



Developing Land Use Regulations to Protect Coastal Resources in Grand Haven

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- *participation,*
- *education,*
- *information &*
- *the effective use of technology*

Planning for Resilient Communities program

- *Climate adaptation*
- *Coastal resources*

Project Team

Richard Norton- *Principle Investigator, University of Michigan*

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★ Designed by TownMapsUSA.com



- Resilient Grand Haven resulted in new Master Plans in Grand Haven Township and City in 2016.
- Regional and coastal focus
- 291 Local governments in Michigan touch a Great Lake:
 - Only 2/3 have Master Plans.
 - Only 1/2 of plans provide analysis of coastal resources.



- Purpose of the Integrated Assessment is to implement COASTAL RESILIENCY concepts in the plan by providing zoning amendment language and detailed policy options.

Resiliency is...

- Preparing for and responding to CHANGE

What is Changing?

- Water levels
- Annual precipitation
- Erosion risk
- Ice cover
- Changes in sediment and sand movement
- Land use

The ultimate goal of the project is to help local governments be equipped to grapple with changing coastal conditions and to encourage more resilient policies by using Grand Haven as a case study.



OPPORTUNITIES FOR RESILIENCY

From planning...

- Inventory coastal areas, assets, uses, conditions
- Baseline data and climate trends
- Opportunity to identify the community's vision for the shoreline
- Master Plans, subarea plans, transportation plans

...to zoning...

- Opportunity to implement the community's vision and shape the way development looks
- Tool to address water quality and environmental concerns

...and more!

- Stormwater plans, infrastructure policy, development review process.
- Education for staff and residents
- Partnerships between planners, health workers, emergency managers

New Shoreline Development

Benefits

- Growing community
- Tax revenue
- Quality development
- Includes trails and other new amenities

Challenges

- Structural and wildfire risk
 - Access
- Water quality
- Wetlands
- Dune Health
- Stormwater Control
- Viewsheds and Public Access

Barriers to Action

- Concerns over:
 - Regulatory Takings
 - Political Viability
- Administrative Challenges

Policy Options?

Sample of Resiliency Policy Options

1. Implement landscaping standards within an overlay zone of sensitive areas.
2. Require a flexible, outcome-based site plan review process for waterfront development.
3. Evaluate setback standards. Instead of applying the average setback of neighbors, consider a fixed distance from the OHWM.



Observations



1. Coastal Area Management = Whole Community Conversation (*Many problems and solutions are community-wide*)
2. Momentum generated by a community planning process helps provide education & energy needed for other policy changes.
3. Communities have a strong commitment to preserving coastal resources, but need policies that are the right fit for their unique needs.



Thank you!

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