


Village of LINCOLN



Master Plan 2019

The Village with a Vision

BLANK PAGE



MASTER PLAN
Village of Lincoln
Alcona County, Michigan

VILLAGE OF LINCOLN PLANNING COMMISSION

Marilyn Wissmiller, Chair
Frank Dimercurio
Tina Healey
Destiny Cook
Jason Durham
Sheila Phillips, Ex-Officio Member
Linda Somers, Ex-Officio Member
Troy Somers, Zoning Administrator

VILLAGE OF LINCOLN COUNCIL

Sheila Phillips, Village President
Linda Somers, Village Clerk
Holly Hussain, Village Treasurer
Sara Healy
Marsha Mahalak
Bill Putsky
Patricia Somers
Bret Wambold
Amanda Zielinski

Assisted by:

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

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. Special recognition to Phillip Jordan, past Village President, who worked on the master plan update.

Adopted on: March 5, 2019

BLANK PAGE

**VILLAGE OF LINCOLN
MASTER PLAN**

Table of Contents

1 INTRODUCTION	1-1
Regional Location & History	1-1
Purpose and Planning Process	1-2
The Status of Planning in the Village of Lincoln	1-3
2 SOCIO-ECONOMIC CHARACTERISTICS	2-1
Population	2-1
Age Distribution.....	2-1
Sex, Race and Ancestry.....	2-2
Households	2-2
Housing Characteristics	2-4
School Enrollment & Educational Attainment	2-4
Income.....	2-5
Poverty	2-6
Labor Force.....	2-7
Employment	2-8
Commuting to Work.....	2-9
Village of Lincoln Finances.....	2-9
3 COMMUNITY SERVICES AND FACILITIES.....	3-1
Schools.....	3-1
Medical Facilities	3-1
Public Safety	3-1
Other Public Facilities	3-2
Utilities	3-2
Transportation Systems.....	3-3
Industrial Park	3-3
Media.....	3-4
Recreation	3-4
4 PHYSICAL CHARACTERISTICS	4-1
Climate	4-1
Topography and Soils	4-3
Water Resources, Fish and Wildlife.....	4-4
Geology.....	4-5
Wetlands	4-8
Discharge Permits.....	4-9
Sites of Environmental Contamination	4-10
5 EXISTING LAND USE	5-1
General Land Division Patterns	5-1
Existing Land Cover/Use Characteristics	5-1
Residential	5-3
Commercial.....	5-3

Industrial: General	5-3
Light Industrial.....	5-3
Public/Institutional Use	5-4
Non-forested Uplands	5-4
Upland Forests	5-4
Lowland Forests and Wetlands	5-4
Water	5-4
Zoning.....	5-5
Residential	5-5
Business	5-5
Public Use	5-5
Light Industrial.....	5-5
Industrial	5-6
6 GOALS AND OBJECTIVES.....	6-1
Purpose.....	6-1
Overall Vision.....	6-4
General Village Goals	6-4
Specific Goals, Objectives & Strategies	6-4
Planning & Community Development Goals	6-5
Community Character Goals.....	6-7
Government Goals.....	6-8
Recreation and Beautification Goals	6-9
Natural Resource Goals	6-10
Infrastructure, Community Facilities, and Community Services Goals	6-11
Downtown Business District Programs	6-12
Economic Development & Commercial Goals.....	6-13
Industrial Goals.....	6-14
Residential Goals	6-15
7 FUTURE LAND USE.....	7-1
Purpose.....	7-1
Land Use Planning Areas	7-1
General Residential.....	7-4
Conservation Residential.....	7-4
Mixed Use.....	7-5
Planned Unit Development	7-5
Town Center	7-5
General Business	7-6
Industrial/Heavy Commercial	7-6
Public/Institutional/Recreational	7-7
Other Zoning Considerations: General.....	7-7
8 IMPLEMENTATION AND ADOPTION.....	8-1
Plan Coordination & Review.....	8-1
Public Hearing.....	8-1
Plan Adoption	8-1

Plan Implementation	8-1
Priority Redevelopment Areas	8-2
Zoning Plan	8-2
Grants and Capital Improvement Plan	8-4
Recreation Plan.....	8-4
Official Documentation:	
1 - Affidavit of Notice of Intent to Prepare a Master Plan	8-5
2- Copy of Notice of Intent to Prepare a Master Plan.....	8-6
3 - Affidavit of Mailing of Draft Plans to Adjacent Communities	8-8
4 - Copy of Notice - Draft Plans to Adjacent Communities	8-9
5 - Affidavit of Publication - Public Hearing.....	8-10
6 - Resolution of Adoption - Planning Commission.....	8-11
7 - Resolution of Adoption - Village Council.....	8-12
8 - Minutes of Meeting - Planning Commission	8-13

LIST OF FIGURES

Figure 1-1 Alcona County Location.....	1-1
Figure 1-2 Alcona County Base Map	1-1
Figure 2-1 Average Household Size	2-3
Figure 2-2 Employment Rates 1990-2014	2-8
Figure 2.3 Village of Lincoln Revenue Breakdown	2-10
Figure 2.4 Village of Lincoln Expenditures Breakdown	2-10
Figure 4-1 Soil Maps	4-2
Figure 4-2 Geology Map	4-5
Figure 4-3 Formation of Glacial Landforms.....	4-6
Figure 4-4 Landform Units in Northeast Michigan.....	4-7
Figure 4-5 Glacial Landforms in Lincoln.....	4-8
Figure 4-6 Wetlands Map	4-9
Figure 5-1 Existing Land Use.....	5-2
Figure 7-1 Current Zoning Map	7-2
Figure 7-2 Future Land Use Map.....	7-3
Figure 10-1 Priority Redevelopment Areas	8-3

LIST OF TABLES

Table 2-1 Population for Village of Lincoln, Alcona County and Municipalities, 2000-2010	2-1
Table 2-2 Historical Comparative Population Data for Alcona Co Governmental Units.....	2-2
Table 2-3 Age Distribution by Municipality for Alcona County 2010	2-3
Table 2-4 Village of Lincoln and Alcona County: Household Characteristics 2010	2-4
Table 2-5 Housing Counts and Occupancy Status Alcona County 2010.....	2-5
Table 2-6 Income for Village, Alcona County and Michigan	2-5
Table 2-7 Income Sources in Village of Lincoln, Alcona County and Michigan	2-6
Table 2-8 Poverty Rates: Village of Lincoln, Alcona County and Michigan	2-6
Table 2-9 Employment Information Alcona County 2005-2016	2-7
Table 2-10 Total Employees by Major Employment Type (2014)	2-8

Table 2-11 Village of Lincoln Work Commute	2-9
Table 2-12 Multi-Year General Fund Data for Village of Lincoln	2-11
Table 4-1: Part 201 and Part 213 Sites	4-10
Table 5-1 Village of Lincoln Land Use Statistics.....	5-3
Table 6-1 Implementation Tables.....	6-5

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 Hawes Township (T27N R8E Section 36), and the southern portion is in Gustin Township (T26N R8E Section 1). 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, 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 under 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, the lakes 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.

Figure 1-2: Alcona County Base Map

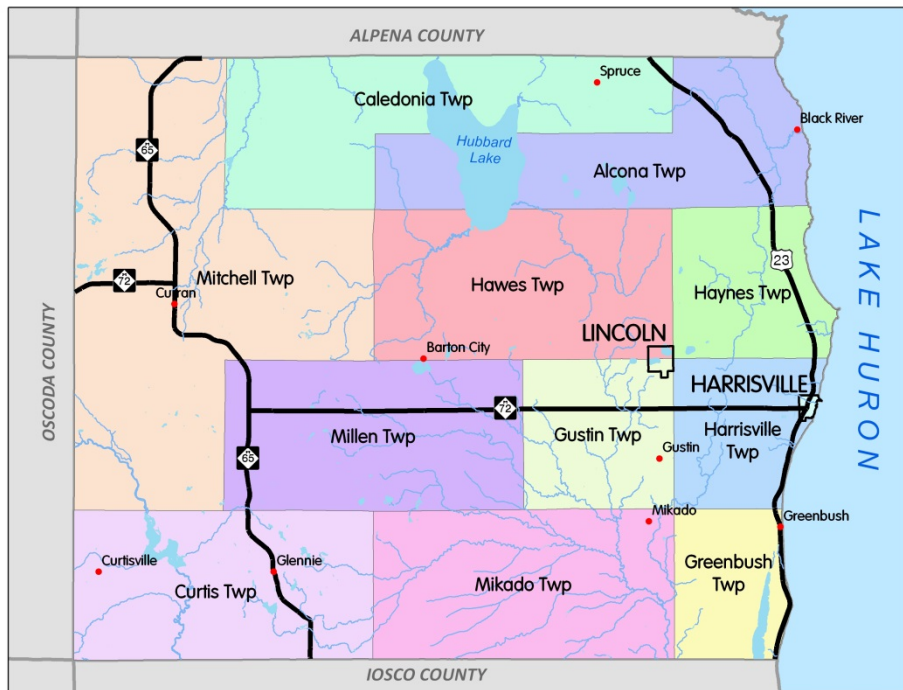
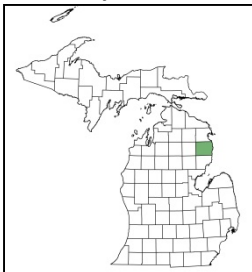


Figure 1-1: Alcona County Location



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 also defines the purpose of a Master Plan: *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 re-zoning requests.

The Village of Lincoln has recognized the importance and need for developing an updated Master Plan in compliance with the Michigan Planning Enabling Act, P.A. 33 of 2008. The Village completed a Master Plan in 2006 and an update in 2011. The Community has used the plan to guide community redevelopment, development, and restoration. Two key purposes of the Master Plan 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.

The 2019 Master Plan effort focused on updating background chapters and reexamining community goals and future land use plan. The process was completed in compliance with the Michigan Planning Enabling Act, P.A. 33 of 2008. In addition, the community made adjustments to their Master Plan to meet the requirements of the Michigan Economic Development Corporation's (MEDC) Redevelopment Ready Communities® program. *Redevelopment Ready Communities® (RRC) is a certification program supporting community revitalization and the attraction and retention of businesses, entrepreneurs and talent throughout Michigan. RRC promotes communities to be development ready and competitive in today's economy by actively engaging stakeholders and proactively planning for the future – making them more attractive for projects that create places where people want to live, work and invest.*

To become formally engaged in the RRC Program, communities must complete each of the six RRC Self-Evaluations and a community representative must attend all six best practice trainings. The Village Council passed a resolution of intent, outlining the values the community sees in participating in the program. Updating the Master Plan to incorporate RRC elements will fulfill one of the six *Redevelopment Ready Communities®* best practice program requirements.

BLANK PAGE

CHAPTER 2: SOCIO-ECONOMIC CHARACTERISTICS

Population

The 2010 U.S. Census Bureau lists the Village of Lincoln's population at 337. **Table 2-1** shows the Village, like all communities in Alcona County, lost population between 2000 and 2010. The population has remained relatively stable over the last 30 years, from a high of 371 in 1970 to its most recent estimated figure of 337 in 2010. **Table 2-2** illustrates population trends for the years 1970-2010.

Table 2-1: Population for Village of Lincoln, Alcona County and Municipalities, 2000-2010				
Municipality	2000 Population	2010 Population	Percent Change	Numeric Change
Village of Lincoln	364	337	-7.4%	-27
Alcona Township	1,089	968	-11.1%	-121
Caledonia Township	1,203	1,161	-3.5%	-42
Curtis Township	1,378	1,236	-10.3%	-142
Greenbush Township	1,499	1,409	-6.0%	-90
Gustin Township	832	795	-4.4%	-37
Harrisville Township	1,411	1,348	-4.5%	-63
Hawes Township	1,167	1,107	-5.1%	-60
Haynes Township	724	722	-0.3%	-2
Mikado Township	1,043	947	-9.2%	-96
Millen Township	463	404	-12.7%	-59
Mitchell Township	396	352	-11.1%	-44
City of Harrisville	514	493	-4.1%	-21
Alcona County	11,719	10,942	-6.6%	-777
Source: U.S. Bureau of the Census				

Age Distribution

The Village of Lincoln's median age in 2010 was 43.2 years as compared to 38.9 years for the State as a whole. While the median age increased between 2000 and 2010 for most communities in northeast Michigan, Lincoln's median age actually fell by two years. Approximately 22 percent of the total population was under nineteen years of age, while 25.8 percent 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 communities contrast with the State as a whole. 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.

Table 2-2: Historical Comparative Population Data for Alcona County Governmental Units					
Unit of Government	1970	1980	1990	2000	2010
Alcona Twp.	486	811	906	1,089	968
Caledonia Twp.	763	1,065	987	1,203	1,161
Curtis Twp.	718	1,082	1,128	1,378	1,236
Greenbush Twp.	760	1,292	1,373	1,499	1,409
Gustin Twp.	613	796	823	832	795
Harrisville City	541	559	532	514	493
Harrisville Twp.	1,443	1,652	1,315	1,411	1,348
Hawes Twp.	811	996	1,035	1,167	1,107
Haynes Twp.	416	569	549	724	722
Village of Lincoln	371	361	337	364	337
Mikado Twp.	636	865	852	1,043	947
Millen Twp.	270	364	417	463	404
Mitchell Twp.	197	248	290	396	352
Alcona County	7,113	9,740	10,145	11,719	10,942
Michigan	8,881,826	9,262,044	9,295,277	9,938,444	9,883,640
<i>Source: U.S. Bureau of the Census Bureau</i>					

Sex, Race and Ancestry

According to the 2000 Census, the male-female distribution is 158 to 179, respectively, or 46.9 percent male and 53.1 percent female. The predominant race is white (98.2%). 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 2010 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 for communities in Alcona County is smaller than the State average, see **Figure 2-1**. According to the 2010 Census, of the 160 households in Lincoln, 69 were reported as householders living alone. Of the 69 households, there were 37 householders living alone and 65 years and older. The average household size was 2.11 as compared to Michigan where the average household size was 2.49. However, contrary to trends in most communities, the Village of Lincoln's household size experienced a slight increase between 2000 and 2010.

Table 2-3: Age Distribution By Municipality For Alcona County - 2010													
Community	< 5 Yrs.	%*	5-19 Yrs.	%*	20-24 Yrs.	%*	25-44 Yrs.	%*	45-64 Yrs.	%*	65 Yrs. & >	%*	Median Age
Village of Lincoln	18	5.3	57	16.8	23	6.8	78	23.1	74	21.9	87	25.8	43.2
Alcona Township	18	1.9	89	9.2	23	2.4	96	9.9	299	30.9	443	45.8	63.0
Caledonia Township	32	2.8	165	14.2	32	2.8	173	14.9	363	31.2	396	34.2	56.7
Curtis Township	33	2.7	155	12.6	35	2.8	161	13.0	437	35.4	415	33.6	56.4
Greenbush Township	53	3.8	148	10.5	32	2.3	200	14.1	482	34.2	494	35.0	57.9
Gustin Township	42	5.3	150	18.9	33	4.2	168	21.2	242	30.4	160	20.1	45.3
Harrisville Township	46	3.4	188	13.9	34	2.5	195	14.4	483	35.9	402	29.8	53.8
Hawes Township	31	2.8	168	15.2	35	3.2	182	16.5	378	34.1	313	28.3	52.9
Haynes Township	14	1.9	101	14.0	16	2.2	100	13.8	270	37.4	221	30.6	56.1
Mikado Township	27	2.9	174	18.4	32	3.4	165	17.4	342	36.1	207	21.8	49.4
Millen Township	9	2.2	30	7.4	9	2.2	52	12.9	172	42.5	132	32.6	56.6
Mitchell Township	8	2.3	25	7.0	9	2.6	38	10.8	160	45.5	112	31.9	59.4
City of Harrisville	18	3.7	73	14.9	14	2.8	99	20.1	143	29.0	146	29.7	51.6
Alcona Co.	331	3.0	1,466	13.4	304	2.8	1,629	14.8	3,771	34.5	3,441	31.5	55.2
Michigan		6.0		20.8		6.8		24.7		27.9		13.8	38.9

*Figure shows the percentage each age grouping represents of the local unit's total population.
Source: U.S. Bureau of the Census

Figure 2-1

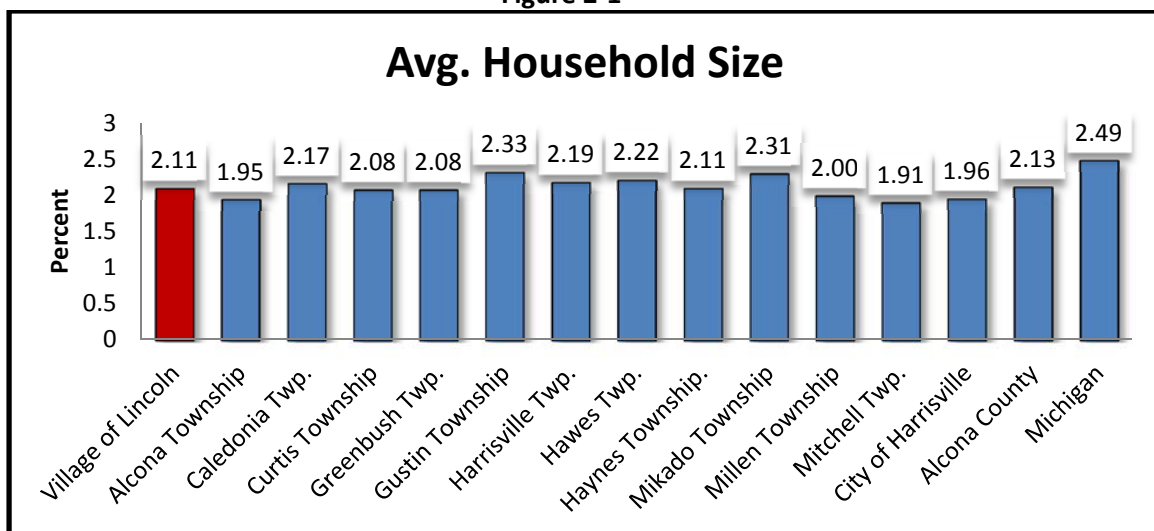


Table 2-4: Village of Lincoln Municipalities and Alcona County: Household Characteristics 2010					
MUNICIPALITY	Total Households	Avg. Household Size	Householder Living Alone	Householder Alone 65 yrs. & Older	Household w/ Individual 65 yrs. & older
Village of Lincoln	160	2.11	69	37	66
Alcona Township	496	1.95	158	91	292
Caledonia Twp.	534	2.17	145	85	265
Curtis Township	595	2.08	189	94	285
Greenbush Twp.	676	2.08	203	112	336
Gustin Township	339	2.33	108	59	124
Harrisville Twp.	588	2.19	149	71	237
Hawes Twp.	497	2.22	136	76	215
Haynes Township.	342	2.11	98	50	151
Mikado Township	407	2.31	107	39	142
Millen Township	200	2.00	68	28	87
Mitchell Twp.	184	1.91	63	30	79
City of Harrisville	231	1.96	89	47	106
Alcona County	5,089	2.13	1,513	782	2,319
Michigan	-----	2.49	-----	-----	-----

Source: U.S. Bureau of the Census

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 \$74,300 in the 2012-2016 American Community Survey. Of the 236 housing units reported in the Village of Lincoln by the 2010 Census, 160 (68%) were occupied and 76 (32%) were vacant. Of the occupied units, 111 (69%) were owner-occupied and 49 (30.6%) were rentals. Of the 76 vacant units, 47 were classified as “seasonal, recreational, or occasional use” (Table 2-5).

School Enrollment and Educational Attainment

The 2012-2016 American Community Survey found 69 persons over the age of three years were enrolled in school, with six in pre-school, 51 students in K-12 and 12 attending college. According to the 2012-2016 American Community Survey, of the 250 persons 25 years and older, 103 were high school graduates, while 25 had attended school into the 9th-12th grade with no diploma and 7 had completed less than the 9th grade. 76 had received some college with no degree, 18 had Associate's degrees, 11 had earned a Bachelor's degree, and 10 had earned a graduate or professional degree.

**Table 2-5:
Housing Counts and Occupancy Status in Alcona County 2010**

Area Name	2010					
	Total	Occupied	Vacant	Percent Vacant	Seasonal	* Percent Seasonal
Village of Lincoln	236	160	76	32.2	47	19.9
Alcona Township	1,366	496	870	63.7	806	59.0
Caledonia Township	1,155	534	621	53.8	576	49.9
Curtis Township	1,700	595	1,105	65.0	1,013	59.6
Greenbush Township	1,496	676	820	54.8	680	45.5
Gustin Township	497	339	158	31.8	94	18.9
Harrisville Township	874	588	286	32.7	205	23.5
Hawes Township	1,071	497	574	53.6	489	45.7
Haynes Township	627	342	285	45.5	240	38.3
Mikado Township	653	407	246	37.7	192	29.4
Millen Township	540	200	340	63.0	314	58.1
Mitchell Township	765	184	581	75.9	553	72.3
City of Harrisville	329	231	98	29.8	60	18.2
Alcona County	11,073	5,089	5,984	54.0	5,222	47.2
* Percent of total housing - Source: 2010 US Census Bureau						

Income

According to the U.S. Census 2016 American Community Survey, the Village of Lincoln’s median household income is \$28,462, nearly \$10,000 lower than the County and almost half of the State income level. The same pattern can be found for median family income and per capita income. **See Table 2-6.**

**Table 2-6:
Income for Village of Lincoln, Alcona County and Michigan**

	Village of Lincoln	Alcona County	Michigan
Median Household Income	\$28,462	\$38,160	\$50,803
Median Family Income	\$36,458	\$47,266	\$63,958
Per Capita Income	\$15,501	\$23,380	\$27,549
Source: 2012-2016 American Community Survey 5-Year Estimates, U.S. Census Bureau			

Table 2-7 shows a breakdown of income sources within Village of Lincoln, Alcona County and the State of Michigan from the 2016 American Community Survey. The estimates show 59 percent received earnings from employment, 56 percent received Social Security income, and 18.5 percent received retirement income. The high percentage of people receiving Social Security income as compared to the State relates to the population structure previously discussed. While the percentage of people getting social

security income is higher than in the State of Michigan, the percentage of people also getting retirement income is lower than Alcona County and Michigan. This fact helps explain the lower median household income and per capita income levels in the Village as compared to the State as a whole. The percentage of the population getting Supplemental Security Income, cash assistance and food stamps/SNAP is double the State levels.

**Table 2-7:
Income Sources in Village of Lincoln, Alcona County and Michigan**

Income Sources	Village of Lincoln		Alcona County		Michigan	
	<i>Estimate</i>	<i>Percent</i>	<i>Estimate</i>	<i>Percent</i>	<i>Estimate</i>	<i>Percent</i>
With earnings	99	58.9%	2,512	50.5%	2,850,704	73.8%
<i>Mean earnings</i>	<i>\$ 35,222</i>		<i>\$46,262</i>		<i>\$71,098</i>	
With Social Security	94	56.0%	2,822	56.7%	1,310,710	34.0%
<i>Mean Social Security income</i>	<i>\$ 15,855</i>		<i>\$19,594</i>		<i>\$19,108</i>	
With retirement income	31	18.5%	1,915	38.5%	875,006	22.7%
<i>Mean retirement income</i>	<i>\$ 11,397</i>		<i>\$20,423</i>		<i>\$22,219</i>	
With Supplemental Security Income	28	16.7%	369	7.4%	243,525	6.3%
<i>Mean Supplemental Security Income</i>	<i>\$ 5,489</i>		<i>\$9,617</i>		<i>\$9,864</i>	
With cash public assistance income	10	6.0%	133	7.4%	120,970	3.1%
<i>Mean cash public assistance income</i>	<i>\$ 2,540</i>		<i>\$2,496</i>		<i>\$2,812</i>	
With Food Stamp/SNAP benefits in the past 12 months	52	31.0%	732	14.7%	614,603	15.9%

Source: 2012-2016 American Community Survey 5-Year Estimates

Poverty

Information from the American Community Survey shows poverty rates in the Village of Lincoln, Alcona County and Michigan (**Table 2-8**). The percent of families, individuals and individuals 65 years and over living in poverty is higher in the Village than in Alcona County and Michigan.

**Table 2-8:
Poverty Rates: Village of Lincoln, Alcona County and Michigan**

	Village of Lincoln	Alcona County	Michigan
Families	33.0%	10.4%	11.5%
Families w/ female head of household	50.0%	26.6%	32.9%
Individuals	34.6%	14.9%	16.3%
Individuals 65 years and over	28.0%	8.3%	8.1%

Source: 2012-2016 American Community Survey 5-Year Estimates, U.S. Census Bureau

Labor Force

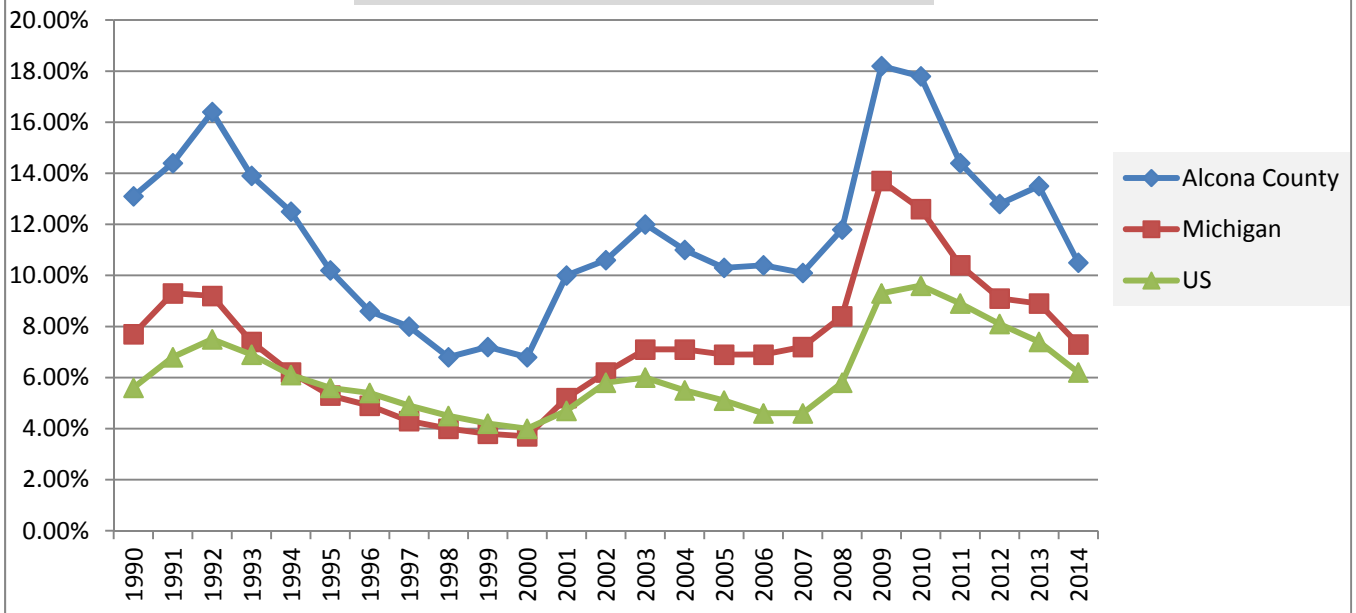
Employment and Unemployment

The civilian labor force is defined as all civilian individuals over age 16 who are employed or actively seeking employment. Labor force numbers can change rather quickly in response to economic conditions. During prolonged periods of unemployment, unsuccessful job seekers can drop out of the work force by going back to school, leaving the area in search of work elsewhere or by stopping the search for work.

Table 2-9 presents information on labor force, employment and unemployment for Alcona County from 2005 to 2016. Unemployment rates experienced a significant increase in 2009 as a result of the “Great Recession” in 2008. Jobless rates peaked in 2009 at 18.8 percent and have dropped to 7.4 percent in 2016. Additionally, the number of persons in the labor force and employed began to fall in 2007. The economic downturn continued to feed this trend. Even though unemployment rates are three percent lower than in 2006, the civilian labor force has not returned to 2006 levels. As seen in **Figure 2-2**, unemployment rates in Alcona County generally mirror those in the State and U.S., however, they are consistently at a higher level.

Table 2-9: Employment Information Alcona County 2005 - 2016				
Year	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate
2016	3,842	3,559	283	7.4%
2015	3,803	3,500	303	8.0%
2014	3,823	3,415	408	10.7%
2013	3,810	3,298	512	13.4%
2012	3,711	3,240	471	12.7%
2011	3,807	3,261	546	14.3%
2010	3,880	3,188	692	17.8%
2009	4,127	3,351	776	18.8%
2008	4,288	3,800	488	11.4%
2007	4,300	3,858	442	10.3%
2006	4,461	3,977	484	10.8%
2005	4,296	3,848	448	10.4%
Source: Michigan Labor Market Information				

Figure 2-2 Unemployment Rates 1990-2014



Employment

The largest employment sectors are services, retail trade, manufacturing and public administration. As can be seen in **Table 2-10**, services account for 42 percent of the employment opportunities in Lincoln. Construction, mining, transportation and communications, wholesale trade, finance, insurance, and real estate accounted for much lower percentages of the wage and salary employment.

Table 2-10:
Total Employees by Major Employment Type (2014)

Category	Village of Lincoln		Alcona County	
	Total	Percent	Total	Percent
<u>Agricultural, Forestry, Fishing (SIC Range 01-09)</u>	7	1.6%	52	2.0%
<u>Mining (SIC 10-14)</u>	10	2.3%	4	0.2%
<u>Construction (SIC 15-17)</u>	17	3.9%	137	5.4%
<u>Manufacturing (SIC 20-39)</u>	51	11.8%	189	7.4%
<u>Transportation and Communications (SIC 40-49)</u>	16	3.7%	83	3.3%
<u>Wholesale Trade (SIC 50-51)</u>	6	1.4%	35	1.4%
<u>Retail Trade (SIC 52-59)</u>	83	19.2%	542	21.3%
<u>Finance, Insurance And Real Estate (SIC 60-69)</u>	18	4.2%	124	4.9%
<u>Services (SIC 70-89)</u>	181	41.9%	942	37.0%
<u>Public Administration (SIC 90-98)</u>	46	10.6%	423	16.6%
<u>Unclassified (SIC 99)</u>	1	0.2%	18	0.7%

Source: NEMCOG

Commuting to Work

The vast majority of residents of the Village of Lincoln drive alone to work (**Table 2-11**). According to the *2010-2014 American Community Survey 5-Year Estimates*, 13.3 percent of workers walked to work; a high percentage, but not unusual for small villages. The mean travel time to job was 16.5 minutes which shows many individuals travel outside the Village for work.

Table 2-11: Village of Lincoln Work Commute		
Mode of Transportation	Number	Percent
Drove Alone	100	78.1%
Carpooled	9	7.0%
Walked	17	13.3%
Worked at home	2	1.6%
Source: 2012-2016 American Community Survey 5-Year Estimates U.S. Bureau of the Census		

Village of Lincoln Finances

Information contained in this section was generated from F65 forms filed with the State of Michigan each year. The data is available through Munetrix LLC because the Northeast Michigan Council of Governments is a Munetrix subscriber. This section is intended to give a summary of the financial health of the Village of Lincoln.

Revenue and Expenditures

Revenue is generated from tax dollars that are generated from the millage rate multiplied by property valuations. Revenue is also generated from other sources such as State and Federal grants, permits, and fees. **Figure 2-3** shows the sources of revenue for Village of Lincoln. The largest revenue source has historically been property taxes. However in recent years in reaction to the 2008 Recession and loss of property values, the Village has looked to other sources for revenue. **Figure 2-4** shows Village expenses by function from 2007 to 2016.

Figure 2-3: Village of Lincoln Revenue Breakdown

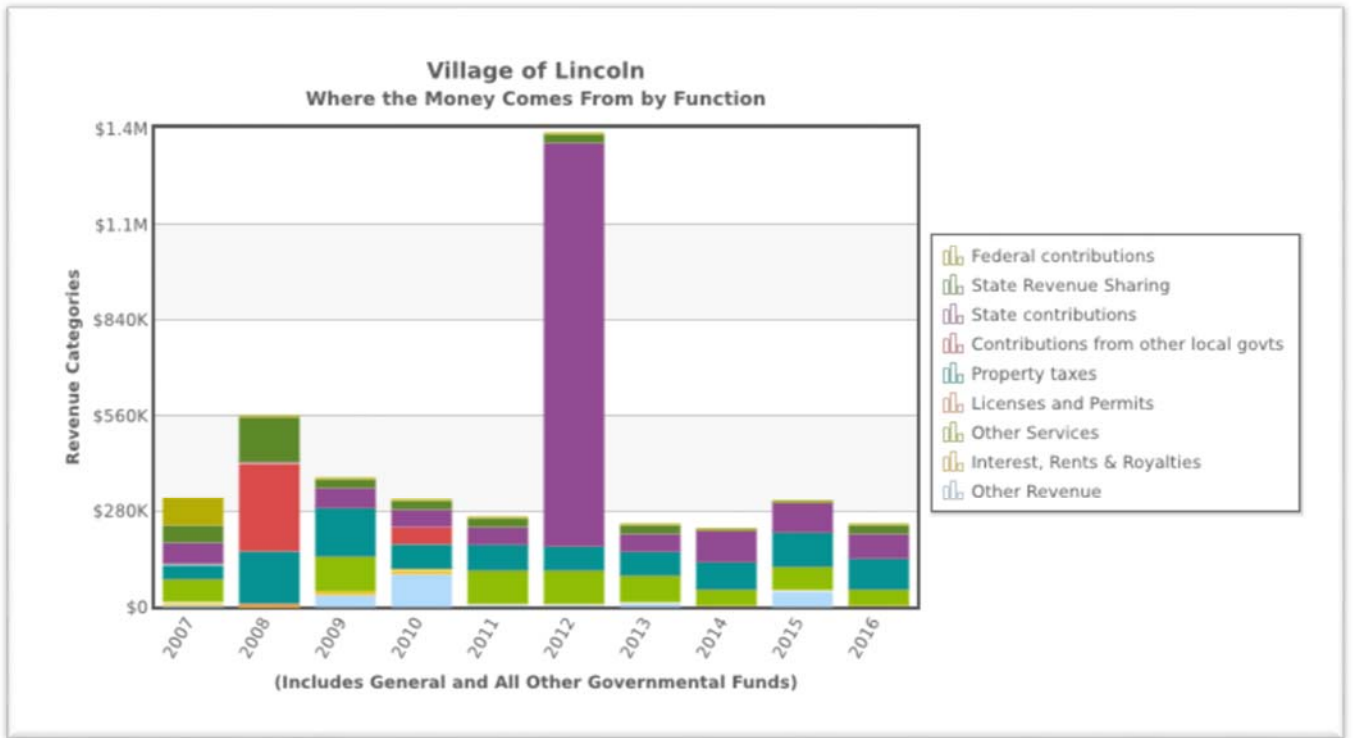
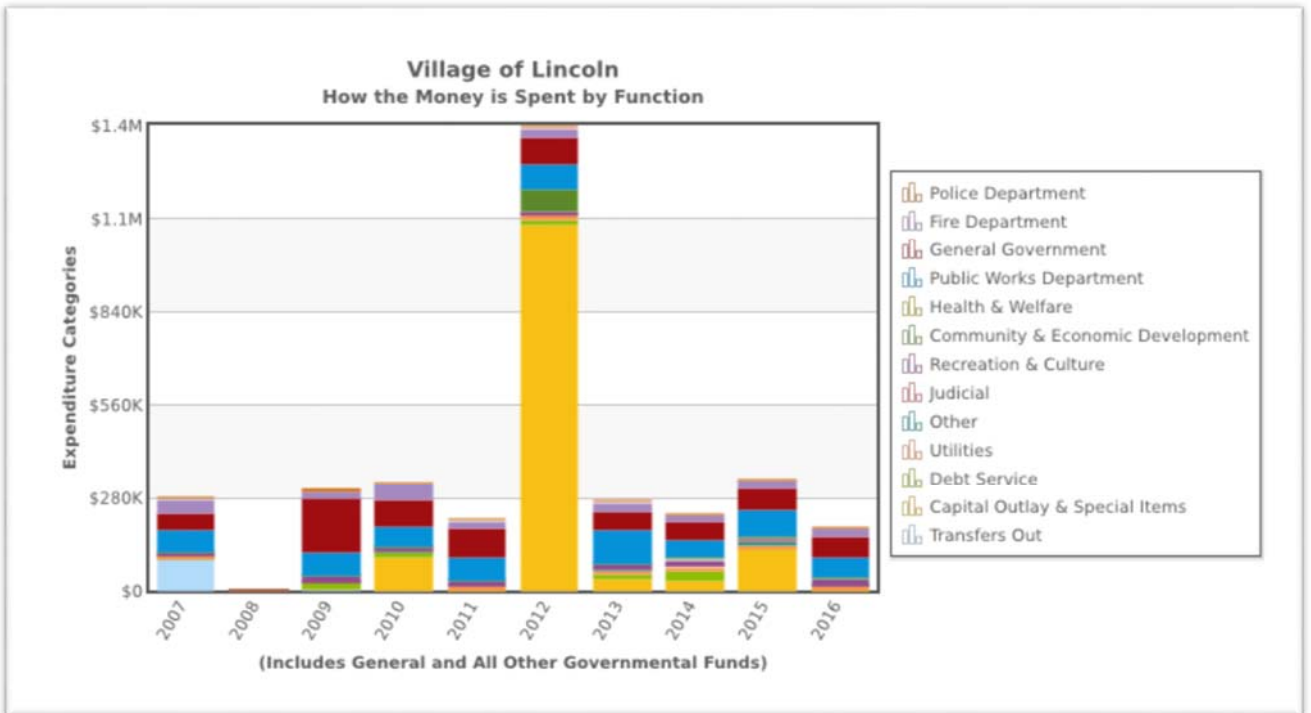


Figure 2-4: Village of Lincoln Expenditures Breakdown



Financial Stress

The "Stress Meter" provides an overview of Indicator Scores used by the State of Michigan to calculate the financial stress of a municipality. The Indicator Score gives an overall picture of the soundness of local governments, the trend of stability over time, and allows the identification of local units that are most in need of help. Scores are generated based on the criteria of population growth, real taxable value growth, large real taxable value growth, general fund expenditures as a percent of taxable value, general fund operating deficit, prior general fund operating deficit, size of general fund balance, fund deficits in current or previous year, and general long-term debt as a percent of taxable value. The lower the number the more fiscally sound a local unit is determined to be. There are three categories of scores: Fiscally Neutral (Stress Score of 0-4), Fiscal Watch (Stress score of 5-7) and Fiscal Stress (Stress score of 8-10). **Table 2-12** lists the Fiscal Stress Indicators and Stress Score for the Village from 2010 to 2016 .Village of Lincoln has been classified as Fiscally Neutral.

**Table 2-12:
Multi-Year General Fund Data for Village of Lincoln**

Year	Data Status	Indicator Score	Population	Revenues	Expenditures	Fund Balance	Long Term Debt	Taxable Value
2016	Historic		319	\$139,832	\$143,278	\$141,827	\$0	\$18,510,492
2015	Historic	2	319	\$218,594	\$143,364	\$108,780	\$0	\$18,504,799
2014	Historic	2	323	\$138,309	\$160,216	\$33,551	\$0	\$18,510,281
2013	Historic		326	\$130,529	\$133,575	\$206,026	\$30,839	\$18,986,543
2012	Historic	2	328	\$1,282,618	\$1,306,783	\$209,072	\$45,072	\$19,045,890
2011	Historic		332	\$172,290	\$147,550	\$281,312	\$58,743	\$18,759,638
2010	Historic	2	335	\$213,228	\$252,848	\$225,660	\$71,857	\$18,869,078
2009	Historic		346	\$230,458	\$231,070	\$245,527	\$84,452	\$19,161,009
2008	Historic		346	\$193,640	\$167,655	\$283,788	\$84,325	\$20,959,318
2007	Historic		346	\$250,665	\$213,490			\$14,516,958
2006	Historic		354	\$178,329	\$192,893	\$139,136	\$0	\$14,037,111



BLANK PAGE

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's 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 Mid-Michigan Medical Center of Alpena in Alpena, Munson Healthcare Hospital in Grayling, Tollfree Memorial Hospital in West Branch, Tawas St. Joseph Hospital in Tawas City 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 30 years ago with a Recreation Bond grant. Located in downtown Lincoln, it was conveyed to the Alcona County Commission on Aging (COA) 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 for 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 Alcona 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, 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 Forest, 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 DTE. Frontier Communications provides regular telephone service while cellular telephone service is provided

by various providers. Local cable television service is provided to Lincoln. Internet services is available from Spectrum Cable, Frontier Communications (DSL), HugesNet Satellite, Viasat Satellite, and from various cellphone providers. The Village of Lincoln has no central water system, and its sewer system was upgraded as of December 2006.

Transportation Systems

There is no countywide dial-a-ride bus system in Alcona County. However, Thunder Bay Transportation, based in Alpena, provides limited specialized transportation services in the County. The Thunder Bay Regional Ride, in cooperation with medical care facilities in the region, provides inter-county transportation for medical and other needs. The County is supporting a multi-county transportation authority. The system functions under Thunder Bay Transportation and is designed to provide a higher level of public transportation than currently available in the County. 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.

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. 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.

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 Air Force 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 plan prepared in August of 1981 and 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 Alcona 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 Alcona County, the *Bay City Times*. Both the *Detroit News* and *The Detroit Free Press* are also available.

There is one local radio station, WXTF 97.9 and residents are able to access FM stations from Alpena, Oscoda and Tawas, 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.

BLANK PAGE

CHAPTER 4: PHYSICAL CHARACTERISTICS

Climate

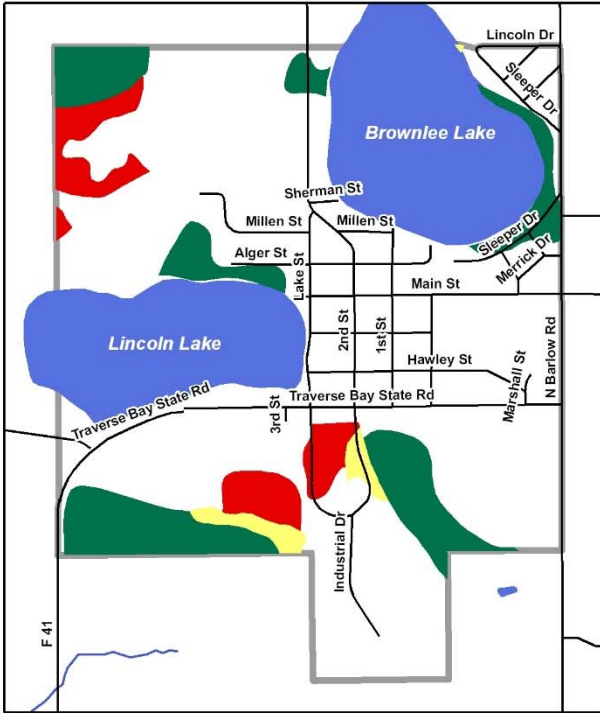
Typical of northern Michigan, the distinct four seasons offer an ever-changing landscape. Long snowy, cold winters and warm summers are separated by a cool, green spring and a cool colorful fall. According to the USDA Soil Survey of Alcona County, the average annual precipitation is 29.46 inches (includes 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 Alcona 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.

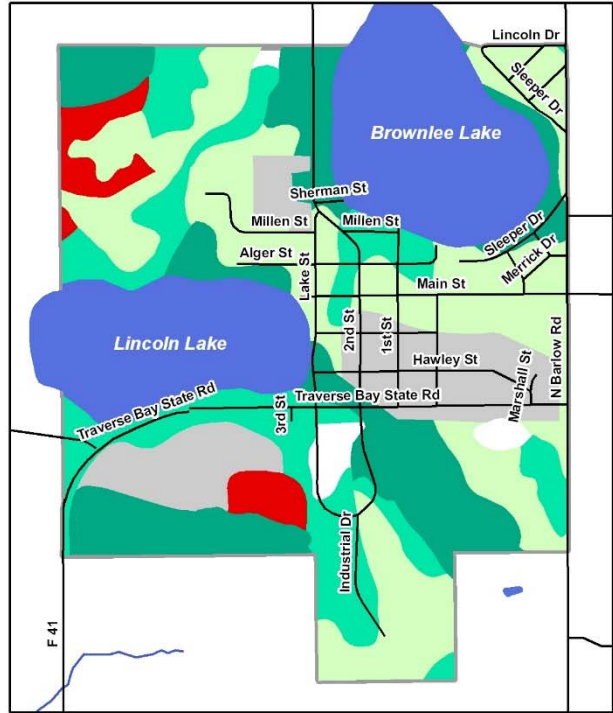
According to the Huron Pines Resource Conservation and Development, the length of the growing season varies to a large degree within the County. The growing season in the northwestern tip of the County is as short as 90 days, while the area along the shoreline may have a growing season of 140 or more 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.

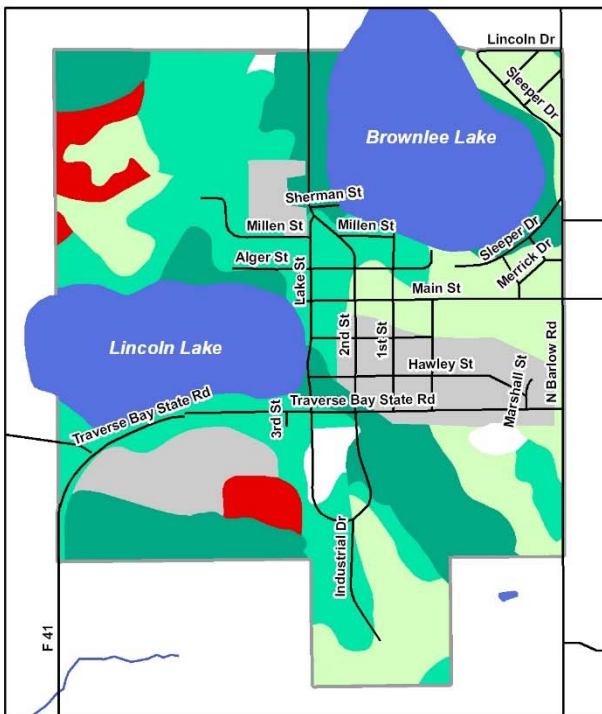
Figure 4-1 Soil Maps



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

Figure 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

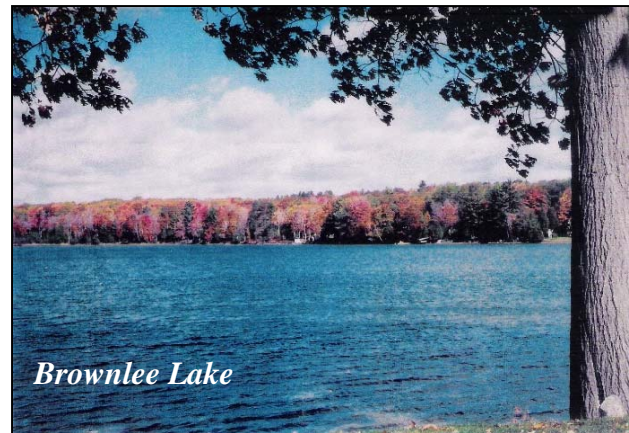
The USDA soil survey rates soils for various uses such as building site development and identifies the limiting factors such as steep slopes or high water table. The rating system classifies areas as not limited, somewhat limited and very limited. Using the rating system developed by USDA, soil limitations for buildings with and without basements have been mapped and are displayed in **Figure 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, 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. The mission of this association is to collect and disseminate information about Brownlee Lake, to work collectively as a membership and in conjunction with government and other organizations to protect and preserve Brownlee Lake 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. An aeration system has been installed to increase oxygen levels and improve the fisheries. 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 and \$500,000.

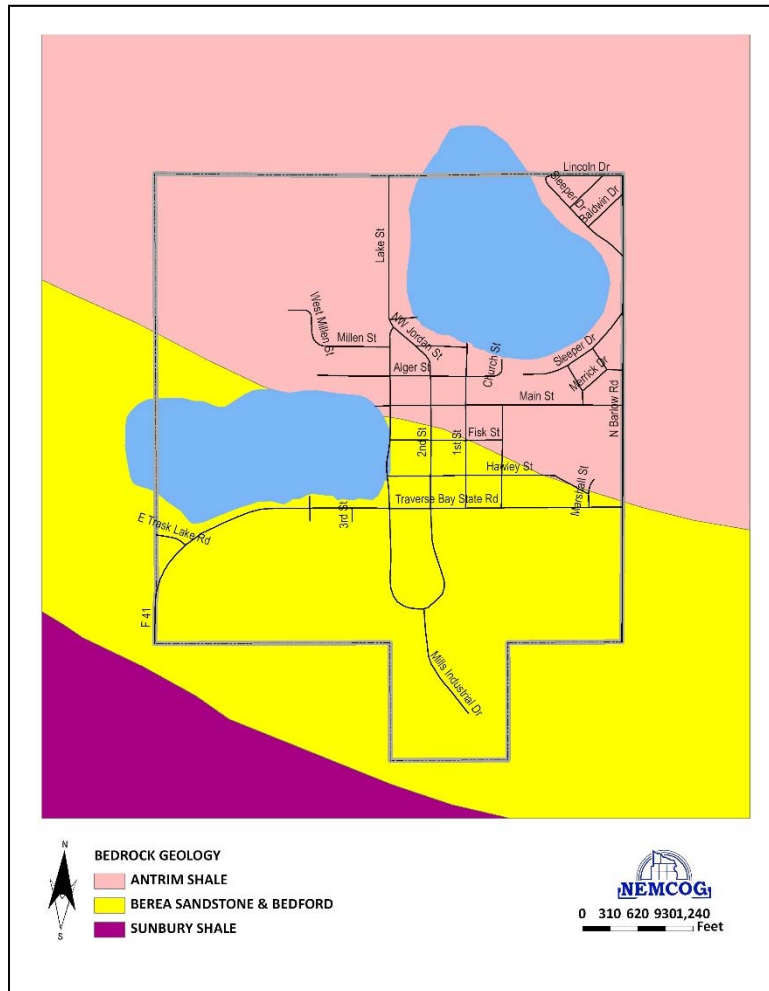
Geology

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 **Figure 4-2**.

Starting some 2 million years ago, during the Pleistocene era, continental glaciers

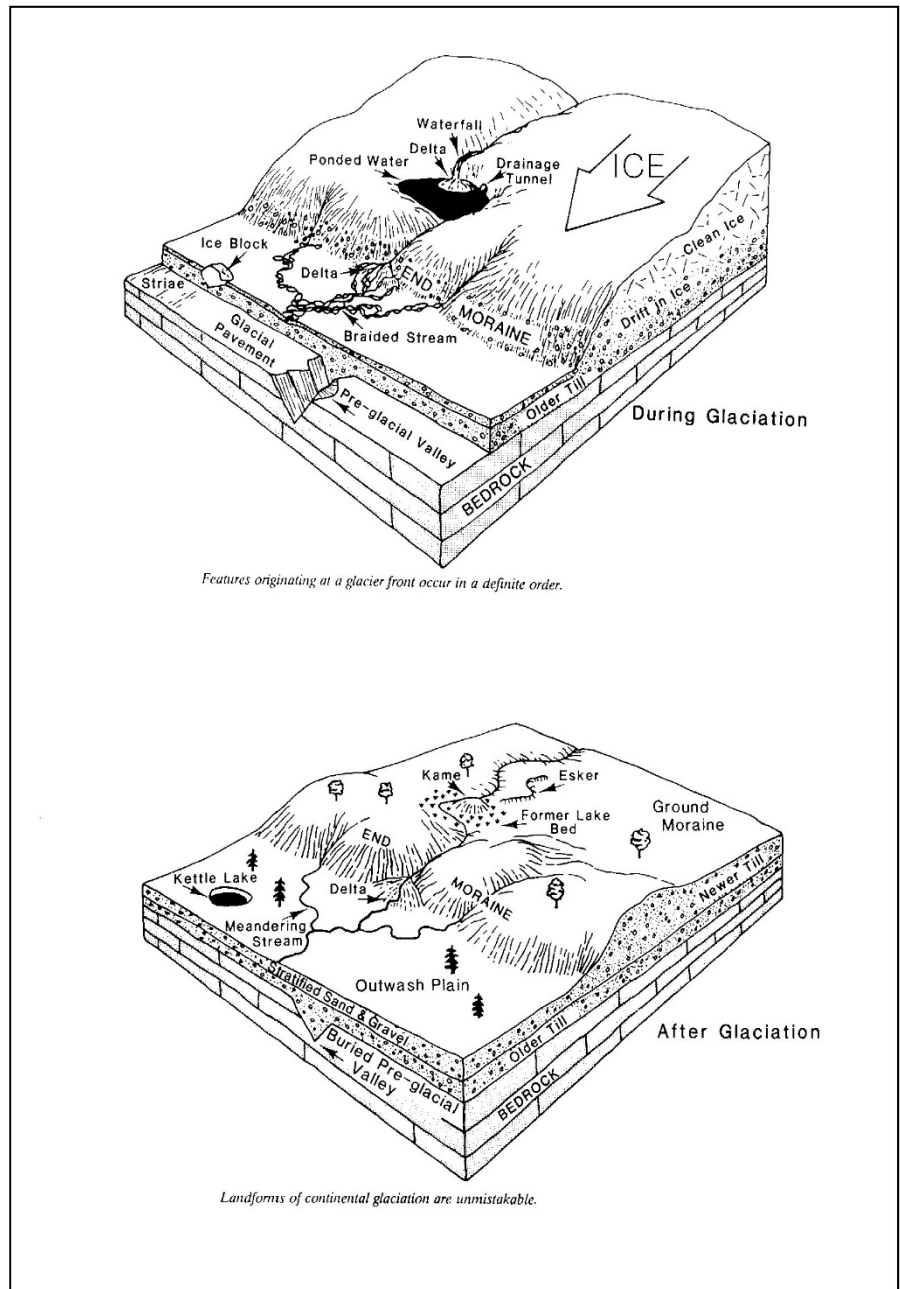
formed in the Hudson Bay area. Several times over this two million year period the massive sheets of ice built up and inched their way south across what is today Michigan. The massive ice sheets, which were more than one mile thick, advanced in a southerly direction bulldozing their way across the landscape. 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.

Figure 4-2 Geology Map



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.

Figure 4-3 Formation of Glacial Landforms



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 the lake levels we have grown accustomed to in recent times. **Figure 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.

Figure 4-4 Landform Units in Northeast Michigan

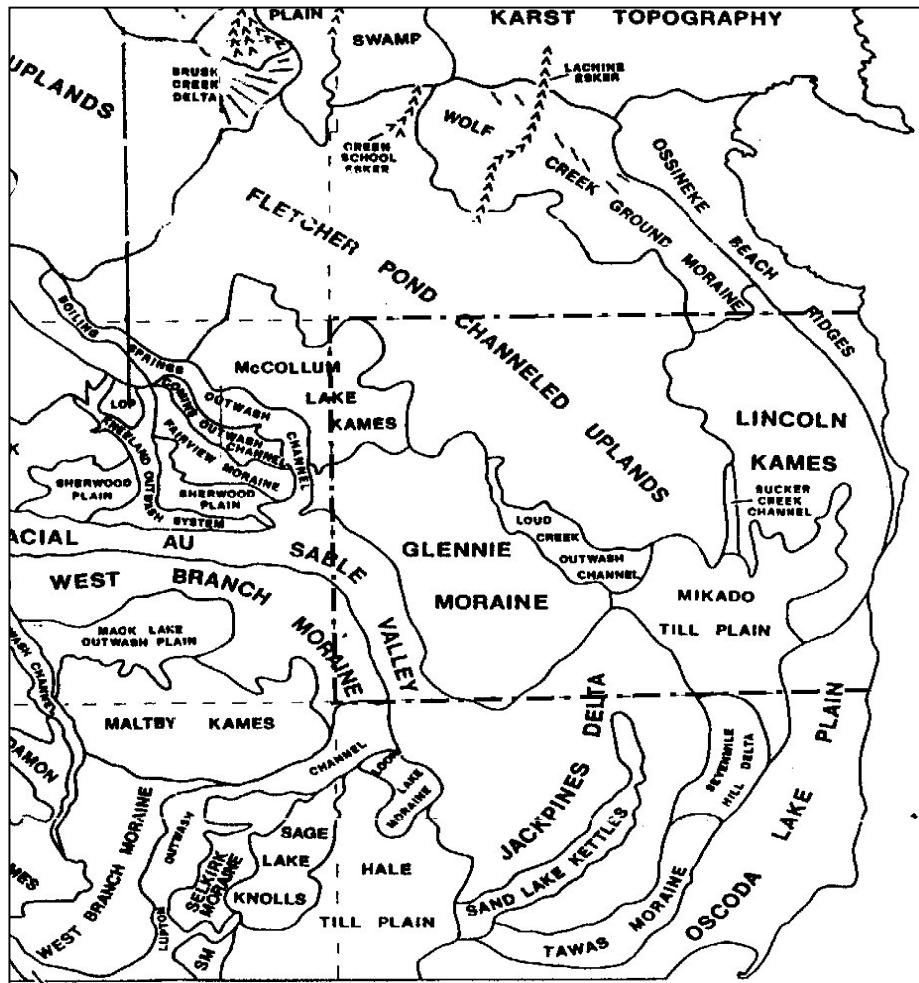
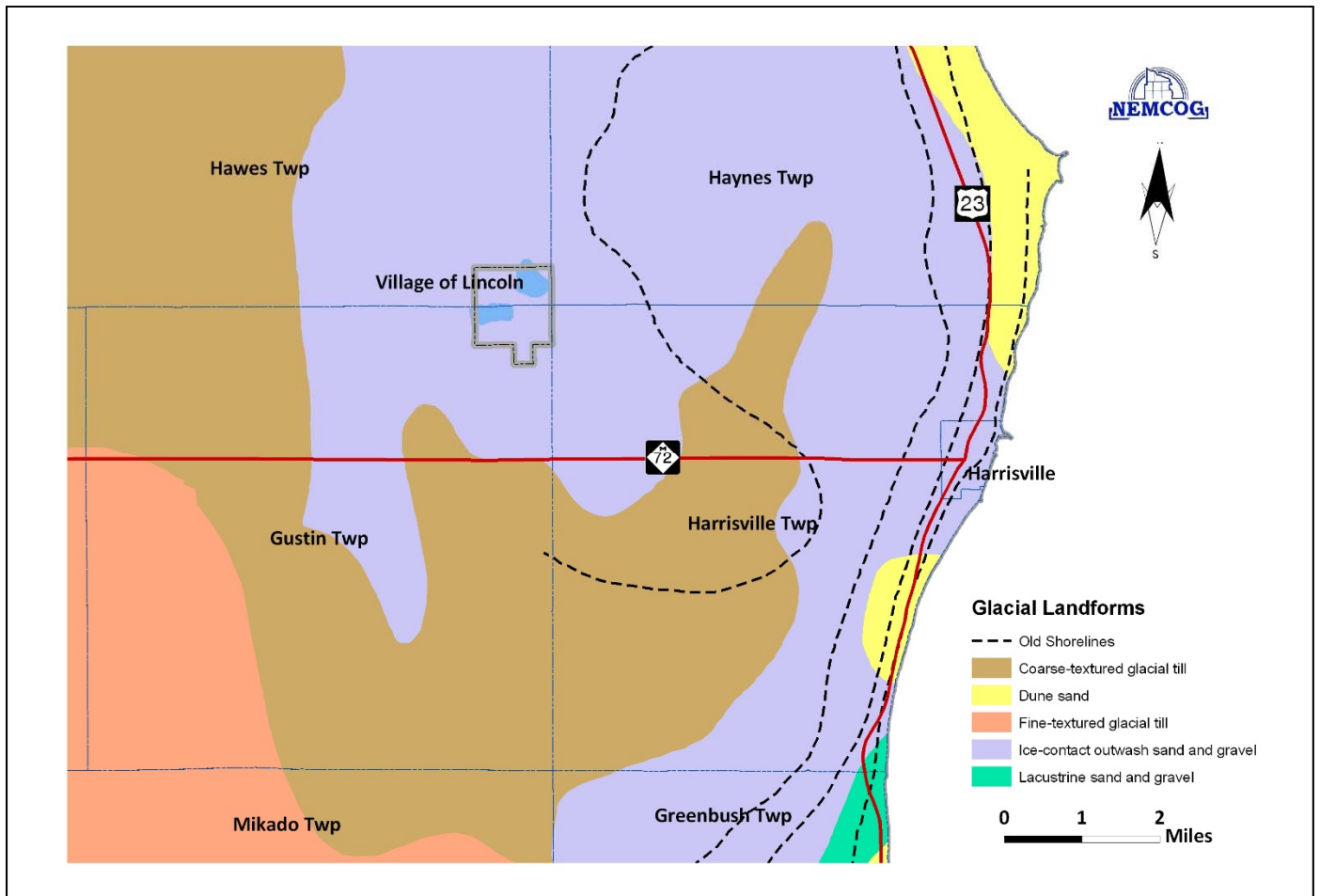


Figure 4-5 Glacial Landforms in Lincoln

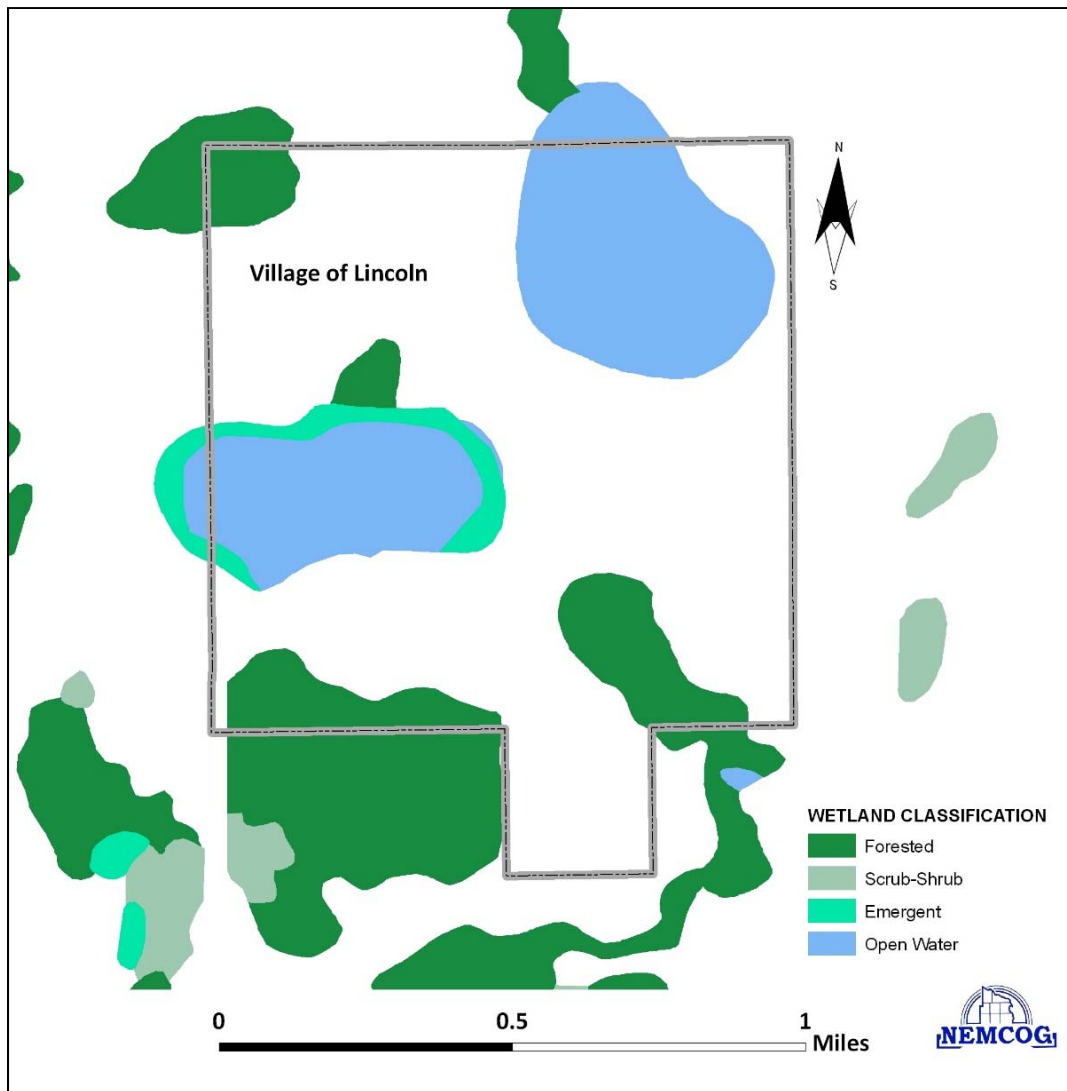


Wetlands

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 a 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 **Figure 4-6**. The map depicts forested and non-forested wetlands.

Figure 4-6 Wetlands Map



Discharge Permits

Surface Water Discharge Permits

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit which is issued by the Michigan Water Resources Commission upon recommendation by Michigan Department of Environmental Quality (MDEQ), Surface Water Quality Division. Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements, along with facility management requirements. Currently there is one point source discharge permit holder located in Lincoln: Viking Energy of Lincoln Inc. Suez Energy Generation.

Air Quality

Air Quality is monitored by the Air Quality Division of the MDEQ. Standards have been established as acceptable levels of discharge for any of the following air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, lead, and trace metals. These pollutants are monitored on a continuing basis at selected locations around the State. Monitoring in recent years has shown the level of pollutants in the region to be within the established acceptable standards. Air discharge permits are required for businesses discharging more than the acceptable level of any of the regulated air pollutants. The Renewable Operating Permit (ROP) program is a national permitting system administered by each state. Each major source of pollution is subject to the program. A "major source" is a facility that is capable of emitting more than specific amounts of air contaminants. There is one ROP Air Discharge Permit issued in Lincoln: Viking Energy of Lincoln LLC.

Sites of Environmental Contamination

The Michigan Environmental Response Act (Part 201 of PA 451 of 1994, as amended) provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) is charged with administering this law. A site of environmental contamination, as identified by ERD, is “a location at which contamination of soil, ground water, surface water, air or other environmental resources are confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices.” The database has information for Sites of Environmental Contamination (Part 201), Leaking Underground Storage Tanks (Part 213) and Baseline Environmental Assessments (BEAs). The BEA is completed when a property is purchased, leased or foreclosed on for the purposes of documenting contamination and protecting from liability for cleanup of existing contamination on the property. Eight sites were found in the DEQ Database, with three identified as Sites of Environmental Contamination, three Leaking Underground Storage Tanks and two where the contamination type was not listed. Four of the sites have baseline Environmental Assessments completed.

Facility Name	Address	Type	BEA
324 Hawley Street	324 Hawley Street		Yes
Former Somers Mobil	307 South Second Street	Part 213	Yes
Former Twin Lakes Bar	316 Second Street		Yes
Road Commission Garage	301 N. Lake St.	Part 213	No
Viking Energy of Lincoln, Inc.	425 West Traverse Bay State Road	Part 201	Yes
Village of Lincoln Row	Second St.	Part 213	No
Huron Tool	481 West Traverse Bay State Road	Part 201	No
Iron Skillet Lincoln	101 Lake St.	Part 201	No
Source: Michigan Department of Environmental Quality			

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

The Existing Land Use for the 2006 Master Plan was generated by classifying parcels into the following categories; 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.

In the 2018 Master Plan, the parcel based land use map was updated with 2014 digital aerial photographs. A more detailed approach was used to identify and map natural resources on larger tracts of land. The primary uses of larger lots are still shown; however, the delineated area represents the developed portion of the lot. Other resource maps, such as National Wetlands Inventory and hydric soils, aided in mapping undeveloped land cover types within the Village. Four additional categories were added; Upland Openings, Upland Forest, Lowland Forests and Non-forested Wetlands. The Land Cover/Use Map is displayed as **Figure 5-1** on the following page. **Table 5-1** presents the existing land cover/use breakdown for the Village of Lincoln.

Figure 5-1 Existing Land Use Map

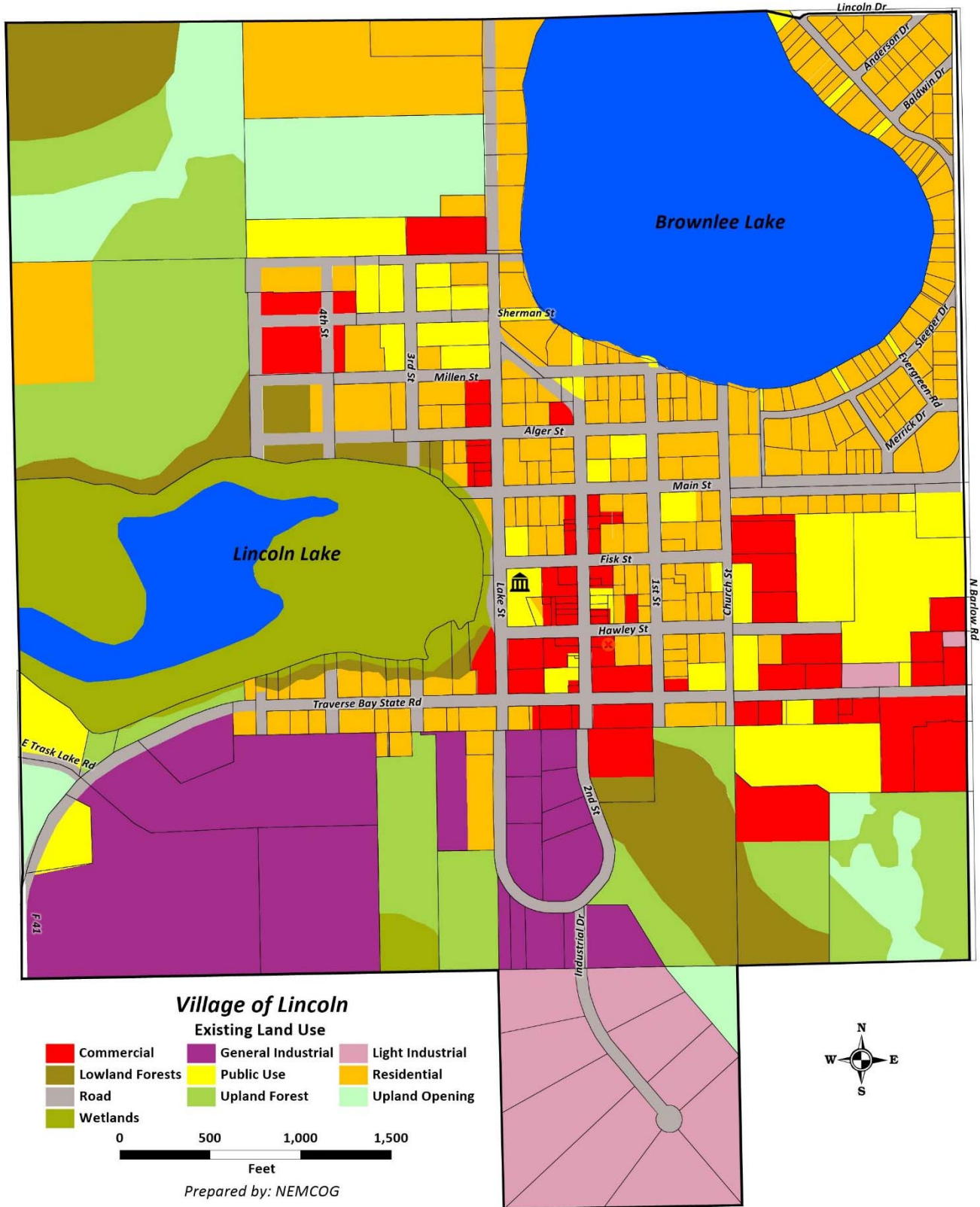


Table 5-1: Village of Lincoln Existing Land Use Statistics		
Land Use Category	Number of Acres	Percent of Village
Residential	106	16%
Commercial	41	6%
Light Industrial	37	6%
Industrial (General)	70	10%
Public/Institutional Use	47	7%
Road Rights-of-Way	60	9%
Upland Openings	41	6%
Upland Forests	73	11%
Lowland Forests	41	6%
Wetlands	51	8%
Water	104	16%
TOTAL*	670	100%
Source: NEMCOG – 2018 Existing Land Cover/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 16 percent of the Village. This land use is found throughout the northern two-thirds of the Village and occupies approximately 106 acres. Most of the residential uses occur on small lots. Several larger parcels of residential land are located in the northwestern portion of the Village. As stated above undeveloped areas of these large parcels were mapped as natural cover of forests or openings.

Commercial

The commercial category includes retail sales of goods and services, lodging, and health care providers. There are approximately 41 acres of commercial uses in Lincoln, or just over six 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.

Industrial: General

General industrial land uses make up nearly 70 acres of the Village or over 10 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 37 acres.

Public/Institutional 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 seven percent of the Village, or just over 47 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.

Non-forested Uplands

The non-forested category accounts for 41 acres or 6 percent of the Village. Herbaceous plants and shrubs are typically found growing in the old farm fields and forest openings. These areas are found primarily in the northwest part of the community.

Upland Forests

The upland forested lands cover 73 acres or 11 percent of the village area. Forest types include northern hardwoods, aspen-birch and pine. Upland forests are located in the southeast and northwest portions of the Village.

Lowland Forests and Wetlands

Wetlands are defined as land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes and bogs. Two of the most important functions of wetlands are water quality protection and ecological corridors. The network of wetlands receive surface water and subsurface water discharge, creating the many streams and creeks which in turn flow into the area lakes. The interconnected resources exemplify how activities distant from major water bodies can still have an impact on the water quality.

The wetland category comprises non-forested types such as lowland brush (tag alder and willow), wet meadows and emergent vegetation in lakes. The emergent wetlands in Lincoln Lake were delineated, which accounts for the difference in surface water acres from the 2011 Master Plan. Six percent of 51 acres were identified as non-forested wetlands.

Lowland forests grow on soils with a seasonally high water table and are often classified as wetlands. Lowland forests, include areas that support lowland hardwoods and conifers, such as northern white cedar, black spruce, balsam fir, elm, black ash, red maple, ash and aspen species. Lowland forests occupy 41 acres or 6 percent of the Village area.

Water

Two bodies of water make up over 16 percent of the land area in the Village – Brownlee Lake and Lincoln Lake (also known as Twin Lake). Due to sawdust being deposited in Lincoln Lake, much of the water body now functions as emergent and aquatic bed wetlands. The land

cover/use map delineates wetlands within Lincoln Lake, which are shown under the wetland category. 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.

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-family 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. With guidance from community visioning efforts, the Planning Commission established the goals and objectives identified in this chapter. During development of the 2011 Master Plan 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.

To support this master plan update and review current community interests the Village held a community input session on May 16, 2018. Twenty-three people participated at the input session that was held at the Chosen Ranch Community Center in the Village. Participants were asked "What makes our community a great place to live and work?" and "What can the Village do to make the community an even better place to live?"

The following bulleted lists represent the results of the community visioning sessions in 2011 and 2018 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
- Sidewalks extended along Traverse Bay Road to Barlow Road

- 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

- Affordable and quality apartment and home rentals
- Range of housing options for all people

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
- Art and continuing education workshops
- More activities in the park
- Music in the park
- Healthy lake as a central focus
- More recreational events

- Expand bike and walking trails
- 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
- More activities for elder population
- Kayak launch on Brownlee Lake

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
- Many parks
- Lincoln Area Multi-Use Pathway
- 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)
- Many community & civic groups
- Churches
- Law enforcement
- Industrial businesses
- Those with money/influence
- Farm Bureau
- Veterinary Clinic
- Alcona County Fairgrounds
- Fire Department & Ambulance
- Senior Center & senior services
- Alcona Health Clinic
- Nursing home and Rehab Center

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”.



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

See attached file “Implementation Table” (Table 6-1).

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	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
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.	PC, VC	Medium	10 years				
	Strategy 2: Encourage creative design and planning techniques which produce visual harmony while preserving special features and protecting vital natural resources.	PC, VC	Medium	Ongoing				
	Strategy 3: Require buffers like the construction of berms or vegetative screening to shield residential properties from adjacent non-residential development.	PC, VC	X	Complete				
	Strategy 4: Site Plan Review:							
	a. Revise site plan review process which takes into account the character of the Village.	PC, VC	X	Complete				
	b. Incorporate standards in the site plan review process to encourage development with minimal negative environmental impact to protect land, air, and water resources.	PC, VC	X	Complete				
	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.	PC, VC	X	Complete				
	d. Amend the site plan review process to assure consistent application of the zoning ordinance.	PC, VC	X	Complete				
	Strategy 5: Improve regulations and standards to protect the community against high noise levels	PC, VC	Medium	5 years				
	Strategy 6: Improve regulations and standards to protect the community from exterior lighting glare.	PC, VC	X	Complete				
	Strategy 7: Through the zoning ordinance, encourage new commercial development to have a consistent appearance, use landscaping and buffers, share parking with adjacent businesses, and limit access points onto highways	PC, VC	X	Complete				
	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. Add strategy here – “Revise sign standards for content-neutrality to comply with the U.S. Supreme Court decision in Reed v. Town of Gilbert (2015).”	PC, VC	X	Complete				
Strategy 9: Develop waterfront regulations in the zoning ordinance that will set forth special requirements and standards for development in these sensitive areas.	PC, VC	High	5 years					
Strategy 10: Promote development that is in harmony with the small scale nature of the Village and results in a pedestrian-friendly environment.	PC, VC	X	Complete					
Strategy 11: Promote mixed-use development that supports higher densities and walkable designs.	PC, VC	X	Complete (MU District)					
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.		High	2 years				
	Strategy 2: Revise Zoning Ordinance to be easily understandable, innovative, up-to-date and to fit	PC, VC	X	Complete				

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	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
	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.	PC, VC	X	Complete				
	Strategy 4: Encourage planned land uses in coordination with public utility, facility, and service improvement programs.	PC, VC	Medium	Ongoing				
	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.	PC, VC	X	Complete				
	Strategy 6: Continue to work in coordination with Chamber of Commerce and DDA to achieve desirable growth and development in Lincoln.	VC	High	Ongoing				
	Strategy 7: Develop zoning regulations which encourage the use of outdoor space in businesses, such as sidewalk cafes.	PC, VC	X	Complete				
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.	PC	Medium	Ongoing				
	b. The acquisition or enlargement of any park, playground or public open space.	PC	Medium	Ongoing				
	c. The construction, acquisition, or authorization of public buildings or structures.	PC	Medium	Ongoing				
	Strategy 2: Encourage general public, civic organizations and all commissions to provide input for Village decisions.	PC, VC	High	Ongoing				
	Strategy 3: Develop a program that encourages residents and businesses to participate in the planning and development process.	PC	High	2 years				
	Strategy 4: Provide clear guidelines for developers and include illustrations in the Zoning Ordinance.	PC	X	Complete				
	Strategy 5: Work with telecommunications companies to ensure the existence of the latest telecommunications while also encouraging utilities to be located underground.	VC	High	Ongoing				
	Strategy 6: Seek out programs (such as brownfield redevelopment programs) to encourage efficient and responsible land use in Lincoln.	VC	High	Ongoing				
Strategy 7: Provide consistent enforcement of local codes.	VC	High	Ongoing					

Community Character

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

Objective	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
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.	VC, DDA, CC	Medium	Ongoing				
	Strategy 2: Promote evening events designed to foster the interaction of business and community members/visitors after hours.	VC, DDA, CC	High	2 years				
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.	VC, DDA	Medium	5 years				
	Strategy 2: Research the development of guidelines for the appropriate reuse and renovation of historic buildings.	VC, DDA	Medium	5 years				
	Strategy 3: Encourage history programs especially focusing on the Depot and the railroad history of the area.	VC, DDA, CC	High	Ongoing				
OBJECTIVE 2.3: Promote and expand on the Village's cultural resources	Strategy 1: Provide for cultural events using Village recreational facilities.	VC, DDA, CC	High	Ongoing				
	Strategy 2: Ensure members of the arts and cultural community are represented in public forums.	VC	Medium	Ongoing				
	Strategy 3: Initiate and support county-wide arts and culture programs to attract those resources to the community.	VC, DDA, CC	Medium	Ongoing				
	Strategy 4: Develop programs which allow arts and cultural facilities throughout the Village.	VC, DDA	Medium	5 years				
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.	VC	High	Ongoing				
	Strategy 2: Ensure that private properties remain clean and attractive by implementing a blight and/or nuisance ordinance and providing a means of enforcement	VC	High	Ongoing				

Government								
GOAL: Provide services in an efficient and responsible manner to meet the needs of the residents, property owners, business people and visitors.								
Objective	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
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	PC, VC	High	Ongoing				
	Strategy 2: Maintain communication with other governmental units and agencies on matters of mutual concern.	VC	High	Ongoing				
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.	PC, VC	High	Ongoing				
	Strategy 2: Promote the involvement of volunteers in the government process.	VC	High	Ongoing				
	Strategy 3: Utilize the Village of Lincoln website to communicate with the public.	VC	High	Ongoing				
	Strategy 4: Encourage community and stakeholder collaboration.	VC	High	Ongoing				
	Strategy 5: Develop a communications system between local organizations, businesses, and governments to keep each other informed of community-based initiatives and activities.	VC	High	2 years				
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.	PC, VC	High	Ongoing				
	Strategy 2: Ensure a responsible fiscal policy and budget process to finance the Village government.	VC	High	Ongoing				
	Strategy 3: Work cooperatively with all community organizations within and around Lincoln to meet the goals and objectives defined in this Master Plan.	PC, VC	High	Ongoing				
	Strategy 4: Create and utilize a sound Capital Improvements Plan.	VC	High	Completed				

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	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
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.	VC	High	Ongoing				
	Strategy 2: Support cooperative recreational planning and development with adjacent governmental units.	VC	Medium	Ongoing				
	Strategy 3: Preserve and maintain public recreation areas and access sites.	VC	High	Ongoing				
	Strategy 4: Update and maintain playground equipment.	VC	High					
	Strategy 5: Encourage the preservation of open spaces at strategic locations within the Village.	VC	High	Ongoing				
	Strategy 6: Pursue outside funding sources, such as grants, for land acquisition and recreational development.	VC	High	Ongoing				
	Strategy 7: Provide a sufficient number of public amenities (restrooms, picnic tables) in key locations around the Village.	VC	High	Ongoing				
	Strategy 8: Investigate the feasibility of a new indoor recreation center for year-round use.	VC	Medium	10 years				
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.	VC, CC	Medium	2 years				
	Strategy 2: Support the continued expansion of the Lincoln Non-Motorized Pathway (LAMP) to link attractions/destinations within and outside of the Village.	VC	High	Ongoing				
OBJECTIVE 4.3: Engage in a community beautification effort.	Strategy 1: Identify and protect key scenic vistas.	PC, VC	High	Ongoing				
	Strategy 2: Coordinate with local service clubs to implement a community beautification program.	VC, DDA	High	Ongoing				
	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.	VC, DDA	High	Ongoing				
	Strategy 4: Create distinctive gateways into the Village.	VC	High	Ongoing				
OBJECTIVE 4.4: Promote the recreational amenities in Lincoln.	Strategy 1: Market the recreational amenities in and around Lincoln to residents and visitors	VC, DDA, CC	Medium	Ongoing				
	Strategy 2: Develop a signage/wayfinding program for recreational facilities.	VC, DDA, CC	Medium	Ongoing				
	Strategy 3: Work with community groups to develop promotional recreation, walking and bicycle tour maps of the Village.		Medium	5 years				
OBJECTIVE 4.5: Develop recreational events and programs which enhance the quality of life.	Strategy 1: Promote events using the existing recreational facilities.	VC, DDA, CC	High	Ongoing				
	Strategy 2: Initiate an outdoor concert and film series in the Village.	VC, DDA, CC	Medium	2 years				
	Strategy 3: Promote the establishment of fishing tournaments.	VC, CC	Medium	Ongoing				

Natural Resources

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

Objective	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
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.	PC	High	Ongoing				
	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.	PC, VC	X	Complete				
	Strategy 3: Encourage the continued natural use of wetlands as groundwater recharge and stormwater holding areas.	PC, VC, PR	High	Ongoing				
	Strategy 4: Protect shoreline areas from urban development impacts through conservation techniques like lakescaping, conservation easements and resource education programs.	PC, VC, PR	High	Ongoing				
	Strategy 5: Maintain greenbelt areas adjacent to the lake, pond, streams, and wetlands to protect water quality and critical wildlife habitat.	PC, VC, PR	High	Ongoing				
	Strategy 6: Encourage the use of native plant species and naturalized landscape designs, where appropriate, to enhance the Village's existing character.	PC, VC, PR	X	Complete				
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.	VC, DDA, CC	High	Ongoing				
	Strategy 2: Retain and improve public water access sites for residents, seasonal residents and visitors.	VC	High	Ongoing				
	Strategy 3: Support cleaning and fish stocking efforts for Brownlee Lake.	VC	High	Ongoing				
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.	PC, VC	High	Ongoing				

Infrastructure, Community Facilities, and Community Services

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

Objective	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
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.	VC	High	Ongoing				
	Strategy 2: Plan utility improvements to coincide with development, where possible.	VC, DDA	High	Ongoing				
	Strategy 3: Encourage the placement of utilities underground.	VC, DDA	High	Ongoing				
	Strategy 4: Expand the location of curb and gutter throughout the Village.	VC, DDA	High	Ongoing				
	Strategy 5: Provide for unique and attractive lighting.	VC, DDA	High	Ongoing				
	Strategy 6: Research the feasibility of building a new community center.	VC, DDA	Medium	10 years				
	Strategy 7: Ensure continued safety by maintaining high levels of police and fire protection.	VC	High	Ongoing				
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.	VC	High	Ongoing				
	Strategy 2: Encourage the efficient use of existing roadways and infrastructure.	PC, VC	High	Ongoing				
	Strategy 3: Encourage development of corridor plans for all primary transportation routes.	PC, VC	Medium	10 years				
	Strategy 4: Limit the number of access drives along major corridors and encourage shared access and parking whenever possible.	PC, VC	High	Ongoing				
	Strategy 5: Support the expansion of public transportation.	VC	Medium	Ongoing				
OBJECTIVE 6.3: Create a pedestrian- and bicycle-friendly community	Strategy 1: Support the development of bicycle paths and pedestrian walkways.		High	Ongoing				
	Strategy 2: Maintain and increase public amenities for nonmotorized travelers such as benches and bike racks.	VC	High	Ongoing				
	Strategy 3: Develop a sidewalk improvement/maintenance plan.	PC, VC	High	Ongoing				
	Strategy 4: Develop a plan that connects walkways, sidewalks, parking lots, and recreational sites.	PC, VC	High	10 years				
	Strategy 5: Ensure that there is increased access to sidewalks, parks, and other public areas for individuals with disabilities.	VC	High	Ongoing				
	Strategy 6: Through the Zoning Ordinance, require building design that makes commercial areas more walkable.	PC, VC	X	Complete				
	Strategy 7: Evaluate pedestrian-level design features of public and private places.	PC	High	2 years				
	Strategy 8: Ensure that streets and sidewalks provide a clean and attractive environment for pedestrians.	VC	High	Ongoing				
	Strategy 9: Provide unique "pedestrian destinations" throughout the Village and a unique "treasure-hunt" style map to guide them.	VC, DDA, CC	High	10 years				
	Strategy 10: Incorporate Complete Streets design concepts into the Village's planning efforts and into the zoning ordinance to ensure all forms of transportation are adequately provided for.		High	10 years				
OBJECTIVE 6.3: Create a strong sense of place.	Strategy 1: Implement a wayfinding signage program.	VC, DDA	Medium	10 years				
	Strategy 2: Encourage the continuance of community events year round.	VC, DDA, CC	High	Ongoing				
	Strategy 3: Protect important community facilities.	VC	High	Ongoing				
	Strategy 4: Encourage the development of youth and senior citizen activities.	VC, CC	High	Ongoing				
	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.	VC, DDA, CC	High	10 years				

Downtown Business District Programs

GOAL: Work with the Lincoln Downtown Development Authority to make improvements to the downtown.

Objective	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
Improve the infrastructure and community facilities within the Downtown Business District	Strategy 1: Upgrade and improve streets, sidewalks and pedestrian facilities in the downtown.	VC	3	Ongoing				
	Strategy 2: Purchase and install downtown promotion signs.	VC	2	Ongoing				
	Strategy 3: Continue to make improvements to parks in the downtown business district.	VC & DDA	3	Ongoing				
	Strategy 4: Install pedestrian lighting and make pedestrian connections from the downtown to parks, community facilities and residential neighborhoods.	VC	3	Ongoing				
	Strategy 5: Make improvements to municipal buildings.	VC	4	Ongoing				
	Strategy 6: Support public water and sewer renovation and expansion.	VC	3.5	Ongoing				
	Strategy 7: Support the purchase street maintenance and fire equipment.	VC	3	Ongoing				
Work with organization and agencies to establish a Business Development Program.	Strategy 1: Develop a renovation and demolition assistance program.	VC & DDA	5	Ongoing				
	Strategy 2: Provide assistance to business start-ups.	VC & DDA	4	Ongoing				
	Strategy 3: Establish a program for acquisition and redevelopment of vacant, nuisance or underutilized properties.	DDA	3	Ongoing				
	Strategy 4: Establish program to support the business community and promote the village downtown.	DDA & VC	3	5 years				
	Strategy 5: Establish a business recruitment program.	DDA & VC	5	3 years				
Maintain the overall appearance and vibrancy of the Village business districts	Strategy 1: Acquire and redevelop key entry-way properties.	VC	2	Ongoing				
	Strategy 2: Continue to support and when possible expand the downtown beautification effort.	DDA Beautification Committee	5	Ongoing				
	Strategy 3: Seek funding to provide DDA administration and planning.	DDA	5	Ongoing				
	Strategy 4: Use the blight and nuisance ordinance to maintain a clean and inviting business district.	VC & PC	5	Ongoing				

Economic Development & Commercial Development

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	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
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.	VC	X	Complete				
	Strategy 2: Form public-private partnerships to improve the local economy.	VC, DDA, CC	Medium	10 years				
	Strategy 3: Seek out and encourage the establishment of businesses that serve to fill gaps in the year-round needs of the Village.	VC, DDA, CC	High	Ongoing				
	Strategy 4: Allow for mixed land uses in appropriate areas.	PC, VC	X	Complete				
	Strategy 5: Maintain an identifiable central business district.	PC, VC	X	Complete				
	Strategy 6: Encourage sale of local produce within the Village.	VC, DDA, CC	X	Complete				
	Strategy 7: Develop innovative planning and zoning techniques, such as design standards, to maintain the character of the Village.	PC, VC	X	Complete				
	Strategy 8: Through the Zoning Ordinance, establish and enforce standards to require businesses to maintain an aesthetically desirable appearance.	PC, VC	X	Complete (CBD)				
	Strategy 9: Investigate a façade improvement program.	VC, DDA, CC	Low	10 years				
	Strategy 10: Encourage entrepreneurial training programs to assist residents in starting and maintaining their own small businesses.	VC, DDA, CC	Medium	10 years				
	Strategy 11: Encourage the return of small neighborhood businesses that serve residents and support a walkable community environment.	VC, DDA, CC	X	Complete (through the MU District)				
	Strategy 12: Support and encourage a coordinated effort for marketing and recruitment of small businesses.	VC, DDA, CC	High	Ongoing				
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.	VC, DDA, CC	High	Ongoing				
	Strategy 2: Implement programs and policies that encourage a “family-friendly” environment.	VC	High	Ongoing				
	Strategy 3: Promote the quality of life in Lincoln and Alcona County in order to recruit new families to the Village.	VC, DDA, CC	High	Ongoing				
	Strategy 4: Encourage the development and installation of fiber optic/WiFi to residential neighborhoods.	VC, DDA, CC	High	5 years				
	Strategy 5: Actively seek out the development of entertainment-based businesses.	VC, DDA, CC	Medium	10 years				
	Strategy 6: Work cooperatively to ensure that activities exist for all age-groups.	VC, DDA, CC	High	Ongoing				
OBJECTIVE 7.3: Work to establish Lincoln as a year-round tourism destination.	Strategy 1: Continue to improve recreational facilities within the Village.	VC	High	Ongoing				
	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.	VC, DDA, CC	High	Ongoing				
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.	PC, VC	X	Complete				
	Strategy 2: Investigate tax incentive programs.	VC	High	Ongoing				
	Strategy 3: Encourage the expansion of the infrastructure (i.e. high speed internet) required to	VC	High	5 years				

Economic Development & Commercial Development

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	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
	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.	VC	High	10 years				
	Strategy 5: Promote the concept of compact development design to maximize the potential land use in the Village.	PC, VC	High	10 years				
	Strategy 6: Make parking (either private or public) needs a consideration for all expansions and new developments.	PC, VC	X,	Complete				
	Strategy 7: Support DDA initiatives.	VC	High	Ongoing				
	Strategy 8: Implement streetscape projects to increase the attractiveness of the commercial areas.	VC, DDA	High	Ongoing				

Industrial

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

Objective	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
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.	VC, CC	High	Ongoing				
	Strategy 2: Require adequate buffering and screening through appropriate landscaping and site design to minimize land use conflicts.	PC, VC	High	5 years				
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.	VC	High	Ongoing				
	Strategy 2: Develop marketing programs to attract new industrial development to the Village.	VC, CC	High	Ongoing				
	Strategy 3: Recruit high-tech and research and development businesses to the Village.	VC, CC	High	10 years				
	Strategy 4: Support industry that utilizes the region's rich resource base to produce marketable goods.	VC, CC	High	5 years				

Residential

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

Objective	Strategy	Responsible Party	Priority Level (1-5)	Timeframe	Annual Review Progress Indicators			
					Complete	Still Relevant	Task for Upcoming Year	Task for Future Year
OBJECTIVE 8.1: Maintain the tranquil quality of existing neighborhoods.	Strategy 1: Through zoning, protect the residential neighborhoods from intrusion of incompatible uses.	PC, VC	High	Ongoing				
	Strategy 2: Encourage quality infill development that is compatible with existing housing stock and Village character and will strengthen neighborhoods.	PC, VC	High	Ongoing				
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.	PC, VC, PR	Medium	Ongoing				
	Strategy 2: Pursue grant funding to encourage restoration and rehabilitation of older homes.	PC, VC, PR	Medium	10 years				
	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.	PC, VC, PR	High	10 years				
	Strategy 4: Work towards the elimination of structures in disrepair by use of incentive programs and legal approaches.	PC, VC	High	Ongoing				
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.	PC, VC	Medium	10 years				
	Strategy 2: Explore the possibility of accessory dwelling units within the Village.	PC, VC	Medium	2 years				
	Strategy 3: Plan medium- and high-density residential development only in those areas that are suitable for such use.	PC, VC	Medium	Ongoing				
	Strategy 4: Encourage the development of housing to meet the needs of all household types and income groups.	PC, VC	High	Ongoing				
	Strategy 5: Explore and pursue affordable housing funding programs.	PC, VC	Medium	Ongoing				
	Strategy 6: Mix residential uses with commercial and offices uses where possible.	PC, VC	High	Ongoing				
	Strategy 7: Identify appropriate locations for senior and assisted living housing.	PC, VC	High	Complete				
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.	PC, VC	High	2 years				
	Strategy 2: Explore and implement rental housing programs which ensure that high standards are maintained in single- and multi-family rental housing.	PC, VC	High	Ongoing				

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 **Figure 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.

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.

Figure 7-1 Current Zoning Map

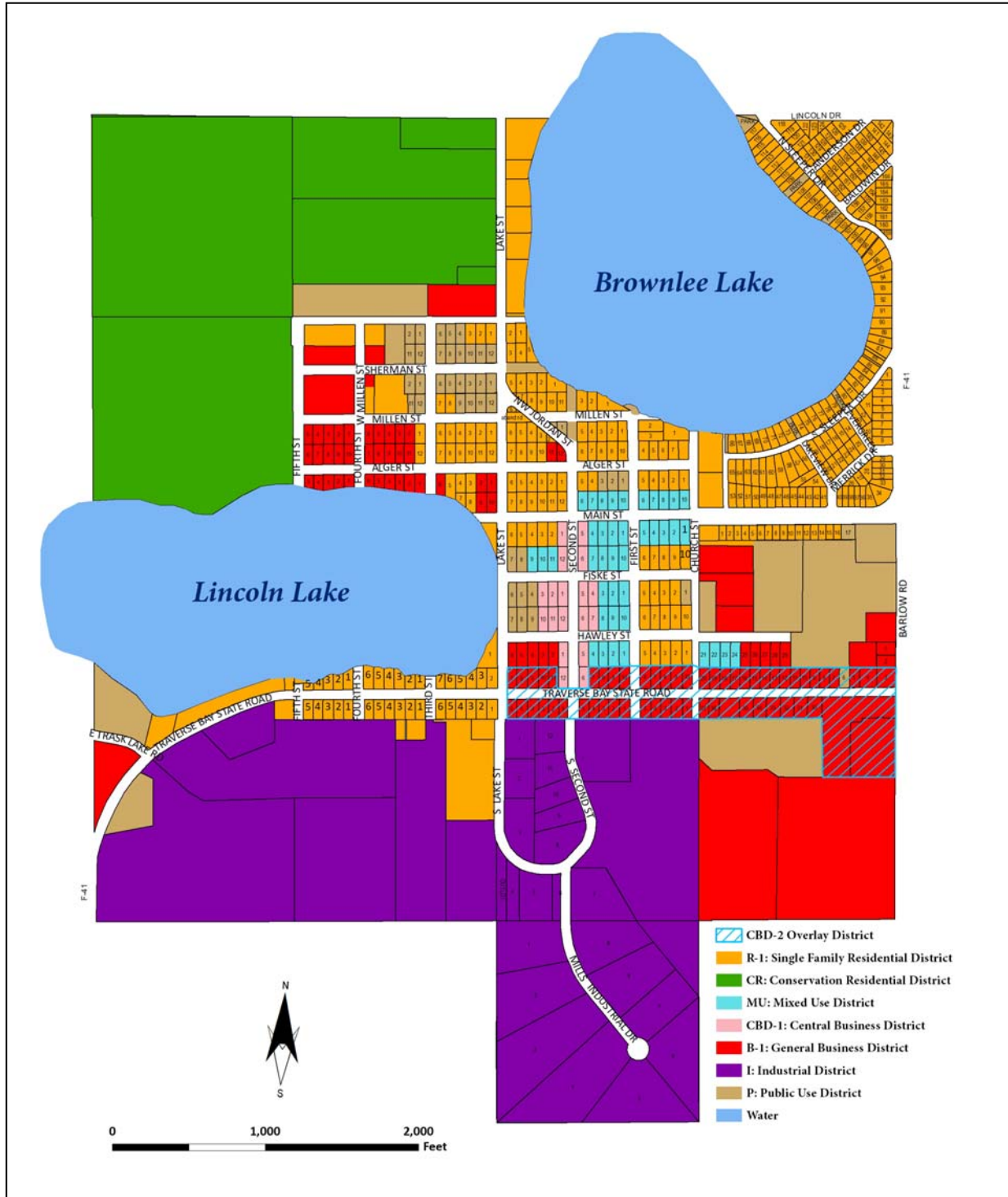
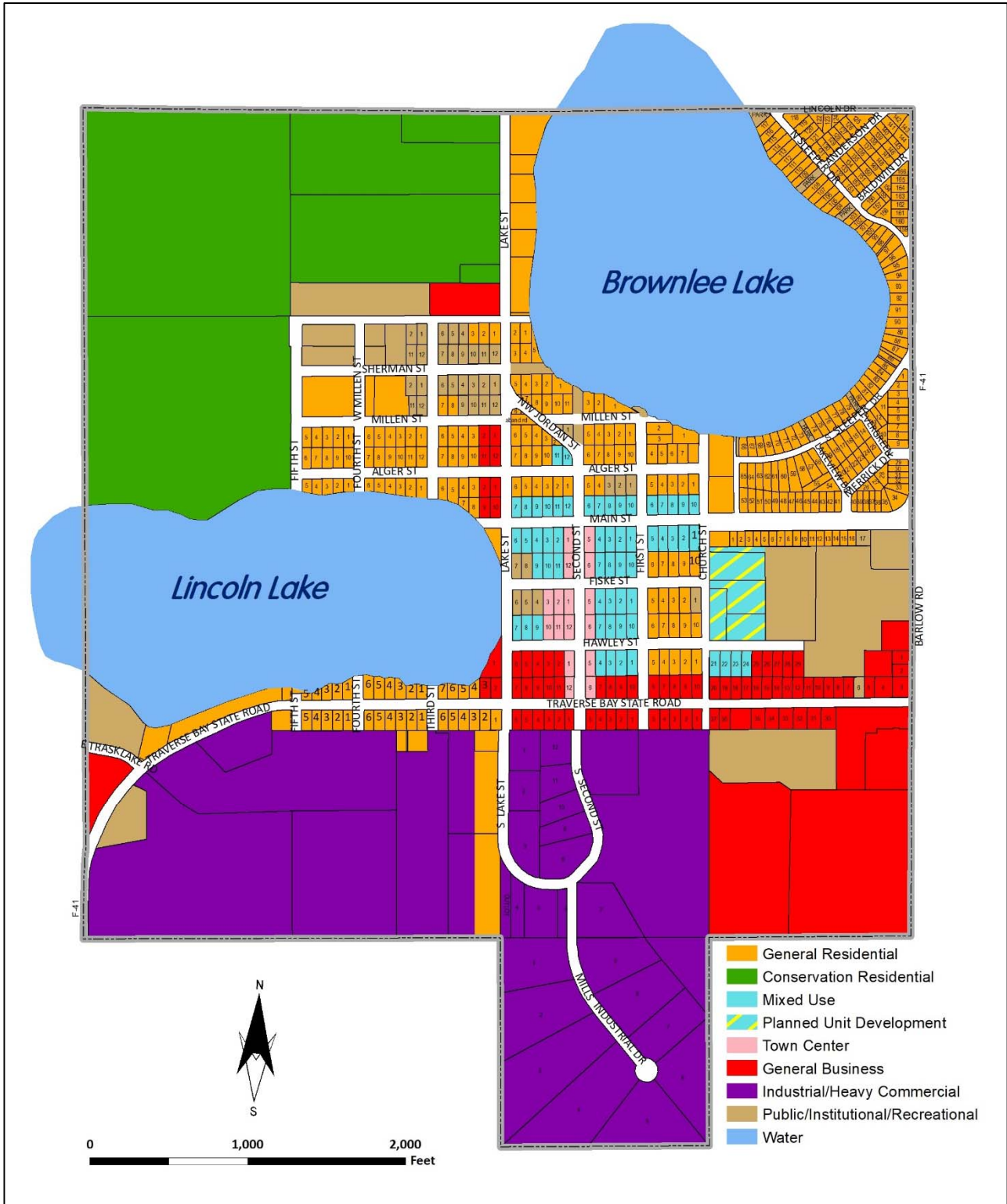


Figure 7-2 Future Land Use Map



General Residential

Lincoln contains many small residential lots throughout the Village. 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 (plus or minus 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-family 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 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 revisit the current zoning ordinance to bring it up to date; to guide the type of sustainable development and community design that this Master Plan calls for and to meet Redevelopment Ready Communities program requirements. Possible zoning amendments would include green infrastructure standards in the form of parking lot landscaping requirements, conditional rezoning as a tool, and standards to encourage non-motorized transportation such as having the option of substituting parking spaces if a certain number of bike spaces are provided.

BLANK PAGE

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 September 1, 2017, 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 October 3, 2018 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 5, 2019. Section 43 of the Act requires that 15 day 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 on February 20, 2019. 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 5, 2019. The Lincoln Village Council passed a resolution of adoption of the Master Plan on April 1, 2019.

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 Implementation Table goals, objectives and action items of the Master Plan. The review will assess the accomplishments of the past year and identify working objectives for the current year. These identified priority items will be the focus of the Village Council and Planning Commission's activity throughout that particular year. This will allow the Village Council and Planning Commission to work on a proactive basis in order to better accomplish the goals identified in the Master Plan. The review will be presented as part of the Planning Commission's annual report to the Village Council.

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.

Priority Redevelopment Areas

The Village of Lincoln intends to participate in the MEDC Redevelopment Ready Communities program. As part of this program, the Village will identify and prioritize redevelopment sites. For the purposes of this plan, the Village is designating general areas of desired redevelopment in addition to some specific redevelopment sites. These areas and the priority sites, once specific sites are designated and prioritized, will be reviewed annually and may change throughout the year as circumstances in the community change and as new information becomes available. The inclusion of these general areas of redevelopment in this Master Plan is not meant to preclude alternate areas of redevelopment in the Village if the opportunity for redevelopment becomes available. The following general areas have been identified as redevelopment areas (also included below overlain on the Future Land Use Map in **Figure 10-1**). Chapter 8, Goals and Objectives has detailed strategies for development activities within the Priority Redevelopment Areas.

1. Downtown Business District
2. Industrial Park
3. Traverse Bay State Road

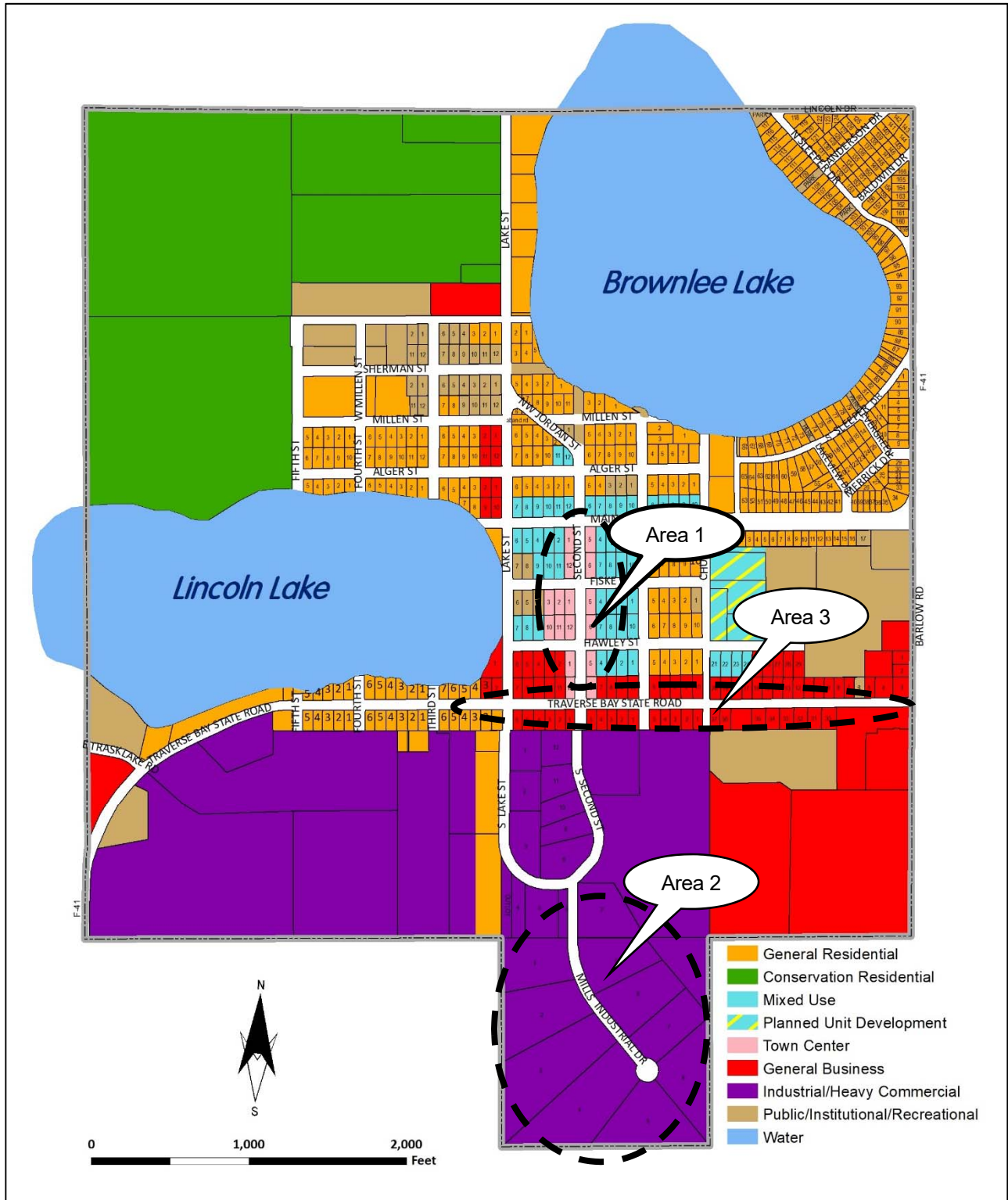
Zoning Plan

The Master Plan will serve as the foundation upon which the 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.

Figure 10-1



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

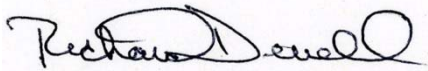
The Village of Lincoln actively updates its DNR-approved Recreation Plan every five years. The goals and objectives contained in the “Recreation and Beautification” and the “Economic Development & Commercial” sections of Chapter 6 will guide future Recreation Plan updates and the implementation of recreation-related 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 update Master Plan

This affidavit certifies communities and utilities on the attached list were sent a Notice of Intent to update the Village of Lincoln Master Plan on 9/1/2017. The Notice of Intent was transmitted in accordance with MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008



Name

9/1/2017
Date

Communities Contacted
Hawes Township
Gustin Township
Harrisville Township
Haynes Township
Alcona County
NEMCOG



PO Box 457
80 Livingston Blvd Suite U-108
Gaylord, MI 49734

Voice: 989.705.3733
Fax: 989.705.3729
www.nemcog.org

TO: Local Communities

FROM: Richard Deuell

DATE: September 1, 2017

SUBJECT: Village of Lincoln Notice of Intent to Update Master Plan

The Village of Lincoln is updating their Master Plan. As required by MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008, notification is being sent to adjacent townships, NEMCOG and Alcona County.

Prior to, and after adoption of the Master Plan, draft and final copies of the plan will be sent to all governmental units, as defined in the MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008, for review and comment. Utilities and railroads must request copies and in accordance with the planning act, only utilities and railroads may be charged for photo copies and postage.

In accordance with P.A. 33, the township intends to transmit draft and final copies of their Master Plan electronically, either on a CD or via email. If your community does not have the ability to receive the plan electronically, a printed copy can be transmitted. On the form attached to this letter, please indicate if you wish to have copies of the Master Plan sent electronically or by first class mail. *In order to minimize the expense of preparing large numbers of the draft and final plans, we are hopeful that adjacent governmental units will accept (per the Planning Enabling Act) the plan in electronic format, either on CD or via email.*


Please complete the attached form and return it to NEMCOG by mail or fax. You can also email the information on the form.

Village of Lincoln
C/O NEMCOG
P.O. Box 457
Gaylord, MI 49734
989-705-3730
FAX: 989-705-3729
Email: rdeuell52@gmail.com

Thank you for your cooperation.

Affidavit of Mailing
2018 Village of Lincoln Master Plan

I, Richard Deuell, Consultant certify communities (in the below list) were sent the draft Village of Lincoln Master Plan on October 3, 2018, and their community review and comments were requested. The master plan was transmitted in accordance with MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008



10/3/2018

Name

Date

Entities who received copy of master plan

Harrisville Township Planning Commission
Gustin Township Planning Commission
Haynes Township Planning Commission
Alcona County Board of Commissioners
Hawes Township Planning Commission
NEMCOG



Northeast Michigan Council of Governments

80 Livingston Blvd Suite U-108 | PO Box 457 | Gaylord, MI 49734 | Voice: 989.705.3730 | Fax: 989.705.3729 | nemcog.org

TO: Local Entities
FROM: Village of Lincoln
DATE: October 3, 2018
SUBJECT: Draft 2019 Village of Lincoln Master Plan

The Village of Lincoln has completed its draft Master Plan update. As required by the Michigan Planning Enabling Act (MPEA), a draft of the master plan is being transmitted for your community's review and comment.

According to the MPEA townships, cities, villages, counties, utilities, railroads and agencies have 63 days to comment on the draft master plan. Those comments must be received within 63 days of date of the transmittal of the draft master plan. Comments should be addressed to Village of Lincoln Planning Commission.

Comments should be transmitted to:
Village of Lincoln Planning Commission
Village of Lincoln
PO Box 337
Lincoln, MI 48742
Phone: (989) 736-8713
Fax: (989) 736-8713
email: srplincoln@juno.com

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

- Communities that received draft
Harrisville Township Planning Commission
Gustin Township Planning Commission
Haynes Township Planning Commission
Alcona County Board of Commissioners
Hawes Township Planning Commission
NEMCOG

Regional Cooperation Since 1968


Affidavit of Publication

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

**STATE OF MICHIGAN, SS
COUNTY OF ALCONA**

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:

February 20 and 27, 2019


Cheryl L. Peterson

Subscribed and sworn to before me this

27th day of February 2019



Pamela M. Milwrick
Notary Public for Alcona County,
Acting in Alcona County
My Commission Expires 11-28-2023

PUBLIC HEARING NOTICE

VILLAGE OF LINCOLN 2019 MASTER PLAN

The Village of Lincoln Planning Commission will hold a public hearing on their draft 2019 Village Master Plan at 7:00 p.m. on March 5, 2019 at the Village Hall located at 117 W. Fiske St., Lincoln, Michigan. The draft Master Plan can be viewed on the Village of Lincoln Web Site: (www.lincolnmi.com). Copies of the draft Master Plan are also available at the Village Hall.

Written comments may be submitted to: Village of Lincoln Planning Commission, 117 W. Fiske St. P.O. Box 337, Lincoln, MI. 48742

2/20 & 2/27

**RESOLUTION OF ADOPTION
VILLAGE OF LINCOLN PLANNING COMMISSION
2019 Village of Lincoln Master Plan**

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 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 5, 2019, before the Planning Commission, with notice of the hearing being published in the Alcona County Review on February 20 + 27, 2019 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 2019 Master Plan on this 5th day of March, 2019.

Motion: Frank Dimercurio Second: Tina Healy

Ayes: Frank Dimercurio, Tina Healy, Marilyn Wissmiller

Nays: Ø

Absent: Destinee Cook

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the March 5, 2019 meeting of the Village of Lincoln Planning Commission.

Marilyn Wissmiller, Chair

Tina Healy Secretary

RESOLUTION OF CONCURRENCE
VILLAGE OF LINCOLN COUNCIL
2019 Village of Lincoln Master Plan

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 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 5, 2019, before the Planning Commission, with notice of the hearing being published in the Alcona County Review on February 20th - 21st, 2019 in accordance with Section 43(1) of the Act;

WHEREAS: The plan together with all maps attached to and contained herein was adopted by the Village of Lincoln Planning Commission as the Village of Lincoln 2019 Master Plan on this 5th day of March, 2019;

NOW THEREFORE BE IT RESOLVED THAT,

The Council of the Village of Lincoln does hereby concur with the action of the Planning Commission by means of passing this resolution on the _____ day of March, 2019.

Motion: Zielinski Second: Machala
Ayes: Healy, Machala, Putohy, Wambold & Zielinski
Nays: -0-
Absent: P. Somers

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the 1st ^{April} ~~March~~ 2019 meeting of the Village Council of Lincoln.

Linda K. Somers
Clerk

Public Hearing for the Adoption of the 2019 Village of Lincoln Master Plan

Village of Lincoln Planning Committee

March 5, 2019

7:00-8:00 PM

Village of Lincoln Hall

Lincoln, MI

Present:

Shelia Phillips

Marilyn Wissmiller

Sara Healy

Tina Healy

Marcie Storey

Troy Somers

Linda Apsey

Holly Hussain

Frank Dimercurio

Amana Zielinski

Jason Durham

Absent: Destinee Cook

The open public hearing was called to order at 7 PM with the Pledge of Allegiance. This was followed by an explanation of the purpose of the hearing. In accordance with the Michigan Planning Enabling Act, the Village of Lincoln Planning Commission has an obligation to hold a public hearing on its 2019 Master Plan.

Prior to opening public comment, Acting Chairman Marilyn Wissmiller read aloud and discussed some updates recommended by Michigan Economic Development Corporation (MEDC).

The meeting was opened for public comment. There were no objections made by the public regarding the 2019 Master Plan. No emails nor written documentation had been submitted for comment. Following the Acting Chairman asking if anyone had any concerns or comments to voice regarding the 2019 Master Plan and none heard, the public comment portion of the hearing was closed.

Following the public hearing, a motion to incorporate the updates to the Master Plan as had been recommended by MEDC and pass a resolution of adoption was made by Frank Dimercurio and seconded by Tina Healy. This was put to a vote and there was a unanimous 'yes' by Village of Lincoln Planning Commission members Marilyn Wissmiller, Frank Dimercurio, and Tina Healy. Member Destinee Cook was absent for the vote.

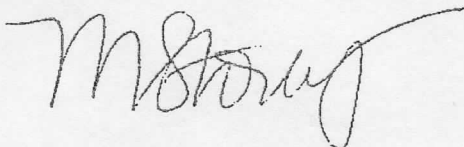
A motion was made by Tina Healy to send to the Village of Lincoln Council the accepted 2019 Master Plan and request a resolution of concurrence. This was seconded by Frank Dimercurio.

The Resolution of Adoption Village of Lincoln Planning Commission was certified by the signatures of Marilyn Wissmiller, Acting Chair and Former Secretary, Tina Healy.

A motion was made to adjourn the meeting was made by Frank Dimercurio and seconded by Tina Healy. The Village Planning Commission will meet again on April 30, 2019 at 7 PM at the Village of Lincoln Hall.

Respectfully Submitted by:

Marcie Storey, Acting Secretary



		<p>b. <u>Documentation: Newspaper affidavit of publication of public hearing notice.</u></p> <p>c. <u>The draft plan should posted on the Village web site. A copy could be made available at the Village Hall.</u></p>
	NEMCOG	7. NEMCOG will mail a copy of the public hearing notice to each adjacent township and Alcona County Planning Commission.
	Village of Lincoln	8. The <u>Village Planning Commission holds a formal public hearing on the plan.</u> The Village planning commission, by resolution adopts the master plan. a. <i>Documentation: (Resolution of Adoption)</i>
	Village of Lincoln	9. The <u>Planning Commission submits the adopted plan to the Village Council requesting a resolution of concurrence.</u> The Village Council passes a resolution of concurrence on the Master Plan. a. <i>Documentation: (Resolution of Concurrence)</i>
	Village of Lincoln	10. Final compiling and printing of the master plan will occur after all of the needed documentation has been assembled and sent to NEMCOG. In addition to send the needed documentation to NEMCOG, Village of Lincoln must file all of the documentation at the Village hall as part of the official Master Plan update records. Copies of the following documents: notice of intent, minutes with motions to distribute plan, transmittal for draft master plan, legal notice, Village of Lincoln Planning Commission minutes from public hearing, resolution of adoption, resolution of concurrence, and transmittal for final plan will be compiled and sent to NEMCOG.
	NEMCOG	11. After adoption documentation has been scanned and added to the adopted master plan, NEMCOG will compile the final copy of the master plan; the send the adopted plan on a CD to adjacent townships, Alcona County Planning Commission and NEMCOG. a. <i>Documentation: (transmittal letter, list of entities the submission was sent to and an affidavit of mailing.)</i>
	Village of Lincoln	12. Village of Lincoln will receive a copy of the adopted plan in CD format. Note: An Official Copy of the master plan and supporting documentation must be kept on file at the Village hall and should be posted on the Village's web site.

Village of Lincoln
Public Hearing for Master Plan 2019
Sign in March 5, 2019

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>e-Mail</u>
Holly Hussain	413 W. Traverse Bay Lincoln	989-736-3474	hollyhussain@gmail.com
Linda Somers	815 E. Main Lincoln	989-736-6522	villageoflincolnclerk@gmail.com
Amanda Zylinski	107 E Main St Lincoln	989-335-3080	macneucara@gmail.com
Jason Durham	201 S. main st Lincoln	577-759623	Jason L Durham@gmail.com
Imo Healey	100 W main Lincoln	989-464-9900	Healeyburnd@hotmail.com
Marcie Storey	1104 N. Barlow Lincoln	989-350-0467	mjb-storey@yahoo.com
Manlygn Wissmiller	2588 E. Apsey Lincoln, MI	989-335-5394	manlygn.wissmiller@gmail.com
Sara Healy	100 W Alger Lincoln	989-736-8195	sjsnealy@gmail.com
Shirley R. Healy	321 E. Main Lincoln	989-335-0012	VillageofLincolnpress@gmail.com
Linda Somers	1045 N HOPE DE LINCOLN	989-335-5199	trofsoners@hotmail.com
Frank Dimercio	483 Thomas Bay	989-335-4673	frankccharranranch.com