

May 19, 2025

City Council Meeting



Sports n' Shorts - Vouchers

We will offer slots for up to 10 kids from each of your townships/cities.

Once we reach 10 registrations we will put kids on a waitlist.

If we don't get 10 from one of your municipalities we will offer unfilled slots to kids from other municipalities.

The cost per kid will be \$250.00 per child.

Sports N' Shorts



Encouraging, Empowering,
Enriching

Montague Social District Review



Montague Social District

SOCIAL DISTRICT ELIGIBLE ESTABLISHMENTS

The Book Nook & Java Shop / Best Cellars Wine Bar

Vino E Lago LLC

8744 Ferry Street, Montague, MI 49437

Jimmyz Pub, LLC

8720 Ferry Street, Montague, MI 49437

North Grove Brewers, LLC

8735 Water Street, Montague, MI 49437

Sawyers Brewing Company, LLC

4574 Dowling Street, Montague, MI 49437

Stoney Ridge Winery, LLC

8725 Water Street, Montague, MI 49437

Continuation of Operations...(Until ?)

Social District Cup Charge?

Poverty Exemption Update

% Exemptions

2) Meet the federal poverty guidelines updated annually in the federal register by the United States department of health and human services under authority of section 673 of subtitle B of title VI of the omnibus budget reconciliation act of 1981, Public Law 97-35, 42 USC 9902.

a. Exemptions

- i. At or below poverty standards as mentioned above = 100% exemption.
- ii. \$0.01 to \$1,000.00 above poverty standards as mentioned above = 75% exemption.
- iii. \$1,000.01 to \$2,000.00 above poverty standards as mentioned above = 50% exemption.
- iv. \$2,000.01 to \$3,000.00 above poverty standards as mentioned above = 25% exemption.

Subcommittee / Work Group Guidance Document

Senior Millage Subcommittee

Facilities Subcommittee



U.S. Department of Homeland Security
Region 5
536 S Clark St
Chicago, IL 60605

FEMA

April 14, 2025

Mr. Matt Schnepf
State Hazard Mitigation Officer
Michigan State Police
Emergency Management and Homeland Security Division
P.O. Box 30634
Lansing, MI 48909

Reference: Adoption Needed to Finish Local Hazard Mitigation Plan Process

Dear Mr. Schnepf:

The Risk Analysis Branch of FEMA Region 5 Mitigation Division has determined the local mitigation plan meets all applicable FEMA mitigation planning requirements except its adoption by the participating jurisdictions of the Muskegon County 2025 Hazard Mitigation Plan .

Mitigation plans may include additional content to meet Element H: Additional State Requirements or content the local government included beyond applicable FEMA mitigation planning requirements. Determination that the plan is Approvable Pending Adoption does not include the review or approval of content that exceeds these applicable FEMA mitigation planning requirements.

An approved local mitigation plan, including adoption by the local government, is one of the conditions for applying for and/or receiving FEMA mitigation grants from the following programs:

- Hazard Mitigation Grant Program (HMGP)
- HMGP Post-Fire
- Building Resilient Infrastructure and Communities
- Flood Mitigation Assistance
- Safeguarding Tomorrow Revolving Loan Fund

Participating jurisdictions that adopt the plan more than one year after APA status has been issued must either:

- Validate that their information in the plan remains current with respect to both the risk assessment (no recent hazard events, no changes in development) and their mitigation strategy (no changes necessary); or
- Make necessary updates before submitting the adoption resolution to FEMA.

Resolution #2025-07

RESOLUTION TO ADOPT THE MUSKEGON COUNTY HAZARD MITIGATION PLAN

WHEREAS, the City of Montague, Michigan has experienced repetitive disasters that have damaged commercial, residential and public properties, displaced citizens and businesses, closed streets and bridges dividing the community both physically and emotionally, and presented general public health and safety concerns; and

WHEREAS, the Disaster Mitigation Act of 2000 provides the legal basis for FEMA's mitigation plan requirements for State, Local and Indian Tribal governments as a condition of mitigation grant assistance; and

WHEREAS, Muskegon County has developed the Muskegon County Hazard Mitigation Plan 2024-2029 Edition in accordance with the Disaster Mitigation Act of 2000 to identify and assess the County's risk and vulnerabilities to hazards, and to outline strategies and options for minimizing the damage and impact of future disasters; and

WHEREAS, the *Muskegon County Hazard Mitigation Plan* has been received by community residents, business owners, and federal, state, and local agencies, and has been revised to reflect the community's needs and concerns.

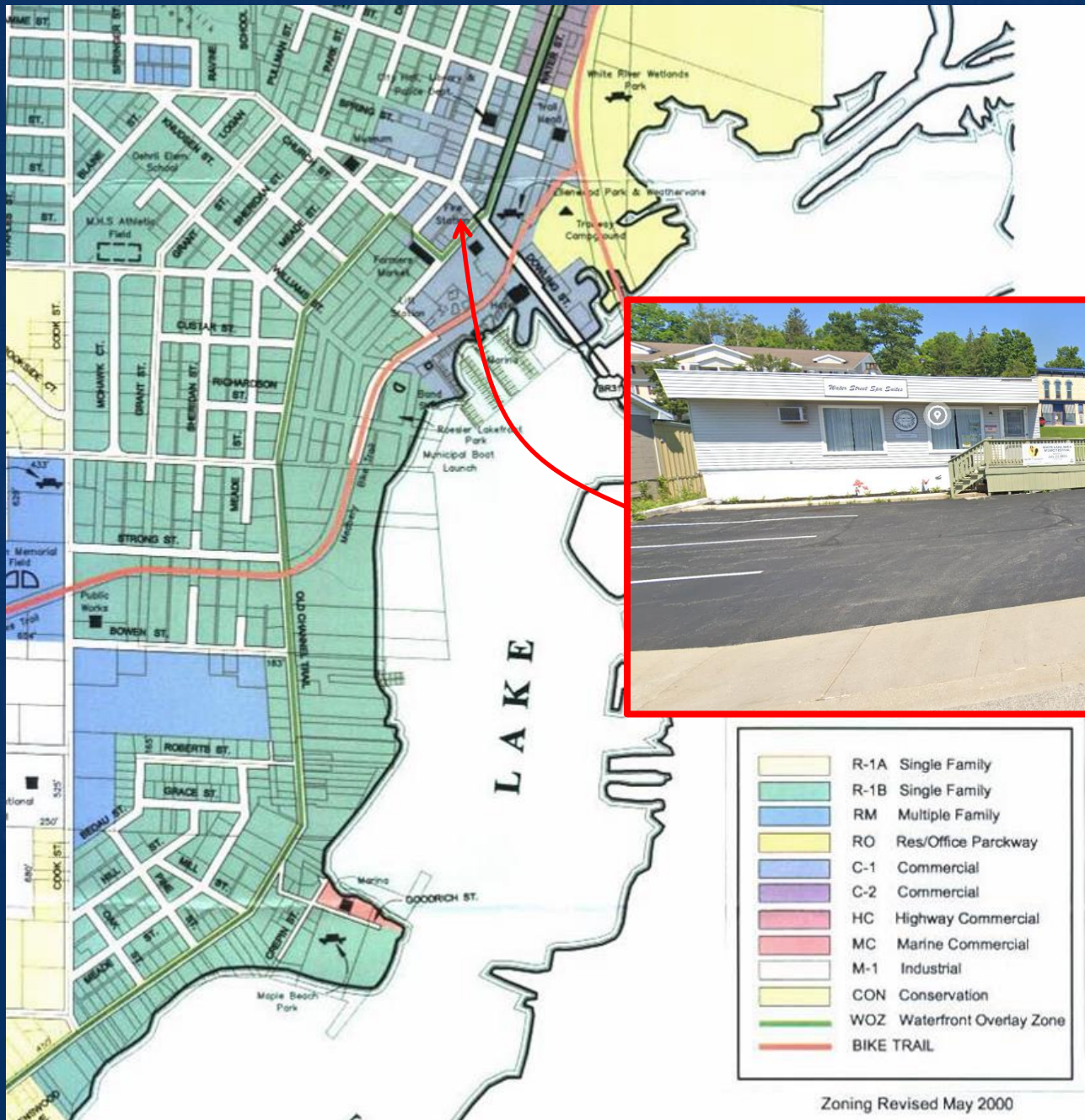
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Montague hereby adopts the Muskegon County Hazard Mitigation Plan 2024-2029 Edition as the official Hazard Mitigation Plan for the County of Muskegon; and

THEREFORE, FURTHER RESOLVES, that this resolution shall take immediate effect.

Zoning Ordinance Amendment

Allow “Tattoo Parlors & Body Piercing” as Special Use in C-1 Zoning District

15-Mar-24	R1-A	R1-B	WH	DC	DE	GW	IND	RP
	SF Res	SF Res	WATERFRONT HOSP	Downtown Core	Downtown Edge	Gateway	Industrial	Recreation / Preservation
Tattoo Parlors and Body Piercing				S	S			



Zoning Revised May 2000

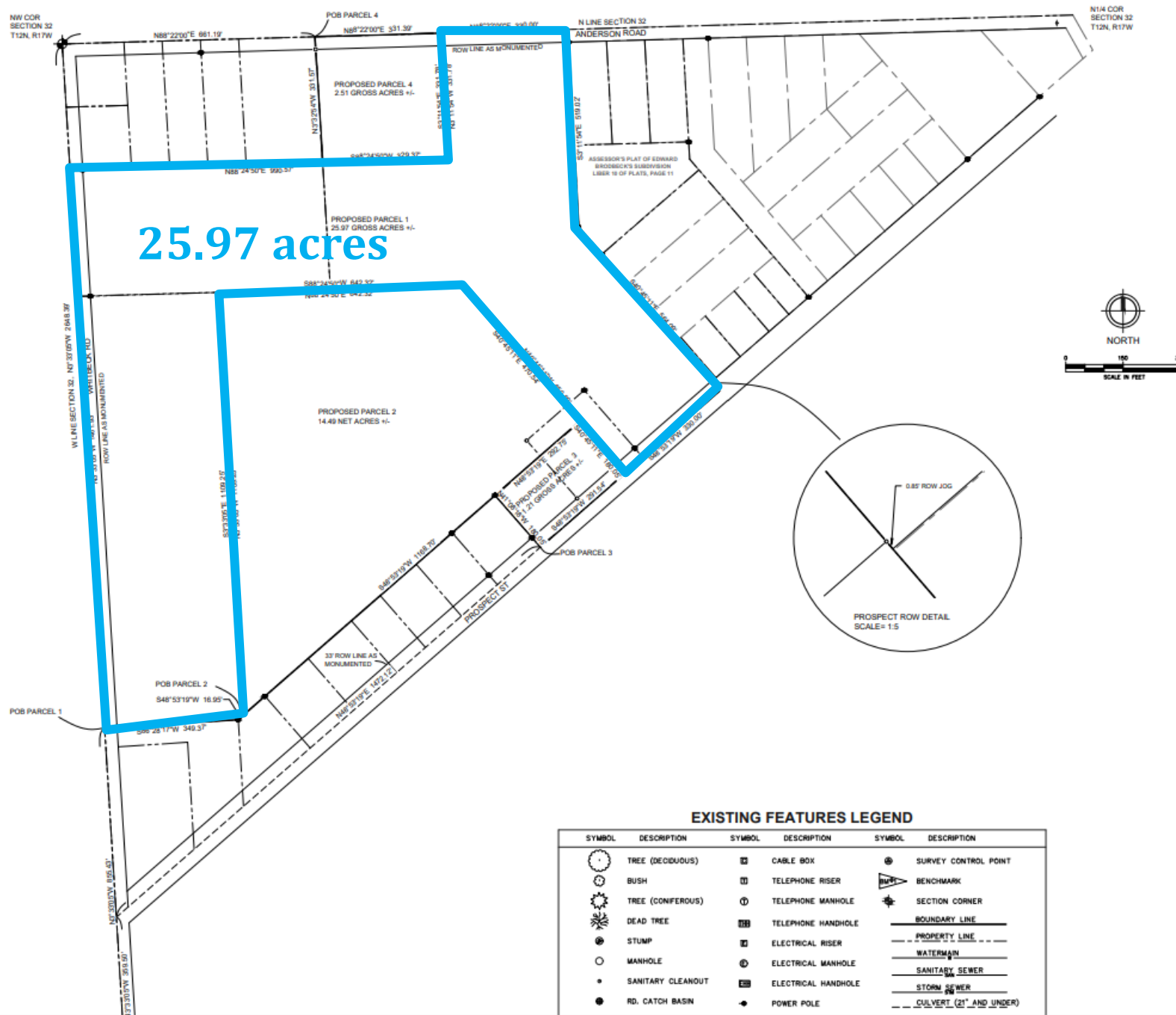


Closed Session

“Motion to go into Closed Session for purpose of considering the purchase of real property, as permitted and in accordance with MCL 15.268(d)”

Special Business

Purchase of Real Property



Motion to approve the purchase agreement for \$330,000 with a closing deadline of June 30, 2025.

Motion to authorize the City Manager to finalize purchase, including document preparation, formalizing parcel splits and combinations, and signing at closing.



City of Montague

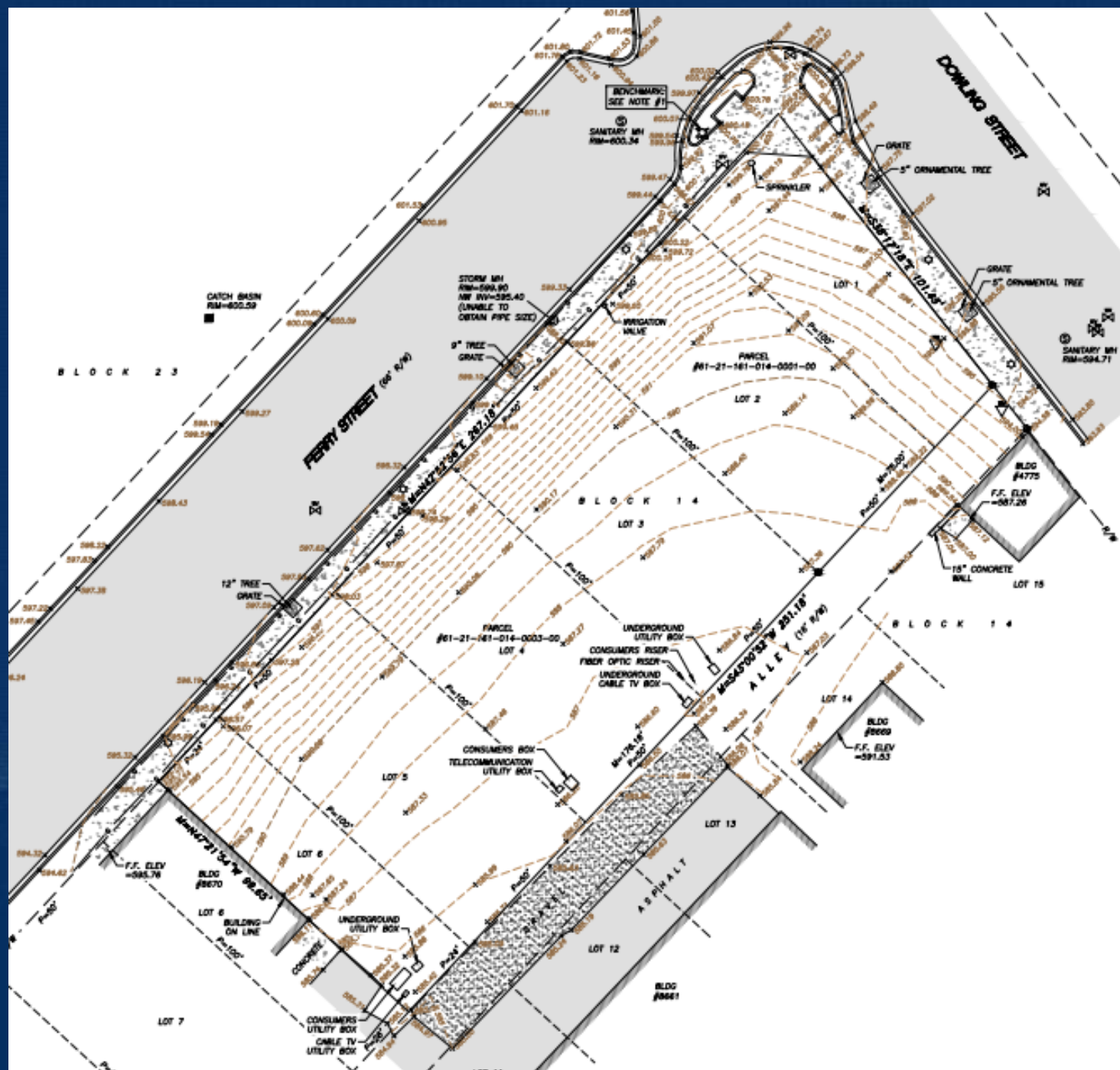
Text "Hi" to 231-638-4803

"MONTAGUEALERTS" to 91896

Work Session



Town Hall Meeting
May 5th @ 5:30pm



General Description:

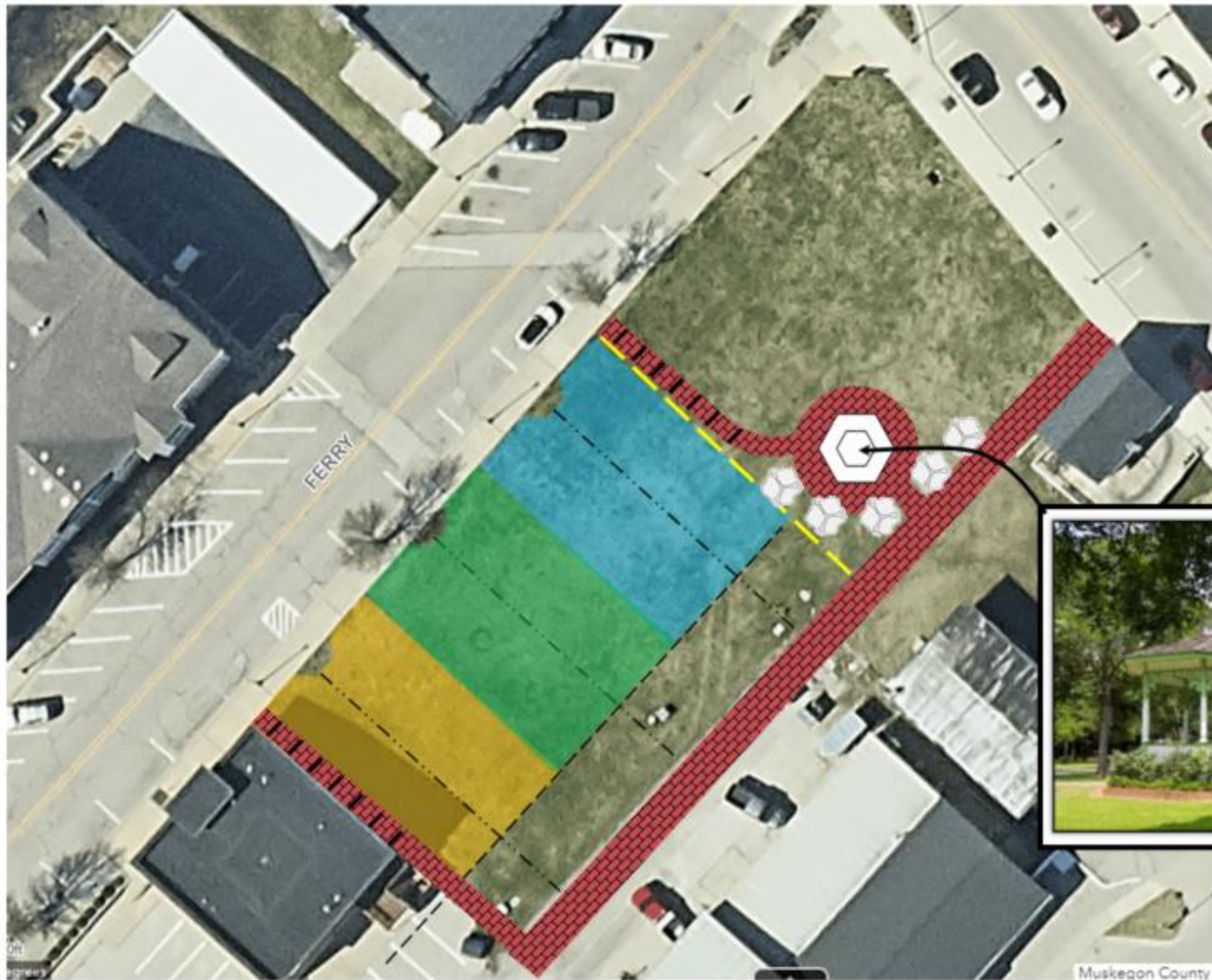
Four downtown lots for redevelopment (2 full lots and 2 half lots), with 160 lineal feet of frontage on Ferry Street.* Proposed two-story buildings with possible 3rd story below grade with access from platted alley. Development adjacent to proposed public park / green space. Utility services in the immediate area and available for hook-up.

**Consideration will be given for purchase of additional lots at the corner of Ferry Street and Dowling Street, if part of a comprehensive development plan for all lots (4 full lots and 2 half lots with) 261 lineal feet of frontage on Ferry Street and 101 lineal feet of frontage on Dowling Street.*

Permitted Uses:

- The lots shall be developed as typical mixed-use buildings with commercial on Ferry Street level and residential living on the second story. Alley level may be utilized for commercial or residential. Residential development at alley level may require approval from the planning commission.
- Residential buildings (with residential on all floors) may be developed with approval from the planning commission, and under the following conditions:
 - Building closest to Dowling Street must be mixed-use.
 - No more than half of the building frontage at the Ferry Street level may be developed as residential living.
 - Residential buildings must utilize classic “brownstone” architectural layout; and may be designed as a single residential unit or as separate units by floor. *Brownstone shall mean a building that is long and narrow (20-30 ft. in width) and has classic architectural features – outlined below. These residential buildings do not require exclusive use of brick.*





Muskegon County

Dimensional Requirements:

- Lots have zero lot-line setbacks; however all buildings shall provide for parking along the backside of buildings (open air, covered, or beneath structure), and at alley elevation, to account for residential parking requirements.
 - 1.5 parking spaces per 1-bedroom residential unit / 2 spaces per 2-bedroom unit.
 - Public spaces may be utilized for commercial parking requirements.
- Lot #4, located at south end, and adjacent to existing building must be offset by a minimum of 10 ft. from the lot line to account for construction of a pedestrian stairway, allowing for access from Ferry Street to alley.
- Buildings shall be 2-stories, and the maximum height of the buildings shall be 35 ft. (calculated from the Ferry Street sidewalk elevation to the highest vertical point of front façade).
 - Roof decks / patios are allowed on the roof of the building as long as access does not detract from the general design of roof line / parapet wall. Roof area shall be used for seating purposes only and will not include accessory structures (e.g., hot tub, gazebo, canopies / sun sails, etc.).

Architectural Design Standards:

- Buildings shall be designed and constructed with the following architectural elements:
 - Symmetrical building design (side to side).
 - Decorative cornice.
 - Vertical aspect windows on 2nd story with traditional trim design elements (crown or cap at top of window, and bottom sill).
 - Decorative divider band between 1st and 2nd story (with or without banner board / awing space / sign area below 2nd story windows).
 - Vertical aspect transparent storefront windows on Ferry Street (60% windows minimum) – may include transom windows. *Variation allowed for residential buildings with approved classic “brownstone” architectural elements for 1st story.*
 - Recessed entrances (minimum of 3 ft.) from front face of the building. Doorways spaced no more than 50 ft. from one entryway to the next.
 - Historic entrance door (two doors or one larger door), with historic design elements.
 - Vertical design dividers between storefront elements (trim work or posts), and between buildings (pillars).
 - Façade material brick or traditional wood siding (clapboard / Dutch lap). Materials shall not be vinyl, but can be modern material (such as cement board) that is installed similarly to traditional siding (single boards).

Brick or traditional wood siding clapboard or dutch lap siding
(not vinyl - but can be "modern" material (such as cement board), that is installed
similarly to traditional styles - single boards)

Symmetrical building design (side to side)



Design Conformity:

Prior to sale and closing, the developer must provide a concept design for approval to the Downtown Development Authority and Montague City Council.

Reversion Agreement Clauses (to be included with purchase agreement):

- Within 12 months after the sale of property, submit site plan application and fee for the first phase of the project. Architectural design elements shall meet the requirements listed on the original "Application of Inquiry" and comport to original concept design submitted.
- Within 6 months of site plan approval, submit a building permit application and fee for the approved project. *If the building permit application and fee are not submitted, the land will revert to the City. The selling price will be refunded, minus a 15 percent administrative fee.*
- Within 6 months of the issuance of the building permit, start construction (placement of the building foundations). *If construction is not started, the land will revert to the City. The selling price will be refunded, minus a 20 percent administrative fee.*
- Construction must be completed within 24 months of receiving the building permit.

To be completed by the City of Montague

Date Received: _____

- ☐ Application Completed
- ☐ Supporting Materials
- ☐ Current Appraised / Fair Market Value

Design Conformity Approval:

- ☐ City Council: _____
- ☐ DDA: _____

Final Determination:

- ☐ Approved

Amount: _____

- ☐ Denied

Other Comments / Approval Conditions: _____

The background of the slide is a dark blue, textured surface. It features a faint, large-scale compass rose with the letters 'S' and 'N' visible. Overlaid on this is a faint map of a street, which appears to be Bowen Street, showing its layout and surrounding areas.

Equity Harbour Bowen Street Development

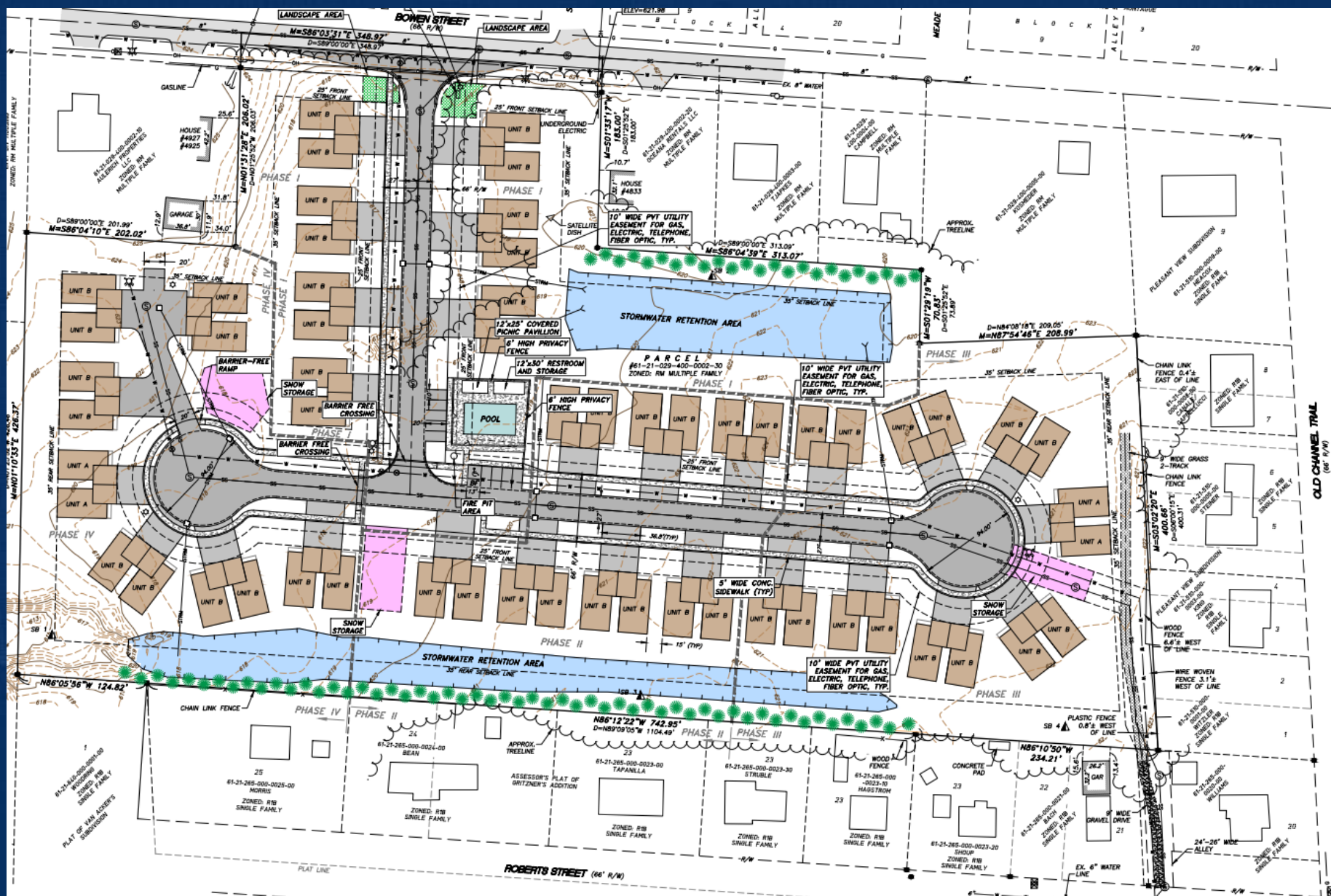
“... in consideration of the City’s zoning ordinance and master plan the Planning Commission recommends that City Council move forward with finalizing an agreement for the 58 unit duplex PUD on Bowen Street.....”

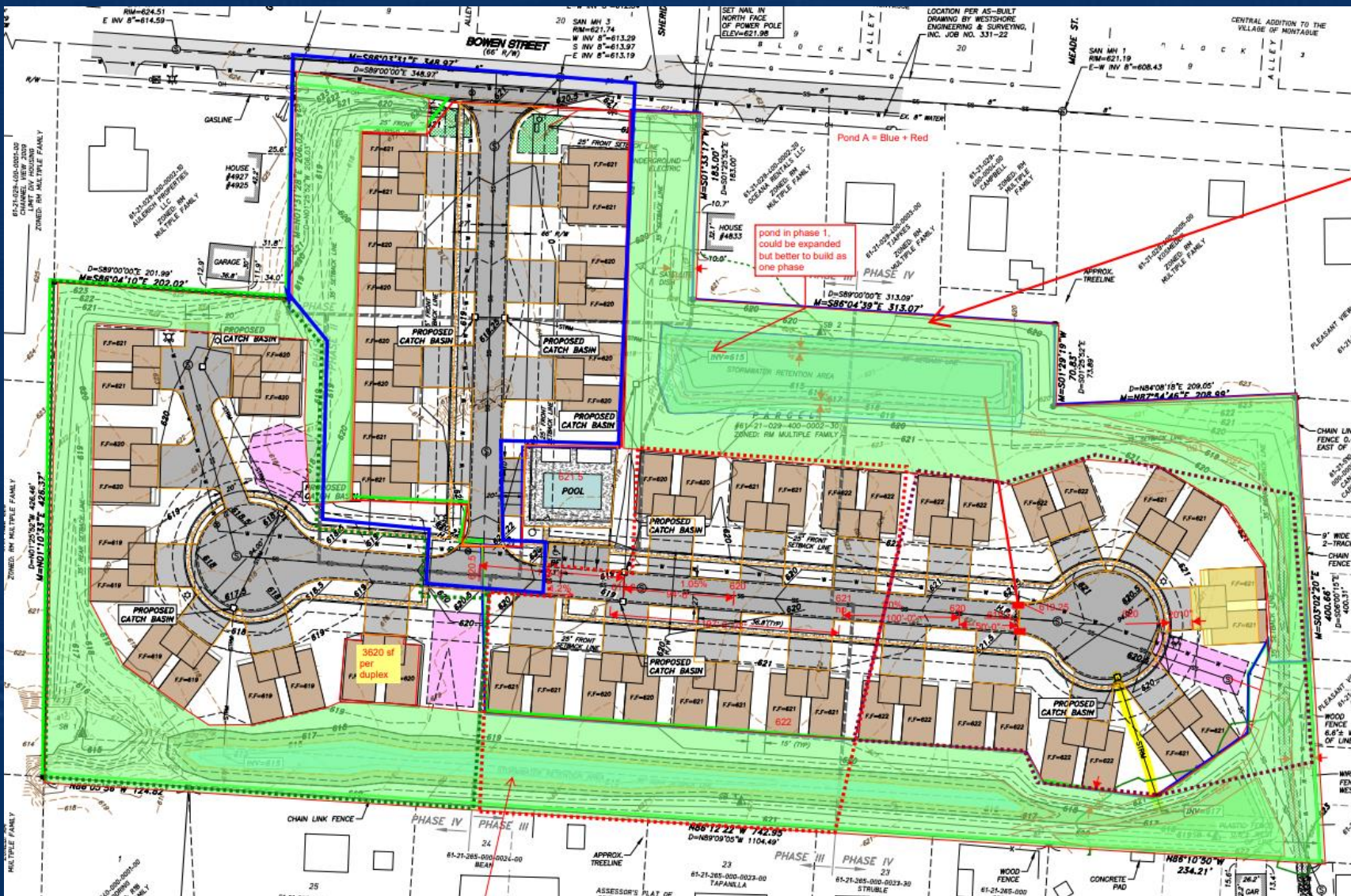
“... recommends the Council include

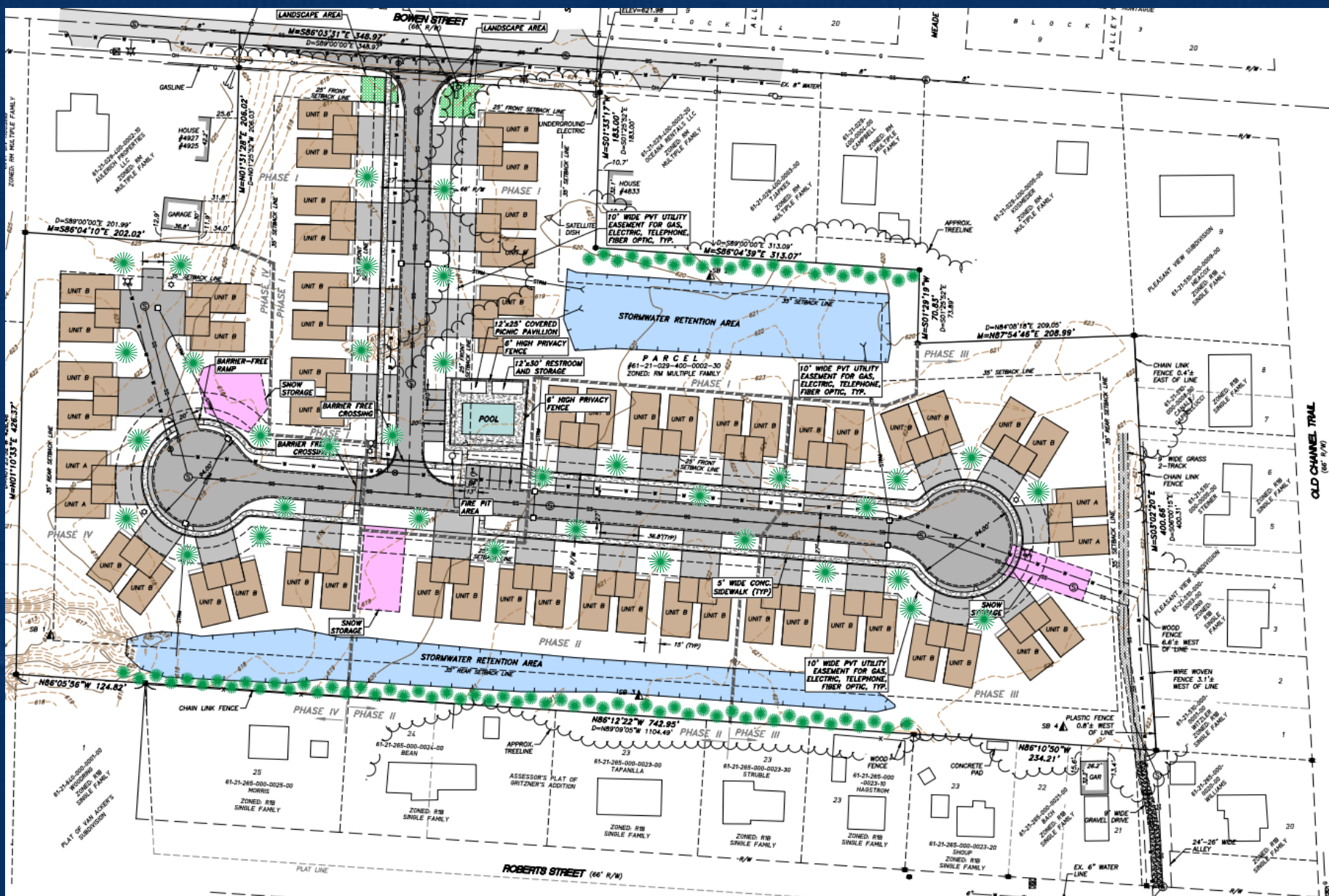
1) on-street parking restrictions

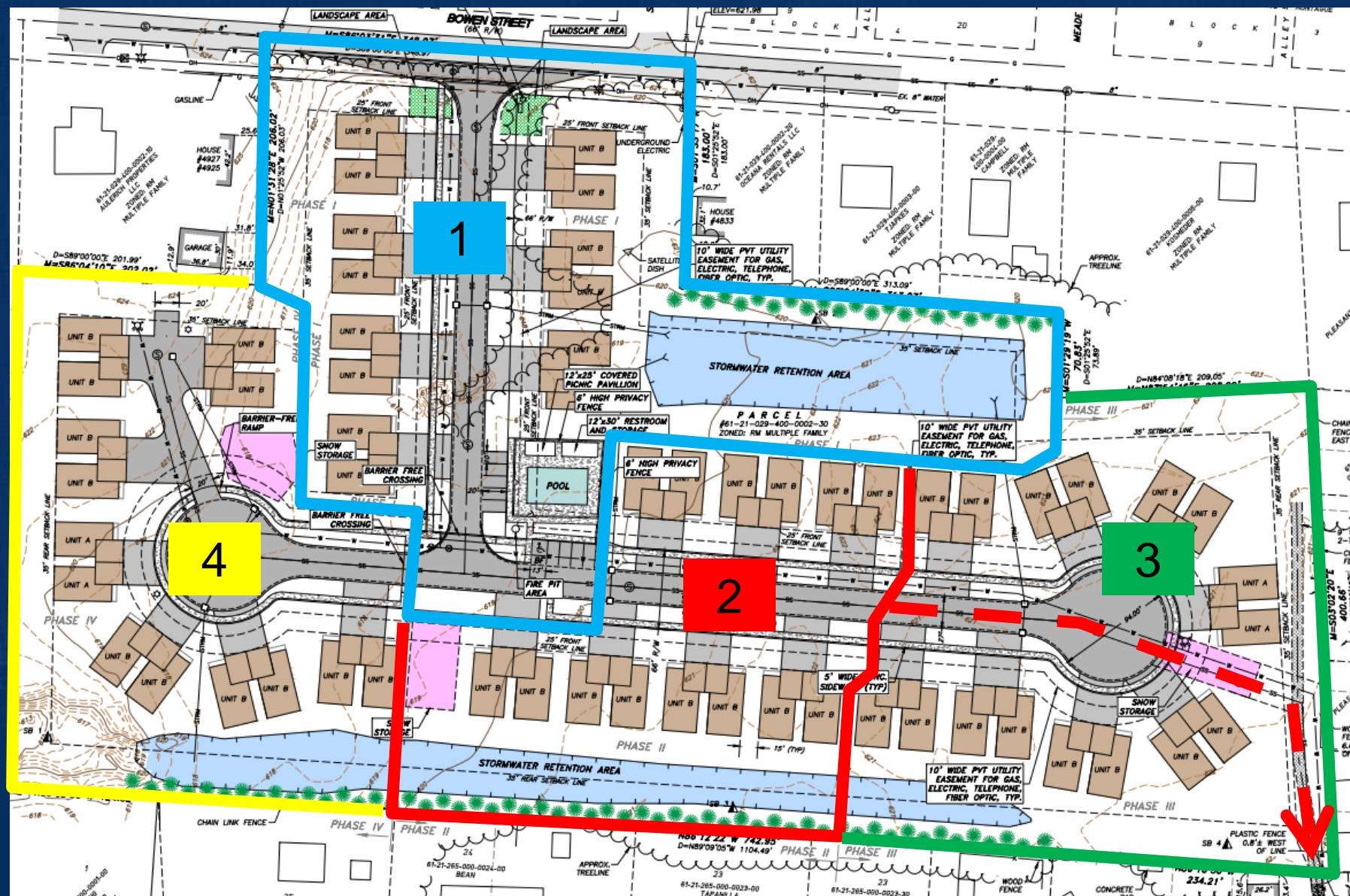
**2) tree planting requirements outlined
in Section 86-9...**

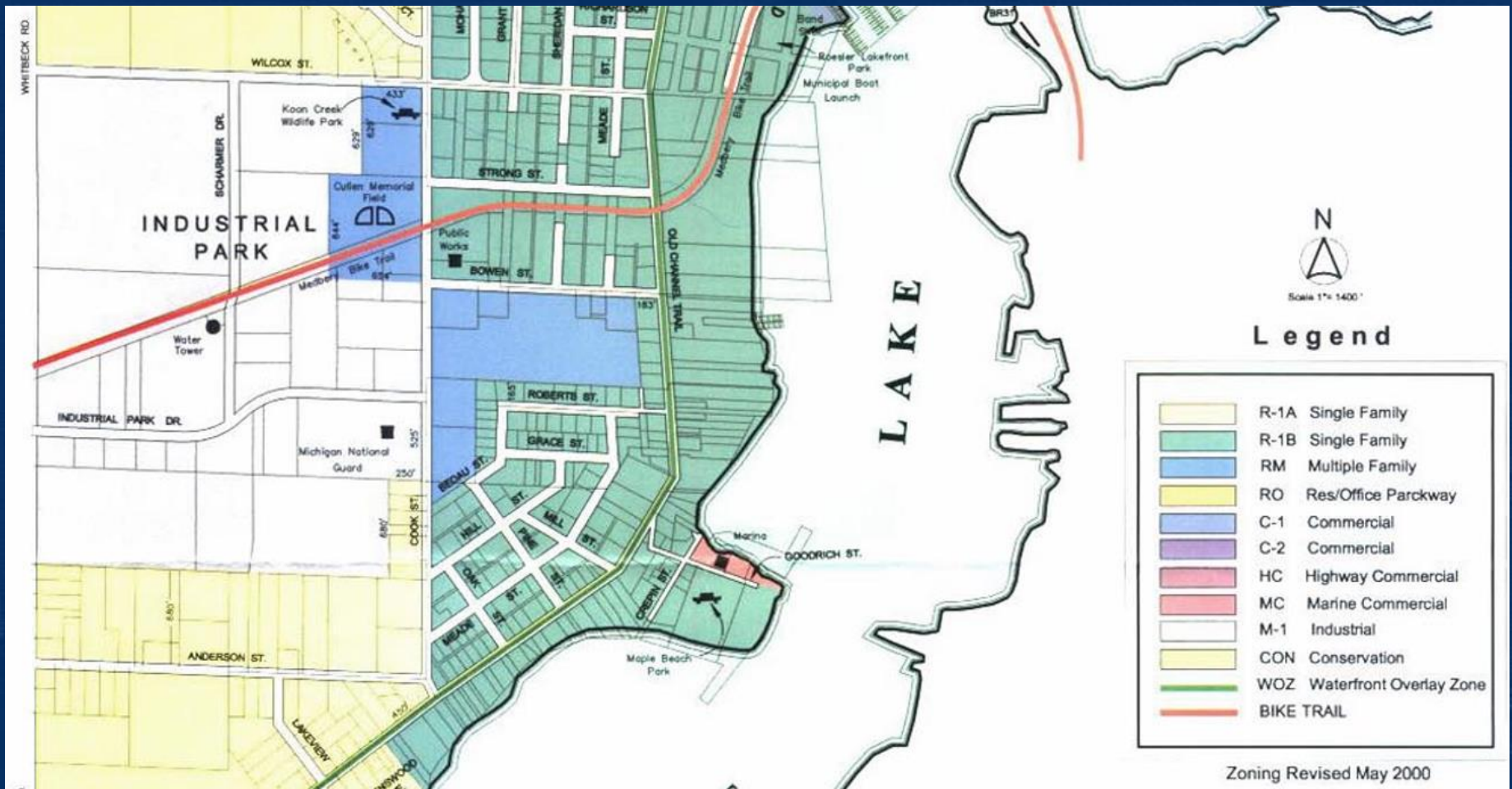
**3) Consider having developer complete
a traffic study for future phases of the
development.”**

















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|---|-----------------------------------|--|
|  | Neighborhood Preserve | (R1B—Neighborhood Preserve + Village Addition <i>Development Pattern</i>) |
|  | Residential Growth | (R1B— Absorbs Waterfront Overlay—more restrictive for shoreline lots) |
|  | Waterfront Residential | (R1A— Low Impact Residential w/o Village Addition) |
|  | Recreation/Preservation | (RP) |