



Memorandum

TO: City of Keego Harbor Planning Commission
City of Keego Harbor City Council

FROM: Paul Urbiel, AICP; Emily Huhman, AICP

SUBJECT: **Keego Harbor Master Plan – Complete Draft for Public Hearing and Consideration of Adoption**

DATE: May 21, 2026

Enclosed, you will find the draft Keego Harbor Master Plan which is the culmination of months’ worth of investigation, analysis, public engagement, and strategic thought.

BACKGROUND

The City of Keego Harbor Planning Commission have led the charge in overseeing the preparation of this draft plan. The process and plan document are consistent with the requirements of the Michigan Planning Enabling Act (Act 33 of 2008) (MPEA) for the preparation of master plans in Michigan.

PUBLIC ENGAGEMENT

The MPEA describes a process for public review and comment on draft plans to ensure maximum stakeholder support. As such, the City publicized the required 63-day resident and stakeholder comment period on this draft plan, which resulted in several comments received from residents, stakeholders, and Oakland County. Those comments are summarized below. These comments have been incorporated into the Draft for Adoption that you are also receiving in your packet.

COMMENT RECEIVED	DATE RECEIVED	WHO SUBMITTED COMMENT	HOW COMMENT WAS INCORPORATED INTO THE MASTER PLAN DRAFT
Page 47 - add a title to the graph 4.5 “Do Existing Housing Options in Keego Meet your needs”	4/8/2026	Resident / Stakeholder	Updated title of Figure 4.5.
Page 66 - Roosevelt acres is 5.71 acres according to the West Bloomfield School Board. I think your number is missing the easement by the road which used to be a railroad track. I am not sure who owns that piece	4/8/2026	Resident / Stakeholder	Confirmed with Oakland County parcel data that the total acreage of the site is 4.73 acres, which includes the road easement.



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<i>Page 119 - add to the future land use map, the empty lot next to the M and M Cleaners</i>	4/8/2026	Resident / Stakeholder	No change made. Need more information. This lot is included in the Future Land Use Map as Central Business District (CBD) Future Land Use.
<i>The Master Plan maps are incorrect ! It shows and is labeling the PRIVATE BEACH (on Cass Lake Rd) that belongs to the Sylvan Lake Condo's as "developent" land. IT IS NOT ! It is a PRIVATE beach and is OWNED by the 120 units of the condos.</i>	4/11/2026	Resident / Stakeholder	Confirmed that the map does label the park owned by the Sylvan Lake Condo Association as a private park. Future Land Use Map also categorizes this land as "Public and Private Recreation". No changes made.
<p><i>p7. Flooding issues along Dollar Lake Canal - did you mean Fran Leaf Canal, or both?</i></p> <p><i>p29. Suggests boat launch has only 3-4 parking spots. It has none.</i></p> <p><i>p62. Improvable city owned parcels, includes land already in BMP and FLP (wetland)</i></p> <p><i>p66. Acreage of school is variously reported at 6.1 and 7.5 acres vs 43</i></p> <p><i>p83. TIFA bond was paid off Dec 2025, not Dec 2024.</i></p> <p><i>p103. Clarify location of 'Willow Beach Drain' as this is not a name we know</i></p> <p><i>p133. City Hall has a bike rack. RSP could use one though.</i></p>	4/14/2026	Resident / Stakeholder	<p>p.7 - Incorporated change.</p> <p>p. 29 - Removed suggestion of parking spaces on Dollar Lake Boat Launch.</p> <p>p. 62 - Reclassified parcels in Moderate Flood Hazard areas and 1% Chance Flood Zone as "Vacant".</p> <p>p. 66 - Confirmed with Oakland County Parcel data that the school site and the adjacent easement are 4.73 acres.</p> <p>p.83 – Confirmed with Treasurer that the TIFA bond was fully paid off in March of 2025. Updated text accordingly.</p> <p>p.103 – Clarified the location of this drain at the property along Dollar Lake on Willow Beach St, just north of Orchard Lake Rd.</p> <p>p.133 – Removed adding a bike rack at City Hall</p>



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<p><i>page 25 Existing Land Use Map - The white part on east Dollar Lake should be green under Andre St. and the green should be blue. The boat launch should be green not the lake. Behind Hungry Howie's/Rite Aid ? Sunset Park is not shown green. The skinny vacant lot next to Margaret's should be green (new sidewalk) Vacant Lot # 47 on Maddy Ln. All maps don't show Pridham, Summers, Willow Beach, Cass Lake Rd, Beechmont & Maddy Lane on the south side. Page 27 Opportunities Map - Can we add purple to Dr. Garg's vacant lot next to the Dunkin Donuts as a priority and can we add a # 2 near between the city property under Andre and the city property from Kenrick around Dollar Lake - where the kayak launch is planned ?</i></p> <p><i>Page 29 - Do we have improved parking at the boat launch ? On page 42 13.2 % vacant housing seems high - where are they? City Owned Property Map page 62 is missing Sunset Park, Willow Beach Swim Site, Grove Swim Site, Boat Launch, the strip around Dollar Lake by Andre and Tate-Optimist Park. On page 77 Access and Connections, the whole southern border should be green for the WB trail. Page 89 Sunset Park is a small pocket park located on the east-west side of Cass Lake Rd. as the road curves. The Condominiums own the fenced in portion of the property abutting the lake. The Sunset Park pictures includes the condo's property. They could be flipped and both named underneath each. That's it, that's all I got. Thank you McKenna, for all your hard work, including the grant to complete this Master Plan for our beautiful small town.</i></p>	<p>4/19/2026</p>	<p>Resident / Stakeholder</p>	<p>p. 25 – Expanded boundary of Parks and Open Space area around Dollar Lake. Boundaries of Dollar Lake cannot be changed. Updated sidewalk adjacent to Margaret's to be Parks and Open Space Future Land Use. Changed Existing Land Use category of two lots on east side of Maddy Lane to Vacant. Label placement on roads is done automatically and based on the features being presented on the map, difficult to change location of road labels.</p> <p>p.27 – Comment on adding additional priority redevelopment site will be aside for further discussion at this meeting. Added an additional #2 label for the kayak launch.</p> <p>p.29 – Removed suggestion of parking spaces on Dollar Lake Boat Launch.</p> <p>p.42 – Residential vacancy data is from the Census. Narrative accompanying this graph provides factors that may be contributing to this number. Cross checked with SEMCOG data as well. Adding text noting potential accuracy issues with Census data in small communities.</p> <p>p.77 – Reordered so West Bloomfield Trail is on top of City border.</p> <p>p.62 – Updated map accordingly.</p> <p>p. 89 – Removed photo.</p>



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<p><i>City land off of Cass Lake to Fran Leaf where the new walk way is not listed on my 5.2 on page 62.. Also, the QR code next to this box doesn't work.</i></p>	<p>4/21/2026</p>	<p>Resident / Stakeholder</p>	<p>Confirmed walkway is included on City-Owned Property map as an Access / Utility Easement, as this land provides access to Fran Leaf Park. Changed how Access / Utility Easements are displayed in the legend to be darker/more visible.</p>
<p><i>Reviewed Keego Harbor Master Plan and it's pretty general in nature. However, the maps are difficult to interrupt unless you know the area. There seems to be overlays that are clear. Also, vacant land should be described as city owned or at least have a legend that identifies it as so. Why is described as Public Recreation when there has not been a vote on it and strong opposition?</i></p>	<p>4/22/2026</p>	<p>Resident / Stakeholder</p>	<p>Not all vacant land in Keego Harbor is City-owned. The City-Owned Properties Map identifies all City-owned properties, including vacant properties.</p> <p>Unknown what parcel is being referred to that has "strong opposition" as a Public and Private Recreation. Cannot incorporate without more information.</p>
<p><i>City-Owned Property Map - Our Fran Leaf walkway is city land.</i></p>	<p>4/22/2026</p>	<p>Resident / Stakeholder</p>	<p>No change made, as this map shows all City-owned land. Currently symbolized as an access easement, as it provides access to Fran Leaf Park. Changed how Access / Utility Easements are displayed in the legend to be darker/more visible.</p>



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<p><i>Consider the removal of the “Industrial” description from the plan in the Future Land Use Section as there is no Industrial in the community and no future planning for areas of industrial type uses. In our review of the zoning map and zoning ordinance for background information on future industrial uses and properties associated with such, M-1 Light Industrial District zoning is defined in Article XI of the zoning ordinance and listed on the zoning map. However, there appears only to be small slivers of property that are zoned M-1, being areas along the shoreline adjacent to properties along Rustic Lane within the Old Orchard Park Sub and an area on the east side of Cass Lake Road south of Glenbroke Street which is considered within the Cass Lake Road right-of-way. These properties do not meet dimensional standards or other regulations within the ordinance for M-1 zoning. Coordination between the zoning documents and Master Plan is recommended. M-1 remains a zoning category, although there are no appropriate located/sized properties that are zoned as such and there are no properties within the Master Plan that are supportive of industrial type zoning as it pertains to future land uses.</i></p>	<p>4/23/2026</p>	<p>Oakland County Coordinating Zoning Committee</p>	<p>Discussed further with Oakland County. Intention was to not appear that we are prohibiting land uses that are otherwise legal. Did not incorporate change.</p> <p>City will evaluate any changes or corrections that may need to be made to the Zoning Map.</p>



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<p><i>Include information pertaining to the community’s existing brownfields to help with the proposed development initiative. Brownfields have not been referenced outside the information that was provided in the plan that references the Housing Tax Increment Financing (HTIF). The Master Plan heavily promotes redevelopment and revitalization of many properties that are considered brownfields, included but not limited to the Roosevelt School property, the “Corner Property” (which was a gas station until 2001), the old Rite Aid property, and other properties not mentioned here that are forecasted for a change in use per the FLU plan. In many cases implementing these projects would involve brownfield protocols. Oakland County has a Brownfield Redevelopment Authority (BRA) that the City of Keego Harbor is/has worked with in the past. Oakland County’s BRA can help with access to USEPA grants for site assessment work, including but not limited to Phase I, Phase II BEA, Due Care Plan, Lead/Asbestos abatement, surveys, and other such processes/tools. Please refer to the Oakland County EDCA Planning Services table at the end of this review which provides more information about technical services provided by our office and offers such opportunities.</i></p>	<p>4/23/2026</p>	<p>Oakland County Coordinating Zoning Committee</p>	<p>Added this information in Chapter 5 – Economic Development, on page 65.</p>



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<p><i>Incorporate information related to the Oakland County Cooperative Invasive Species Management Area (CISMA) https://oaklandinvasivespecies.org/. The draft Master Plan promotes the preservation and protection of natural features and resources, particularly the lakes and canals. CISMA is a source for education/outreach materials, technical assistance, best practices, and funding for protecting and improving natural habitats. Collaboration with CISMA can help expand upon the preservation effort promoted within the plan which could assist in the implementation of such. Additionally, the Clinton River Watershed Council https://www.crowc.org is a member of CISMA that operates proactively to protect and improve the quality of the Clinton River Watershed, which Keego Harbor's borders sit entirely within. Aligning such natural preservation efforts with the Clinton River Watershed Council could improve the strength and initiatives of the plan as it pertains to this subject.</i></p>	4/23/2026	Oakland County Coordinating Zoning Committee	Added this collaboration as a strategy in the Implementation Matrix in Chapter 9 under Natural Resources & Environment Objective 1.5 on page 138.



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<p><i>Strengthen the plan’s strong foundation in this topic by considering the referencing of the Public Rights-of-Way Accessibility Guidelines (PROWAG) https://highways.dot.gov/safety/pedestrian-bicyclist/safety-tools/r3062-public-right-way-accessibility-guidelines-prowag and ADA Title II requirements https://www.ada.gov/law-and-regs/regulations/title-ii-2010-regulations/ within the Transportation and Mobility framework. It is understood that the Road Commission for Oakland County (RCOC) controls the city’s busiest thoroughfares (Orchard Lake Road and Cass Lake Road) and while the plan already addresses pedestrian safety and multimodal design, adding a clear reference to PROWAG would ensure that future street, sidewalk, and crossing projects consistently meet nationally recognized accessibility standards.</i></p>	4/23/2026	Oakland County Coordinating Zoning Committee	Information added to “Transportation Planning and Funding Resources” on page 82.
<p><i>Incorporate the use of crash data (if possible) into transportation planning and safety planning. Providing crash patterns, especially at key intersections and along Cass Lake and Orchard Lake Roads, would help prioritize improvements where they are most needed and ensure that future pedestrian, bicycle, and roadway projects effectively address documented safety concerns.</i></p>	4/23/2026	Oakland County Coordinating Zoning Committee	Crash data and analysis added beginning on page 75.
<p><i>On page 77 Access and Connections there is a skinny line that goes from Willow Beach St to Atlas then picks up again from Atlas to Cass Lake Rd., this should be marked in yellow/sidewalk and has now been officially named Camper’s Path.</i></p>	4/27/2026	Resident / Stakeholder	Added to map.

Before the recent public comment period and prior to drafting the plan document, McKenna and the Planning Commission substantially engaged stakeholders by conducting a public open house in April of 2025, hosting an online survey and interactive mapping exercise open to all residents and stakeholders between March and May



2025, and maintaining a project website with pertinent information throughout the process. The feedback gathered from the public during the Master Plan process is included throughout the Master Plan draft.

FURTHER DISCUSSION

Comments received during the public comment period indicated that more discussion could be had around the proposed future land use of these two sites.

2943 Orchard Lake Road



Reason for Review: Public comment received requested that this be made a priority redevelopment site.

Discussion Questions

1. Would the Board, Council members, and the public support this as a priority redevelopment site?
2. If yes, is the current proposed future land use category appropriate?
3. Are there any considerations for development you would like to see at this site? (i.e. safer road access, landscaping, etc.)

1540 Cass Lake Road

Reason for Review: This parcel may have been the parcel being referred to as having “strong opposition for Public Recreation”. Additionally, may be alternative development possibilities, provided that the waterfront is protected. Intention of assigning this future land use category is to promote long-term public access to the waterfront.

Discussion Questions

1. Does the Board, Council, and the public believe proposed future land use category is appropriate?
2. Is there a particular vision you see for this site?
3. If future development of this site is appropriate, are there any considerations for development you would like to see at this site? (i.e. safer road access, landscaping, etc.)





REVIEW AND NEXT STEPS

During the May 21, 2026 Joint Planning Commission and City Council meeting, a duly noticed Public Hearing for the draft plan will be conducted. After the public hearing, the Planning Commission can consider a recommendation for adoption, and the City Council can move to adopt the Master Plan.

A proposed adoption resolution is included in your packet. Upon adoption, we will finalize the plan for production and distribute it to the necessary entities (Macomb County, SEMCOG, etc.). We will also submit the Plan and supporting documentation to MSHDA for the Housing Readiness Incentive Grant. We look forward to discussing the draft plan during your May 21, 2026 joint meeting. We welcome any questions or comments at any time. Thank you.

**City of Keego Harbor, Oakland County, Michigan
2026 Master Plan
RESOLUTION of ADOPTION**

WHEREAS the Michigan Planning Enabling Act (Public Act 33 of 2008), as amended, provides for a City Planning Commission to prepare and adopt a Master Plan for physical development of the community; and

WHEREAS the City of Keego Harbor Planning Commission has prepared such a Master Plan for the City's physical development in compliance with the Michigan Planning Enabling Act, including relevant charts, maps and text; and

WHEREAS the Keego Harbor Planning Commission has provided multiple opportunities for public participation in the planning process; and

WHEREAS the Keego Harbor City Council approved the draft Plan for distribution, and subsequently the Master Plan was so distributed for review by surrounding communities and other public agencies as required by the Michigan Planning Enabling Act; and

WHEREAS the Keego Harbor Planning Commission held a formal public hearing on the draft Master Plan on May 21, 2026 to provide additional opportunity for public comment; and

WHEREAS all comments received during the planning process have been carefully considered and the Planning Commission is satisfied that the Master Plan is ready for adoption.

NOW THEREFORE BE IT RESOLVED that the Keego Harbor Planning Commission hereby adopts the Keego Harbor 2026 Master Plan, as presented at the public hearing held on May 21, 2026, subject to incorporation of the following revisions (if applicable):

1. _____
2. _____

BE IT FURTHER RESOLVED that the Keego Harbor Planning Commission directs the Commission Chairperson to sign this Resolution signifying the adoption of the Keego Harbor 2026 Master Plan, to file an attested copy with the City Clerk, and to request that the Master Plan, as revised, be forwarded to City Council for consideration and adoption consistent with the Michigan Planning Enabling Act.

Motion by _____ **and seconded by** _____.

AYES:

NAYS:

ABSENT:

Resolution Declared Adopted.

Joel Yoder, Chairperson
City of Keego Harbor Planning Commission

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2026 Master Plan
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WHEREAS the Keego Harbor Planning Commission held a formal public hearing on the draft Master Plan on May 21, 2026 in order to provide additional opportunity for public comment; and

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1. _____
2. _____

Motion by _____ **and seconded by** _____

AYES: _____

NAYS: _____

ABSENT: _____

Resolution Declared Adopted.

Joel Ross, Mayor
City of Keego Harbor, MI

Tammy Neeb, City Manager and City Clerk
City of Keego Harbor, MI