



DRAFT MASTER PLAN

MARCH 2024

PREPARED BY: FLEIS & VANDENBRINK
ENGINEERING INC. & THE CITY OF
SCOTTVILLE PLANNING COMMISSION



Table of Contents

Introduction: Purpose & Planning Process..... 3

Section A: Planning Commission & City Commission..... 3

Section B: Local Profile..... 4

Section C: Community 8

Section D: City of Scottville Goals 11

Figure 1: Mason County Regional Location Map

Figure 2: Mason County Location Map with Boundaries

Figure 3: Scottville Boundaries Satellite Image

Figure 4: Wetlands Map

Figure 5: Soil Classification Map

Figure 6: Zoning Map

Figure 7: Sidewalk Condition Map

Figure 8: Removed

Figure 9: Sanitary Sewer Map

Figure 10: F&V 2021 Water System Assessment Map

Figure 11: F&V Proposed Water System Improvement



Introduction: Purpose & Planning Process

The purpose of the City of Scottville Master Plan is to provide guidelines and direction for future development within the community, while at the same time protecting the uniqueness of the small town. The Michigan Planning Enabling Act, P.A. 33 of 2008, states that a City “may adopt, amend, and implement a master plan.” The Michigan Planning Enabling Act states: The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies 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 one or more of the following:
 - a system of transportation to lesson congestion on streets;
 - safety from fire and other dangers;
 - light and air;
 - healthful and convenient distribution of population;
 - good civic design and arrangement;
 - wise and efficient expenditures of public funds;
 - public utilities such as sewage disposal and water supply, and other public improvements;
 - recreation;
 - resources used in accordance with their character and adaptability.

Section A: Planning Commission & City Commission

City of Scottville Planning Commission

Susan McCray-King, *Chair*
Myndi Dangler
Mackenna Kokx
Carla Mayer
Jenna Morrill
Roy Holden
Randy Wyman

Scottville City Commission

Marcy Spencer, *Mayor*
Aaron Seiter, *Mayor Pro-Tem*
Darcy Copenhaver, *Commissioner At-Large*
Al Deering, *Commissioner At-Large*
Randy Wyman, *Commissioner At-Large*
Dixie Spore, *Commissioner At-Large*
Eric Thue, *Commissioner At-Large*



Section B: Local Profile

LOCATION

The City of Scottville is located in the central portion of Mason County, Michigan. Mason County is located on the western edge of the north central portion of Lower Michigan (Figure 1). Notable natural features within the County include the Lake Michigan shoreline, the Manistee National Forest, State-owned land, and the Pere Marquette River.

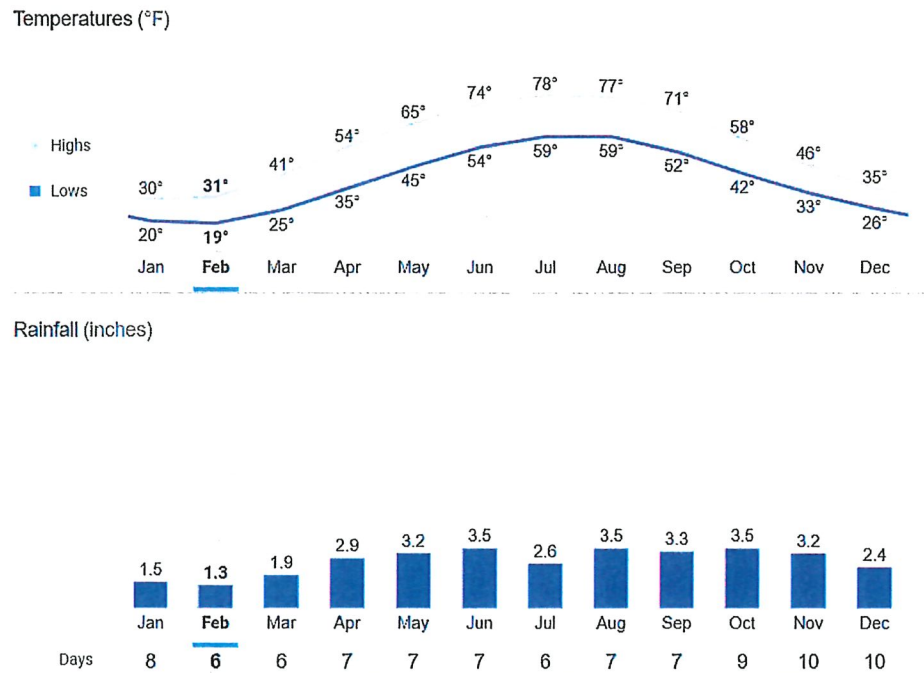
Scottville lies at an important junction of the State's highway system. Highways US-31 and US-10 cross here, making the area highly accessible from both north-south and east-west routes. The recent addition of a US-31 bypass around neighboring Ludington lies immediately west of Scottville in recent years has increased the mobility of travelers to the area. Scottville is located on the border of Amber and Custer townships. Nearby municipalities include the Cities of Ludington, Manistee, Hart, Shelby, Pentwater, and the Village of Custer (Figures 2 and 3).

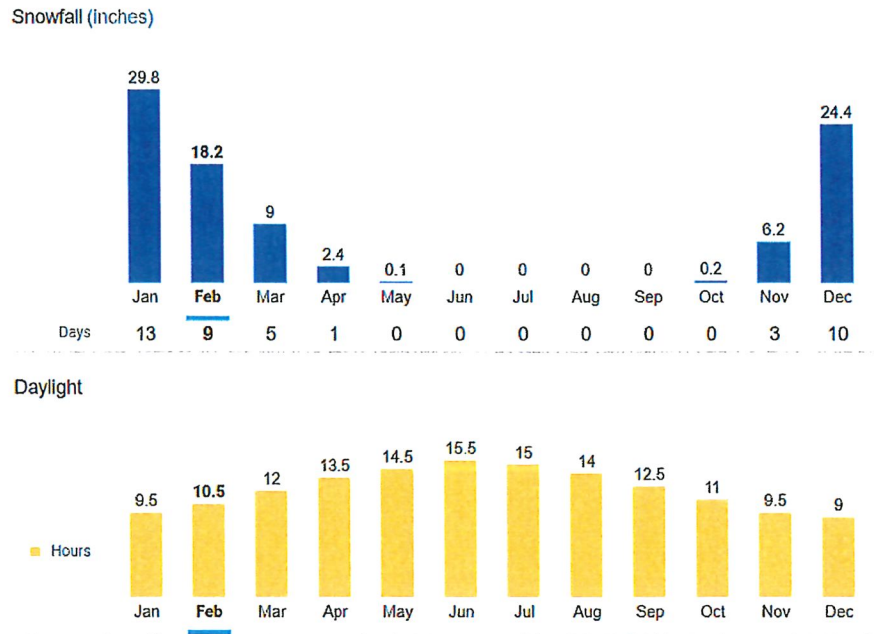


CLIMATE

The climate in and around Scottville is considered continental and is strongly influenced by Lake Michigan throughout most of the year. Spring and early summer temperatures are cooler than those observed in central and eastern Michigan because of prevailing westerly winds, which blow across Lake Michigan. Similarly, temperatures in fall and winter are milder. The area rarely experiences prolonged periods of hot, humid weather in the summer or extreme cold during the winter.

Mean daily maximum temperatures during the summer months typically range between 74- and 78-degrees Fahrenheit, while the mean daily temperatures during the winter typically range between 15- and 20-degrees Fahrenheit. Annual precipitation is approximately 33 inches, with average annual snowfall of approximately 90 inches.





Source: NOAA

TOPOGRAPHY

The topography of Scottville is fairly level except for the south and southeast portion of the City where the land begins to dip southeasterly toward the Pere Marquette River Flood Plain and its wetland areas. To the northeast of Scottville, the topography is level. To the northwest, as one approaches Crystal Lake, the topography of the area gradually climbs.

Clay and sandpits are common to the west of Scottville. The presence of low-lying wetland areas increases as the Pere Marquette River travels toward Lake Michigan and the topography of the area falls from 650 feet to 600 feet above sea level.

NATURAL FEATURES

The City of Scottville lies within the Pere Marquette River watershed (See Figure 4). The Pere Marquette River, which is the major water body in the city, has been designated a Natural River by the Michigan Department of Natural Resources, Land and Water Management Division, and as a Wild and Scenic River by the U.S Fish and Wildlife Service. In 1970, the Michigan Legislature recognized that natural scenic rivers are a limited and fragile resource and passed the Natural River Act. The main objective of the Act was to establish a system of designated natural rivers for the purposes of preserving, protecting, and enhancing river environments in a natural state. Special regulations, such as 100-foot setbacks and vegetative strips are used to preserve the natural and unspoiled state of the river from development.



SOILS

General soil types found in Scottville include Nester Loam and Bergland Clay Loam; as well as Kalkaska, Mancelona, Rubicon, Arenac, and Kersten Sands. The Nester and Bergland loam are found in the northern section of the city and are well drained to poorly drained clay lands. The Kalkaska, Mancelona, Rubicon, and Arenac Sands found in the central portion of the city are

formed from parent material of higher gravel and lime content than average. Griffin and Kersten Sands are found in the southern portion of the city and vary from sands to muck. (Figure 5)

LAND USE AND LAND COVER

Scottville is characterized as a small residential community of single-family homes situated at a major crossroad. In the immediate vicinity of the crossroad is the Scottville Central Business District (CBD) where retail, social, and governmental activities are concentrated. The CBD is supported and managed by the Scottville Downtown Development Authority. (Figure 6)



The area surrounding the CBD and its adjacent residential areas is composed of large areas of public and private land which provides a transition from an urban center to rural farmland along its corporate limits. On the south, west and northwest sides of the city, there is open space and flood plain (parkland, farmland, and public school property). The north end of town has been extended to include a northern-most parcel of land between Johnson Road and the Scottville Road/US 31 intersection. Water and sewer services have been extended into this area and it is available for further development. The northeast part of Scottville contains approximately 80 acres of land now under development. This land has paved streets with city sewer and water available and is known as the Sweetwater addition. Interest has been expressed in extending Broadway to the east and to continue developing the Sweetwater and adjoining property.

Industry within Scottville typically is located close to the Marquette Railroad rail system. Industries include Bauer Sheet Metal, Jabrocki Excavating, and MyCopia Gourmet Mushrooms. Additional vacant land remains an opportunity for development.

There is a total of 1,383.4 acres of land within Scottville, and nearly 37% of that is undeveloped land that may be used for recreational purposes or as open space. A large parcel, commonly referred to as the landfill, has frontage on the Pere Marquette River. Low-density single-family residential development is the next greatest land use in the City, occupying 28% of the land in Scottville. The following table provides the acreage dedicated to residential, commercial, institutional, and industrial uses within the City.

| CITY OF SCOTTVILLE LAND USE | | | |
|-----------------------------|---------------------------|----------------|------------|
| USE | DESCRIPTION | ACRES | % OF AREA |
| Residential (R1) | Low Density | 269 | 19.4 |
| Residential (R2) | Low/Medium Density | 3.2 | 0.2 |
| Residential (R3) | Medium Density | 33.4 | 2.4 |
| Commercial (CBD) | Central Business District | 29.4 | 2.1 |
| Commercial (HC) | Highway Commercial | 10.7 | 0.8 |
| Industrial (I1) | Light Industrial | 51.9 | 3.8 |
| Industrial (I2) | Heavy Industrial | 25.6 | 1.9 |
| Institutional | Institutional | 609.2 | 44.0 |
| Recreational/ Green Space | Recreation/Undeveloped | 351 | 25.4 |
| Totals | | 1,383.4 | 100 |

Source: City of Scottville Zoning Map 2023, GIS

PARKS AND NATURAL SPACES

The City of Scottville has two primary parks that serve the community, each with its own character. McPhail Field is a 16.5-acre active recreation park with athletic fields and courts. By contrast, Riverside Park is a more passive park comprised of 103 acres on both sides of the Pere Marquette River, with river access for boating and swimming, campsites, picnic areas, disc golf, dedicated grounds for the annual Old Engine and Tractor Show, and miles of trails for hiking or cross-country skiing. In addition to these two parks, there are recreational areas at the four public schools in the City.



TRANSPORTATION

Scottville is served by a statewide arterial trunk line, US-10, which forms a part of the City's main intersection in the Central Business District. The Michigan Department of Transportation established the US-31 bypass located outside the city limits to the west. The US-31 bypass extends northward and connects Scottville with Manistee, Traverse City, Petoskey, and points beyond. US-10 travels in an east-west direction and travels eastward from the Ludington area, through the Scottville Central Business District, and on to Reed City and Clare. The route then continues southeasterly toward Midland, Bay City, Flint, and Detroit. For the Scottville area, these two state trunk lines serve as important transportation routes.

The Lake Michigan Car Ferry Service located in Ludington provides a unique point of interest for many tourists and travelers. Ferry Service for passengers and vehicles between Ludington and Manitowoc, Wisconsin continues from June to October on historic coal-fired car ferry that have been restored for modern use.

Limited on call transportation services are available to the citizens of Scottville through the Ludington Mass Transit Authority (LMTA). This bus service is provided on a fee basis and includes transportation to services and shopping opportunities between and within Ludington and Scottville.



Scottville has a sidewalk system that is in good condition in some portions of the City but needs repair or is not useable in other parts of the City. A 2023 "Walkability Study" conducted by Michigan State University provided a sidewalk assessment to determine where improvements can be made. (Figure 7)

UTILITIES

The City of Scottville provides water and sewer/wastewater services to residents. The sewer/wastewater collection system (Figure 9) consist of three types of structures, including wastewater gravity-flow pipes, wastewater pressure pipes (forcemains), and wastewater manholes. There are 48,489 feet (9.2 miles) of sanitary sewer piping (gravity pipe and forcemains), three lift stations, and 159 wastewater manholes in the collection system connecting the gravity pipelines. These structures are in existing street rights-of-way or in easements dedicated for system use and maintenance. Once wastewater is collected, it is pumped via forcemain to Ludington for treatment.

Scottville purchases water from the City of Ludington, where water is drawn from Lake Michigan. The water is treated and chlorinated before it is pumped to Scottville by a pump station and a 20"

transmission main that extends from the City of Ludington's water system. The pump station is owned and operated by the City of Ludington. The pump station has a 500,000-gallon water tower and contains two pumps, one electric pump and one gas operated pump. When the storage tank is in-service, the pump station has a capacity of 1,000 gallons per minute (gpm). If the storage tank is out-of-service (for maintenance), the pump station capacity is reduced to 400 gpm. The pump station is located at the intersection of Brye Road and US-10. The transmission main extends east from the pump station and runs along US-10 and connects to Scottville's water system near Reinberg Avenue (Map 10). Scottville's water usage is monitored by a metering station located at the intersection of Stiles Road and US-10.



The City of Scottville also has a 200,000-gallon elevated storage tank that was built in 1976. The tank is located at the City DPW facility on West First Street, west of the Reinberg Avenue intersection. The system is computer monitored and controlled from the Ludington Water Treatment Plant on North Lakeshore Drive in Ludington. The City of Scottville maintains a Water Department that serves the City and portions of Amber Township. Scottville and the service area within Amber Twp use approximately 26.3 million gallons of water per year.

The City applies regularly for grant funding, and in 2023 was awarded a State of Michigan Drinking Water State Revolving Fund (DWSRF) Grant for improvements to the water system. Map 11 shows planned improvements to the Scottville water system utilizing the DWSRF grant funds.



Electric service for the City of Scottville is provided by Consumers Power. Great Lakes Energy Co-Op provides service in the vicinity of the City. Natural gas is provided by DTE.

Section C: Community

POPULATION

The City of Scottville is a rural community which has remained relatively consistent in population over the past half-century. According to the 2020 U.S. Bureau of the Census, Scottville increased in population by 142 people from 2010 to 2020. Adjoining townships and Mason County, as a whole, experienced low to moderate growth during the same time period.

| Community | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 |
|--------------------|--------|--------|--------|--------|--------|--------|--------|
| City of Scottville | 1,245 | 1,202 | 1,241 | 1,287 | 1,266 | 1,214 | 1,356 |
| Amber Township | 1,060 | 1,278 | 1,556 | 1,684 | 2,054 | 2,535 | 2,529 |
| Custer Township | 1,253 | 1,204 | 1,338 | 1,176 | 1,307 | 1,254 | 1,321 |
| City of Ludington | 9,421 | 9,021 | 8,937 | 8,507 | 8,357 | 8,076 | 7,655 |
| Mason County | 21,929 | 22,612 | 26,365 | 25,537 | 28,274 | 28,705 | 29,052 |

Source: U.S. Census Bureau

| Community | 2000 | 2020 | +/- | % Change |
|-----------------------|---------------|---------------|---------------|------------|
| Amber Township | 2,054 | 2,529 | +475 | 23.1 |
| Branch Township | 1,181 | 1,328 | +147 | 12.4 |
| Custer Township | 989 | 1,321 | +332 | 33.5 |
| Custer Village | 318 | 272 | -46 | -14.4 |
| Eden Township | 555 | 580 | +25 | 4.5 |
| Free Soil Township | 632 | 842 | +210 | 33.2 |
| Free Soil Village | 177 | 158 | -19 | -10.7 |
| Grant Township | 850 | 925 | +75 | 8.8 |
| Logan Township | 329 | 329 | +/-0 | 0.0% |
| Meade Township | 287 | 179 | -108 | -37.6 |
| Riverton Township | 1,335 | 1,232 | -103 | -7.7 |
| Scottville City | 1,266 | 1,356 | +90 | 7.1 |
| Sheridan Township | 969 | 1,044 | +75 | 7.7 |
| Fountain Village | 175 | 170 | -5 | -2.9 |
| Sherman Township | 915 | 1,127 | +212 | 23.2 |
| Victory Township | 1,444 | 1,406 | -38 | -2.6 |
| Totals | 13,476 | 14,798 | +1,322 | 9.8 |

U.S. Census Bureau

RECREATION

The Mason County Central School District and the City of Scottville act together as a regional recreation provider. Although most recreational activities take place within the City of Scottville, the recreational programs and activities serve the Mason County Central, Mason County Eastern and G2S School Districts. These three school districts comprise more than fifty percent of the land area in Mason County. The total population within these three districts is 14,798 according to the 2020 Census data.



Recreation programs available to Scottville residents include adult and kids fast-pitch softball, Pop Warner football, aerobics and fitness classes at West Shore Community College, several fairs and festivals including the annual Old Engine Club Show, and performances by the renowned Scottville Clown Band.

Camping is a favorite summer activity in Mason County and Scottville Riverside Park is one of the most popular campgrounds in the region. Dozens of campsites, pool, nature trails, and fishing opportunities on the Pere Marquette River highlight the popular camping location.

AGE AND EDUCATION

The median age in the City of Scottville was 33.9 years, compared to a median age of 46.7 years in Mason County at the 2020 Census. Nearly one quarter (24.5%) of Scottville's population was under the age of 18 years, with 62.2% of the population aged 18 to 64 years. Only 13.3% of Scottville's population was over the age of 65 years compared to Mason County where 25% of the population is over 65 years.

A small-town atmosphere, affordable housing and excellent educational opportunities attract families to the community.

The City's school-aged population (3 – 25 years) was enrolled in the following types of education (as percent of school age population).

- Preschool (1.5%),
- Kindergarten - 12th grade (77.6%),
- College (14.5%),
- Graduate or Professional School (6.4%).



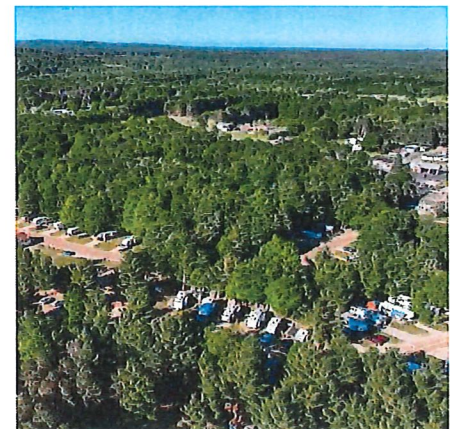
At the 2020 Census, the adult population (25 years +) had obtained the following education levels.

- High School Degree + Some College/Associate's Degree - 72.8%
- Bachelor's Degree - 11.7%
- Graduate/Professional Degree - 3.3%

Another important segment of Scottville's population is individuals who are of retirement age or older. Scottville and Mason County are attractive locations for many looking for a quieter lifestyle and a high quality of life. In 2000, 14.8% of the City's population was aged 60 years or above and at the 2020 Census the number had increased to 20.7% of the population.

ECONOMY AND INCOME

The median household income in the City of Scottville rose from \$27,750 in 2000 to \$31,732 in 2010 and further increased to \$47,643 in 2020. By comparison, the median household income in the City of Ludington was \$49,503 at the 2020 Census and the median household income for Mason County was \$60,744. The percentage of families that had income below the poverty level in Scottville was 51% in 2010 and dropped to 22.9% in 2020.



According to the 2020 U.S. Census, Scottville has 588 Housing Units and a total of 570 Households. In 2020, 70.8% of the homes in Scottville were valued at less than \$150,000, 28.6% were valued between \$150,000 and \$300,000, and the remaining 0.6% valued between \$500,000 and \$1,000,000. Looking at Ludington for comparison, as of 2020, 38.2% of the housing values were less than \$150,000, 49.3% were valued between \$150,000 and \$300,000, 9.7% were valued between \$300,000 and \$500,000, 1.7% were valued between \$500,000 and \$1,000,000 and 1.2% were valued over \$1,000,000.

In 2020, the home ownership rate in Scottville was 56.3%, compared to 58.3% in Ludington and 78.1% in Mason County. The median estimated rent in Scottville at the 2020 Census was \$725 compared to \$838 in Ludington and \$846 in Mason County.

Scottville had an employment rate of 59.6% per the 2020 Census, Mason County had a 51.8% employment rate, and the City of Ludington had a 48.9% employment rate. Manufacturing industries employed 30.7% of the working population in Scottville, while education, healthcare, social services, and retail trades employed 32.9%, and 22% of the population were employed in recreation, accommodations, food services, construction, agriculture, forestry, fishing and hunting industries.

ETHNICITY

The 2020 U.S. Census reflects the City's European immigrant roots, with the majority of residents having German, Irish and English ancestry. White residents make up 85% of the population, 6% are Hispanic or Latino, 1.2% are African American, and the remaining 7.8% of the population are American Indian or Asian.

SCHOOLS

The City of Scottville is part of the Mason County Central School District, which covers both the City, a large portion of central Mason County, and parts of Lake, Manistee, and Oceana Counties. The Mason County School District operates two elementary schools in Scottville: Mason County Central Upper Elementary and Scottville Elementary. The Mason County Central Middle School and Mason County Central High School are also located in Scottville.



Other schools in the Scottville area include the grades 6-12 G2S Charter Academy just north of Scottville, and the K-8 Covenant Christian School between Scottville and Ludington, along U.S. 10.

Located approximately five miles northwest of downtown Scottville is West Shore Community College, offering Certificate and Associate Degree programs in fields such as nursing and medical fields, business, social science, applied sciences, and the arts. There are also select bachelor's degree programs offered in conjunction with Ferris State University or Davenport University.

CHURCHES

There are five churches in and around Scottville to serve the community. Two churches are located within the City: Scottville United Methodist Church, and Redeemer Lutheran Church.

There are two churches to the west of downtown Scottville along US-10: Mason County Reformed Church and Our Savior Lutheran Church. CrossRoads Church lies to the east of downtown Scottville along US-10.



Section D: City of Scottville Goals

Scottville goals are developed through City planning and augmented with public meeting engagement and public survey results. Goals are reviewed annually by the Planning Commission to ensure applicability, and to continue to seek and utilize public input.

Scottville has benefited from studies completed in recent years. Michigan State University completed a Walkability Study of Scottville in 2023. A Housing Needs Analysis was completed in 2023 by the Mason County Economic Development Alliance. Both studies provided useful information for development of Scottville Goals. If additional studies are completed in future years, that information will be considered by the Planning Commission in reviewing Scottville goals.

GOAL I: Preserve & Protect the Health, Safety, Welfare, and Uniqueness of the City & Residents by Coordinating Land Use, Applying Zoning Standards, Providing Efficient Public Services, and Maintaining a Healthy Living Environment While Keeping the Small-town Character

- A. Study the feasibility of cooperative efforts with other municipal and educational institutions to ensure that the City of Scottville continues to be a good steward of its land resources and public facilities in cooperation with the organizations or committees responsible for City departments and City property.
- B. Continually review city ordinances, with special emphasis on zoning, to ensure that all ordinances are enforceable and relevant to the City of Scottville, with particular emphasis on the following:
 - Blight Control
 - Building Codes
 - Parking
 - Building Types (Residential & Commercial)
 - Zoning Classifications
 - Safe Walkability
 - Home Renter Health and Safety
- C. Continue to ensure appropriate organizations and individuals are involved in the establishment of the future land use policies of the City of Scottville.
- D. Continue improvements to Riverside Park including the park, campground, Western Michigan Old Engine Club grounds, disk golf course, cross country path, and lagoon grounds.
- E. Continue to ensure maintenance and improvements to recreational sites within the City.
 - Boat launch and fish cleaning areas
 - McPhail Field
 - Old Landfill
 - Brookside Cemetery
 - Other City-owned properties
- F. Develop a plan to promote and enhance culture and recreation within the City of Scottville.
 - Fund and operate a recreation department and/or recreation director in cooperation with Mason County Central Schools.
 - Establish a Cultural Arts Committee for the City of Scottville.
 - Participate in the Mason County Sculpture Trail and Mason County Music Trail.
 - Continue the partnership with the Western Michigan Old Engine Club.

GOAL II: Redevelopment Strategy Objectives

- A. Identify select properties that have potential for redevelopment for economic growth, blight control, and expansion.
 - Old schoolhouse property
 - Riverfront Properties and Riverside Park
 - Optimist/Jabrocki properties
 - Old landfill
 - Boat Launch
 - South Bean Street
 - MacPhail Field
 - Lagoons

- B. Complete development of streets, as platted.
 - Loomis Street
 - Gay Street
 - Beryl Street
 - Maple Street

- C. Promote Strong Economic Development by Promoting a Diverse Business Environment
 - Enhance and maintain relationships and funding of Mason County's economic development-focused organizations and the Scottville Downtown Development Authority/Downtown Scottville.
 - Create new opportunities for a successful business environment through:
 - Utilities
 - Zoning
 - Taxes
 - Land Use
 - Marketing
 - Infrastructure

- D. Promote and enhance housing to meet Scottville residential needs in alignment with 2023 Mason County Housing Needs Assessment
 - Affordable housing
 - Senior housing
 - Family rental units – apartments, townhouses
 - Renovation/construction grant assistance for homeowners

GOAL III: Review and Seek Improvements to Infrastructure to Meet City Residential and Business Community Needs

- A. Provide a walkable community.
 - Develop and fund a plan to build, maintain, repair, and replace City sidewalks.
 - Continue to identify a School Walking Path and develop a plan to fund and build sidewalks along the path where none exist.
 - Enforce City sidewalk ordinances.
- B. Provide for continued and future maintenance of community parks in alignment with the Parks and Recreation Master Plan.
 - Enhance and develop the nature trail system at Riverside Park.
 - Expand network of parks within the City.
- C. Ensure the continuation of the present water and sewer system and extend the present system to all City residents and utilize available grants for water system improvements.

GOAL IV: Protect and Preserve Historic Areas, Sites, Buildings, and Structures

- A. Maintain and support the relationship with the DDA, with an emphasis on historic downtown designation and design consistency.
 - Follow guidelines for historic preservation designation.
 - Assist in grant writing and other funding applications.
- B. Perform an annual review of all City-owned facilities.
 - Identify historic buildings for preservation.
 - Maintain historic signature of the City Water Tower
- C. Complete restoration, renovation, or sale of City Hall for private development.
- D. Continue cemetery enhancement, maintenance and development.
- E. Establish a Scottville Historical Preservation Committee.