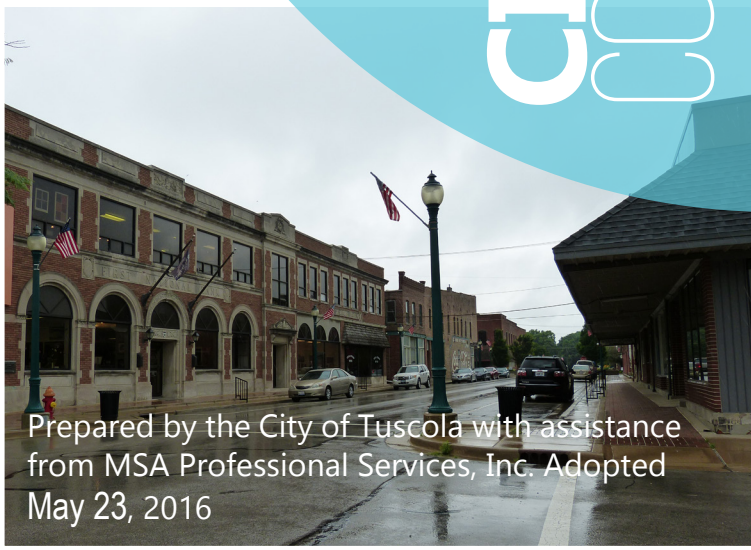


CITY OF TUSCOLA COMPREHENSIVE PLAN 2016-2036





TUSCOLA ELECTED OFFICIALS

Daniel J. Kleiss, Mayor
Alan R. Shoemaker, Ward 1
Phyllis Truitt, Ward 1
James Mark Maxey, Ward 2
Scott Day, Ward 2
Boyd Henderson, Ward 3
Dave Slaughter, Ward 3
Tim Hoey, Ward 4
Dan Cleland, Ward 4

COMPREHENSIVE PLAN STEERING COMMITTEE

Dale Boyer, Finance
Dan Meyer, Agribusiness
Dave Butler, Community Advocate
Fred McDonald, Real Estate
Jeremy Tengwall, Downtown/Development
Mike Damler, Resident at Large
Morrie Mendenhall, Retail
Randy Hastings, Real Estate
Michael Smith, Education
Susie Harbaugh, Agriculture
Ted Mitchell, Clergical

CITY STAFF

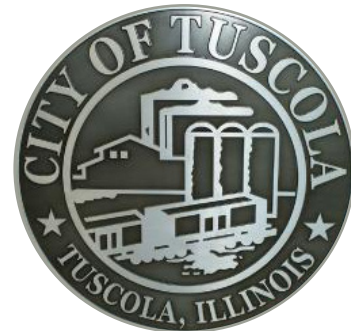
Drew Hoel, City Administrator
Alta Long, Treasurer
Elizabeth A. Leamon, City Clerk
Steve Hettinger, Building Inspector
Denny Cruzan, City Services Foreman
Craig Hastings, Police Chief
Brian Moody, Fire Chief

MSA PROFESSIONAL SERVICES, INC.

Stephanie Brown, AICP, Urban Planner
Greg Crowe, AICP, Client Services Manager
Andrew Bremer, AICP, Urban Planner

MSA

PROFESSIONAL SERVICES



CHAPTER 1: INTRODUCTION

- 1.1 | The Plan as a “Living Guide”
- 1.2 | A Snapshot of Tuscola
- 1.3 | Existing Plans & Studies

CHAPTER 2: PLANNING PROCESS AND PUBLIC PARTICIPATION

- 2.1 | Planning Process
- 2.2 | Community Event
- 2.3 | Stakeholder Interviews
- 2.4 | Community Survey
- 2.5 | Visual Preference Survey
- 2.6 | Steering Committee Meetings

CHAPTER 3: GOALS, OBJECTIVES AND STRATEGIES

- 3.1 | Vision & Goals
- 3.2 | Housing
- 3.3 | Public Infrastructure
- 3.4 | Transportation & Mobility
- 3.5 | Economic Development
- 3.6 | Agricultural & Natural Resources
- 3.7 | Community Facilities & Services
- 3.8 | Municipal Government/Intergovernmental Collaboration
- 3.9 | Zoning Ordinance Recommendations

CHAPTER 4: LAND USE

- 4.1 | Goals, Objectives & Strategies
- 4.2 | Future Land Use
- 4.3 | Future Land Use Categories

CHAPTER 5: IMPLEMENTATION AND ACTION PLAN

- 5.1 | Guiding Daily Decisions
 - 5.2 | Guiding Annual Decisions
 - 5.3 | Action Plan
 - 5.4 | Amending the Plan
-

APPENDIX A: PLANNING PROCESS AND PUBLIC PARTICIPATION

A.1 | Demographics

A.2 | Housing

A.3 | Transportation & Mobility

A.4 | Economic Prosperity

A.5 | Agricultural & Natural Resources

A.6 | Community Facilities & Services

A.7 | Community Character

A.8 | Collaboration & Partnerships

A.9 | Land Use

APPENDIX B: PUBLIC PARTICIPATION

B.1 | Community Event

B.2 | Community Survey

B.3 | Visual Preference Survey

APPENDIX C: MAPS

Base Map | Planning Area

Base Map | Inset

Development Limitations

Soils

Existing Land Use

Future Land Use

Future Land Use | Inset

Zoning

Existing Transportation

Future Transportation

Parkland

Proposed Public Plaza & Park Concept



Amendment Number	Description of Amendment	Council Approval	Amendment Prepared By: Name & Title
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			