

CITY OF PERRY 2010-2040 MASTER PLAN

APPENDICES

APPENDIX A: MINUTES FROM PLANNING COMMISSION MEETINGS**Perry Planning Commission Meeting Notes** **November 7, 2011**

Master Plan major revision work should begin with January meeting and complete in October. Wekwert and Sharlow will work on the capital budget with Mayor.

Perry Planning Commission Meeting Notes **December 5, 2011**

Master Plan major revision work should begin with January meeting on Sections 2, City Description, and 6, Government Organization/Structure.

Perry Planning Commission Meeting Notes **January 9, 2012**

Master Plan: Master Plan timeline was updated. Sections 2, City Description, and 6, Government Organization/Structure were reviewed.

Perry Planning Commission Meeting Notes **February 6, 2012**

Discussed Master Plan Chapter 5 - Demographics

Perry Planning Commission Meeting Notes **March 5, 2012**

Master Plan update schedule revised.

Capital Improvement Program goals and projections were discussed with Mayor on March 1, 2013.

Perry Planning Commission Meeting Notes **May 7, 2012**

Brainstorming session #1 - Master Plan

Visitors: Michael and Samantha Johnson, Kathy McGraw

- Review of accomplishments
- Goals, and necessity of timeframes to achieve the goals
- Public comments (Michael): facilities for fine arts, how to increase mean income, tax and fee incentives for building new houses
- Encouraging homegrown businesses, community enrichment courses coordinated with the school, college or library, family restaurant (approaching franchises), organic growth and how to encourage existing businesses' success
- Business/Employment survey
- Residential/Community Survey - community quality with examples and true/false statements, rating city services, use of resources (revenue, parks, etc.), citizen priorities with ranking.
- Involving schools, churches, youth.

Perry Planning Commission Meeting Notes**June 4, 2012**

Brainstorming session #2 - Master Plan

Visitors: Sid Grinnell

- Industrial park development in township will need utilities
- I-69 and M-52 interchange plans by MDOT, public meeting
- Lighting Lansing Road by township this year from Morrice village limit to M-52
- Township park development between Britton and Lansing Road
- Township Interurban walking trail is reactivating
- Township Recreation plan will be shared at our next meeting

Master Plan Information - Chapter 12 review:

- Discussion on updates to the chapter
- Discussion of Performing Arts Support Group (PASG)

Employment Survey form review. Motion to approve the survey form based on changes to email addresses by Stickney, second by Wekwert, all aye. Sharlow, Shirey, Stickney and Wekwert are planning to survey the organizations.

Perry Planning Commission Meeting Notes**July 9, 2012**

Master Plan Information - Chapter 10 review:

- Discussion on updates to the chapter
- Discussion of coordination with Parks and Properties committee on planning at a regional level to accomplish goals

Employment Survey form review. Motion to approve the survey form based on changes to email addresses by Stickney, second by Wekwert, all aye. Potter, Sharlow, Shirey, Stickney and Wekwert are planning to survey the organizations on July 20 and 21.

We discussed and made minor changes to the community survey draft.

Perry Planning Commission Meeting Notes**August 6, 2012**

Master Plan Information - Chapter 11 review:

- Discussion on updates to the chapter
- Need updated tables on page 5

We discussed the Residential Survey questionnaire and adding one question. We discussed having hard copies at PerryFest. Motion to approve Residential Survey questionnaire with changes by Shirey, seconded by Galbavi, all aye.

Sharlow gave update on Parks and Recreation Committee, with an update by Mayor on 5-year Master Plan update.

Perry Planning Commission Meeting Notes**September 10, 2012**

Chapter 13: Public/Municipal Utilities review. Updates to system in general, and leaving for review and approve next month.

Stickney is updating Chapter 15 for the survey results. We plan to work on the draft at the next meeting.

Community survey will be made available at different locations during PerryFest.

Wekwert will be working with Perry Public Schools on Chapter 9 over the next two months.

Chapters 8: Municipal/Public Services, Chapter 9: Education/Perry Community Schools, Chapter 14: Transportation, and Chapter 15: Business/Industry remain for updating.

Perry Planning Commission Meeting Notes**October 1, 2012**

Parks and Recreation plan proposal presented by Dr. Charles M. Nelson from MSU Cooperative Extension. Community survey, fee for service approximately \$2,500, plan would meet governmental agencies' approval. March 1 plan deadline for April 1 grant application deadline. Recreation Passport grant, Natural Resources Trust Fund grant, other grants, low maintenance projects, extra points for older communities. There may be grant money available for preparing a plan, which Sharlow will assist City staff with preparation.

Brainstorming session thoughts: City-wide Wi-fi. Running club. Parking needs behind downtown stores. Tax rate and water/sewer hookup issues. Family-style restaurant, or other larger draw to downtown would require more parking. Business district trend of moving more toward the interchange shows no sign of changing. Perry has an advantage of central location between Lansing, Flint and Owosso. Satellite campus. Recreational center. Larger business is requiring infrastructure, and substantial parcels of city property do not have access to I-69. Farmers' market. Band festival. Unique, attractive features need to be developed. Arts. Walkable viewshed. Biking, walking, running paths and trails. Indoor activities: winery, bowling. Advertising for local business with handouts, maps, other promotional pieces. Swan Creek Candle Shop, Tami's, Charlie's, Darling Hardware, Sweet Sisters.

Perry Planning Commission Meeting Notes**November 5, 2012**

Master Plan Information update:

- Chapter 11 - City of Perry Public Library is completed, except for revisions to Figure 11-1 Median Hourly Output by Usage Area.
- Chapter 12 - Community Activities/Events is completed.
- Chapter 13 - Public/Municipal Utilities is completed.
- Chapter 14 - City of Perry Transportation Plan was reviewed.

Business Survey Results:

- Narrative responses.
- Next step is to write updates to the chapter and chart results.

Status of other chapters was reviewed. Timeframe late January, early February, for presentation of the completed plan.

Potter presented information on idea of parks splash pads. Residential survey proposal is ready for Council consideration.

Perry Planning Commission Meeting Notes**December 3, 2012**

Residential survey proposal was revised and approved by Council and distributed. Iron and rusty water issue was brought up while distributing surveys.

Master Plan Information update:

Chapter 8 - Municipal/Public Services is updated. Fire and ambulance services should be updated this month. Local health care services needs to be updated. Refuse collection is updated. Recycling is updated.

Chapter 9 - Education/Perry Public Schools is updated. Moved by Shirey, second by Sanford to approve this section, all aye.

Chapter 11 - City of Perry Public Library is completed, except for revisions to Figure 11-1 Median Hourly Output by Usage Area. Moved by Wekwert, second by Sanford to approve this section, all aye.

Status of other chapters was reviewed. Timeframe late January, early February, for presentation of the completed plan.

Zoning map updated for changes and reviewed. We intend to add Mobile Home Park, B-3, and public use land districts.

Future Land Use Map and Soils Map will need to be updated to reflect changes in city boundaries and rezoning.

Perry Planning Commission Meeting Notes**January 7, 2013**

Master Plan Information update:

- Chapter 15 - Business/Industry is updated with business survey results. New parking maps still need to be updated. We discussed different ways to encourage business in the City.
- Status of other chapters was reviewed. Chapter 8 Municipal/Public Services is holding for SESSA update.

Residential surveys were discussed, with a 16% return rate. We plan a working session from 9:00am to noon on Saturday, January 12 to compile the results. Water quality, police protection, parks and recreation, options for teens are issues. Timeframe late January, early February, for presentation of the completed plan.

Perry Planning Commission Meeting Notes**February 4, 2013**

Kickoff of Parks and Recreation Plan presented by Dr. Chuck Nelson. Dr. Nelson explained recreation grant programs' purposes and procedures to the Commission and to other attendees. The first step in the grant program is to write a Parks and Recreation Plan, which should be written for the City by Dr. Nelson's team, Phil Garcia, Nikki Wu, and Shannan.

Master Plan Information update:

We discussed Residential survey results, and began preparing for the community meeting on February 12. Library, police, SESSA, school, Potter business, Wekwert public works & recycling. We scheduled a work session on Saturday at 9:30am for the public session.

Perry Planning Commission Meeting Notes**March 4, 2013**

Motion to approve Parks and Recreations Assessment survey to be sent to Perry residents by Sanford, second by Wekwert, all aye.

We discussed the status of Master Plan chapters and the timeframe for their completion. We are asking for a joint meeting with City Council to address any questions or concerns.

Perry Planning Commission Meeting Notes**March 25, 2013**

Doug Piggott from Rowe Professional Services answered questions regarding the process of updating the zoning maps.

Discussion to schedule a public hearing on May 13 regarding special land use request.

June meeting scheduled to complete Master Plan.

Our April 1 meeting is a joint meeting with City Council.

Perry Planning Commission Meeting Notes - City Council**April 1, 2013**

Capital Improvement Program – Discuss with City Council

Post Draft Master Plan Chapters on City Website for Public Comment – ACTION NEEDED

Send letters to neighboring communities asking for comments on draft master plan, moved by Shirey, second by Wekwert, all aye.

Perry Planning Commission Meeting Notes**May 13, 2013**

Master Plan Update – Chapter 2

Capital Improvement Program - Chapter 17 Review

Motion to schedule a Special Meeting at 7:00pm on June 17, 2013 by Shirey, second by Sanford. All aye.

Motion to schedule a Public Hearing for Master Plan at 7:15pm on June 17, 2013 by Shirey, second by Sanford. All aye.

Perry Planning Commission Meeting Notes**June 3, 2013**

Master Plan Update – Chapter 2

Parks Plan Needs Assessment Results – Dr. Chuck Nelson presented results of the community survey regarding the existing three parks and perceived needs.

Capital Improvement Program

Perry Planning Commission PUBLIC HEARING Notes**June 17, 2013****Present:** Chaput, Galbavi, Sanford, Shaulis, Sharlow, Shirey, Wekwert**Absent:** None**CALL TO ORDER: 7:00pm****OLD BUSINESS**

Master Plan Update – Chapter 2, Chapter 7 and Chapter 10

Motion to close regular meeting and open public hearing at 7:15pm by Chaput, second by Wekwert. All aye vote.

7:15 – PUBLIC HEARING - City of Perry Master Plan

Motion by Sanford, second by Chaput, to close public hearing and open regular meeting at 7:17pm. All aye vote.

Motion by Sanford second by Shaulis to recommend to City Council the adoption of City of Perry 2010-2040 Master Plan with the additions of the table of contents, title page and appendices to be added to the website. All aye vote.**NEW BUSINESS**

Motion by Shirey, second by Sanford to approve cancellation of July and August Planning Commission Meetings due to lack of agenda. All aye vote.

Motion by Shirey, second by Shaulis to recommend that Council hold a public hearing at the first scheduled meeting in August regarding adoption of the five year Parks, Recreation and Open Space Plan for Perry, Michigan. All aye vote.

NEXT REGULAR MEETING: September 9, 2013 @ 7:00pm

**APPENDIX B: CITY OF PERRY MASTER PLAN: POWERPOINT
PRESENTATION FROM PUBLIC FORUM MEETING
February 12, 2013 @ Perry High School Auditorium
(Separate File)**

On Tuesday, February 12, 2013, a presentation was given on the proposed 2010-2040 City of Perry Master Plan. A copy of this presentation, along with a video taping of this meeting is available on the City of Perry website at <http://www.perry.mi.us/>.

Appendix C: City of Perry Planning Commission Residential Survey

The City of Perry Planning Commission is in the process of updating their Master Plan and would like to ask for some feedback from you as a resident.

1. OVERALL COMMUNITY QUALITY (please check under the appropriate category)

	Above Average	Average	Slightly Below Average	Below Average
Overall quality of life in Perry				
Your neighborhood as a place to live				
Ease of bicycle travel				
Ease of walking around town				
Street lighting				
Perry as a place to retire				
Perry as a place to raise children				

2. How long have you live in the City of Perry? (Please circle)

Less than 1 Year

1-2 Years

3-5 Years

5-10 Years

10-20 Years

20+ Years

3. OVERALL, how do you rate the quality of each of the following City Services?

Excellent Good Bad Very Bad

Police

Fire & Emergency
Services

Water

Recreation Center/
Activities

Sewer
Storm Drainage

Street Maintenance

Street Lighting

Planning for
future land use

4. WHAT would you like to see improved with each of the following City Services?

Police _____

Fire & Emergency
Services _____

Water _____

Recreation Center/
Activities _____

Sewers _____

Storm Drainage _____

Street Maintenance _____

Street Lighting _____

Planning for
future land use _____

5. Please rate the following:

	Excellent	Good	Bad	Very Bad
City use of tax dollars				
Community events and festivals				
City parks and playgrounds				
Trail and sidewalk development				
Parking downtown				
Business Climate				
Other				

6. In the past 12 months, how often have you been involved in a community project, community activity, or attended a public meeting?

More than 10 times

6-10 times

3-5 times

1-2 times

Never

7. Do you rent or own your home? (Please Circle)

Rent

Own

8. Where do travel you perform the majority of your...

Perry (Local)	Lansing Area	Owosso/Corunna Area	Flint/Saginaw Area	Greater Detroit Region
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Work

Recreation

Medical

Shopping

Other (please specify)

9. If the City of Perry had more of the following services, would you stay local?

Yes	No
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Work

Recreation

Medical

Shopping

Other (please specify)

10. If you had \$100 dollars to spend towards city services, how would you spend the money (you can split the money between different categories, or put it all in one to sum to \$100).

Police	_____	Fire/Emergency Services	_____
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Parks & Playgrounds	_____	Recreational Purposes	_____
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Water Imp.	_____	Sewer Improvements	_____
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Road Imp.	_____	Trail & Sidewalk Dev.	_____
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Community Events	_____	Promote Businesses	_____
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Aesthetics (gardens)	_____	Purchase Property for Parking	_____
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11. If there was one thing that you wanted to see improved in this City, what would that be? How would you be willing to assist in making that happen?

12. Where do you see the City of Perry in:

5 Years?

10 Years?

20 Years?

Please fill out and return by December 31, 2012. On February 12, 2013, the Planning Commission will be giving a presentation of the draft master plan, integrating the comments and results from this survey. Please take some time to think about this, and we encourage any feedback and comments.

Presentation Date: February 12, 2013
Time: 7:00pm
Location: Perry Middle School

Thank you, Bradley M. Sharlow, City of Planning Commission Chair
Email: bradsharlow@yahoo.com.

COVER LETTER: Sent with Each Survey**Residential Survey - 2010-2040 City Master Plan**

To whom it may concern,

The City of Perry Planning Commission is in the process of updating its Master Plan. The Master Plan will define a vision, goals and objectives that the majority of people would like to see put forth in both the near future, and long-term future. The purpose of a City Master Plan is to guide the community forward as it looks towards the future.

As part of this effort, the Planning Commission wants to know what the great citizens of this community would like to see for the future. **We have provided a survey for you to fill out, and to provide us with necessary information, to help the city identify goals, and to prioritize funding towards certain entities.** A self-addressed stamped envelope has been provided, so all you have to do is fill it out, and drop it back in your mailbox at no cost to you.

Please take the time and fill this survey, and please mail it back to City Hall, via the self-addressed stamped envelope provided by December 31, 2012.

The results of this survey, along with the other findings, will be presented at 7:00pm on **Tuesday, February 12th** at Perry Middle school. The Planning Commission and its partners will give a presentation outlining the proposed goals and objectives of the Master Plan. Further discussion will follow the presentation, and we encourage you to attend and participate.

For additional information or to express concerns regarding the upcoming meeting, please contact Bradley Sharlow by email at bradsharlow@yahoo.com.

RESULTS FROM RESIDENTIAL SURVEY

Results from this survey have been discussed throughout the Master Plan document. A complete inventory of people's responses and comments are provided on the City of Perry website: <http://www.perry.mi.us>.

APPENDIX D: PUBLIC COMMENT LETTER

CITY OF PERRY DRAFT MASTER PLAN OUT FOR PUBLIC COMMENT

The City of Perry Draft Master Plan from 2010-2040 is now out for public review beginning Friday, April 5th, 2013 until Friday, June 14th, 2013. Over the last sixteen (16) months, the City of Perry Planning Commission has worked hard developing this master plan, gathering input from the public, city departments, interest groups and others. We need everybody's feedback and input in this review process. Our plan is to complete the Master Plan at our June 17th Planning Commission meeting and to recommend it for City Council and Mayor approval at their June 18th meeting.

This master plan provides a vision and guidelines for the City for the next 25-27 years. The community has identified many goals and objectives that for this timeframe, some of which are for the near future (<5 years), and others which are larger-scale ideas for the more distant future. This master plan will comply with the new state planning and zoning laws introduced this year, and will provide as a reference for future funding resources.

The master plan is available on the City of Perry website: <http://www.perry.mi.us>. If people would like a copy on CD, those will also be available at City Hall.

This plan is still in draft format and is open for people's input. A few items are still being drafted, including updated versions of maps for zoning, future land use, and soils maps. Also, a 5-Year Parks and Recreation Plan is in progress and will be completed in May 2013. The results of this plan will replace the information currently in Chapter 10: Parks and Recreation. Finally, the Capital Improvement Program is still being updated. As updates occur, they will be placed on the website.

If people have questions or concerns, please feel free to contact us. The regularly scheduled planning commission meetings to address people's comments are: May 13 and June 3 (all Mondays at 7:00pm in the Council chambers). The planning commission also has a mailbox in City Hall in which people can submit comments or feedback as well. A member of the planning commission will also be in attendance once a month at City Council meetings to give status reports, and to answer any additional questions.

In addition, a presentation of the draft master plan was provided on Tuesday February 12, 2013 at Perry Middle School. Copies of the presentation are also available on the website.

Thank you, and we look forward to your comments and feedback.

APPENDIX E: OTHER COMMENTS FROM THE PUBLIC

The following are additional written comments that were received from the general public, which either came from the City of Perry facebook page, or the residential survey.

1. I think the city should develop a crossing on M-52 for pedestrians between the Middle/High schools and the McDonald's (and other fast food restaurants). The highway is quite busy, and students often have to cross it (without a real crossing) while heading out after school. I do this often, and I don't feel safe.
2. Also, a restaurant sign in the middle of sidewalk should not be there. Always have to walk around.
3. How much of this survey is free? None. We voted school taxes down and then they hire a big outfit to do a survey costing thousands! City is doing something. We have voted NO twice because we don't want or cannot afford a City Manager. Our Mayor and past council has done very well!
4. Thank you for your service and care.
5. I own a corner lot with sidewalks on two roads. I keep the grass edged along the sidewalk, shrub trimmed away from the sidewalk, and snow cleared in the winter. I would like to see that enforced throughout the City. Too many residents do not do their part to keep sidewalks passable.
6. Note: How disappointing to have a vacant home next to mine continue year after year to deteriorate. We have offered to buy it, but the owner was not interested and refuses any upkeep. It devalues my home and is an eyesore. Who will do something about it? Keep our city looking like a good place to live.
7. I like this survey. Thank you!
8. Thank you for providing the survey! A good idea!
9. Overall, Perry is a great city. Thank you.
10. Great idea. Glad to see involvement by officials and residents. Together we can do anything!
11. In my opinion, the City of Perry has little or no ordinance enforcement regarding junk cars, boats, canoes, rowboats, and scrap metal. Keep junk and clutter to a minimum, no trash cans left in the street for a week, and most of all, loud and noisy cars and speeding in the early AM (midnight to 5AM) on our street with kids on the block (East Willow Street).