

MICHIGAN PLANNER

Michigan Chapter
American Planning Association

People, Population and Planning

Data not Dreams

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American Planning Association (APA) and the Michigan Chapter

As the Michigan Chapter, APA, MAP serves both professional members who belong to APA (who also belong to the Chapter) as well as Chapter Only members. The majority of our Chapter Only members are municipal groups like planning commissioners and zoning board members, along with elected leaders like township boards and city councils.

As an APA Chapter, we benefit from all of the resources APA has to offer, and we have contributed to their success as well. These contributions include:

- The MAP Zoning Reform Toolkit received the Karen B Smith Chapter Achievement Award in 2022, and we've generously shared the product with other APA Chapters.
- Brown was appointed to the APA|National League of Cities (NLC) partner initiative, the Housing Supply Accelerator, as a Steering Committee member, and has contributed to the effort throughout 2023, including traveling to Washington, DC in September to present at a convening of the full body, along with other stakeholders, on collaborative partnerships in Michigan to advance better housing policy.
- Brown was appointed to the AICP Commission Nominating Committee in spring 2023, and assisted a national team of planners to consider nominations, interview selected candidates, and recommend a slate for the summer 2023 APA election.
- MAP also participates at monthly APA State Chapter's Legislative and Advocacy meetings, where chapter legislative liaisons from across the county convene to learn and share about state legislative efforts. Brown will participate in the annual convening in December 2023 in Des Moines, Iowa. Michigan hosted the annual convening in Lansing in 2021.

APA National Planning Conference in Detroit in 2026

We are thrilled to announce that Detroit has been selected as the host city for the APA 2026 NPC by the American Planning Association's Board of Directors! Detroit hasn't hosted the APA conference since 1972, and we are ready. The national conference attracts an international audience of upwards of 5,000 professionals, and the entire metro area and beyond will be showcased to an international audience, highlighting Detroit, and Michigan's, successful planning and development stories. Details will emerge soon about responsibilities and opportunities to influence conference content, particularly with mobile tours and workshops. This is HUGE news and we are ready to start planning!

2023 MAP Board Elections – Welcome New and Returning Board Members

The Summer 2023 MAP Board Election is complete, and we add 2 new at large members to our elected board – Christopher Germain, AICP, from Lake Superior Community Partnership in the UP, and Trey Scott, from OHM Advisors. Elected to second 3-year terms are Christina Anderson, AICP, who will serve on the MAP Board Executive Committee as our Secretary Treasurer, and Shari Williams, who moves up through ascendancy to Vice President. Congrats to all!

Michigan Chapter Member Elected to the AICP Commission

Suzanne Schulz, FAICP, was elected to the AICP Commission to serve a 4 year term. AICP Commissioners are elected by the members of AICP, and they set standards for the practice of planning, maintain the code of ethics, advocate on behalf of the profession, and establish the qualifications for membership in the Institute. We could not be more thrilled to have Michigan represented on a national professional commission! Congratulations, Suzanne!

Board Members

Mohamed Ayoub (President) (2026)

City of Westland
mayoub@cityofwestland.com

Shari Williams (Vice President) (2026)

Detroit Future City
swilliams@detroitfuturecity.com

Christina Anderson, AICP

(Secretary | Treasurer) (2023)

City of Kalamazoo
andersonc@kalamazoozoo.org

Brad Kaye, AICP, CFM (Past President) (2023)

City of Midland, City Manager
bkaye@midland-mi.org

Jill Bahm, AICP

(Professional Development Officer) (2024)

Giffels Webster
jbahm@giffelswebster.com

Trudy Galla, AICP (2025)

Leelanau County
tgalla@leelanau.gov

Christopher Germain, AICP (2026)

Lake Superior Community Partnership
christophergermain@gmail.com

Mandy Grewal, PhD (2025)

Pittsfield Township
grewalm@pittsfield-mi.gov

Scott Kree (2025)

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krees@oakgov.com

Trey Scott (2026)

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jonathantrey12@gmail.com

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Kami Pothukuchi, PhD (Faculty)

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Abandoned Farm by Lane Pearman



People, Population and Planning: Data not Dreams

Planners know that a long range, comprehensive plan begins with a demographic analysis. Who is here now, what are the population projections for the next 10 or 20 or 50 years, and what do we need to do to prepare for that future. If recent trends are any indication - stagnate population growth, increases in an aging cohort, and loss of educated young talent - our economic future will be compromised. Michigan has been losing ground for decades, and has fallen behind other states not only in population growth, but also jobs, earnings, educational achievement, and health. At MAP's May 2023 Spring Institute, speaker after speaker lamented the trajectory, noting that this perceptible slide has been apparent for decades, but real policy change to stymie the decline has not been realized.

The MAP Board is considering the implications of these trends and has initiated a 2023 – 2024 policy priority that started with an exploration of statewide population data, and will continue this study into next year as we explore how MAP, as the preeminent state planning organization, can influence and improve land use policies and practices at all levels of government to create a sustainable, connected, and equitable future for all Michiganders.

But absent a statewide vision or strategy, or an integrated policy approach, we are likely to continue with the status quo, with little regard for harmful, longer term social, economic and environmental impacts. How and where we build must be carefully considered, intentionally planned, sustainably envisioned, and responsibly built. We are at a critical juncture.

Our goal is to leverage the planning profession to put forth a blueprint that will allow Michigan communities to be proactive in both meeting the challenges and taking advantage of the opportunities shifting demographics and land use patterns present. Further, we anticipate opportunities for regional and statewide partnerships that coalesce around important planning goals. Equipped with this knowledge we can begin to formulate and integrate policy around the components that are likely to contribute to the vitality of Michigan communities, whether the population is growing . . . or not.

Contributors to this issue are state and national leaders who expertly make the link between people and population, place and prosperity, policy and plans, and how planners can influence excellent outcomes.



Michigan's Path to Prosperity

In the 20th Century, Michigan was a high-prosperity state. Now we are a 21st Century low-prosperity state. Ranking 38th in per capita income, 13% below the national average in 2022, see line graph below. This is the lowest Michigan has been in per capita income compared to the nation ever.

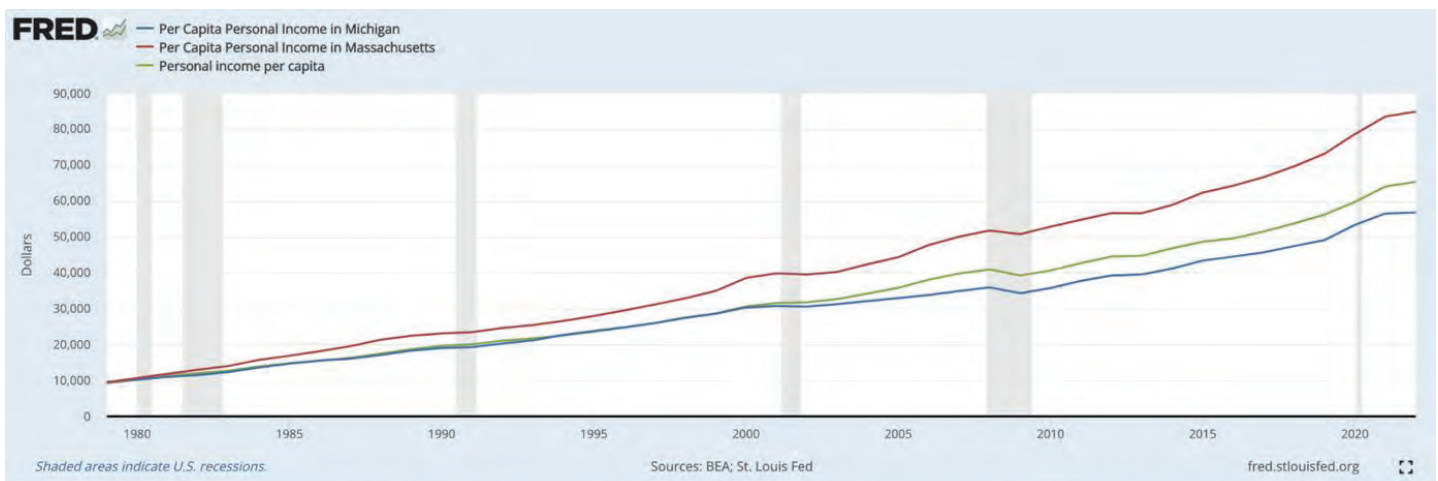
The core reason for this unprecedented collapse in economic well-being is that the Michigan economy has too many low-wage jobs. A state that once attracted people from across the planet to get high-paid jobs is now a state with median wages nearly 10% below the nation's median wage. Six in ten Michigan jobs pay less than what is required for a family of three to be middle class.

That decline is due in large part to choices Michigan has made: focused on trying to make an old economy work again. It's the old economy that made Michigan prosperous in the past, but it no longer exists, no matter how much you try to revive it. That old economy vision and strategy, if continued, will insure that Michigan remains a low-prosperity state with a high proportion of households struggling to pay for necessities.

Michigan can return to high-prosperity – a place where all who work hard can pay the bills and save for their retirement and the kids' education. But that requires a willingness to make big changes in state policy. A small course correction to our economic and education agendas will not

be sufficient – transformational change in both is required if we are to restore Michigan to high-prosperity.

Over three decades of rigorous data analysis shows that in today's economy, talent attracts capital and quality of place attracts talent. The most consistent predictor of a state's economic success is the share of its adults – particularly young adults – with a four-year degree. Where young talent goes, high-growth, high-wage, knowledge-based enterprises follow, expand, and are created. Because talent is the asset that matters most to high-wage employers and is in the shortest supply, the new path to prosperity is concentrated talent – and the key to concentrating talent is vibrant communities.



Transformative placemaking should be the driving force for successful economic development. The key to growing high-wage jobs is attracting college-educated members of Generation Z. Michigan cannot get prosperous again until and unless we become a talent magnet for these young people. Focusing on traditional economic development priorities while failing to concentrate young talent in the state will ensure Michigan remains a permanently low-prosperity state.

Because young talent is the most mobile, economic development policies should be squarely focused on creating the kinds of places where highly-educated young people want to live and work. **Attracting and retaining highly-educated young people is the state's primary economic imperative – both keeping the young talent that grows up here and attracting young talent from any place on the planet.**

The data show that highly-educated young people are increasingly concentrating in regions that are transit rich with vibrant central cities. Every high-prosperity state that is not energy extraction driven has at least one metropolitan area anchored by a vibrant central city where both the region and the city have a high proportion of young adults with a B.A. or more.

Michigan's current economic development playbook focused largely on business attraction is endangering the long-term health of our economy and the economic

well-being of households because it does not incorporate the value of place. To recreate a Michigan with lots of good-paying career opportunities – we need to create regions that are:

- Welcoming to all no matter where one is born, one's sexual orientation, race, religion or ethnic background.
- Provide extensive transit — particularly rail transit — as the 21st Century infrastructure that matters most to retaining and attracting young talent
- Offer talent magnet neighborhoods in our central cities and small towns. These neighborhoods vary in many ways, but all share common characteristics: they are dense, walkable, high-amenity neighborhoods, with parks, outdoor recreation, retail, and public arts woven into residents' daily lives. And they offer plentiful alternatives to driving.

For Michigan's population to get younger and more talented, significant public investment is required. Those public investments must be designed explicitly to provide the infrastructure and amenities that Generation Z demands. This is not a set of recommendations that can be done on the cheap or by tinkering at the edges. The states that have won in the transition to the high-wage knowledge economy are those that have invested deeply and

sustainably in the infrastructure and amenities of their central cities.

In reviewing the Table of Top 10 Non Energy Extraction States, one might come to the conclusion that Michigan's fate is a forgone conclusion given its geography. But that is not the case. Minnesota ranks #15 to Michigan's #38. Minnesota is the Great Lakes model for public investment led economic development.

At its core, the Minnesota playbook for economic and demographic success has been higher taxes—with state taxes \$2,145 higher per capita than Michigan in 2021. These taxes paid for public investments by offering good schools from birth through college and creating places where people want to live by offering high quality basic services, infrastructure and amenities. The state has successfully competed for talent.

Minnesota has not lost a congressional seat for six decades. By contrast, Michigan has lost at least one seat in Congress each of the last five decades. Each decade since 1960, Minnesota has had 8 congressional seats. In 1960, Michigan had 19 congressional seats, today it has 13.

Minnesota is also a national leader in retaining and attracting recent college graduates. Minnesota is one of only nine "brain-gain" states with 8% more recent college graduate residents compared to those who graduated from its college and universities. By contrast, Michigan is a "brain-drain" state with 14% fewer college graduate residents compared to those who graduated from its college and universities.

	Per capita income, 2022	B.A. attainment 25 and older, 2021	B.A. attainment 25-34 year old, 2021	Information industry earnings per capita, 2021
Connecticut	1	6	6	3
Massachusetts	2	1	1	2
New Jersey	3	4	2	6
New York	4	9	4	1
California	5	16	16	4
Washington	6	10	13	5
New Hampshire	7	8	8	9
Colorado	8	2	5	8
Maryland	10	3	10	12
Illinois	12	11	10	11
Minnesota	14	11	6	11
Michigan	38	32	30	30

Minnesota is also a high-prosperity state. In 1979, Minnesota's per capita income was 1% above the national average, Michigan was 3% above. In 2022 Minnesota's per capita income is 4% above the nation's; Michigan's is 13% below.

Michigan could have chosen Minnesota's playbook. But to date, leaders have not. Michigan can only reverse four decades of population and economic well-being decline by changing its strategy. It must make retaining and attracting talent economic development priority one—as Minnesota has done.

Lou Glazer is President and co-founder of Michigan Future, Inc., a non-partisan, non-profit organization. Its mission is to be a source of new ideas on how Michigan can succeed as a world class community in a knowledge-driven economy. Its work is funded by Michigan foundations. Its latest report is A Path to Good-Paying Careers for all Michiganders: A 21st Century State Policy Agenda.



Thank you to this year's conference sponsors and exhibitors

Michigan's Population: Past and Future

Ever since the invention of the automobile, Michigan's population has largely followed the fortunes of the motor vehicle manufacturing industry. In 1910, Michigan accounted for 3% of the U.S. population. Between 1910 and 1956, Michigan's population grew more quickly than the United States' overall. Michigan's share of the U.S. population peaked in 1956 at a little over 4%. Since then, Michigan's population growth has tended to lag the national rate. In fact, Michigan's population growth rate has been slower than the U.S. rate in every year since 1970. By 2022, Michigan accounted for 3% of the U.S. population, the same share the state had in 1910.

Population change is determined by natural growth (the number of births minus the number of deaths) and net migration. There are two types of migrants, international migrants, and domestic migrants. International migration* has been a positive contributor

to population growth. In 2021, immigrants comprised 6.8% of Michigan's population.

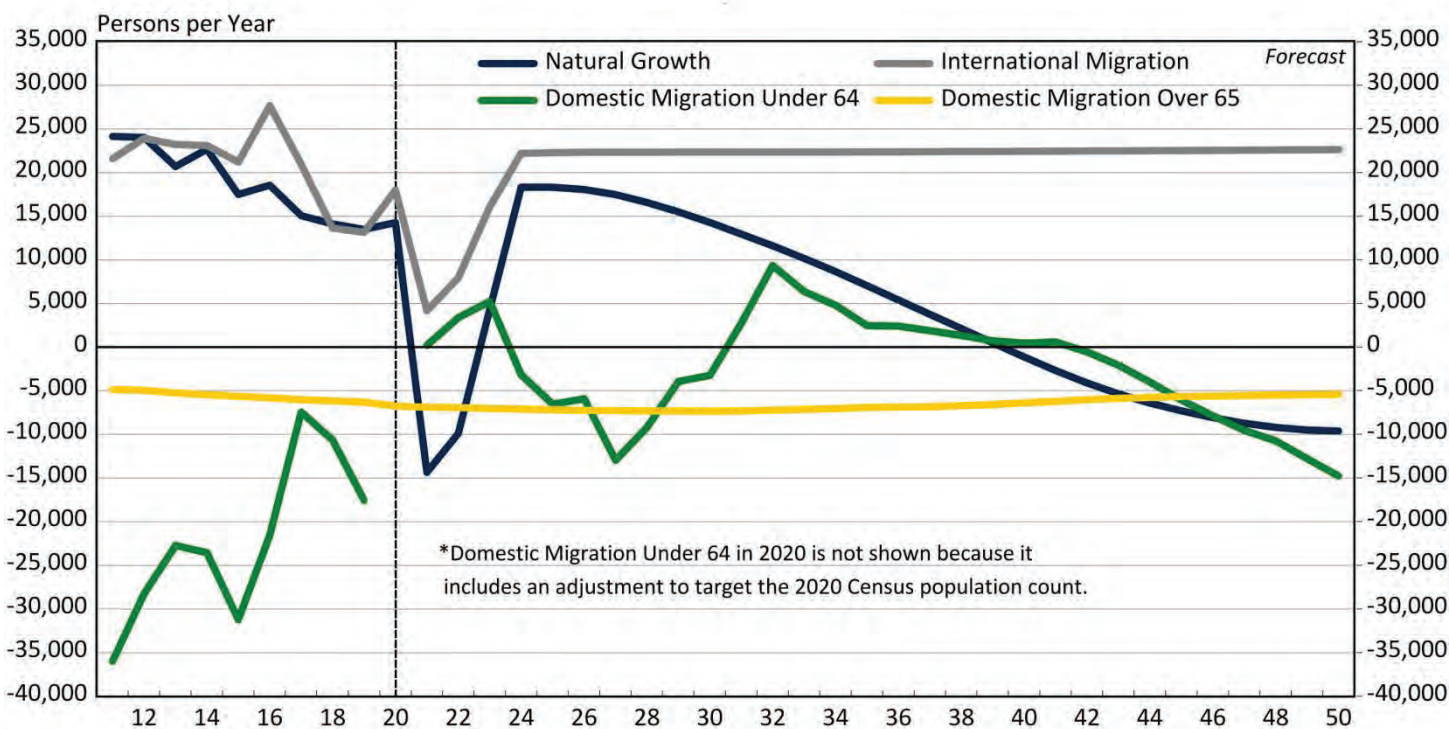
Domestic migration is the primary driver of the year-to-year variability in state population change. Historically, the most important determinant of domestic migration has been job opportunities. When the motor vehicle industry was booming before 1956, thousands of people from other states moved to Michigan each year to work in the auto factories. When the auto industry suffered badly, Michigan lost population as tens of thousands of people moved out of the state to find work. Michigan also lost population between 2020 and 2022, but those losses reflected the impact of the COVID-19 pandemic rather than economic factors.

Recently, amenities such as weather, geography, and educational opportunities, as well as the cost of living, have begun to play a larger role in domestic migration. People are moving to different states and communities for reasons other than jobs

opportunities and differences in pay. The most obvious group of people who can move based upon amenities are retirees, but remote work opportunities and a tight national labor market have expanded the role of amenities in the residential location decision for younger people, too.

In general, Michigan's amenities have been less valued than the amenities in many other states. In other words, Michigan has tended to suffer domestic out-migration even when job opportunities were as good in Michigan as they were in other states. The Internal Revenue Service tax records show that every year between 1995 and 2021, Michigan saw net domestic out-migration to other states, losing an average of 24,614 people per year. Even when Michigan's economy was doing relatively well, we lost people to other states.

The largest beneficiary of Michigan's out-migration was Florida; we lost on average, 6,587 people per year between 1995 and 2021. However, Michigan gained



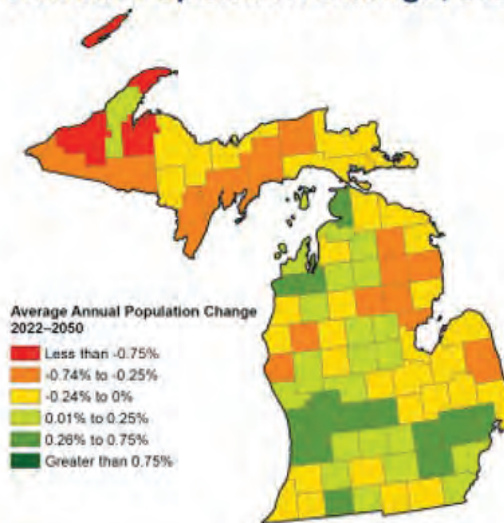
Graph by: Research Seminar in Quantitative Economics | University of Michigan

an average of 643 net migrants per year from Illinois over that period.

So, what does the future look like for Michigan? Researchers at the University of Michigan (see upcoming Michigan Planner E-dition for a link to the complete report) are forecasting that Michigan's population will grow from 10,034,000 residents in 2022 to a peak of 10,538,000 in 2046, before dipping slightly to 10,521,000 in 2050. The U.S. population is predicted to grow steadily in that time, from 333.3 million in 2022 to 377.9 million in 2050. Michigan's population growth between 2022 and 2050 would be about one-third of the U.S rate (0.17% per year compared to 0.45 % per year). The forecast estimates Michigan's share of the U.S population falling to 2.8 % in 2050. If so, Michigan's share of the U.S. population in 2050 would reach its lowest since 1860.

The line chart Components of Michigan Population Growth breaks down how natural growth, domestic migration, and international migration contribute to the population. However, it is not predicted that the population changes will be evenly

Average Annual Population Change, 2022–2050



distributed across the state. The University of Michigan researchers forecast that 48 of Michigan's 83 counties will lose population between 2022 and 2050, as shown in the Average Annual Population Change, 2022–2050. Along with that population decline, most counties will lose jobs between 2022 and 2050.

Unless Michigan can somehow beat this population forecast, the state's future job growth will be limited.

Fortunately, the problems caused by a shortage of people have begun to percolate into the consciousness of Michigan's

leadership. Governor Whitmer recently established the bi-partisan Growing Michigan Together Council, which is charged with growing Michigan's population at a faster rate than currently anticipated. That is a good first step, but it's just the beginning of a long and challenging process of making attracting and retaining people as important to public policy as attracting and retaining jobs.

Don Grimes is Senior Research Specialist at University of Michigan. For more than 30 years, Don has been engaged in economic forecasting for state and local governments and is frequently called upon for policy advice. He has worked for many years with the Michigan departments of Transportation and Treasury and the Michigan Economic Development Corporation on policy analysis and evaluating economic strategies.



Congratulations to this year's Planning Leadership Award Recipients

Phillip McKenna, AICP, McKenna,
Life Member Award

Ryan Kilpatrick, AICP, Owner of Flywheel
Community Development Consultant,
Planning Advocate Award

Michelle Aniol, Community Development Manager,
City of Dexter, Planning Champion Award

Denise Cline, Chief Planner/Deputy Director,
NEMCOG, Planning Champion Award

Donna Tinberg, Planning Commission Chair,
City of Northville, Helen S. Willis Outstanding
Commissioner Award

Bill Bamber, Supervisor, Oceola Township,
Outstanding Community Administrator Award

Peter Psarouthakis, Supervisor, Sharon Township,
Outstanding Community Administrator Award

International Immigration:

An Important Piece of Michigan's Population

Michigan is widely seen as a national leader in welcoming immigrants and including them within economic development and workforce development strategies. Michigan is one of the first 20 states to have a state-wide office for New Americans, known as the Office of Global Michigan and, due to the work of Welcoming Michigan, has more officially designated welcoming cities, townships and counties than any other state in the country.

Immigration is more than a political, civil rights or social justice issue; it's a community development issue inextricably linked to Michigan's economic well-being and future. The reality is that immigrants help sustain Michigan's future through economic activities, like starting businesses, stabilizing neighborhoods, and growing the population. This is reflected in data:

- Immigrants' annual spending power in Michigan is \$20.7 billion
- Immigrants pay \$7.4 billion in taxes annually
- There are 36,056 immigrant entrepreneurs in Michigan
- 11% of business owners in Michigan are immigrants
- 18% of Main Street business owners are immigrants
- Immigrant entrepreneurs bring in \$1.2 billion dollars annually
- Immigrant households hold \$50.4 billion in housing wealth
- Immigrant-led households pay \$1 billion in rent.¹

The positive economic impact of immigrants isn't unique to Michigan. Nationally, immigrants comprise 28% of all Main Street business owners, including over 50% of all grocery store owners and dry cleaners and nearly 40% of restaurant

¹ Source: New Americans in Michigan, American Immigration Council



owners—businesses that are the lifeblood of neighborhoods. Twenty-five percent of all the high-tech startups in the United States (and a slightly higher percentage in Michigan) are started by immigrants. In fact, in the United States, 55% of the “unicorns” (a unicorn is a startup company valued at \$1 billion or more) have immigrant founders.

In addition to the macro-level positive impact immigrants have on the economy, there is a documented precedent for their positive impact at the neighborhood level. The 2021 *Global Detroit study, Building Inclusive Cities*, was one of the first research studies to review the impact of rapid immigration growth on urban neighborhoods, focusing on two Detroit neighborhoods. The study, conducted with national expert Alan Mallach and Data Driven Detroit, identified positive impacts on long-term, mostly African American, residents and families, and their neighborhoods.

It documented powerful associations between relatively rapid immigration to these neighborhoods and specific positive

trends, such as reversed population decline with little, if any, displacement of long-term population; decreased vacancy, blight, and crime; and increased property values, retail opportunities, and bolstered resident's views about their neighborhood and its future. However, it also revealed that Detroit needs to proactively build social cohesion between immigrants and long-term residents if immigration as a population stabilization strategy is to be effective and its positive impact sustained.

When designing solutions, programs, and policies, do it in way that would positively impact all residents—immigrants and longer-term residents alike. Many policies designed to facilitate successful economic inclusion and integration of immigrants hold promise for all residents' future success.

“There's an ingrained societal suspicion that intentionally supporting one group hurts another. That equity is a zero-sum game. In fact, when the nation targets support where it is needed most—when we create the

circumstances that allow those who have been left behind to participate and contribute fully—everyone wins. The corollary is also true: When we ignore the challenges faced by the most vulnerable among us, those challenges, magnified many times over, become a drag on economic growth, prosperity, and national well-being.” - Angela G. Blackwell, “The Curb Cut Effect”, *Stanford Social Innovation Review*, Winter 2017.

When immigrant business owners move into vacant storefronts and immigrant residents buy and rehab vacant homes, the neighborhood and its residents win irrespective of one’s race and country of origin. When immigrants start businesses that contribute \$1.2 billion dollars to Michigan’s economy, Michiganders win irrespective of one’s immigrant status and primary language spoken at home.

What can local or county governments do to be more inclusive and welcoming, and to support an environment where immigrant contributions can be celebrated and amplified? Consider the following programs and policies to better support foreign-born residents in your community. Some policies can be implemented at the local level, while others must be advocated by local leaders and citizens to spur implementation at the state or federal level.

- Support asset-building by better connecting residents to low-cost, easy-to-navigate vacant property rehab programs that do not rely on punitive practices to enforce code compliance, but instead include support systems inclusive of language accessible technical assistance for property owners engaged in rehab work.
- Revise local occupancy standards and overcrowding indicators that impose a culturally homogenous standard for socio-spatial arrangements and disregard the settlement patterns and multigenerational housing needs of culturally diverse populations.

- Adopt zoning ordinances that provide safe and legal hiring sites in designated locations for day laborers.
- Improve access to jobs, workforce development, education, training and career development services.
- Build stronger links and networks among immigrant communities, and between immigrant and long-time neighborhood residents to enhance social cohesion and reduce implicit bias.
- Legalize informal vending by creating vendor districts, incorporating vendors into business improvement districts, or creating a street vendor permit process.
- Support the growth and development of immigrant small businesses with culturally responsive tools, programs, and resources.
- Provide targeted initiatives and opportunities for immigrant women, including single-gender spaces.
- Support emerging community organizations within immigrant communities and build a network of “trusted connectors” to connect immigrant communities with mainstream resources.
- Increase immigrant hiring in municipal government and other public sector arenas.
- Analyze immigration-related benefits restrictions across programs, and consider how to broaden access for all residents. Advocate for allowing lawfully residing children and pregnant people access to Medicaid and CHIP (Children’s Health Insurance Program) sooner.
- Develop language access policies for residents with limited English proficiency, with appropriate language access protocols, bilingual staff, translated materials, interpretation services, and meaningful accountability mechanisms.
- Advocate for the restoration of the

right for all Michigan residents to obtain a driver’s license or state identification, regardless of immigration status.

While there is much to celebrate, there is still much to accomplish, and the costs of missed opportunities could deeply hurt Michiganders. By intentionally including immigrants in local, county, regional, and statewide community and economic development strategies, we will spark growth, revitalization, and sustained prosperity throughout Michigan for all of her residents.

Alaina Jackson is the Managing Director of Global Detroit. Global Detroit is a regional community and economic development organization. With a focus on immigrants and global talent, it develops and implements inclusive strategies to drive the growth, revitalization and broadly shared prosperity of Detroit and Southeast Michigan. It envisions a vibrant city and thriving global region with strong neighborhoods, healthy families, competitive companies, successful small businesses, and a rich and diverse cultural life.



Population is Up for Grabs

Michigan has a population problem: we're losing more working-age adults than we're gaining. We need more highly skilled people to support our economy, but there's a national competition between states pitching themselves to the best and brightest.

It's become more important than ever to answer, *Why Michigan?*

We're Already Answering the Question

People want a place where they can achieve great things, continue learning and growing in their field and enjoy a wonderful quality of life. They can do it all in Michigan, and the Michigan Economic Development Corporation (MEDC) is working hard to make this statement truer today than it was yesterday.

These efforts start where we're at our best. We invented the automobile a century ago, and now we can lead its reinvention as a bastion of high-tech innovation. Michigan has a once-in-a-generation opportunity to lead the transition to advanced manufacturing, electrification and increased semiconductor use.

And we're taking advantage of this shift with a holistic effort that includes:

- Strong economic development tools with our Make it in Michigan strategy
- Real-life, ambitious solutions with the Growing Michigan Together Council
- A world-class workforce through Talent Action Teams
- Strategic marketing campaigns that share Michigan's story
- Community support and preservation by attracting projects and fostering development

Everyone Can Make it in Michigan

Make it in Michigan is an economic strategy that prioritizes people, projects and places. This comprehensive vision will attract generation-defining projects, assist community-driven placemaking and bring people to Michigan.

Michigan's Fiscal Year 2024 budget adds



new funding and support for the already-strong economic tools within Make it in Michigan's three pillars, including:

- **People:** \$17 million for the Growing Michigan Together Council and Talent Action Teams to attract and develop talent.
- **Projects:** Over \$950 million for the Make it in Michigan Fund, the Make it in Michigan Competitiveness Fund, business attraction and community revitalization efforts and high-tech entrepreneurship support to win projects and build communities.
- **Places:** \$100 million for Revitalization and Placemaking Grants and the Housing and Community Development Fund, along with updates to the brownfield program to help revitalize downtowns and expand affordable housing to help revitalize downtowns and expand affordable housing.
- Beyond these direct investments in our economic toolkit, the budget also includes over \$2 billion in funding for areas that play a major role in attracting talent and business, such as health care access, state parks management, road and bridge repair and clean energy investments.

Growing Michigan Together

The new Growing Michigan Together Council and its new Chief Growth Officer are national firsts. The Council is responsible for developing a statewide strategy to achieve population growth by focusing on the following:

- Improving pre-K-12 education throughout the state
- Supporting our working population with community assets, such as child care
- Upgrading and modernizing our transportation and water infrastructure

This fall, the Growing Michigan Together team is set to travel to events across the state to discuss local opportunities for population growth. The team will then meet with leaders from the state government, the private sector, nonprofits and educational institutions. The goal is to report to the governor and legislators in December with specific proposals, including population goals, workforce shortage solutions and policy changes.

Attracting and Retaining as a Team

Michigan implemented another first-of-its-kind with the Talent Action Team initiative in 2022. Earlier this year, the

electric vehicle (EV)-focused Talent Action Team helped launch the nation's largest campaign to promote new careers by connecting employers, educational institutions and students.

Part of these efforts is The Michigan-der Scholars program. An EV-centered program is currently running with over 100 participating employers. Students earning technology or engineering degrees can obtain scholarships and industry experience by committing to a partnered Michigan employer.

At the same time, the Semiconductor Talent Action Team has already built a consortium with seven higher education partners, 15 semiconductor employers and two industry associations.

Sharing Michigan's Story

In March, Michigan launched the beginning of its largest-ever collection of attraction campaigns to deliver its case as the perfect place to live and do business.

The Pure Opportunity campaign is showing businesses and their decision-makers that if they want to change the world, they can invest in a state that already has. The award-winning Pure Michigan campaign, launched in 2006, continues to inspire out-of-staters as advertising influenced over 2 million leisure trips to Michigan last year. Finally, the upcoming You Can in Michigan campaign will show people they can build a rewarding life and career in Michigan.

Measuring Success in Generations

Another core piece of these efforts is attracting cutting-edge companies that will supply generations of high-paying jobs. This will, in turn, bring high-skilled talent looking to lead their high-tech fields. By working with local officials, we're identifying big-name projects, preparing sites and breaking down barriers for companies that want to do business here.

These projects are pivotal to our strategy, and we're winning them left and

right. Over the past two years, the state's powerful bipartisan economic development tools have helped bring home over \$16 billion in projects. This boost in investments also means securing 16,000 jobs building electric vehicles, batteries, semiconductors and clean energy from industry-leading companies, such as:

- Ford Motor Co.
- General Motors
- Our Next Energy
- indie Semiconductor
- Hemlock Semiconductor

People and Projects Lead to Better Places

Attracting talent and business investments comes down to the same thing: strong communities. The MEDC will continue its support for revitalizing downtowns, transforming brownfields, expanding affordable housing, and reinforcing infrastructure.

Whether it's building up Michigan's rural communities, revitalizing the biggest cities, or something in between, vibrant communities come in all shapes and sizes. The MEDC has incentives, connections and services to help your business and community grow.

Reach out to your local community development manager or business development manager to learn more. You can also visit our website to learn how the MEDC supports community development and stay up to date by signing up for the MI Communities newsletter. Look for links to all of these initiatives, programs, and resources in the November Michigan Planner E-dition.

The Michigan Economic Development Corporation (MEDC)

works with Michigan businesses and communities of all sizes to deliver the services and support they need to grow and succeed. With a network of more than 100 partners, MEDC propels Michigan to boldly drive the world forward.



**MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION**

Congratulations to this year's Planning Excellence Award Recipients

Daniel Burnham Award for a Comprehensive Plan
City of Albion Comprehensive Plan: *City of Albion and Beckett and Raeder, Inc.*
PlanFerndale: *City of Ferndale and Smith-Group*
City of Rockford Master Plan: *City of Rockford and Williams & Works*

Outstanding Planning Project: Best Practice
The Barry County 2040 "Live Better" Master Plan: *Barry County, McKenna, Harvey Consulting*
Eastpointe Zoning Ordinance Update and Steering Committee Workbooks: *City of Eastpointe and McKenna*

Outstanding Planning Project: Implementation
Viva La Avenida Area Specific Plan: *City of Grand Rapids, Williams & Works, Aligned Planning, Nederveld*
Greater Corktown Neighborhood Planning Framework Plan: *City of Detroit and Perkins & Will*

Outstanding Planning Project: Resiliency and Sustainability
MEDC Redevelopment Ready Communities Resilience Toolkit: *Michigan Economic Development Corporation (MEDC) and SmithGroup*

Outstanding Planning Project: Urban Design
Greenmead Historical Park Master Plan: *City of Livonia and Wade Trim*

Outstanding Graduate Student Award
Preserving Naturally Occurring Affordable Housing in Detroit: A Case Study of Oakman Boulevard Community along the Joe Louis Greenway: *University of Michigan's Urban and Regional Planning Program*

In Memory of Doug Piggott

Doug Piggott, FAICP, passed away unexpectedly on August 31, 2023. Most of the people reading these words knew of Doug, and many knew Doug personally. If you knew Doug, you automatically liked and respected him. He was such a great guy. I have been doing a lot of writing about Doug recently.

Most of Doug's career was spent in Michigan working for ROWE Professional Services. It was at ROWE where he hired me for my first job in Planning and where I witnessed first-hand his commitment to service and the Planning profession. Doug's professional accomplishments are too numerous to list in this article. But a few are worthy of highlighting:

- He was on the Executive Committee of the Michigan Chapter of the American Planning Association (MAPA) from 1994 through 2000, including two years as President. During his presidential term in 1996, Doug oversaw the merger of MAPA with the Michigan Society of Planning Officials (MSPO) to form the Michigan Association of Planning (MAP). The MAP organization in its current form exists in no small part due to the efforts of Doug in implementing the vision of a unified educational and advocacy group that would better serve Michigan communities and Planners.
- Doug was a member of the Planning Law Committee since 1992. Doug attended monthly Committee meetings, which typically lasted 3-4 hours per meeting, for 31 consecu-

tive years. Doug played a critical role in the development of both the Michigan Planning Enabling Act and the Michigan Zoning Enabling Act.

Doug's career accomplishments were rewarded when he entered the AICP College of Fellows in 2022. Doug was a humble person who had to be convinced by representatives of MAP to accept the nomination.

Despite his numerous professional accomplishments, Doug's greatest strength was as a teacher and mentor. I learned so much working under him, the breadth and depth of experience I gained was incredible--villages, cities, townships and school districts, master plans, zoning ordinances, parks and recreation plans and site plan reviews. As important as the technical training was, it was Doug's character that had the most lasting effect on me.

I am not alone.

Keith Leonard, AICP, Associate Planner, City of Tualatin, OR: "Doug was the kindest mentor that a new planner could wish for. He took time to explain complex issues with a smile. I never felt I couldn't approach him with what was likely a dumb question".

Keith Cheli, Landscape Architect, MDNR: "Doug was the humblest human being I knew, and he shared his professional knowledge and expertise freely with the purest intentions. I realized later in life that many professionals tend to put a lot of effort into being "somebody" instead of investing in the joyful freedom of simply doing the best job you can and making a difference for your communities and clients you serve. I work hard to live up to Doug's example".



Scott Kree, Senior Planner, Oakland

County: "Doug's ability to clarify, communicate, and rationalize things at an elementary level was his greatest strength. He was as humble as he was intelligent which made him approachable no matter what the question or task. As a young planner, his conduct as a mentor helped me build trust and reassurance in him, our clients, and in our planning profession".

Caitlyn Habben, AICP, Professional Planner, Wade Trim: "Doug would always take the time to make a teachable movement and make sure you didn't just understand the correction, but understood why. If we didn't know the why, we would investigate it together".

Doug taught me to always approach my work with patience, humility, dedication and kindness. Good words for all of us to plan by.

Rest in peace, Doug.

R. Brent Savidant, AICP, is Community Development Director for the City of Troy, where he also handles Planning Director responsibilities. Prior to working for Troy, Brent worked as a Planner for ROWE Professional Services from 1995-2002.

Site Plan, Sketch Plan, Survey, Plat, Oh, My!

Plans are what planners, officials, and building officials review in order to determine how a property will be developed. But all plans are not the same. Right sizing and fine tuning your submittal requirements ensures you get the information you need without being too demanding on applicants who want to improve property and/or do business in your community.

A **site plan** is a drawing that presents information showing what an applicant wants to do on a parcel, including existing and proposed man-made structures, natural features, parcel boundaries, setbacks, parking, topographic relief, utility lines, and landscaping. Site plans are prepared in accordance with local specifications that shows the arrangement, layout and design of the proposed use of a single parcel of land. According to Michigan's Zoning Enabling Act, a site plan includes "the documents and drawings required by the zoning ordinance to insure that a proposed land use or activity is in compliance with local ordinances and state and federal statutes." If it is prepared by a licensed architect or engineer, the plans should be professionally sealed.

A **sketch plan**, sometimes referred to as a plot plan, is a drawing that often accompanies zoning permit requests for uses that do not require site plan review. A sketch plan is less detailed than a site plan. Instead of having the drawing certified by an engineer, architect or land surveyor (as is typically required for site plans), a sketch plan can be drawn by the property owner or a contractor. It typically only shows the location and size of any structures as well as proposed setbacks, points of access, and parking.

A **boundary survey** or a certified land survey is prepared by physically marking property corners at the site. Property lines

are determined by surveyor calculation, not just by provided legal description like the mortgage survey (see below). Boundary surveys are beneficial in ensuring that you know exactly where the property lines are and where the building setback lines are. A drawing or plan is then prepared. Boundary surveys are typically sealed by a licensed land surveyor.

A **mortgage survey** shows the property lines per the legal description of the property and any recorded easements, rights of way, and encroachments that the preparer is made aware of. It also shows the location of any improvements on the lot in relation to the property lines. It could be used as a basis for a sketch plan. No stakes are placed on the actual property with a mortgage survey. They are typically not sealed by a licensed land surveyor.

A **subdivision plat** is the new layout of lots that have been created from the original single parcel along with boundary distances, orientations, areas, and new lot numbers to designate the new parcels. Once the subdivision is approved and recorded, the land is no longer described using metes and bounds, but by its Lot # in the [insert name of subdivision] Subdivision. The process of platting is highly regulated and includes various steps and levels of governmental approval, including the County Road Commission, the County Drain Commissioner, the Michigan Department of Transportation, the Michigan Department of Natural Resources, the Michigan Department of Environment, Great Lakes, and Energy, and the local municipality's health department.

Site condominiums first became possible under the Michigan Condominium Act, adopted by the Michigan Legislature in 1978. Michigan Community Association Law website states, "the platted subdivision

approach and the newer site condominium technique are two different statutory methods of reaching essentially the same practical and legal result of dividing real estate into separate residential building sites". Due to the complicated and lengthy process required to plat a subdivision under the Michigan Land Division Act, many developers have moved away from platting and have begun creating condominiums (including site condominiums) under the Michigan Condominium Act.

Knowing the difference between a plat, plan, and sketch allows a community and its reviewers to better hone submittal requirements. Consider the following when setting requirements:

- What type of improvement is proposed? Such as, interior renovations, new building, new exterior structures, exterior maintenance or replacement, property division without construction.
- Is the construction or improvement proposed a principal use permitted, a special land use, or a nonconforming use, building, site or parcel?
- What review process is required? Such as, site plan review, building permit, administrative zoning review, or variance.
- For each type of review, what information is currently required?

Plan reviewers getting the information they need ensures that the community gets the development it planned for and wants without being overly burdensome to residents and businesses in the community.

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