

The Enrolment of Harbor Springs in the RRC

During the Master Plan process, January 2020

Jeff Grimm asked each planning commission member to complete a RRC questionnaire; And discussed how the MP and the RRC would be involved; this was also mentioned on May 6/May 20 2019 CC meeting - How the RRC would be used with Master Plan inputs

Planning Commission Meet January 2020

Master Plan Discussion

Jeff Grimm reminded the Planning Commissioners the process for updating the expired City Master Plan (expired 2019) and needs to be discussed.

Discussion by all to include the below bullet points:

- 2013-2014 Master Plan was reformatted/Goals Objective Redefined
- Line by line modus of operandi
- Timeline
- Legal Requirements
- Scoring System Matrix
- Redevelopment Ready Community (RRC) Standard(s)
- Future Redevelopment Land Use Standards/Implementation
- Area Housing Use Changes
- Professional Assistance/Staff Involvement
- PC Membership Commitment
- Surveys/Public Input/Business Input
- PC Bylaws Influences
- Zoning Code Compatibility

If anyone was involved in city governance, any time between 2019-2024, each person would have seen, read and understood the RRC process, a part of city governance since May 20, 2019.

RRC @ HS Master Plan (Baseline Report)
former City of Harbor Springs language.

The 2014 master plan includes a future land use section and a robust zoning plan. The last update to the zoning ordinance was completed in 2019. To fully address this best practice, the updated master plan should include detailed zoning recommendations or a table tying future land use

categories to existing zoning districts, something that is notably missing in the current version.

RRC @ HS Housing in zoning (Baseline Report) their language

Having an ordinance which clearly allows for diverse housing types creates unique neighborhoods, provides lifestyle options for residents of all ages and income levels, helps attract talent, and provides flexibility for meeting market demand. Diverse housing refers to a range of multi-unit or clustered housing types with a range in affordability, are compatible in scale with single family homes, and help meet the growing demand for walkable urban living. Communities who incorporate housing diversity into their zoning ordinances will be more competitive in attracting business development deals and the residents who come with them. This criterion looks to see that the ordinance clearly allows at least three types of diverse housing by-right.

RRC recommends that the City of Harbor Springs currently allows for townhouses and mixed-use building and there should be at least one additional housing use permitted by-right in the city to meet this expectation, examples include: triplexes, accessory dwelling units, and tiny houses.

LINKS for research.

https://www.cityofharborsprings.com/wp-content/uploads/2022/10/RRC_Harbor_Springs_Final_2022.pdf

Victor slide show with dates of RRC changes to HS

'RRC has changed HS government in Harbor Springs
HOW 2019-2024'

<https://www.cityofharborsprings.com/wp-content/uploads/2024/03/Final-RRC-Overview-Presentation-3.4.2024.pdf>

RRC in HS 'city' committee no minutes

<https://www.cityofharborsprings.com/redevelopment-ready-community-committee/>