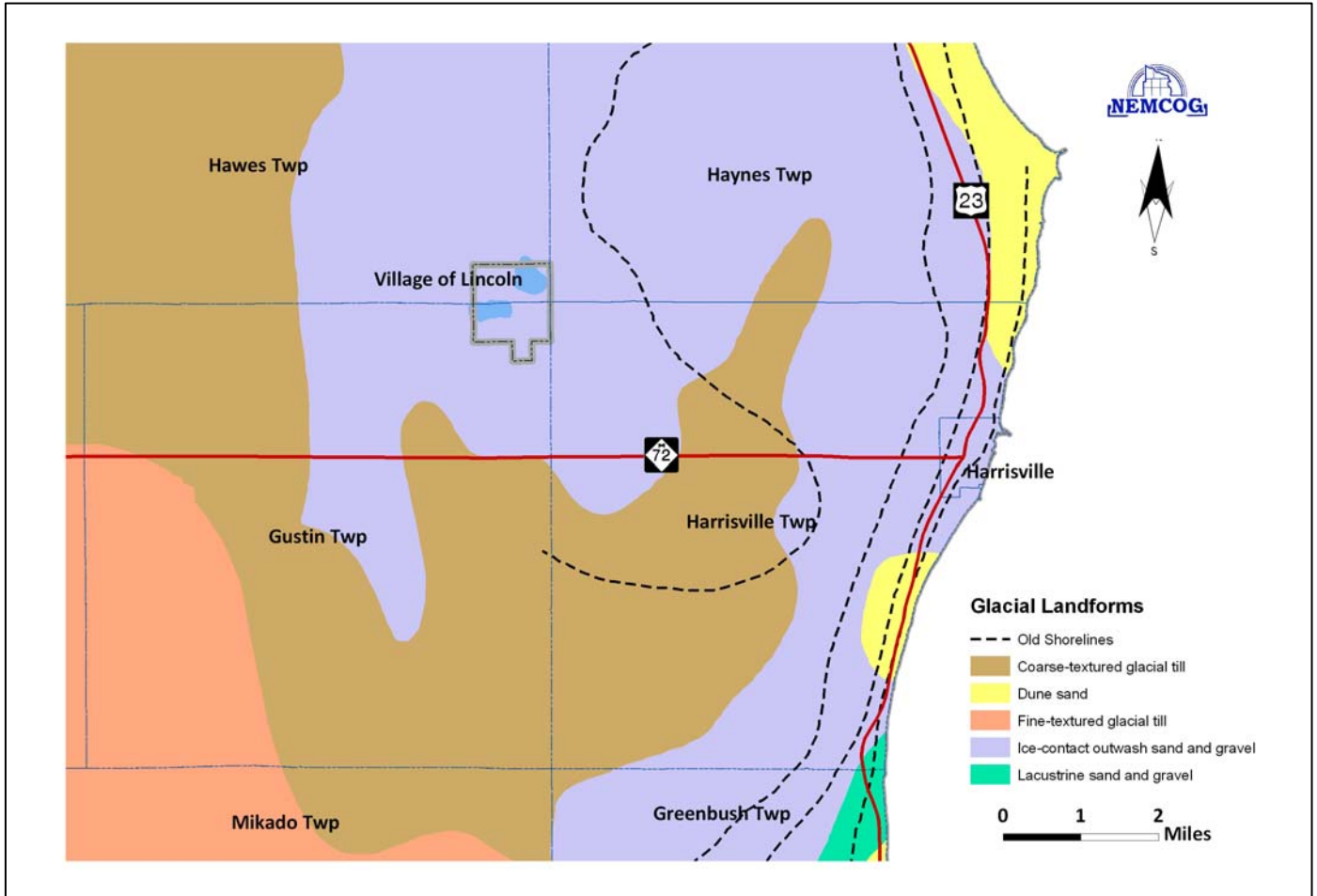


Figure 4-3

the lake levels we have grown accustomed to in recent times. **Map 4-5** shows the location of glacial landforms and old shorelines created as post glacial Great Lakes receded. The quaternary or glacial geology map of the Lincoln area source: W. R. Farrand, University of Michigan and the Michigan Department of Environmental Quality, Geological Survey Division.



Map 4-5

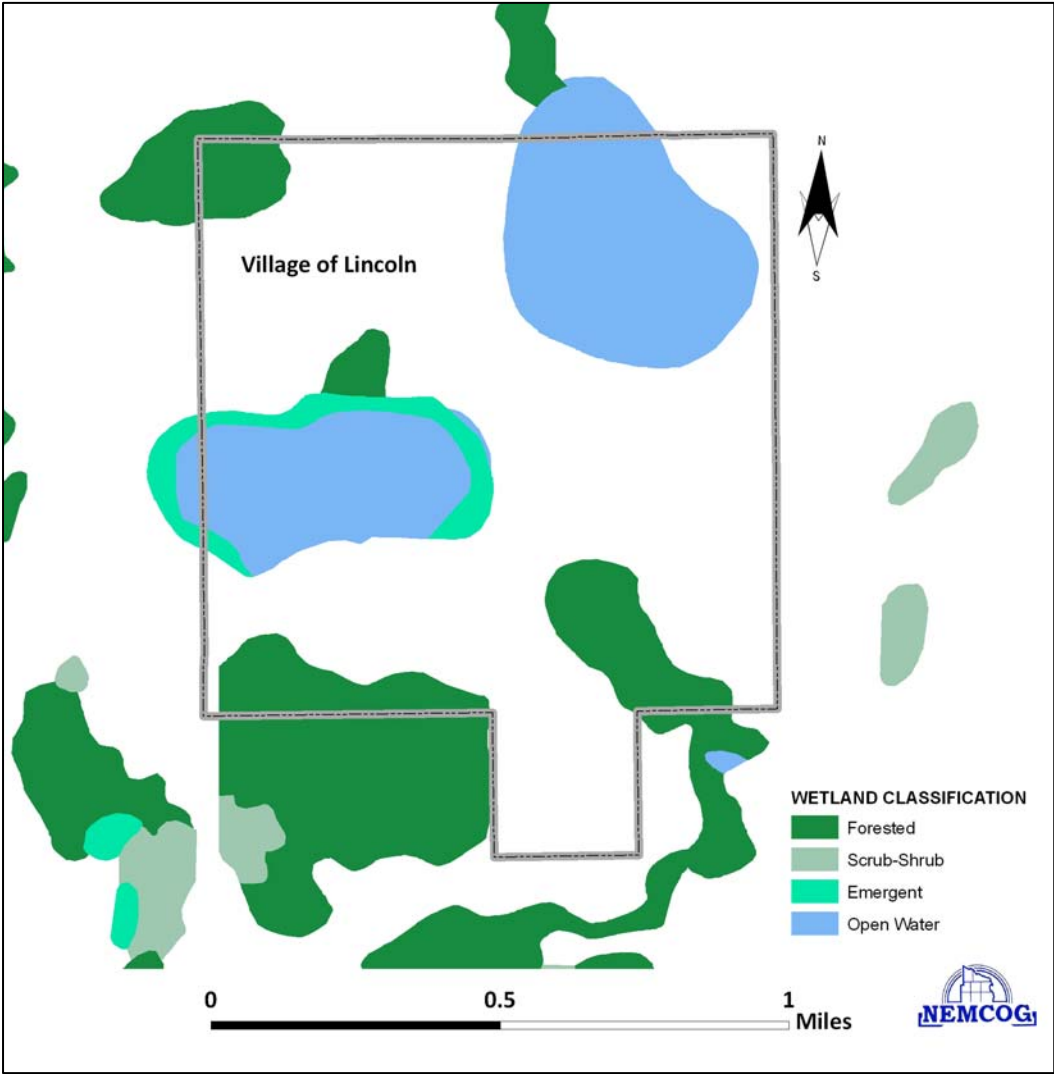


Wetlands

A wetland is land where water is found, either on the surface or near the surface, at any time during the year. Wetlands are referred to as marshes, swamps or bogs. People are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands protect water quality of lakes and streams by filtering polluting nutrients, organic chemicals and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Wetlands support wildlife, and wetlands vegetation protects shorelines from erosion. Furthermore, in Michigan, development of property determined to be a state-regulated wetland is severely restricted.

The U.S. Fish and Wildlife Service developed national wetlands inventory program in the 1980's. Through this effort a national wetlands inventory map was compiled for Alcona County. The digital data was acquired from the Center for Geographic Information, State of Michigan, and was used to compile **Map 4-6**. The map depicts forested and non-forested wetlands.

Map 4-6



CHAPTER 5: EXISTING LAND USE

Prior to establishing goals and determining future land uses, a community must have an accurate assessment of existing land uses. This chapter presents information on the types of land uses existing in the Village presently.

General Land Division Patterns

As development occurs, larger tracts of land are subdivided into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Platted lots in the central portion of the Village of Lincoln range from approximately 8,000 square feet to 11,000 square feet. Some partial lots also exist due to road rights-of-way and the lakes. The Brownlee Lake Subdivision, located around the east side of Brownlee Lake, contains lots with a large range in size from approximately 4,000 square feet to over 14,000 square feet. Lots within the Memorial Park Plat, located on the east side of the Village north and south of Traverse Bay State Road, range from over 8,000 square feet to nearly 18,000 square feet. Much larger lots are found in the Lincoln Industrial Park ranging from over 42,000 square feet to over six acres. The smallest lots in the Village, around 5,000 square feet, are found on Main Street in the Village of Lincoln 1st Addition Plat. Larger parcels of land are found in the northwestern and southern portions of the Village.

Existing Land Use/Land Cover Characteristics

Parcels in the Village of Lincoln have been classified into the following categories (**Map 5-1**): Residential, Commercial, Public Use, Light Industrial, General Industrial, and Water. The land use map was hand-drawn by the Village of Lincoln Planning Commission members and digitized using Alcona County parcel data and aerial photography from the US Department of Agriculture. The Village was classified on a parcel by parcel basis. In most cases, a land use classification was assigned based on the primary use of the lot. In a few cases, the secondary land use was significant enough that the classification was divided on a single lot. **Table 5-1** presents the existing land use breakdown for the Village of Lincoln.

EXISTING LAND USE

MAP 5-1

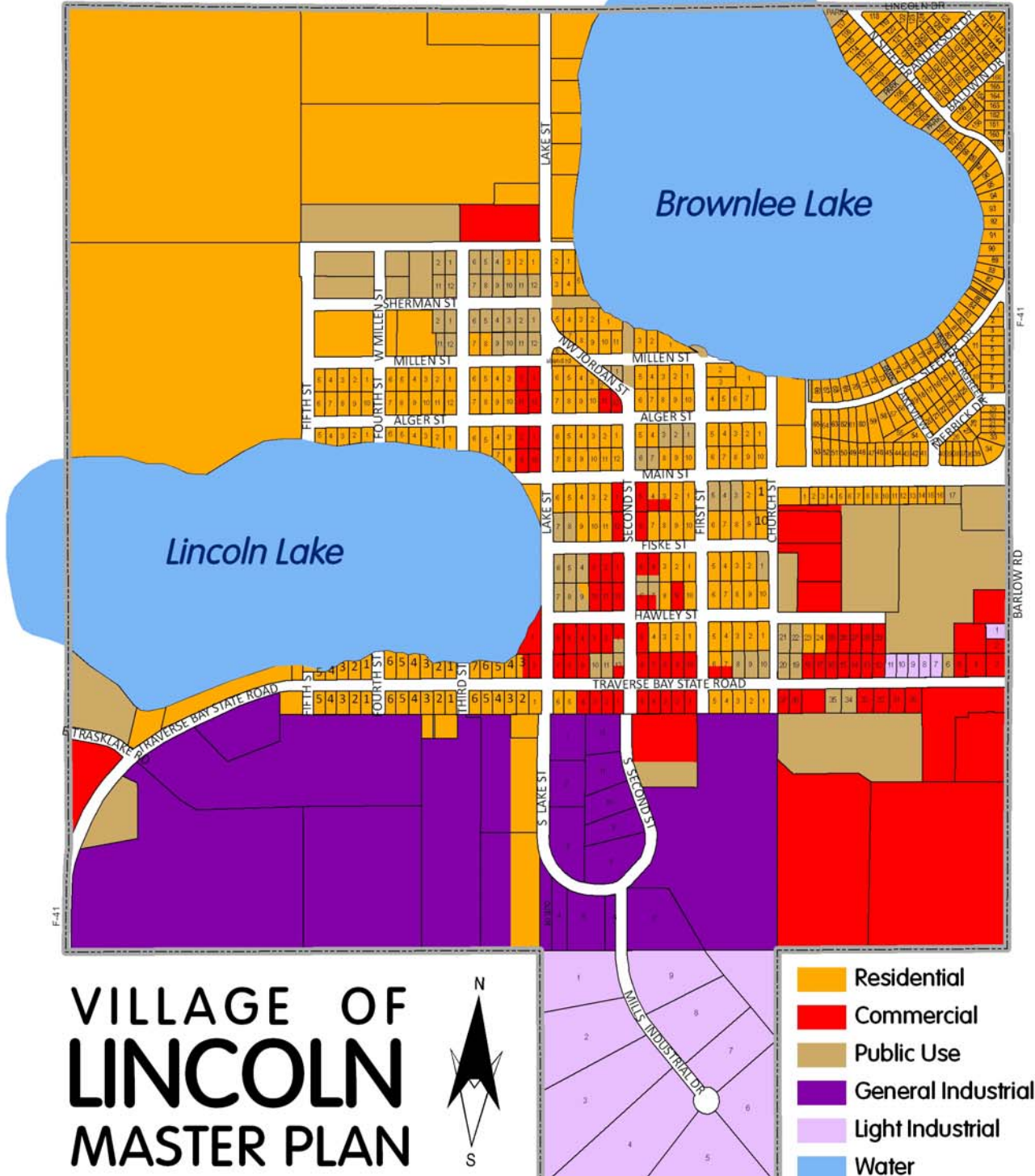


Table 5-1 Village of Lincoln Existing Land Use Statistics		
Land Use Category	Number of Acres	Percent of Village
Residential	211.0	31.0
Water	157	23.1
Industrial (General)	99.7	14.7
Commercial	63.2	9.3
Public Use	55.4	8.1
Road Rights-of-Way	55	8.1
Light Industrial	39.5	5.8
TOTAL*	680	100%
Source: NEMCOG – 2010 Existing Land Use Map		

Residential

This category includes lots which are primarily being used for single-family and multi-family purposes. Residential is the largest land use category in the Village of Lincoln encompassing approximately one-third of the village. This land use is found throughout the northern two-thirds of the village and occupies approximately 211 acres. Most of the residential uses occur on small lots, while several larger parcels of residential land are located in the northwestern portion of the village.

Water

Two bodies of water make up over 23 percent of the land area in the Village – Brownlee Lake and Lincoln Lake (also known as Twin Lake). The majority of both lakes lie within the corporate limits of the Village. Within the Village limits, Brownlee Lake contains approximately 1.13 miles of shoreline and Lincoln Lake contains approximately 1.18 miles of shoreline.

Industrial: General

General industrial land uses make up nearly 100 acres of the Village or over 14 percent. All of this general industrial land occurs in the southeastern and south central portions of the Village.

Light Industrial

The light industrial area occurs on 40 acres of property which was annexed by the Village. This property is located south of the original Lincoln Industrial Park. In addition, a small subset of light industrial uses is located on the north side of Traverse Bay State Road south of Barlow Park. The annexation of this light industrial property brings the total light industrial land use to over 39 acres. Together, the General Industrial and Light Industrial land use categories make up the third largest land use in the Village at 20.5 percent or 139.2 acres.

Public Use

This classification consists of land uses which are considered public agencies (such as governmental buildings or lots), libraries, museums, and parks. Public uses make up over eight percent of the Village, or just over 55 acres. Over 11 acres of this land exists as Barlow Park, a

central recreation area of the Village containing the Flights of Imagination play structure, tennis courts, softball diamonds, picnic area, restrooms, and green space.

Commercial

The commercial category includes retail sales of goods and services, lodging, and health care providers. There are approximately 63 acres of commercial uses in Lincoln, or just over 9 percent of the Village. Most of the commercial establishments in Lincoln occur in the southeastern portion of the Village along Barlow Road, Traverse Bay State Road, Second Street, Fiske Street, Hawley Street, and Church Street. A commercial cluster also exists at Alger Street and Lake Street. While the southeastern portion of the Village is almost entirely commercial, in the central portion of Lincoln, commercial and residential uses are mixed.

Zoning

The Village of Lincoln Zoning Ordinance establishes the following zoning districts:

Residential

This district is intended to provide for a diverse residential environment where both single-family and two-family dwellings can be accommodated side by side. It provides for a mixture of these two housing types and thereby offers a greater choice in living environments for Village residents. Uses permitted include: single- and two-family dwellings, public recreation, rooming houses, group housing, institutions of human care, churches, schools, manufactured housing communities, agricultural uses, and animal care facilities.

Business

The primary intent of this district is to provide convenient day to day retail shopping and service facilities for persons residing in adjacent residential areas with a minimum impact upon surrounding residential development. Uses permitted include: general merchandise establishments, offices, restaurants, taverns, public buildings, personal service establishments, grocery stores, service stations, laundromats, motels, lumber yards, auto sales and service, multiple family dwellings, and existing residential.

Public Use

This district is designed to serve the local populace. The activities within this district are compatible with each other and are designed to promote efficiency in the administration of local services. Uses permitted include: government offices, parks, public recreation facilities, community centers, churches, schools, cemeteries, multiple-family dwellings, and fraternal and civic organizations facilities.

Light Industrial

The primary intent of this district is to permit light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts with minimal noise, dust, odor, vibration, or smoke. It is also the intent to permit advanced technology industry, industry with a significant amount of research and development activity, and commercial uses

compatible with and complementing light industrial uses. A limited number of offices are also permitted, but not general retail stores or professional offices dealing with medical activities and medicine. It is the intent to permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities or serve a useful or necessary function in the village. It is not the intent, however, to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

Industrial

The primary intent of this district is to provide location and space for all types of industrial, wholesale, and storage facilities. In order to allow optimum service to activities of this nature, residential uses, uses incidental to residential development, and most retail commercial uses are excluded from this district. Uses permitted include: wholesale, warehouse or storage facilities, and industry which does not emit noxious odors, excessive noise or vibration, particulate matter or pollutants above the maximum limits regulated by the ambient air quality standards of the State of Michigan.

Chapter 6: Goals & Objectives

Purpose

The purpose of this chapter is to establish the goals, objectives and strategies that will guide future growth and development in a manner that will reflect the community's unique character. In developing community goals and objectives, it is important to analyze demographics, housing, economic conditions, services and facilities, cultural and natural resources and existing land use. Preceding chapters of this Master Plan have documented the above characteristics.

An equally important step in developing goals is community input. The Village of Lincoln held several visioning sessions where community members were asked to identify the unique features, strengths, and limitations of the Village of Lincoln. Participants began with introducing themselves and stating their favorite thing about Lincoln. Small groups were formed and participants began to share their thoughts with their group until a vision of their community began to emerge. With guidance from the community visioning effort, the Planning Commission established the goals and objectives identified in this chapter.

The following bulleted lists represent the results of the community visioning sessions and include specific assets to preserve and a future vision for the Village:

Prosperous Businesses:

- Prosperous business and industrial area
- More businesses
- Many new businesses
- New industry
- Thriving businesses
- Cars on the street after 6:00 pm
- New buildings and businesses
- Theater, drive-in, other theater-type entertainment
- Bowling alley and bar
- Alive and vibrant
- Second Street full of shops and businesses
- Sidewalk cafes
- Village growth
- New shops
- Greener
- Advanced technology

Streetscape:

- Alive and vibrant
- People everywhere
- Foot traffic
- Full, busy streets
- Theme for downtown
- Shops all have the same style
- New unique lighting
- Beautiful downtown area
- Flowers everywhere
- People shopping
- Clean
- Trees and flowers

Clean Lake:

- Bass, bluegill and perch
- Brownlee Lake clean
- Brownlee Lake stocked with fish

Family:

- Lots of activities for all people
- Family-gathering establishment

Youth:

- Children playing
- More recreational activities
- More young families/younger families
- Youth retention/youth staying to build their future
- Skateboarding
- Continued future generations

Entertainment/Recreation:

- History programs
- Depot history
- Picnics in the park
- Planned parks
- Brownlee Lake fishing restored
- Weekend entertainment
- Fishing tournament
- New community building
- More activities in the park
- Music in the park
- Healthy lake as a central focus
- More recreational events
- Recreation Center with pool, exercise and sports
- More activities and festivals
- Park improvements
- Place to go roller skating
- Bar/club
- New place for people to gather
- Unusual attractions
- Summer outdoor movie series
- Various types of theater entertainment

Safety:

- Small town security

Friendly:

- Still friendly (like now)
- Remains friendly
- Nice place to be, with smiling faces

Churches:

- Churches still there

Suggestions for Developing “Uniqueness” for the Village:

- Focus on technology
- Streetscape
- The lake
- Develop a theme

Lincoln’s Favorite Things:

- The lake
- The people
- Friendliness overall
- Smiles
- Peace and quiet
- Slow pace
- History
- Safe place for our children, grandchildren
- Kid-friendly environment (increasing) – parks, beaches, playground
- Good place to be
- Schools nearby
- Clean
- Just like being there

Additional Resources within and outside the Village:

- Retail businesses
- Local governments (Council, DDA, Planning)
- Lions Club
- Churches
- Law enforcement
- Industrial businesses
- Those with money/influence
- Farm Bureau

Overall Vision

The entrance sign into the community proclaims: “Welcome to Lincoln – The Village with a Vision”. This statement became officially enacted on November 5th, 2007, when the Village Council adopted the following official vision:

“The Village of Lincoln is a family-oriented, safe and friendly, modern, lakeside community with an attractive streetscape and prosperous business district providing environmentally friendly recreation and entertainment opportunities for residents and visitors of all ages”.





Goals & Objectives

GENERAL VILLAGE GOALS:

PRESERVE THE UNIQUENESS OF LINCOLN-- by protecting the waterfront setting, small town character, and maintaining an overall clean, healthy and well maintained living environment.

PROTECT THE HEALTH, SAFETY AND WELFARE of Village residents by coordinating land use, applying zoning standards, and providing efficient public services.

PROMOTE A DIVERSE BUSINESS ENVIRONMENT and provide opportunities for new commercial and industrial businesses.

PROTECT AND PRESERVE HISTORIC areas, sites, buildings, structures, and features.

ENCOURAGE CULTURAL FACILITIES AND EVENTS that meet the diverse needs of the entire community.

ENCOURAGE RECREATIONAL AND ENTERTAINMENT FACILITIES that meet the needs of a diverse age group.

UPGRADE PUBLIC INFRASTRUCTURE to meet the needs of Village residents.

PROVIDE FOR AN ATTRACTIVE STREETScape to foster business development and to encourage tourism.

SPECIFIC GOALS, OBJECTIVES, & STRATEGIES:

1 Planning & Community Development

GOAL: Guide future development in a manner that will protect existing development; preserve community character; foster attractive development, and conserve natural resources and environment, yet will meet the long-term needs of the community

➡ *OBJECTIVE 1.1: Foster distinctive, attractive development which provides a high quality of visual character in the Village.*

Strategy 1: Require roadside and open space buffer strips of vegetation, both to enhance the visual image of the Village and to protect the land uses adjacent to the roadway from traffic noise, dirt and glare.

Strategy 2: Encourage creative design and planning techniques which produce visual harmony while preserving special features and protecting vital natural resources.

Strategy 3: Require buffers like the construction of berms or vegetative screening to shield residential properties from adjacent non-residential development.

Strategy 4: Site Plan Review:

- a. Revise site plan review process which takes into account the character of the Village.
- b. Incorporate standards in the site plan review process to encourage development with minimal negative environmental impact to protect land, air, and water resources.
- c. Establish landscape requirements for new development, such as appropriate setbacks, retention of green space, buffer zones between differing land uses, screened parking areas, and roadside landscaping.
- d. Amend the site plan review process to assure consistent application of the zoning ordinance.

Strategy 5: Improve regulations and standards to protect the community against high noise levels

Strategy 6: Improve regulations and standards to provide for protect the community from exterior lighting glare.

Strategy 7: Through the zoning ordinance, encourage new commercial development to have a consistent appearance, use landscaping and buffers, and share parking with adjacent businesses, and limit access points onto highways.

Strategy 8: Develop signage standards in the Zoning Ordinance to ensure that signs are compatible with the character of the Village. Increase safety and reduce the visual impact of signs by controlling their size, number, illumination, and configuration.

Strategy 9: Develop waterfront regulations in the zoning ordinance that will set forth special requirements and standards for development in these sensitive areas.

Strategy 10: Promote development that is in harmony with the small scale nature of the Village and results in a pedestrian-friendly environment.

Strategy 11: Promote mixed-use development that supports higher densities and walkable designs.

➡ **OBJECTIVE 1.2: Encourage diverse business development in the Village**

Strategy 1: Research innovative development options to increase the tax base while maintaining the essential character of the community.

Strategy 2: Revise Zoning Ordinance to be easily understandable, innovative, up-to-date and fit the Village vision.

Strategy 3: Control the location of new development by designating appropriate areas for new residential, commercial, light industrial and resort/recreational land uses.

Strategy 4: Encourage planned land uses in coordination with public utility, facility, and service improvement programs.

Strategy 5: Develop innovative zoning techniques that allow for a mix of residential and commercial uses as well as an expansion of home-based business and cottage industry.

Strategy 6: Continue to work in coordination with Chamber of Commerce and DDA to achieve desirable growth and development in Lincoln.

Strategy 7: Develop zoning regulations which encourage the use of outdoor space in businesses, such as sidewalk cafes.

➡ **OBJECTIVE 1.3: Provide the business community access to the necessary public services and amenities and encourage community and stakeholder collaboration.**

Strategy 1: Require planning review of the following types of public projects similar to:

- a. The opening, closing, vacating, widening, or extension of roads.
- b. The acquisition or enlargement of any park, playground or public open space.

c. The construction, acquisition, or authorization of public buildings or structures.

Strategy 2: Encourage general public, civic organizations and all commissions to provide input for Village decisions.

Strategy 3: Develop a program that encourages residents and businesses to participate in the planning and development process.

Strategy 4: Provide clear guidelines for developers and include illustrations in the Zoning Ordinance.

Strategy 5: Work with telecommunications companies to ensure the existence of the latest telecommunications while also encouraging utilities to be located underground.

Strategy 6: Seek out programs (such as brownfield redevelopment programs) to encourage efficient and responsible land use in Lincoln.

Strategy 7: Provide consistent enforcement of local codes.

2 Community Character

GOAL: Maintain the quality of life and small town character of Lincoln while adapting to the modern needs of residents.

➡ *OBJECTIVE 2.1: Encourage social, governmental, and economic practices which maintain the tranquil community character of Lincoln*

Strategy 1: Create opportunities for community interaction such as outside shopping, art displays, and festivals that celebrate community culture and assets.

Strategy 2: Promote evening events designed to foster the interaction of business and community members/visitors after hours.

➡ *OBJECTIVE 2.2: Develop and awareness of the history of Lincoln and integrate that history into the community character.*

Strategy 1: Develop incentives that encourage the redevelopment of existing older buildings.

Strategy 2: Research the development of guidelines for the appropriate reuse and renovation of historic buildings.

Strategy 3: Encourage history programs especially focusing on the Depot and the railroad history of the area.

➡ *OBJECTIVE 2.3: Promote and expand on the Village's cultural resources*

Strategy 1: Provide for cultural events using Village recreational facilities.

Strategy 2: Ensure members of the arts and cultural community are represented in public forums.

Strategy 3: Initiate and support county-wide arts and culture programs to attract those resources to the community.

Strategy 4: Develop programs which allow arts and cultural facilities throughout the Village.

➡ *OBJECTIVE 2.4: Encourage the maintenance of clean and attractive properties in the Village.*

Strategy 1: Ensure that Village-owned public spaces remain clean and attractive by providing continued maintenance by the Village.

Strategy 2: Ensure that private properties remain clean and attractive by implementing a blight and/or nuisance ordinance and providing a means of enforcement.

3 Government

GOAL: Provide services in an efficient and responsible manner to meet the needs of the residents, property owners, business people and visitors.

➡ *OBJECTIVE 3.1: Promote intergovernmental and regional cooperation on issues of mutual concern*

Strategy 1: Work cooperatively with adjacent units of government in providing guidance and input on zoning decisions that impact the Village

Strategy 2: Maintain communication with other governmental units and agencies on matters of mutual concern.

➡ *OBJECTIVE 3.2: Engage the public in the process of local government*

Strategy 1: Engage in public input regularly to ensure government is responsible to the people.

Strategy 2: Promote the involvement of volunteers in the government process.

Strategy 3: Utilize the Village of Lincoln website to communicate with the public.

Strategy 4: Encourage community and stakeholder collaboration.

Strategy 5: Develop a communications system between local organizations, businesses, and governments to keep each other informed of community-based initiatives and activities.

➡ *OBJECTIVE 3.3: Make responsible and informed decisions and sound fiscal policy*

Strategy 1: Utilize the proactive master planning process as a check and balance on decision making.

Strategy 2: Ensure a responsible fiscal policy and budget process to finance the Village government

Strategy 3: Work cooperatively with all community organizations within and around Lincoln to meet the goals and objectives defined in this Master Plan.

Strategy 4: Create and utilize a sound Capital Improvements Plan.

4 Recreation and Beautification

GOAL: Preserve and improve access to public lands and water, expand and improve recreational trails and public parks for the enjoyment of residents, visitors and future generations, and engage in community beautification.

➡ *OBJECTIVE 4.1: Provide ample and quality recreational sites for residents and visitors*

Strategy 1: Maintain an updated Village Recreation Plan that identifies and prioritizes needed community recreational facilities.

Strategy 2: Support cooperative recreational planning and development with adjacent governmental units.

Strategy 3: Preserve and maintain public recreation areas and access sites.

Strategy 4: Update and maintain playground equipment.

Strategy 5: Encourage the preservation of open spaces at strategic locations within the Village.

Strategy 6: Pursue outside funding sources, such as grants, for land acquisition and recreational development.

Strategy 7: Provide a sufficient number of public amenities (restrooms, picnic tables) in key locations around the Village.

Strategy 8: Investigate the feasibility of a new indoor recreation center for year-round use.

➡ *OBJECTIVE 4.2: Encourage trail systems in and around Lincoln.*

Strategy 1: Work with local snowmobile groups and neighboring communities to ensure the existence of designated snowmobile routes to enhance the winter recreational base throughout Alcona County.

Strategy 2: Support the continued expansion of the Lincoln Non-Motorized Pathway (LAMP) to link attractions/destinations within and outside of the Village.

➡ *OBJECTIVE 4.3: Engage in a community beautification effort.*

Strategy 1: Identify and protect key scenic vistas.

Strategy 2: Coordinate with local service clubs to implement a community beautification program.

Strategy 3: Preserve and protect all healthy trees growing on public property or public rights-of-way and replace or add to the stock when needed.

Strategy 4: Create distinctive gateways into the Village.

➡ **OBJECTIVE 4.4: Promote the recreational amenities in Lincoln.**

Strategy 1: Market the recreational amenities in and around Lincoln to residents and visitors

Strategy 2: Develop a signage/wayfinding program for recreational facilities.

Strategy 3: Work with community groups to develop promotional recreation, walking and bicycle tour maps of the Village.

➡ **OBJECTIVE 4.5: Develop recreational events and programs which enhance the quality of life.**

Strategy 1: Promote events using the existing recreational facilities.

Strategy 2: Initiate an outdoor concert and film series in the Village.

Strategy 3: Promote the establishment of fishing tournaments.

5 Natural Resources

GOAL: Protect and preserve natural resources while integrating them into the community character of Lincoln.

➡ *OBJECTIVE 5.1: Protect land resources and water quality related to our lakes, streams and wetlands.*

Strategy 1: Evaluate the environmental impact of all new development.

Strategy 2: Encourage a land use pattern that is oriented to and respects the natural features and water resources of the area. Evaluate type and density of proposed developments based on soil suitability; stormwater management; slope of land; potential for ground water and surface water degradation and contamination; compatibility with adjacent land uses; and impacts to sensitive natural areas like wetlands, greenways and wildlife corridors.

Strategy 3: Encourage the continued natural use of wetlands as groundwater recharge and stormwater holding areas.

Strategy 4: Protect shoreline areas from urban development impacts through conservation techniques like lakescaping, conservation easements and resource education programs.

Strategy 5: Maintain greenbelt areas adjacent to the lake, pond, streams, and wetlands to protect water quality and critical wildlife habitat.

Strategy 6: Encourage the use of native plant species and naturalized landscape designs, where appropriate, to enhance the Village's existing character.

➡ *OBJECTIVE 5.2: Emphasize the Village's waterfront assets by coordinating and complementing private development while improving recreational opportunities, tourism, and the overall economy.*

Strategy 1: Encourage and explore opportunities for recreational use of the waterfront such as kayaking, bird watching and walking.

Strategy 2: Retain and improve public water access sites for residents, seasonal residents and visitors.

Strategy 3: Support cleaning and fish stocking efforts for Brownlee Lake.

➡ *OBJECTIVE 5.3: Maintain a high level of overall environmental quality for residents and visitors.*

Strategy 1: Establish regulations and standards necessary to protect and preserve the quality of the air from degradation due to fumes, odors, smoke, dust and other pollutants.

6 Infrastructure, Community Facilities, & Community Services

GOAL: Provide the necessary transportation routes, utilities, community facilities, and community services to meet the needs of residents and visitors.

➡ *OBJECTIVE 6.1: Improve and maintain the Village's public utilities and amenities to accommodate the needs of residents and visitors.*

Strategy 1: Maintain and improve the sewer system, as necessary. Research the feasibility of a village-wide water and sewer system.

Strategy 2: Plan utility improvements to coincide with development, where possible.

Strategy 3: Encourage the placement of utilities underground.

Strategy 4: Expand the location of curb and gutter throughout the Village.

Strategy 5: Provide for unique and attractive lighting.

Strategy 6: Research the feasibility of building a new community center.

Strategy 7: Ensure continued safety by maintaining high levels of police and fire protection.

➡ *OBJECTIVE 6.2: Plan for safe and effective vehicular circulation routes.*

Strategy 1: Maintain and improve the existing road system for safe and effective flow of all users.

Strategy 2: Encourage the efficient use of existing roadways and infrastructure.

Strategy 3: Encourage development of corridor plans for all primary transportation routes.

Strategy 4: Limit the number of access drives along major corridors and encourage shared access and parking whenever possible.

Strategy 5: Support the expansion of public transportation.

➡ *OBJECTIVE 6.3: Create a pedestrian- and bicycle-friendly community*

Strategy 1: Support the development of bicycle paths and pedestrian walkways.

Strategy 2: Maintain and increase public amenities for nonmotorized travelers such as benches and bike racks.

Strategy 3: Develop a sidewalk improvement/maintenance plan.

Strategy 4: Develop a plan that connects walkways, sidewalks, parking lots, and recreational sites.

Strategy 5: Ensure that there is increased access to sidewalks, parks, and other public areas for individuals with disabilities.

Strategy 6: Through the Zoning Ordinance, require building design that makes commercial areas more walkable.

Strategy 7: Evaluate pedestrian-level design features of public and private places.

Strategy: Provide unique “pedestrian destinations” throughout the Village and a unique “treasure-hunt” style map to guide them.

Strategy 8: Ensure that streets and sidewalks provide a clean and attractive environment for pedestrians.

➡ **OBJECTIVE 6.3: Create a strong sense of place.**

Strategy 1: Implement a wayfinding signage program

Strategy 2: Encourage the continuance of community events year round

Strategy 3: Protect important community facilities.

Strategy 4: Encourage the development of youth and senior citizen activities

Strategy 5: Investigate the feasibility of developing a theme for the downtown area which distinguishes Lincoln from other small communities and creates a unique identity.

7 Economic Development & Commercial

GOAL: Develop a diverse economic base by promoting a varied business environment and fostering growth and cooperation among area businesses to meet the needs of residents and tourists while preserving the natural environment and small town appeal.

➡ *OBJECTIVE 7.1: Diversify business opportunities by making Lincoln a vibrant community and a desirable place to live and work*

Strategy 1: Encourage home-based businesses in Lincoln.

Strategy 2: Form public-private partnerships to improve the local economy.

Strategy 3: Seek out and encourage the establishment of businesses that serve to fill gaps in the year-round needs of the Village.

Strategy 4: Allow for mixed land uses in appropriate areas.

Strategy 5: Maintain an identifiable central business district.

Strategy 6: Encourage sale of local produce within the Village

Strategy 7: Develop innovative planning and zoning techniques, such as design standards, to maintain the character of the Village.

Strategy 8: Through the Zoning Ordinance, establish and enforce standards to require businesses to maintain an aesthetically desirable appearance.

Strategy 9: Investigate a façade improvement program

Strategy 10: Encourage entrepreneurial training programs to assist residents in starting and maintaining their own small businesses

Strategy 11: Encourage the return of small neighborhood businesses that serve residents and support a walkable community environment.

Strategy 12: Support and encourage a coordinated effort for marketing and recruitment of small businesses.

➡ *OBJECTIVE 7.2: Strive to attract young people and young families to the Lincoln area and develop the goods, services, recreation and employment opportunities needed to retain them.*

Strategy 1: Work to attract “daily shopping needs” types of businesses into locations that are walkable within Lincoln.

Strategy 2: Implement programs and policies that encourage a “family-friendly” environment.

Strategy 3: Promote the quality of life in Lincoln and Alcona County in order to recruit new families to the Village.

Strategy 4: Encourage the development and installation of fiber optic/WiFi to residential neighborhoods.

Strategy 5: Actively seek out the development of entertainment-based businesses.

Strategy 6: Work cooperatively to ensure that activities exist for all age-groups.

➡ **OBJECTIVE 7.3:** *Work to establish Lincoln as a year-round tourism destination.*

Strategy 1: Continue to improve recreational facilities within the Village.

Strategy 2: Promote year-round sustained tourism, i.e. spring, summer, fall and winter festivals and other activities that will draw people to the Lincoln area.

➡ **OBJECTIVE 7.4:** *Provide the necessary services and facilities and programs that allow Lincoln to serve as the commercial hub of Alcona County.*

Strategy 1: Through zoning, direct commercial development toward land that has the capacity to support such development and are adequately served by public roads and utilities.

Strategy 2: Investigate tax incentive programs.

Strategy 3: Encourage the expansion of the infrastructure (i.e. high speed internet) required to make Lincoln attractive to commercial, industrial, and home-based business.

Strategy 4: Encourage and work toward the development of affordable telecommunications options and wireless internet for Village residents

Strategy 5: Promote the concept of compact development design to maximize the potential land use in the Village.

Strategy 6: Make parking (either private or public) needs a consideration for all expansions and new developments.

Strategy 7: Support DDA initiatives.

Strategy 8: Implement streetscape projects to increase the attractiveness of the commercial areas

8 Residential

GOAL: Provide for suitable housing opportunities for all income levels and age groups and preserve and enhance existing neighborhood character.

➡ *OBJECTIVE 8.1: Maintain the tranquil quality of existing neighborhoods.*

Strategy 1: Through zoning, protect the residential neighborhoods from intrusion of incompatible uses.

Strategy 2: Encourage quality infill development that is compatible with existing housing stock and Village character and will strengthen neighborhoods.

➡ *OBJECTIVE 8.2: Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, usefulness and safety.*

Strategy 1: Assist homeowners in preserving and maintaining older homes as owner-occupied, single family dwellings.

Strategy 2: Pursue grant funding to encourage restoration and rehabilitation of older homes.

Strategy 3: Promote neighborhood enhancement programs such as street tree plantings, clean-up days, neighborhood gardens, etc., including community pride programs and bury utility lines where appropriate and feasible.

Strategy 4: Work towards the elimination of structures in disrepair by use of incentive programs and legal approaches.

➡ *OBJECTIVE 8.3: Encourage a mix of housing development within the Village.*

Strategy 1: Through zoning, direct higher density housing to lands with the capacity to support such development and are adequately served by public services.

Strategy 2: Explore the possibility of accessory dwelling units within the Village.

Strategy 3: Plan medium- and high-density residential development only in those areas that are suitable for such use.

Strategy 4: Encourage the development of housing to meet the needs of all household types and income groups.

Strategy 5: Explore and pursue affordable housing funding programs.

Strategy 6: Mix residential uses with commercial and offices uses where possible.

Strategy 7: Identify appropriate locations for senior and assisted living housing.

➡ **OBJECTIVE 8.4:** *Ensure adequate and suitable housing is available to all residents..*

Strategy 1: Through zoning, implement minimum size standards for single- and multi-family housing.

Strategy 2: Explore and implement rental housing programs which ensure that high standards are maintained in single- and multi-family rental housing.

9 Industrial

GOAL: Encourage the retention of existing industries and establishment of new industries to diversify the local economy

➡ OBJECTIVE 9.1: Ensure that industrial developments take place in an environmentally sensitive manner and are harmonious with the existing community.

Strategy 1: Encourage light factory industries and high tech industries that do not pollute the air, soil or water nor offend because of noise, odor, or visual impact, to locate in the designated industrial areas.

Strategy 2: Require adequate buffering and screening through appropriate landscaping and site design to minimize land use conflicts.

➡ OBJECTIVE 9.2: Encourage development of the Lincoln Industrial Park.

Strategy 1: Ensure that adequate roads and utilities exist in the Industrial Park to support development.

Strategy 2: Develop marketing programs to attract new industrial development to the Village.

Strategy 3: Recruit high-tech and research and development businesses to the Village.

Strategy 4: Support industry that utilizes the region's rich resource base to produce marketable goods.

Chapter 7: Future Land Use & Zoning Plan

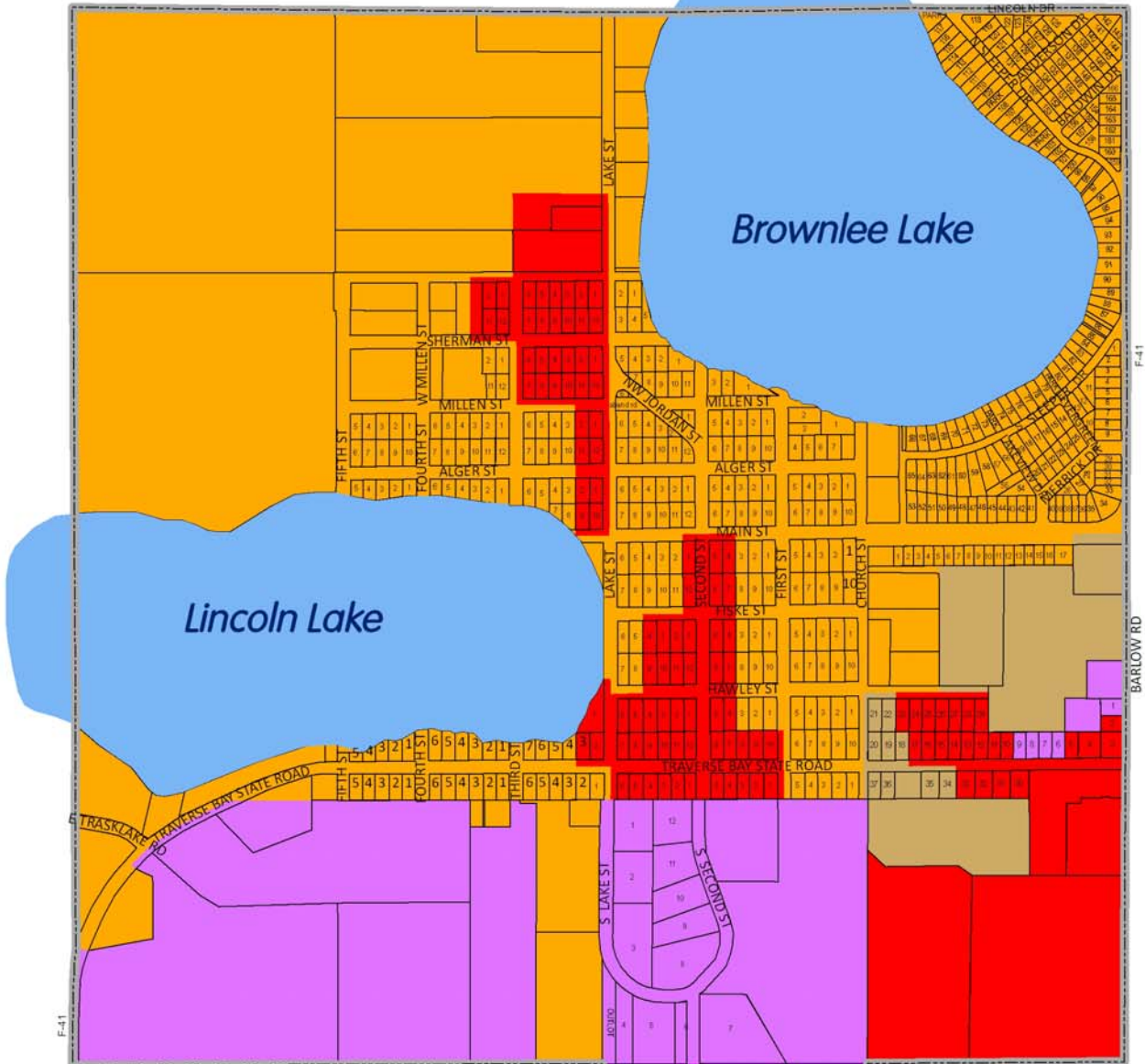
Purpose

Good planning is critical to the future quality of life in the Village of Lincoln. The final critical step in completing a Master Plan is to determine the types, location and intensities of development that will occur over the next twenty years. With the establishment of a Future Land Use Plan, the Village of Lincoln intends to ensure that existing land uses can continue, natural resources will be protected, and reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts. While future land uses are difficult to predict, a future land use plan provides a scenario which the Village of Lincoln can use as a guide when considering land use and development decisions.

Future land use recommendations are based on social and economic characteristics, environmental conditions, existing land uses, available community services and facilities, current zoning (found in **Map 7-1**) and community goals and objectives. The future land use plan illustrates the proposed physical arrangements of land use within the Village of Lincoln. It identifies and defines the major future land use categories as well as the approximate locations for each use. The boundaries reflected on the map are not intended to indicate precise size, shape or dimension; rather they portray a general land use arrangement, which may be refined as the community develops. The plan is prepared to serve as a policy for the Village regarding current issues, land use decisions, investments, public improvements and zoning decisions. The plan is also intended to be a working document which will provide for the orderly development of the Village, assist the community in its efforts to maintain and enhance a pleasant living environment, protect important natural resources and foster economic development and redevelopment.

ZONING MAP

MAP 7-1



VILLAGE OF LINCOLN MASTER PLAN



0 1,000 2,000 Feet

Zoning Districts

- R-1
- B-1
- I-1
- I-2
- Public Use

Land Use Planning Areas

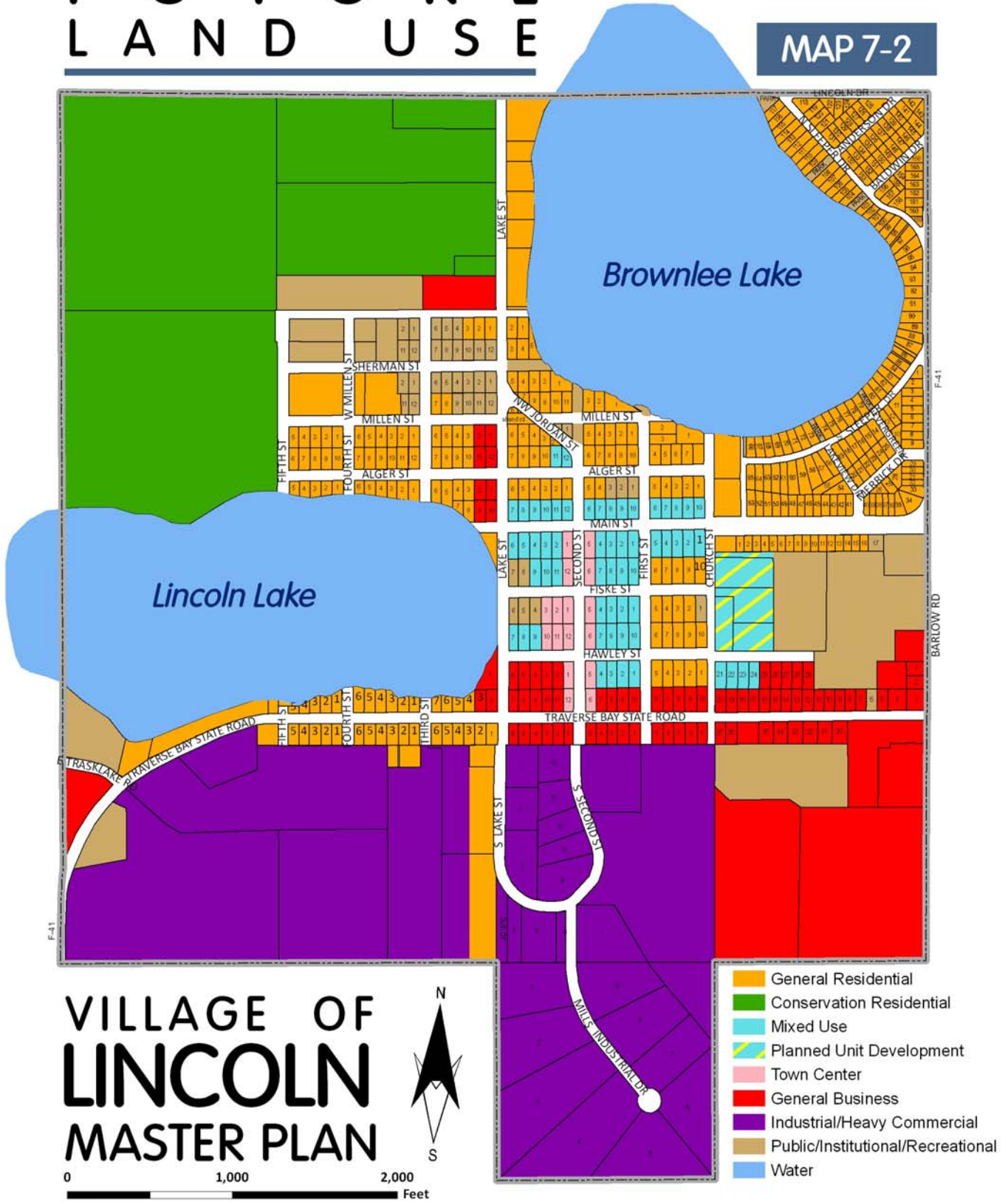
The Village of Lincoln has identified eight categories of land use intended to serve future development needs. These future land use categories are listed below and shown in **Figure 7-2**.

- *General Residential*
- *Conservation Residential*
- *Mixed Use*
- *Planned Unit Development*
- *Town Center*
- *General Business*
- *Industrial/Heavy Commercial*
- *Public/Institutional/Recreational*

The following sections describe the proposed future land use categories as well as incorporate the Zoning Plan.

FUTURE LAND USE

MAP 7-2



VILLAGE OF LINCOLN MASTER PLAN

General Residential

Lincoln contains many small residential lots throughout the Village. The Brownlee Lake Subdivision is situated along the southeast side of Brownlee Lake and contains approximately 166 lots, most of which are 50 feet wide or narrower. The central portion of the Village contains many residential lots each approximately 66 feet wide. These neighborhoods have generally developed within walking distance to the core of commercial services in the Village. The areas designated as “General Residential” are proposed to continue the traditional detached single-family small-sized lot development. As new zoning regulations are developed for infill development and redevelopment, the specific characteristics of these neighborhoods (such as existing setbacks, lot coverage, and minimum lot size) should be taken into consideration and incorporated into the Zoning Ordinance. Uses which are proposed to be allowed in these neighborhoods include single- and two-family detached dwellings, home-based business and cottage industries along with other facilities such as child care uses, parks, churches, schools, and other compatible institutional uses. Higher density developments should also be considered as Special Land Uses with specific supplemental regulations in order to maintain the character of the community. In addition, the Village should consider the allowance of very restricted neighborhood businesses which are not located within a residence.

This document does not propose large changes in the location of the General Residential Zoning District and recommends maintaining a minimum lot width of at least 66 feet. Setbacks should be established which are more in line with the existing setbacks. Use of setbacks within the same block to establish existing setbacks (+ or – a given number of feet) is an effective way to ensure that redevelopment is consistent with existing structures.

Conservation Residential

The area proposed for the Conservation Residential land use is located in the northwest portion of the Village and is currently zoned for residential use which could result in small lot splits in the future. A significant amount of forested land is located in this area of the Village along with a fairly large wetland area. These physical characteristics lend themselves to a more rural type of development than can occur in the remainder of the Village. The goal of this future land use category is to maintain the rural character of the area by allowing larger lot single- and two-family residential development while at the same time protecting significant natural resources and features such as wetlands and forested areas. The Village should consider allowing agriculturally-related land uses (including agri-tourism) as well. This document also recommends that Planned Unit Developments (PUD) be listed as an allowable use in this district. The PUD would also allow some very low intensity commercial uses to be incorporated which serve the residential portion of the PUD. Development in these areas should be designed around natural features utilizing techniques such as open space requirements, cluster development, and fewer access drives to achieve the preservation of natural features. Flexibility should be built into the PUD regulations to allow for flexible design standards and variation in lot sizes to accommodate the need to design the development around natural features. Hydric soils are found in both of these areas, so any development that occurs in these areas should take the soil suitability into consideration and each site should be evaluated by a qualified professional before development occurs.

Mixed Use

The Mixed Use designation exists to provide areas within the Village which allow a greater variety of residential and commercial land uses which are compatible with each other. In the past, the trend has been to try to separate land uses; however the Village of Lincoln recognizes the desirable quality of traditional neighborhood design which allows for a mix of compatible residential development and neighborhood businesses. The proposed Mixed Use areas occur in the central portion of the Village surrounding the Town Center and along Main Street.

Commercial development within this designation should be consistent in design (building setback, building form, massing) with existing residential development. Permitted commercial land uses in this category should be low impact with standard business hours which are compatible with residential uses and result in fairly low traffic generation. Professional offices and specialty shops are two examples of possible permitted uses within the Mixed Use designation. Signage, lighting, and parking regulations should be incorporated to ensure that these elements will blend into the residential aspects of the neighborhood. Signage should be small and ground-mounted with a low maximum height, lighting should be designed to direct downward and should not interfere with pedestrian or traffic visibility or encroach onto neighboring property, and parking should be located either in the rear or side yard. In addition, adequate buffers should be provided to screen commercial uses from residential uses. As the Zoning Ordinance is updated, development regulations will be incorporated which insure compatibility between uses.

Planned Unit Development

The area designated as Planned Unit Development is suggested as an overlay of the Mixed Use land use category and is located along Church Street next to Barlow Park. This area currently houses the Senior Center along with some commercial uses. However the area has the potential to develop into a senior-focused planned unit development which could include not only the senior center but also uses such as senior housing, assisted living facilities, nursing homes, medical facilities, retail shops, and recreation-related uses. The proximity to Barlow Park allows for the creation of walking paths throughout the land area connecting the Senior Center to various commercial uses within the development and also connecting to Barlow Park. The uses allowed in the overlay would be those uses allowed in the Mixed Use District, however, built-in flexibility in the district could allow more intense non-residential uses based upon individual development plans. Another development option is to focus all commercial and non-commercial recreational development within the Village to this area. This would not only benefit seniors but all age groups as well. In general, this document recommends a mixed-use planned unit development in this area of land.

Town Center

The Town Center is the focal point of Lincoln and provides for commercial development that is pedestrian oriented and offers a mix of retail and service uses within the central core of the Village. Downtowns provide convenient access to shopping, restaurants, service establishments, entertainment, cultural events, and recreation. The Town Center should have development regulations that ensure a pedestrian-friendly design allowing for street trees, outdoor furniture,

and eye-level design elements. The Town Center should also have development regulations which ensure consistency in building design and form (i.e. buildings close to the street line, similar but varied scale and design elements). Height regulations should allow for two-story buildings with retail and service uses occupying the ground floor with residential and services uses allowed above. Regulations should be developed which address the issues of sign size, signs overhanging the public right-of-way, message boards, and digital signs. Lighting regulations should be appropriate for a downtown area requiring lighting of a specific type, height and intensity. Parking should be located in the rear or side yard only. The area proposed for Town Center is currently zoned Commercial and falls under the same zoning regulations as the more intense commercial development in the southeast portion of the Village, however the streetscape project along Second Street highlights the Village's dedication to maintaining a vibrant and distinctive downtown area. Changing the zoning regulations to guide development in this district is one step towards the creation of a vibrant and pedestrian-friendly downtown area which is unique in the Village.

General Business

This category is intended for the widest and most intensive variety of retail and service businesses. Businesses that meet the commercial needs of the automobile dependent public are typically associated with roadways having higher traffic volumes. This land use category is largely located along Traverse Bay State Road and Barlow Road, however two small sub-areas are also located along Lake Street. Typical uses in this district include uses such as drive through restaurants, auto service establishments and other commercial uses serving a regional clientele. Signage regulations should be reviewed to determine appropriate area and height requirements. In addition, specific requirements for message boards and digital signage should be developed. Other development regulations that will be incorporated into this district include those related lighting, landscaping, and buffering. Buffering is particularly important in the areas which abut residential uses both north and south of Lincoln Lake. Also, safe pedestrian access is an issue that should be addressed.

Industrial/Heavy Commercial

The Industrial/Heavy Commercial district is designed primarily to accommodate commercial and wholesale activities, warehouses and industrial operations. This designation allows uses such as manufacturing, compounding, processing, packaging and assembly of finished or semi-finished products from previously prepared materials. "Clean" industries (research and high-tech) are also included in this designation. Support uses for industrial developments, such as training facilities, are also allowable. The most intense heavy industrial uses should be directed to the annexed property on the south side of the Village in order to provide a buffer for the rest of the Village from the external physical effects that these types of uses create.

This document does not propose large changes in the location of the current Industrial/Heavy Commercial district. The district is fairly homogeneous and is restricted to the southern and southwestern portion of the Village. Development regulations relating to performance standards, signage, lighting, landscaping, outdoor storage, and parking should be addressed in the form of Zoning Ordinance revisions. Buffering is a particularly important issue and should be required where the district abuts residential uses.

Public/Institutional/Recreational

Land in this category is widely dispersed throughout the Village. The following land is included in this category: government buildings and lots, parks, churches, and other recreational and/or public land within the Village. Land within this category is not anticipated to undergo significant changes in the future. In terms of the Zoning Map, the parcels of land in this category are zoned for the district in which they are located. Development regulations should exist to protect neighboring residential uses. Many uses in this land use category are also allowed in various zoning districts.

Other Zoning Considerations: General

Many zoning issues have already been addressed in the preceding paragraphs; however there are other zoning issues relating to land use in general but not to a specific future land use category. The current Zoning Ordinance is outdated and does not reflect the needs of the residents of Lincoln or the business community. This document recommends re-writing the current zoning ordinance to not only bring it up to date, but also to guide the type of sustainable development and community design that this Master Plan calls for. Following are two examples of general regulations that should be contained in the Zoning Ordinance.

SITE PLAN REVIEW: The site plan review process is one most useful and powerful tools in the ordinance. Good site plan review regulations allow the community to insure the requirements of the ordinance are being followed and to insure that adequate and necessary conditions or restrictions are placed on land uses to mitigate any possible negative impacts.

The site plan review chapter will adequately address the system for site plan review in Lincoln. The ordinance needs to be clear as to whether a sketch, plot plan, or site plan is required and which entity reviews and approves each type of plan (Zoning Administrator or Planning Commission). All commercial and industrial developments should be required to submit a professionally designed site plan. In addition, copies of the site plan should be provided to each member of the Planning Commission, the Zoning Administrator, and the Village Clerk (by the applicant). The current requirements for a site plan are inadequate. There are many more items which should be included and these need to be spelled out in the ordinance.

The process for site plan review should be detailed, and it is highly recommended that a pre-application provision be incorporated into the process. Many land uses often vary on the level of detail and amount of information needed to evaluate its impacts. A system to tailor the site plan requirements to the proposal should be included into the process. Pre-applications conferences are an easy, inexpensive and effective way for the developers and Village representatives to discuss land use proposals and requirements of the Village ordinance in an informal atmosphere. The pre-application conference allows developers the opportunity to alter proposals to meet conditions of the Village prior to the submission of an application.

Additionally, better site plan review standards should be incorporated into the Zoning Ordinance. These standards will provide a basis upon which the Planning Commission will make fair and consistent decisions. A statement of findings and conclusions for each decision made should be drafted to show that the proposal was approved because it met all of the standards or was denied

based on the fact that it failed to meet the approval standards. This will provide protection for the Village in the event that a decision is challenged in court.

Finally, this chapter should contain provisions for amendments to an approved site plan, the expiration of a site plan, conditional approvals, performance guarantees, and cases in which the requirement of site plan is waived. A further recommendation is to have the Planning Commission Chairman and the applicant sign the final, approved site plan.

SUPPLEMENTAL REGULATIONS: Also, the Zoning Ordinance should contain specific Site Development Standards for more intense Special Land Uses (Supplemental Regulations). This section will contain specific criteria for unique or intense special land uses such as cellular towers, pits and quarries, car washes, outdoor commercial storage facilities, drive-through restaurants, wind turbines, site condominiums and sexually-oriented businesses.

Chapter 8 Adoption & Implementation

Plan Coordination and Review

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to develop the Village of Lincoln Master Plan was sent on October 8, 2009, to all adjacent communities and other relevant entities to request cooperation and comment. A copy of the notice letter, affidavit of mailing and entities notified can be found at the end of this chapter.

After the draft plan was completed by the Village of Lincoln Planning Commission with the assistance of NEMCOG, a draft was transmitted to the Lincoln Village Council for approval to distribute the plan for review and comment. The draft plan was transmitted on December 14, 2010 to entities notified at the initiation of the plan development. After the required comment period, a public hearing notice and notice of plan adoption of the final plan was transmitted to all required entities. A copy of all relevant information can be found at the end of this chapter.

Public Hearing

A public hearing on the proposed Master Plan for the Village of Lincoln, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on March 3, 2011. Section 43 of the Act requires that 15 days notice of the public hearing be given in a publication of general circulation in the municipality. A notice of the public hearing was published in the Alcona Review. Copies of the public hearing notice are reproduced at the end of this chapter.

Plan Adoption

The Village of Lincoln Planning Commission formally adopted the Master Plan on March 3, 2011. The Lincoln Village Council passed a resolution of adoption of the Master Plan on March 7, 2011.

Plan Implementation

The Master Plan was developed to provide a vision of the community's future. It will serve as a tool for decision making on future development proposals. The plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road maintenance and development, community group activities, tax incentive decisions, and administration of utilities and services.

On an annual basis, the Village of Lincoln Planning Commission will review the goals and objectives of the Master Plan and identify and prioritize three to four working objectives per year. These

identified priority items will be the focus of the Planning Commission's activity throughout that particular year. This will allow the Planning Commission to work on a proactive basis in order to better accomplish the goals identified in the Comprehensive Plan.

The Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) recommends that all master plans be reviewed and updated, as necessary, every five years. The Village of Lincoln Planning Commission will review the Master Plan on a five-year schedule and develop updates as necessary.

Zoning Plan

The Master Plan will serve as the foundation upon which the Zoning Ordinance is based. Section 33 of P.A. 33 of 2008, as amended, requires the Master Plan to contain a Zoning Plan – an explanation of how the land use categories on the future land use map relate to the districts on the zoning map. This zoning plan requirement is addressed throughout Chapter 7: Future Land Use.

Many of the goals and objectives stated in the Master Plan can be addressed by implementing changes to the Zoning Ordinance. To accomplish many of these objectives, the Village must consider new standards of design as new development and infill development of underutilized areas occurs. To summarize, current zoning standards and allowable uses in each district will be reviewed and evaluated to determine if changes are needed in order to facilitate the development and sustainability of traditional neighborhoods and more flexible and innovative non-residential areas that will allow Lincoln to maintain its existing character and provide for innovative approaches for new development and re-development.

Regulations will be reviewed to ensure that they are consistent with the existing character of traditional neighborhoods and do not create an abundance of nonconforming structures. Regulations will be considered which allow a mixed use within neighborhoods to encourage the development of shops and recreational opportunities. Allowing this range of uses and densities contributes to the sustainability of a community in a changing economy. Regulations will be researched and incorporated which offer a predictability of development by emphasizing building height and size, architecture and façade treatments, parking location, and the relationship of building to street. Information will be consolidated in a concise format using pictures instead of text. Chapter 6 addresses many general and specific goals and objectives that will be achieved through zoning updates.

Grants and Capital Improvement Plan

The Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities prioritize and budget for capital improvement projects, (such as infrastructure improvements, park improvements, etc.). A Capital Improvements Program (CIP) typically looks six years into the future to establish a schedule for all anticipated capital improvement projects in the

community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

Recreation Plan

The Village of Lincoln actively updates its DNR-approved Recreation Plan every five years. The goals and objectives contained in the “Recreation and Beautification” and the “Economic Development & Commercial” sections of Chapter 6 will guide future Recreation Plan updates and the implementation of recreation-related capital improvement projects. In addition, the goals pertaining to recreation found in both the Master Plan and Recreation Plan will facilitate grant applications to fund identified projects.

Official Documentation

The following pages contain the official documentation of the master planning process.

**AFFIDAVIT OF MAILING
NOTICE OF INTENT TO PREPARE A MASTER PLAN**

I, Patricia Papendick, certify that the communities and agencies on the attached list were notified of the Village of Lincoln's intent to prepare a Master Plan. The notification was sent on October 8, 2009 by first class mail and in accordance with Public Act 33 of 2008.

- 1. *Alcona County Board of Commissioners
PO Box 308 Harrisville, MI 48740*
- 2. *Hawes Township Planning Commission
1934 Quick Rd., Lincoln, MI 48742*
- 3. *Gustin Township Planning Commission
150 Sunday Dr., Lincoln, MI 48742*
- 4. *Haynes Township Planning Commission or Board of Trustees
3930 E. McNeil Rd., Lincoln, MI 48742*
- 5. *Harrisville Township Planning Commission
1054 S. Poor Farm Rd. Harrisville, MI 48740*
- 6. *Verizon North
PO Box 920041 Dallas, TX 75392-0041*
- 7. *DTE Energy
PO Box 2859 Detroit, MI 48260-0001*
- 8. *Consumers Energy
Lansing, MI*
- 9. *Charter Communications
6399 South Fiddler's Green Circle Third Floor Greenwood Village, CO 80111*

Papendick _____

Village of Lincoln

117 W. Fiske St. Lincoln, MI 48742

Phone: 989-736-8713 Fax: 989-736-8713

NOTICE OF INTENT TO DEVELOP A MASTER PLAN

October 9, 2009

Dear Sir/Madam:

The Village of Lincoln has begun working with the Northeast Michigan Council of Governments in the creation of a new Village of Lincoln Master Plan.

As required by Public Act 33 of 2008, the Michigan Planning Enabling Act, notification is being sent to all adjacent governmental entities and utilities to request cooperation and comment.

ADJACENT GOVERNMENTAL UNITS: Prior to and after adoption of the Master Plan, draft and final copies of the plan will be sent to all adjacent governmental units, as defined in the Michigan Planning Enabling Act, for review and comment. The plan will be transmitted via CD unless the governmental unit requests a printed copy (send request to NEMCOG at the address below).

UTILITIES: Utilities must request copies and may be charged for photo copies and postage (send request to NEMCOG at the address below). Note: there will be no charge to utilities that choose to receive the plan on CD or via email.

Thank you for your cooperation, and we look forward to your participation in this important project.

Sincerely,



Denise Cline, Community Planner
Northeast Michigan Council of Governments



PO Box 457
Gaylord, MI 49734
989-732-3551 (voice)
989-732-5578 (fax)
www.nemcog.org

Village of Lincoln
Planning Commission
Meeting Minutes
October 26, 2010

Present: P. Jordon, C. Stuntzman, K. Lask, T. Healey, P. Somers, L. Morang,
L. Somers,

Absent: T. Somers

Call to order @ 6:00 p.m.

Phil is acting chairperson tonight. The meeting is started with Denise Cline walking us through the Master Plan beginning to end. Every chapter is thoroughly discussed and agreed upon. Denise suggests that we focus on approx. three issues every year to keep everything updated and moving in a forward direction for the citizens of the Village. Many ideas are being brought to the table for the future city landscape, new business, zoning laws, ordinances etc.. We want to keep as many options open for the here and now, as well as the distant future.

There is a motion to approve the draft of the Master Plan to City Council for review. Unanimous ! All members agree to send to Council.

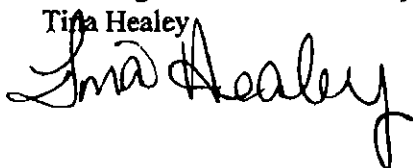
We need from Secretary, a letter of request to the Council to adopt Master Plan or refer final say to the Planning Committee. Denise also needs a copy of meeting minutes.

Motion to adjourn by Leonard M.

Meeting adjourned @ 8:10 p.m.

Planning Committee Secretary

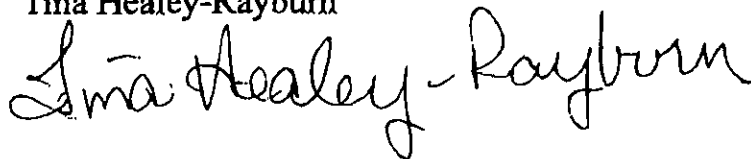
Tifa Healey



TO: Village council
FROM: Village of Lincoln Planning Committee
DATE: 11-08-2010
RE: Process to adopt the Master Plan for Village of Lincoln

This letter is a formal request from the Village Planning Committee of Lincoln, for Village Council, to review the proposed "Master Plan" for the Village of Lincoln. Please inform the Village Planning Committee if the Village Council would like the final say of said "Master Plan", or if the Council would like to refer final say to the Planning Committee. Your consideration and prompt response is greatly appreciated.

Thank You
Planning Committee Secretary
Tina Healey-Rayburn

A handwritten signature in black ink that reads "Tina Healey-Rayburn". The signature is written in a cursive style with a horizontal line through the middle of the first name.

VILLAGE COUNCIL PROCEEDINGS

December 6, 2010

The Lincoln Village Council met on December 6th at 7 p.m. at the Village Hall. Those present included: President Jordan, Treasurer Kossa, Clerk Somers, Deputy Clerk/Treasurer Stutzman and Council Members Gauthier, Healy, Lask, Naylor, Somers and Stutzman. Also present were several guests. Attorney Cook was absent from the meeting.

The minutes of the November meeting were approved on a motion from Gauthier with support from Stutzman. The Treasurer's report was approved subject to audit on a motion from Gauthier with support from Lask.

Kristy Schulze of Johnson & Schulze Certified Public Accountants gave her overview of the village audit. The Village was given a clean/unqualified report for the year ending March 31, 2010. The Village is doing well financially. Mary and Linda will be working with the auditors to streamline the new budget. Kristy stated that the Village is doing a great job of being financially responsible. A motion was made by Stutzman with support from Gauthier to accept the audit report from Johnson & Schulze. Motion carried.

In public comment time the bag ladies stated that they have been volunteering at the baby pantry sponsored by St. Raphael's church. They noted that there hasn't been much activity there recently and they would like to let people know that the service is available for anyone with children infant to the age of 5.

Ethan Gauthier was introduced to the council as a prospective new fire fighter for the Village. Fire Chief Leroy Hall stated that Ethan's background check and physical information have been approved. Fire Chief Leroy Hall submitted a report of hours for Fire Department Secretary, Jo Allen for payment. He stated that there are some non emergency repairs to be done on the main fire truck. President Jordan stated that all issues for the Fire Department and Medical First Responders need to be run through the Fire Chief. Thanks to all the personnel who helped out with the Festival of Lights. Janice MacNeill attended the meeting to discuss issues with the Village Clock. President Jordan expressed his appreciation for the fine job done by Janice and Craig Kilbourn as the official timekeepers for the clock.

In Old Business, Gauthier asked about the status of the 2 youngsters involved in the damage to the restrooms. They are moving through the court system in Lapeer County and we are awaiting news of restitution. She also asked about the

removal of the docks on Brownlee Lake. Jordan stated that they will be taken out either during the winter or spring.

In new business Stutzman asked about purchasing a tree to be lit and decorated somewhere near the hall. It was suggested that a request be put in for inclusion in the new budget. Somers stated that a new roof needs to be put on the village shop. It was suggested that he get an estimate for both buildings. This will give a ballpark figure that can be discussed further.

Council Members gave reports. Lask stated that she has several photos of Lincoln from years ago that she will bring in to put up in the hall. Gauthier suggested that perhaps other residents have photos they would allow us to have copied and used for that purpose. Gauthier stated that she went to the recent DDA meeting and that there was a lot of information brought out regarding the streetscape project. She gave a written report to President Jordan. The next DDA meeting will be held on December 14th at 7 p.m. at the Village Hall.

A motion was made by Stutzman with support from Somers to approve the following dates for Council Meetings for 2011 : January 3, February 7th, March 7th, April 4th, May 2nd, June 6th, July 5th (Tuesday), August 1st, September 6th (Tuesday), October 3rd, November 7th, and December 5th. A motion from Stutzman with support from Somers to approve the above dates was made.

A motion was made by Stutzman with support from Naylor to accept the Village of Lincoln Master Plan with noted changes. A motion was then made by Gauthier with support from Healy to send the Master Plan out to adjacent communities for review.

President Jordan gave his report. Winners of the Lighting Contest were: Diana & Jerry Burt 1st, Sue & Ron Kennard 2nd, June & Joe Lincoln 3rd and Kay & Ralph Diemond 4th, The travelling trophy for business went to John's Home Maintenance.

A resolution to designate Phil Jordan as certifying officer Environmental Review Process for Traverse Bay Street Streetscape was presented. A motion was made by Healy with support from Stutzman to accept the following resolution. The resolution reads:

WHEREAS The Village of Lincoln declares that the proposed Traverse Bay Street Streetscape Project, Application/Grant Number MSC 209174-ICE will greatly benefit the citizens of the Village of Lincoln, and

WHEREAS the Village of Lincoln has requested the State of Michigan to release Federal Funds under Title 1 of the Housing and Community Development Act of 1974 (P.L. 93-383) for the Traverse Bay Street Streetscape Project, and

WHEREAS the Village of Lincoln Downtown Development authority has committed funds for this project, and

WHEREAS the Environmental Review Process is now being conducted regarding this project,

NOW THEREFORE BE IT RESOLVED that Phil Jordan, the Village President of the Village of Lincoln, is hereby designated as the Certifying Officer for the Environmental Review Process for the Traverse Bay Street Streetscape Project. A roll call vote was taken: Gauthier, Healy, Lask, Naylor, Somers, Stutzman all ayes. Motion carried.

The sewer committee has met several times to come up with a solution for resolving issues pertaining to the sewer system. Gauthier stated that she would like to see some other changes made down the road. Jordan stated that this is a great place to start. Customer numbers would be changed to match individual tank numbers. Letters would be sent to each customer explaining the changes and it is hoped that these changes could be put into effect for the new budget year beginning April 1st. Businesses that serve food would be required to install a grease trap between the building and the tank at the owner's expense if it is deemed necessary. An ordinance to cover businesses that are washing cars may have to have a sediment trap installed between the building and tank if deemed necessary. All changes that are proposed would be sent to Attorney Cook for review. President Jordan went over the recommendations with Council Members. A motion to accept the recommendations of the sewer committee was made by Gauthier with support from Somers. Motion carried.

Jordan thanked Mary and Linda for their help with doing Village business. Jordan wished Village residents and Council Members Happy Holidays. He stated that he is looking forward to a great new year and we are on the verge of some wonderful new things for the community.

A motion to pay the bills as presented was made by Somers with support from Lask. A motion to adjourn was made by Gauthier with support from Healy. Carried

**AFFIDAVIT OF MAILING
DRAFT MASTER PLAN TO ADJACENT COMMUNITIES**

I, Patricia Papendick, certify that the communities on the following list were sent a draft copy of the Village of Lincoln's Master Plan for review and comment. CD's of the Master Plan were sent on 12/14/10 by first class mail and in accordance with Public Act 33 of 2008.

- 1. Alcona County Board of Commissioners
PO Box 308 Harrisville, MI 48740*
- 2. Hawes Township Planning Commission
1934 Quick Rd., Lincoln, MI 48742*
- 3. Gustin Township Planning Commission
150 Sunday Dr., Lincoln, MI 48742*
- 4. Haynes Township Planning Commission or Board of Trustees
3930 E. McNeil Rd., Lincoln, MI 48742*
- 5. Harrisville Township Planning Commission
1054 S. Poor Farm Rd. Harrisville, MI 48740*

Patricia Papendick



Village of Lincoln

117 W. Fiske St. Lincoln, MI 48742
Phone: 989-736-8713 Fax: 989-736-8713

VILLAGE OF LINCOLN DRAFT MASTER PLAN

December 15, 2010

Dear Sir/Madam:

The Village of Lincoln has worked with the Northeast Michigan Council of Governments to create a new Village of Lincoln Master Plan.

As required by Public Act 33 of 2008, the Michigan Planning Enabling Act, the Village of Lincoln is submitting a copy of the draft Master Plan for your review and comment. Your township has 63 days from the receipt of this draft to submit comments on the draft plan to the Village of Lincoln.

Please submit comments to:

Denise Cline
Northeast Michigan Council of Governments
PO Box 457
Gaylord, MI 49734

Or via email to: dmcline@nemcog.org

Thank you for your cooperation, and we look forward to your comments. If you have any questions, please contact me at dmcline@nemcog.org or at my home office at 231-421-5384.

Sincerely,

A handwritten signature in cursive script, appearing to read "Denise Cline", is positioned below the word "Sincerely,".

Denise Cline, Community Planner
Northeast Michigan Council of Governments

PO Box 457
Gaylord, MI 49734
989-705-3730 (voice)
989-705-3729 (fax)
www.nemcog.org

Affidavit of Publication

In the Matter of Notice of Public Hearing Village of Lincoln~ **Proposed Master Plan**


STATE OF MICHIGAN, }
COUNTY OF ALCONA } SS

Cheryl L. Peterson being first duly sworn, says that she is the publisher of the Alcona County Review, a newspaper published in Alcona County, Michigan, in the English language for the dissemination of local or transmitted news and intelligence of a general character and legal news, which is a duly qualified newspaper, and that annexed hereto is a copy of a certain order taken from said newspaper, in which the order was published on:

PUBLIC HEARING NOTICE

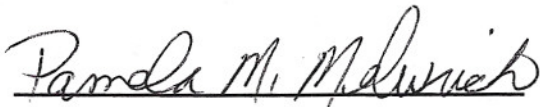
The Village of Lincoln Planning Commission will hold a Public Hearing to adopt their proposed Master Plan on Thursday, March 3, at 7:00 PM at the Lincoln Village Offices at 117 W. Fiske Street. The draft Master Plan can be accessed at www.nemcog.org. Written comments may be mailed to Phil Jordan, 117 W. Fiske Street, Lincoln, MI 48742.

February 16, 2011


Cheryl L. Peterson

Subscribed and sworn to before me this

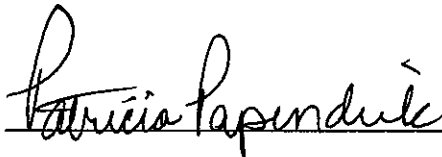
16th day of February 2011


Pamela M. Milwrick
Notary Public for Alcona County,
Acting in Alcona County
My Commission Expires 11-28-2016

**AFFIDAVIT OF MAILING
LINCOLN MASTER PLAN PUBLIC HEARING NOTICE**

I, Patricia Papendick, certify that the communities on the following list were mailed the Village of Lincoln's Master Plan public hearing notice. The notification was sent on February 10, 2011 by first class mail and in accordance with Public Act 33 of 2008.

1. *Alcona County Board of Commissioners
PO Box 308 Harrisville, MI 48740*
2. *Hawes Township Planning Commission
1934 Quick Rd., Lincoln, MI 48742*
3. *Gustin Township Planning Commission
150 Sunday Dr., Lincoln, MI 48742*
4. *Haynes Township Planning Commission or Board of Trustees
3930 E. McNeil Rd., Lincoln, MI 48742*
5. *Harrisville Township Planning Commission
1054 S. Poor Farm Rd. Harrisville, MI 48740*





Village of Lincoln

117 W. Fiske St. Lincoln, MI 48742

Phone: 989-736-8713 Fax: 989-736-8713

VILLAGE OF LINCOLN MASTER PLAN PUBLIC HEARING

February 9, 2011

The Village of Lincoln Planning Commission will hold a Public Hearing to adopt their proposed Master Plan on Thursday, March 3, 2011, at 7:00 PM at the Lincoln Village Offices at 117 W. Fiske Street. The Master Plan can be accessed via the internet at www.nemcog.org. Written comments may be mailed to Phil Jordan at 117 W. Fiske Street, Lincoln, MI 48742.

If you have any questions, please contact me at dmcline@nemcog.org or at my home office at **231-421-5384**.

Sincerely,

A handwritten signature in cursive script, appearing to read "Denise Cline", is positioned below the word "Sincerely,".

Denise Cline, Community Planner
Northeast Michigan Council of Governments

PO Box 457
Gaylord, MI 49734
989-705-3730 (voice)
989-705-3729 (fax)
www.nemcog.org

**RESOLUTION OF ADOPTION
BY THE VILLAGE OF LINCOLN PLANNING COMMISSION
Village of Lincoln Master Plan**

WHEREAS: The Village of Lincoln, Alcona County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Village of Lincoln Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Village, and;

WHEREAS: The Village retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Village of Lincoln Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Alcona County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Alcona County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing on March 3, 2011, before the Planning Commission, with notice of the hearing being published in the Alcona Review on February 16, 2011 in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT.

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Village of Lincoln Planning Commission as the Village of Lincoln Master Plan on this 3rd day of March, 2011.

Motion: Pat Somers Second: Leonard Morang

Ayes: T. Nealey, P. Somers, L. Morang, P. Jordan, C. Stutzman

Nays: Ø

Absent: K LASK

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the March 3, 2011, meeting of the Village of Lincoln Planning Commission.

Constance Stutzman, Chair
Village of Lincoln Planning Commission

Tina Nealey, Secretary
Village of Lincoln Planning Commission



PUBLIC MEETING FOR ADAPTATION OF MASTER PLAN
Village of Lincoln Planning Commission
MARCH 3RD, 2011
Meeting Minutes

Meeting opens @ 7:06 p.m.

Present: C. Stutzman, P. Jordan, L. Somers, P. Somers, T. Healey, L. Morang
Absent: T. Somers *Zoning Administrator*, K. Lask
NO PUBLIC CITIZENS ATTENDED

Connie opens meeting with a letter from resident Ronald Kennard, simply **expressing** concerns with issues such as : *blight - mobile homes - "slum lords"* and asking how and where these issues are addressed in the Master Plan. Therefore C.Stutzman motions to include: **OBJECTIVE 2.4**, *Encourage the maintenance of clean and attractive properties in the Village.* and **OBJECTIVE 8.4**, *Ensure adequate and suitable housing is available to all residents.* Motion by P. Somers, seconded, by L. Morang to include changes/additions to Master Plan. Motion carried.

RESOLUTION OF ADOPTION
BY THE VILLAGE OF LINCOLN PLANNING COMMISSION
Village of Lincoln Master Plan

WHEREAS: *The Village of Lincoln, Alcona County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended and;*

WHEREAS: *The Village of Lincoln Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Village, and;*

WHEREAS: *The Village retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and:*

WHEREAS: *The Village of Lincoln Planning Commission, in accordance with Section 39 (2) of the Act, notified the adjacent communities and the Alcona County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the*

Alcona County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on March 3, 2011, before the Planning Commission, with notice of the hearing being published in the Alcona Review on February 16, 2011 in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Village of Lincoln Planning Commission as the Village of Lincoln Master Plan on this 3rd day of March, 2011.

Motion by P. Somers, seconded by L. Morang to pass the resolution to adopt the Master Plan with recommended changes.

AYES: L. Morang, P. Somers, C. Stutzman, T. Healey, P. Jordan

NAYS: None

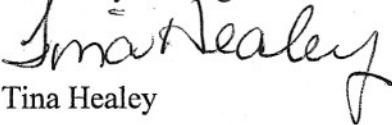
ABSENT: K. Lask

RESOLUTION ADOPTED.

It is recommended by the Planning Commission to have the Village Council to adopt the Master Plan with the recommended changes.

Motion to adjourn by L. Morang / 2nd by P. Somers motion carried
Meeting closed @ 7:34 p.m.

Secretary / Village of Lincoln Planning Commission



Tina Healey

**RESOLUTION OF ADOPTION
BY THE LINCOLN VILLAGE COUNCIL
Village of Lincoln Master Plan**

WHEREAS: The Village of Lincoln, Alcona County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Village of Lincoln Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Village, and;

WHEREAS: The Village retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Village of Lincoln Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Alcona County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Alcona County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on March 3, 2011, before the Planning Commission, with notice of the hearing being published in the Alcona Review on February 16, 2011 in accordance with Section 43(1) of the Act;

WHEREAS: The Village of Lincoln Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on March 3, 2011, and;

WHEREAS: The Lincoln Village Council has by resolution asserted the right to approve or reject the plan;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Lincoln Village Council as the Village of Lincoln Master Plan on this 9 day of March, 2011.

Motion: Prank Second: Stuchin

Ayes: Greethor, Nealey, Prank, Stuchin

Nays: none

Absent: Naylor, Somers

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the March 2011, meeting of the Lincoln Village Council.

Linda K. Somers
Village Clerk

VILLAGE COUNCIL MINUTES
March 7, 2011

The Lincoln Village Council met on Monday March 7th 2011 at 7 p.m. at the Village Hall. Meeting opened with the Pledge of Allegiance. Those present included; President Jordan, Treasurer Kossa, Clerk Somers, Deputy Clerk/Treasurer Stutzman and Council Members, Gauthier, Healy, Lask, Somers and Stutzman. Absent was Council Member Naylor. Also present was Attorney Cook and guests.

Minutes of the February meeting were approved on a motion from Gauthier with support from Somers. Treasurer's report was approved subject to audit on a motion from Gauthier with support from Stutzman.

In public comment time John Vecchione appeared to inquire about how to obtain a change in the zoning for his proposed business in the Village. He is intending to open a nursery on his property on Traverse Bay Street. The property is currently zoned residential. Jordan advised him to come to the next Planning/Zoning meeting with a site plan and a request for the zoning change. The variance request will alert neighbors within 300 feet of the property of Mr. Vecchione's rezoning request. A public hearing would then be held to hear concerns or comments for or against the application. The next meeting for the commission is May 19th. Due to time constraints Mr. Vecchione may chose to have a special meeting earlier but would be responsible for costs incurred. Leroy Hall Fire Chief stated that they have been given a 6 month extension to complete work on the new brush rig. The work will have to be done by July. He assured Council Members that whatever has been paid for regarding the work on the vehicle has been able to be traced back to the company responsible for the work. He would like to have the work completed by late summer. He stated that it will cost approximately \$5,815.00 to complete everything on the truck and get it road ready. He stated that some minor repairs have been done on the main pumper. Connie Stutzman, newly elected chairperson of the Planning/Zoning committee gave an update of the recent class she attended along with 3 other persons from the Village.

In old business Stutzman stated that he has been checking on drinking fountains for the playground area. The process for putting in a fountain is extremely involved and complicated. It was suggested that the idea be put to rest for now. Gauthier gave an update on the planned dedication for the Everett Schram memorial ball field. She asked about the possibility of using the concession stand area. Jordan stated that he doesn't foresee being able to have things ready for use there yet this year. Other arrangements will need to be made in order to have food sold at the event. Attorney Cook suggested contacting the Lincoln Lions to request use of their gas grills.

In new business Somers stated that a request has been received to put in a streetlight along Barlow Road near the Nursing Home. A pole is already in place and visitors and employees to the Nursing Home would benefit from having a light there. Attorney Cook stated that as long as it is along the right of way of the road it would be okay to consider it. He also gave an update on repairs that have been made recently. Jordan thanked Dick and his crew for their work on keeping the roads cleaned this winter. He also applauded the efforts of Ray Somers for his work on repairing our equipment. Somers was excused from the meeting at 7:40 p.m. Healy stated that she has been able to locate a missing sign for the LAMP project. Jordan stated that we need to include this information on our website. He asked council members to remember to contact Eileen Oposnow with any information that can be added to the Village's informational calendar. Stutzman asked about the plans for the ball fields and what plans the coaches have to complete the new diamonds.

Lask gave a brief update on the Planning/Zoning training seminar she attended. Gauthier stated that she has some ideas for a winter festival next year. After attending a recent one in Traverse City she said that she would like to try to get something going for Lincoln.

President Jordan gave his report. He stated that the pontoon/dock is nearly ready to be inspected and when the weather breaks it will be put in the water. JB's auto marine will be helping to remove the posts from the dock. He thanked all those who helped get the pontoon ready. Jordan stated that they no longer see a bio-diesel plant being feasible for the community. He stated that the thought is now concentrated on ethanol instead. Grant monies that were approved previously can be used for an ethanol study per approval from the USDA. The demolition grant appears to be nearly wrapped up. Funds have been released from the MEDC for Second Street and Traverse Bay Street . Work should begin in early spring for both projects. He asked that all council members be involved and help in any way possible during this time. He thanked Bonny Gauthier for her work as pro-tem during his absence. He also thanked Leroy Hall and the fire department for their help in removing the ladder from Brownlee Lake. Jordan stated that he is looking forward to seeing the "bag ladies and gents" when the weather breaks.

Motion to pay the bills as presented was made by Gauthier with support from Healy. Carried. Motion to adjourn was made by Stutzman with support from Gauthier. Carried.

Linda K. Somers

Village Clerk