

# PLANNING ANALYSIS OF HCOD

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# Who is the Bald Guy?

- Professional Planner (AICP)
- 20+ Years of Experience
- 9 States (MI, IN, OH, IL, WV, FL, SC, WI & WA)
- Public work (Lansing, Hilton Head)
- Private work (HNTB)
- Planning Commission Chair
- Main Street Chair
- President Greater Lansing Arts Council
- Owned an 1873 Gothic Revival & 1888 Theater



# Hospital Campus Overlay District

## HOSPITAL CAMPUS DISTRICT OVERLAY

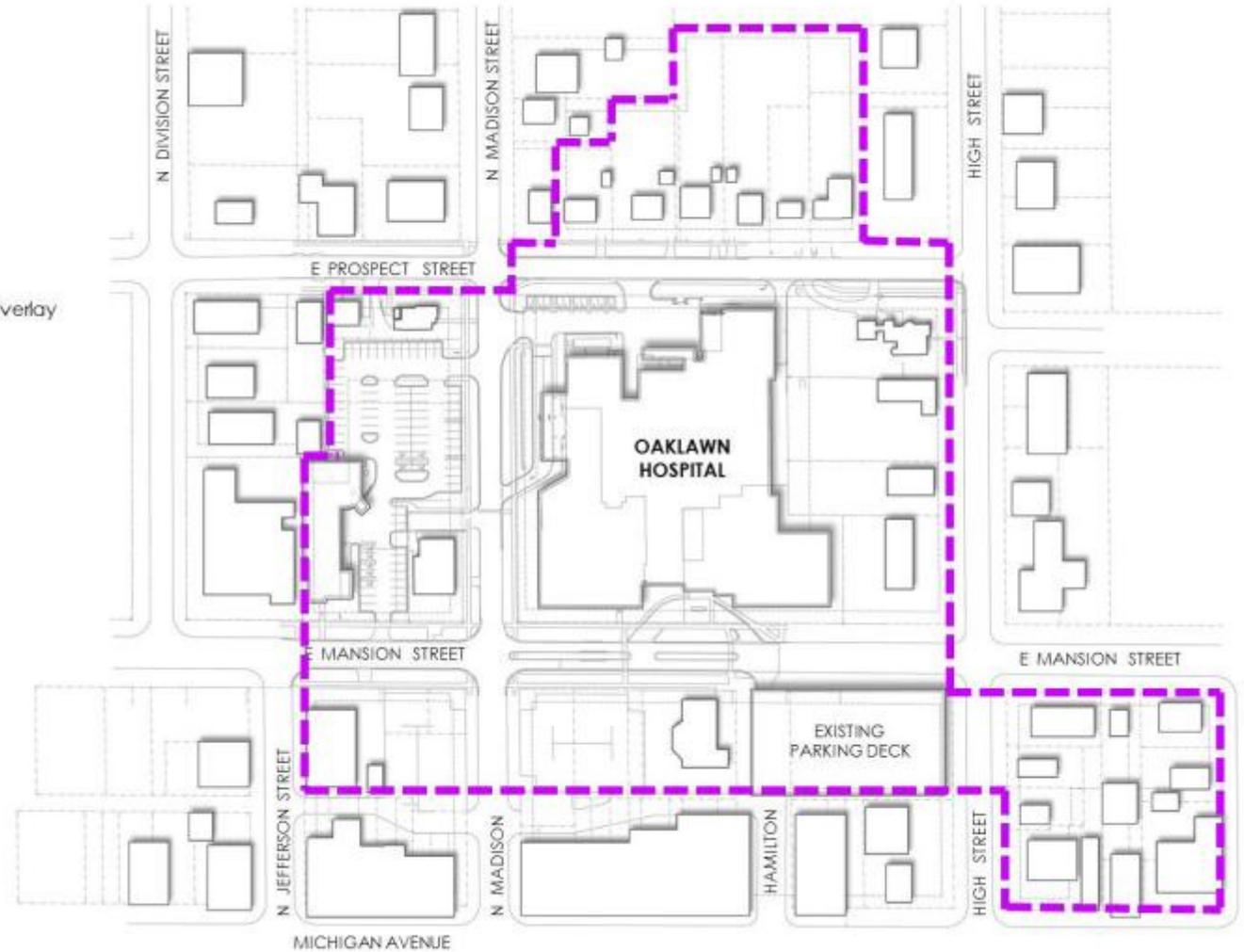
### LEGEND



Existing Buildings

 Hospital Campus District Overlay

0 60 120 240



# PC Recommendation “B”

To summarize:

**West:** Exclude the two houses on Prospect Street to preserve them as buffers; exclude the Magic Museum archives building because it is historic.

**South:** Exclude the Franke Center because it is historic.

**East:** Exclude all properties on the east side of the hospital which sit on the same block as the hospital (i.e. west of High Street) because they are historic, and because that streetscape is "intact" with historic structures on both sides of the street.

**North:** Increase setbacks to 50 feet and decrease height allowance to 35 feet.



# What is the basis for Zoning?

The Michigan Zoning Enabling Act of 2006 states that "a local unit of government may provide by zoning ordinance for the regulation of land development and the establishment of 1 or more districts within its zoning jurisdiction which regulate **the use of land and structures** to meet the needs of the **state's citizens** for food, fiber, energy, ..., and other uses of land, to ensure that use of the land is situated **in appropriate locations and relationships**, ... and to **promote public health, safety, and welfare.**"



# How to make yourself popular...

The historic nature of the structures which occupy parcels of land is not a legitimate consideration for the purposes of making zoning decisions per the Michigan Zoning Enabling Act.

# Don't blame the messenger...

The State of Michigan recognized this and staked out a position in support of historic preservation in Public Act 169 Local Historic District Act. Per the Michigan Historic Preservation Network this Act is the **only legal or legitimate tool** to be used in *“protecting historic buildings, streetscapes, and neighborhoods from inappropriate alterations, incompatible new construction, and indiscriminant demolition.”*



# High Street Precedent

When the PC approved the Health Care and Human Services District in 2004 (which was subsequently supported in a referendum by over 70% of the citizens of Marshall in 2005), the wording stated that the district could not be bisected by a street. The only properties that could be added to the HCHSD based on this language are the 4 houses on the west side of High Street in the block occupied by the hospital. This language was enabling for current inclusion of the High Street structures.



# High Street Buffer

The Hospital Overlay District requires:

- Buffering in the form of a Street Frontage Edge
- Landscape features compatible with the character of the adjacent neighborhood
- Compatible exterior lighting, hedgerow and/or appropriate fence or wall (screened with plants)
- All other Zoning Ordinance requirements for screening remain in effect.

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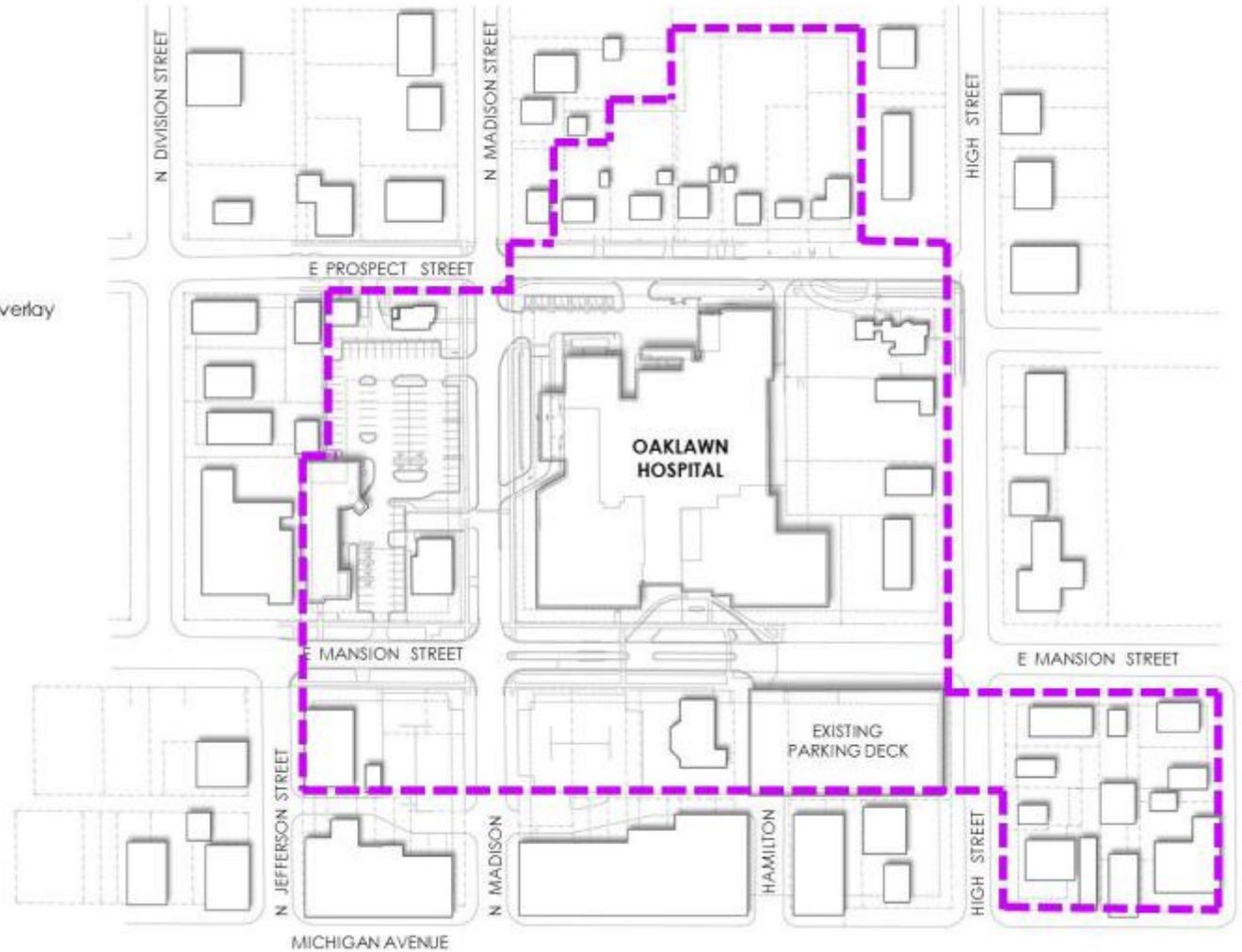
### LEGEND

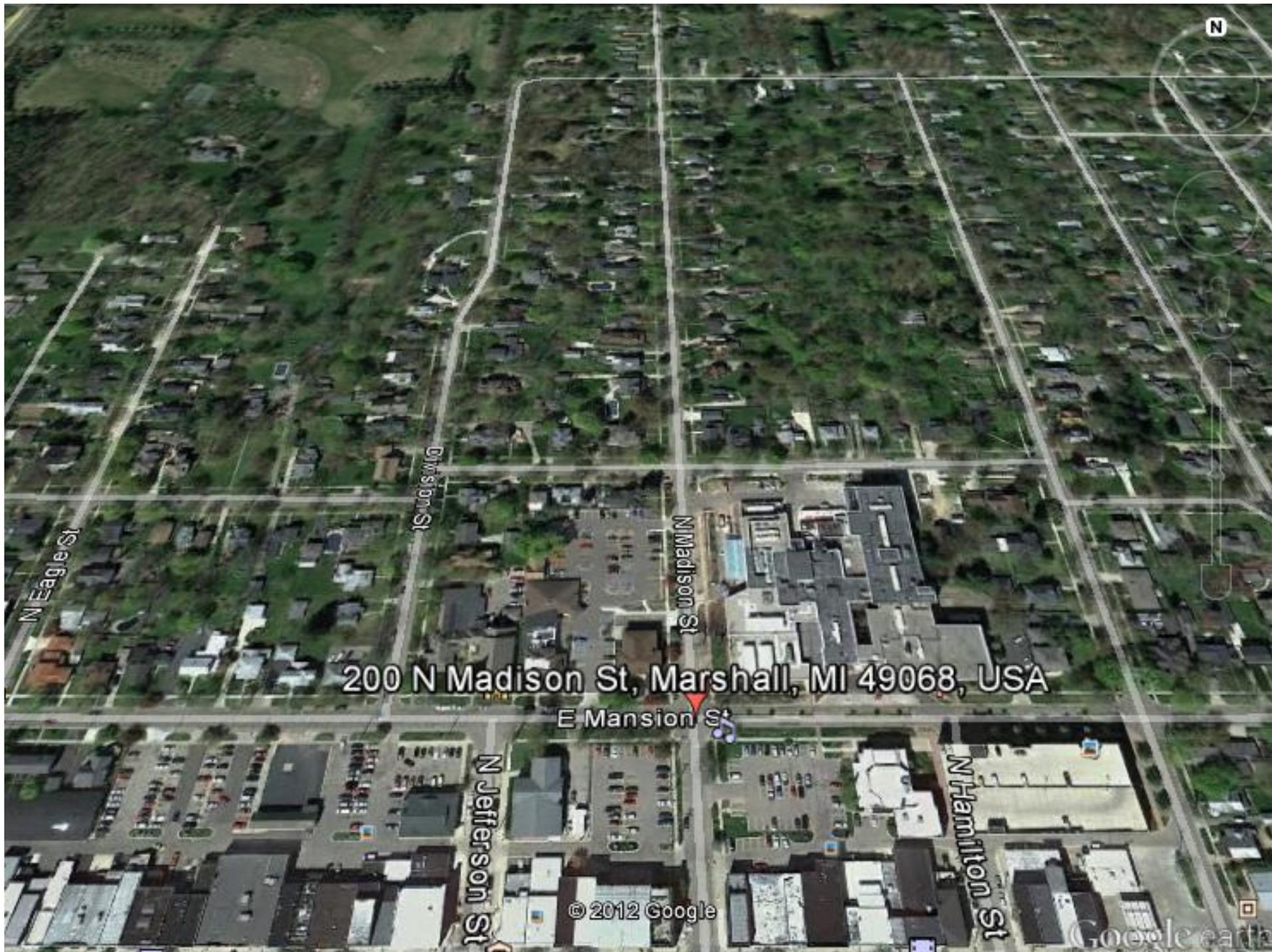


Existing Buildings

 Hospital Campus District Overlay

0 60 120 240





200 N Madison St, Marshall, MI 49068, USA

E Mansion St

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Google earth

# Proposed View on High Street



# Master Plan – The “Big Picture”

Balance of all objectives:

- More than Health, Safety and Welfare
- History of the Community
- Compatibility
- Economic Development
- Walkability
- Sustainability

# Compromise

**com·pro·mise** \ 'käm-prə- ,mīz\ *noun*  
the art of dividing a cake in such  
a way that everybody believes  
they got the biggest piece

# Compromise

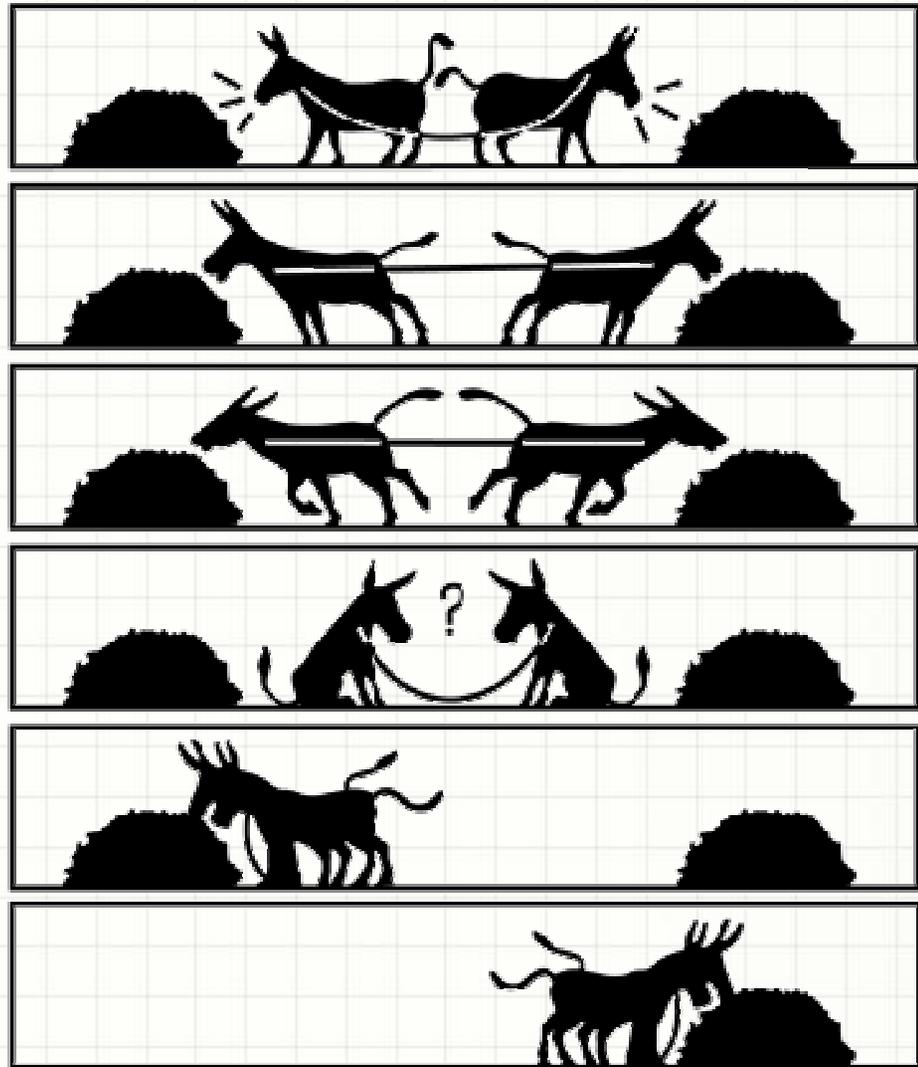


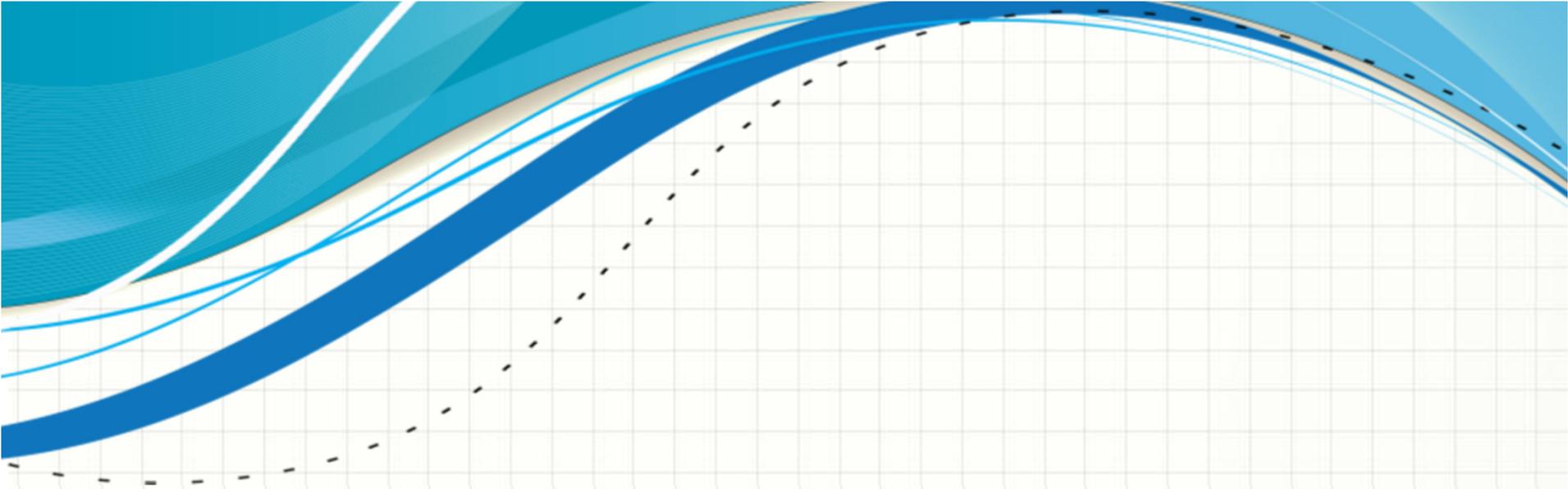
**COMPROMISE**

LET'S AGREE TO RESPECT EACH OTHER'S VIEWS,  
NO MATTER HOW WRONG YOURS MAY BE.

[www.despair.com](http://www.despair.com)

# Compromise





**QUESTIONS?**

