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Village of Honor People and Land

ADOPTED JUNE 17, 2014



Expectations

The Village of Honor's long history includes a stint as the county seat in the beginning of the 20th century and a sleepy lull at the end of it. Its citizens recognize the value in both, expressing a desire to retain the village's small-town feel and friendly character while encouraging new commercial enterprise, expanded recreational offerings, and upkeep that reflects their well-earned community pride.

Citizens who completed the Village of Honor Planning Commission survey and who participated in the Honor Area Restoration Project "enVision Honor" session spoke in unison when they described Honor as "friendly." They also agreed that its history is worthy of respect and celebration, and that sport and beauty converge on their section of the Platte River. HARP participants added the forward-looking trio of "resilient," "hopeful," and "potential" to its set of descriptors. Village services were appreciated by all, including the Senior Center and Maley and Homestead Parks. When surveyed about desired new services, residents first cited new sidewalks and parks, followed by new streets and municipal water.

Both the survey and the vision session expressed the clear and emphatic desire to put blight at the very top of the list of issues to be addressed within the community, and they agreed that business development and related storefront vacancies should be second. To accomplish these aims,

the survey revealed support for a blight ordinance and for ecologically friendly business policies such as residential windmills, solar panels for heating, and more energy efficient structures, while HARP contributors suggested a new downtown streetscape.

The groups also agreed that river access is a problem of secondary urgency. Facilities for active recreation appeared third on the survey respondents' development priorities, and HARP participants advocated the formation of a team to investigate the development of riverfront real estate.

The following pages present "Cornerstones," or goals, formulated by the Village of Honor Planning Commission to guide future development in the village. Each includes a set of "Building blocks," or specific strategies to be implemented to achieve those goals. At the bottom is the "Foundation" that supports each Cornerstone: its linkage to the citizens' stated priorities and to the Benzie County Master Plan.

Cornerstone

Improve the visual appearance and character of the Village to foster a vibrant, healthy, and desirable community in which to live, shop, and play.

COMMUNITY APPEARANCE AND CHARACTER. The Village of Honor is a jewel in the rough, with all of the ingredients that make it a place in which people want to live, work, and play. The Village of Honor is neighbor to Traverse City's job centers and shopping malls, on the doorstep of Sleeping Dunes National Park's recreational opportunities, within minutes of the cultural splendors of Interlochen Center for the Arts, close to Lake Michigan, and adjacent to the Platte River, a world class trout stream. One ingredient that may prevent the community from actualizing its true potential is its appearance. While many property owners take pride in their yards, homes, and store-fronts and have worked to keep their appearances above reproach, a few sore spots remain in need of spit and polish. The community is also looking to build upon its already established character as a premier fishing destination and outdoor playground. This character development means establishing a unified look that shapes all the elements of the community. Through streetscape amenities, well-maintained properties free of junk and blight, and architectural character, the Village will be able to develop a "brand" and become known for that unique character. Once developed, the Village can then market itself in order to share all of its unique and much sought-after qualities. Honor already has a great start with the Coho Festival. The heart of the Village of Honor is true and beautiful; the exterior just needs a little work.

Building Blocks

1. **JUNK/BLIGHT ORDINANCE:** Develop an enforceable junk and blight ordinance and enforce it.
2. **STREETSCAPE:** Seek funding and use the Complete Streets recommendations to make street improvements which include installing sidewalks, street lights, street trees, planters, benches and curbing where appropriate in the neighborhoods and business districts.
3. **LANDSCAPE STANDARDS:** Develop landscape standards as part of the site plan review process in the zoning ordinance.
4. **CHARACTER:** Decide upon community character criteria—what do we want the physical aspects of the Village to look like?
5. **DESIGN GUIDELINES:** Develop design guidelines for commercial and residential development that specifies the community character through architectural elements and landscaping.
6. **HOME REHABILITATION:** Seek opportunities to apply for grants to assist homeowners with repairs and restoration.



Foundation

| | | | | |
|--------------------------------------|--------------------------|---------------------------|------------------------------------|---------------------------------|
| Benzie County master plan principles | Balanced growth | Environmental protection | Visual character of the landscape | Visual character of small towns |
| Honor collective priorities | New downtown streetscape | New recreation facilities | Destination businesses for tourism | Increase riverfront access |

Cornerstone

Improve the public realm of the US-31 transportation corridor.

ROAD IMPROVEMENTS. US-31, with an average volume of 12,000-14,000 cars per day, is a major artery carrying people north and south along the western side of Michigan. The Village of Honor has to accommodate not only the traffic traveling through the community on US-31, but also the residents who are just going about their daily routines. This continuous movement through and within the community can be both beneficial and detrimental. People travelling through the community have the opportunity to discover Honor and stop, eat, shop, and make plans to return to vacation or live. Residents who travel around the community have clear and maintained roads to take care of their business. However, US-31 traffic speeds, the width of the roadway, and the lack of an inviting environment for walkability make it difficult to develop the type of character the Village of Honor is seeking. While the Michigan Department of Transportation has ultimate management of the highway, the Village does have some influence that can help create walkability and improve safety and appearance.

Building blocks

1. **TRAFFIC CALMING AND PARKING:** Work with MDOT to make improvements to US-31, including traffic calming techniques on the business district portion, lower speeds, appropriate on-street parking configurations, and new curb designs and sidewalks.
2. **BIKE LANES:** Develop bike lanes on US-31 and through the residential neighborhoods which link key spots in the Village and tie them into a regional trail system.
3. **NON-MOTORIZED COMMITTEE:** Convene a Non-motorized Transportation Committee.
4. **PEDESTRIAN CROSSINGS:** Clearly mark pedestrian crossing areas on the US-31 roadway at the corner of Henry Street, by the Post Office, at Platte River Elementary School, and at Maley Park to assist in the safe movement across US-31.
5. **ACCESS MANAGEMENT STANDARDS:** Include road access management standards in the Zoning Ordinance to address locations, spacing, and design of driveways as well as street intersections and automobile circulation.



Foundation

| | | | | |
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Cornerstone

Expand recreational opportunities that are universally accessible and include many different types of users.

RECREATION DEVELOPMENT. The Village of Honor recently adopted a recreation plan. Recreation is an important factor in the development of the community and is supported by this Master Plan. Some recreation planning goals rely on good land use planning to ensure connectivity of streets and sidewalks and the organization of existing and future land uses to facilitate the implementation of the recreation goals. Community planning and recreation planning are partners.

Building blocks

1. **CONNECTIVITY BETWEEN PLATTE RIVER AND DOWNTOWN:** Plan for, and include in the zoning ordinance, appropriate future development, land use, and site plan review guidelines to assist in providing for a better transition between the business district and the river along Henry and South Streets.
2. **WALKABILITY:** Develop a trail system throughout the community.
3. **PLATTE RIVER ACCESSIBILITY:** Seek opportunities to achieve greater accessibility to the Platte River by purchasing property, installing signage, and seeking grants and other funding.
4. **VIEWS:** Develop a public overlook park on Sharon Rosa Circle to view the valley vistas.
5. **SIGNAGE:** Develop a wayfinding signage program that will direct people to key points within the Village such as the downtown, public access points to the river, areas for viewing the valley, and directions to move through the trail system.
6. **ROAD BIKE HUB:** Establish Maley Park as a hub for road biking.
7. **SLEEPING BEAR DUNE INTERPRETIVE CENTER:** Establish a Sleeping Bear Dune interpretive and welcome center.



Foundation

| | | | | |
|--------------------------------------|---------------------------------|----------------------------------|---|--|
| Benzie County master plan principles | <i>Balanced growth</i> | <i>Environmental protection</i> | <i>Visual character of the landscape</i> | <i>Visual character of small towns</i> |
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Cornerstone

Expand economic development opportunities for the residents of the Village of Honor, and attract a younger generation of neighbors.

ECONOMIC DEVELOPMENT: PLACEMAKING. The Village of Honor is embarking on a sustained and concentrated effort to provide opportunities for the people of the Village to expand their financial prospects. Small-scale, incremental ideas applied one step at a time will get the job done. They hope to accomplish this by: providing funding mechanisms through the development of various authorities and designations to financially support their goals; promoting new business development and jobs; retaining businesses and jobs; and providing space for small business start-ups and non-profit organizations. Placemaking is also at the heart of Honor's efforts to attract young knowledge-based talent, keep existing workers, and expand opportunities. Placemaking is the concept that people will be attracted to Honor because of the amenities it offers, a social and professional network that allows for fellowship and advancement, and the availability of cultural and natural resources for an active lifestyle. Through goals to improve the character and appearance of the Village, expand recreational opportunities, and improve the physical space of the roads, Honor is working to enhance the assets it possesses and build additional ones.

Building blocks

1. DDA: Continue to investigate the merits of a Downtown Development Authority.
2. BROWNFIELD REDEVELOPMENT AUTHORITY: Investigate the merits of a Brownfield Redevelopment Authority.
3. ELIGIBLE DISTRESSED AREA: Review the criteria to become an "Eligible Distressed Area" in order to become competitive for various state grants and loan programs.
4. CHARACTER DEVELOPMENT: Develop the character of the community by involving the community in the decision making process.
5. NEW HIGHER EDUCATION DEVELOPMENT: Work to attract higher education opportunities to locate in the Village such as a community college, adult continuing education classes, and satellite courses.
6. COMMUNITY CENTER: Develop a community center that would house a library, adult education classrooms, and recreational opportunities.
7. RENTAL SPACE FOR SMALL BUSINESS/NON-PROFIT INCUBATOR: Seek opportunities to provide affordable space that would help serve as an incubator for small businesses, non-profits, telecommuters, and other economic development activities.

Foundation

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Photo: Doug and Terri Corner

People and Places

How many people? How long did they go to school? What do they do? What activities can be supported by the land itself? And where can we go shopping around here, anyway?

Population

Population is both an indicator and a driver of economic growth. An increase in people creates a larger economic and customer base on which the business environment can draw, and areas of bustling economic activity attracts people looking to share in its benefits. Honor avoided population loss between 2000-2010, instead growing by about 10%. But its rate of growth has fallen steadily and is projected to continue to do so through 2016, holding the number of citizens approximately constant at 325. Honor citizens make up 13.7% of Homestead Township's population (2,357 in 2010).

Housing

Home is where the heart is, and where all your stuff is, and probably where the people you call family are too. On a community level, it's much the same: housing data may talk about buildings, but it tells us much about the actual people we call neighbors. Honor's 186 housing units provide the shelter for its 123 households. The average household size

of 2.16 persons represents the median for the Lakes to Land region, but it is smaller than the average household size for Benzie County, Manistee County, the state of Michigan, and the United States.

The largest number of the homes in Honor were built before 1939: 29.5% of the total housing stock, or 44 homes. The next biggest housing boom came in the 1970s, when 42 homes (28%) were built. The majority of the remaining homes were constructed between those two booms (39 homes, 26%); just 24 houses have been built since 1980.

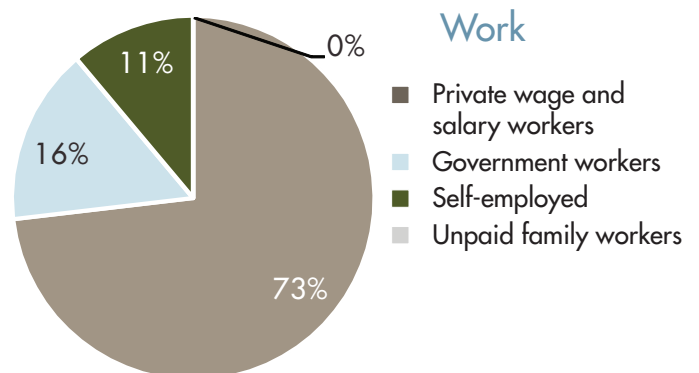
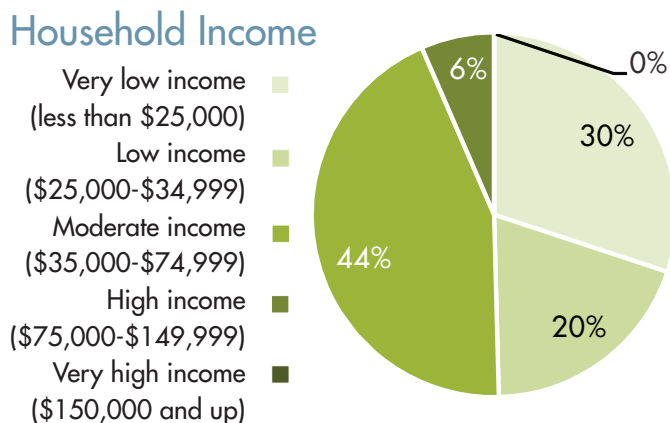
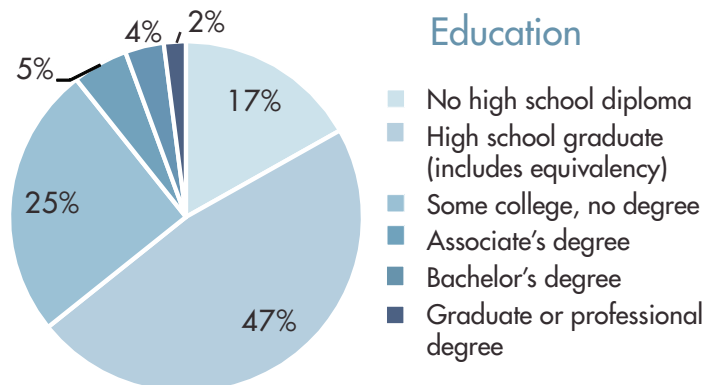
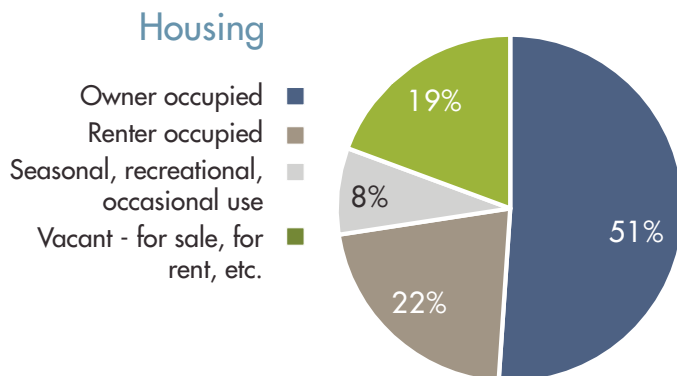
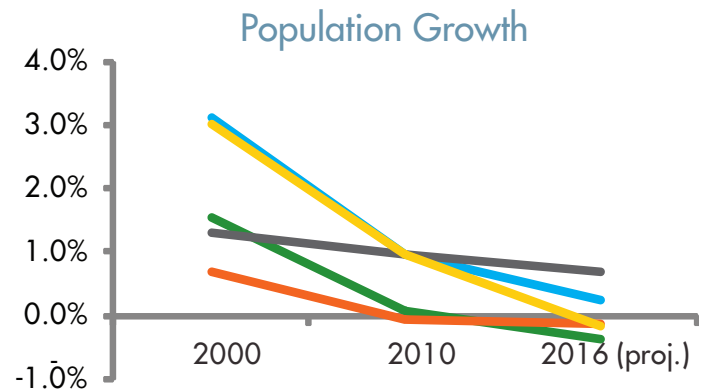
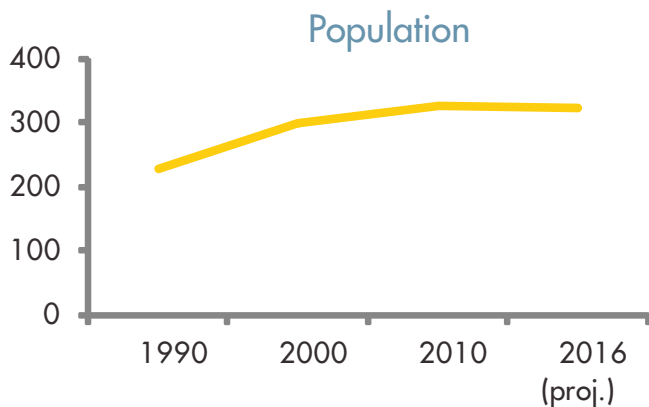
About half the homes (51%) are owner-occupied, and just over half of those (52 homes) have a mortgage on them. The median home value of \$103,500 was the third lowest in the Lakes to Land region, but the median rent of \$707 was the region's fifth highest.

Utility gas heats the greatest number of homes in Honor (68%). Bottled, tanked, or liquefied petroleum gas (propane) was second with 24 homes (20%), and electricity, wood, and fuel oil rounded out the list.

Demographic Dashboard

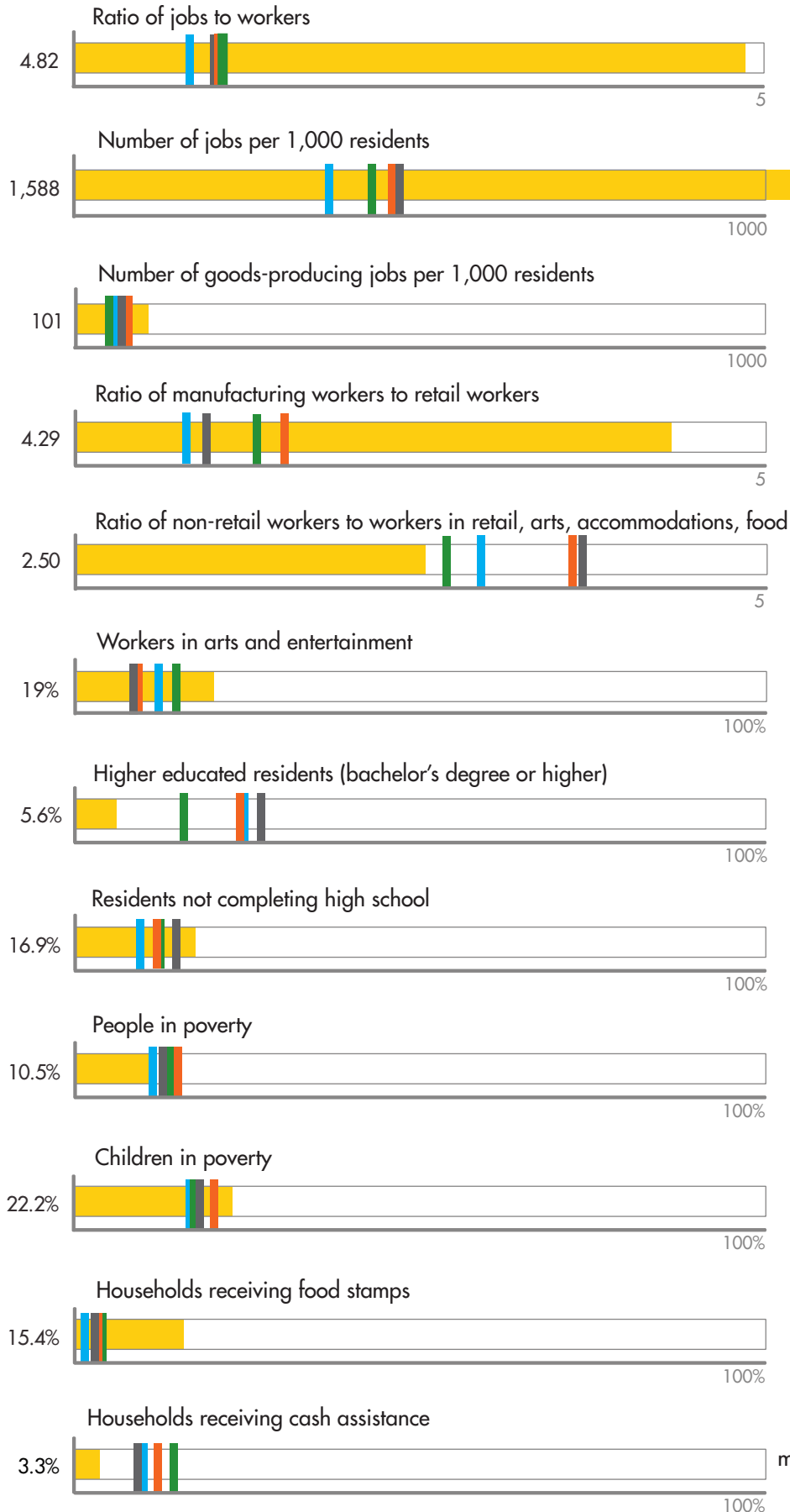
Key for population and prosperity index graphs:

■ Honor
 ■ Benzie County
 ■ Manistee County
 ■ Michigan
 ■ United States



Classifications modified from HUD guidelines, using the state median income of \$48,432.

Prosperity Index



Households

2.16
person average household size
\$103,500
owner-occupied median home value
\$707
median gross rent

Education

14%
population enrolled in school
83%
high school graduate or higher
6%
bachelor's degree or higher

Commuting

88%
workers who commute
82%
commuters who drive alone
23.8
minute average commute

Employment

521
jobs within the Village
108
Honor resident workforce
12.2%
unemployment rate
9%
civilian veterans

Income

\$35,417
median household income
\$21,000
median earnings for workers
\$27,500
male full-time, year-round earnings
\$29,028
female full-time, year-round earnings
10.5%
population in poverty
22.2%
children in poverty

Top Industrial Sectors

22%
retail trade
20%
management of companies and enterprises
12%
public administration

Education and Income

Among the Lakes to Land communities, the Village of Honor has the third highest percentage of non-high school graduates (17%) and the lowest percentage of residents receiving a bachelor's degree or higher (6%). Sixty-four percent of Honor's citizens have not been to college at all.

According to the 2010 US Census, half of Honor's population earns less than \$35,000 per year. Its median household income is just 73% of the state median household income, 68% of the national median household income, and 12th among the Lakes to Land communities. Proprietary software from Esri Business Analyst projects median household income to grow at a rate of 3.13% between 2012 and 2017, higher than either the state (3.07%) or national (2.55%) rates.

Honor is one of only three Lakes to Land communities in which median earnings for full-time, year-round workers is higher for females (\$29,028) than for males (\$27,500). However, this accounts for only 66% of the employed population; only the manufacturing and retail trade industries offered enough jobs fitting that description to be analyzed. Over the full range of 108 workers with any earnings at all in the past year, the annual median earnings for females fall short of males' earnings by \$3,523 (\$22,273 and \$18,750 respectively). This imbalance suggests that women are being paid slightly more, but men are working many more hours.

Households headed by persons aged 65 or older, whose income may not come from earnings, also contribute to the Honor economy. As can be calculated from Table 4.2, these households make up 36.9% of

the total population and contribute 30.9% of the community's disposable income.

Honor ranks third among Lakes to Land communities in receipt of both food stamps and cash assistance. Although its poverty rate for all persons is slightly below county, state, and national averages at 10.5%, the rate of children in poverty is almost twice that (22.2%) and exceeds the aggregated benchmarks.

Occupations

This section talks about the occupations and professions in which the residents of Honor work, whether or not their places of employment are within the Village limits.

Over a quarter of Honor's workforce is employed in manufacturing (30 workers, 28% of total). Honor has 4.29 manufacturing jobs for

4.2: Disposable income by age of householder

| | Age of Householder | | | | | | |
|---------------------------|--------------------|----------|----------|----------|----------|----------|----------|
| | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
| Total Households | 0 | 11 | 16 | 26 | 29 | 28 | 20 |
| <\$15,000 | 0 | 1 | 1 | 2 | 3 | 4 | 4 |
| \$15,000-\$24,999 | 0 | 2 | 2 | 2 | 5 | 7 | 5 |
| \$25,000-\$34,999 | 0 | 2 | 3 | 3 | 4 | 5 | 4 |
| \$35,000-\$49,999 | 0 | 3 | 4 | 6 | 6 | 5 | 3 |
| \$50,000-\$74,999 | 0 | 3 | 4 | 8 | 7 | 5 | 2 |
| \$75,000-\$99,999 | 0 | 0 | 1 | 3 | 2 | 1 | 1 |
| \$100,000-\$149,999 | 0 | 0 | 1 | 2 | 2 | 1 | 1 |
| \$150,000-\$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Median Disposable Income | \$0 | \$36,603 | \$40,901 | \$50,000 | \$39,872 | \$30,158 | \$26,838 |
| Average Disposable Income | \$0 | \$38,409 | \$48,125 | \$54,327 | \$46,897 | \$37,768 | \$35,750 |

4.3: Non-retail vs. retail earnings

| Industry | Workers | Median earnings (dollars) | Weighted earnings |
|--|---------|---------------------------|-------------------|
| Non-retail | | | |
| Manufacturing | 30 | \$27,778 | \$833,340 |
| Information | 7 | \$49,375 | \$345,625 |
| Professional, scientific, and management, and administrative and waste management services | 4 | \$26,250 | \$105,000 |
| Educational services, and health care and social assistance | 10 | \$18,750 | \$187,500 |
| Other services, except public administration | 10 | \$20,938 | \$209,380 |
| Public administration | 13 | \$31,458 | \$408,954 |
| Total | 74 | | \$2,089,799 |
| Average of weighted median earnings | | \$28,241 | |
| Retail, art, accommodation, food | | | |
| Retail trade | 7 | \$27,917 | \$195,419 |
| Arts, entertainment, and recreation, and accommodation and food services | 21 | \$13,750 | \$288,750 |
| Total | 28 | | \$484,169 |
| Average of weighted median earnings | | \$17,292 | |

Insufficient data for the finance/insurance/real estate and transportation / utility fields resulted in the removal of those 6 workers from this analysis.
Source: US Census.

every retail job, which is the highest proportion across the Lakes to Land communities. Nationally, average hourly earnings for the retail sector total only about 68% of hourly earnings for the manufacturing sector (BLS, 2012). In Honor, however, they are fairly evenly matched: the 7 retail jobs recorded by the 2006-2010 American Community Survey had a median income of \$27,917, while the median income of the 30 manufacturing employees was \$27,778.

The second greatest number of people work in art, entertainment, recreation, accommodation, and food services (19%), and here the median annual income is much lower at \$13,750. Although it is not a direct comparison,

we can get a sense of this disparity in wages between non-retail jobs and those in retail, arts, accommodations, and food service by multiplying the median earnings in each industry by the number of workers in that industry, then dividing the resulting weighted earnings for each category (non-retail and retail, arts, etc.) by the number of workers in it. This average of weighted median earnings, shown in Figure 4.3, estimates that non-retail workers in Honor earn about 1.5 times as much as workers in retail, arts, accommodation and food service. Therefore, the higher the ratio of non-retail jobs to those in retail, arts, accommodation, and food service, the higher Honor's overall personal income should be.

Retail and Business Summary

This section talks about the businesses and jobs within the Village of Honor, whether or not the proprietors and employees are residents of the Village.

The business summary generated by Esri notes that 57 businesses within the Village of Honor employ 521 people. Since only 328 persons were counted as residents in the 2010 census, that means there are considerably more jobs than people within the Village: calculating a standard "jobs per 1,000 residents" to create a comparison across the region, we see that Honor has by far the highest ratio at 1,588 jobs per 1,000 residents (runner up Crystal Lake Township has 641).

The largest concentration of businesses were in retail trade (14), employing a total of 114 people (22% of all employees). The next highest concentration, eight businesses in accommodation and food services, employed just 41 people (8%). The largest employer is the single business devoted to the management of companies and enterprises, with a staff of 105. Public administration was third in both the number of businesses (6) and in the number of employees (62 employees, 12%).

Table 4.5 is designed by Esri to provide a snapshot of retail opportunity by presenting the fullest picture possible of both supply and demand. Supply is calculated by combining the Census of Retail Trade, a portfolio of demographic and business databases, and the Census Bureau’s Nonemployer Statistics data to estimate total sales to households by businesses within the study area. To estimate demand, Esri combines annual consumer expenditure surveys from the Bureau of Labor and Statistics with its own

proprietary Tapestry Segmentation system (Tab 2), yielding a fairly tailored picture of the purchases likely to be made by the inhabitants of the study area

We can then arrive at the Retail Gap by subtracting the supply from the demand. A negative number, shown in red on the chart, signifies an oversupply or surplus, while the positive numbers shown in green indicate leakage of sales which are presumably being conducted outside the community.

Single-headed households

The vulnerability of one type of household to poverty deserves particular mention: that of single-headed households with dependent children. As shown in 4.4, children in Honor are twice as likely to be poor as those over the age of 18. Strikingly, *none* of those children live in married-couple families; on the other hand, those in a female-headed household had a one-in-four chance of living in poverty. (Although the Census does provide a count of male householders with children and no wife present, it presents only female-headed households in its poverty statistics; most of the research literature follows the same form. This is attributable to two reasons: first, female-parent households make up 25.4% of all families while male-parent households make up just 7.3%, and second, the 80% female-to-male earnings ratio exacerbates the effect of a single earner on poverty when that earner is female.)

Support to single-headed households, which make up nearly 15% of Honor’s total population, provides an opportunity to have an appreciable, targeted impact on the well-being of our most vulnerable citizens. Flexible work and education schedules, continued support of home-based occupations, innovations in high-quality and affordable child care, and enforcement of pay equity are all tools that can be used to accomplish such support.

4.4: Poverty by household type

| Income in the Past 12 Months is Below Poverty Level | |
|---|-------|
| All families | 5.2% |
| With related children under 18 years | 14.8% |
| With related children under 5 years only | 0.0% |
| Married couple families | 0.0% |
| With related children under 18 years | 0.0% |
| With related children under 5 years only | - |
| Families with female householder, no husband | 25.0% |
| With related children under 18 years | 25.0% |
| With related children under 5 years only | 0.0% |
| All people | 10.5% |
| Under 18 years | 22.2% |
| Related children under 18 years | 22.2% |
| Related children under 5 years | 35.0% |
| Related children 5 to 17 years | 14.7% |
| 18 years and over | 7.5% |
| 18 to 64 years | 8.1% |
| 65 years and over | 6.3% |
| People in families | 8.0% |
| Unrelated individuals 15 years and over | 18.5% |

4.5: Retail marketplace summary table

| Industry Group | NAICS Class. | Demand (Retail Potential) | Supply (Retail Sales) | Retail Gap | Leakage / Surplus Factor | Businesses |
|---|--------------|---------------------------|-----------------------|--------------|--------------------------|------------|
| Motor Vehicle & Parts Dealers | 441 | \$647,270 | \$1,588,884 | -\$941,614 | -42.1 | 3 |
| Automobile Dealers | 4411 | \$536,211 | \$1,343,831 | -\$807,620 | -43.0 | 2 |
| Other Motor Vehicle Dealers | 4412 | \$84,773 | \$0 | \$84,773 | 100.0 | 0 |
| Auto Parts, Accessories & Tire Stores | 4413 | \$26,286 | \$245,053 | -\$218,767 | -80.6 | 1 |
| Furniture & Home Furnishings Stores | 442 | \$55,618 | \$0 | \$55,618 | 100.0 | 0 |
| Furniture Stores | 4421 | \$29,994 | \$0 | \$29,994 | 100.0 | 0 |
| Home Furnishings Stores | 4422 | \$25,624 | \$0 | \$25,624 | 100.0 | 0 |
| Electronics & Appliance Stores | 4431 | \$73,214 | \$0 | \$73,214 | 100.0 | 0 |
| Bldg Materials, Garden Equip. & Supply Stores | 444 | \$109,208 | \$408,799 | -\$299,591 | -57.8 | 1 |
| Bldg Material & Supplies Dealers | 4441 | \$95,296 | \$408,799 | -\$313,503 | -62.2 | 1 |
| Lawn & Garden Equip & Supply Stores | 4442 | \$13,912 | \$0 | \$13,912 | 100.0 | 0 |
| Food & Beverage Stores | 445 | \$412,090 | \$1,602,426 | -\$1,190,336 | -59.1 | 2 |
| Grocery Stores | 4451 | \$370,523 | \$1,602,426 | -\$1,231,903 | -62.4 | 2 |
| Specialty Food Stores | 4452 | \$31,587 | \$0 | \$31,587 | 100.0 | 0 |
| Beer, Wine & Liquor Stores | 4453 | \$9,980 | \$0 | \$9,980 | 100.0 | 0 |
| Health & Personal Care Stores | 446,4461 | \$87,564 | \$276,924 | -\$189,360 | -52.0 | 1 |
| Gasoline Stations | 447,4471 | \$502,291 | \$2,435,614 | -\$1,933,323 | -65.8 | 1 |
| Clothing & Clothing Accessories Stores | 448 | \$77,255 | \$20,585 | \$56,670 | 57.9 | 1 |
| Clothing Stores | 4481 | \$65,151 | \$0 | \$65,151 | 100.0 | 0 |
| Shoe Stores | 4482 | \$6,157 | \$0 | \$6,157 | 100.0 | 0 |
| Jewelry, Luggage & Leather Goods Stores | 4483 | \$5,947 | \$20,585 | -\$14,638 | -55.2 | 1 |
| Sporting Goods, Hobby, Book & Music Stores | 451 | \$20,569 | \$0 | \$20,569 | 100.0 | 0 |
| Sporting Goods/Hobby/Musical Instr Stores | 4511 | \$14,781 | \$0 | \$14,781 | 100.0 | 0 |
| Book, Periodical & Music Stores | 4512 | \$5,788 | \$0 | \$5,788 | 100.0 | 0 |
| General Merchandise Stores | 452 | \$665,073 | \$1,766,249 | -\$1,101,176 | -45.3 | 1 |
| Department Stores Excluding Leased Depts. | 4521 | \$127,111 | \$0 | \$127,111 | 100.0 | 0 |
| Other General Merchandise Stores | 4529 | \$537,962 | \$1,766,249 | -\$1,228,287 | -53.3 | 1 |
| Miscellaneous Store Retailers | 453 | \$38,842 | \$21,668 | \$17,174 | 28.4 | 1 |
| Florists | 4531 | \$2,348 | \$21,668 | -\$19,320 | -80.4 | 1 |
| Office Supplies, Stationery & Gift Stores | 4532 | \$22,132 | \$0 | \$22,132 | 100.0 | 0 |
| Used Merchandise Stores | 4533 | \$4,827 | \$0 | \$4,827 | 100.0 | 0 |
| Other Miscellaneous Store Retailers | 4539 | \$9,535 | \$0 | \$9,535 | 100.0 | 0 |
| Nonstore Retailers | 454 | \$13,097 | \$0 | \$13,097 | 100.0 | 0 |
| Electronic Shopping & Mail-Order Houses | 4541 | \$162 | \$0 | \$162 | 100.0 | 0 |
| Vending Machine Operators | 4542 | \$4,970 | \$0 | \$4,970 | 100.0 | 0 |
| Direct Selling Establishments | 4543 | \$7,965 | \$0 | \$7,965 | 100.0 | 0 |
| Food Services & Drinking Places | 722 | \$369,773 | \$1,004,787 | -\$635,014 | -46.2 | 7 |
| Full-Service Restaurants | 7221 | \$231,565 | \$663,860 | -\$432,295 | -48.3 | 4 |
| Limited-Service Eating Places | 7222 | \$60,899 | \$0 | \$60,899 | 100.0 | 0 |
| Special Food Services | 7223 | \$63,384 | \$340,927 | -\$277,543 | -68.6 | 3 |
| Drinking Places - Alcoholic Beverages | 7224 | \$13,925 | \$0 | \$13,925 | 100.0 | 0 |

Commuting

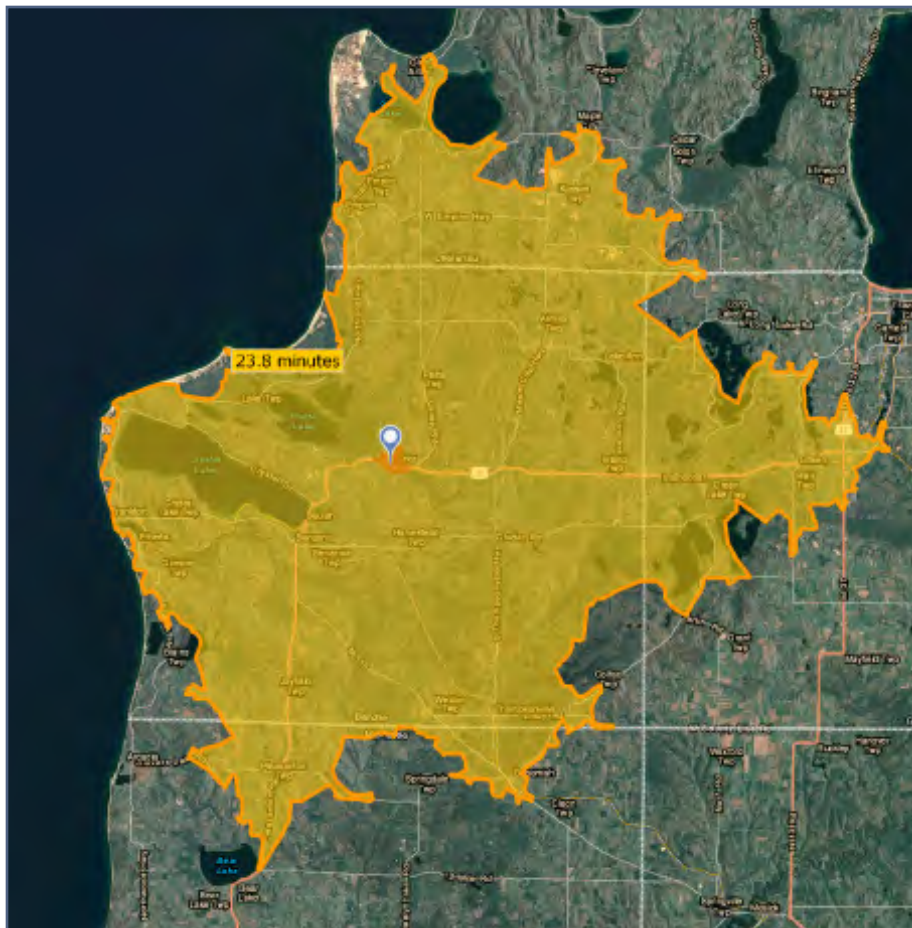
It's a real estate truism that the three most important factors considered by buyers are location, location, and location, yet the traditional measure of housing affordability—surely another consideration hovering near the top of the list—makes no allowance at all for location. The Center for Neighborhood Technology set out to redefine “affordability” to more accurately reflect the proportion of a household’s income that is

committed to housing costs, including those incurred while getting to and from that aforementioned location. CNT describes its Housing and Transportation Affordability Index this way:

“The traditional measure of affordability recommends that housing cost no more than 30 percent of income. Under this view, three out of four (76 percent) US neighborhoods are considered “affordable” to the typical household. However, that

benchmark ignores transportation costs, which are typically a household’s second largest expenditure. The H+T Index offers an expanded view of affordability, one that combines housing and transportation costs and sets the benchmark at no more than 45 percent of household income. Under this view, the number of affordable neighborhoods drops to 28 percent, resulting in a net loss of 86,000 neighborhoods that Americans can truly afford.”

4.6: Honor “workshed” map



Honor's neighborhoods are among those that disappear from the affordability map: while the H+T Index shows the average housing cost to be less than 30% of household income for the entirety of Benzie County, the addition of transportation costs to the equation puts the share of household income spent on those two combined items over 45% for the whole county. By this definition, housing is simply not affordable for most people.

At 23.8 minutes, Honor workers' average commute is the third longest among Lakes to Land communities. Figure 4.6 is a drive-time map showing the "workshed" within that commute. It stretches from Bear Lake in the south to Glen Lake in the north, and from just south of Traverse City to the coast of Lake Michigan, covering nearly all of Benzie County and even beyond. A long commute is tough. Everyone who has ever had one knows it subjectively, and a growing body of empirical evidence is pointing to its detrimental effects on happiness, health, and wealth: its costs are rarely fully compensated by our salaries, the minutes spent behind the wheel come at the cost of minutes spent on exercise and meal preparation, and people with long commutes are frankly just less happy than those with shorter ones.

Although the average commute is longer for an Honor resident than for many of her Lakes to Land neighbors, the percentage of workers who commute at all is the third lowest in the region at 88%. This means that the employment of more than 1 in 10 workers is based in the home, a trend that should be examined for opportunities to strengthen it and for support that exists in Honor which may be replicated elsewhere.

Agricultural Influence

In a bit of a regional anomaly, the official influence of the agricultural profession on the Village of Honor is... none. None of the 312 acres or 332 parcels which make up the Village are designated as "Agriculture" or "Natural Resource Related." There are no businesses within the village limits which are classified as "agriculture" according to either the North American Industry Classification System or the Standard Industrial Classification system. And of the 127 members of Honor's civilian employed population, none listed farming, fishing, or forestry as their occupation.

Upon second glance, this makes sense. Honor is a village, a settlement area defined by its concentration of residents (as opposed to a township, which is defined by its land area and its co-located borders with adjacent townships). Since agriculture requires land which is not currently in use by people, a village is an unlikely place to find it. The Platte River Fish Hatchery, although associated with Honor in a

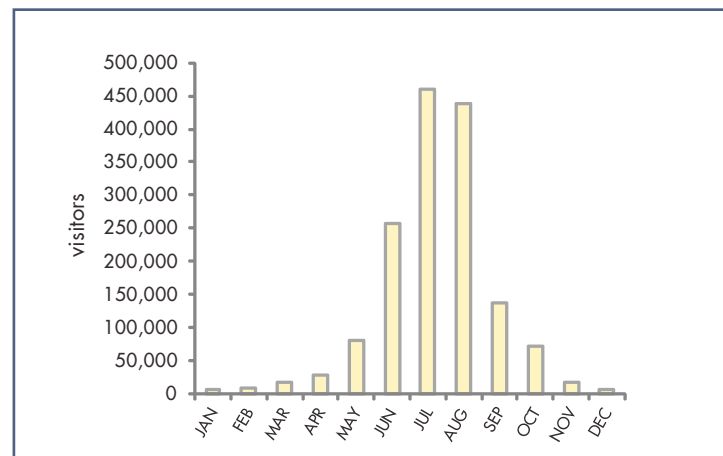
large part due to the Coho Festival, is actually several miles east along US-31.

With this said, the role of the Village as a place that can serve as a convergence of the regional agricultural community and a direct market is important, as it is within this convergence that positive business environments focused on regional food sources occur. Maley Park currently hosts a farmers' market with more than a dozen vendors between May and October.

Seasonal / Tourism

The entire Lakes to Land region is affected to varying degrees by a seasonal economy. An abundance of parks and recreation activities combines with the temperate summer weather to create a magnetic pull felt by most inhabitants of the state from spring to fall, and then formidable weather joins a lack of critical mass in economic activity to produce an edge of desolation through the winter months.

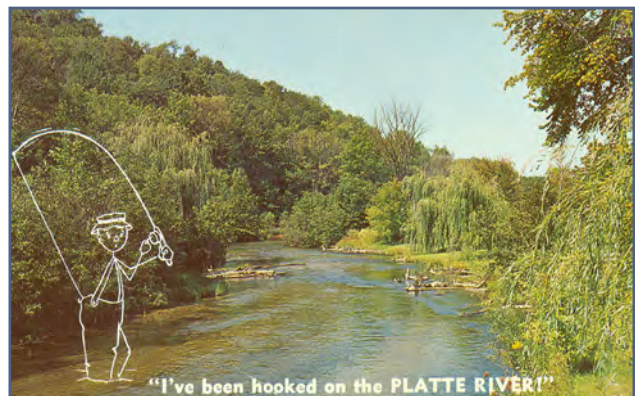
4.7: Sleeping Bear Dunes National Lakeshore guests, 2012



According to the Michigan Department of Transportation average daily traffic map for 2011, the stretch of US-31 which runs through Honor is the most heavily-traveled stretch of road in the Lakes to Land region and carries 12,000-14,000 vehicles per day. Honor's location along US-31 makes it the unofficial "gateway to Sleeping Bear Dunes National Lakeshore," visited by about 1.2 million people per year fairly consistently over the past two and a half decades. After being named "The Most Beautiful Place in America" by the national news show Good Morning America in 2011, that year saw a 67,000 visitor increase over the previous year, and a further 183,000 visitor

increase in 2012—the highest number in park history. Ninety-four percent of those guests (1,443,853 people) arrived between May and October, while just 87,707 trickled in over the course of the other half of the year (Figure 4.7).

More influential than the National Lakeshore on the local economy, however, is the State Fish Hatchery. Located just east of Honor on the Platte River, the station opened in 1928 as a satellite rearing station and was upgraded between 1968 and 1972 to become the main salmon hatchery in the state. The section of the Platte is an MDNR-designated Blue Ribbon Trout Stream (see Tab 2), with



Photos: Up North Memories by Don Harrison

4.8: Vacant and seasonal housing

| | Honor | | Benzie Co. | | Manistee Co. | | Michigan | | United States | |
|----------------------------------|-------|-------|------------|-------|--------------|-------|----------|------|---------------|------|
| | 2000 | 2010 | 2000 | 2010 | 2000 | 2010 | 2000 | 2010 | 2000 | 2010 |
| Vacant: for sale, rent, etc | 7.2% | 19.4% | 6.1% | 7.1% | 6.5% | 9.5% | 5.1% | 8.8% | 5.9% | 7.9% |
| Vacant: seasonal or recreational | 8.5% | 8.1% | 30.8% | 33.1% | 24.4% | 24.9% | 5.5% | 5.8% | 3.1% | 3.5% |
| Housing unit increase, 2000-2010 | 21.6% | | 18.3% | | 10.0% | | 7.0% | | 13.6% | |

fishing resorts and cabins scattered along its banks, and the addition of a late-summer salmon run brought fishers from far and wide. The Coho Salmon Festival launched in 1967 to celebrate “the birth of a great fishery and also the economic boost the fall salmon run brings to the area each year” with three days of festivities that range from a classic car show to the crowning of the Coho Queen.

There are plenty of people who want to spend much more time in Honor than one fish festival, though—maybe even enough to call it home for a season. Housing that is “for seasonal or recreational use” is technically considered “vacant” by the US Census because its rules dictate that a household can only attach itself to one primary housing unit, but these homes provide a measure of investment by those seasonal populations that cannot be replicated elsewhere. A high percentage of seasonal/recreational use homes provides concrete evidence of the value of the area for those purposes. It also provides a measure of a portion of the community which will have a somewhat nontraditional

relationship with the community at large: seasonal residents may not have kids in the school system or have the ability to attend most government meetings, but they do pay taxes and take a vital interest in goings-on. In some ways, knowing the percentage of seasonal/recreational housing in a community is the most reliable measure of the accommodations the community must make to include its “part-time” population in its service delivery and decision-making framework.

In the Village of Honor, both of these measures of housing stock are noteworthy: its “traditional” vacancy rate is the highest among the Lakes to Land communities at 19.1%, while its proportion of seasonal housing is the lowest at 8.1%. The chart in Figure 4.8 shows the change in vacancy rate between 2000 and 2010 for Benzie County, Manistee County, Michigan, and the United States. We can see that a significant increase in vacancy rates occurred across all populations, though none comes close to the 250% jump seen in the Village of Honor. Interestingly, the proportion of seasonal/recreational housing

units increased in all four aggregate populations, despite the mortgage crisis and the overall increases in vacancy. This was a trend in which Honor did not participate, seeing a decline of 0.4% instead.

This decennial comparison suggests that Honor was hit particularly hard in the Great Recession. Given the relatively small number of housing units in the Village of Honor, the last line of the table examines whether overzealous participation in the housing boom in the earlier part of the ‘00 decade contributed to the severity of the crisis toward the end, and it appears that it did play some role: Honor increased its housing stock by over 20% during that decade, while state and national averages hovered around half that rate. But that does not explain the disparity between circumstances in the Village of Honor and those throughout the county surrounding it: overall, Benzie County built almost as furiously, increasing its housing stock by 18.% percent, yet emerged from the decade with the smallest increase in overall vacancy of all the aggregate populations.



Photo: Up North Memories by Don Harrison

Infrastructure

For planning purposes, infrastructure is comprised of “the physical components of interrelated systems providing commodities and services essential to enable, sustain, or enhance societal living conditions.”

These components, which come together to form the underlying framework that supports our buildings, movements, and activities, usually include our power supply, water supply, sewerage, transportation avenues, and telecommunications. Successful infrastructure is often “experientially invisible,” drawing as little attention in its optimum condition as a smooth road or a running faucet—until it’s not, and then it likely has the potential to halt life as we know it until the toilet flushes again or the lights come back on.

It seems we all know the feeling. The American Society of Civil Engineers’ 2013 “Report Card for America’s Infrastructure” gave us a D+ (takeaway headline: “Slightly better roads and railways, but don’t live near a dam”). The

Michigan chapter of the ASCE surveyed our state’s aviation, dams, drinking water, energy, navigation, roads, bridges, stormwater, public transit, and wastewater and collection systems in 2009 and gave us a D. Clearly, there is room for improvement all over.

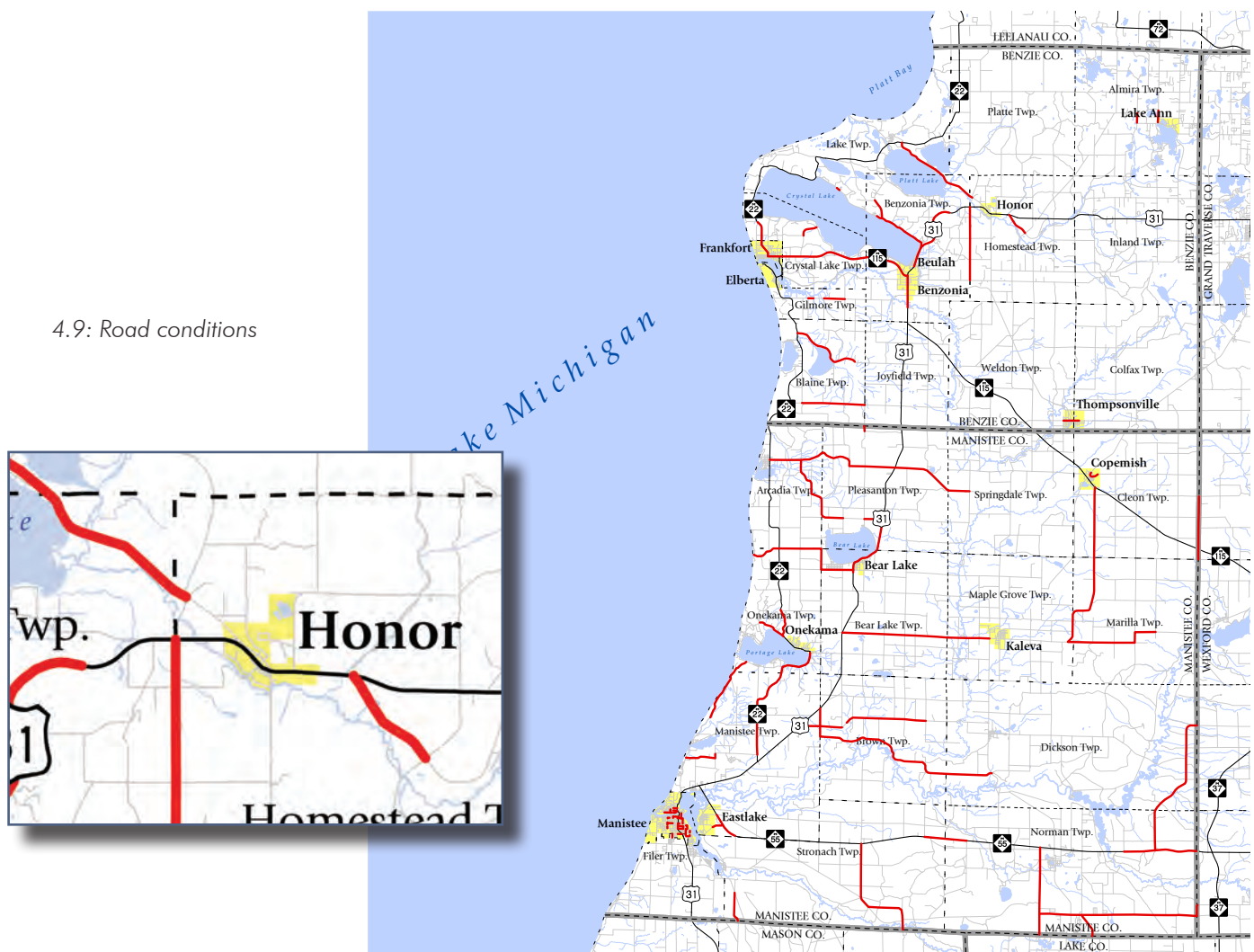
But it’s expensive. The ASCE report came with a national price tag of \$3.6 trillion in investment before 2020. If this were evenly distributed among the 50 states, it would mean about \$72 billion per state—almost half again as much as Michigan’s entire annual budget. The combination of the essential nature of infrastructure with its steep price tag highlights a need for creative problem-solving in this area—precisely the aim of the Lakes to Land Regional Initiative.

Roads

The State of Michigan's Public Act 51, which governs distribution of fuel taxes, requires each local road agency and the Michigan Department of Transportation to report on the condition, mileage, and disbursements for the road and bridge system under its jurisdiction. The Pavement Surface Evaluation and Rating (PASER) system used to report on the condition is a visual survey conducted by transportation professionals that rates the road surface from 1 to 10; roads rated 5 and above are considered to be at least "Fair."

Figure 4.9 depicts all of the roads with PASER ratings of "poor" (1-4) in Benzie and Manistee Counties. The close-up in the inset reveals a smooth ride anywhere within the Village of Honor's limits—but bumps lurking in every direction. To the east, Goose Road's approach to US-31 needs work. Just west of town, Marshall Road south of US-31 and Deadstream Road north of it are rated poorly. And US-31 itself shows signs of distress all the way to Beulah.

4.9: Road conditions



LAKES TO LAND

Pavement Surface Evaluation and Ratings

Data Sources: State of Michigan Geographic Data Library, NWMCOG 2012 Asset Management Report

- City or Village
- County Boundary
- Township Boundary

- Poor PASER Rating (1 - 4)
- Major Road
- Minor Road

0 2 4 8 Miles



Trails and regional connections

There are not presently any local or regional non-motorized trails in the Village of Honor. It's an absence noted by the citizens, who mentioned trails both during public input for this master plan and for the recreation plan that was recently adopted. Planning commissioners addressed this priority in the Cornerstone which focuses on expanded recreational opportunities, calling for general walkability, signage to direct wayfinding, connectivity with the river, and the establishment of Maley Park as a hub for road bikes. Respondents to the Lakes to Land survey also said

that sidewalks were the new service they would most like to see in the Village, which would add a gently urbanized component to the trail system, and some connecting segments have already been built.

As mentioned earlier in this document, the Village wishes to take advantage of its location on a major travel thoroughfare to Sleeping Bear Dunes National Lakeshore. In addition to vehicular travel along US-31, it is envisioned that travelers could have the option to stay in Honor and access the Lakeshore via a proposed non-motorized trail (Figure 4.10).

4.10: Regional trail map



LAKES TO LAND

Village of Honor

Data Sources: State of Michigan Geographic Data Library

- Village of Honor
- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road

- Sleeping Bear Dunes
- Proposed Non-Motorized Trail
- Non-Motorized Trail
- Betsie Valley Trail
- Snowmobile Trail

Updated: 09-24-13



4.11: Renewable energy potential

Power supply

Electricity for Honor homes and businesses is available from Consumers Energy Company (Jackson), and natural gas service is provided by Michigan Consolidated Gas Company (Detroit). Service from “alternative energy suppliers” is also available through Michigan’s Electric Customer Choice and Natural Gas Customer Choice programs.

Public Act 295 of 2008 requires Michigan electric providers’ retail supply portfolio to include at least 10% renewable energy by 2015. The Michigan Public Service Commission’s 2012 report estimates renewables to make up 4.7% of the energy supply that year. Figure 4.11 shows the US Environmental Protection Agency’s analysis of renewable energy potential in the Lakes to Land region.

Water and sewer

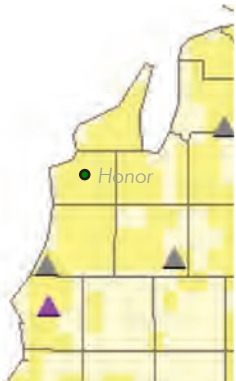
Constructed in the 1970s to preserve water quality, particularly in the Platte River, the Honor Sewage Lagoons spent the years between 2005 and 2009 getting upgraded with two aerated ponds, two facultative ponds, and 20 acres of spray irrigation that provides Orchard grass for harvest. Through the latter mechanism, nutrient-rich treated wastewater is used to feed crops of grass rather than being released into a larger body of surface water where it can contribute to the sort of unwanted vegetative productivity that leads to weed growth and algae blooms.



| Wind Resource | | |
|---------------|------------------|--------------------|
| Power Class | W/m ² | Resource Potential |
| 1 | 0-200 | Poor |
| 2 | 200-300 | Marginal |
| 3 | 300-400 | Fair |
| 4 | 400-500 | Good |
| 5 | 500-600 | Excellent |
| 6 | 600-800 | Outstanding |
| 7 | >800 | Superb |



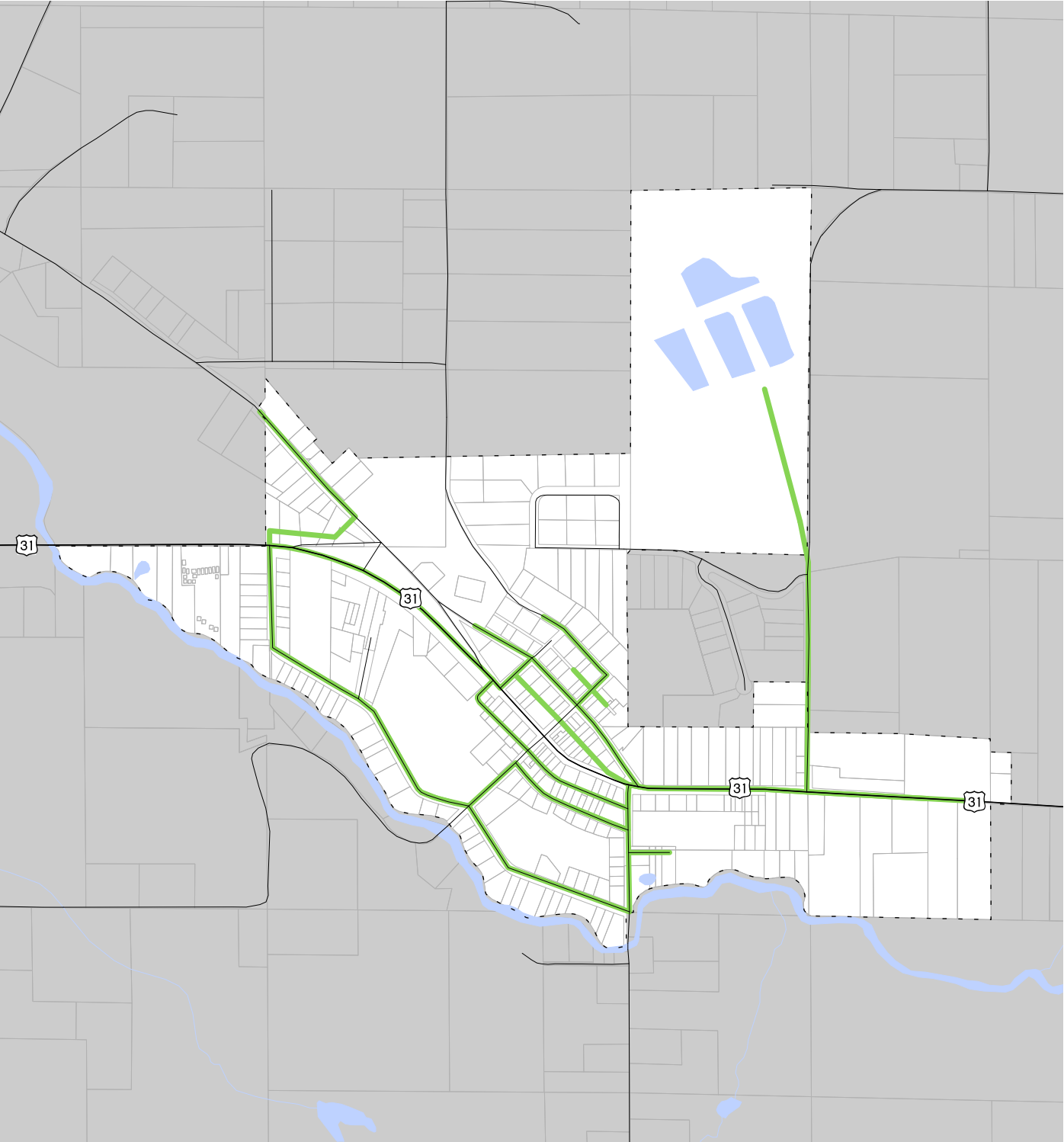
| Biomass Resource | |
|-------------------|--------------------|
| Metric Tons/Year | Resource Potential |
| < 50,000 | Low |
| 50,000 - 100,000 | Marginal |
| 100,000 - 150,000 | Good |
| 150,000 - 250,000 | Very Good |
| 250,000 - 500,000 | Excellent |
| > 500,000 | Outstanding |



| Solar Resource | Resource Potential |
|-------------------------|--------------------|
| kWh/m ² /day | |
| < 3.5 | Moderate |
| > 3.5 - 4 | |
| > 4 - 5 | Good |
| > 5 - 6 | Very Good |
| > 6 | Excellent |

- EPA Tracked Sites
- Abandoned Mine Land
 - Brownfield
 - RCRA
 - Federal Superfund
 - Non-Federal Superfund

4.12: Sanitary sewer map



LAKES TO LAND

Village of Honor Waste Water Collection

Data Sources: State of Michigan Geographic Data Library, Benzie County Equalization

- Parcel Boundary
- Village of Honor Boundary
- Road

Force Main Sanitary Line

0 255 510 1,020 Feet



Telecommunications

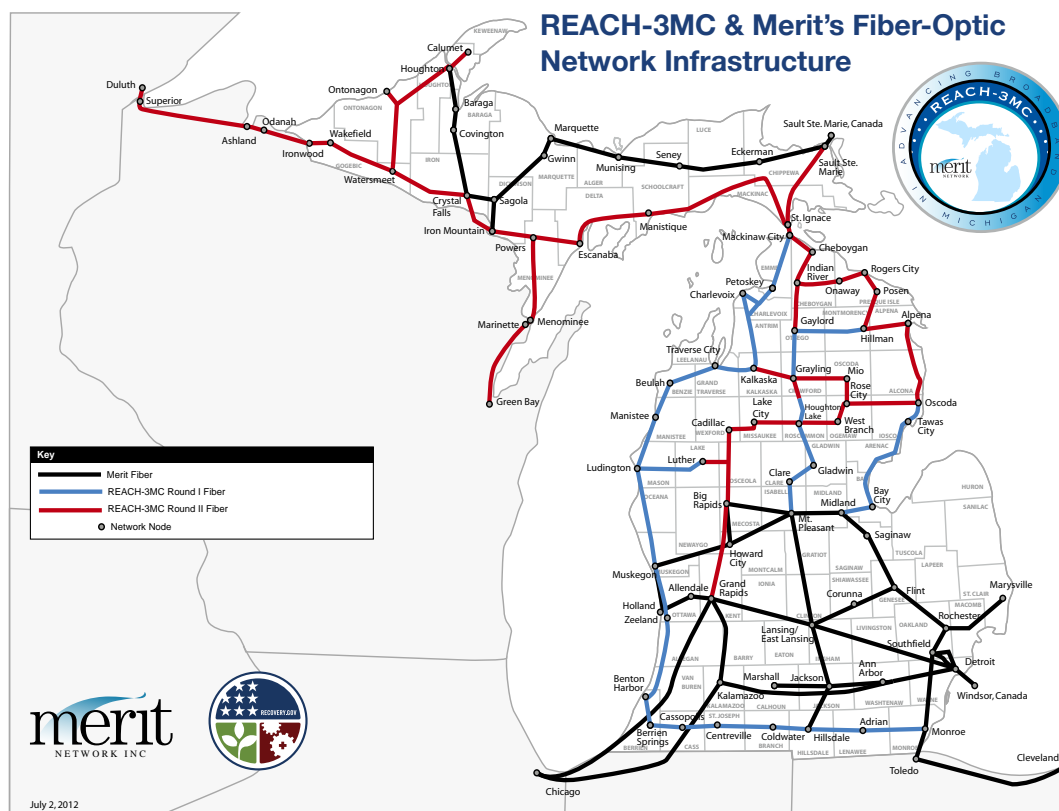
Connect Michigan, our arm of the national agency dedicated to bringing broadband access to every citizen, calculates that such success has already been achieved in 97% of households in Benzie and Manistee Counties. Figure 4.14 further shows that the remaining unserved areas are mostly in the counties' inland areas rather than in the Lakes to Land communities.

Still, improved broadband access came up in several of the visioning sessions. There is certainly room for improvement, particularly in terms of increased speed, provider choice, and types of platforms available. In January 2010, Merit Network was awarded American Recovery and Reinvestment Act funds to launch REACH-3MC (Rural,

Education, Anchor, Community, and Healthcare—Michigan Middle Mile Collaborative), a statewide fiber-optic network for “community anchor institutions” such as schools and libraries. The completion of the line between Manistee and Beulah, serving the Lakes to Land region, was announced on December 28, 2012.

What does this mean? Besides extending leading-edge direct service to organizations that serve the public, the REACH-3MC network uses an open access model that welcomes existing and new internet service providers to join. By constructing the “middle mile” between providers and users, the REACH-3MC cable removes a significant barrier to rural broadband by absorbing up to 80% of an internet service provider’s startup costs.

4.13: Proposed Merit fiber-optic network



4.14: Broadband service inventory

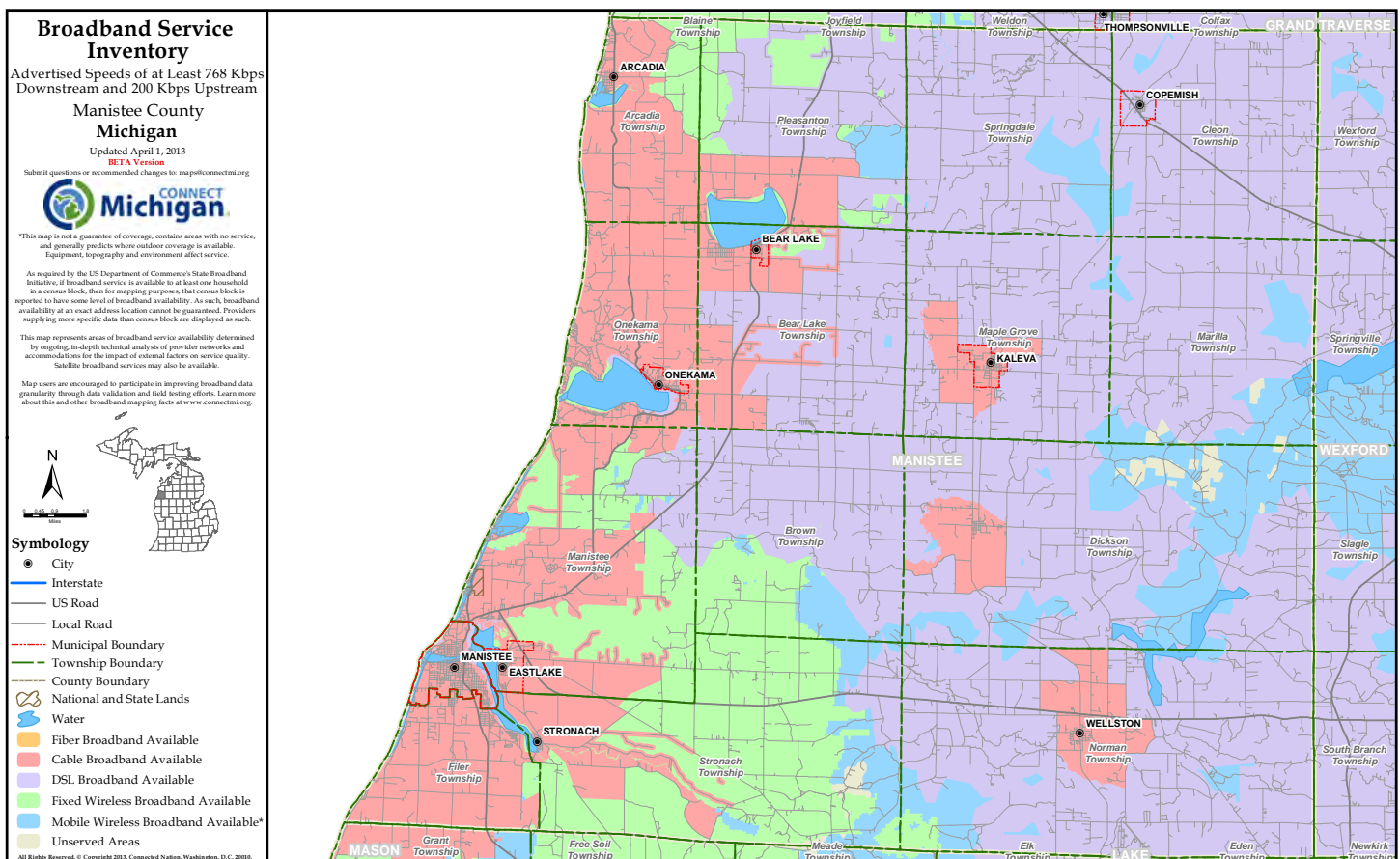
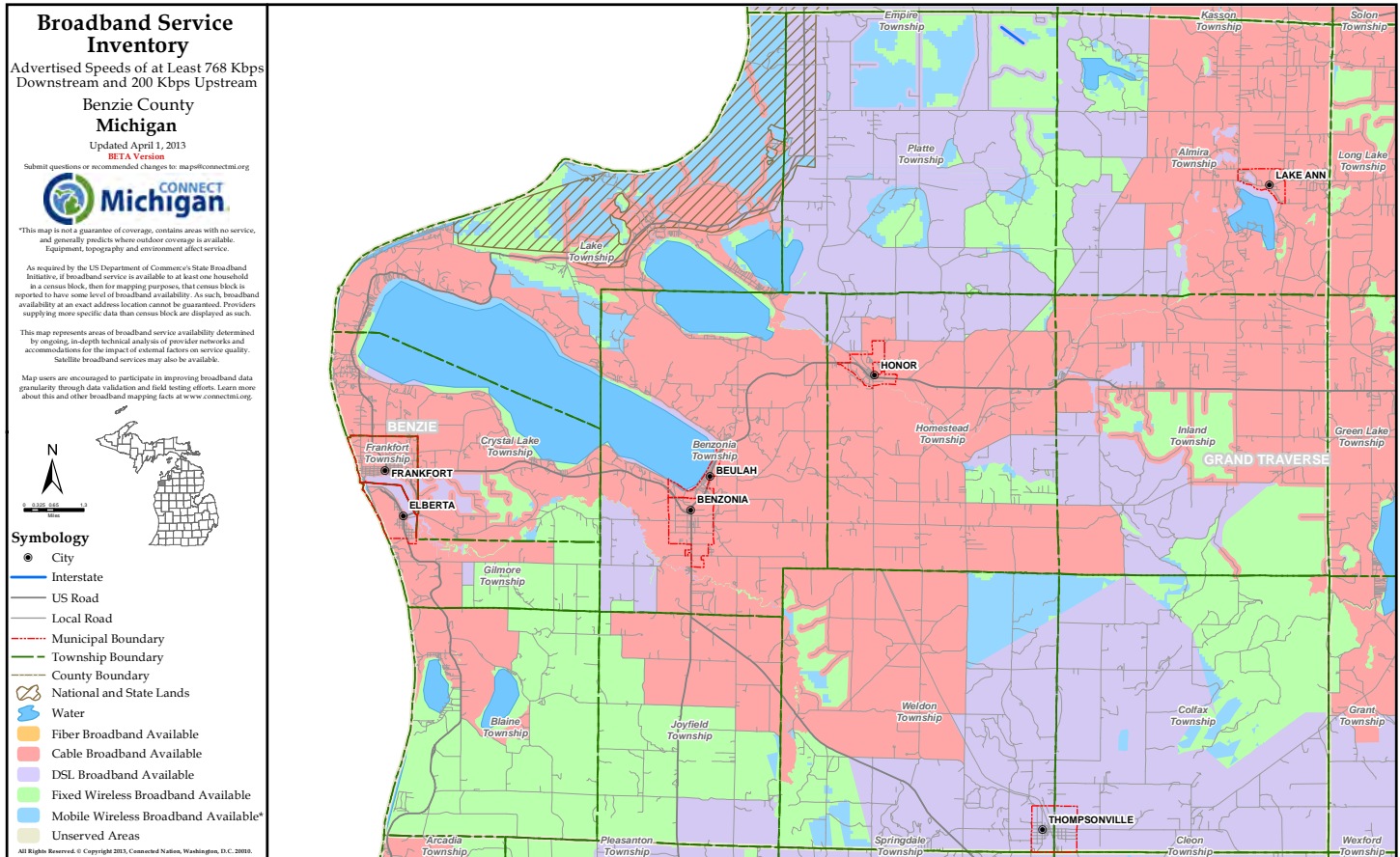




Photo: Google Earth

Land

The most significant natural feature with which Honor has a relationship is the Platte River, which has played roles ranging from logging boom superhighway to star of the biggest party in town, the Coho Festival.

Funny, then, that the river isn't actually in the town—its bank delineates the Village's southern boundary as it makes its way from Lake Ann to Platte Lake. Earlier in the course of Honor's 129-year history, it helped usher white pine, veneer, charcoal, alcohol, acetate, and WWI "Liberty Ship" red elm to the world markets; for the past half-century, its waters have been instrumental to the fish populations of both Lake Michigan and the state of Michigan. The Platte's position circumscribing the village has held it a bit aloof from day-to-day interactions with residents, and that is something citizens would like to change.

The central part of Honor lies in the Platte River valley, with steeper slopes to the north and south. Even so, it is the flattest community in the collaboration, with just 185 feet separating the lowest elevation (595 ft) from the highest (780). Wooded wetlands abut the river on either side of its banks, and a low-lying basin between US-31 and Riverside Drive is filled with emergent wetlands ("characterized by erect, rooted,

herbaceous hydrophytes, excluding moss and lichen," US Geological Survey).

The Michigan sand dunes, critical or otherwise, do not reach inland as far as Honor. No trails officially breach the village limits, either, although the Michigan Trails and Greenway Alliance designates the Platte a "water trail" or "blueway trail" from about Maple City Highway to Lake Platte. For the State of Michigan's grant-awarding purposes, that means a waterway designated for canoes, kayaks, and other muscle-powered, non-motorized watercraft.

Land use in Honor reflects its urbanization relative to the surrounding area. Almost one-third of the land is classified as "social / institutional," another 20% is "residential settlement," and another 10% hosts shopping, business, or trade. These figures are all 2% or less in each of the Lakes to Land townships.

Land Dashboard

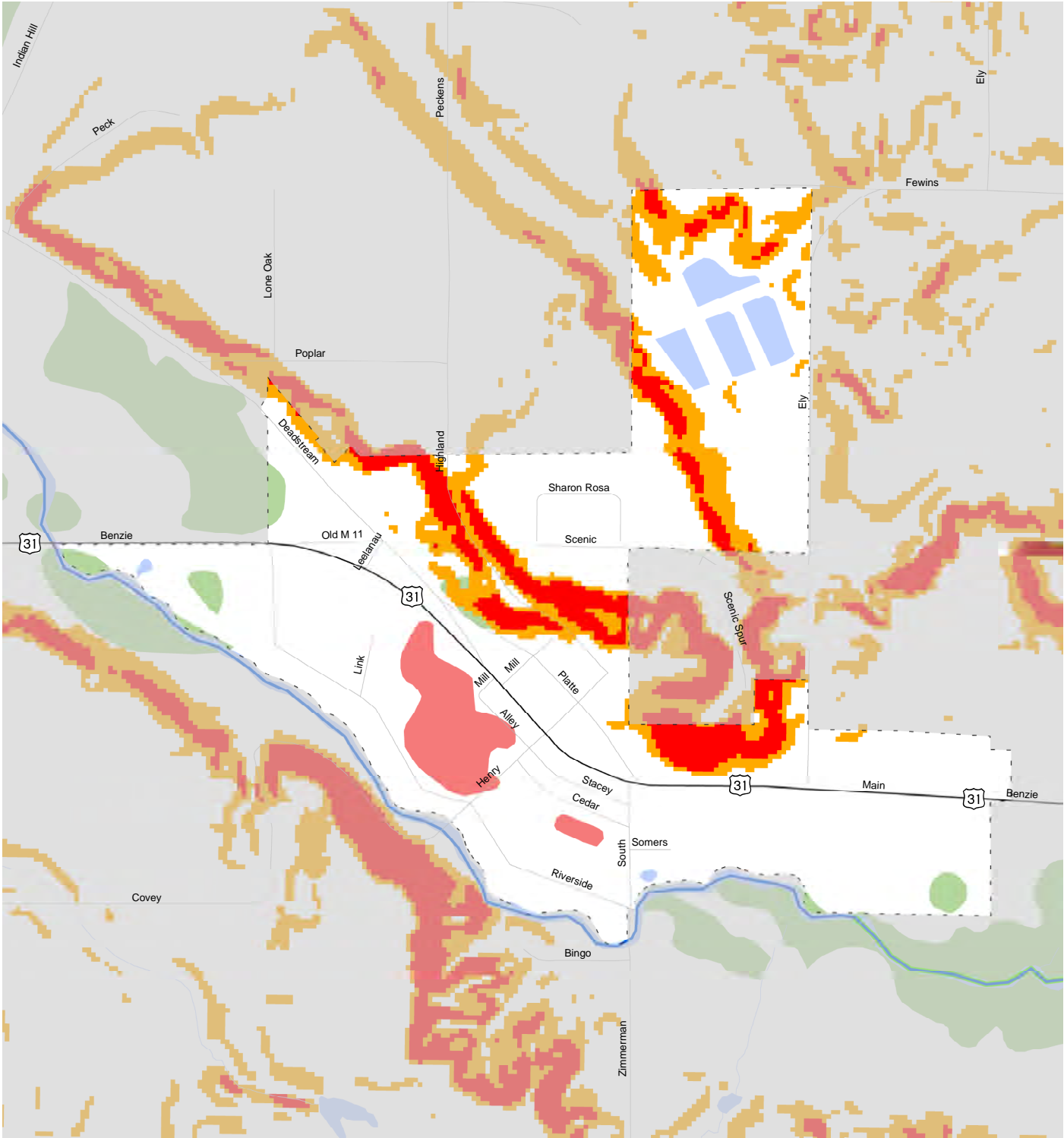
Percentages indicate proportion of total land area except where noted

| TOPOGRAPHY | | | | |
|--------------------------------|------------------|-----------|----------------|---------|
| Elevation | Slopes | | Critical dunes | |
| | 0-1 degrees: | 72 acres | 22% | |
| Low: 595 feet above sea level | 1.1-5 degrees: | 163 acres | 49% | |
| High: 780 feet above sea level | 5.1-9 degrees: | 37 acres | 11% | 0 acres |
| Range: 180 feet | 9.1-16 degrees: | 34 acres | 10% | |
| | 16.1-80 degrees: | 24 acres | 7% | |

| WATER | | |
|-----------------|--|---|
| Lakes | Rivers | Wetlands |
| 8.8 acres 3% | 0 miles Trout Streams: 0 miles | Emergent (characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens): 14.3 acres 4% Lowlands, Shrub, Wooded (characterized by low elevation and woody vegetation): 7.4 acres 2% |

| PUBLIC LAND USE | | | | |
|-----------------|-----------------|----------------|------------|--------------|
| Roads | Regional Trails | Conserved Land | State Land | Federal Land |
| 5.5 miles 2% | 0 miles | 0 acres | 0 acres | 0 acres |

4.16: Natural resources map



LAKES TO LAND

Village of Honor Natural Resources

Data Sources: State of Michigan Geographic Data Library, Benzie County Equalization

- Village of Honor Boundary
- Major Roads
- Minor Roads

- Wetland Type:**
- Lowland, Shrub, or Wooded
 - Emergent

- Slope Degree:**
- 9.1 - 16
 - 16.1 - 32

- Trout Stream
- Blue Ribbon Trout Stream

Land use

The land use section of this master plan provides an analysis of existing land use conditions and a proposed future land use development scenario. It contains two distinct maps: the existing land use map and future land use map.

The existing land use map depicts how the property within the jurisdiction is currently developed. It shows how the land is actually used, regardless of the current zoning, lack of zoning, or future land use map designation—it is what you see happening on the property.

The future land use map of a master plan is a visual representation of a community’s decisions about the type and intensity of development for every area of the municipality. These decisions, represented by the community’s land use categories, are based on a variety of factors and are

guided by the goals developed earlier in the master planning process—the Cornerstones and Building Blocks presented earlier in this plan. Although the future land use map is a policy document rather than a regulatory document, meaning that it is not legally binding once adopted, it is used to guide the creation of the zoning ordinance and the zoning map, and it supports land use decisions about variances, new development, and sub-area planning. That makes it perhaps the most important part of your master plan, as it defines how community land uses should be organized into the future.

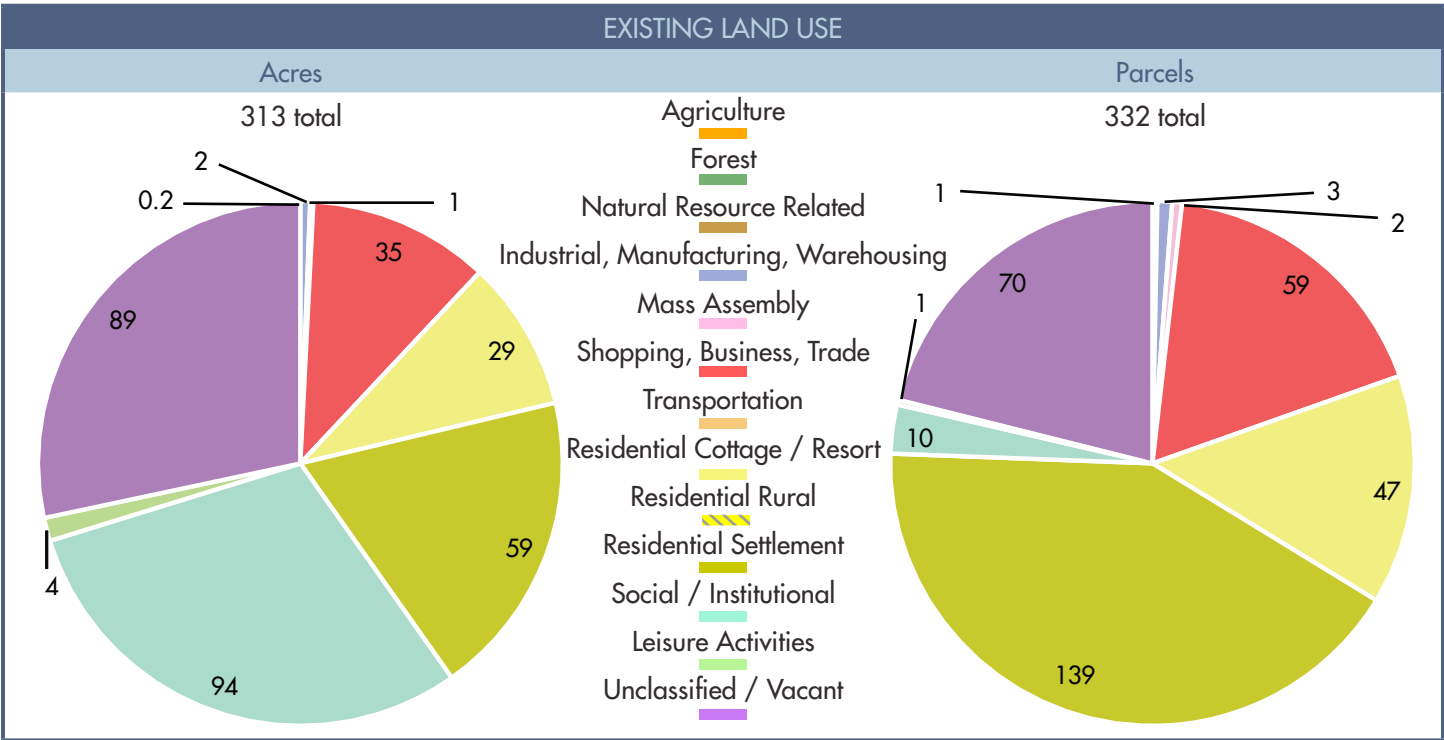
A part of the development of the future land use map is a discussion of the major land use related issues facing the community, how they interrelate with the Cornerstones and Building Blocks, and strategies that may be undertaken to achieve the desired

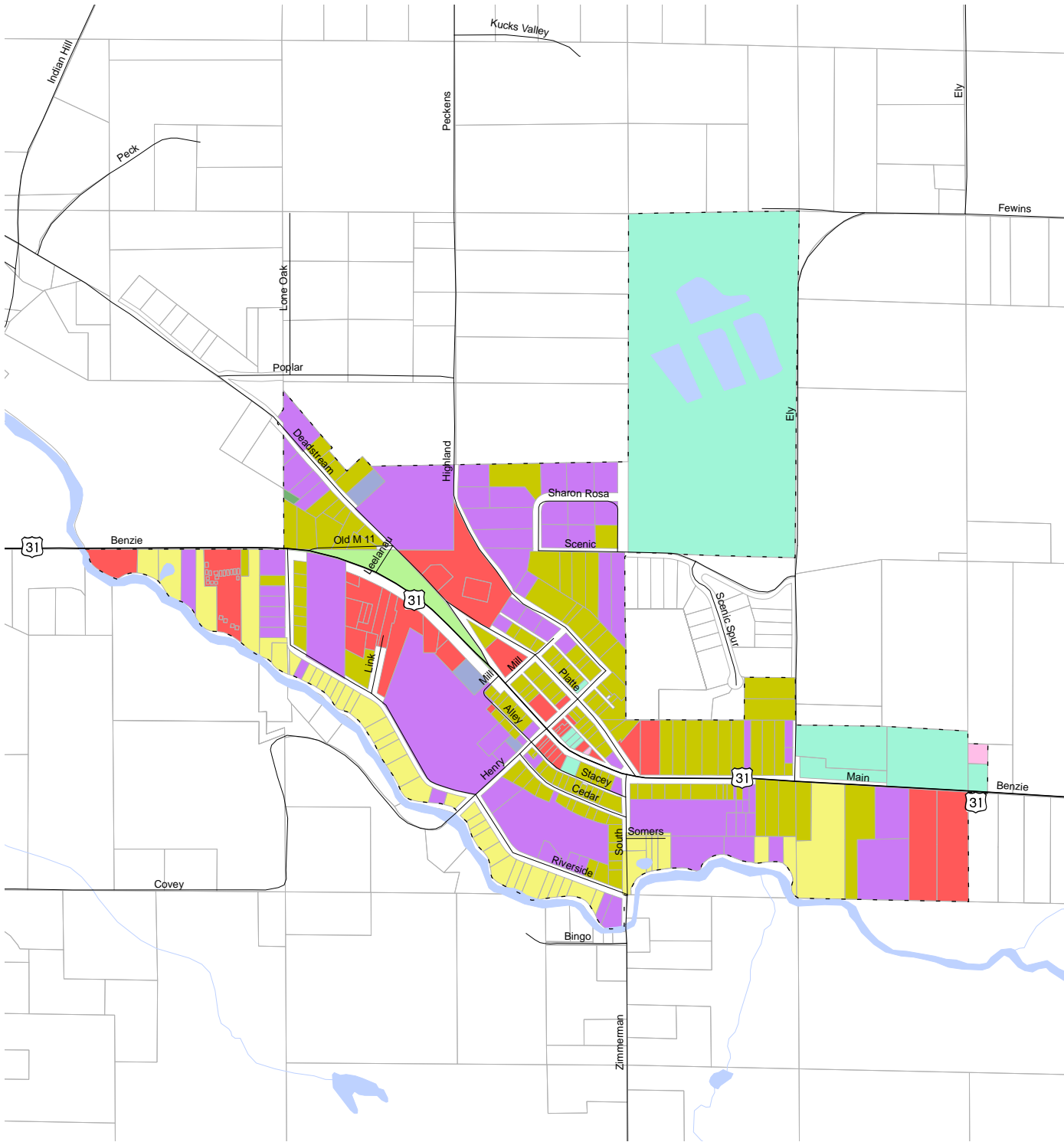
future land use. But at the heart of planning for future land use is a picture of how the physical development of the community will take shape. Simply put, this section describes how, physically, the community will look in 15 to 20 years.

Factors considered when preparing the future land use map include:

- 1. Community Character. How will the land uses promote that character?
- 2. Adaptability of the Land. What physical characteristics (wetlands, ridges, lakes, etc.) need to be considered when planning for future development? How do the land uses for those areas reflect the uniqueness of the land?
- 3. Community Needs. What additional housing, economic development, infrastructure, or other needs should the community consider planning for?

4.17: Existing land use chart and map





LAKES TO LAND

Village of Honor Existing Land Use

Data Sources: State of Michigan Geographic Data Library, Benzie County Equalization

- Forest
- Industrial
- Leisure Activities
- Mass Assembly
- Residential, Cottage / Resort

- Residential, Settlement
- Shopping, Business, or Trade
- Social / Institutional
- Unclassified / Vacant

- Parcel Boundary
- Village Boundary
- Road

4. Services. How are we ensuring that existing infrastructure is used efficiently, and that new infrastructure is planned for areas where new development is anticipated?
5. Existing and New Development. How will new development in the community relate to existing development?

Existing and future land use maps are both different from a zoning map, which is the regulatory document depicting the legal constraints and requirements placed on each parcel of land. The parcels are classified into zoning districts, which are based on the future land use map. When owners want to develop or use their property in ways that do not conform to the zoning map, the planning commission uses the future land use map and the master plan to consider whether the proposed development conforms to existing regulations and policy.

The Village of Honor's land use concerns and the subsequent strategies to address those concerns include the following:

- How to grow the commercial corridor along US-31 in a way that expresses the character of the community;
- How to address specific residential sub-areas of the community in a thoughtful, logical, and meaningful manner in order to achieve regulatory mechanisms that shape each unique area;
- Understanding the need to create connectivity within the community and the greater region and to use that connectivity to create an unified and walkable community;
- How to appropriately address incompatible land uses;
- Where to create open space opportunities to exploit the Village's location on the Platte River, highlight the existing park system, and create a wildlife refuge.

Residential Sub-Area Plans

Distinctions among the residential neighborhoods within the Village are more suited to closer inspection than to casual viewing. The Village center is surrounded by compact residential development on small lots, with linear roads that are served by alleys. There is an architectural theme speaking to homes built in the early preceding century. Along the Platte River, small lots provide direct access to the river. Larger lot development occurs further west of the Village Center and typically contains newer housing units and vacant parcels. These three distinct areas require different tools to build character, appeal, and investment in existing housing stock. Care needs to be taken to tie these areas together through connectivity of roads, sidewalks, and trails, and a unified and distinctive streetscape. Programs that provide grants, loans, and other rehabilitation opportunities must be explored by the Village to assist in keeping the community's housing stock

desirable. Deteriorating housing stock is not an attractive feature for potential new residents, or for existing ones. This plan supports the development of residential sub-area plans to develop a vision, goals, and strategies to serve the neighborhoods' individual needs. It also supports reinvestment in residential neighborhoods to ensure that they are places people want to live. The land use pattern allows the highest density residential development close to the Village Center. A grid street pattern, alleys, sidewalks, and other non-motorized trails will be promoted in order to ensure connectivity throughout the community. Street improvements, including curbing, sidewalks, and street trees, will be implemented.

Commercial Corridor Development

The commercial corridor of the Village contains two distinct atmospheres: a traditional downtown with historic buildings where residents may live next to business establishments—a live-work opportunity—and the auto-oriented strip mall with large parking lots. Both areas of the Village have community appeal and character challenges. Proactive measures to prevent and address blight, junk, and other unsightly land uses are important to promoting both areas. An attractive community is a community where people want to visit, play, and stay. The Village also must deal with the retiring sand and gravel mine which is a dominant visual characteristic of the community. The development of



*From top: Durkee Bird Preserve barns; Maley Park; a downtown redevelopment opportunity
Photos: Doug and Terri Corner*

a mine reclamation plan that speaks to restoring the land to a natural state would help the community define and guide its actions in the future use of the property. Also of importance is working with the Michigan Department of Transportation to ensure that the Village's goals of streetscape improvements, traffic calming, and a pedestrian friendly environment are achieved. Part of this discussion will involve the movement of traffic and people in and around the shopping center. Curb cuts, realignment, or consolidation of driveways, signage, and landscaping are all issues to address.

Connectivity

Organizing the land uses into an integrated whole so that a seamless network of connections exists is essential for people to explore, utilize, and interface with all the positive things the Village has to offer. Wayfinding (the development of a system of signs directing people throughout the community) and trail development will create opportunities for connections to the natural assets and places of business within the Village and neighboring communities. Developing the Village as the "Gateway to the Sleeping Bear Dunes

National Lakeshore" will be helped by distinguishing A.B. Maley Park as the official point of entry to Sleeping Bear Dunes National Lakeshore.

As such, some visitors will want to take advantage of a non-motorized transportation route utilizing CR-708 as the connection point and preferred route to the Sleeping Bear Dunes Lakeshore non-motorized route that is currently in development (Figure 4.18). These efforts to create connections will help draw people into the Village to utilize the community as a starting point for their vacation enjoyment. Spin off activities will include using the amenities and services the community has to offer.

Incompatible Land Uses

Due to the small size of the Village of Honor, established land use patterns, soil conditions, and the character of the community, it has been determined that there is no place within the Village where such uses as junk yards, used auto parts, sanitary landfills, industrial and wholesale operations, mobile home parks, campgrounds, RV parks or other uses which have a tendency to generate high traffic and excessive noise can be located without creating serious problems of incompatibility with surrounding land uses. The above

mentioned land uses are not supported by this master plan.

Future land use categories

Open Space

The Open Space designation includes two areas of the Village: Maley Park, and land between Main Street (US-31) and the Platte River and northwest of Henry Street. Maley Park is considered the center and focal point of the Village; it is the gathering point for community events. The open space south of the Village is a wetland that is a common bird watching venue and open space asset which will become the Durkee Bird Preserve. These areas provide a break from the built environment while also offering connections to, and development of, the natural assets of the community.

Commercial – Village Center

The Commercial – Village Center is where historic two-story mixed use buildings house residences, restaurants, shops, and professional service establishments. This is the heart of the Village, where foot traffic is key to supporting the businesses that occupy space in this area. Walkability is very important because folks who live, work, and shop need to be able to



Platte River at the Honor swimming hole. Photo: Doug and Terri Corner

4.18: Sleeping Bear Dunes non-motorized route



LAKES TO LAND

Village of Honor

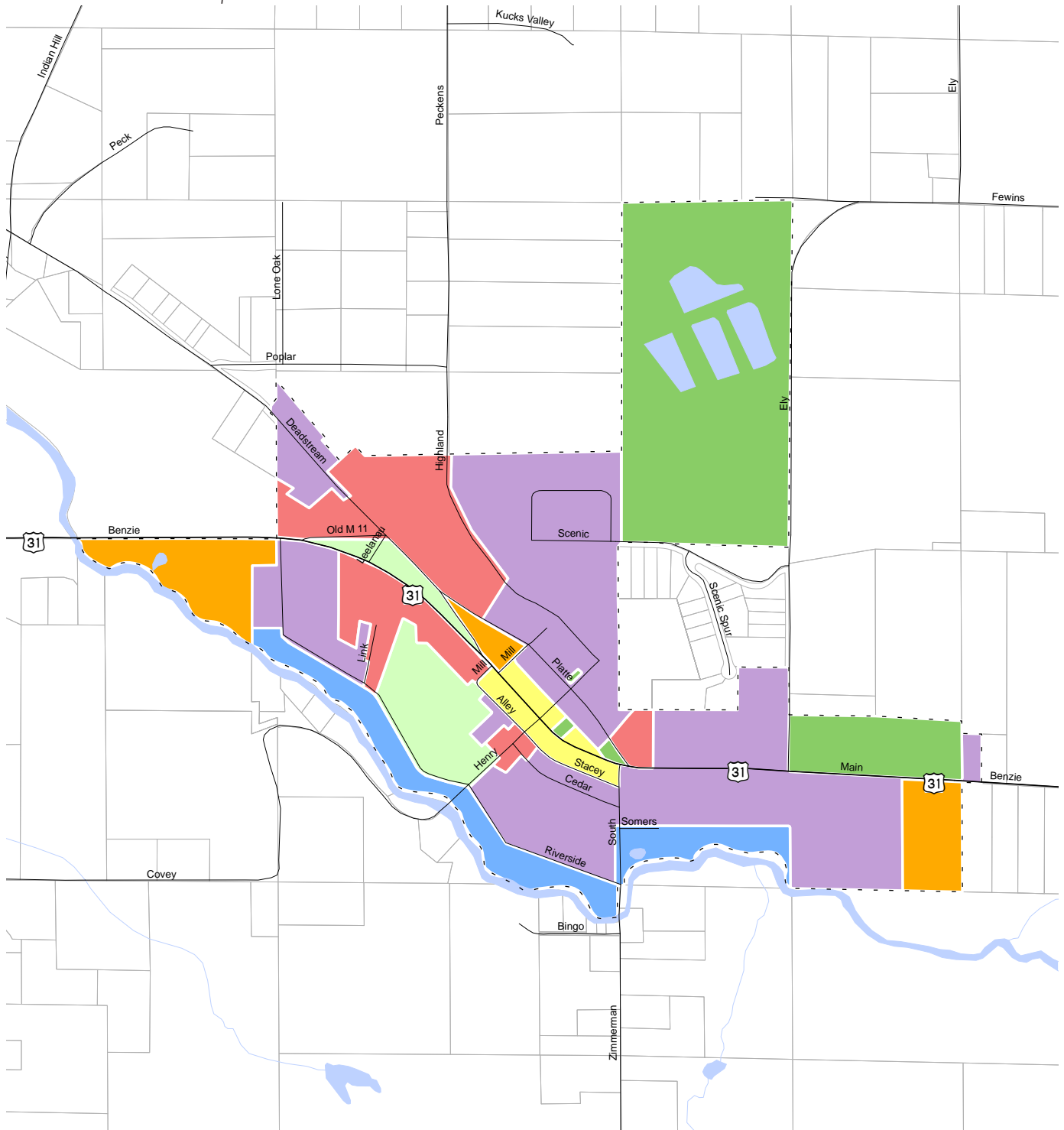
Data Sources: State of Michigan Geographic Data Library

- Village of Honor
- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road
- Sleeping Bear Dunes
- Non-Motorized Trail
- Proposed Non-Motorized Trail

Updated: 06-17-13



4.19: Future land use map



LAKES TO LAND

Village of Honor Future Land Use

Data Sources: State of Michigan Geographic Data Library, Benzie County Equalization

- Commercial - Resort
- Commercial - Services
- Commercial - Village Center
- Government/Public

- Open Space
- Residential
- Residential - Riverfront

- Parcel Boundary
- Village Boundary
- Road

move unencumbered by the traffic on US-31 through a system of sidewalks and footpaths. The highest residential and commercial density is found in the Commercial – Village Center.

Commercial – Services

Commercial – Services is the area of the Village where access to establishments is primarily dependent on the automobile. This area provides for a variety of uses such as restaurants, shops, and professional service establishments. Some residential uses are found in the area. Walkability is also important and supported through a system of trails that link the area to the Village Center. Special attention should be given to increase the walkability of the area. There are many parking lots, and shared access points are necessary to manage curb cuts onto US-31.

Commercial – Resort

Commercial – Resort is the area where small resort establishments serve the tourism industry of the area. This area is strategically located along the river to capture the sports enthusiasts' lodging needs and serve as a base for those wishing to explore the Sleeping Bear Dunes Natural Lake Shore.

Residential – Riverfront

Located along the Platte River, the Residential – Riverfront area is medium density residential. Lots average 6,000 square feet and have direct access to the Platte River. Special attention should be given to ensure environmental

protection of the natural assets. Wetland determinations may need to be conducted in order to understand the natural environment and allow future residential development.

Residential

Residential is the largest land use category in the Village. Densities vary throughout the Village, but the use is primarily single family homes with some opportunities for duplexes and Bed & Breakfasts. This area contains a wide variety of lot sizes. The Village is served by a sanitary sewer system, but no public water system is available. Therefore, small lot development will continue adding to the Village character, but care shall be taken to ensure that each lot has a functioning well. The highest density of residential development shall occur close to the Village Center and along the Platte River. Medium density is anticipated further from the Village Center. However, clustered homes or Planned Unit Developments would allow higher density while preserving open space and natural assets on some of the vacant parcels closer to the Village center. In the development of the Residential portion of the Village, care should be given to ensure connectivity throughout the community, aesthetics of the neighborhoods, and character development.

Zoning

The Michigan Planning Enabling Act of 2008 requires the inclusion of a zoning plan in the master plan that

calls attention to changes to the current zoning ordinance that will bring it into alignment with the new master plan. Specifically, the zoning plan looks to show the relationship between the future land use map and the zoning map, and to suggest ordinance revisions to strengthen that relationship. The changes suggested are necessary in order to help implement specific aspects of the master plan.

This zoning plan suggests the following general changes as well as the information contained in Figure 4.19:

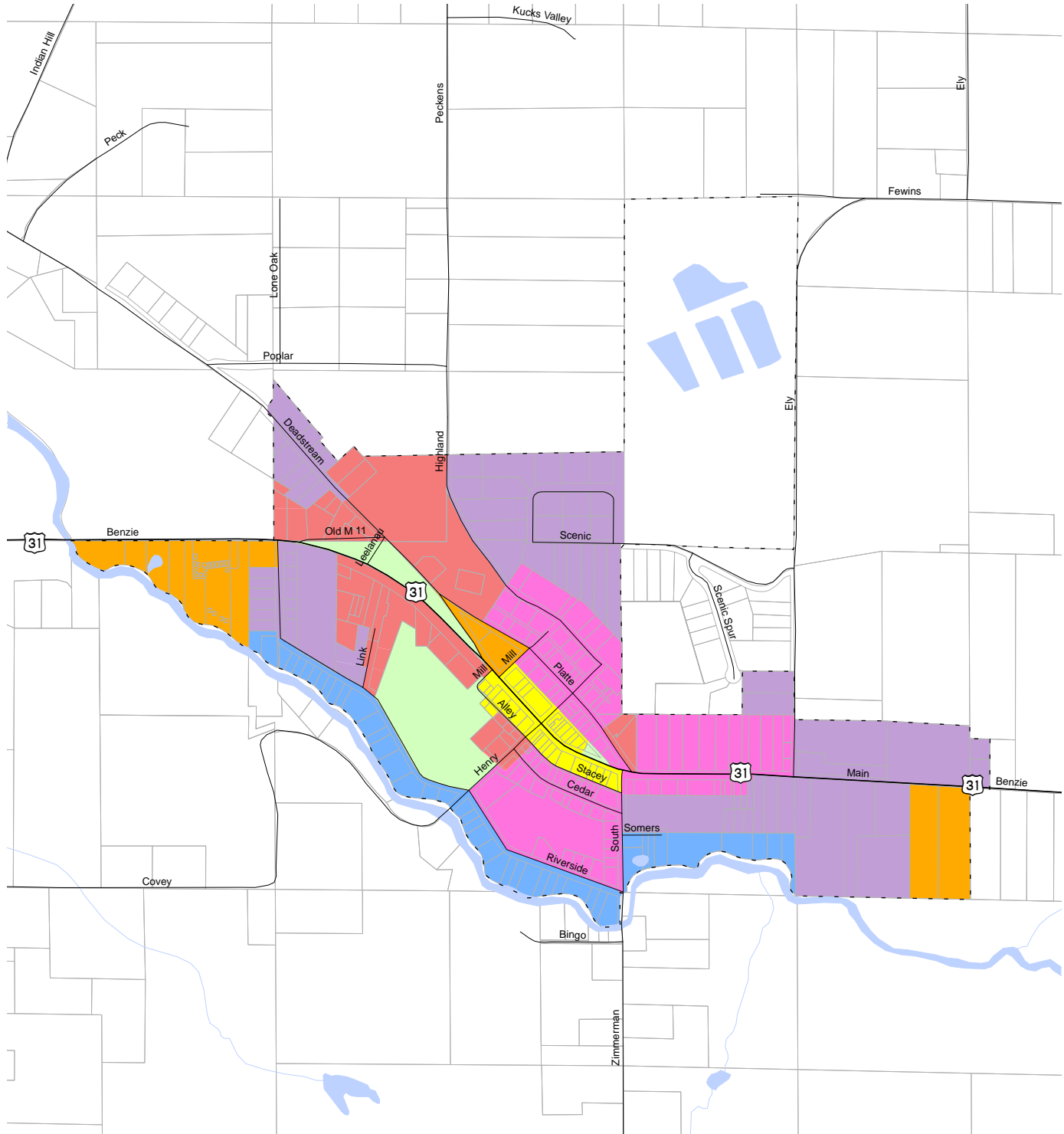
1. Reorganize the Zoning Ordinance so that it is easier and friendlier to use.
2. Take out the "Conditional Use" provisions of each District and reorganize them into the "General Provisions" (or regulatory) section, leaving those uses that will be placed in the Special Land Use category.
3. Conduct a wetland determination for appropriate areas of the Village and east of the Village along the Platte River.
4. Develop an "Environmentally Sensitive Areas" map to correspond with Article XVI Environmental Provisions.
5. Review and update the Site Plan Review provisions.

The zoning plan in Figure 4.20 suggests the establishment of (7) seven zoning districts to reflect the future land use map. Zoning districts contain the legal requirements that determine how parcels of land are to be used.

4.20: Zoning plan

| PROPOSED ZONING DISTRICTS | USES (General) | SETBACKS | MINIMUM LOT SIZE | NOTES |
|-------------------------------------|--|---|--|---|
| OPEN SPACE | Passive and Active Recreation | | | |
| COMMERCIAL – VILLAGE CENTER C-1 | Mixed Use: <ul style="list-style-type: none"> Residential/Duplexes Retail Professional Food Related | N/A | N/A | Understand the existing preferred architecture, setbacks, and lot sizes to craft zoning regulations that mirror existing dimensional characteristics. Evaluate sidewalk dimensions to understand where sidewalks may need to be widened to accommodate pedestrians. |
| COMMERCIAL – SERVICES C-2 | <ul style="list-style-type: none"> All C-1 Uses Light Industrial Warehousing/Storage Automotive Related | FRONT 40' SIDE ? REAR ? WATERFRONT 35' | 30,000 sq. ft. | Develop greenbelt buffering language for properties adjacent to the Open Space District. |
| COMMERCIAL – RESORT/COTTAGES C-3 | <ul style="list-style-type: none"> Lodging Residential/Duplexes | FRONT 40' SIDE 10' REAR 25' | 1 acre | Develop standards for the development of free standing resort cottages- similar to PUD standards |
| RESIDENTIAL – MEDIUM DENSITY R-1 | <ul style="list-style-type: none"> Residential B&B (by Special Land Use) Commercial: retail, professional, food related | FRONT 20' SIDE 5' REAR 30' | 9,000 sq. ft. if sewer available. If no sewer, 30,000 sq. ft. | Develop Special Land Use standards that allow for some free standing commercial development only for properties abutting US-31. This type of development should occur with a residential character with minimal lighting, signage and parking. All development should have sidewalks and provide for connectivity to the Village Center. |
| RESIDENTIAL – HIGH DENSITY R-2 | <ul style="list-style-type: none"> Residential Duplexes B&B | FRONT 10' SIDE 5' REAR 10' | 6,000 sq. ft. | Encourage porches, rear garages, sidewalks, alleys that hold the utilities, a grid street pattern, neighborhood parks, and open space. Develop a “Residential Cluster” option that would allow for greater density while preserving open space and providing internal roads and trails that connect to the community. Incentivize by linking density with greater open space preservation. |
| RESIDENTIAL – RIVERFRONT R-3 | <ul style="list-style-type: none"> Single Family Residential B&B | FRONT 10' SIDE 5' WATERFRONT 35' | 6,000 sq. ft. where sewers exist | |

4.21: Proposed zoning map



LAKES TO LAND

Village of Honor Proposed Land Zones

Data Sources: State of Michigan Geographic Data Library, Benzie County Equalization

- | | | |
|------------------------------|------------------------------|------------------|
| Commercial - Services | Residential - Village Center | Parcel Boundary |
| Open Space | Resort | Village Boundary |
| Residential - Medium Density | Village Center | Road |
| Residential - Riverfront | | |



Action Plan

The overall success of the Village of Honor Master Plan will be determined by how many of the recommendations have been implemented.

This linkage between master plan acceptance and its eventual implementation is often the weakest link in the planning and community building process. All too often we hear that familiar phrase, “The plan was adopted and then sat on the shelf.” The plan is cited as the failure, but the real culprit was the failure to execute or implement the plan.

Implementation of the Village of Honor Master Plan is predicated on the completion of the tasks outlined in the Action Plan.

4.22: Action plan

| RECOMMENDED IMPLEMENTATION STRATEGY 2013 – 2018 | | |
|---|---|---|
| Action Item | Description | Responsible Party |
| Blight | Work through the L2L Regional Initiative to develop strategies to address blight, including enforcement. | Planning Commission |
| Update the zoning ordinance | Prepare a Village Zoning Ordinance. | Planning Commission and Board of Trustees |
| Design guidelines | Develop design guidelines that express the community's vision for achieving a desired village character. | Planning Commission and Board of Trustees |
| Non-motorized trail plan | Work through the L2L Regional Initiative to prepare a non-motorized trail plan linking the village to the Sleeping Bear Dunes National Lakeshore. | Planning Commission |

Appendix A

Sources and Data

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Tab 2 – by Page

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Data

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| Subject | Honor | |
|---|----------|---------|
| | Estimate | Percent |
| POPULATION | | |
| 1990 | 230 | NA |
| 2000 | 299 | 3.00% |
| 2010 | 328 | 0.97% |
| 2016 (proj.) | 325 | -0.15% |
| HOUSING OCCUPANCY | | |
| Total Housing Units | 186 | 186 |
| Owner-occupied | 95 | 51.1% |
| Renter-occupied | 40 | 21.5% |
| Seasonal/Recreational/Occasional use | 15 | 8.1% |
| Vacant - For Sale, For Rent, etc. | 36 | 19.4% |
| EDUCATIONAL ATTAINMENT | | |
| Population 25 years and over | 196 | 196 |
| Less than high school | 33 | 16.90% |
| High school graduate and equivalency | 93 | 47.40% |
| Some college, no degree | 49 | 25.00% |
| Associate's degree | 10 | 5.10% |
| Bachelor's degree | 7 | 3.60% |
| Graduate or professional degree | 4 | 2.00% |
| Percent high school graduate or higher | (X) | 83.20% |
| Percent bachelor's degree or higher | (X) | 5.60% |
| SCHOOL ENROLLMENT | | |
| Population enrolled in school | 46 | 14.02% |
| CLASS OF WORKER | | |
| Civilian employed population 16 years + | 108 | 108 |
| Private wage and salary workers | 79 | 73.10% |
| Government workers | 17 | 15.70% |
| Self-employed | 12 | 11.10% |
| Unpaid family workers | 0 | 0.00% |
| Private sector jobs | 84.3% | |
| INCOME AND BENEFITS (IN 2010 INFLATION-ADJUSTED DOLLARS) | | |
| Total households | 123 | 123 |
| Less than \$10,000 | 4 | 3.30% |
| \$10,000 to \$14,999 | 7 | 5.70% |
| \$15,000 to \$24,999 | 26 | 21.10% |
| \$25,000 to \$34,999 | 24 | 19.50% |
| \$35,000 to \$49,999 | 24 | 19.50% |
| \$50,000 to \$74,999 | 30 | 24.40% |
| \$75,000 to \$99,999 | 8 | 6.50% |
| \$100,000 to \$149,999 | 0 | 0.00% |
| \$150,000 to \$199,999 | 0 | 0.00% |
| \$200,000 or more | 0 | 0.00% |
| Median household income (dollars) | 35,417 | (X) |
| Very low income | 37 | 30.1% |
| Low income | 24 | 19.5% |
| Moderate income | 54 | 43.9% |
| High income | 8 | 6.5% |
| Very high income | 0 | 0.0% |
| Per capita income | 18,176 | (X) |
| Median earnings for workers (dollars) | 21,000 | (X) |
| Median earnings: male FT, year-round | 27,500 | (X) |
| Median earnings: female FT, year-round | 29,028 | (X) |

| | | |
|--|------|--------|
| POVERTY | | |
| All families | (X) | 5.20% |
| All people | (X) | 10.50% |
| Under 18 years | (X) | 22.20% |
| Receiving food stamps | 19 | 15.40% |
| Receiving cash assistance | 4 | 3.30% |
| INDUSTRY | | |
| Civilian employed population 16 years and over | 108 | 108 |
| Agriculture, forestry, fishing and hunting, and mining | 0 | 0% |
| Construction | 0 | 0% |
| Manufacturing | 30 | 28% |
| Wholesale trade | 0 | 0% |
| Retail trade | 7 | 7% |
| Transportation and warehousing, and utilities | 4 | 4% |
| Information | 7 | 7% |
| Finance and insurance, and real estate and rental and leasing | 2 | 2% |
| Professional, scientific, and management, and administrative and waste management services | 4 | 4% |
| Educational services, and health care and social assistance | 10 | 9% |
| Arts, entertainment, and recreation, and accommodation and food services | 21 | 19% |
| Other services, except public administration | 10 | 9% |
| Public administration | 13 | 12% |
| Manufacturing to retail jobs | 4.29 | |
| Non-retail | 70 | |
| Retail, arts, accommodations, food | 28 | |
| Non-retail to retail, arts, acc., food | 2.50 | |
| EMPLOYMENT STATUS | | |
| Population 16 years and over | 212 | 212 |
| In labor force | 123 | 58.00% |
| Civilian labor force | 123 | 58.00% |
| Employed | 108 | 50.90% |
| Unemployed | 15 | 7.10% |
| Armed Forces | 0 | 0.00% |
| Not in labor force | 89 | 42.00% |
| Civilian labor force | 123 | 123 |
| Percent Unemployed | (X) | 12.20% |
| Jobs per 1,000 residents | 329 | |
| Non-service jobs per 1,000 residents | 244 | |

| COMMUTING TO WORK | | |
|--|------|--------|
| Workers 16 years and over | 106 | 106 |
| Drove alone | 76 | 71.70% |
| Carpooled | 10 | 9.40% |
| Public transit (except taxi) | 0 | 0.00% |
| Walked | 7 | 6.60% |
| Other means | 0 | 0.00% |
| Worked at home | 13 | 12.30% |
| Workers who commute | 93 | 87.74% |
| Commuters who drive alone | | 81.72% |
| Mean travel time to work (minutes) | 23.8 | (X) |
| HOUSEHOLDS BY TYPE | | |
| Total households | 123 | 123 |
| Average household size | 2.16 | (X) |
| Average family size | 2.61 | (X) |
| VETERAN STATUS | | |
| Civilian population 18 years and over | 212 | 212 |
| Civilian veterans | 20 | 9.40% |
| ANCESTRY | | |
| Total population | 266 | 266 |
| American | 0 | 0.00% |
| Arab | 0 | 0.00% |
| Czech | 0 | 0.00% |
| Danish | 0 | 0.00% |
| Dutch | 29 | 10.90% |
| English | 34 | 12.80% |
| French (except Basque) | 23 | 8.60% |
| French Canadian | 5 | 1.90% |
| German | 96 | 36.10% |
| Greek | 0 | 0.00% |
| Hungarian | 0 | 0.00% |
| Irish | 24 | 9.00% |
| Italian | 7 | 2.60% |
| Lithuanian | 0 | 0.00% |
| Norwegian | 14 | 5.30% |
| Polish | 23 | 8.60% |
| Portuguese | 0 | 0.00% |
| Russian | 0 | 0.00% |
| Scotch-Irish | 2 | 0.80% |
| Scottish | 10 | 3.80% |
| Slovak | 0 | 0.00% |
| Subsaharan African | 0 | 0.00% |
| Swedish | 2 | 0.80% |
| Swiss | 0 | 0.00% |
| Ukrainian | 0 | 0.00% |
| Welsh | 1 | 0.40% |
| West Indian (excluding Hispanic origin groups) | 0 | 0.00% |
| OCCUPATION | | |
| Management, business, science, and arts occupations | 48 | 34.30% |
| Service occupations | 28 | 20.00% |
| Sales and office occupations | 25 | 17.90% |
| Natural resources, construction, and maintenance occupations | 9 | 6.40% |
| Production, transportation, and material moving occupations | 30 | 21.40% |

| VALUE | | |
|----------------------------------|---------|--------|
| Owner-occupied units | 95 | 95 |
| Median home value (dollars) | 103,500 | (X) |
| MORTGAGE STATUS | | |
| Owner-occupied units | 95 | 95 |
| Housing units with a mortgage | 52 | 54.70% |
| Housing units without a mortgage | 43 | 45.30% |
| GROSS RENT | | |
| Occupied units paying rent | 28 | 28 |
| Median rent (dollars) | 707 | (X) |
| HOUSE HEATING FUEL | | |
| Occupied housing units | 123 | 123 |
| Utility gas | 83 | 67.50% |
| Bottled, tank, or LP gas | 24 | 19.50% |
| Electricity | 9 | 7.30% |
| Fuel oil, kerosene, etc. | 2 | 1.60% |
| Coal or coke | 0 | 0.00% |
| Wood | 5 | 4.10% |
| Solar energy | 0 | 0.00% |
| Other fuel | 0 | 0.00% |
| No fuel used | 0 | 0.00% |
| YEAR STRUCTURE BUILT | | |
| Total housing units | 149 | 149 |
| Built 2005 or later | 3 | 2.00% |
| Built 2000 to 2004 | 7 | 4.70% |
| Built 1990 to 1999 | 7 | 4.70% |
| Built 1980 to 1989 | 7 | 4.70% |
| Built 1970 to 1979 | 42 | 28.20% |
| Built 1960 to 1969 | 17 | 11.40% |
| Built 1950 to 1959 | 6 | 4.00% |
| Built 1940 to 1949 | 16 | 10.70% |
| Built 1939 or earlier | 44 | 29.50% |

| HOUSEHOLDS BY TYPE | Estimate | Margin of Error | Percent | Margin of Error |
|--|----------|-----------------|---------|-----------------|
| Total households | 123 | +/-31 | 123 | (X) |
| Family households (families) | 77 | +/-26 | 62.60% | +/-13.7 |
| With own children under 18 years | 25 | +/-17 | 20.30% | +/-11.7 |
| Married-couple family | 59 | +/-24 | 48.00% | +/-15.5 |
| With own children under 18 years | 9 | +/-11 | 7.30% | +/-8.2 |
| Male householder, no wife present, family | 2 | +/-3 | 1.60% | +/-2.6 |
| With own children under 18 years | 2 | +/-3 | 1.60% | +/-2.6 |
| Female householder, no husband present, family | 16 | +/-15 | 13.00% | +/-11.9 |
| With own children under 18 years | 14 | +/-15 | 11.40% | +/-11.7 |
| Nonfamily households | 46 | +/-20 | 37.40% | +/-13.7 |
| Householder living alone | 33 | +/-17 | 26.80% | +/-12.8 |
| 65 years and over | 27 | +/-17 | 22.00% | +/-12.6 |
| Households with one or more people under 18 years | 27 | +/-17 | 22.00% | +/-11.9 |
| Households with one or more people 65 years and over | 48 | +/-20 | 39.00% | +/-14.0 |
| Average household size | 2.16 | +/-0.40 | (X) | (X) |
| Average family size | 2.61 | +/-0.37 | (X) | (X) |

| PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL | Percent | Margin of Error |
|---|---------|-----------------|
| All families | 5.20% | +/-10.0 |
| With related children under 18 years | 14.80% | +/-29.4 |
| With related children under 5 years only | 0.00% | +/-100.0 |
| Married couple families | 0.00% | +/-35.2 |
| With related children under 18 years | 0.00% | +/-90.9 |
| With related children under 5 years only | - | ** |
| Families with female householder, no husband present | 25.00% | +/-42.7 |
| With related children under 18 years | 25.00% | +/-42.7 |
| With related children under 5 years only | 0.00% | +/-100.0 |
| All people | 10.50% | +/-11.0 |
| Under 18 years | 22.20% | +/-36.4 |
| Related children under 18 years | 22.20% | +/-36.4 |
| Related children under 5 years | 35.00% | +/-53.6 |
| Related children 5 to 17 years | 14.70% | +/-25.7 |
| 18 years and over | 7.50% | +/-6.5 |
| 18 to 64 years | 8.10% | +/-8.8 |
| 65 years and over | 6.30% | +/-7.6 |
| People in families | 8.00% | +/-13.3 |
| Unrelated individuals 15 years and over | 18.50% | +/-13.8 |

Notes for US Census Bureau, American Community Survey 2006-2010, Tables S2403 and S2404 (following pages)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The methodology for calculating median income and median earnings changed between 2008 and 2009. Medians over \$75,000 were most likely affected. The underlying income and earning distribution now uses \$2,500 increments up to \$250,000 for households, non-family households, families, and individuals and employs a linear interpolation method for median calculations. Before 2009 the highest income category was \$200,000 for households, families and non-family households (\$100,000 for individuals) and portions of the income and earnings distribution contained intervals wider than \$2,500. Those cases used a Pareto Interpolation Method.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2007. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

While the 2006-2010 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

S2403: INDUSTRY BY SEX AND MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS) FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER
2006-2010 American Community Survey 5-Year Estimates

| | Total | | | Male | | Female | | Median earnings | | Earnings: Male | | Earnings: Female | |
|---|----------|-----------------|--|----------|-----------------|----------|-----------------|-----------------|-----------------|----------------|-----------------|------------------|-----------------|
| | Estimate | Margin of Error | | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error |
| Civilian employed population 16 + | 108 | +/-49 | | 46.3% | +/-10.8 | 53.7% | +/-10.8 | 21,346 | +/-6,311 | 22,273 | +/-6,109 | 18,750 | +/-12,543 |
| Agriculture, forestry, fishing, hunting, mining: | 0 | +/-109 | | - | ** | - | ** | - | ** | - | ** | - | ** |
| Agriculture, forestry, fishing, hunting | 0 | +/-109 | | - | ** | - | ** | - | ** | - | ** | - | ** |
| Mining, quarrying, and oil and gas extraction | 0 | +/-109 | | - | ** | - | ** | - | ** | - | ** | - | ** |
| Construction | 0 | +/-109 | | - | ** | - | ** | - | ** | - | ** | - | ** |
| Manufacturing | 30 | +/-21 | | 53.3% | +/-33.3 | 46.7% | +/-33.3 | 27,778 | +/-12,331 | 26,250 | +/-26,472 | 28,056 | +/-11,888 |
| Wholesale trade | 0 | +/-109 | | - | ** | - | ** | - | ** | - | ** | - | ** |
| Retail trade | 7 | +/-6 | | 42.9% | +/-50.2 | 57.1% | +/-50.2 | 27,917 | +/-10,248 | - | ** | 19,167 | +/-30,297 |
| Transportation and warehousing, and utilities: | 4 | +/-9 | | 0.0% | +/-100.0 | 100.0% | +/-100.0 | - | ** | - | ** | - | ** |
| Transportation and warehousing | 4 | +/-9 | | 0.0% | +/-100.0 | 100.0% | +/-100.0 | - | ** | - | ** | - | ** |
| Utilities | 0 | +/-109 | | - | ** | - | ** | - | ** | - | ** | - | ** |
| Information | 7 | +/-6 | | 42.9% | +/-52.7 | 57.1% | +/-52.7 | 49,375 | +/-56,599 | - | ** | 28,750 | +/-56,335 |
| Finance and insurance, and real estate and rental and leasing: | 2 | +/-5 | | 0.0% | +/-100.0 | 100.0% | +/-100.0 | - | ** | - | ** | - | ** |
| Finance and insurance | 0 | +/-109 | | - | ** | - | ** | - | ** | - | ** | - | ** |
| Real estate and rental and leasing | 2 | +/-5 | | 0.0% | +/-100.0 | 100.0% | +/-100.0 | - | ** | - | ** | - | ** |
| Professional, scientific, and management, and administrative and waste management services: | 4 | +/-6 | | 50.0% | +/-50.0 | 50.0% | +/-50.0 | 26,250 | +/-12,678 | - | ** | - | ** |
| Professional, scientific, and technical services | 0 | +/-109 | | - | ** | - | ** | - | ** | - | ** | - | ** |
| Management of companies and enterprises | 0 | +/-109 | | - | ** | - | ** | - | ** | - | ** | - | ** |
| Administrative and support and waste management services | 4 | +/-6 | | 50.0% | +/-50.0 | 50.0% | +/-50.0 | 26,250 | +/-12,678 | - | ** | - | ** |
| Educational services, and health care and social assistance: | 10 | +/-11 | | 30.0% | +/-44.1 | 70.0% | +/-44.1 | 18,750 | +/-15,171 | - | ** | 14,063 | +/-17,033 |
| Educational services | 0 | +/-109 | | - | ** | - | ** | - | ** | - | ** | - | ** |
| Health care and social assistance | 10 | +/-11 | | 30.0% | +/-44.1 | 70.0% | +/-44.1 | 18,750 | +/-15,171 | - | ** | 14,063 | +/-17,033 |
| Arts, entertainment, and recreation, and accommodation and food services: | 21 | +/-19 | | 42.9% | +/-23.5 | 57.1% | +/-23.5 | 13,750 | +/-3,289 | 9,375 | +/-15,457 | 14,500 | +/-1,913 |
| Arts, entertainment, and recreation | 5 | +/-5 | | 60.0% | +/-60.0 | 40.0% | +/-60.0 | 20,417 | +/-29,019 | - | ** | - | ** |
| Accommodation and food services | 16 | +/-18 | | 37.5% | +/-28.2 | 62.5% | +/-28.2 | 13,500 | +/-2,956 | - | ** | 15,000 | +/-1,888 |
| Other services, except public administration | 10 | +/-14 | | 100.0% | +/-86.3 | 0.0% | +/-86.3 | 20,938 | +/-5,434 | 20,938 | +/-5,434 | - | ** |
| Public administration | 13 | +/-12 | | 30.8% | +/-48.5 | 69.2% | +/-48.5 | 31,458 | +/-18,274 | 47,500 | +/-1,932 | 30,625 | +/-26,437 |

S2404: INDUSTRY BY SEX AND MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS) FOR THE FULL-TIME, YEAR-ROUND CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER

2006-2010 American Community Survey 5-Year Estimates

| | Total | Male | | Female | | Median earnings | | Median earnings: male | | Median earnings: female | |
|---|-------|----------|-----------------|----------|-----------------|-----------------|-----------------|-----------------------|-----------------|-------------------------|-----------------|
| | | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error |
| Full-time, year-round civilian employed population 16 years and over | 71 | 47.9% | +/-12.9 | 52.1% | +/-12.9 | 28,646 | +/-3,457 | 27,500 | +/-8,288 | 29,028 | +/-3,130 |
| Agriculture, forestry, fishing and hunting, and mining: | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Agriculture, forestry, fishing and hunting | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Mining, quarrying, and oil and gas extraction | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Construction | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Manufacturing | 26 | 53.8% | +/-37.0 | 46.2% | +/-37.0 | 27,778 | +/-11,165 | 20,000 | +/-23,117 | 28,333 | +/-6,748 |
| Wholesale trade | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Retail trade | 7 | 42.9% | +/-50.2 | 57.1% | +/-50.2 | 27,917 | +/-10,248 | - | ** | 19,167 | +/-30,297 |
| Transportation and warehousing, and utilities: | 4 | 0.0% | +/-100.0 | 100.0% | +/-100.0 | - | ** | - | ** | - | ** |
| Transportation and warehousing | 4 | 0.0% | +/-100.0 | 100.0% | +/-100.0 | - | ** | - | ** | - | ** |
| Utilities | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Information | 5 | 60.0% | +/-60.0 | 40.0% | +/-60.0 | 82,917 | +/-63,189 | - | ** | - | ** |
| Finance and insurance, and real estate and rental and leasing: | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Finance and insurance | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Real estate and rental and leasing | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Professional, scientific, and management, and administrative and waste management services: | 4 | 50.0% | +/-50.0 | 50.0% | +/-50.0 | 26,250 | +/-12,678 | - | ** | - | ** |
| Professional, scientific, and technical services | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Management of companies and enterprises | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Administrative and support and waste management services | 4 | 50.0% | +/-50.0 | 50.0% | +/-50.0 | 26,250 | +/-12,678 | - | ** | - | ** |
| Educational services, and health care and social assistance: | 5 | 60.0% | +/-60.0 | 40.0% | +/-60.0 | 24,583 | +/-11,875 | - | ** | - | ** |
| Educational services | 0 | - | ** | - | ** | - | ** | - | ** | - | ** |
| Health care and social assistance | 5 | 60.0% | +/-60.0 | 40.0% | +/-60.0 | 24,583 | +/-11,875 | - | ** | - | ** |
| Arts, entertainment, and recreation, and accommodation and food services: | 8 | 37.5% | +/-46.6 | 62.5% | +/-46.6 | 17,000 | +/-4,084 | - | ** | - | ** |
| Arts, entertainment, and recreation | 3 | 100.0% | +/-100.0 | 0.0% | +/-100.0 | - | ** | - | ** | - | ** |
| Accommodation and food services | 5 | 0.0% | +/-100.0 | 100.0% | +/-100.0 | - | ** | - | ** | - | ** |
| Other services, except public administration | 2 | 100.0% | +/-100.0 | 0.0% | +/-100.0 | - | ** | - | ** | - | ** |
| Public administration | 10 | 40.0% | +/-57.1 | 60.0% | +/-57.1 | 32,083 | +/-25,449 | 47,500 | +/-1,932 | - | ** |

Esri Business Analyst

| Disposable Income Profile | | | | | | | |
|---|-----------------------------|---------------|--------------|----------------|--------------|--------------|------------|
| Honor Village, MI_6 | | | | | | | |
| Honor village, MI (2639080) | | | | | | | |
| Geography: Place | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| 2012 Households by Disposable Income | | Number | | Percent | | | |
| Total | | 132 | | 100.0% | | | |
| <\$15,000 | | 15 | | 11.4% | | | |
| \$15,000-\$24,999 | | 23 | | 17.4% | | | |
| \$25,000-\$34,999 | | 21 | | 15.9% | | | |
| \$35,000-\$49,999 | | 27 | | 20.5% | | | |
| \$50,000-\$74,999 | | 29 | | 22.0% | | | |
| \$75,000-\$99,999 | | 9 | | 6.8% | | | |
| \$100,000-\$149,999 | | 6 | | 4.5% | | | |
| \$150,000-\$199,999 | | 1 | | 0.8% | | | |
| \$200,000+ | | 1 | | 0.8% | | | |
| Median Disposable Income | | \$37,834 | | | | | |
| Average Disposable Income | | \$47,064 | | | | | |
| | | | | | | | |
| | Number of Households | | | | | | |
| 2012 Disposable Income by Age of Householder | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
| Total | 0 | 11 | 16 | 26 | 29 | 28 | 20 |
| <\$15,000 | 0 | 1 | 1 | 2 | 3 | 4 | 4 |
| \$15,000-\$24,999 | 0 | 2 | 2 | 2 | 5 | 7 | 5 |
| \$25,000-\$34,999 | 0 | 2 | 3 | 3 | 4 | 5 | 4 |
| \$35,000-\$49,999 | 0 | 3 | 4 | 6 | 6 | 5 | 3 |
| \$50,000-\$74,999 | 0 | 3 | 4 | 8 | 7 | 5 | 2 |
| \$75,000-\$99,999 | 0 | 0 | 1 | 3 | 2 | 1 | 1 |
| \$100,000-\$149,999 | 0 | 0 | 1 | 2 | 2 | 1 | 1 |
| \$150,000-\$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Median Disposable Income | \$0 | \$36,603 | \$40,901 | \$50,000 | \$39,872 | \$30,158 | \$26,838 |
| Average Disposable Income | \$0 | \$38,409 | \$48,125 | \$54,327 | \$46,897 | \$37,768 | \$35,750 |

| Business Summary | | | | |
|--|-------------------------------------|----------------|------------------|----------------|
| Honor Village, MI_3 | | | | |
| Honor village, MI (2639080) | | | | |
| Geography: Place | | | | |
| | | | | |
| | | | | |
| Data for all businesses in area | Honor village, MI (263908... | | | |
| Total Businesses: | | 57 | | |
| Total Employees: | | 521 | | |
| Total Residential Population: | | 323 | | |
| Employee/Residential Population Ratio: | | 1.61 | | |
| | | | | |
| | Businesses | | Employees | |
| by NAICS Codes | Number | Percent | Number | Percent |
| Agriculture, Forestry, Fishing & Hunting | 0 | 0.0% | 0 | 0.0% |
| Mining | 0 | 0.0% | 0 | 0.0% |
| Utilities | 2 | 3.5% | 16 | 3.1% |
| Construction | 5 | 8.8% | 10 | 1.9% |
| Manufacturing | 2 | 3.5% | 23 | 4.4% |
| Wholesale Trade | 0 | 0.0% | 0 | 0.0% |
| Retail Trade | 14 | 24.6% | 114 | 21.9% |
| Motor Vehicle & Parts Dealers | 2 | 3.5% | 15 | 2.9% |
| Furniture & Home Furnishings Stores | 0 | 0.0% | 0 | 0.0% |
| Electronics & Appliance Stores | 0 | 0.0% | 0 | 0.0% |
| Bldg Material & Garden Equipment & Supplies Dealers | 1 | 1.8% | 34 | 6.5% |
| Food & Beverage Stores | 2 | 3.5% | 28 | 5.4% |
| Health & Personal Care Stores | 1 | 1.8% | 7 | 1.3% |
| Gasoline Stations | 2 | 3.5% | 15 | 2.9% |
| Clothing & Clothing Accessories Stores | 1 | 1.8% | 1 | 0.2% |
| Sport Goods, Hobby, Book, & Music Stores | 0 | 0.0% | 0 | 0.0% |
| General Merchandise Stores | 1 | 1.8% | 6 | 1.2% |
| Miscellaneous Store Retailers | 4 | 7.0% | 8 | 1.5% |
| Nonstore Retailers | 0 | 0.0% | 0 | 0.0% |
| Transportation & Warehousing | 2 | 3.5% | 6 | 1.2% |
| Information | 1 | 1.8% | 4 | 0.8% |
| Finance & Insurance | 3 | 5.3% | 55 | 10.6% |
| Central Bank/Credit Intermediation & Related Activities | 1 | 1.8% | 50 | 9.6% |
| Securities, Commodity Contracts & Other Financial Investments & Other Related Activities | 0 | 0.0% | 0 | 0.0% |
| Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles | 2 | 3.5% | 5 | 1.0% |
| Real Estate, Rental & Leasing | 3 | 5.3% | 8 | 1.5% |
| Professional, Scientific & Tech Services | 0 | 0.0% | 0 | 0.0% |
| Legal Services | 0 | 0.0% | 0 | 0.0% |
| Management of Companies & Enterprises | 1 | 1.8% | 105 | 20.2% |
| Administrative & Support & Waste Management & Remediation Services | 0 | 0.0% | 0 | 0.0% |
| Educational Services | 1 | 1.8% | 40 | 7.7% |
| Health Care & Social Assistance | 4 | 7.0% | 26 | 5.0% |
| Arts, Entertainment & Recreation | 0 | 0.0% | 0 | 0.0% |
| Accommodation & Food Services | 8 | 14.0% | 41 | 7.9% |
| Accommodation | 3 | 5.3% | 3 | 0.6% |
| Food Services & Drinking Places | 5 | 8.8% | 38 | 7.3% |
| Other Services (except Public Administration) | 5 | 8.8% | 11 | 2.1% |
| Automotive Repair & Maintenance | 3 | 5.3% | 5 | 1.0% |
| Public Administration | 6 | 10.5% | 62 | 11.9% |
| Unclassified Establishments | 0 | 0.0% | 0 | 0.0% |
| | | | | |
| Total | 57 | 100% | 521 | 100% |
| | | | | |
| Source: Business data provided by Infogroup, Omaha NE Copyright 2012, all rights reserved. Esri forecasts for 2011. | | | | |

Appendix B

Documentation

A complete packet has been assembled that includes

- “Intent to plan” notices
- Draft distribution notices
- Public hearing notices
- All received comments
- Meeting minutes related to consideration of comments
- Public hearing meeting minutes

A copy of this packet is on file at Honor Village Hall. The documents are also available at www.lakestoland.org/honor/master-plan/

As required by Michigan Public Act 33 of 2008, the Michigan Planning Enabling Act, the signed resolution adopting this master plan is on the inside cover.

