



VILLAGE OF LINCOLN

MASTER PLAN

2026–2031

The Village With A Vision

DRAFT

• OUR COMMUNITY. OUR RESOURCES. OUR FUTURE. •

Preserving Our Heritage. Planning Our Tomorrow.



TABLE OF CONTENTS

Chapter 1 Introduction

The Purpose & Process of a Master Plan	1-1
The Status of Planning in the Village of Lincoln	1-3
Regional Location & History	1-4

Chapter 2 Community Profile

Population	2-1
Age Distribution	2-3
School Enrollment & Educational Attainment	2-4
Income	2-6
Employment & Unemployment	2-9
Commuting to Work	2-13

Chapter 3 Community Services

Public Facilities	3-1
Medical Facilities	3-2
Public Safety	3-3
Schools	3-3
Utilities	3-3
Industrial Park	3-4
Media	3-4
Recreation	3-4
Transportation Systems	3-5

Chapter 4 Natural Resources

Climate	4-1
Physical Characteristics	4-1
Water Resources, Fish & Wildlife	4-9



TABLE OF CONTENTS

Chapter 5 Housing

Overview	5-1
Household Characteristics	5-2
Household Income	5-3
Current Housing Inventory	5-4
Household Expenses	5-6
Current Housing Cost	5-7
Conclusion	5-9

Chapter 6 Existing Land Use

Existing Land Use Table	6-2
Existing Land Use Map	6-3
Existing Land Uses Defined	6-4

Chapter 7 Public Input & Goals

Public Input Survey Summary	7-1
Overall Vision	7-3
Community Character	7-4
Quality of Life	7-5
Vibrant & Balanced Economy	7-7

Chapter 8 Future Land Use

Land Use Planning Area Table	8-1
Future Land Use Map	8-2
General Residential	8-3
Conservation Residential	8-4
Mixed Use	8-5
Planned Unit Development	8-6
Town Center	8-7
General Business	8-8
Industrial/Heavy Commercial	8-9
Public- Institutional-Recreational	8-10



TABLE OF CONTENTS

Chapter 9 Adoption & Documentation

Plan Coordination & Review	9-1
Public Hearing	9-1
Plan Adoption	9-1
Plan Implementation	9-2
Zoning Plan	9-2
Grants & Capital Improvement Plan	9-3
Recreation Plan	9-4
Official Documentation	9-5



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80 Livingston Blvd Suite U-108 PO Box 457 Gaylord, MI 49734 [www. Nemcog.org](http://www.Nemcog.org)

Socio-Economic Data Sources: 2024 American Community Survey, US Census, Alcona County Equalization, MiSchool Data

Map Sources: Natural Resource Conservation Service, USDA, National Wetland Inventory, US Fish & Wildlife Service, State of Michigan





CHAPTER

1

Introduction



The Purpose & Process of a Master Plan

The purpose of the Village of Lincoln Master Plan is to provide guidelines for future physical development of the community while protecting water and other natural resources and preserving the rural character. This plan presents extensive background information for the Village and the surrounding area, including social and economic data, description and mapping of natural resources, and an inventory of existing community facilities. The background information is analyzed to identify characteristics, changes, and trends occurring in the Village of Lincoln. Community concerns are identified based on the Village Council and Planning Commission comments and input provided at public meetings and an online public survey. Community goals and policies are presented to guide future development based on these background studies, key land use trends, and community issues. These goals, along with a map of existing land uses, provide the basis for the Future Land Use Map. The Future Land Use Map recommends locations for various types of future development within the Village.

According to Michigan law, a zoning ordinance must align with an adopted Master Plan to be valid and enforceable. The authority to develop the master plan is provided through the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. Public Act 33 of 2008 requires the Planning Commission to hold a public hearing before the final adoption of a master plan as well as when the Planning Commission alters, amends, or expands the scope of its master plan after its original adoption.

A MASTER PLAN IS



- ❖ **FUTURE ORIENTED:** The Plan concerns itself with long-range planning in guiding growth and land use needs. The plan is not only a picture of the community today, but a guide to how the community should evolve over the next five to ten years in response to growth.



- ❖ **GENERAL:** The plan establishes broad principles and policies to address future growth and land use needs.



- ❖ **COMPREHENSIVE:** The plan addresses all types of land uses and the practical geographic boundaries of each.



- ❖ **A PLAN:** The land use plan is a tangible document, which consists of both text and maps, with maps typically illustrating the policies set forth within the text.

The Master Plan aims to preserve and develop a community that benefits both its residents and neighboring areas. To accomplish this, the Plan provides an analysis of the community's existing resources and serves as a guide for making informed land use decisions.

MASTER PLANS SERVE TO:



❖ **Seek** citizen input on needs and services.



❖ **Provide** an overall perspective of the land, how it is being used, and how it should be used in the future.



❖ **Create** a general statement of the goals and objectives of the community.



❖ **Preserve** the quality of life in the community.



❖ **Promote** public health, safety, and welfare for the region's citizens.



❖ **Guide** the use of limited resources and preservation in the most effective manner possible through clear and logical zoning decisions.

Master Plans do not carry the force of law; rather, they serve as guides meant to be regularly referenced and updated. The Future Land Use plan is a central element of the Master Plan, informing decisions related to zoning, capital improvements, utility expansions, land divisions, and interactions with neighboring communities. It is important to note that, as a guide rather than an engineering tool, the maps in this document should not be used to measure property lines, serve as a definitive source for tax purposes, or determine precise boundaries for floodplains or wetlands.



The Status of Planning in the Village of Lincoln

The Village of Lincoln Planning Commission was established by Village Ordinance No. 106 of January 1, 1975. That ordinance was repealed, and a new Planning Commission Ordinance was adopted in 2008 to re-establish the Planning Commission under P.A. 33 of 2008. The Planning Commission consists of five members appointed by the Village President subject to Village Council approval. Members serve three-year terms. The Planning Commission is responsible for all aspects of planning for the Village, including the preparation of a Master Plan, site plan review, and recommendations to the Village Council on requests for amendments to the zoning ordinance and re-zoning requests.

The Village of Lincoln has recognized the importance and need for developing an updated Master Plan in compliance with the Michigan Planning Enabling Act, P.A. 33 of 2008. The Village completed a Master Plan in 2006, an update in 2011, and again in 2019. The Community has used the plan to guide community development and restoration. Two key purposes of the Master Plan are to provide a legal foundation for the Village Zoning Ordinance and to address anticipated future needs of Village residents and businesses. By documenting existing conditions such as the environment, socio-economic trends, community services, transportation, recreation, and land use within a Master Plan, the Village will be able to formulate appropriate land use goals and policies to guide development and serve as the basis for enforceable zoning. The Master Plan will be used as a basis for re-examining the Village's zoning districts and land use development controls.

The 2019 Master Plan effort focused on updating background chapters and reexamining community goals and the future land use plan. The process was completed in compliance with the Michigan Planning Enabling Act, P.A. 33 of 2008. In addition, the community adjusted its Master Plan to meet the requirements of the Michigan Economic Development Corporation's (MEDC) Redevelopment Ready Communities® program. Redevelopment Ready Communities® (RRC) is a certification program supporting community revitalization and the attraction and retention of businesses, entrepreneurs, and talent throughout Michigan. RRC promotes communities to be development ready and competitive in today's economy by actively engaging stakeholders and proactively future planning, making them more attractive for projects that create places where people want to live, work, and invest.

Currently, the Village of Lincoln has reached engaged status within the RRC program and is working to complete all necessary updates to attain certified status. To assist the Village with the Master Plan and Zoning changes, they secured a MSHDA Housing Readiness Incentive Grant in 2024 to update their plans to include housing.

Regional Location & History

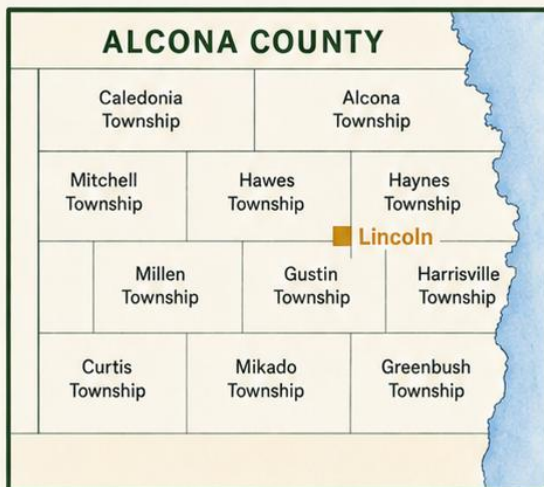
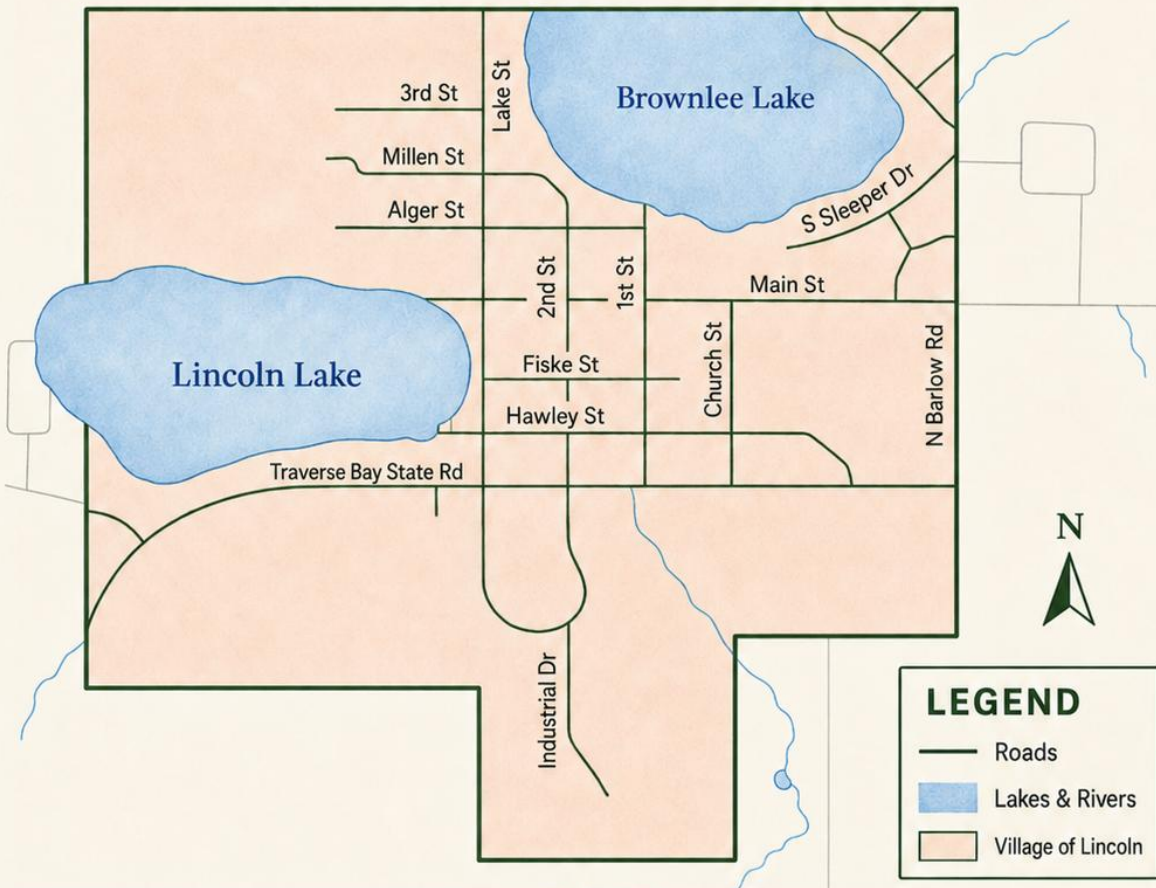
The Village of Lincoln comprises an area of slightly more than one square mile or 680 acres and is situated in both Gustin and Hawes Townships. The northern portion is in Hawes Township (T27N R8E Section 36), and the southern portion is in Gustin Township (T26N R8E Section 1). Originally known as West Harrisville, the Village of Lincoln was settled in 1885 when the lumber boom was at its peak and was platted in 1886 with Blocks 1-20 in Hawes Township and Blocks 21-40 in Gustin Township. Through acquisitions over the years, there are now 356 lots in the Village. The site remained West Harrisville until 1899, when it was renamed Lincoln by the postal service. It became incorporated as a Village under the Local Act of 1907 No. 575. The Village of Lincoln is approximately five miles west and two miles north of the City of Harrisville. County Highway F-41 enters the Village from the south, becomes Main Street in downtown Lincoln, and then proceeds north to eventually intersect with US 23 in the vicinity of the community of Spruce.

It is believed that the site for the Village of Lincoln was chosen because of the two lakes, Brownlee and Lincoln, located within the Village limits. Often referred to as the Twin Lakes, the lakes and the abundant forests provided the necessary elements for the growing railroads, the first of which was built by Alger Smith and Company. Lincoln Lake would eventually serve as an integral instrument for the logging industry, as it was used to transport lumber to a nearby train depot for the Detroit and Mackinac Railroad.



VILLAGE OF LINCOLN

LOCATION & REGIONAL CONTEXT





CHAPTER

2

Community
Profile



Understanding the future needs of a community requires a thorough analysis of its population, housing, income, education, and employment characteristics. This chapter presents socio-economic data for the Village of Lincoln, sourced from the 2023 American Community Survey 5-year estimates published by the U.S. Census Bureau. Employment and unemployment data are provided by the Michigan Bureau of Labor Market Information and Strategic Initiatives, while State Equalized Tax values are obtained from the Michigan Department of Treasury.

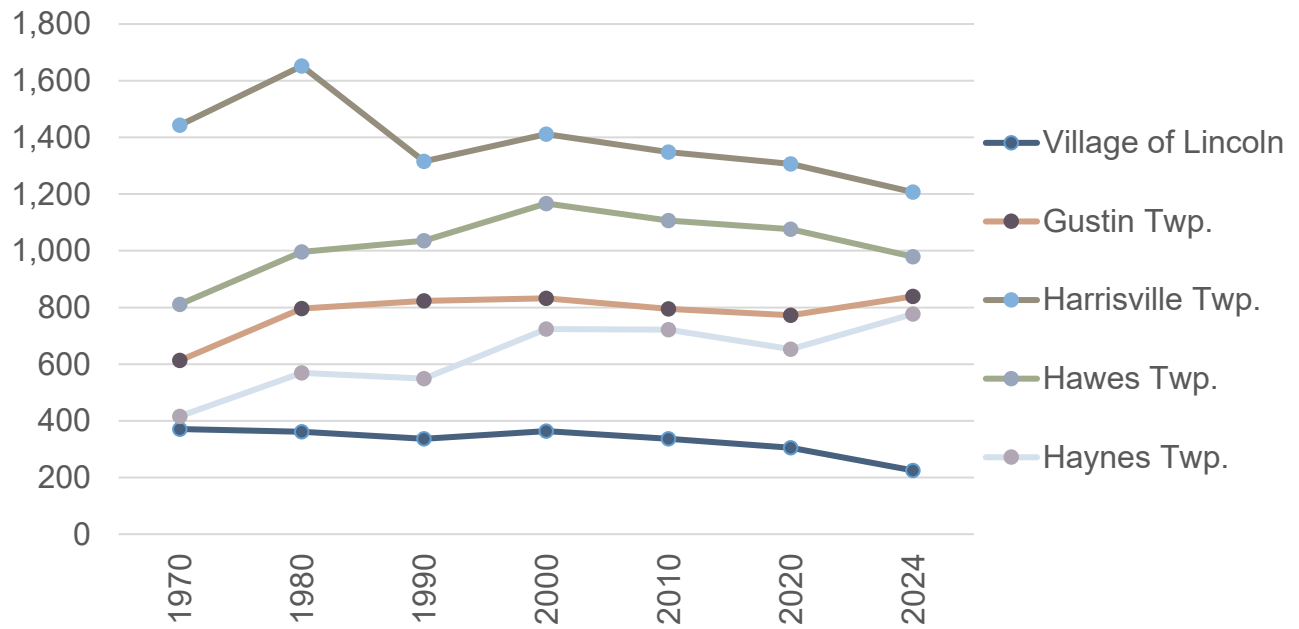
Population

Population data for the Village of Lincoln, several townships in Alcona County, the county as a whole, and the state of Michigan from 2000 to 2024. The data show an overall trend of population decline in most areas, with a few exceptions.

Population				
Municipality	2000	2010	2020	2024
Village of Lincoln	364	337	305	225
Hawes Township	1,167	1,107	1,076	979
Haynes Township	724	722	653	777
Gustin Township	832	795	773	839
Harrisville Township	1,411	1,348	1,307	1,207
Alcona County	11,719	10,943	10,167	10,397
State of Michigan	9,938,444	9,883,640	10,077,331	10,077,761



Population by Municipality



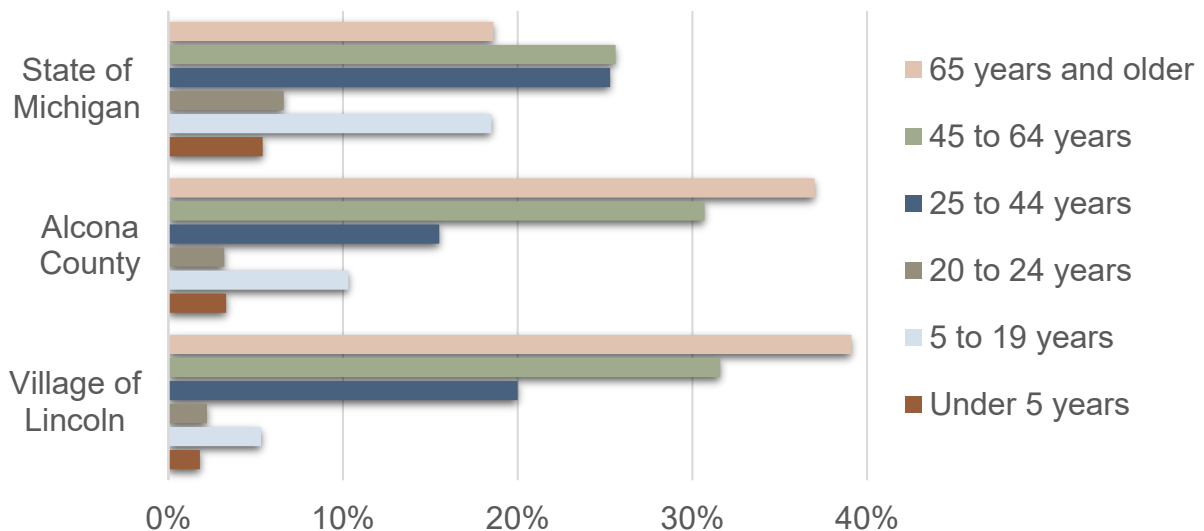
Age Distribution

The age distribution of the Village of Lincoln reflects an older population compared to Michigan overall. Residents age 65 and older make up 35.6% of Lincoln's population, nearly double the statewide rate of 18.2%, while another 36.4% are between ages 45 and 64. Younger residents and working-age adults are less represented, indicating an aging population trend similar to Alcona County.

Age Distribution

	Village of Lincoln	Alcona County	State of Michigan
Under 5	1.8%	3.3%	5.4%
5 to 19	5.3%	10.3%	18.5%
20 to 24	2.2%	3.2%	6.6%
25 to 44	20.0%	15.5%	25.3%
45 to 64	31.6%	30.7%	25.6%
65 and up	39.1%	37.0%	18.6%

Age Distribution by Municipality

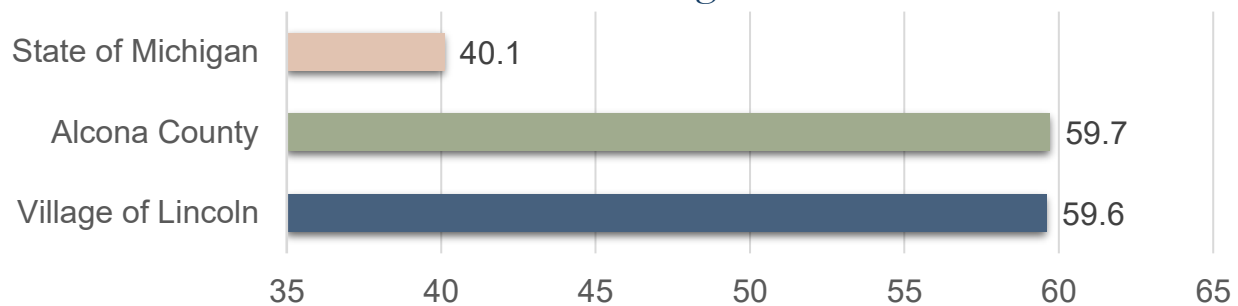


Median Age

Village of Lincoln	Alcona County	State of Michigan
60.1	60.0	40.2

The Village of Lincoln has a median age of 60.1, nearly identical to Alcona County's 60.0 and substantially higher than Michigan's 40.2. This older population may influence future needs related to community services, housing, workforce availability, and long-term planning.

Median Age



School Enrollment & Educational Attainment

Alcona Community Schools enrollment has remained relatively stable since 2019–2020, ranging from 660 to 692 students.

However, the share of economically disadvantaged students has increased from 63.2% to a projected 75.1%, indicating growing economic challenges that may affect educational support and community service needs.

School Enrollment

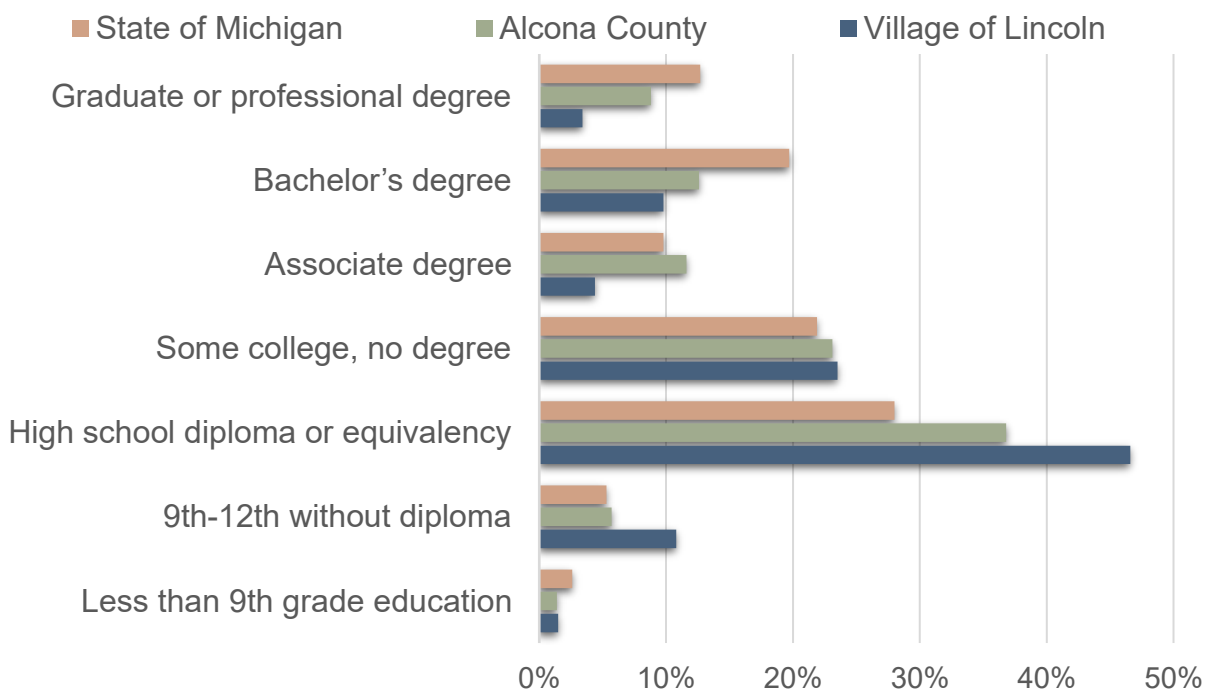
	# of Students	% Economically Disadvantaged
2019-20	692	63.2
2020-21	660	61.8
2021-22	690	63.2
2022-23	677	64.1
2023-24	683	69.4
2024-25	687	75.1
2025-26	682	70.1

Educational attainment in the Village of Lincoln is generally lower than county and statewide levels. While 88.3% of adults have at least a high school diploma, 54.0% report a high school diploma as their highest level of education, and only 11.3% hold a bachelor's degree or higher, compared with 20.7% in Alcona County and 31.8% statewide.

Educational Attainment

	Village of Lincoln	Alcona County	State of Michigan
Population 25 and over	204	8,649	7,008,507
Less than 9 th grade education	1.5%	1.4%	2.6%
9 th -12 th without diploma	10.8%	5.7%	5.3%
High school diploma or equivalency	46.6%	36.8%	28.0%
Some college; no degree	23.5%	23.1%	21.9%
Associate degree	4.4%	11.6%	9.8%
Bachelor's degree	9.8%	12.6%	19.7%
Graduate or professional degree	3.4%	8.8%	12.7%
High school graduate or higher	87.7%	92.9%	92.1%
Bachelor's degree or higher	13.2%	21.4%	32.4%

Educational Attainment



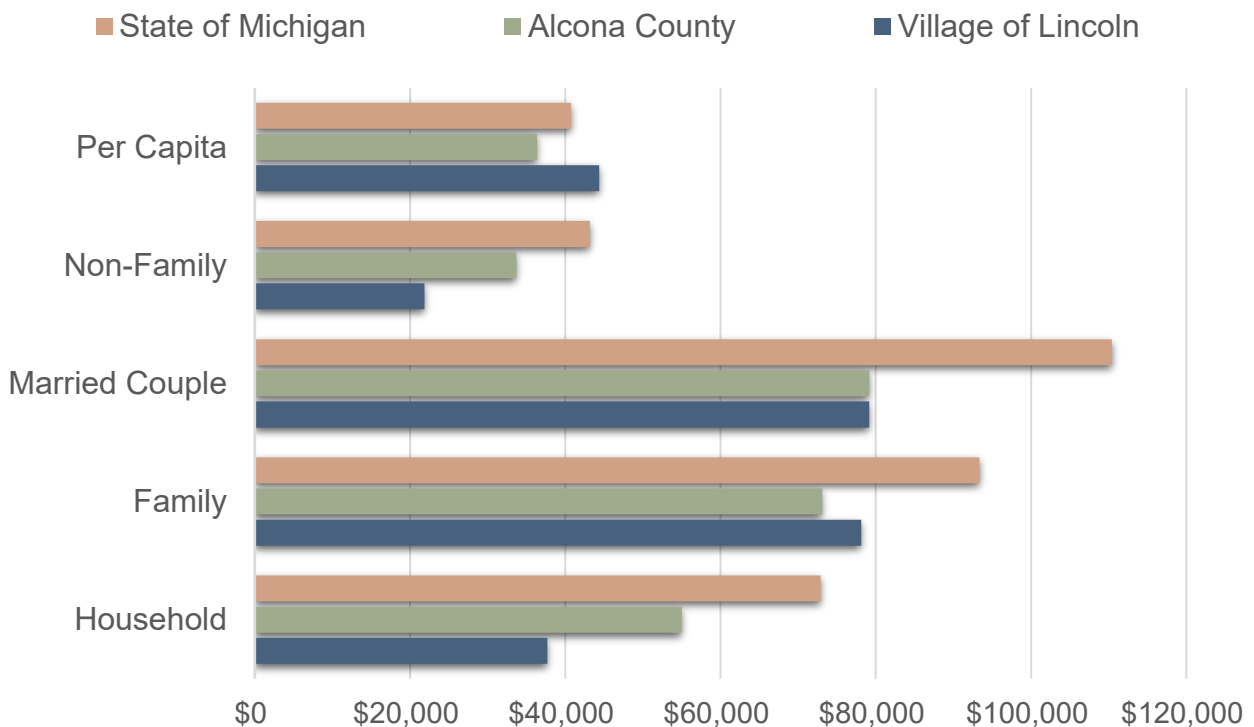
Income

Income levels in the Village of Lincoln vary considerably by household type. The median household income is \$33,771, well below Alcona County (\$53,568) and Michigan (\$71,149), while Lincoln's median family income is \$75,625, slightly higher than the county. Non-family households report particularly low incomes, although Lincoln's per capita income of \$45,244 exceeds both county and state levels.

Income

	Village of Lincoln	Alcona County	State of Michigan
Median Household Income	\$37,679	\$54,993	\$72,875
Median Family Income	\$78,125	\$73,097	\$93,357
Median Married Couple	\$79,167	\$79,167	\$110,391
Median Non-Family	\$21,875	\$33,690	\$43,188
Per Capita Income	\$44,352	\$36,382	\$40,735

Median Income



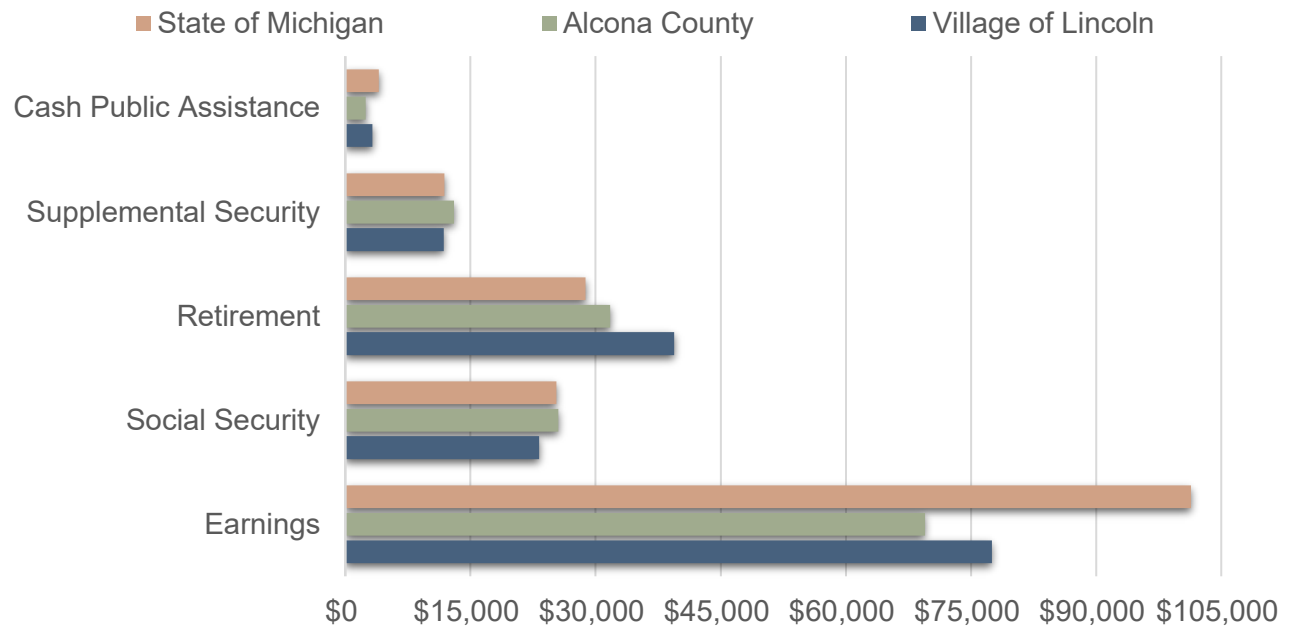
Income sources in the Village of Lincoln reflect its older population. About 52.7% of households report earnings, while 49.1% receive Social Security. Retirement income is less common, reported by 20.0% of households, although Lincoln's average retirement income of \$39,439 exceeds both Alcona County and Michigan.

Income Sources

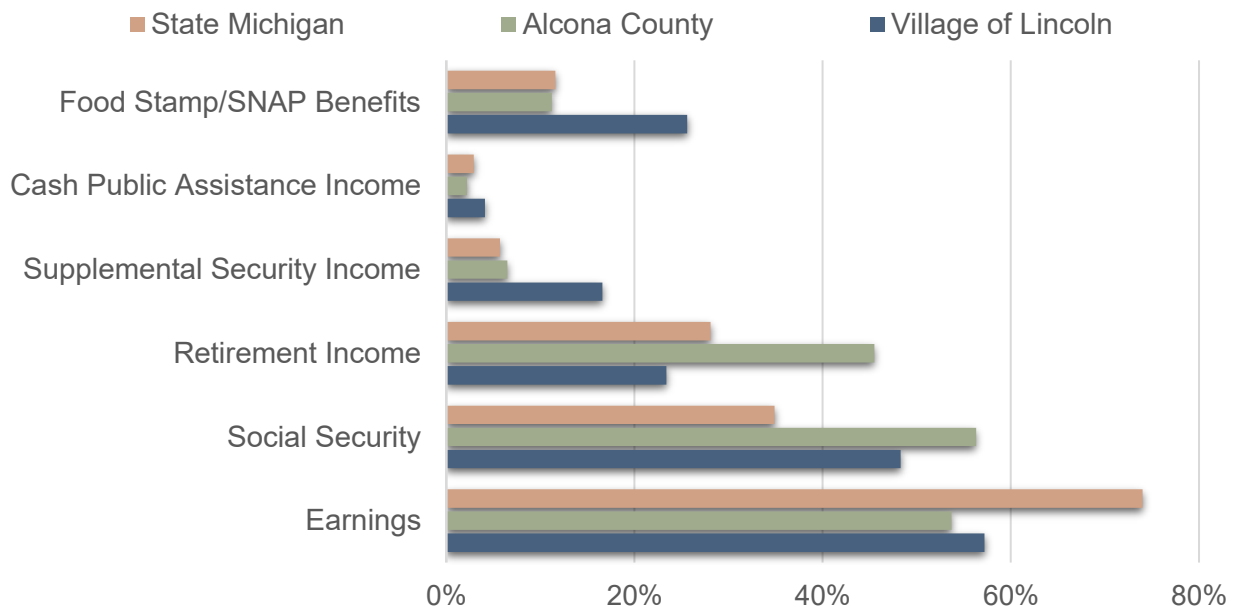
	Village of Lincoln		Alcona County		State of Michigan	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
With earnings	83	57.2%	2,851	53.7%	3,017,942	74.0%
<i>Mean earnings</i>	<i>\$77,489</i>		<i>\$69,495</i>		<i>\$101,365</i>	
With Social Security	70	48.3%	2,985	56.3%	1,421,376	34.9%
<i>Mean Social Security Income</i>	<i>\$23,230</i>		<i>\$25,545</i>		<i>\$25,306</i>	
With retirement income	34	23.4%	2,414	45.5%	1,145,735	28.1%
<i>Mean retirement income</i>	<i>\$39,400</i>		<i>\$31,749</i>		<i>\$28,787</i>	
With Supplemental Security Income	24	16.6%	346	6.5%	231,820	5.7%
<i>Mean Supplemental Security Income</i>	<i>\$11,796</i>		<i>\$13,021</i>		<i>\$11,875</i>	
With cash public assistance income	6	4.1%	115	2.2%	119,122	2.9%
<i>Mean cash public assistance income</i>	<i>\$3,250</i>		<i>\$2,448</i>		<i>\$4,032</i>	
With Food Stamp/SNAP benefits in the past 12 months	37	25.6%	595	11.2%	473,967	11.6%



Income Sources by Median Earnings



Income Sources by Percentage



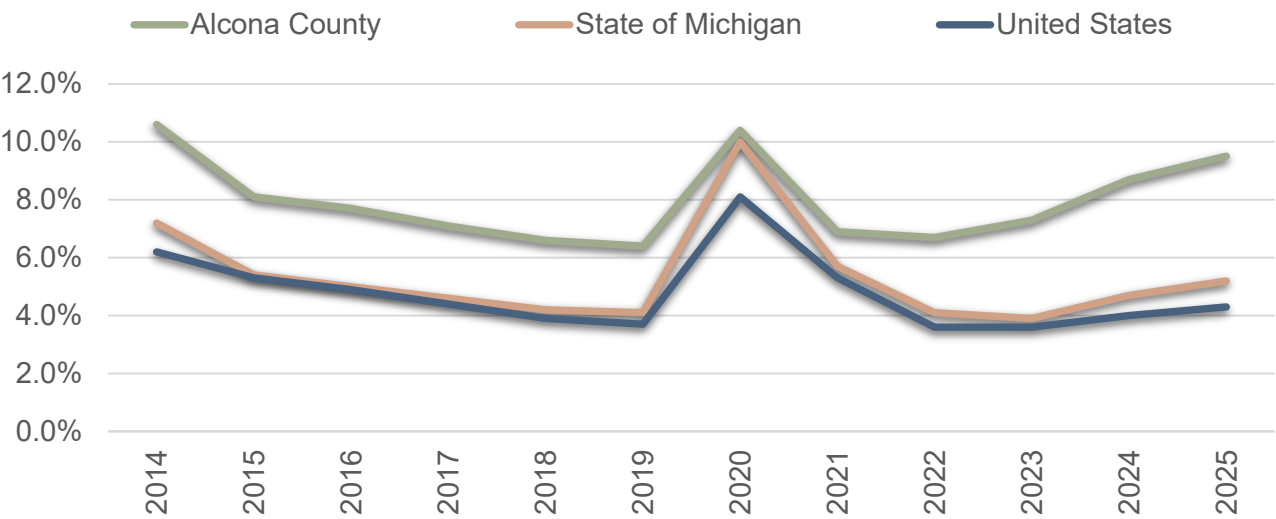
Employment & Unemployment

Alcona County’s labor force has remained relatively stable over the past decade, while unemployment has fluctuated considerably. The 2025 unemployment rate of 9.5% represents an increase from 8.7% in 2024 and 7.3% in 2023.

Alcona County Employment

Year	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate
2025	3,511	3,179	332	9.5%
2024	3,501	3,196	305	8.7%
2023	3,640	3,375	265	7.3%
2022	3,867	3,606	261	6.7%
2021	3,732	3,475	257	6.9%
2020	3,860	3,459	401	10.4%
2019	3,903	3,654	249	6.4%
2018	3,817	3,566	251	6.6%
2017	3,840	3,569	271	7.1%
2016	3,839	3,543	296	7.7%
2015	3,826	3,515	311	8.1%
2014	3,836	3,428	408	10.6%

Unemployment Rates

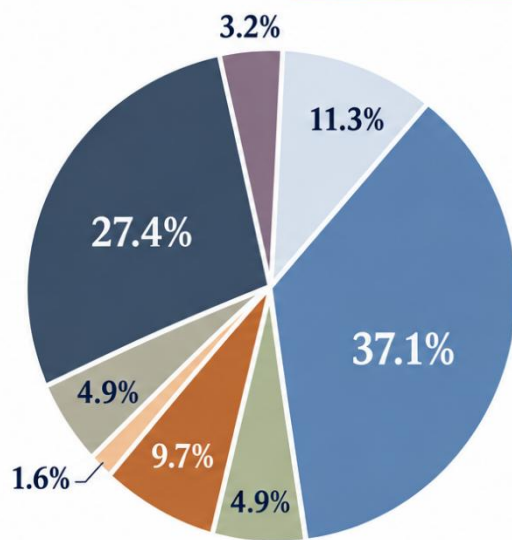


Employment in the Village of Lincoln is concentrated in manufacturing (37.1%) and education, health care, and social assistance (27.4%). Together, these sectors account for nearly two-thirds of employed residents, highlighting their importance to the local workforce.

Major Employment Type

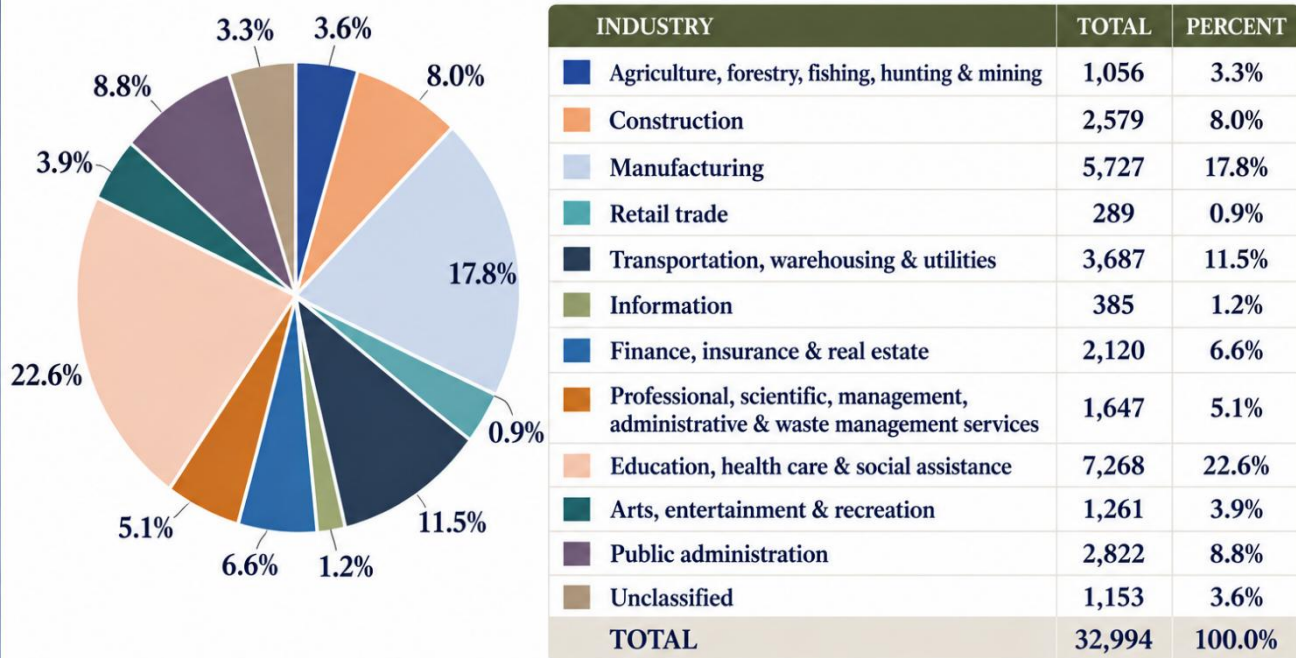
Category	Village of Lincoln		Alcona County	
	Total	Percent	Total	Percent
Agricultural, Forestry, Fishing, Mining	0	0.0%	90	3.6%
Construction	7	11.3%	198	8.0%
Manufacturing	23	37.1%	444	17.8%
Wholesale Trade	0	0.0%	23	0.9%
Retail Trade	3	4.85%	166	6.7%
Transportation, Warehousing & Utilities	6	9.7%	285	11.5%
Information	1	1.6%	29	1.2%
Finance, Insurance & Real Estate	0	0.0%	165	6.6%
Professional, scientific, management, administrative & waste management services	3	4.85%	126	5.1%
Education, health care & social assistance	17	27.4%	562	22.6%
Arts, entertainment & recreation	0	0.0%	98	3.9%
Public Administration	0	0.0%	218	8.8%
Unclassified	2	3.2%	83	3.3%

Village of Lincoln Employment by Industry



INDUSTRY	TOTAL	PERCENT
Construction	7	11.3%
Manufacturing	23	37.1%
Education, health care & social assistance	17	27.4%
Retail trade	3	4.9%
Transportation, warehousing & utilities	6	9.7%
Information	1	1.6%
Professional, scientific, management, administrative & waste management services	3	4.9%
Unclassified	2	3.2%
TOTAL	62	100.0%

Alcona County Employment by Industry



Commuting to Work

Most Village of Lincoln workers drive alone to work (74.5%), followed by carpooling (10.6%) and walking (8.5%). Another 6.4% work from home, reflecting a limited but notable use of alternatives to commuting by personal vehicle.

Work Commute Village of Lincoln

Mode of Transportation	Number	Percent
Drove Alone	70	74.5%
Carpooled	10	10.6%
Walked	8	8.5%
Worked at Home	6	6.4%

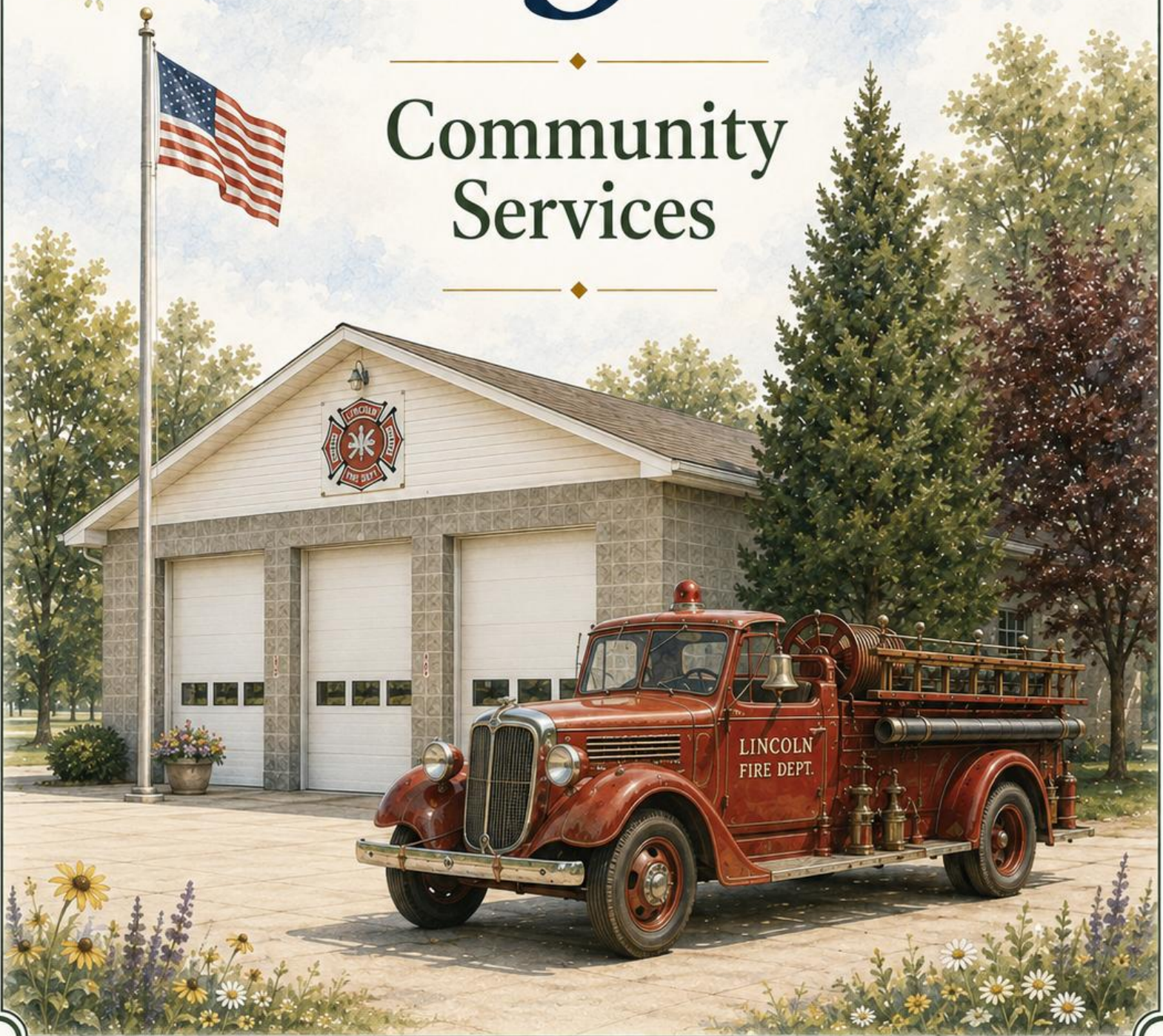




CHAPTER

3

Community
Services



Public Facilities

Lincoln Municipal Building, Fire Hall and Storage Facility

The Lincoln Municipal Building and Fire Hall, located at the corner of Lake Street and West Fiske Street in downtown Lincoln, contains a garage for three fire trucks and a First Responder vehicle, a conference room, and restrooms. It is the site of the Village Council and other meetings. A municipal service garage is located on an adjacent lot to the Municipal Building and is used for equipment storage and maintenance. The Village also owns three vacant lots at the corner of Hawley and Lake Streets, which are earmarked for future growth needs.

Alcona County Senior Center

The new Alcona County Sunrise Senior Center, located in the Village of Lincoln, is a major development aimed at enhancing services and quality of life for the county's aging population. Funded by a \$12.5 million grant from the Michigan Legislature, the project is led by the Alcona County Commission on Aging (ACCOA). The center will feature a full-size gymnasium for sports and recreational activities, a fitness room with modern equipment, a commercial kitchen and dining area for congregate meals, and dedicated office space for ACCOA staff. In addition to these community features, the development includes eight senior housing units designed to provide safe, affordable, and accessible living for older adults. The center will also continue to support vital services like Meals on Wheels. Construction is progressing steadily, with completion expected by summer 2025. The facility is poised to become a hub for senior engagement, health, and well-being in Alcona County.

Lincoln Depot

The Lincoln Depot, used from 1896-1929, is recognized as a Michigan Historic Site. It has been conveyed by the Village of Lincoln Downtown Development Association to a group called the *Friends of the Lincoln Depot*, under the sponsorship of the Alcona Historical Society. The depot is located directly across the street from the municipal building and Lincoln Lake.



Alcona County Library: Lincoln Branch

The Lincoln Branch of the Alcona County Library, located at 330 Traverse Bay Road, contains books, magazines, audiobooks, videos/DVD's, a meeting and tutoring room, and high-speed Internet access. In addition, the library has access to the collections of 16 other library systems currently part of the consortium. The library also has partnered with the Alcona Historical Society to bring historic photos into an exclusive computer database for public viewing.

DNRE Field Office

This facility is headquarters for local fire control in the surrounding State and National Forest, as a deer checking station during the fall hunting season, and as a storage facility for park maintenance equipment.

Medical Facilities

There are no hospitals located in Alcona County. The Alcona Health Center's main office is in Lincoln with a branch office in Harrisville. One optometrist office is located in Harrisville. For health care services not available at these facilities, residents travel to Mid-Michigan Medical Center of Alpena, Munson Healthcare Hospital in Grayling, Tolfree Memorial Hospital in West Branch, Tawas St. Joseph Hospital in Tawas City and Munson Medical Center in Traverse City.

District Health Department #2 offices are located in Harrisville. The agency provides health care services that are not available or affordable elsewhere. Health Department #2 offers services under three categories: home health care services, environmental health services, and personal health services. Northeast Michigan Community Mental Health provides support services to developmentally disabled persons as well as persons needing mental health services. The Northeast Michigan Community Mental Health service area covers Alcona, Alpena, Montmorency, and Presque Isle Counties.



Public Safety

The Village does not operate municipal law enforcement services. Law enforcement is provided by the Alcona County Sheriff's Department and supplemented by the Michigan State Police, Alpena Post. The Alcona County Sheriff Department and associated facilities are located within Harrisville, adjacent to the County Courthouse. The Michigan State Police have a satellite office in the Village of Lincoln with two full-time troopers assigned. Alcona County operates countywide 911.

Ambulance service is provided by Alcona County, which pays for the costs through the Ambulance Fund millage. There are currently two full-time emergency medical service stations operating in Alcona County.

Schools

The Village of Lincoln is located in the Alcona Area School District, which encompasses Alcona, Caledonia, Hawes, Harrisville, Haynes, Gustin and Millen Townships as well as a small portion of Mikado Township. The school buildings for K-5 and grades 6-12 are located on Barlow Road just off M-72 in Gustin Township. The Alcona Community School District is part of the Alcona-Montmorency-Alpena Educational Service District.

Utilities

Electrical power is provided by Consumers Energy and natural gas is provided by DTE. Frontier Communications provides regular telephone service while cellular telephone service is provided by various providers. Local cable television service is provided to Lincoln. Internet services are available from Spectrum Cable, Frontier Communications (DSL), HughesNet Satellite, Viasat Satellite, and from various cellphone providers. The Village of Lincoln has no central water system, and its sewer system was upgraded as of December 2006.



Industrial Park

Planning stages for the Lincoln Industrial Park began in 1980 with the development of the Lincoln Action Plan, followed by a site development plan and concept plan prepared in August 1981 and amended in 2000 with the annexation of approximately 40 acres by the Village. The Industrial Park now totals 80 acres and is located in the southern portion of the Village.

Media

The Alcona County Review, based in Harrisville, provides newspaper coverage for local and regional news, along with features of interest to Alcona County residents. Additional news coverage comes from the Alpena News, which serves the City of Alpena, and the Bay City Times, which reaches some areas in the southern part of Alcona County. Residents can also access the Detroit News and the Detroit Free Press.

In terms of radio, WXTF 97.9 is the only local station, while residents can tune into FM stations from Alpena, Oscoda, and Tawas, though reception quality may vary by location. Central Michigan University Public Radio is also available, broadcast from towers in Gustin Township and Alpena.

Recreation

The following recreational facilities are located within the Village of Lincoln: (Please see the Village of Lincoln Recreation Plan for more information.)

Barlow Park/Flights of Imagination Playscape

Situated on the east side of the Village, this tennis courts and two fenced softball diamonds complete with dugouts. It includes seasonal barrier-free restrooms and additional restroom facilities, along with picnic tables. The park also boasts a play area called “Flights of Imagination.” A pavilion with restrooms and a fenced-in play area off the pavilion for children aged six, called the Wee People park.

Brownlee Lake Park

One of the busiest spots in the Village, the sandy beachfront spans 75 to 100 feet and offers approximately one acre of public beach access and swimming on the southwest side of Brownlee Lake. This beach is owned and maintained by the Village.



Lincoln Lakefront

Directly across from the Municipal Building and the Playground and Picnic Area, the Village features a lakefront area along Lincoln Lake and 30 feet deep. Many consider the lake to be "dead" due to the significant amounts of sawdust deposited during the early lumbering days. The lakefront consists of a grassy area, bordered by a variety of wild grasses and vegetation, making it a popular spot for observing a diverse range of waterfowl and songbirds.

Railroad Park (aka Veteran's Park)

Adjacent to the Village Fire Hall, which also serves as the Municipal Building, this area features picnic tables, grills, and a fire pit, along with recreational equipment such as a balance beam, climbing structure, sandbox, slide, swings, and a basketball court with two hoops. Additionally, there is a war memorial honoring those from the Village who have served in the armed forces.

Brownlee Lake Public Access

Brownlee Lake offers a public access point from Lake Street, featuring a concrete launch ramp, a new dock, and a picnic table for visitors to enjoy.

Lincoln Area Multi-Use Pathway (LAMP)

The primary purpose of the Lincoln Area Multi-Use Pathway (LAMP) is to provide pedestrians and cyclists with a safe route to travel between recreational areas, downtown shopping, historical sites, and cultural events in Lincoln. The pathway includes designated sidewalks in the downtown area and a park trail running through Recreation Park.

Transportation Systems

Transportation in and around the Village of Lincoln is primarily automobile-oriented, with F-41 serving as the community's principal transportation corridor. F-41 begins at US-23 in Oscoda, travels north through Mikado and the Village of Lincoln, and reconnects with US-23 between Spruce and Black River. US-23 provides the region's primary north-south connection along the Lake Huron shoreline. Together, these routes provide relatively efficient travel within Alcona County and connections to larger employment, shopping, medical, and service centers in Alpena and Oscoda.



Alcona County does not currently have a countywide dial-a-ride transit system. Thunder Bay Transportation, based in Alpena, provides limited specialized transportation through the Thunder Bay Regional Ride program, including inter-county transportation for medical appointments and other essential needs. Efforts to establish a multi-county transportation authority may provide opportunities to expand regional transit options in the future. Limited intercity passenger bus service is also available through Indian Trails, with the nearest stop located in Harrisville.

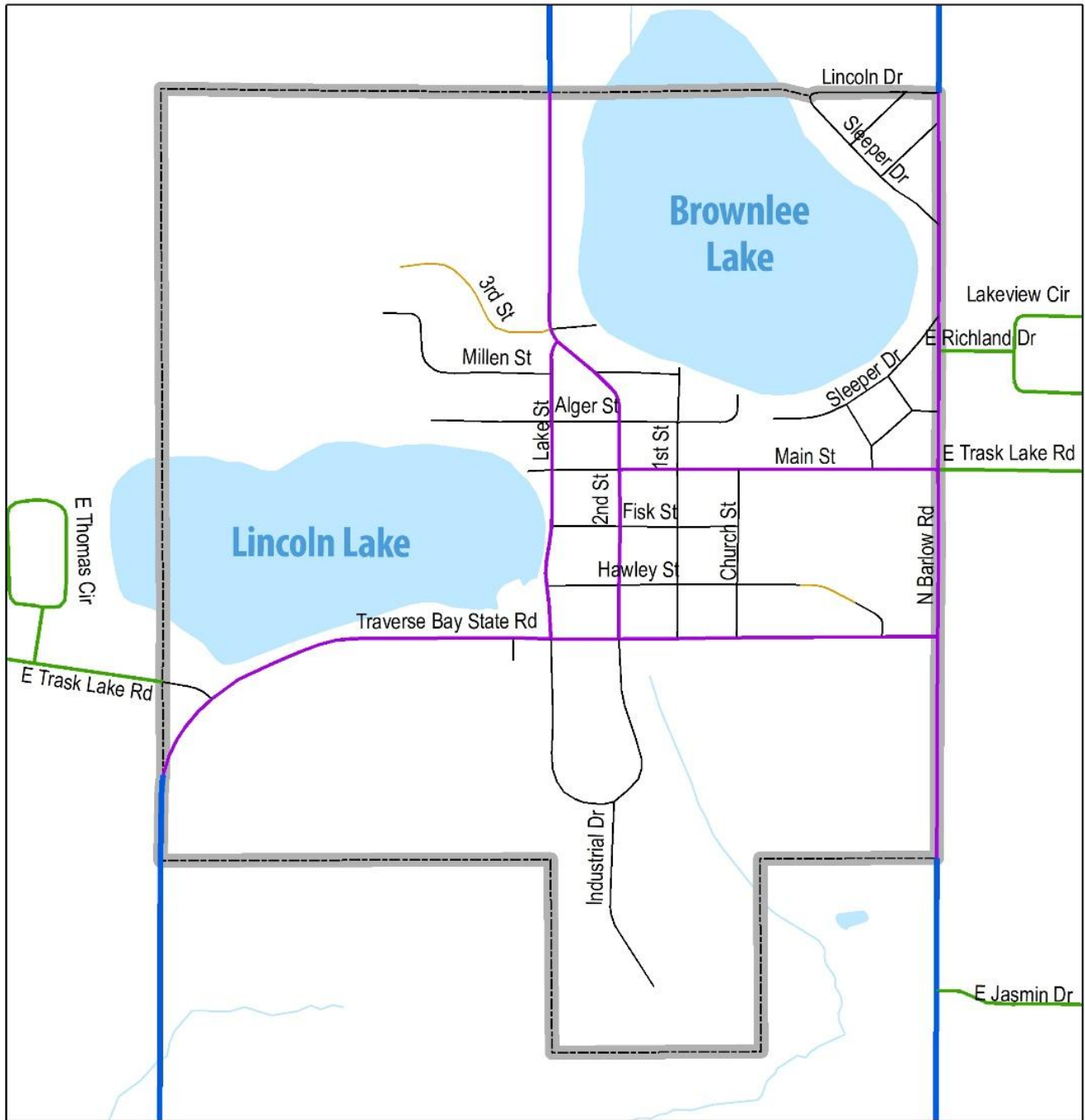
Regional transportation options also include Harrisville Airport in Alcona County, Alpena County Regional Airport, and Oscoda-Wurtsmith Airport in Iosco County. Although railroad service in Lincoln ended in 1929, Lake State Railway continues to provide freight service through the eastern portion of Alcona County. Passenger rail service is not available.

Access to larger commercial centers requires travel outside the Village. Alpena, approximately 32 miles to the north, serves as a major regional destination for shopping, employment, health care, and services. Oscoda also provides a significant concentration of retail and services to the south, while smaller commercial centers throughout Alcona County meet more localized needs.

Complete Streets

As transportation improvements are considered, the Village can incorporate Complete Streets principles to create a transportation network that safely accommodates people of different ages and abilities, whether they travel by automobile, bicycle, on foot, or other appropriate modes. In Lincoln, this does not necessarily mean constructing sidewalks or bicycle lanes along every roadway. Rather, improvements should respond to local conditions and may include sidewalks in key locations, safer pedestrian crossings, accessible curb ramps, improved connections between neighborhoods and community destinations, bicycle accommodations, traffic-calming measures, and streetscape improvements. Applying Complete Streets principles during future road projects can improve safety and mobility while maintaining Lincoln's small-town character.



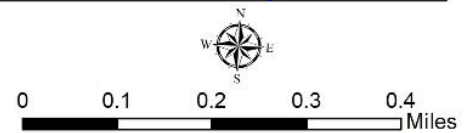


Roads

Village of Lincoln MASTER PLAN

- County Primary
- County Local
- City Major
- City Minor
- Unclassified

Data Source: State of Michigan



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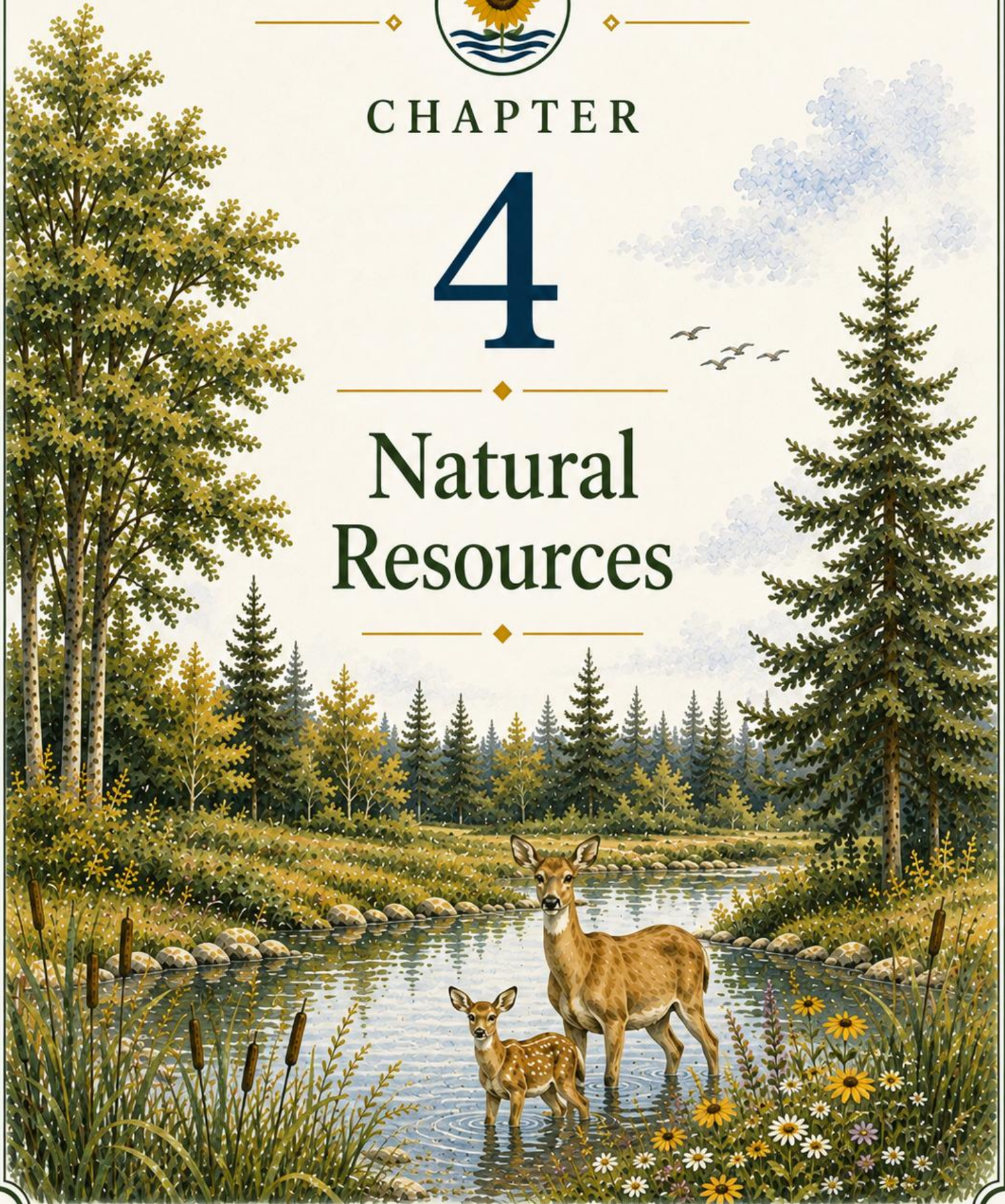




CHAPTER

4

Natural
Resources



Climate

Typical of northern Michigan, the distinct four seasons create a dynamic landscape, featuring long, snowy winters and warm summers, separated by a cool, green spring and a colorful fall. According to the USDA Soil Survey of Alcona County, the average annual precipitation is 29.46 inches (including the water equivalent of snowfall), with the heaviest rainfall occurring from April to September, accounting for 60% of the annual total. The average annual snowfall is 49.5 inches, with a long-term average of 93 days having at least one inch of snow on the ground, though this can vary significantly from year to year.

Temperatures also vary throughout the year, with average daily highs reaching 67.9°F in July and dropping to 20.0°F in January. The average mid-afternoon relative humidity is 61%, peaking at 83% at dawn due to higher nighttime humidity levels.

A 1996 climatological summary from the Michigan Department of Agriculture, Environmental Division, noted that Alcona County's climate is "highly varied" because of its topography and proximity to Lake Huron. The average winter temperatures are 22.4°F at East Tawas and 20.1°F at Hale, while summer averages are 65.8°F at East Tawas and 65.5°F at Hale. The record low temperature at East Tawas was -29°F on February 20, 1929, and the record high was 106°F on July 9, 1936.

The growing season in Alcona County varies significantly, ranging from as short as 90 days in the northwestern tip to 140 days along the shoreline. Most of the county has a growing season of 110 to 130 days, compared to 150 days in neighboring Alpena County to the north and 97 days in Oscoda County to the west. The average relative humidity is around 61%, typically higher at night, reaching about 83% by 7:00 a.m. During summer, the sun shines 64% of the time possible, while in winter, it shines 37% of the time. Prevailing winds come from the southwest, with an average speed of 9.2 miles per hour in April.

Physical Characteristics

Geology

The bedrock beneath the Village of Lincoln consists of sedimentary formations created during the Mississippian and Devonian periods of the Paleozoic Era. This bedrock was formed in ancient seas that covered the region approximately 310 to 345 million years ago. These shallow marine environments deposited layers of silt, clay, sediments, marine organisms, plants, coral, and other calcareous materials, resulting in the formation of



sandstone, shale, limestone, and dolomite bedrock. The Village is underlain by Antrim Shale, Berea Sandstone, and Bedford Shale formations.

Beginning around 2 million years ago during the Pleistocene era, continental glaciers formed in the Hudson Bay region. Over this two-million-year period, these enormous sheets of ice, which were over a mile thick, slowly advanced southward across what is now Michigan. As they moved, the glaciers bulldozed through the landscape, pushing material ahead of them, incorporating rocks and soil into the debris-laden ice, and scraping, grinding, and breaking apart the sedimentary bedrock of the Michigan Basin.

Each advance and retreat of the continental glaciers spanned tens of thousands of years, shaping and reshaping the land by obliterating and then creating hills, valleys, rivers, lakes, swamps, and marshes. The last glacial period, known as the Wisconsin era, significantly influenced the landscape we see today. The glaciers left behind a variety of materials, including boulders, rocks, cobbles, sand, gravel, silt, clay, and loam. In some areas, these materials were deposited in unsorted masses, resulting in formations such as till plains, ground moraines, and end moraines. As the glaciers melted, the flowing water sorted these materials, creating outwash channels, sand deltas, kames, and eskers. Fine materials carried by the swift-moving glacial meltwater settled at the bottoms of expansive glacial lakes, forming lacustrine clay and silt plains.

Lincoln is situated within the landform area known as Lincoln Kames. This region consists of extensive deposits of ice-contact outwash sand and gravel laid down by meltwater streams in front of the end moraine or at the margins of an active glacier. The continental glaciers played a crucial role in shaping the Great Lakes from Michigan's bedrock foundation. As the ice sheet melted, water flowed across the landscape, forming various landforms and pooling into expansive post-glacial lakes, which were the precursors to the present Great Lakes. Over different periods, the post-glacial Great Lakes experienced both significantly higher and lower water levels than those we are familiar with today.

Topography and Soils

The Village of Lincoln and surrounding area is situated in an area of gently sloping ridges and knolls, with some outwash, lake, and till plains interspersed. According to the *Soil Survey of Alcona County, Michigan, Interim Report* published in August 1996 by the U.S. Department of Agriculture, there are five major soil classification types in and generally around the Village of Lincoln (Alcona County has 153 different soil types within its boundaries). These include Klacking loamy sand; McGinn loamy sand; Killmaster sandy loam; Hoist sandy loam; and Udorthents, loamy, nearly level to gently rolling.



The Agricultural Soils map identifies and classifies soils based on their suitability for farming, as defined by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). These maps help inform land use decisions by highlighting soils that are best suited for growing crops or supporting pasture and hay production.

FARMLAND SOILS

Prime Farmland is land that has the best combination of physical and chemical soil characteristics for producing food, feed, forage, fiber, and oilseed crops. These soils:

- ✓ Have adequate moisture and temperature.
- ✓ Are not excessively eroded or prone to flooding.
- ✓ Have favorable soil depth, structure, and permeability.
- ✓ Can produce high yields of crops with minimal inputs and sustainable management.



PRIME FARMLAND (DARK BROWN)

These areas have the highest quality soil for agricultural production without needing extensive modifications. Very limited areas of prime farmland are found, mainly in the northwest quadrant near *Whittemore Road* and *Kitchen Road*.



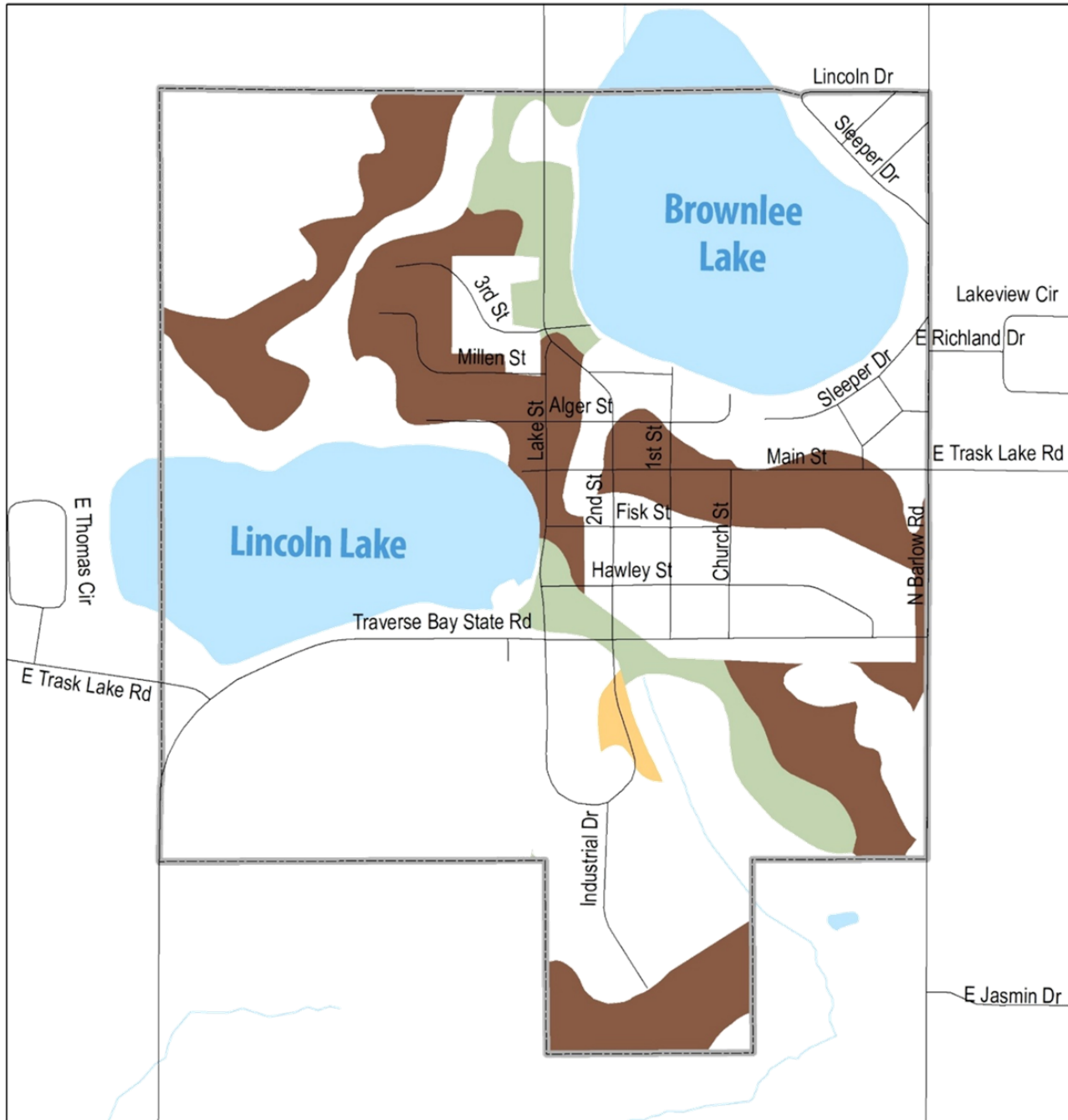
FARMLAND OF LOCAL IMPORTANCE (TAN/YELLOW)

These soils support productive agriculture but are not as versatile as prime soils. They are more widespread and scattered across the Village, particularly in the north-central, northeastern, and south-central regions, including areas along *Alabaster*, *Rhodes*, and *Binder Roads*.



PRIME FARMLAND IF DRAINED (GREEN)

These soils have potential for high productivity but require proper drainage systems.

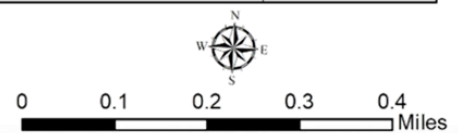


Agricultural Soils

Village of Lincoln MASTER PLAN

- Prime farmland
- Farmland of local importance
- Prime farmland if drained

Data Source: Natural Resource Conservation Service, USDA



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Hydric Soils and Steeply Sloped Areas

The Slopes and Hydric Soils map identifies areas with hydric soils and steep slopes that may present development constraints. Hydric soils are seasonally saturated, flooded, or ponded and are generally poorly or very poorly drained. These conditions can make building construction and sanitary facilities difficult and costly.

Steep slopes can provide scenic views but also increase construction and maintenance costs and the potential for erosion and runoff. Development in these areas should generally be lower density and incorporate measures such as erosion control, limited land disturbance, preservation of natural vegetation, slope stabilization, and on-site stormwater retention. According to the Alcona County Soil Survey, the Village's steepest slopes are primarily located in the northeast and south-central areas.

SLOPE

Slope refers to the steepness or incline of the land, expressed as a percentage. Steeper slopes can increase construction costs, limit accessibility, and increase the risk of erosion or runoff-related issues. The Village's slopes are categorized as follows:



MODERATELY SLOPING (9–15%)

Land with noticeable inclines that may require basic grading or erosion control during development.



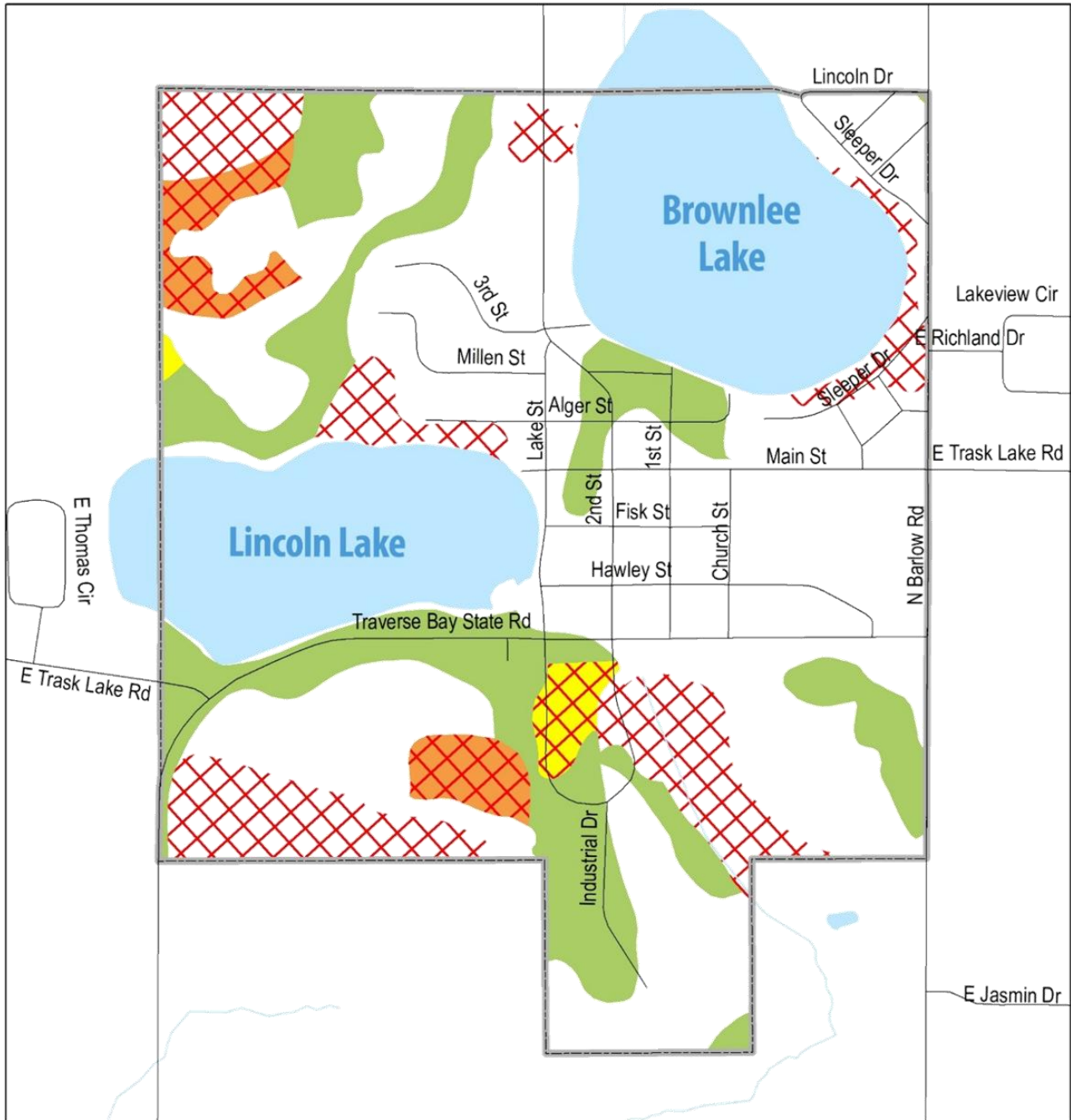
STRONGLY SLOPING (15–30%)

Areas with steep terrain that often pose significant challenges for construction, particularly for roads, buildings, and septic systems.



STEEPLY SLOPING (30–45%)

Very steep landforms that typically restrict development due to high erosion potential, instability, and engineering difficulty.



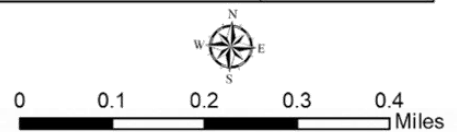
Slopes & Hydric Soils

Village of Lincoln

MASTER PLAN

- Steeply Sloping (30 - 45%)
- Strongly Sloping (15 - 30%)
- Moderately Sloping (9 - 15%)
- Hydric Soils

Data Source: Natural Resource Conservation Service, USDA



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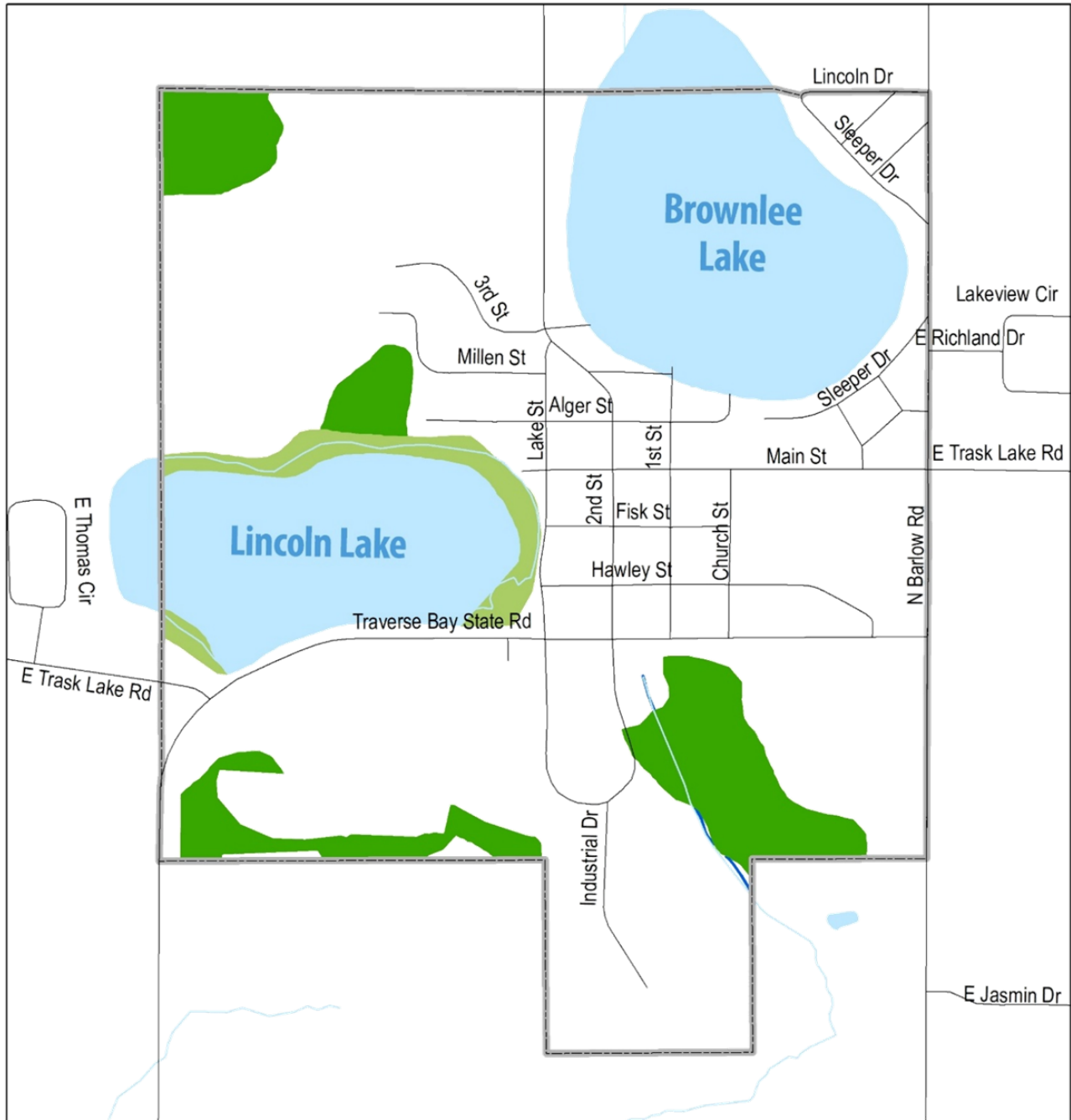


Wetlands

A wetland is an area where water is present, either on the surface or just below it, at any time of year. Common types of wetlands include marshes, swamps, and bogs. Awareness of their importance is growing, as wetlands offer more than just scenic beauty. They play a crucial role in maintaining water quality in lakes and streams by filtering out pollutants such as excess nutrients, harmful chemicals, and heavy metals. Wetlands are closely linked to high groundwater tables, helping to either recharge aquifers or discharge water. They provide vital habitats for wildlife, and their vegetation helps protect shorelines from erosion. In Michigan, development on land classified as a state-regulated wetland faces strict limitations.

The U.S. Fish and Wildlife Service launched a national wetlands inventory program. This initiative led to the creation of a wetlands inventory map for Alcona County. The digital data used to compile this map was obtained from the Center for Geographic Information; the map displays both forested and non-forested wetlands.

WETLAND & WATER TYPES	
	FRESHWATER EMERGENT WETLAND (FEW) A non-tidal wetland dominated by herbaceous, rooted plants that grow above shallow freshwater. These wetlands are seasonally or permanently flooded and provide vital habitat, water filtration, and flood control.
	FRESHWATER FORESTED/SHRUB WETLAND (FFSW) A non-tidal wetland dominated by woody vegetation, trees, shrubs, or both, growing in saturated soils or shallow freshwater. These wetlands support diverse wildlife and help with flood control and water quality.
	RIVERINE A freshwater wetland located within or along rivers, streams, or creeks. Characterized by flowing water, minimal vegetation in the channel, and important for erosion control, sediment transport, and aquatic habitat.
	LAKE A large, open, freshwater body with permanent standing water, typically deeper than wetlands. Lakes support aquatic life, recreation, water supply, and help regulate local climate and hydrology.

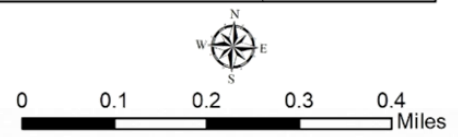


Wetlands

Village of Lincoln MASTER PLAN

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine
- Lake

Data Source: National Wetland Inventory, U.S. Fish & Wildlife Service



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Water Resources, Fish and Wildlife

The Village of Lincoln features two small lakes: Lincoln Lake, also referred to as Twin Lake, and Brownlee Lake. Most of both lakes are situated within the Village's corporate limits. Historically, Lincoln Lake served as a dumping ground for sawdust from local sawmills during the early lumbering era, leading many to consider it a dead lake. Despite this, it supports a diverse array of marsh grasses and plants, along with a wide variety of waterfowl and songbirds.

Brownlee Lake is located within the Village limits of Lincoln and covers 90.4 acres as a shallow lake with a single small outflow, along with a public beach and boat launch. It is the Village's most notable natural feature and a source of community pride, history, and recreation. The lake significantly contributes to the local economy, as a subdivision encircles nearly half of it, housing many residents. Recreational opportunities on and around the lake include wildlife viewing, boating, fishing, canoeing, sailing, swimming, ice fishing, ice skating, snowmobiling, and winter motorcycle racing.

Riparian owners, Village residents, and local businesses have come together to form the Brownlee Lake Association. The association's mission is to collect and share information about Brownlee Lake, work collaboratively with members and government organizations to protect and preserve the lake, and implement programs aimed at restoring and maintaining its water quality. The Brownlee Lake Association also seeks to highlight activities that could harm public health, wildlife, safety, and the overall well-being of the Lincoln area. Additionally, the Association reviews and submits proposals to administrative and legislative bodies regarding statutes, ordinances, and regulations affecting riparian property owners and the lake.

To further its goals, the Brownlee Lake Association has achieved non-profit status and regularly holds fundraising events to support scientific and technical testing of the lake. An aeration system has been installed to enhance oxygen levels and improve the fishery. Ultimately, the Association aims to remove organic slurry from the lake without disturbing the natural lakebed, restoring the fishery in the process. The estimated cost for cleaning the slurry and restoring the fishery ranges between \$300,000 and \$500,000.





CHAPTER

5

Housing



Overview

Young adults and older adults alike are facing mounting housing challenges driven by stagnant incomes and rising cost issues affecting both urban and rural communities. In cities, demand for affordable housing far outpaces supply, pushing prices beyond reach. Young adults burdened by student debt and low wages feel the squeeze, while seniors on fixed incomes struggle to keep up with increasing living expenses. In rural areas, the problem is worsened by limited housing stock, fewer job opportunities, and economic volatility. A lack of skilled labor for new construction only deepens the shortage, leaving both age groups with few viable options for stable housing.

The U.S. Department of Housing and Urban Development (HUD) recommends households spend no more than 30% of their income on housing. Yet in high-cost areas, many spend 40% to 60%, leaving little room for essentials like food, healthcare, and transportation. This financial strain often forces tough choices, postponing medical care, skipping meals, or risking eviction and foreclosure.

A lack of affordable options can also result in overcrowded living conditions, homelessness, and a diminished quality of life. It limits mobility, trapping individuals in unsuitable environments. As housing costs continue to rise while wages remain flat, the gap between what people earn and what they must pay to live grows wider, fueling generational cycles of housing insecurity.

Vibrant communities offer a range of housing choices to meet the needs of all residents. Providing "attainable" housing supports everyone, from young people just starting out to older adults looking to downsize without leaving their neighborhoods.

Though definitions vary, the Urban Land Institute recently described "attainable housing" as non-subsidized, for-sale homes affordable to households earning between 80% and 120% of the Area Median Income (AMI), a crucial segment often overlooked in housing policy and development.



Household Characteristics

The Village of Lincoln stands out from surrounding communities in several key household characteristics. With a total of 165 households, it has the smallest population base among the areas compared. Its average household size is just 1.52 persons, notably lower than both the Alcona County average of 1.99 and the state average of 2.43, indicating a higher prevalence of single-occupant homes. In fact, 58.8% of households in Lincoln consist of individuals living alone, the highest proportion among neighboring townships and well above the state average of 30.4%. Additionally, 24.9% of Lincoln households include individuals aged 65 and older living alone, again surpassing the rates in surrounding areas and nearly doubling the state average of 12.9%.

Only 13.3% of Lincoln households have children under 18, a figure significantly lower than Michigan's 27.5% and the 31.0% seen in nearby Gustin Township. However, 43.0% of households in Lincoln include at least one person over the age of 65, which is relatively high and comparable to nearby townships such as Hawes (48.4%) and Harrisville (53.5%), but still lower than the countywide rate of 51.2%. These figures reflect a community with a predominantly older, single-resident population, distinguishing Lincoln demographically from both its immediate neighbors and the broader state profile.

Households						
      						
Municipality	Total households	Average size	Living alone	Living alone 65+	With 1 or + under 18	With 1 or + over 65
Village of Lincoln	145	1.55	53.1%	22.8%	15.2%	44.8%
Gustin Township	397	2.11	34.3%	14.9%	31.7%	36.8%
Harrisville Township	586	1.97	34.8%	18.8%	12.8%	53.7%
Hawes Township	480	2.02	29.4%	20.4%	23.3%	45.8%
Haynes Township	393	1.98	28.5%	14.2%	14.2%	41.5%
Alcona County	5,305	1.94	34.4%	20.2%	17.5%	65.7%
State of Michigan	4,076,369	2.42	30.7%	13.2%	27.1%	32.9%

Household Income

The Village of Lincoln shows a striking contrast between its median family income and median household income when compared to neighboring communities. While the median family income in Lincoln is \$78,125, comparable to or even slightly higher than that of surrounding areas like Gustin Township (\$82,875) and Harrisville Township (\$74,861), its median household income is significantly lower at just \$37,679. This disparity suggests that while families in Lincoln may have stable or above-average earnings, a substantial portion of the population, particularly individuals living alone or in non-family households, are likely to have much lower incomes.

In comparison, other townships in the area report both higher household incomes and smaller gaps between family and household medians. For instance, Hawes Township has a median household income of \$57,460, nearly double that of Lincoln, with a family income of \$70,385. Haynes Township also shows a balanced income profile, with a median household income of \$54,167 and a higher median family income of \$84,375. Countywide, Alcona reports a median household income of \$53,568 and a median family income of \$70,991, both substantially above Lincoln's household median. At the state level, the disparity is less severe, with Michigan's median household income at \$71,149 and median family income at \$90,947. These comparisons highlight Lincoln's unique income profile, where families are relatively well-off, but the overall economic picture is affected by a large number of lower-income, likely single-occupant households.

Income



Municipality	Median Family Income	Median Household Income
Village of Lincoln	\$78,125	\$37,679
Gustin Township	\$82,875	\$58,125
Harrisville Township	\$74,861	\$53,958
Hawes Township	\$82,727	\$67,500
Haynes Township	\$77,386	\$54,315
Alcona County	\$73,097	\$54,993
State of Michigan	\$93,357	\$72,875

Current Housing Inventory

The Village of Lincoln’s housing stock is predominantly older, with very limited new construction in recent decades. Most homes were built during the mid-20th century, indicating an established housing stock with relatively little recent residential development.

Age of Housing



Year Built	Total Units
2020 or after	0
2010-2019	4
2000-2009	2
1990-1999	18
1980-1989	44
1980-1969	39
1950-1959	27
1950-1959	37
1940-1949	18
1939 or before	13
Total Units	202

Of Lincoln’s housing units, single-family detached homes are the predominant housing type, and most occupied single-family homes are owner-occupied. The Village also has a notable number of vacant units, many of which are used seasonally. While Lincoln’s vacancy rate is higher than the statewide rate, it remains below rates found in several surrounding townships and Alcona County overall.





Occupancy Status



	Total	Occupied	Vacant	Percent Vacant	Seasonal	Percent Seasonal of Vacant
Village of Lincoln	202	165	37	18.3%	20	40.6%
Gustin Township	901	727	164	20.8%	79	72.1%
Harrisville Township	799	626	173	22.0%	140	80.9%
Hawes Township	925	483	442	48.1%	412	93.6%
Haynes Township	981	648	333	33.9%	289	86.8%
Alcona County	10,320	5,295	5,025	48.6%	4,614	90.0%
State of Michigan	4,922,236	4,076,369	845,867	17.2%	293,688	34.7%

Household characteristics also reflect Lincoln's older population and smaller household sizes. People living alone represent a significant share of occupied households, including both residents under age 65 and older adults. Married-couple households are more likely to own their homes, while renters make up a larger share of residents living alone. Overall, these patterns highlight the importance of maintaining the Village's existing housing stock while considering housing options that meet the needs of smaller households and an aging population.



Demographics



Household Type	All Units	Own	Rent
Married Couples	48	38	10
Male Householder – no spouse	6	6	0
Female Householder – no spouse	7	5	2
Householder alone under 65	44	19	25
Householder alone over 65	33	13	20
Non-Family Household	7	7	0



Household Expenses

Vehicle access varies among Village of Lincoln households. While most households have one or two vehicles, about 15% lack access to a vehicle, which can create challenges in a rural community with limited transportation alternatives. Residents without vehicles may have greater difficulty reaching employment, healthcare, shopping, and other essential services.



Vehicular Assets



Vehicles	Units
None	21
1	49
2	63
3 or more	12

Vehicle ownership can also be a significant household expense, particularly for lower- and fixed-income residents, due to the costs of fuel, insurance, maintenance, and repairs. These factors make reliable and affordable transportation an important consideration for the Village's economic stability, accessibility, and quality of life.



Heating Source



Source	Units
 Natural Gas	93
 Propane/Bottled Fuel	3
 Electric	40
 Fuel Oil	3
 Wood	3
 Other Sources	3

Most occupied homes in the Village of Lincoln rely on natural gas for heating, with electric heat serving as the second most common source. A small number of homes use propane, fuel oil, wood, or other heating sources.

Heating costs are an important consideration given the Village's older housing stock, aging population, and household income levels. Homes relying on more costly heating sources may face greater energy expenses during Michigan winters, particularly affecting lower- and fixed-income households.





Construction Cost

VILLAGE OF LINCOLN



The Great Recession initially dampened construction activity, as its economic fallout led to a sharp decline in local job opportunities, forcing many residents to seek employment elsewhere. Spanning from late 2007 to around 2009, the Great Recession was triggered by the collapse of the U.S. housing bubble and quickly escalated into a global financial crisis, affecting economies worldwide.



More recently, the COVID-19 pandemic has reshaped housing trends. The widespread shift to remote work has made seasonal homes more attractive as year-round residences. At the same time, the rising cost of construction materials, driven in part by recent natural disasters, has become an increasing barrier to new home construction.



In Michigan, building a 1,500-square-foot home with builder-grade finishes (basic materials, excluding high-end features like granite countertops or hardwood floors) can be expensive. On average, construction costs for such a home total around \$315,000, not including the price of land. Statewide, the average cost of land is approximately \$13,000 per acre. However, this does not include essential infrastructure expenses such as installing a well or septic system or connecting to municipal water and sewer systems.



BUILDER-GRADE HOME
(1,500 SQ. FT.)
\$315,000



LAND
(AVG. 1 ACRE)
\$13,000



INFRASTRUCTURE
(SEE BELOW)
\$22,900 – \$40,250



OTHER SITE & DEVELOPMENT COSTS*
(VARIES)



ESTIMATED TOTAL
(BEFORE OTHER
SITE COSTS*)
\$350,900 –
\$368,250



STATEWIDE AVERAGE INFRASTRUCTURE COSTS



Well installation **\$12,500**



Septic system **\$11,000**



Municipal sewer connection **\$1,300 – \$5,000**



Municipal water line connection **\$1,000 – \$5,000**



Electric grid connection **\$1,000 – \$30,000**



Natural gas line hookup **\$500 – \$2,000**

Infrastructure costs can substantially increase the total cost of new residential construction. Depending on site conditions, a property requiring a private well and septic system may incur approximately \$40,250 in infrastructure costs, while a property served by municipal water and sewer may require approximately \$22,900 in utility connection costs.



INFRASTRUCTURE COST RANGE

PRIVATE WELL & SEPTIC: **\$40,250**
MUNICIPAL WATER & SEWER: **\$22,900**



At the time of this Plan's preparation, there were no buildable residential lots actively listed for sale within the Village of Lincoln, further limiting opportunities for new housing development.



*Other site and development costs may include grading, site preparation, permits, impact fees, and other related expenses, which vary by location and project.

The cost of constructing a new home presents a significant affordability challenge for many households. Based on current construction and infrastructure costs, financing a new home would require a 20% down payment of approximately \$70,180 to \$73,650, an amount nearly equal to the Village's median family income and approximately two and one-half times the median household income. Estimated monthly mortgage payments would range from approximately \$2,054 to \$2,137, requiring an annual household income between approximately \$82,000 and \$86,000 to be considered affordable.

Existing Home Purchase

At the time of this Plan's preparation, three homes were listed for sale within the Village of Lincoln, with asking prices of \$49,000, \$149,900, and \$169,900. Based on current median income levels, the maximum affordable home purchase price for the median household is approximately \$69,000, while the median family income supports a home purchase of approximately \$252,000. These figures indicate that homeownership opportunities are limited for many Village households, with only the lowest-priced home falling within the affordability range of the median household. In contrast, the homes listed at \$149,900 and \$169,900 are affordable to households earning at or near the median family income but remain out of reach for many individual households.

Final Costs

A frequently overlooked aspect of housing affordability is the cost of monthly utilities. While earlier estimates focused on core expenses, such as mortgage payments, property taxes, and homeowners' insurance, they did not account for basic utility services like electricity, gas, internet, and phone. Even when using a modest estimate of \$100 per month per service, these utilities add approximately \$400 to a household's monthly expenses. Once this ongoing cost is included, the picture of what's truly affordable changes significantly. For a family, the maximum affordable home price decreases from \$252,000 to roughly \$171,000. For the average household in the Village of Lincoln, it drops even further, from \$69,000 to about \$40,000. When it comes to new home construction, these additional costs push the required household income from an estimated range of \$91,000 to \$95,000 up to a range of \$106,000 to \$110,000 per year. This underscores the need to evaluate housing affordability through a comprehensive lens that includes not only purchase prices but also the full cost of living. Without factoring in these recurring expenses, estimates can paint an overly optimistic view of what residents can realistically afford.



In Conclusion

Housing affordability in the Village of Lincoln should be understood within the broader economic context of Northeast Michigan. Over several decades, much of the region has experienced the loss or contraction of major industries and manufacturing employment, declining railroad activity, and limited access to major highway corridors and larger employment markets. These economic shifts have constrained wage and income growth, while the costs of housing, construction, utilities, transportation, and other household necessities have continued to increase.

The effects of this imbalance are increasingly evident in the housing market. New construction is particularly difficult to achieve at a price supported by local incomes, as land preparation, materials, labor, infrastructure, and utility costs can quickly push even a modest home beyond what many households can afford. Existing homes may provide a less expensive alternative, but rising sale prices, limited inventory, rehabilitation needs, taxes, insurance, utilities, and maintenance can significantly affect their actual affordability.

Across Northeast Michigan, these conditions are compounded by an aging housing stock, relatively limited residential construction, shortages of skilled trades and contractors, and a lack of move-in-ready homes at attainable price points. The result is a housing market in which the cost of producing or improving housing is increasingly disconnected from the purchasing power of the households the housing is intended to serve.

Housing affordability, therefore, cannot be evaluated solely by the purchase price of a home. It must consider the total cost of living, including utilities, transportation, taxes, insurance, maintenance, and other essential household expenses. For Lincoln and other Northeast Michigan communities, the challenge is not simply to create more housing, but to create and maintain housing that is safe, move-in ready, appropriately sized, and financially attainable for the people who live and work in the region.

Addressing this challenge will require both local and regional strategies that recognize the connection between housing, employment, infrastructure, transportation, and economic development. Preserving existing housing, supporting rehabilitation, encouraging attainable new construction, and reducing unnecessary development barriers will be important to maintaining communities where existing residents can remain and where new workers, families, and older adults can find suitable housing.





CHAPTER

6

Existing
Land Use



Prior to establishing goals and determining future land uses, a community must have an accurate assessment of existing land uses. This chapter presents information on the types of land uses existing in the Village presently.

As development progresses, larger parcels in the Village are being subdivided into smaller lots, reflecting changing land use patterns. In the central area, most platted lots range from 8,000 to 11,000 square feet. The Brownlee Lake Subdivision includes lots from approximately 4,000 to over 14,000 square feet, while those in the Memorial Park Plat range from 8,000 to nearly 18,000 square feet. The Lincoln Industrial Park contains significantly larger parcels, from 42,000 square feet to over six acres. The smallest lots, around 5,000 square feet, are located along Main Street in the Village of Lincoln 1st Addition. Larger undeveloped parcels are primarily found in the northwest and southern portions of the Village.

The Existing Land Use for the 2026 Master Plan was developed by categorizing parcels into the following classifications: Residential, Commercial, Industrial, State, Township, Village, Water, and Other. NEMCOG compiled the parcel-based existing land use map using tax classification data through a GIS program.

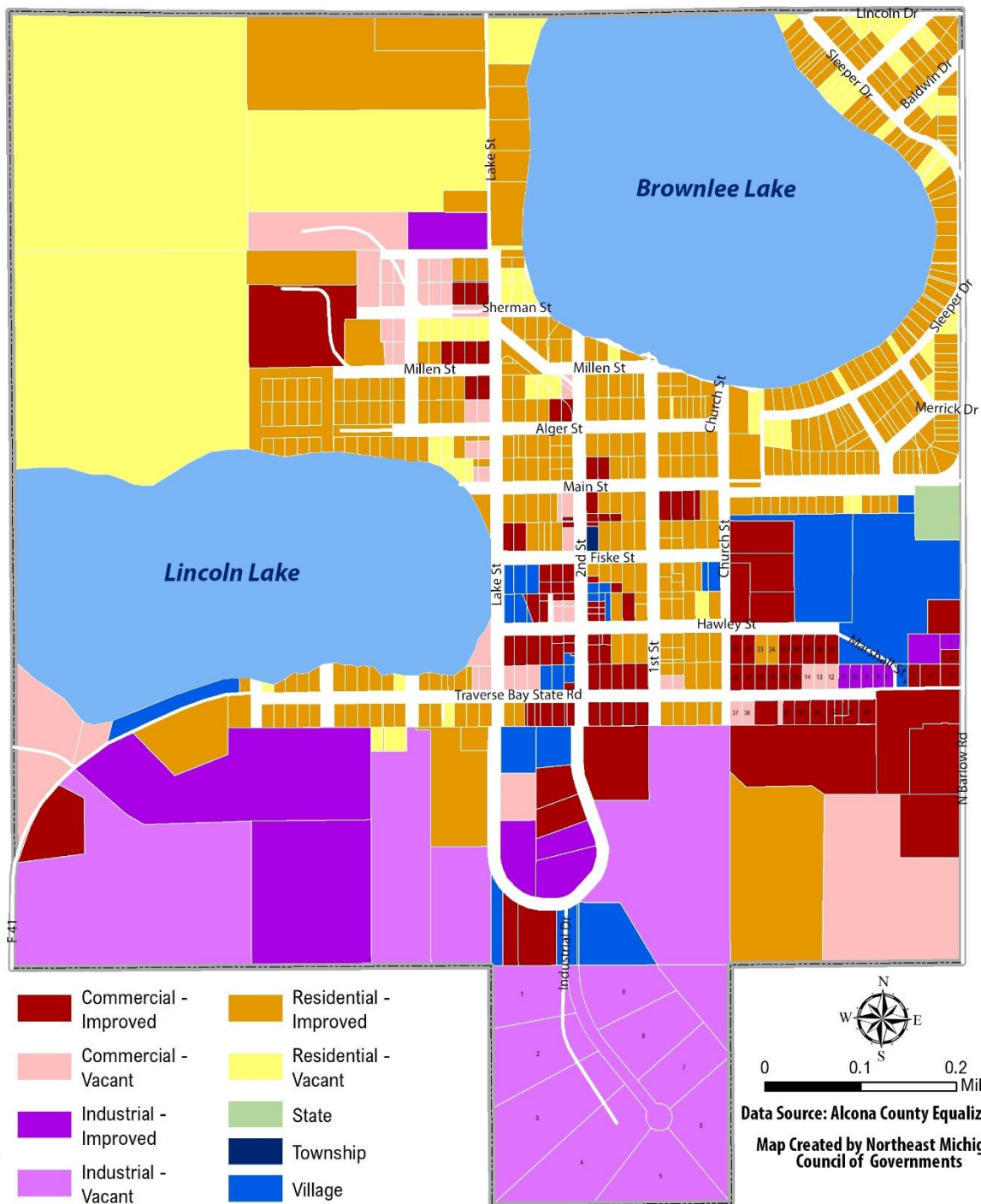


Existing Land Use

Land Use	Acres	Percent
 Commercial Improved	54.48	8.09%
 Commercial Vacant	34.68	5.15%
 Industrial Improved	35.80	5.32%
 Industrial Vacant	95.32	14.15%
 Residential Improved	122.37	18.17%
 Residential Vacant	104.71	15.55%
 State	1.84	0.27%
 Township	0.21	0.03%
 Village	24.90	3.70%
 Water	156.98	23.21%
 Other	42.14	6.62%
Total	673.43	100%

Existing Land Use

Village of Lincoln



Commercial

The Commercial land use category includes properties used for retail sales, services, lodging, and health care. Commercial uses account for approximately 13.2% of the Village of Lincoln's land area, or about 89 acres. Of this, 61% is classified as improved or active in commercial use. Most of the commercial activity is concentrated in the southeastern portion of the Village, primarily along Barlow Road, Traverse Bay State Road, Second Street, Friske Street, Hawley Street, and Church Street. An additional commercial cluster is located near the intersection of Alger Street and Lake Street.



Residential

This category consists of parcels primarily used for single-family and multi-family residential purposes. Residential land use represents the largest category within the Village of Lincoln, comprising approximately 33.7% of the total land area, or 227 acres. Of this residential land, 53.9% is classified as improved or developed.



Industrial

Industrial land use comprises nearly 20% of the total land area within the Village of Lincoln, totaling just over 131 acres. However, less than one-third of this area is currently utilized for active industrial operations. The remaining industrial-designated land includes vacant parcels, underutilized sites, and properties with potential for future development or redevelopment. This underutilization presents an opportunity for economic growth, strategic investment, and land use planning to better align industrial areas with infrastructure, transportation access, and workforce availability.



State

State-owned land within the Village consists of a single 1.84-acre parcel occupied by a Michigan Department of Natural Resources (DNR) office and associated facilities. Although limited in size, the property supports public services and natural resource management while contributing to the Village's institutional land uses.



Township

This land use designation represents the Gustin Township Hall, located within the Village of Lincoln. The site occupies approximately 0.2 acres and serves as a governmental and administrative facility for township operations. Although small, the presence of the Township Hall within the Village contributes to the overall civic and institutional land use framework, supporting local governance and public engagement.



Village

Public and community-oriented uses occupy approximately 25 acres, or 3.7% of the Village's land area. This category includes the Village Hall, public parks, municipal parking areas, the U.S. Post Office, Village-owned properties, and other public lands. Together, these properties support essential public services, recreation, and community functions while contributing to the Village's character and quality of life.



Water

Water-related land uses comprise approximately 157 acres, or 23% of the Village of Lincoln. Brownlee Lake and Lincoln Lake are important natural and recreational assets that enhance the Village's character while supporting boating, fishing, and other outdoor activities. These lakes also influence surrounding land use, property values, natural resource protection, stormwater management, and tourism.



Other

This land use category includes all sidewalks and public road rights-of-way within the Village, including County- and Village-maintained roads. These transportation corridors encompass approximately 42 acres, or 6.6% of the Village's land area, and provide essential connections for vehicles, pedestrians, utilities, and emergency services. Future improvements should continue to support safe, accessible, and multi-modal transportation through Complete Streets principles where appropriate.

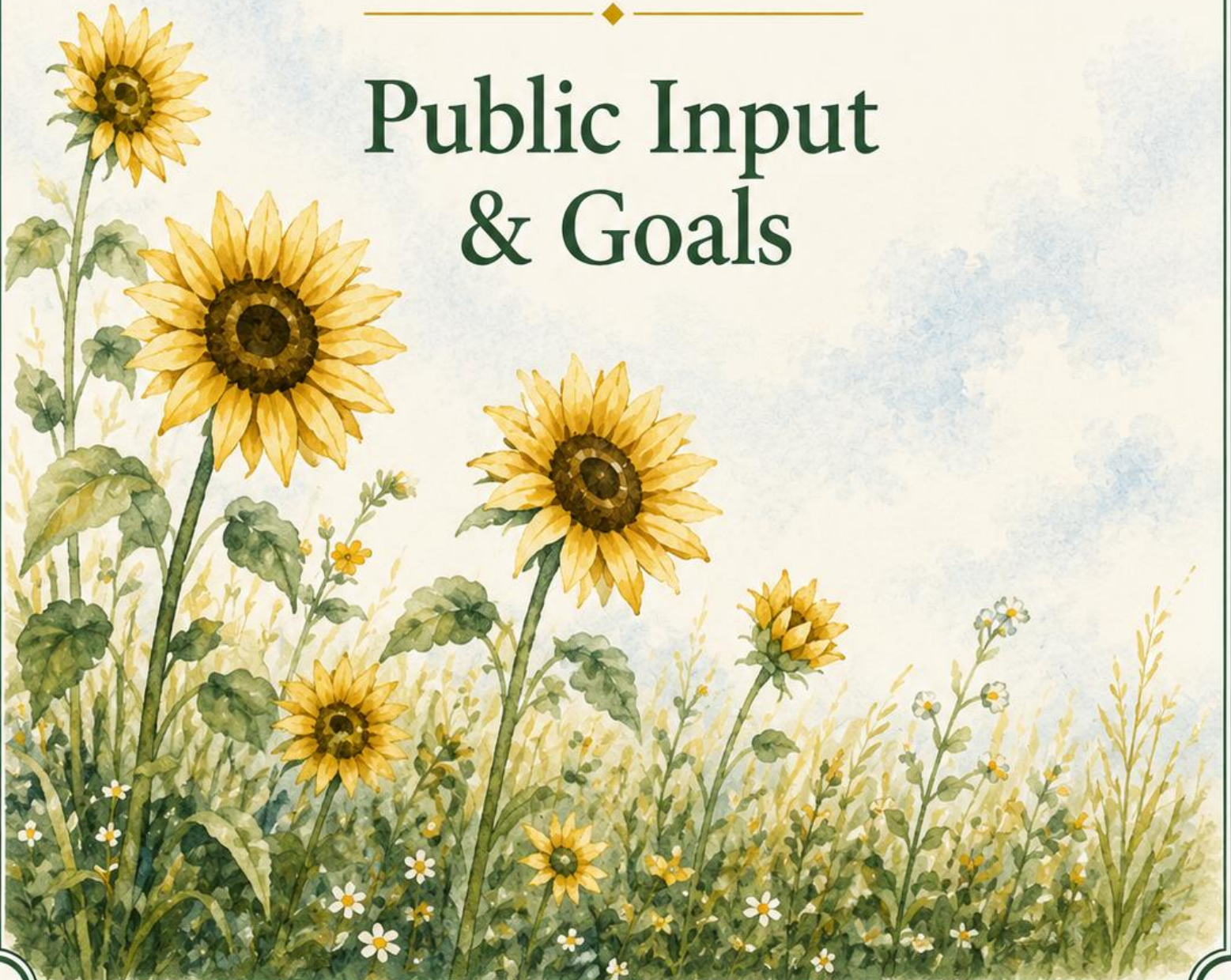




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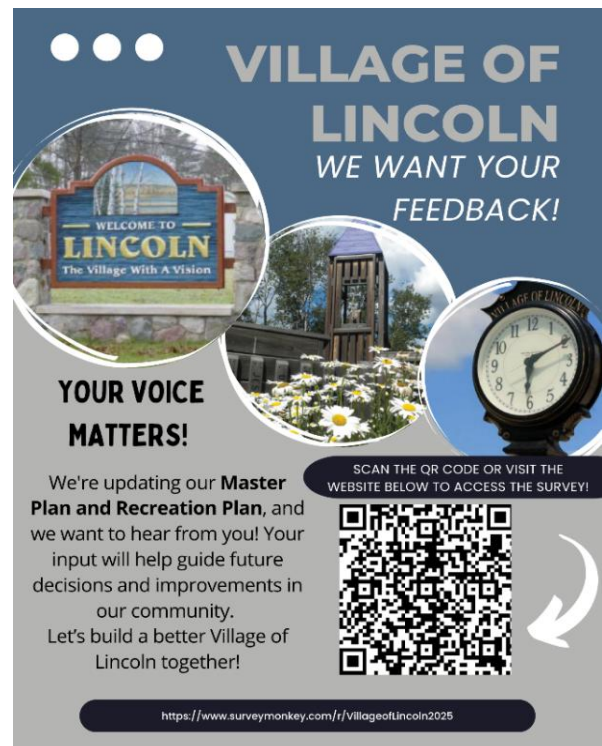
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Public Input
& Goals



The purpose of this chapter is to establish the goals, objectives, and strategies that will guide future growth and development in a manner that will reflect the community's unique character. In developing community goals and objectives, it is important to analyze demographics, housing, economic conditions, services and facilities, cultural and natural resources, and existing land use. Preceding chapters of this Master Plan have documented the above characteristics.

An equally important step in developing goals is community input. The Village of Lincoln conducted an online survey starting in February of 2025 and ending in July of 2025, asking for public input on their updates for the Master and Recreational Plans. The survey received 42 responses; a summary of those results is as follows:



Public Input Survey Summary

The Village of Lincoln's public input survey yielded 42 results and identified several consistent themes regarding the community's future. Respondents expressed strong support for preserving Lincoln's small-town character, natural beauty, and quality of life while encouraging carefully planned growth and economic development. Many participants indicated that they value Lincoln for its rural atmosphere, clean and safe environment, abundant natural resources, and proximity to family. Clean water, scenic beauty, recreational opportunities, and the community's waterfront setting were identified as some of the most important characteristics of living in the Village.

Economic development emerged as a major priority. Residents expressed a desire for additional businesses, particularly restaurants, retail establishments, coffee shops, professional services, lodging opportunities, and personal service businesses. Respondents also supported efforts to attract new jobs, workforce opportunities, and professional service providers while encouraging reinvestment in existing commercial properties. Many comments focused on improving the appearance of downtown through façade improvements, redevelopment of vacant buildings, and attracting new businesses

to occupy underutilized storefronts. Strong support was also expressed for local incentives that encourage business growth and investment.

Housing was another important topic. Survey participants generally supported efforts to expand housing opportunities, including affordable housing, senior housing, veteran housing, and accessory dwelling units such as garage apartments. Respondents favored maintaining Lincoln's traditional residential character while providing housing choices that can accommodate residents at different stages of life and income levels. There was also support for permitting and inspecting short-term rentals and rental housing to help maintain neighborhood quality and safety.

Community appearance and redevelopment were recurring themes throughout the survey. Participants expressed interest in maintaining attractive neighborhoods, improving building facades, addressing vacant and deteriorated structures, and encouraging investment in existing properties. Many respondents indicated that redevelopment of underutilized buildings and enhancement of the downtown area would improve both community pride and economic vitality.

Transportation and infrastructure concerns were more limited but focused primarily on traffic safety. Residents identified several intersections where visibility, speeding, or traffic control improvements may be warranted. Participants also supported continued investment in public facilities, community services, and modern telecommunications infrastructure.

Finally, respondents demonstrated strong support for protecting natural resources and preserving the environmental qualities that make Lincoln attractive. The survey showed broad support for maintaining water quality, scenic resources, and the Village's natural character. Participants generally opposed utility-scale solar and wind energy facilities on agricultural lands, reflecting a desire to protect the area's rural landscape and community character.

Overall Vision

“The Village of Lincoln is a family-oriented and safe community providing environmentally friendly recreation for residents and visitors of all ages while encouraging local business growth and investment.”



Responsible Party:

PC – Planning Commission
VC – Village Council
DDA – Downtown Development Authority
PS – Private Sector
RRC – RRC Coordinator
ZA – Zoning Administrator



Timeline:

Ongoing
Short
Long

Community Character

Goal 1

Preserve and enhance Lincoln's small-town character, waterfront setting, historic resources, and attractive environment while guiding development that is compatible with community values.

Objectives

1.1 Maintain and strengthen the character and appearance of the Village through quality development, redevelopment, landscaping, signage, lighting, and property maintenance standards.

Responsible Party:
PC, VC, RRC, ZA

Timeline:
Ongoing

1.2 Protect and enhance Lincoln's waterfront, scenic views, natural features, and environmental quality.

Responsible Party:
PC, VC, RRC, ZA

Timeline:
Ongoing

1.3 Preserve and promote historic, cultural, and community assets that contribute to Lincoln's identity.

Responsible Party:
PC, VC, RRC, DDA

Timeline:
Ongoing

1.4 Encourage development patterns that support walkability, mixed-use development, a pedestrian-friendly environment, and Lincoln's traditional village form.

Responsible Party:
PC, VC, RRC, DDA

Timeline:
Ongoing

1.5 Promote public participation, collaboration, and transparent decision-making in community planning and development.

Responsible Party:
PC, VC, RRC

Timeline:
Ongoing

1.6 Preserve and enhance Lincoln's downtown, waterfront, and historic character as defining community assets.

Responsible Party:
PC, VC, RRC, ZA,
DDA

Timeline:
Ongoing

Quality of Life

Goal 2

Maintain a safe, healthy, and welcoming community by providing high-quality public services, infrastructure, housing opportunities, and transportation options for residents and visitors of all ages.

Objectives

2.1 Maintain and improve public infrastructure, utilities, community facilities, and public safety services.

Responsible Party:
PC, VC, RRC

Timeline:
Ongoing

2.2 Develop and maintain a connected transportation network that safely accommodates vehicles, pedestrians, bicyclists, transit users, and individuals of all ages and abilities through Complete Streets principles.

Responsible Party:
PC, VC, RRC

Timeline:
Long

2.3 Improve connectivity between neighborhoods, downtown, parks, schools, the waterfront, businesses, and other destinations through sidewalks, bicycle facilities, crosswalks, accessible pedestrian infrastructure, and coordinated transportation improvements.

Responsible Party:
PC, VC, RRC

Timeline:
Ongoing

2.4 Coordinate with local, county, regional, and state transportation agencies to implement Complete Streets projects and pursue funding opportunities.

Responsible Party:
PC, VC, RRC, DDA

Timeline:
Long

2.5 Promote safe, attainable, and diverse housing opportunities that meet the needs of residents of varying ages, household types, income levels, and abilities while protecting neighborhood character.

Responsible Party:
PC, VC, RRC

Timeline:
Ongoing

2.6 Support housing, services, and facilities that allow residents to age in place and meet the needs of seniors and individuals with varying abilities.

Responsible Party:
PC, VC, RRC

Timeline:
Ongoing

2.7 Support programs and policies that maintain clean, attractive neighborhoods and promote community pride.

Responsible Party:
PC, VC, RRC, ZA,
DDA

Timeline:
Ongoing

2.8 Encourage the expansion of modern telecommunications and broadband infrastructure to serve residents, businesses, and public services.

Responsible Party:
PC, VC, RRC, DDA

Timeline:
Ongoing

Vibrant & Balanced Economy

Goal 3

Foster a diverse and resilient economy by supporting existing businesses, encouraging entrepreneurship and investment, attracting new employers, and strengthening Lincoln's role as a commercial, recreational, and tourism destination.

Objectives

3.1 Support the retention, expansion, and recruitment of businesses that meet the needs of residents and visitors.

Responsible Party:
VC, RRC, DDA

Timeline:
Ongoing

3.2 Encourage redevelopment, adaptive reuse, infill development, and strategic investment that strengthens the tax base while preserving community character.

Responsible Party:
VC, RRC, DDA

Timeline:
Ongoing

3.3 Promote a vibrant downtown and commercial districts through beautification, redevelopment, infrastructure improvements, and business support programs.

Responsible Party:
VC, RRC, DDA

Timeline:
Ongoing

3.4 Encourage industrial, commercial, and employment-generating development that is compatible with surrounding land uses and environmental resources.

Responsible Party:
VC, RRC, DDA

Timeline:
Ongoing

3.5 Support entrepreneurship, home-based businesses, small business development, and workforce opportunities.

Responsible Party:
VC, RRC, DDA

Timeline:
Ongoing

3.6 Promote tourism, waterfront amenities, cultural attractions, and community events as important components of the local economy.

Responsible Party:
VC, RRC, DDA

Timeline:
Ongoing

3.7 Coordinate economic development efforts with the DDA, Chamber of Commerce, regional organizations, businesses, and other stakeholders.

Responsible Party:
VC, RRC, DDA

Timeline:
Ongoing

3.8 Revitalize downtown Lincoln by supporting business development, redevelopment, and year-round economic activity.

Responsible Party:
VC, RRC, DDA

Timeline:
Ongoing

3.9 Support employment growth and workforce opportunities.

Responsible Party:
VC, RRC, DDA

Timeline:
Ongoing

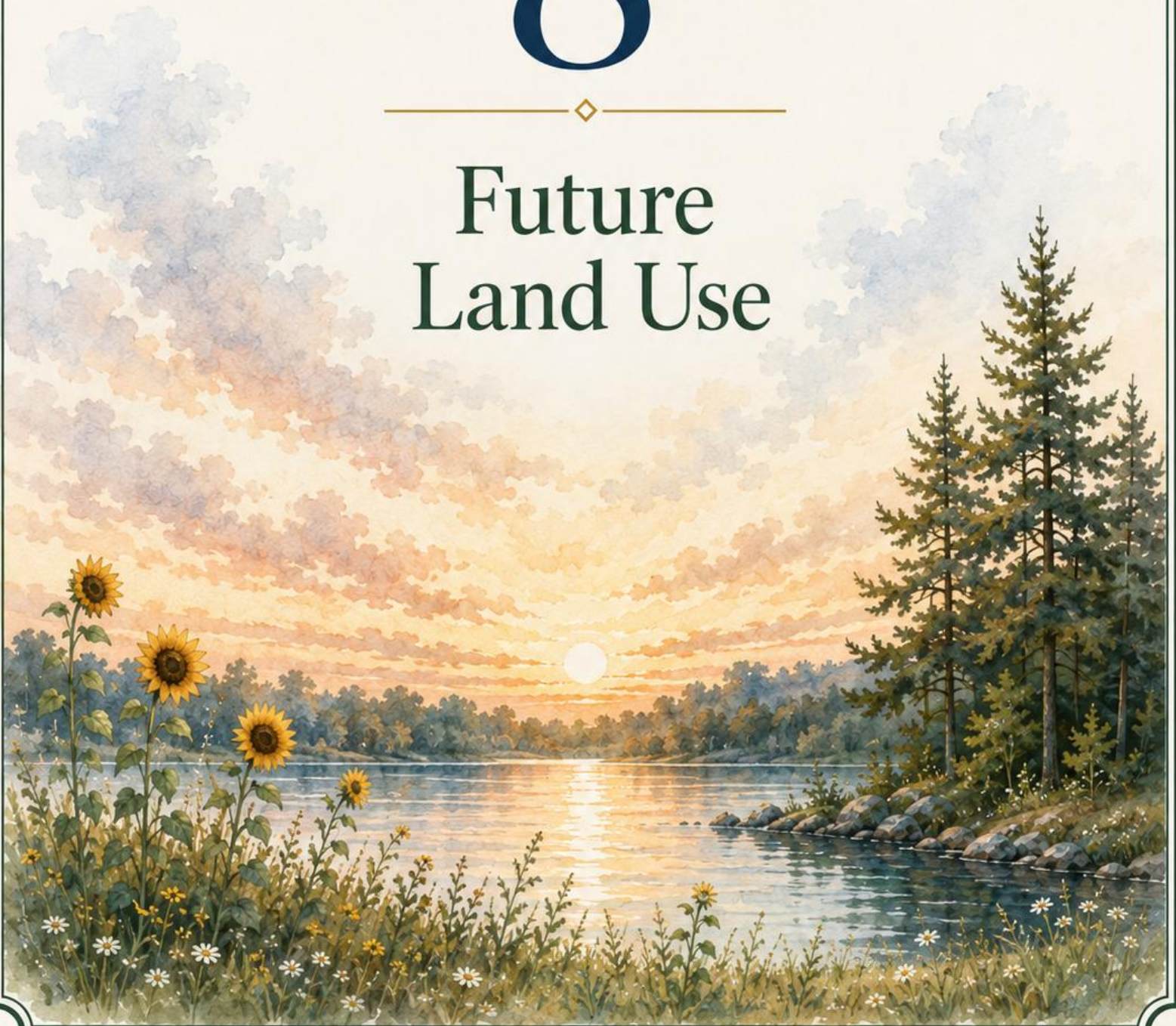




CHAPTER

8

Future
Land Use



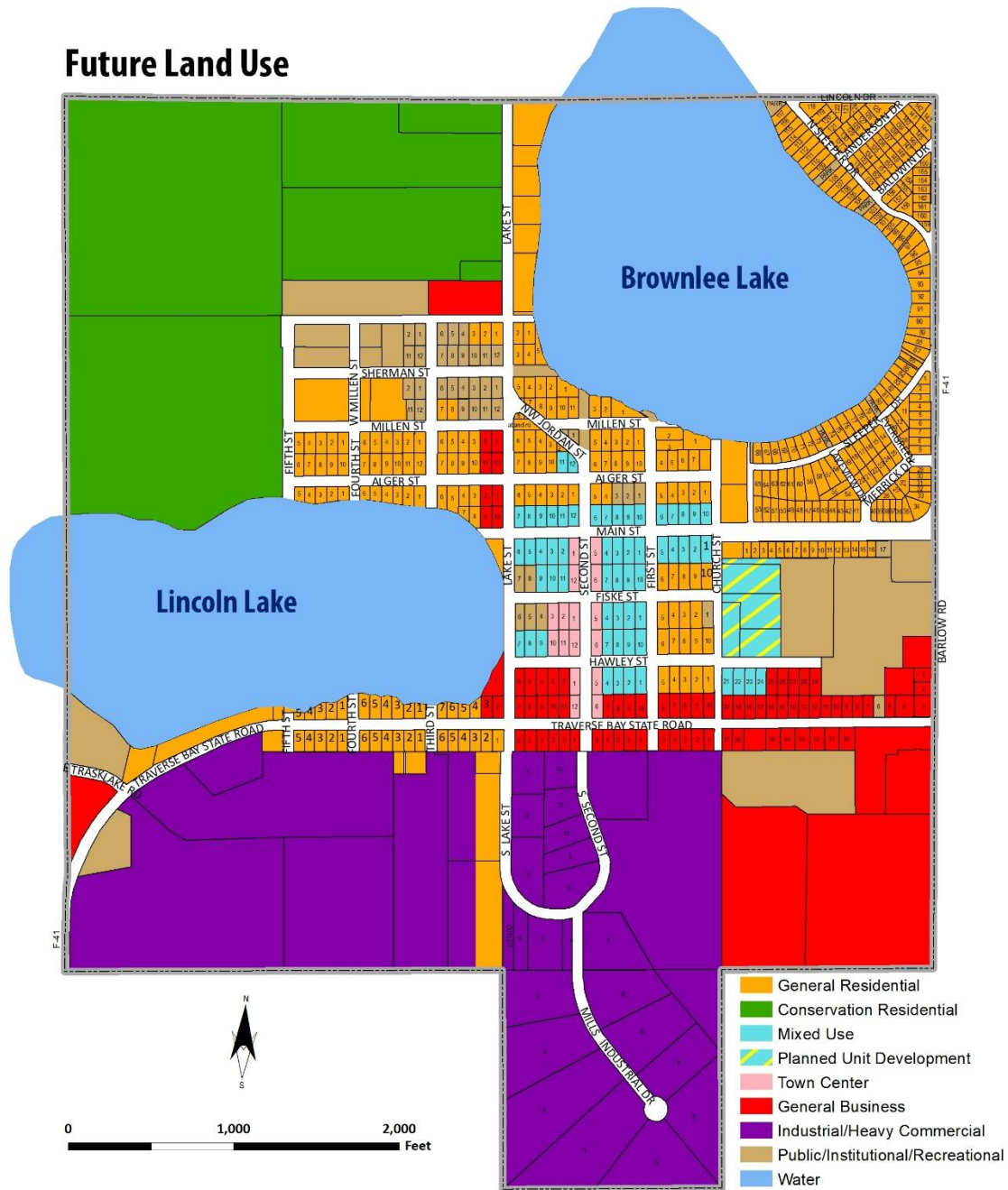
The Future Land Use Plan establishes the Village of Lincoln's long-term vision for growth, redevelopment, and preservation over the next twenty years. It identifies the general location, character, and intensity of future land uses while promoting orderly development, protecting natural resources, preserving established neighborhoods, and supporting a high quality of life.

The Future Land Use Map illustrates the general arrangement of land use categories throughout the Village. The boundaries shown are conceptual rather than exact and should be used together with this Master Plan to guide future planning and development decisions.

The Future Land Use Plan serves as a policy guide for rezonings, zoning ordinance amendments, public investments, infrastructure planning, and development proposals. Future Land Use categories are not zoning districts but provide the framework for future zoning decisions and implementation of the Village's long-term vision.

Land Use Planning Areas		
Future Land Use		Zoning District
	General Residential	R1 - Single-Family Residential District
	Conservation Residential	CR - Conservation Residential District
	Mixed Use	MU - Mixed Use District
	Planned Unit Development	B1 - General Business District P - Public Use District
	Town Center	CBD - Central Business District CBD-2 - Central Business District – 2 Overlay
	General Business	B1 - General Business District
	Industrial/ Heavy Commercial	I - Industrial District
	Public/Institutional/ Recreational	P - Public Use District

Future Land Use



General Residential



Purpose

The General Residential designation is intended to preserve the traditional small-lot, detached single-family character that defines many of Lincoln's neighborhoods. Located within walking distance of the Village's core commercial area, these neighborhoods support a compact and walkable community pattern. The district also allows limited housing diversity, including duplexes and accessory dwelling units, while maintaining the overall scale and character of established residential areas. No significant changes to district boundaries are proposed.

District Structure

The General Residential areas include small residential lots throughout the Village, including the Brownlee Lake Subdivision, which contains approximately 166 lots, most 50 feet wide or narrower. In the central portion of the Village, lots are typically about 66 feet wide. These neighborhoods are closely connected to commercial services and community destinations, reinforcing Lincoln's cohesive village form. The Master Plan recommends maintaining the existing district boundaries.

Character & Intent

This district is characterized by detached single-family homes on modestly sized lots arranged in a traditional neighborhood pattern. The intent is to maintain this established character while allowing compatible infill, duplexes, and accessory dwelling units. New development should reflect the scale, setbacks, and lot patterns of surrounding homes. Higher-density residential uses may be considered as Special Land Uses if designed to preserve neighborhood character, and very limited neighborhood-serving businesses may be explored where compatible.

Development Standards

Development should generally follow the standards of the R-1 Single-Family Residential District. New construction and redevelopment should maintain established neighborhood patterns through compatible lot widths, setbacks, building placement, and site design while allowing compatible duplexes and accessory dwelling units where permitted.



Conservation Residential



Purpose

The Conservation Residential designation is intended to preserve the rural character of the northwest portion of the Village while protecting significant natural features, including forested areas and a large wetland. Although the area is currently zoned for residential use and could accommodate smaller lot splits, this future land use category emphasizes low-density development that is sensitive to environmental conditions and maintains the area's natural setting.

District Structure

This district is located in the northwest portion of the Village and consists largely of forested land and wetland areas, creating a distinctly rural landscape compared to other neighborhoods. The presence of hydric soils and environmentally sensitive features makes the area more suitable for larger lots and conservation-oriented development patterns. The structure of the district is intended to prioritize open space preservation and natural resource protection over traditional subdivision layouts.

Character & Intent

The district is intended to accommodate low-density residential development that preserves forested land, wetlands, and other natural features. Larger-lot homes, duplexes, accessory dwelling units, agri-tourism, and conservation-oriented Planned Unit Developments are encouraged where environmental impacts are minimized.

Development Standards

Development should generally follow the standards of the CR Conservation Residential District. Site design should preserve wetlands, woodlands, and other natural features through larger lots, clustering where appropriate, and minimal site disturbance while protecting the district's rural character.



Mixed Use

Purpose

The Mixed-Use designation is intended to accommodate a broad range of compatible residential and commercial uses in a cohesive, walkable setting. Located in the central portion of the Village, surrounding the Town Center and along Main Street, this designation reflects Lincoln's commitment to traditional neighborhood design. It recognizes the value of integrating housing and neighborhood-serving businesses, rather than separating land uses, to strengthen the vitality of the Village core.



District Structure

Mixed-Use areas are centered around the Village's Town Center and extend along Main Street, forming a transition between commercial and residential neighborhoods. These areas are structured to support residential activity in close proximity to businesses and services, reinforcing a compact development pattern. The district is designed to accommodate a mix of housing types alongside small-scale, low-impact commercial uses that serve nearby residents.

Character & Intent

The district is intended to integrate housing and neighborhood-serving commercial uses in a pedestrian-oriented setting. Residential uses are encouraged alongside small-scale offices, retail, and services designed to be compatible with nearby homes.

Development Standards

Development should generally follow the standards of the MU Mixed Use District. Buildings should maintain a pedestrian-oriented design with compatible residential and commercial uses, appropriate landscaping, rear or side parking, and building forms that complement nearby neighborhoods.



Planned Unit Development



Purpose

The Planned Unit Development (PUD) overlay is proposed within the Mixed-Use designation along Church Street adjacent to Barlow Park. Its purpose is to guide coordinated redevelopment of this area into a senior-oriented mixed-use development that supports housing, services, and recreation. The overlay is intended to provide flexibility while promoting walkability, community services, and long-term reinvestment in a key location near existing civic amenities.

District Structure

The PUD area includes the existing Senior Center and several commercial uses and is strategically located next to Barlow Park. Its proximity to the park creates opportunities for integrated pedestrian connections, including walking paths and shared amenities that link residential, commercial, and recreational uses. The district structure supports either a senior-focused mixed-use development or, alternatively, a centralized community activity hub serving residents of all ages.

Character & Intent

The PUD is intended to support a coordinated, campus-style development centered on senior housing, community services, recreation, and compatible commercial uses while allowing design flexibility through the PUD process.

Development Standards

Development should comply with the PUD regulations together with the underlying Mixed Use District standards. Unified site planning, interconnected pedestrian circulation, shared access, coordinated architecture, and integration with Barlow Park should be emphasized throughout the development.



Town Center

Purpose

The Town Center serves as the heart of the Village of Lincoln and functions as a pedestrian-oriented commercial district that supports a vibrant mix of retail, service, and community-focused uses. As the Village's primary gathering place, it provides convenient access to shopping, dining, services, entertainment, cultural activities, and recreation, reinforcing its role as a destination for residents and visitors. The purpose of this designation is to foster a unique, walkable, and active downtown that reflects the Village's character and identity.



District Structure

The Town Center is organized as a compact downtown environment with buildings oriented toward the street and designed to create a cohesive streetscape. Although currently zoned Commercial under the same regulations as more intensive commercial areas in the southeastern portion of the Village, this area is distinct in form and function. Recent streetscape improvements along Second Street highlight the Village's commitment to strengthening the downtown core and establishing a clearly defined central district.

Character & Intent

The Town Center should function as an active, pedestrian-oriented downtown with buildings located near the street, active storefronts, upper-story residential or office uses, and architecture that reinforces Lincoln's traditional village character.

Development Standards

Development should generally follow the standards of the CBD and CBD-2 Districts. Buildings should be oriented toward the street with parking located to the rear or side, pedestrian-friendly streetscape improvements, coordinated signage, lighting, and landscaping that reinforce Lincoln's traditional downtown character.



General Business

Purpose

The General Business designation is intended to accommodate the widest and most intensive range of retail and service businesses within the Village. These uses typically serve an automobile-oriented and regional customer base and are best located along higher-traffic corridors. In Lincoln, General Business areas are primarily situated along Traverse Bay State Road and Barlow Road, with two smaller sub-areas along Lake Street.



District Structure

This district is organized along major roadways that can support higher traffic volumes and more intensive commercial activity. Development patterns are generally auto-oriented, with larger sites designed to accommodate drive-through facilities, vehicle access, and regional-scale businesses. The location of these areas provides visibility and access while concentrating higher-intensity commercial uses away from the Village's lower-density residential neighborhoods.

Character & Intent

The character of the General Business district is defined by larger-scale commercial development that serves both Village residents and a broader regional market. Typical uses include drive-through restaurants, automobile service establishments, and other commercial operations requiring high visibility and convenient vehicular access. The intent is to accommodate these more intensive uses while managing their visual and operational impacts, particularly where they are located near residential areas, including properties north and south of Lincoln Lake.

Development Standards

Development should generally follow the standards of the B-1 General Business District. Site design should provide safe access, shared driveways where feasible, coordinated signage, landscaping, lighting, and buffering adjacent to residential uses while supporting attractive commercial corridors.



Industrial/Heavy Commercial



Purpose

The Industrial/Heavy Commercial designation is intended to accommodate a range of commercial, wholesale, warehousing, and industrial activities within the Village. Permitted uses include manufacturing, compounding, processing, packaging, and assembly of finished or semi-finished products derived from previously prepared materials, as well as “clean” industrial operations such as training facilities with minimal off-site impacts. The purpose of this district is to provide appropriate locations for employment-generating uses while minimizing impacts on surrounding neighborhoods.

District Structure

The Industrial/Heavy Commercial district is largely consolidated within the southern and southwestern portions of the Village. The most intensive heavy industrial uses should be directed to annexed properties on the south side of the Village, where greater separation and buffering can be provided. This Master Plan does not propose significant changes to the location of the existing district, reinforcing its role as the primary area for heavier commercial and industrial activity.

Character & Intent

This district accommodates industrial, warehousing, wholesale, and heavy commercial uses in locations where buffering and site design minimize impacts on surrounding properties while supporting employment and economic development.

Development Standards

Development should generally follow the standards of the Industrial District. Site design should provide adequate screening, buffering, lighting, landscaping, parking, outdoor storage controls, and access management to minimize impacts on adjacent properties while supporting employment-generating uses.



Public-Institutional-Recreational



Purpose

The Public/Institutional/Recreational designation encompasses lands devoted to government, institutional, and community-serving functions throughout the Village. This includes government buildings and properties, parks, churches, and other publicly oriented or recreational lands. These areas play a vital role in supporting community services, civic life, and overall quality of life for residents.

District Structure

Properties within this category are widely distributed across the Village rather than concentrated in a single location. On the Zoning Map, parcels retain the zoning designation of the underlying district in which they are located. Many of the uses represented in this category are permitted within multiple zoning districts, reflecting their integrated presence within the community.

Character & Intent

The character of this designation is civic and community-oriented, with uses that serve residents of all ages. The intent is to recognize and support these important facilities while maintaining their compatibility with surrounding neighborhoods. Significant changes to land use patterns within this category are not anticipated during the planning period.

Development Standards

Development should generally follow the standards of the P Public Use District or the applicable underlying zoning district. Building placement, lighting, parking, landscaping, and circulation should be designed to ensure compatibility with surrounding neighborhoods while supporting public services and recreational opportunities.



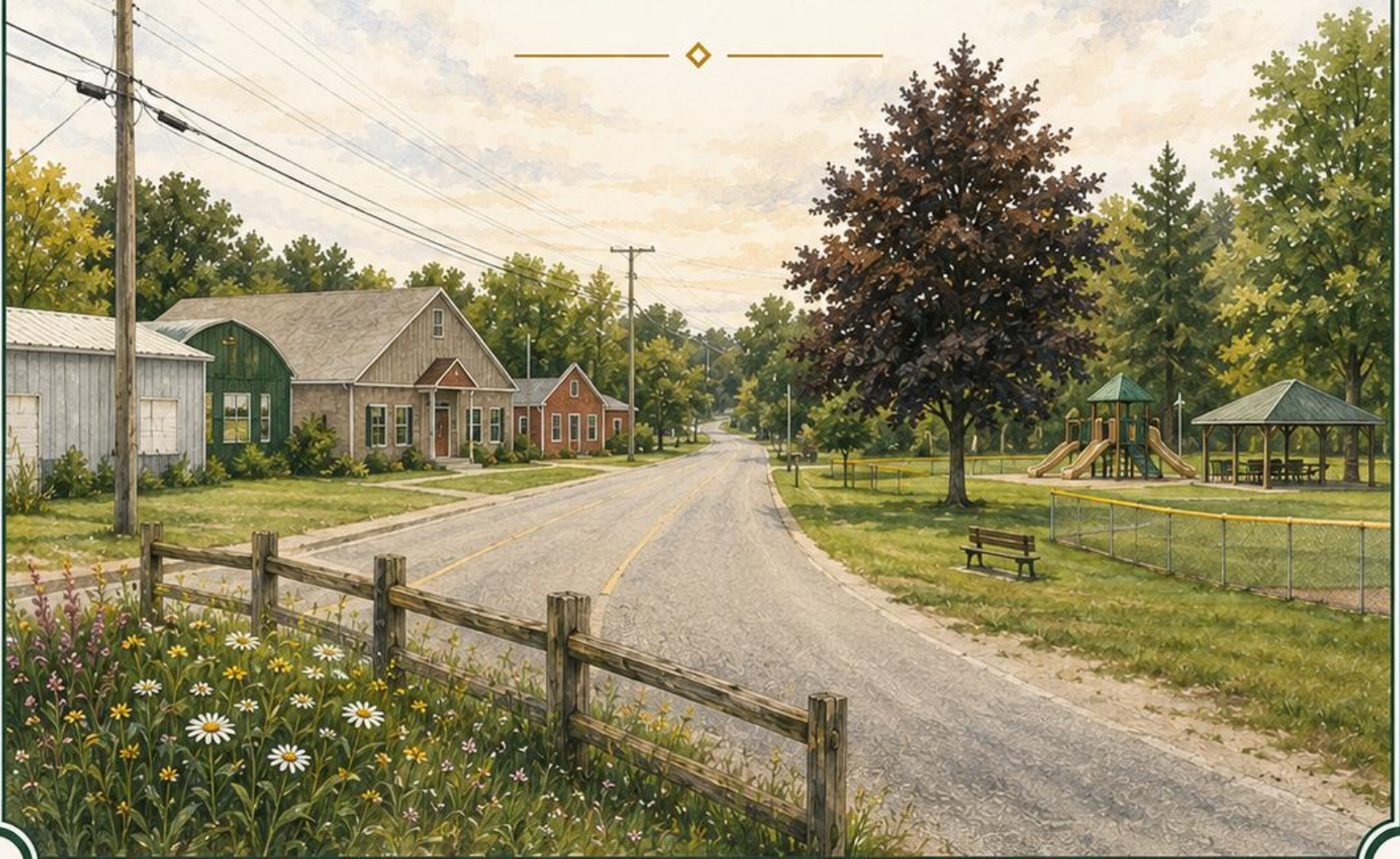




CHAPTER

9

Adoption &
Documentation



Plan Coordination & Review

As required by the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, the Village of Lincoln provided notice of its intent to prepare a Master Plan on _____. The notice was distributed to adjacent communities and other required entities, inviting coordination and comment throughout the planning process. A copy of the notice, affidavit of mailing, and list of entities notified is included at the end of this chapter.

Following preparation of the draft Master Plan by the Village of Lincoln Planning Commission, with assistance from NEMCOG, the draft was submitted to the Village of Lincoln Village Council for authorization to distribute the plan for review and comment. On _____, the draft was transmitted to the entities notified at the beginning of the planning process for the required review period.

Public Hearing

A public hearing on the proposed Village of Lincoln Master Plan was held on _____, in accordance with the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended. Section 43 of the Act requires notice of the public hearing to be published in a newspaper of general circulation within the municipality at least 15 days prior to the hearing.

Notice of the public hearing was published in the *Alcona County Review* on _____. A copy of the published public hearing notice and related documentation is included at the end of this chapter.

Plan Adoption

The Village of Lincoln Planning Commission formally adopted the Master Plan on _____. The Village of Lincoln Village Council passed a resolution of adoption of the Master Plan on _____.



Plan Implementation

The Master Plan establishes a long-term vision for the Village of Lincoln and provides a framework for translating that vision into action. It will guide decisions related to development and redevelopment, public improvements, municipal services, budgeting, grant opportunities, transportation and infrastructure investments, community initiatives, tax incentives, and the administration of utilities and services.

Implementation will be an ongoing process. Each year, the Village of Lincoln Planning Commission will review the goals and objectives of the Master Plan and identify three to four priority objectives for focused action during the coming year. This annual review will help the City maintain momentum, respond to changing conditions and opportunities, and ensure that available resources are directed toward the community's highest priorities.

The identified priorities will serve as the primary focus of the Planning Commission's activities for that year. Establishing annual priorities will allow the Commission to take a proactive and manageable approach to implementation, track progress, and steadily advance the goals and objectives of the Master Plan.

Consistent with the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, the Village of Lincoln Planning Commission will review the Master Plan at least once every five years to determine whether revisions or a new plan are necessary. This review will consider changing community conditions, development trends, accomplishments, emerging priorities, and other factors affecting the City's future. Updates will be prepared as necessary to ensure the Master Plan remains relevant and effective.

Zoning Plan

The Master Plan provides the policy foundation for the Village of Lincoln Zoning Ordinance. Section 33 of the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, requires a master plan to include a Zoning Plan describing how the future land use designations relate to the zoning districts established by the City. This relationship, along with recommendations for future zoning changes, is addressed in Chapter 8: Future Land Use.

Zoning is one of the City's primary tools for implementing the goals and objectives of the Master Plan. As development, redevelopment, and infill occur, the City should periodically



evaluate its zoning districts, permitted uses, dimensional requirements, and development standards to ensure they continue to support the desired character and development pattern identified in the Plan.

Future zoning updates should emphasize the preservation and continued vitality of Harrisville's traditional neighborhoods while providing appropriate flexibility for commercial, mixed-use, and other non-residential areas. Regulations should be reviewed to ensure they reflect existing neighborhood development patterns and do not unnecessarily create or perpetuate nonconforming lots and structures. Where appropriate, standards should also accommodate compatible housing types, neighborhood-scale businesses, recreational opportunities, and other uses that contribute to a walkable and resilient community.

Development standards should provide clear and predictable expectations while maintaining flexibility for high-quality and innovative design. Consideration should be given to building scale and height, placement and orientation, architectural and façade treatments, parking location, landscaping, pedestrian connections, and the relationship between buildings and the street. Where practical, zoning regulations should incorporate graphics, diagrams, and illustrations to clearly communicate these standards and improve usability.

As zoning amendments are considered, the City should regularly evaluate their consistency with the Master Plan and Chapter 8: Future Land Use. This ongoing coordination between planning and zoning will help ensure that regulatory decisions support Harrisville's long-term vision while protecting the community characteristics valued by residents.

Grants & Capital Improvement Plan

The Master Plan can help guide future public investment by connecting the City's long-term goals with annual budgeting, grant applications, infrastructure improvements, and the delivery of municipal services. Projects identified in the Plan can also provide a foundation for pursuing state, federal, and other funding opportunities that support community priorities.

A Capital Improvements Program (CIP) provides a structured approach for planning and prioritizing major public investments. Typically covering a six-year period, a CIP identifies anticipated projects such as streets and sidewalks, utilities, parks and recreation facilities, public buildings, and other infrastructure improvements. For each project, the CIP may identify estimated costs, anticipated timing, potential funding sources, and relative priority.



Used together, the Master Plan and CIP help the City coordinate projects, anticipate financial needs, pursue funding opportunities, and direct limited resources toward improvements that advance community goals. The CIP should be reviewed and updated regularly as projects are completed, priorities change, and new funding opportunities become available.

Recreation Plan

The Village of Lincoln maintains a DNR-approved Recreation Plan, which is updated on a five-year cycle and serves as an important tool for planning recreational improvements and pursuing grant funding. The Recreation Plan and Master Plan should be used together to coordinate investments in parks, recreation facilities, public lands, open space, and community amenities.

The goals and objectives identified in Chapter 7, particularly those related to recreation, public lands, open space, beautification, and economic development, will help guide future Recreation Plan updates and recreation-related capital improvements. Maintaining consistency between the two plans will help the City establish clear priorities, coordinate projects, and ensure that recreation investments support broader community and economic development goals.

Together, the Master Plan and Recreation Plan also provide important support for state and federal grant applications by demonstrating that proposed projects are part of an established community vision and planning process.

Official Documentation

The following pages contain the official documentation of the master planning process.

