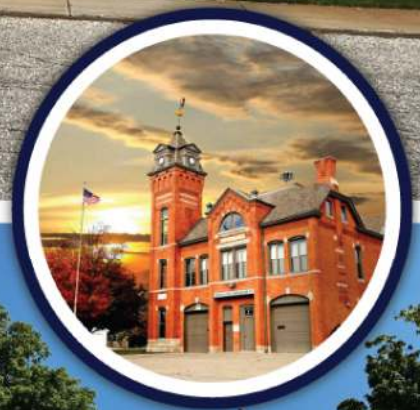


CITY OF ITHACA

MASTER PLAN

2022-2042



ESTABLISHED 1855

Table of Contents

Chapter 1. Community Characteristics	1-1
Population	1-1
Housing	1-6
Income and Occupation.....	1-9
Worker Inflow and Outflow.....	1-12
Public Facilities.....	1-13
Schools	1-13
Colleges and Universities	1-14
Other Public Amenities	1-14
Infrastructure	1-15
Existing Land Use	1-19
Chapter 2. Goals, Objectives, and Strategies	2-1
Goal 1: Increase Housing Options Throughout the Community	2-1
Goal 2: Have a Thriving Downtown with Storefronts Filled.....	2-3
Goal 3: Enhance the City’s Utilities and Public Services	2-4
Goal 4: Enhance Commercial Corridors	2-4
Chapter 3. Future Land Use Plan	3-1
Land Use Classification	3-1
Future Land Use.....	3-4
Chapter 4. Implementation Plan	4-1
Strategic Implementation Plan	4-1
Zoning Plan	4-1
Redevelopment Sites	4-3
Capital Improvements Plan.....	4-1
Annual Report	4-1
Five-Year Review	4-1

**Planning Commission Approved 12-20-2022
Adopted by Resolution No. 2022-11**

**Ithaca City Council Approved 1-3-2023
Adopted by Resolution No. 2023-01**

CHAPTER 1. COMMUNITY CHARACTERISTICS

The first step in any planning process is to document existing conditions. Taking stock of trends and historical trends is critical to inform the development of future goals and strategies for growth. This chapter provides an overview of the City of Ithaca’s characteristics related to population, housing, and economic conditions.

The chapter primarily relies on data from the United States Census Bureau, which has limitations. In particular, prior to 2010, each 10 years a “full count” census was conducted throughout the country, which provided information for all units of government with limited rates of error. Starting in 2010, the Census Bureau started the American Community Survey program, which conducts annual surveys that provide estimates that represent a period of time for small communities. These estimates tend to have much higher rates of error for small communities like the City of Ithaca. With the release of the 2020 Census, some recent “full count” data is available, but most still relies on estimates from the American Community Survey.

POPULATION

Population characteristics are the basic makeup of a community; these include population change, age, median age, gender, household composition, and race. These characteristics provide insight into how a community has changed over time and provide a rational basis for projecting future land use and community needs. Throughout this section, population changes in Ithaca are compared to surrounding townships, along with Gratiot County and the State of Michigan as a whole. Figure 1 illustrates the location of surrounding townships.

Table 1 shows the population change in the City of Ithaca, Arcada Township, Emerson Township, Newark Township, North Star Township, Gratiot County, and the State of Michigan. As shown in the table, the City of Ithaca saw a gradual increase in population size from 1980 to 2000 and then a decrease from 2000 to 2020. Arcada Township experienced a decrease from 1980 to 1990, a small increase from 1990 to 2000 and then another decrease from 2000 to 2020. Emerson Township has experienced a gradual decrease in population since 1980. Newark Township had an increasing population from 1980 to 2000, with a decrease in 2010 and an increase in 2020. North Star Township had a decrease in population from 1980 to 2010 and had an increase in 2020. Gratiot County experienced a decrease in population from 1980 to 1990, an increase from 1990 to 2010 and then a decrease from 2010 to 2020.

Figure 1: Surrounding Townships Map

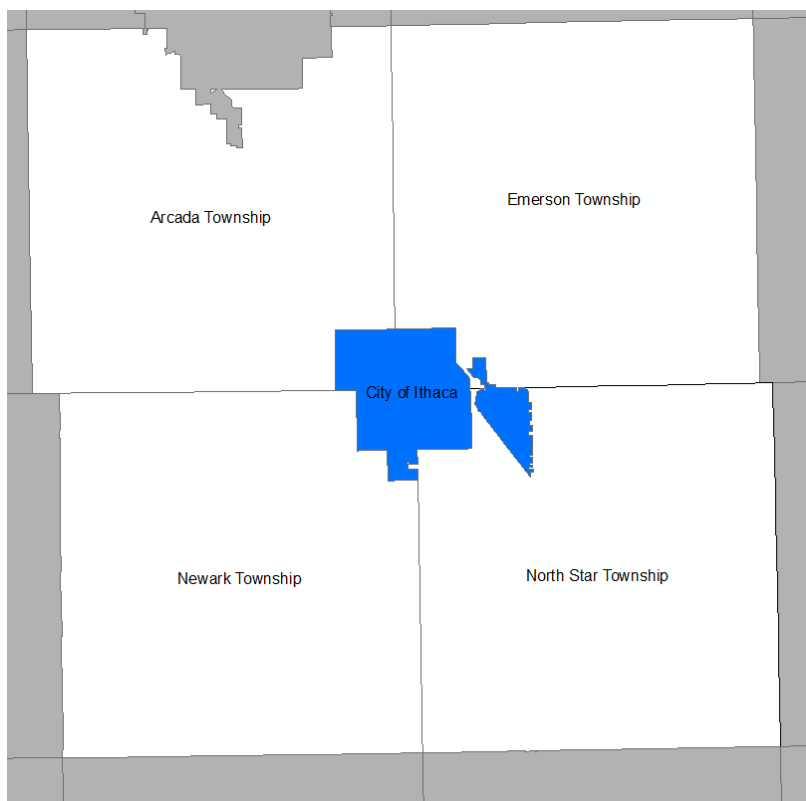
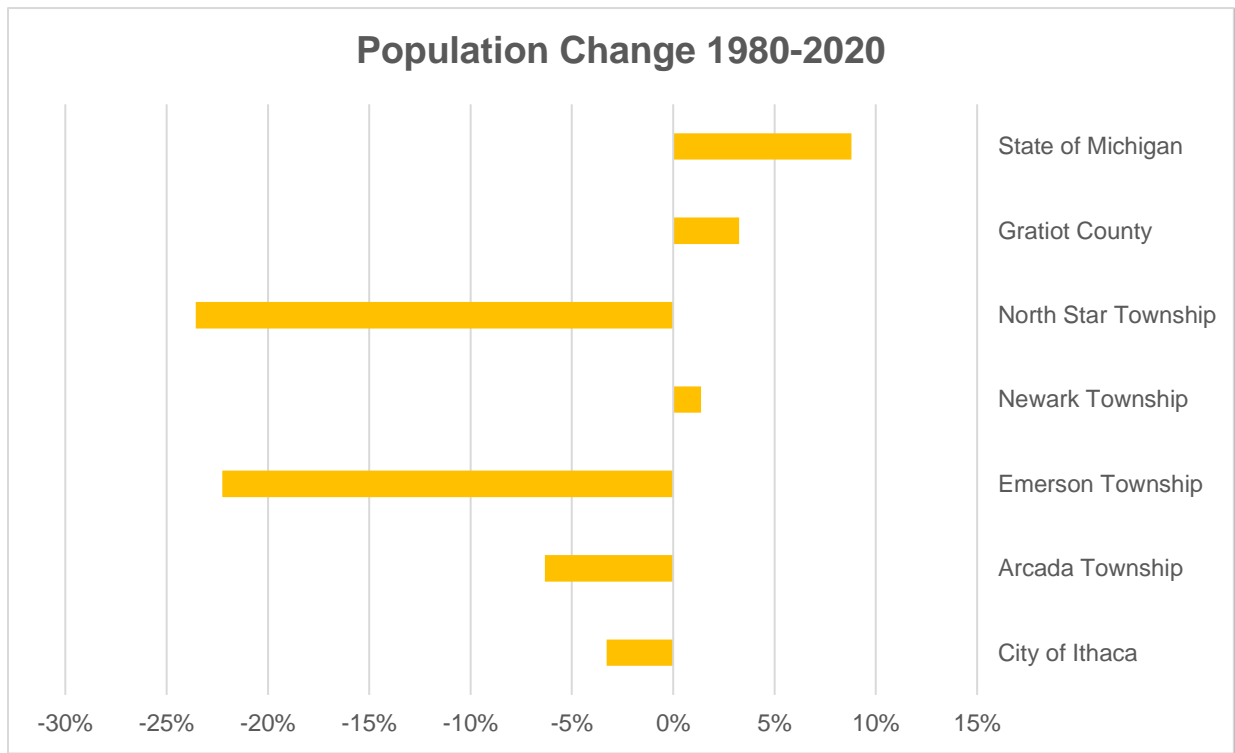


Table 1: Population Change 1960 to 2020							
Year	City of Ithaca	Arcada Township	Emerson Township	Newark Township	North Star Township	Gratiot County	State of Michigan
	Pop.	Pop.	Pop.	Pop.	Pop.	Pop.	Pop.
1980	2,950	1,784	1,092	1,097	1,171	40,448	9,262,078
1990	3,009	1,660	1,003	1,138	1,055	38,982	9,295,297
2000	3,098	1,708	966	1,149	996	42,285	9,938,444
2010	2,910	1,681	952	1,093	888	42,476	9,883,640
2020	2,853	1,671	849	1,112	895	41,761	10,077,331
Percent Change	-3.29%	-6.33%	-22.25%	1.37%	-23.57%	3.25%	8.8%

Source: Decennial Census 1980, Decennial Census 1990, Decennial Census 2000, Decennial Census 2010, Decennial Census 2020

Figure 2 provides a summary of percent change in population between 1980 and 2020 for each of the units of government included in Table 1. While Gratiot County and Newark Township both saw small increases in population, the City of Ithaca and other surrounding townships saw overall population loss from 1980 to 2020.

Figure 2: Change in Population 1980 – 2020



Source: Decennial Census 1980, Decennial Census 1990, Decennial Census 2000, Decennial Census 2010, Decennial Census 2020

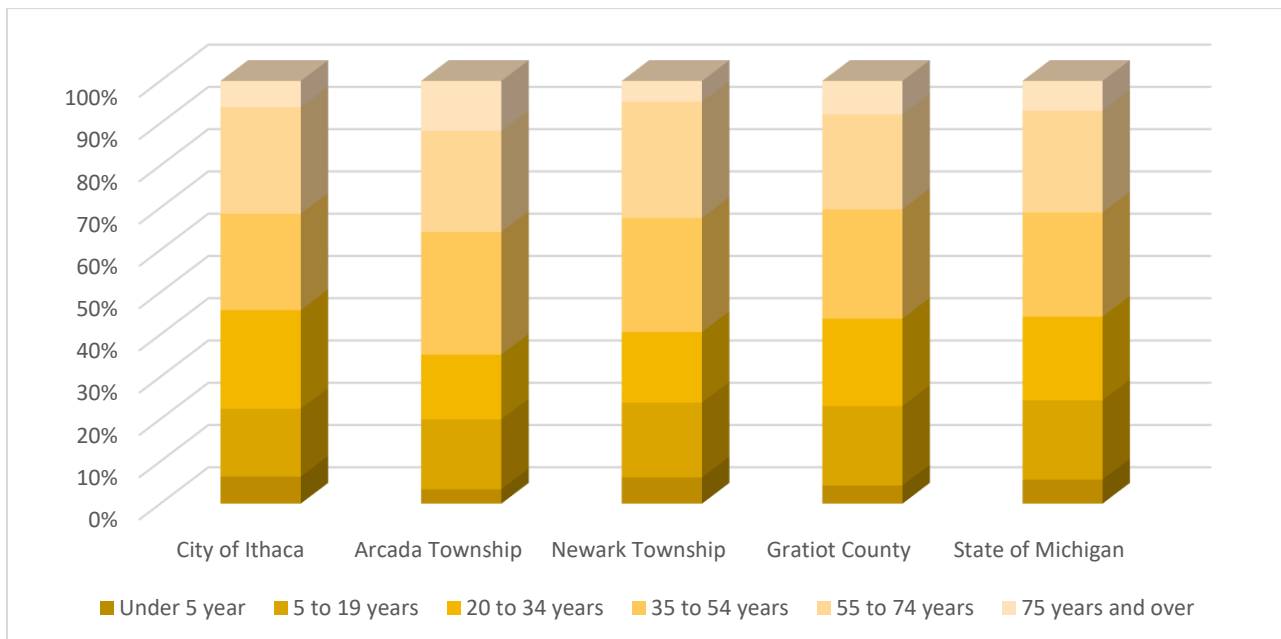
Age Distribution

Table 2 compares age groups with overall population in the City of Ithaca, Arcada Township, Newark Township, Gratiot County, and the State of Michigan. Overall, the distribution is similar with the close to half of the population 35 years and older. The City of Ithaca has 54.4 percent of its population 35 years and older. Figure 3 displays the percentage of age groups in proportion to population to the below indicated areas.

	City of Ithaca		Arcada Township		Newark Township		Gratiot County		State of Michigan	
	#	%	#	%	#	%	#	%	#	%
Total Population	2,864		1,691		1,079		40,692		9,973,907	
Under 5 years	182	6.40%	58	3.40%	67	6.20%	1,766	4.30%	568,326	5.70%
5 to 19 years	459	16.10%	279	16.50%	192	17.70%	7,623	18.80%	1,859,662	18.70%
20 to 34 years	668	23.40%	260	15.30%	180	16.70%	8,446	20.70%	1,980,870	19.80%
35 to 54 years	655	22.90%	491	29.00%	290	27.00%	10,527	25.90%	2,454,173	24.70%
55 to 74 years	724	25.30%	404	23.90%	296	27.50%	9,155	22.50%	2,405,827	24.10%
75 years and over	176	6.20%	199	11.80%	54	4.90%	3,175	7.90%	705,049	7.00%

Source: 2016-2020 American Community Survey

Figure 3: Age distribution 2016-2020



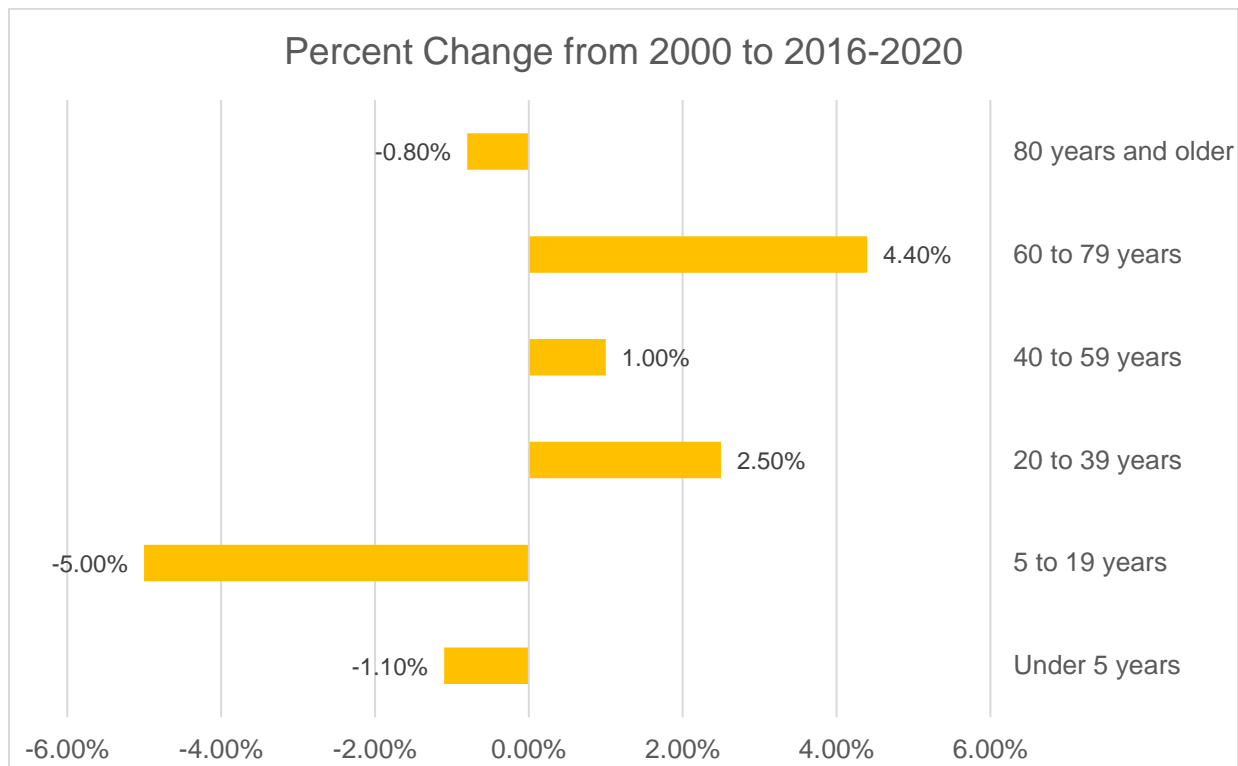
Source: 2016-2020 American Community Survey

Table 3 shows the percentage of age distribution for the City of Ithaca from 2000, 2010, and 2020. Figure 4 shows the percent change in age distribution categories from 2000 to 2020. As seen below, the age distribution categories for under 5 years to 19 years is decreasing since 2000 while the age distribution categories of 20 to 39 year, 40 to 59 years, and 60 to 79 years are all increasing. This means that between 2000 to 2020, the age of the City of Ithaca is getting older overall. Noting that the 80 years and older category is decreasing in size which may mean not as many residents 80 years and older are surviving since 2000. Figure 4 also shows that the largest increase in population from 2000 to 2020 is in the 60 to 79 years of age category.

Table 3: Age Distribution for the City of Ithaca				
	2000	2010	2016-2020	Change
Under 5 years	7.5%	3.0%	6.4%	-1.10%
5 to 19 years	21.0%	26.6%	16.0%	-5.00%
20 to 39 years	27.4%	25.9%	29.9%	2.50%
40 to 59 years	25.5%	26.1%	26.5%	1.00%
60 to 79 years	12.3%	15.6%	16.7%	4.40%
80 years and older	5.4%	2.9%	4.6%	-0.80%

Source: 2000 and 2010 Decennial Census, and 2016-2020 American Community Survey

Figure 4: Percent Change in Age Distribution in the City of Ithaca 2000 to 2020



Source: 2000 Decennial Survey, 2010 Decennial Survey, 2016-2020 American Community Survey

Table 4 shows the median age for the City of Ithaca, Arcada Township, Emerson Township, Newark Township, North Star Township, Gratiot County, and the State of Michigan. As indicated below, the City of Ithaca experienced an increase in median age from 2000 to 2020. Emerson Township, Newark Township, Gratiot County, and the State of Michigan also saw increases in median age between 2000 and 2020. Arcada Township and North Star Township experienced an increase in median age between 2000 to 2010 then a decrease from 2010 to 2020.

Year	City of Ithaca	Arcada Township	Emerson Township	Newark Township	North Star Township	Gratiot County	State of Michigan
2000	34.8	39.9	37.1	35.8	39	35.5	35.5
2010	38.1	45.5	39.5	38.6	41.1	38.1	38.1
2016-2020	38.2	43.4	46.7	44.5	39.9	40.0	39.8

Source: 2016-2020 American Community Survey, 2006-2010 American Community Survey, 2000 Decennial, 1990 Decennial

Gender

Table 5 shows the percentage of males and females by population in 2020. In the City of Ithaca, there is a larger female population similar to Emerson Township and the State of Michigan.

	Male	Female
City of Ithaca	46.2%	53.8%
Arcada Township	53.2%	46.8%
Emerson Township	46.0%	54.0%
Newark Township	52.3%	47.7%
North Star Township	54.8%	45.2%
Gratiot County	53.6%	46.4%
State of Michigan	49.2%	50.8%

Source: 2020 Decennial Census

Race

Table 6 shows the racial breakdown of the City of Ithaca population compared to Gratiot County and the State of Michigan. The City of Ithaca follows closely to the State of Michigan and Gratiot County with 91.4 percent of the population identifying as white, while the State of Michigan at 73.9 percent and Gratiot County at 86.2 percent identify as white.

Table 6: Race						
	Ithaca City, Michigan		Gratiot County, Michigan		State of Michigan	
	#	%	#	%	#	%
Total:	2,853		41,761		10,077,331	
Hispanic or Latino	181	6.3%	3,153	7.6%	564,422	5.6%
Not Hispanic or Latino	2,672	93.7%	38,608	92.4%	9,512,909	94.4%
Population of one race:	2,697	94.5%	39,792	95.3%	9,442,016	93.7%
White alone	2,607	91.4%	36,008	86.2%	7,444,974	73.9%
Black or African American alone	8	0.3%	2,238	5.4%	1,376,579	13.7%
American Indian and Alaska Native alone	14	0.5%	198	0.5%	61,261	0.6%
Asian alone	10	0.4%	164	0.4%	334,300	3.3%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	31	0.1%	3,051	0.0%
Some Other Race alone	58	2.0%	1,153	2.8%	221,851	2.2%
Population of two or more races:	156	5.5%	1,969	4.7%	635,315	6.3%

Source: 2020 Decennial Census

HOUSING

Table 7 through Table 9 provide an overview of the housing types, costs, and characteristics in the City of Ithaca. Housing has become an increasingly critical component of community planning and development as the number of people per household has declined due to an aging population and smaller families, which requires more housing units for a similar or even shrinking population.

Table 7 shows the total housing units in the City of Ithaca, Gratiot County, and the State of Michigan. The differed unit types include 1-unit detached, 1-unit attached, 2 units, 3 or 4 units, 5 to 9 units, 10 to 19 units, 20 or more units, mobile homes, and other housing types. As seen below, the City of Ithaca, Gratiot County and the State of Michigan have over 70 percent of their total housing units as detached single units. The rest of the total housing units for the City of Ithaca are spread out from 2 units up to 20 or more units. The trend is similar to Gratiot County and the State of Michigan, however, both have attached single units, unlike Ithaca.

Table 7: Housing Type						
	City of Ithaca		Gratiot County		State of Michigan	
	#	%	#	%	#	%
Total housing units	1,260		16,331		4,611,913	
1-unit, detached	894	71.00%	12,787	78.30%	3,325,189	72.10%
1-unit, attached	0	0.00%	180	1.10%	212,148	4.60%
2 units	78	6.20%	408	2.50%	106,074	2.30%
3 or 4 units	24	1.90%	359	2.20%	119,910	2.60%
5 to 9 units	42	3.30%	376	2.30%	189,088	4.10%
10 to 19 units	88	7.00%	310	1.90%	161,417	3.50%
20 or more units	68	5.40%	523	3.20%	244,431	5.30%
Mobile home	66	5.20%	1,388	8.50%	249,043	5.40%
Boat, RV, van, etc.	0	0.00%	0	0.00%	0	0.00%

Source: 2016-2020 American Community Survey

Table 8 indicates the home value for owner-occupied units in the City of Ithaca, Gratiot County, and the State of Michigan. Almost 50 percent of the City of Ithaca’s owner-occupied units are in the range \$50,000 to \$99,000. Gratiot County has its largest percentage in the same range as the City of Ithaca. The State of Michigan has almost double owner-occupied median dollars compared to the City of Ithaca. According to the National Association of Realtors, in 2021 the average home value in Gratiot County was \$120,475.

Table 8: Home Value, 2016-2020						
	City of Ithaca		Gratiot County		State of Michigan	
	#	%	#	%	#	%
Owner-occupied units	810		11,450		2,855,485	
Less than \$50,000	86	10.60%	1,557	13.60%	311,248	10.90%
\$50,000 to \$99,999	392	48.40%	4,340	37.90%	468,300	16.40%
\$100,000 to \$149,999	169	20.90%	2,324	20.30%	499,710	17.50%
\$150,000 to \$199,999	130	16.00%	1,511	13.20%	488,288	17.10%
\$200,000 to \$299,999	33	4.10%	1,042	9.10%	559,675	19.60%
\$300,000 to \$499,999	0	0.00%	447	3.90%	385,490	13.50%
\$500,000 to \$999,999	0	0.00%	195	1.70%	117,075	4.10%
\$1,000,000 or more	0	0.00%	34	0.30%	25,699	0.90%
Median (Dollars)	\$92,000		\$97,200		\$162,600	

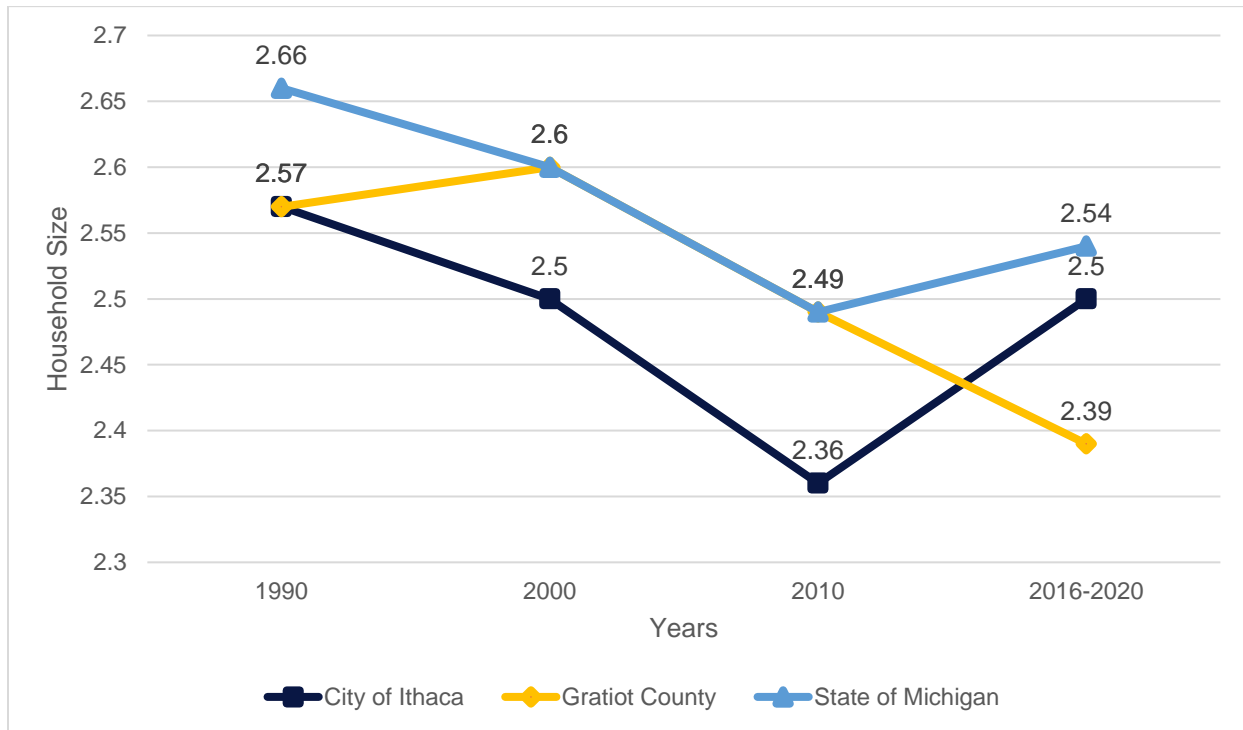
Source: 2016-2020 American Community Survey *reference to current median home value in the county based on the National Association of Realtors

Table 9 and Figure 5 indicate the average household size of the City of Ithaca, Gratiot County, and the State of Michigan from 1990 to 2020. The City of Ithaca experienced a decrease from 1990 to 2010 and an increase from 2010 to 2020. Gratiot County saw an increase from 1990 to 2000 and a decrease from 2000 to 2020. The State of Michigan saw a decrease in average household size between 1990 to 2010 and an increase between 2010 to 2020.

Table 9: Average Household Size			
Year*	City of Ithaca	Gratiot County	State of Michigan
1990	2.57	2.57	2.66
2000	2.5	2.6	2.6
2010	2.36	2.49	2.49
2016-2020	2.50	2.39	2.54

Source: 1990, 2000 and 2010 U.S. Census Decennial Census Data and 2016-2020 American Community Survey

Figure 5: Average Household Size 1990 to 2020



Source: 1990, 2000 and 2010 U.S. Census Decennial Census Data and 2016-2020 American Community Survey

Household Composition

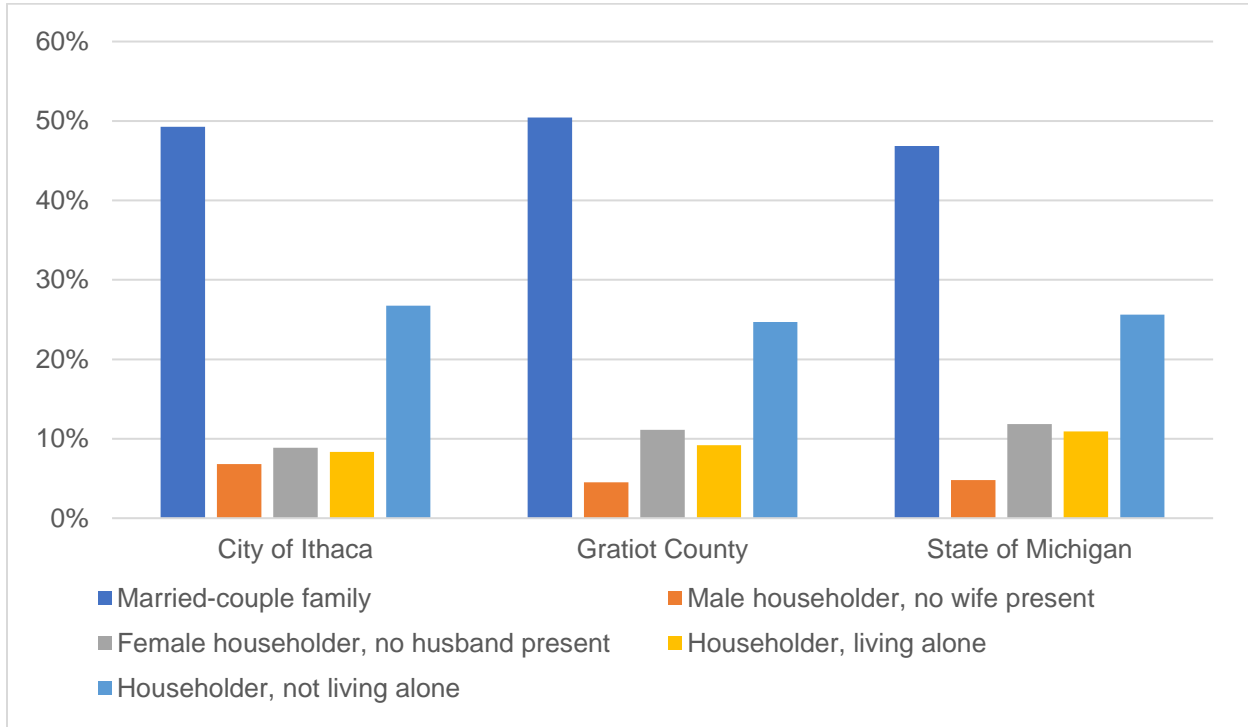
Table 10 and Figure 6 show the household composition of the City of Ithaca, Gratiot County, and the State of Michigan. Household composition is broken into two main categories: Family households and Nonfamily households. The City of Ithaca follows Gratiot County and the State of Michigan in the fact that more than 60 percent of the total households identify as family households, with approximately 35 percent identifying as non-family households. In the City of Ithaca, about 49 percent are married-couple families, this is consistent with Gratiot County and the State of Michigan.

Table 10: Household Composition, 2016-2020 ACS Estimates

	City of Ithaca		Gratiot County		State of Michigan	
	#	% of Total	#	% of Total	#	% of Total
Total Households	1,163		15,084		3,980,408	
Family households	755	64.92%	9,970	66.10%	2,526,437	63.47%
<i>Married-couple family</i>	573	49.27%	7,610	50.45%	1,865,163	46.86%
<i>Other family:</i>	182	15.65%	2360	15.65%	661,274	16.61%
Male householder, no wife present	79	6.79%	680	4.51%	190,513	4.79%
Female householder, no husband present	103	8.86%	1,680	11.14%	470,761	11.83%
Nonfamily households	408	35.08%	5,114	33.90%	1,453,971	36.53%
Householder, living alone	97	8.34%	1386	9.19%	434,737	10.92%
Householder, not living alone	311	26.74%	3728	24.71%	1,019,234	25.61%

Source: 2016-2020 American Community Survey

Figure 6: Household Composition 2016-2020



Source: 2016-2020 American Community Survey

INCOME AND OCCUPATION

Table 11 shows the household income for the City of Ithaca, Gratiot County, and the State of Michigan from 1990 to 2020. The table indicates median household income and per capita income. In 2020, the City of Ithaca had similar median household income to Gratiot County, however, both were almost \$10,000 less than the State of Michigan median household income.

	City of Ithaca		Gratiot County		State of Michigan	
	Median Household Income	Per Capita Income	Median Household Income	Per Capita Income	Median Household Income	Per Capita Income
1990	\$26,570	\$11,485	\$24,530	\$10,673	\$31,020	\$14,154
2000	\$35,045	\$17,291	\$37,262	\$17,118	\$44,667	\$22,168
2010	\$39,042	\$18,662	\$40,114	\$18,388	\$48,432	\$25,135
2016-2020	\$52,219	\$23,778	\$49,795	\$24,623	\$59,234	\$32,854

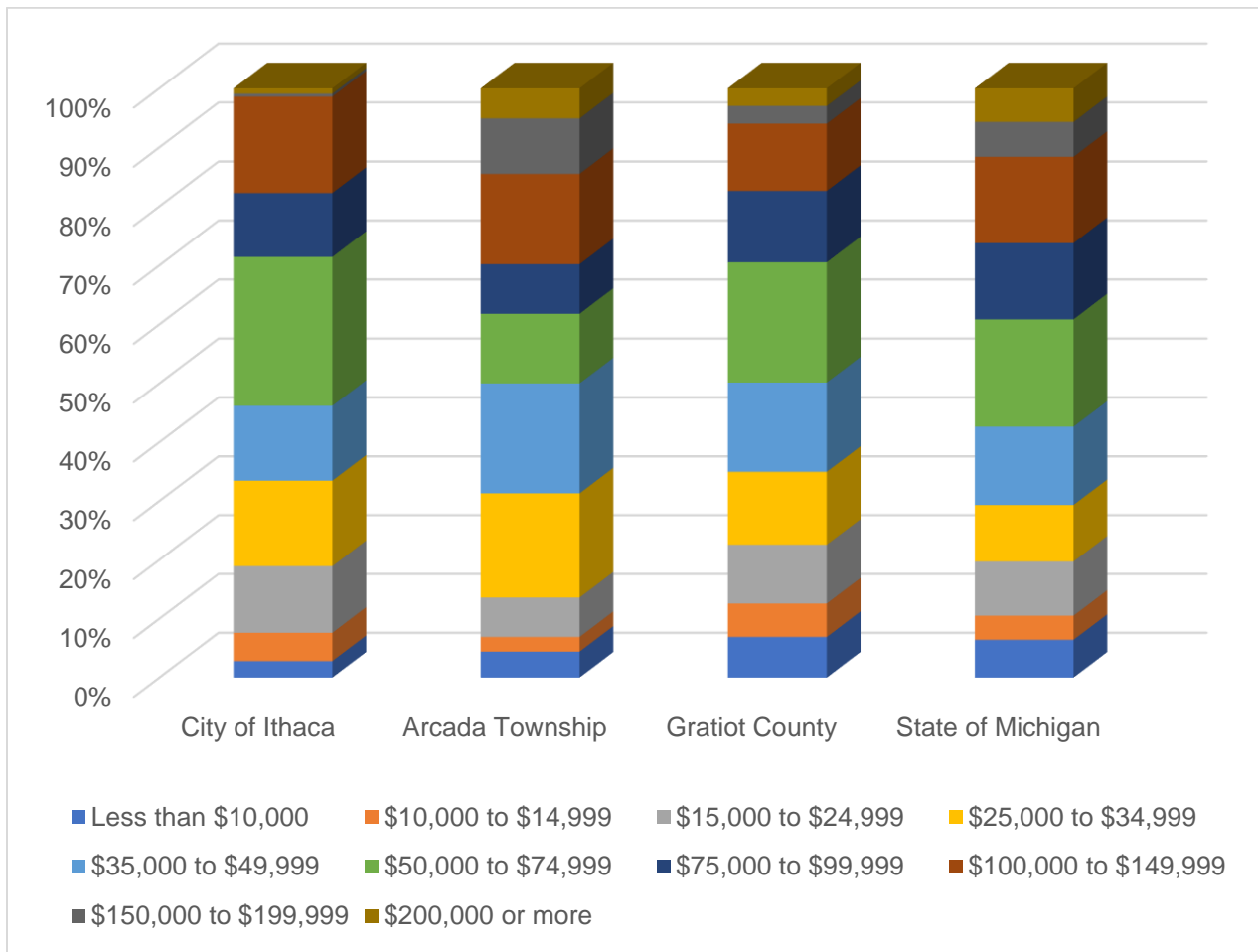
Source: 1990 Decennial Census, 2000 Decennial Census, 2010 Decennial Census, 2016-2020 American Community Survey

Table 12 and Figure 7 show the average income per household in the City of Ithaca, Arcada Township, Gratiot County, and the State of Michigan from the 2016-2020 American Community Survey.

Table 12: Average Income per Household								
	City of Ithaca		Arcada Township		Gratiot County		State of Michigan	
	#	%	#	%	#	%	#	%
Total Households	1,163		712		15,084		3,980,408	
Less than \$10,000	33	2.8%	31	4.40%	1041	6.9%	254,746	6.4%
\$10,000 to \$14,999	56	4.8%	18	2.50%	860	5.7%	163,197	4.1%
\$15,000 to \$24,999	131	11.3%	48	6.70%	1508	10.0%	336,119	9.2%
\$25,000 to \$34,999	169	14.5%	126	17.70%	1870	12.4%	382,119	9.6%
\$35,000 to \$49,999	148	12.7%	133	18.70%	2293	15.2%	529,394	13.3%
\$50,000 to \$74,999	293	25.2%	84	11.80%	3077	20.4%	724,434	18.2%
\$75,000 to \$99,999	126	10.8%	60	8.40%	1825	12.1%	513,473	12.9%
\$100,000 to \$149,999	190	16.3%	109	15.30%	1720	11.4%	581,140	14.6%
\$150,000 to \$199,999	6	0.5%	67	9.40%	453	3.0%	234,844	5.9%
\$200,000 or more	10	0.9%	36	5.10%	453	3.0%	226,883	5.7%

Source: 2016-2020 American Community Survey

Figure 7: Income



Source: 2016-2020 American Community Survey

Table 13 shows the total number of households compared to earnings and other sources of earnings in the City of Ithaca from the 2016-2020 American Community Survey.

Table 13: Income Types		
	Number	Percent Distribution
Total households	1,163	
With earnings	861	74.00%
With Social Security income	422	36.30%
With Supplemental Security Income (SSI)	102	8.80%
With Food Stamps/SNAP	166	14.30%
With cash public assistance	44	3.80%
With retirement income	409	35.20%
With other types of income	225	19.30%

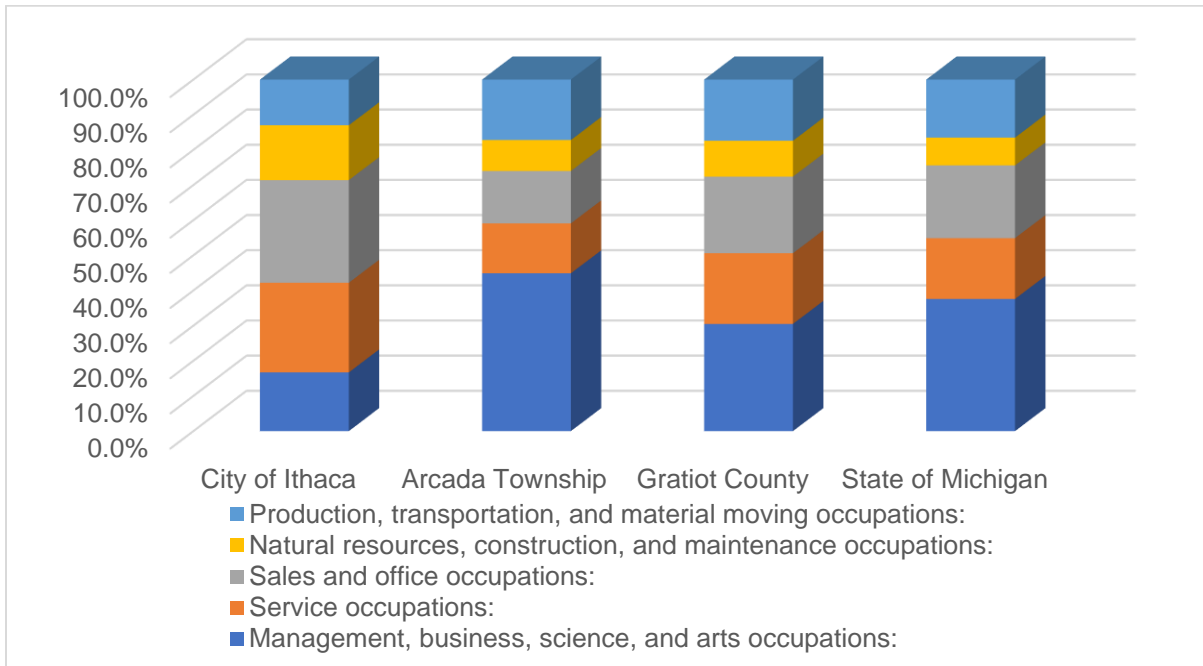
Source: 2016-2020 American Community Survey

Table 14 and Figure 8 show the Occupations of the City of Ithaca, Arcada Township, Gratiot County, and the State of Michigan in relation to civilians employed that are 16 years and older. The most common occupation in the City of Ithaca is sales and office occupation. The most common occupation in Arcada Township, Gratiot County, and the State of Michigan is management, business, science, and arts.

Table 14: Occupation								
	City of Ithaca		Arcada Township		Gratiot County		State of Michigan	
	#	%	#	%	#	%	#	%
Civilian employed population 16 years and over	1,451		713		16,562		4,658,357	
Management, business, science, and arts occupations	242	16.7%	320	44.9%	5,058	30.5%	1,752,147	37.6%
Service occupations	370	25.5%	101	14.2%	3,322	20.1%	805,030	17.3%
Sales and office occupations	423	29.2%	106	14.9%	3,612	21.8%	962,900	20.7%
Natural resources, construction, and maintenance occupations	227	15.6%	63	8.8%	1,695	10.2%	366,692	7.9%
Production, transportation, and material moving occupations	189	13.0%	123	17.3%	2,875	17.4%	771,588	16.6%

Source: 2016-2020 American Community Survey

Figure 8: Occupation

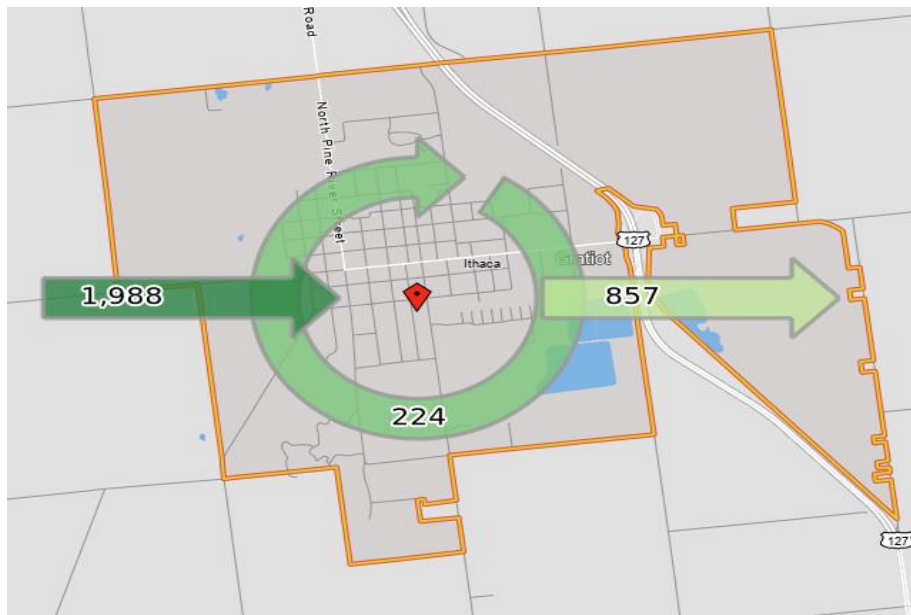


Source: 2016-2020 American Community Survey

WORKER INFLOW AND OUTFLOW

The majority of those that work in Ithaca do not live in Ithaca, while those who live within Ithaca mostly work outside of Ithaca. According to the U.S. Census Bureau, in 2019 there were a total of 3,069 people employed within Ithaca, of those 1,988 people commuted from outside Ithaca. From the residents that live within Ithaca, 224 people worked within Ithaca and 857 workers commute outside of Ithaca.

Figure 9: Worker Inflow and Outflow



Source: U.S. Census Bureau, OnTheMap Application and LEHD Destination Employment Statistics, 2019

Table 15 shows a comparison between where residents of the City of Ithaca work and were those who work in the city live. About half of residents of the City of Ithaca are employed within Gratiot County with Saginaw County being the next largest percentage of 6.0 percent where residents of the city work. Gratiot County is the most common source of workers for the city with 51.9 percent followed by Isabella County with 6.2 percent and Clinton and Montcalm County both with 5.5 percent.

Table 15: Resident and Worker Origin/Destination					
Where Residents Work			Where Workers Live		
County	Workers	% of Total	County	Workers	% of Total
Gratiot County	391	47.2%	Gratiot County	788	51.9%
Saginaw County	50	6.0%	Isabella County	94	6.2%
Clinton County	43	5.2%	Clinton County	83	5.5%
Isabella County	37	4.5%	Montcalm County	83	5.5%
Kent County	32	3.9%	Saginaw County	80	5.3%
Oakland County	27	3.3%	Midland County	61	4.0%
Ingham County	24	2.9%	Genesee County	33	2.2%
Montcalm County	23	2.8%	Clare County	28	1.8%
Midland County	20	2.4%	Eaton County	21	1.4%
Ionia County	18	2.2%	Kent County	16	1.1%
Other Counties	163	19.7%	Other Counties	231	15.2%
Total		828	Total		1,518

Source: U.S. Census Bureau, OnTheMap Application, 2019

PUBLIC FACILITIES

SCHOOLS

The City of Ithaca is home to three public schools: Ithaca High School, North Elementary, and South Elementary Schools. Pictured to the right is Ithaca Junior-Senior High School which offers a wide range of academic and extra-curricular activities such as advanced placement courses and a various athletic opportunities for students.

According to the 2016-2020 American Community Survey, 92.3 percent of the population 25 years and older in the City of Ithaca have a high school diploma or higher.

Table 16 shows the school enrollment for Ithaca Public Schools over the past five years. All the schools in the Ithaca

Public Schools District have seen a decrease in school enrollment since the 2017-2018 school year. North Elementary School has seen a 5.4 percent decrease in school enrollment, South Elementary School has seen a decrease of 11.7 percent, Ithaca High School has seen a decrease



Source: Ithaca High School, <https://www.ithacaschools.net/jr-sr>

of 15 percent. This is consistent with the State of Michigan which has seen a decrease of 5 percent in school enrollment since the 2017 to 2018 school year.

	North Elementary School		South Elementary School		Ithaca High School		Ithaca Public Schools		State of Michigan	
2017-2018	332		257		566		1,155		1,520,065	
2018-2019	326	-1.8%	245	-4.7%	514	-9.2%	1,085	-6.1%	1,507,772	-0.8%
2019-2020	327	0.3%	245	0.0%	504	-1.9%	1,076	-0.8%	1,499,552	-0.5%
2020-2021	318	-2.8%	227	-7.3%	498	-1.2%	1,043	-3.1%	1,437,612	-4.1%
2021-2022	314	-1.3%	227	0.0%	481	-3.4%	1,022	-2.0%	1,443,456	0.4%

Source: Michigan Department of Education Compare Tool, 2022

COLLEGES AND UNIVERSITIES

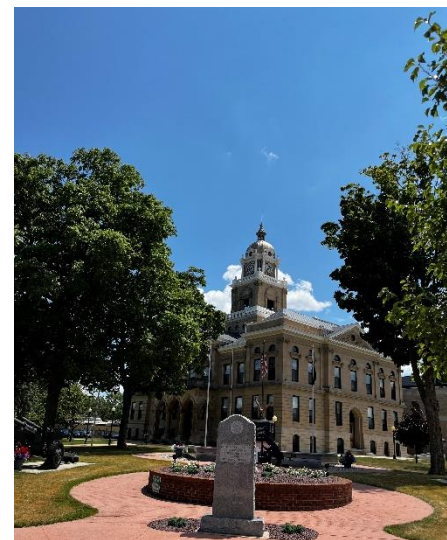
There are no colleges or universities within the City of Ithaca; however, there are several four-year university and community colleges within 50 miles of the city. The following universities and community colleges are within an hour drive of Ithaca:

- Central Michigan University (Mt. Pleasant)
- Michigan State University (East Lansing)
- University of Michigan – Flint (Flint)
- Saginaw Valley State University (Saginaw)
- Alma College (Alma)
- Montcalm Community College
- Mid-Michigan Community College
- Delta Community College

OTHER PUBLIC AMENITIES

The U.S. Department of Agriculture (USDA) has a Service Station located within the City of Ithaca. The USDA Service Stations are offices where residents can meet with USDA Farm Service Agency (FSA) and Natural Resources Conservation Service (NRCS) staff.

The City of Ithaca is also home to the Ithaca City Hall and Municipality Building which hosts various municipal departments. The City of Ithaca also hosts the Gratiot County Courthouse, the Gratiot County Area Historical Museum, Ithaca Community Center, the Gratiot County Drain Commission, the Gratiot County Road Commission, the Gratiot County Human Services Department, and the Mid-Michigan District Health Department.

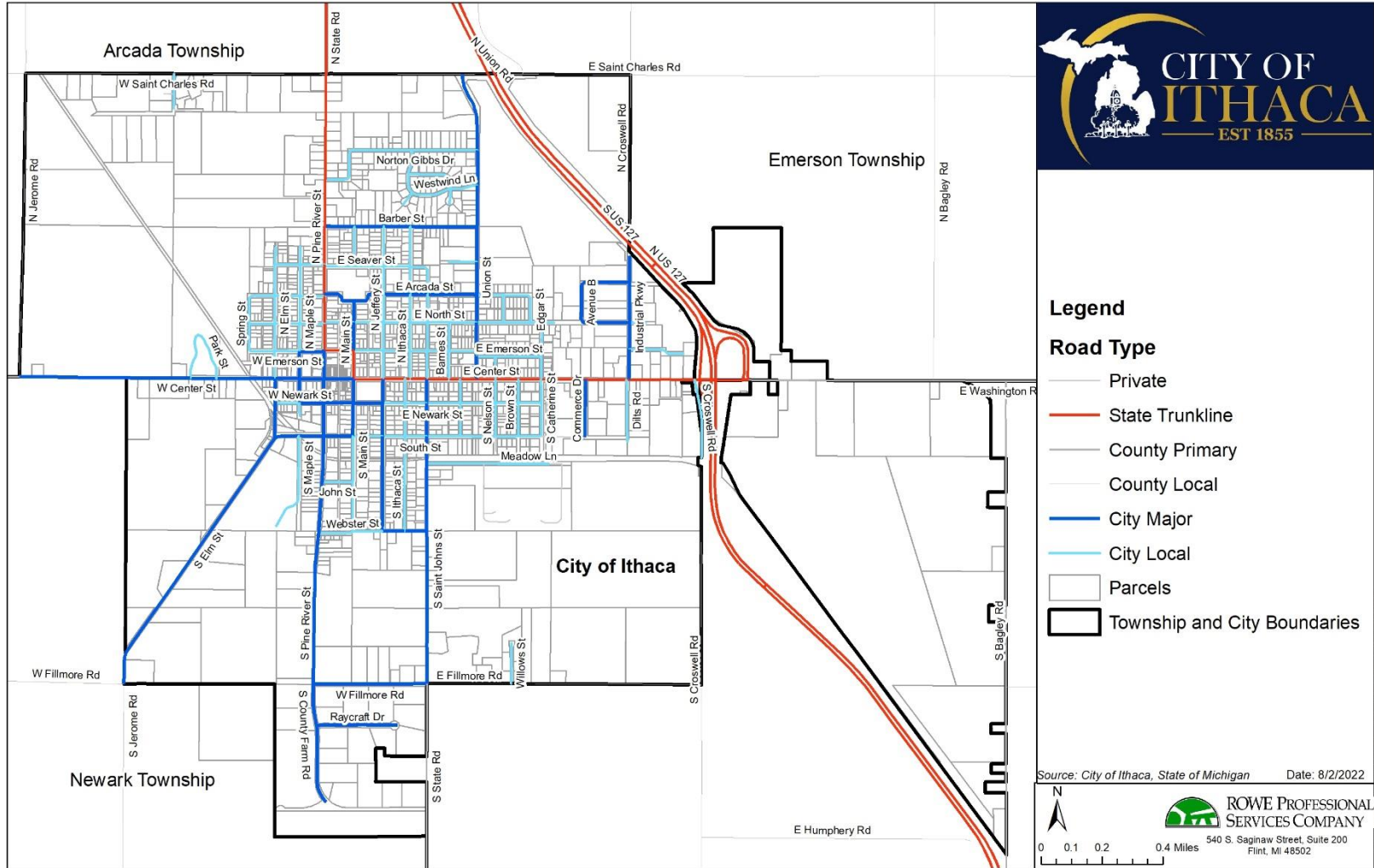


Gratiot County Court House

INFRASTRUCTURE

The City of Ithaca has established public utilities that serve the vast majority of parcels in the city, with a few of the larger outlying areas without access to utilities. Continued maintenance and effective stewardship of city-owned utilities and roadways is a priority, and a major goal of this plan is to encourage development in areas with access to existing utilities and high-quality roadways, rather than encouraging expansion of utilities and infrastructure. Figure 10 illustrates the classifications of roadways within the city while Figure 11 and Figure 12 illustrate the locations of water and sewer lines.

Figure 10: Roadway Classification



EXISTING LAND USE

In 2020, ROWE Professional Services surveyed existing land uses within the City of Ithaca based on the classification of parcels provided by Gratiot County, aerial images, and site visits to confirm. The Existing Land Use Map reflects the actual use of land at a particular point of time; it should not be confused with the Zoning Map or Future Land Use Maps. The Existing Land Use Map provides information upon which the Future Land Use Map and goals and objectives in this plan were developed. The Existing Land Use Map does not have any bearing on city policy or the use of property in Ithaca.

While the City of Ithaca is well established, there are very large areas of land to the northwest, south, and east of the city that are undeveloped and still utilized for agriculture. While this presents opportunities for future development, most of these lack access to sanitary sewer and water, which limits the possibilities for future development. Table 17 displays the current use of land in the city. Agriculture accounts for the largest land use with 45.87 percent of land, with single-family residential uses accounting for the next-largest use with 15.61 percent of land.

Land Use	Acres	Percent of Total
Agriculture	1,488.75	45.87%
Single-Family Residential	506.54	15.61%
Public/Semi-Public	349.28	10.76%
Industrial	346.03	10.66%
Road/Railroad	218.51	6.73%
Open Space	190.20	5.86%
Commercial	81.24	2.50%
Mobile Home Park	47.23	1.46%
Multi-Family Residential	17.69	0.55%
Vacant/Unknown	0.30	0.01%
Total	3,245.76	100.00%

Figure 13: Existing Land Use

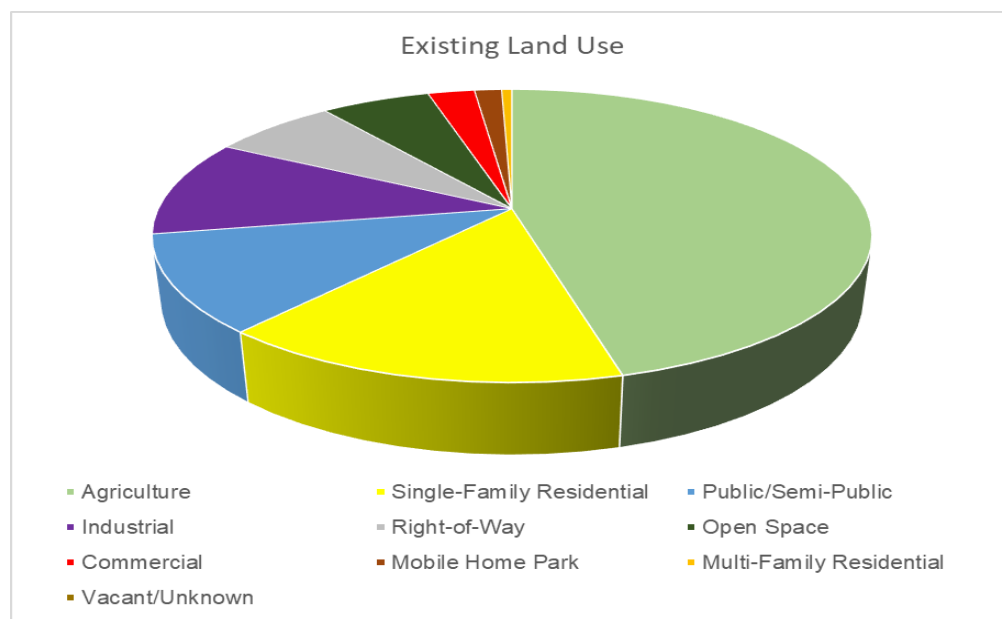
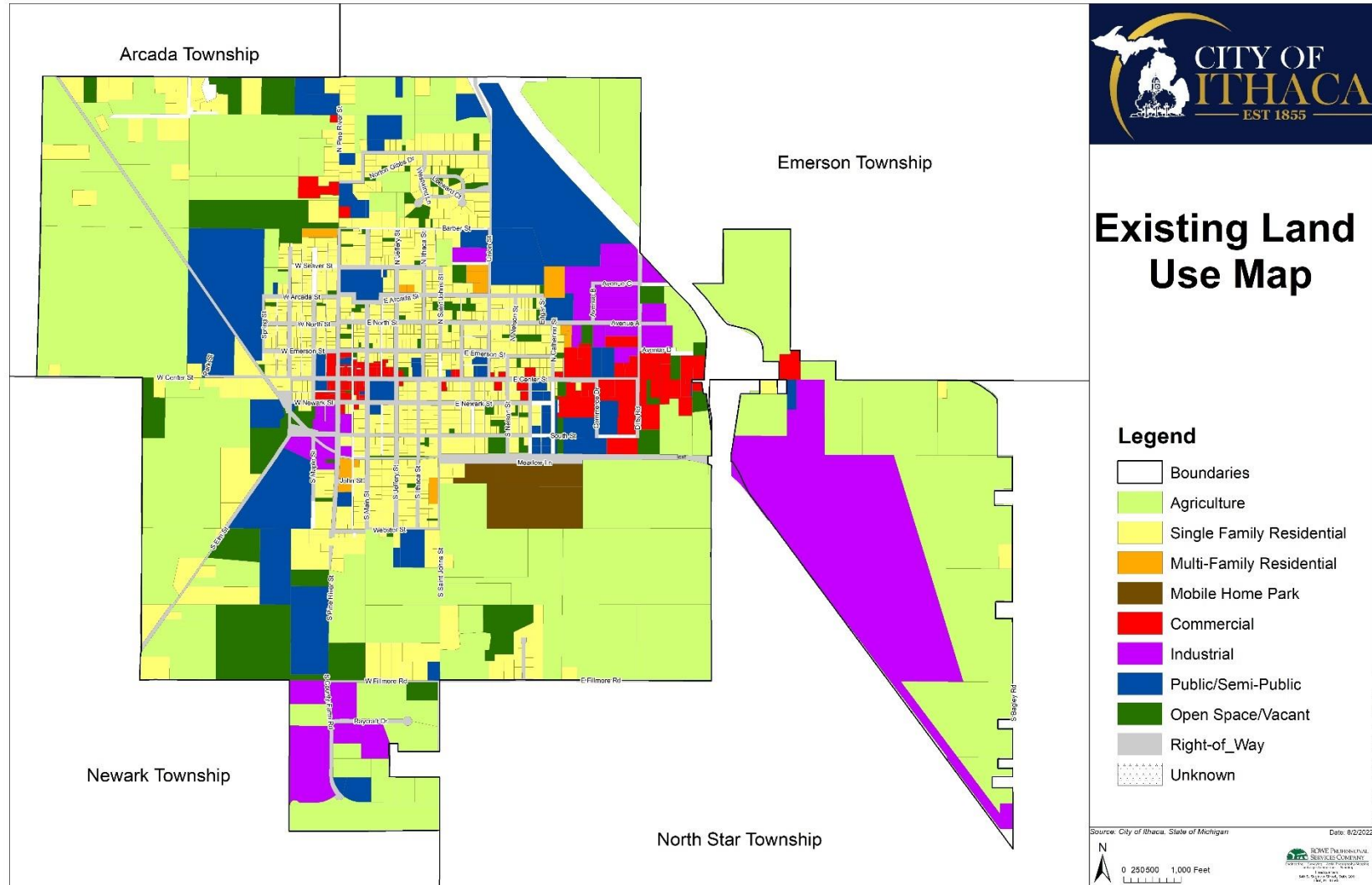


Figure 14: Existing Land Use Map



CHAPTER 2. GOALS, OBJECTIVES, AND STRATEGIES

This chapter is intended to guide the City of Ithaca's decision-making concerning future development of the community. The goals, objectives, and strategies included herein were developed by a Steering Committee consisting of local business owners, City Councilpersons, Planning Commissioners, and City Staff and adopted into the plan by the Planning Commission.

Having a clear understanding of the relationship between goals, objectives, and strategies is critical to effectively implementing a master plan. A description of each item is provided below.

A goal is a destination that has been established by community input. It is the version of the desired future state. Master Plan goals provide a basis for policy decisions by the Planning Commission and other relevant bodies and officials.

An objective is a mile marker along the pathway toward achieving a goal. Objectives provide the community with clear measurements to track progress toward a goal, as well as the opportunity to adjust course when objectives may not be as attainable as originally envisioned.

A strategy is an action intended to achieve one or more objectives. Strategies should be specific, time bound, and have a clear mechanism for accountability. The Implementation Plan in Chapter 4 identifies the highest-priority strategies to be undertaken before the next Master Plan update in five years.

Although the objectives and strategies necessary to accomplish a goal may change over time, the goal itself should be relatively constant unless the community agrees that a change in direction is necessary due to a shift in existing conditions or a substantial change in community policy. The following goals are in no particular order of importance.

GOAL 1: INCREASE HOUSING OPTIONS THROUGHOUT THE COMMUNITY

About 75 percent of the city's occupied housing was built in 1979 or earlier. Only 7.1 percent of the occupied housing in the city was built from 2000 to 2020. Of the available housing type, almost three quarters is single-family detached units. The city is seeing its population aging with the age distribution category 60 to 79 years old increasing by 36 percent (from 12.3 to 16.7 percent) between 2000 to 2020, as seen in Table 3. A primary goal of this plan is to increase the housing options throughout the community. With the aging population, the need for more adequate housing types to accommodate the older population is necessary. Along



with creating adequate housing for the older population, a goal of the Steering Committee is to attract those of a younger generation back into the city. Since almost 65 percent of the workforce in the city comes from outside of the community, there is an opportunity to attract workers to not only work but live within the community. Accommodating both the aging population and attracting a younger population will require the city to provide more flexible options for housing, like townhouses, small multi-family projects (4-10 units), and senior housing, along with new single-family developments.

Objective 1.1: Provide More Senior Housing Options.

Strategy: Create a list of sites available for redevelopment, including the soon-to-be vacant elementary school that are appropriate for senior housing.

Strategy: Review the existing zoning ordinance and other city codes to ensure a variety of senior housing types are permitted in appropriate locations within the City of Ithaca.

Strategy: Target investment in infrastructure maintenance and upgrades in areas identified for senior housing development.

Objective 1.2: Provide options for affordable housing or “Starter Homes”.

Strategy: Create a list of sites available for redevelopment, including the soon-to-be vacant elementary schools for anticipated affordable housing.

Strategy: Amend the zoning ordinance to provide greater flexibility for lot coverage and other restrictions on residential development.

Strategy: Prioritize development of existing vacant properties into multi-family buildings.

Strategy: Permit Accessory Dwelling Units in the zoning ordinance in residential zoning districts, particularly those in close proximity to downtown.

Strategy: Create a Housing Development Authority to provide financial and technical assistance to create areas of affordable housing within the city.



Existing Multifamily Housing

Objective 1.3: Maintain existing housing stock.

Strategy: Create a Housing Development Authority or pursue options for partnership with Gratiot County to provide financial and technical assistance to existing residents.

Strategy: Place greater emphasis on code enforcement by adding a code enforcement officer associated with the city whose duty is to identify violations related to blight and disrepair or abandonment of buildings.

GOAL 2: HAVE A THRIVING DOWNTOWN WITH STOREFRONTS FILLED

The City of Ithaca has many different businesses within its downtown area. Compared to many other cities of its size in the region, vacancy rates are low and there has been significant investment by property owners and developers in the downtown. Maintaining the positive momentum behind downtown development is critical to the city's ability to attract and maintain residents, businesses, and visitors.

Objective 2.1: Support the continued location of community-based businesses in the downtown that provide essential services, opportunities for entertainment, and create a destination for the surrounding area.

Strategy: Partner with the Downtown Development Authority to offer incentives for existing businesses to invest in their buildings and stay.

Strategy: Work with Greater Gratiot to provide incentives and resources to businesses considering locating in the downtown.

Strategy: Work with the Michigan Economic Development Corporation Main Street program to revitalize, preserve, and market the downtown area.

Strategy: Explore options to conduct a survey or local market study to identify business opportunities and community needs that could potentially fill vacant storefronts.



Downtown Storefronts

Objective 2.2: Make downtown Ithaca a destination for current and prospective residents, and people from surrounding areas.

Strategy: Identify specific sites and development opportunities in the downtown area to target future investment.

Strategy: Expand the utilization of the Downtown Development Authority to pursue grants and other resources to support downtown revitalization.

Strategy: Connect biking trails to surrounding neighborhoods and downtown area by using designated bike lanes and directional signs to direct non-motorized traffic.

Strategy: Hold seasonal events within the downtown and emphasize promotion on social media and through other local channels to attract both residents and tourists.

Strategy: Encourage aesthetic standards for storefronts to create uniformity with historic buildings.

GOAL 3: ENHANCE THE CITY’S UTILITIES AND PUBLIC SERVICES

The City of Ithaca is home to aging infrastructure, with increasing demands for services based on new businesses and the potential for additional housing development. It will be critical for the city to balance the needs for adding new infrastructure with the liabilities for continued maintenance and replacement.

Objective 3.1: Have well-maintained public infrastructure that is financially sustainable.

Strategy: Rebuild Union Street from Center Road to the Ithaca High School with complete street design aspects to promote both motorized and non-motorized transit.



Poorly paved roadway along Union Street.

Strategy: Utilize the SAW Grant Plan to create a new sewer lagoon cell.

Strategy: Replace the existing lead and copper lines throughout the city.

Strategy: Maintain an up to-date Capital Improvement Plan along with adequate resources to fund necessary maintenance activities.

Objective 3.2: Enhance and revitalize the existing Industrial Park.

Strategy: Determine necessary costs and secure funding to remove the PFAS in the old dump site.

Strategy: Pursue attraction of small manufacturers or other businesses related to the new ZFS Plant.

GOAL 4: ENHANCE COMMERCIAL CORRIDORS

While Downtown Ithaca has seen a strong resurgence recently, areas along Business 127/East Center Street are vacant and present a negative image of the city when people enter from 127.

The city seeks to improve the appeal of this key gateway and encourage redevelopment and re-use of vacant commercial buildings.

Objective 4.1: Encourage redevelopment or reuse of vacant commercial buildings.

Strategy: Review and consider revising zoning codes in the area to provide greater flexibility for use and building type, including providing flexibility for nonconforming buildings.



Vacant Commercial Building on Business 127

Strategy: Continue to partner with Greater Gratiot to promote available buildings and sites to developers.

Strategy: Proactively pursue grants and other resources to support redevelopment.

Objective 4.2: Identify opportunities for investment in public infrastructure and facilities in the area that may attract other businesses.

Strategy: Work collaboratively with the Michigan Department of Transportation (MDOT) to identify opportunities for roadway and streetscape improvements.

CHAPTER 3. FUTURE LAND USE PLAN

The Future Land Use Plan provides direction for the future development of the City of Ithaca. It serves as an overall framework for the management and regulation of future development and serves as the basis for evaluating rezoning requests.

The Planning Enabling Act (P.A. 33 of 2008, as amended) provides Planning Commissions the authority to prepare and officially adopt a master plan. Section 33 (2) of the Act states:

(2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:

(a) A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds...public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.

The future land use plan is based on the goals, objectives, and strategies established in Chapter 2, but is not intended to be inflexible. It is important to keep the following in mind when considering Future Land Use.

- **The Future Land Use Plan provides a long-range projection of land uses for the next 20 years** to coordinate development consistent with the community's goals and objectives. The Future Land Use Map represents a general arrangement of the proposed land uses as identified by their locational criteria. It is not intended to be the zoning map. In determining the appropriateness of a zoning change, the plan's goals, policies, and locational criteria should be reviewed and weighed equally with the map's delineation of future land use classification boundaries.
- **The Future Land Use Plan considers land uses in the context of the community as it exists at the date of adoption of the plan, relative to goals and objectives for future development.** The relationship between land uses, transportation facilities, public facilities, utilities, and a range of other factors was considered in establishing future land use classifications. As these factors change, the assumptions upon which the map was developed may no longer be relevant.
- **The Future Land Use Plan should be reviewed and analyzed** when the Planning Commission considers public and private development activities relative to a constantly changing economic, social, and built environment.

LAND USE CLASSIFICATION

The Future Land Use Map for the City of Ithaca provides for a range of residential development, downtown and general commercial development, light and heavy industrial development, and mixed-use transitional areas. These land use classifications, their purpose, and locational criteria are outlined below.

Low-Density Residential

The purpose of the low-density residential classification is to provide for residential development in areas where single-family residential uses are the principle use and other incompatible uses are very limited. Development is generally located on large lots, residential subdivisions, and

areas of vacant land on the edge of the city appropriate for low-density residential. Future development in low-density residential neighborhoods should not be incompatible with adjacent established neighborhoods. Lot sizes in this district will be no smaller than 20,000 square feet.

The locational criteria for low-density residential areas include:

- Areas presently developed as subdivisions, or at an average density of approximately two units per acre.
- Areas adjacent to existing low-density residential areas.
- Areas properly buffered from existing or proposed commercial or industrial areas.

Medium-Density Residential

The purpose of the medium-density residential classification is to provide for residential development in areas where residential uses are typified by traditional neighborhoods on a grid street in proximity to amenities like downtown, schools, churches, and other compatible land uses. Higher density residential developments like duplexes or small apartment buildings with less than four units as the principal use are appropriate, so long as they are developed in a manner that is consistent with the surrounding neighborhood in terms of scale and design to prioritize maintaining and enhancing the character of strong existing neighborhoods. Lot sizes in this area vary, with many existing lots as small as 5,000 square feet, but most lots are between 10,000 and 20,000 square feet. The locational criteria for medium-density residential areas include:

- Areas presently developed as residential neighborhoods, or at an average density of four to six units per acre.
- Areas adjacent to existing medium-density residential areas.
- Areas properly buffered from existing or proposed commercial or industrial areas.
- Areas with pedestrian access to downtown Ithaca, parks, and other amenities.

High-Density Residential

The purpose of the high-density residential classification is to provide for residential development at a higher density than single-family residential neighborhoods. These developments will provide a wider range of housing opportunities to city residents, including options for senior housing, housing for young families, single adults, and others seeking alternatives to traditional single-family houses on larger lots. High-density residential development is also a permitted use in the Mixed-Use Future Land Use Classification. The locational criteria for high-density residential areas include:

- Areas adjacent to existing high-density residential areas.
- Areas adequately buffered or with effective transitions and connections to single-family residential neighborhoods.
- Areas with access to commercial and institutional services, but with appropriate site design to limit the impact of noise, light, and other potential nuisances for residents.
- Areas with access to transportation facilities or within walking distance of such facilities.

Mobile Home Residential

The purpose of the mobile home residential classification is to provide for alternative residential development at a higher density than traditional single-family residential neighborhoods. These mobile home park developments will provide a wider range of housing opportunities to city residents, including young families or retired households.

The locational criteria for mobile home residential areas include:

- Areas adjacent to existing mobile home residential areas.
- Areas adjacent to high-density residential areas.
- Areas adequately buffered from single-family residential neighborhoods.
- Areas located with access to state highways or major streets.

Mixed-Use

The purpose of the mixed-use future land use classification is to provide locations which have a mix of less intense service establishments and residential uses, including office, small retail, small health care clinics and other personal services, apartments, multi-family housing, and other uses that are compatible with the surrounding context and character of the neighborhood. These areas maintain the pedestrian-friendly nature of the area around Downtown Ithaca and provide a transition between the more intense uses in downtown or other commercial areas and adjacent medium-density residential neighborhoods. Mixed use areas should provide employment opportunities proximate to neighborhoods, while also providing options for higher-density residential uses with easy access to downtown and other essential services.

The locational criteria for office and personal service areas include:

- Areas located adjacent to the downtown commercial future land use classification.
- Areas located adjacent to medium-density residential neighborhoods and general commercial or downtown commercial classifications.
- Other areas of in city where a mix of uses is appropriate to transition from a high-intensity use to a lower-intensity use.

Downtown Commercial

The purpose of the downtown commercial classification is to provide for a mix of uses in Ithaca's growing downtown that will strengthen the city's position as a viable commercial center and destination for the region. This will occur with the establishment of a wide range of businesses that meet demands for shopping, personal services, employment, entertainment, and apartment residences. Maintaining and continuing to enhance the pedestrian-oriented nature of this area, while balancing the need for vehicular access will be to the long-term success of Ithaca. The historic character of buildings should be maintained whenever possible through the utilization or adaptive reuse of existing structures. New development should be compatible with existing historic architecture. Residential uses above commercial uses are encouraged in the downtown area to expand the range of housing opportunities and provide a customer base for businesses.

The locational criteria for downtown commercial areas include:

- Areas within the established downtown area generally defined by Emerson Street to the north, Maple Street to the west, Newark Street to the south, and Jeffrey Avenue to the east.
- Areas with a similar character or potential for development consistent with the development pattern of downtown Ithaca.

General Commercial

The purpose of the general commercial future land use classification is to provide locations for uses which either generate significant automobile traffic or require parking, storage, or building

space not otherwise appropriate for the historical character and pedestrian-oriented nature of downtown Ithaca. General commercial development should occur as infill between established commercial uses and utilize existing utility infrastructure. Development in this district is intended to strengthen Ithaca’s role as a the commercial/service center in the region and to support commercial uses associated with the US 127/Business 127 interchange.

The locational criteria for general commercial areas include:

- Areas fronting business 127/Center Street within approximately ½ mile of US-127.
- Areas adjacent to established general commercial uses.
- Areas adequately buffered from incompatible uses such as single-family residential.
- Areas with access to water and sewer services.

Industrial

The purpose of the industrial classification is to provide locations for wholesale activities, warehouses, manufacturing, and other industrial uses that provide employment opportunities for residents of Ithaca and surrounding communities. It is the intent that industrial activities will be located within established industrial parks or areas currently zoned for industrial use given the availability of large lots, sewer, water, other infrastructure. Should the industrial park reach full capacity in the future, and other existing and appropriate sites do not exist, appropriate locations for the industrial uses could be selected on a case-by-case basis using the locational criteria established below.

The locational criteria for light industrial areas include:

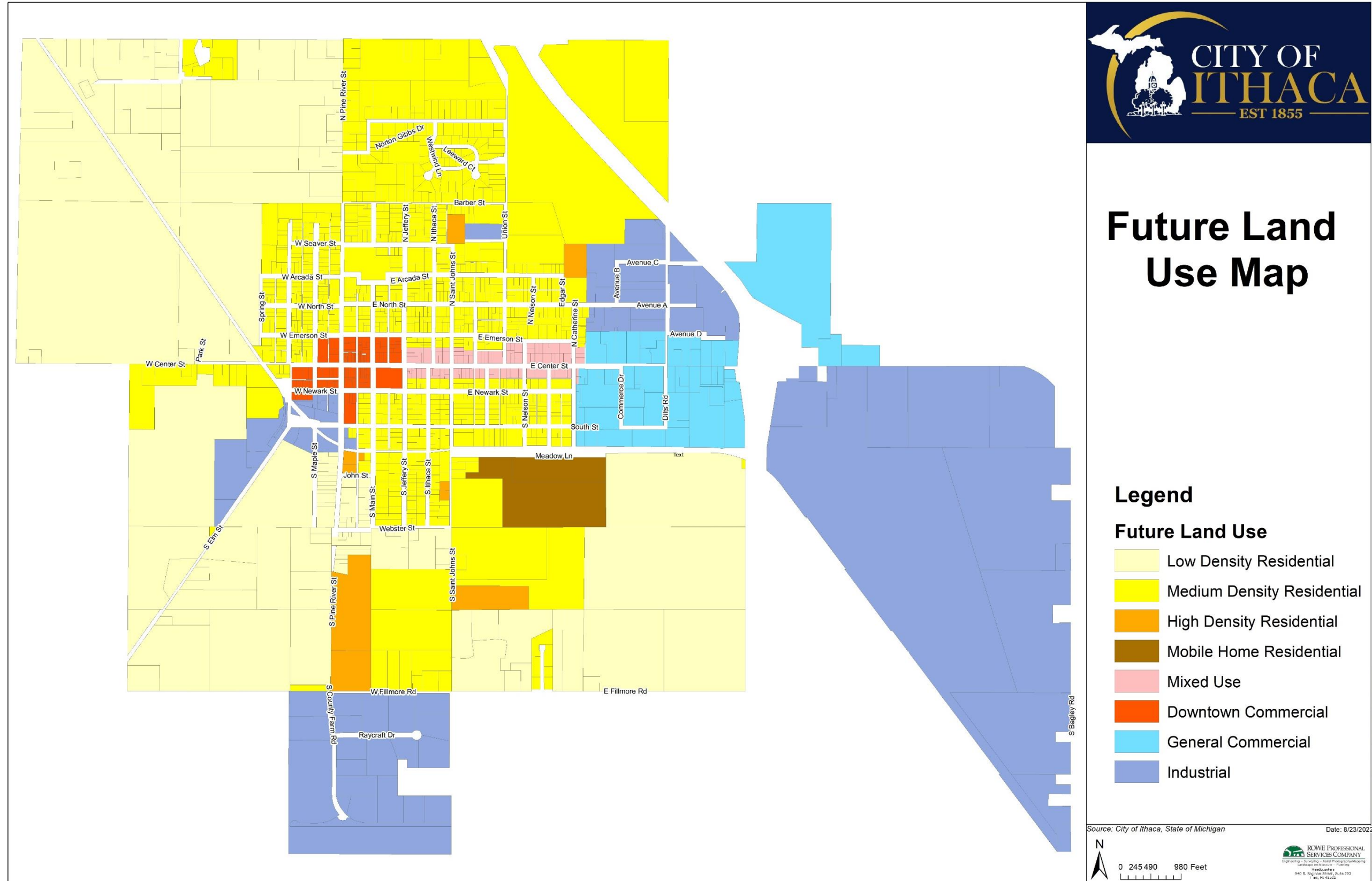
- Areas located in the existing industrial parks.
- Areas with access to suitable roadways.
- Areas with access to water and sewer services.
- Areas adjacent to existing industrial uses.
- Areas separated from incompatible land uses such as single-family or multiple-family residential development and downtown commercial.

FUTURE LAND USE

The Future Land Use Map represents a general arrangement of the proposed land uses as identified by their locational criteria. It is not intended to replace the zoning map. In determining the appropriateness of any potential zoning change, the plan’s goals, policies, and locational criteria should be reviewed in addition to the boundaries identified in the map.

Table 18: Future Land Use		
Land Use	Acres	% of Total
Low-Density Residential	1,157.05	38.22%
Industrial	778.98	25.73%
Medium-Density Residential	771.85	25.50%
General Commercial	171.35	5.66%
High-Density Residential	52.85	1.75%
Mobile Home Residential	47.23	1.56%
Downtown Commercial	24.73	0.82%
Mixed Use	23.21	0.77%
Total	3,027.25	100.00%

Figure 15: Future Land Use Map



CHAPTER 4. IMPLEMENTATION PLAN

The time horizon of the Master Plan is 20 years, and many of the goals and objectives identified will stretch over the majority of that timeframe. Consequently, a more targeted implementation plan is helpful to focus on tangible actions the community can take over the next five years (before review of this Master Plan) to make progress toward the goals and objectives identified in Chapter 2.

This implementation plan should be reviewed annually as part of the Planning Commission’s annual report to City Council. In the report, the Planning Commission may identify tasks that are “on track” or “off track” and identify potential changes in future priorities. This will help the City Council set priorities for budgeting and allocation of resources for the coming years.

STRATEGIC IMPLEMENTATION PLAN

Table 19 identifies strategies from Chapter 3 that were identified by the Master Plan Steering Committee as priorities for implementation over the next five years.

Table 19: Strategic Implementation Plan			
Strategy	Responsible Party	Year to be Completed	Funding Source(s)
Create a list of sites for potential redevelopment .	City Staff	2023	General Fund
Complete updates to zoning ordinance to encourage redevelopment and provide downtown design standards.	Planning Commission	2023	General Fund, Redevelopment Ready Communities
Maintain an up-to-date Capital Improvements Plan.	Planning Commission, City Staff	Ongoing	General Fund
Expand utilization of the DDA to pursue grants and other funding	DDA, City Staff	2024	DDA
Review the Zoning Code to provide more options for the location of senior housing.	Planning Commission	2024	General Fund, Redevelopment Ready Communities
Explore creation of a housing authority or a partnership with Gratiot County to encourage housing development.	City Council, City Staff	2025	-
Conduct 5-year review of the Master Plan.	Planning Commission	2027	-

ZONING PLAN

Zoning District Uses Versus Land Use Classifications

There are not many differences between the land use classifications in the Master Plan and the districts in the current city zoning ordinance. The primary change has been modifying the future land use classifications to include reference to the overlay districts. The correlation between the proposed future land use classifications in the proposed land use plan and the proposed district classifications in the proposed zoning ordinance is as described in Table 20.

Table 20: Comparison of Zoning Districts and Future Land Use Classifications	
Zoning District	Future Land Use
R-1 Rural Residential	Low-Density Residential
R-2 Suburban Residential	Medium-Density Residential
R-3 Community Residential	Medium-Density Residential
R-4 Multiple-Family Residential	High-Density Residential
MH Mobile Home Park	Mobile Home Residential
C-1 Central Business	Downtown Commercial
C-2 General Commercial	General Commercial
RO Restricted Office	Mixed Use
PIP Planned Industrial Park	Industrial
I Industrial	Industrial

Proposed Zoning Ordinance Text Changes

Following is a list of potential zoning ordinance text changes that have been identified as necessary to implement Master Plan goals and to encourage development and redevelopment in Ithaca.

1. Lot coverage standards in residential districts are restrictive and do not reflect typical lot coverage in the City of Ithaca’s size and character. Minimum lot coverage in residential districts should be increased significantly.
2. Clarify standards for accessory buildings and structures. Consider adding in maximum square footage depending on the zoning district and allowing for increases in accessory structure square footage maximums with larger lots.
3. Minimum lot size standards in the R-4 district are very restrictive and require multi-family housing projects to be set on extremely large parcels—which are most likely far from downtown. Reduce the minimum lot size in R-4 and permitting multi-family housing in more zoning districts.
4. The RO district may be more effective if it allowed for a greater range of uses (retail, restaurant, etc.) with design standards that reduce conflicts with adjacent residences. The RO district may serve as an effective transition area between C-1 and adjacent R-2 or R-3 areas, so allowing for a larger range of uses will encourage investment.
5. Dimensional standards in C-1 are very confusing and difficult to follow. Clarifying or eliminating most setback and lot coverage standards could be appropriate.
6. The addition of design standards or guidelines for C-1 could be helpful in allowing for greater flexibility in development, while also maintaining community character. The city could require a “build-to” line rather than setbacks in downtown and specify preferred building materials and orientation to support further development and expansion of the downtown.
7. The addition of a simplified schedule of district regulations would make the ordinance much more user-friendly.
8. The subjective nature of when a site plan is required is problematic. The city should consider revising this section to be more specific and allowing for administrative review of site plans (or plot plans) in some circumstances.

9. Landscaping and buffer standards are strong, but difficult to follow and administer. Simplifying this section to achieve the city’s goals for enhancing the quality of commercial corridors would be very helpful in making the development review process more accessible.
10. Consider providing options for waiving or providing greater flexibility for off-street parking requirements, particularly in commercial districts, but also for multi-family uses.
11. The Sign chapter does not meet current requirements for “content neutrality” established by the U.S. Supreme court. It needs to be revised.
12. The “performance subdivision” use would appear to be highly complex and unlikely to be utilized versus a planned unit development. Consider removing it.
13. The site capacity section (18.04) provides additional complex standards for open space on residential lots that are likely challenging to administer and comply with for residents. Consider removing this section.

REDEVELOPMENT SITES

Consistent with Redevelopment Ready Communities Best Practices, the City of Ithaca identified redevelopment sites that are currently vacant or are in clear need of redevelopment. Sites were identified based on the following three criteria. All sites have access to city sewer and water infrastructure.

1. The site is currently publicly owned (City of Ithaca or Gratiot County).
2. There have been discussions with current owners about redevelopment.
3. The site is highly visible and along a key corridor in Ithaca.

There are many other sites suitable for redevelopment around the city and nothing in this Section should be interpreted to discourage redevelopment of any other site in Ithaca.

Residential Redevelopment Sites

When a residential site identified is to be redeveloped, an applicant may come to the city and follow the process and procedures laid out by the city in the Zoning Ordinance and Code of Ordinances. Revisions to the Zoning Ordinance to make this process more efficient for applicants and city staff is a priority of the Master Plan.

There are eight city-owned sites that have been identified as having potential for redevelopment and two additional sites that have been identified by private developers. All eight of the city-owned sites are vacant lots in Westwind Estates.

WESTWIND ESTATES (8 SITES)

Site(s): Sites located along Westwind Lane (the Parcel ID numbers include 52-004-001-00, 52-004-027-00, 52-004-028-00, 52-400-30-00, 52-400-34-00, 52-400-37-00, 52-400-39-00, 52-060-032-10).

Current Zoning: R-2 Suburban Residential

Proposed Future Land Use: Medium-Density Residential



Westwind Estates

Current Use: Vacant

Redevelopment Options: These sites are located in the northern region of the city and are currently vacant lots. The surrounding area is single-family dwellings that are well maintained and built relatively recently. These sites have the potential single-family development and have access to existing city sewer and water infrastructure.

PRIVATELY-OWNED RESIDENTIAL REDEVELOPMENT

Site(s): Sites located along E. St. Charles Road (the Parcel ID numbers include: 52-060-025-00, 52-060-026-00, 52-060-027-00, and 52-060-056-00)

Current Zoning: R-2 Suburban Residential

Proposed Future Land Use: Medium-Density Residential

Current Use: Vacant

Redevelopment Options: These sites are located in the northern region of the city and are currently vacant lots. The surrounding area is single-family dwellings with access to a primary county road on St. Charles Road. Redevelopment as housing that includes the potential of attached single-family units or multi-family housing in a Planned Unit Development would be encouraged.

Commercial or Industrial Redevelopment Sites

In order to help facilitate redevelopment within the City of Ithaca, an update to the current Zoning Ordinance would need to occur. When redevelopment is proposed for a commercial or industrial area, applicants may come to the city, who will work closely with Greater Gratiot Development to identify incentives and other resources to support the redevelopment process. The City of Ithaca currently works with Greater Gratiot to list commercial sites available for redevelopment on its website. Commercial or industrial sites have been identified for redevelopment in the:

SOUTH ITHACA INDUSTRIAL PARK

Site(s): There are 12 parcels located within the South Industrial Park (the Parcel ID numbers include 52-090-002-50, 52-090-003-10, 52-090-005-00, 52-090-006-00, 52-090-007-00, 52-090-008-00, 52-090-009-00, 52-090-010-00, 52-090-018-00, 52-090-023-00, 52-090-024-00, 52-090-025-00).

Current Zoning: All Parcels are zoned Planned Industrial Park

Proposed Future Land Use: Industrial

Current Use: Agricultural or vacant

Redevelopment Options: The surrounding area includes other industrial and manufacturing businesses. The sites have access to sewer and water and improved roadways with curbs and gutters. The city would prefer to see development in manufacturing, warehousing, or similar uses that provide new employment opportunities for residents.

DOWNTOWN BUILDINGS

Site(s): There two buildings in downtown Ithaca that are currently vacant and in need of significant repair. They include the “Signs of the Times” building (Parcel ID: 52-010-142-00) and another vacant building north of Center Street (Parcel ID: 52-010-076-00).

Current Zoning: All parcels are zoned C-1

Proposed Future Land Use: Downtown Commercial

Current Use: Vacant

Redevelopment Options: Several buildings in downtown Ithaca have been renovated recently to rehabilitate rental units on the upper floors while improving or maintaining retail or office uses on the ground floor. Similar redevelopment of these buildings would be highly encouraged by the City of Ithaca.

VACANT COMMERCIAL

Site(s): There are two sites on Center Street/ Business 127, east of downtown Ithaca that are currently vacant and in need of renovation. They include the former Wendy’s building (Parcel ID: 52-050-028-01) and a vacant building on a large lot north of Center Street (Parcel ID: 52-060-074-60).

Current Zoning: All parcels are zoned C-2

Proposed Future Land Use: General Commercial

Current Use: Vacant

Redevelopment Options: Both sites are located less than ¼ mile from the I-27/Business 127 interchange and are suitable for redevelopment as highway commercial or as office or light industrial uses.

Recreational Redevelopment Site (McNabb Park)

McNabb Park, on the southwestern corner of the city is home to the several fairs and events each year, as well as soccer fields, a playground, a dirt racetrack, and a mountain bike trail. The site is very large and underutilized. Redevelopment of the site, consistent with its recreational character, will be pursued by the City of Ithaca. The city would also be open to partnership opportunities to develop the site as well. The overall site includes six parcels and approximately 88 acres.



Downtown Buildings for Renovation

Site(s): Parcel IDs: 52-070-008-00, 52-070-030-002, 52-070-030-20, 52-070-030-25, 52-070-032-00, 52-070-033-00

Current Zoning: R-1

Proposed Future Land Use: Low-Density Residential

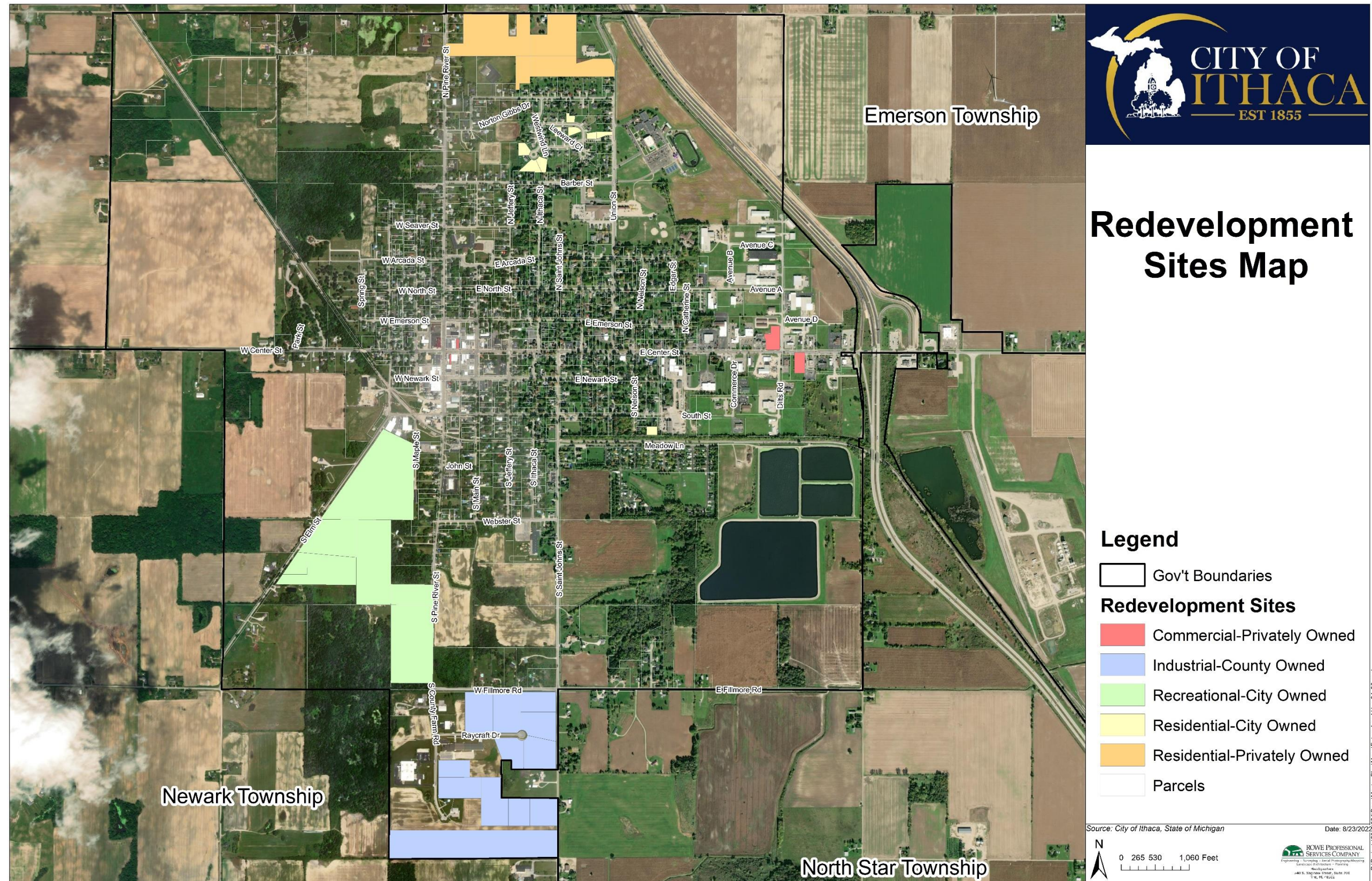
Current Use: Park and Open Space

Redevelopment Options: Recreational redevelopment, including destination recreation as an athletic complex or other similar uses.



McNabb Park Athletic Fields

Figure 16: Redevelopment Sites Map



Redevelopment Sites Map

- Legend**
- Gov't Boundaries
 - Redevelopment Sites**
 - Commercial-Privately Owned
 - Industrial-County Owned
 - Recreational-City Owned
 - Residential-City Owned
 - Residential-Privately Owned
 - Parcels

Source: City of Ithaca, State of Michigan
 Date: 8/23/2022
 ROWE PROFESSIONAL SERVICES COMPANY
 Engineering, Surveying, General Planning, Mapping, Land Use and Planning, Consulting
 440 S. Saginaw Street, Suite 100
 Ithaca, MI 49801

CAPITAL IMPROVEMENTS PLAN

The Michigan Planning Enabling Act requires cities to maintain a Capital Improvements Plan that projects planned improvements over a six-year timeframe. Annual update of that plan and its use in the city's annual budgeting process is essential if it is to remain an effective tool in implementing the master plan.

ANNUAL REPORT

The Planning Commission annual report is a critical tool to tracking progress toward Master Plan goals and the Strategic Implementation Plan. Each year, the Planning Commission should include a review of actions and accomplishments related to the plan and identify priorities for the upcoming year.

FIVE-YEAR REVIEW

Under the terms of the Michigan Planning Enabling Act (MPEA), the city's Planning Commission must review the Master Plan at least every five years to determine if there is a need to update it. The findings and determination should be recorded in the minutes and through a resolution attached to the appendix of the plan.

The review should be a formal process if the city intends it to serve as compliance with the requirements of Section 45 (2) of the MPEA. This means that a report outlining the standards for review and other basis upon which the Planning Commission determined an update is or is not necessary should be created. The findings should be set out in a resolution adopted by the Planning Commission.

As noted above, it is intended that the Planning Commission conduct a less formal review annually as part of the annual report to the City Council.

Standards for Review

In conducting the five-year review, the Planning Commission should evaluate the plan using the following criteria, or similar criteria that are identified as appropriate:

1. **The conditions that the plan was based on have changed.** For example, the plan assumed a certain growth rate and the new data shows stagnant growth. Indicators to consider in evaluating this factor for the City of Ithaca Master Plan are:
 - a. *Status of Downtown.* The plan outlines strategies to continue the positive development of downtown including allowing for mixed uses in the buildings in downtown and encouraging its historic character. Consideration of issues such as occupancy of storefronts and feedback from local businesses can be used to determine if the strategies are being effective.
 - b. *Mixed Use Development.* The plan calls for the expansion of mixed-use development in the area surrounding downtown and along Center Street. The Planning Commission may want to evaluate the extent to which that development has occurred and its impact on the surrounding area and downtown.
 - c. *Housing Choice.* A key goal of the plan was to encourage more housing development, of both single-family and alternative types. If conditions with the

housing market, the city's employment base, or other factors change, this goal may be more or less relevant.

- d. *Adjacent Planning and Zoning.* Changes in the Master Plan or zoning map of surrounding municipalities should be reviewed to consider their impact on the city's plan. Particular attention should be given to changes that increase the intensity of land uses adjacent to the city. The MPEA requires the city, surrounding municipalities, and the county to notify the city whenever it is proposing to adopt changes to their plans. The Michigan Zoning Enabling Act (MZEA) does not contain similar coordination requirements, but the city could enter arrangements with surrounding municipalities to notify it of proposed rezonings within 500 feet of the city boundary in return for the reciprocal notification by the surrounding municipalities.
 - e. *Utilities.* The city's water and sewer capacity should be monitored to ensure adequate capacity for development and redevelopment in the city.
2. **There was a significant error in the plan** that affects the plan policies, goals, or recommendations. Sometimes a plan is based on an assumption that turns out to be incorrect, such as an area was thought to be a wetland but turns out not to be. Any changes in the facts as a community knows them should be considered to see if it changes the appropriateness of proposals in the plan.
 3. **There has been a change in the community's attitude** about some basic goal of the plan, or on a proposed approach to achieving the goal, that is reflected in the Planning Commission's recommendations or the City Council's decisions, but not in the plan.
 4. **New issues that should be addressed by the plan have come up** and are not adequately addressed. Issues important to a community may crop up after a Master Plan has been adopted. In those instances, it might be an issue that requires amendment of the Master Plan to ensure that the city's policies regarding the use are clear.
 5. **The plan is out of date.** Master Plans normally have a 10- to 20-year scope. If the plan has not been revised or significantly updated by the time the plan has reached the end of its "life", then it should be updated.