



Agenda

City of Charlevoix City Council Work Session Meeting

Monday, December 1, 2025 - 5:00 PM

Council Chambers, 210 State Street, Charlevoix, MI

- 1. Roll Call**
- 2. Discussion Items**
 - A. Park Avenue
- 3. Public Comment**
- 4. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Clerk's Office at 231-547-3250 or by email clerk@charlevoixmi.gov. A 24-hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodations requests.

Charlevoix City Council

Discussion Items

Title: Park Avenue

Date: December 1, 2025

Presented By: Mark Heydlauff, City Manager
Jill McDonnell, Chief of Police
Tim Toohey
PORCH

Background:

This fall, a group of residents on Park Avenue brought concerns to City Council during public comment. They requested and Council agreed to discuss this in further detail during a work session. In the packet, you'll find a document presented by some of these folks and a group they have formed called PORCH. Representatives of this group plan to be present to discuss their concerns and potential solutions with Council.

Traffic control orders are the legal instructions that create the basis for stop signs, one-way streets, and other common traffic directions. Two draft traffic control orders for Park Avenue have been included in your packet for potential future consideration if Council is so inclined. Taken together, they would limit the size of vehicles that could transit Park Avenue from Grant Street to Antrim Street and also reduce the flow of traffic by making this stretch one-way from Grant, southwest toward Antrim Street.

Converting a portion of Park Avenue to a one-way street could improve roadway safety, enhance traffic flow, and address ongoing concerns reported by residents. Park Avenue has experienced increased vehicle volumes in recent years. Park Avenue is a narrow roadway with constrained shoulders and limited space for two-way travel. As traffic volumes have increased during summer months, residents along Park Avenue and adjacent streets have submitted multiple complaints regarding speeding vehicles, near-miss collisions, and conflicts between pedestrians and motorists. The roadway's geometry and surrounding residential density make it difficult to implement effective traffic-calming measures without restricting directional flow.

Marking a portion of Park Avenue one-way street provides an opportunity to improve safety by reducing conflict points and creating a more predictable travel pattern. A one-way configuration would also allow for improved pedestrian accommodation and safer access for residents entering and exiting their properties. This potential change is intended to reduce accident risk, support a more orderly and efficient flow of traffic through the area, and enhance quality of life for residents.

Park Avenue is designated as a local street. Particularly the segment between Grant Street and Antrim Street, is narrow and contains a pedestrian walking path on only one side. This section serves as a route to the hospital, nearby medical offices, and other residential neighborhoods. The roadway frequently experiences parked vehicles on both sides of the street, or concentrated parking along the east side in front of residential properties. This parking pattern significantly constricts the travel lane, reducing available roadway width and creating safety concerns for motorists and pedestrians alike.

Larger or heavier vehicles exacerbate these safety issues, as their size limits maneuverability and reduces clear sight lines.

By establishing a weight limit for vehicles traveling on Park Avenue, the City can effectively reduce the presence of oversized and heavy vehicles on this narrow local street. Implementing such a restriction will help preserve roadway integrity, enhance overall safety, and maintain safe access for residents, emergency services, and those traveling to and from medical facilities.

AI tools were used to develop parts of this item.

Recommendation:

Council discussion.

Attachments:

1. PORCH City Council Work Session 120125
2. Draft TCO- Park Ave. one-way
3. Draft TCO- Park Ave Weight Limit

PORCH

Protect Our Rights as
Charlevoix Homeowners



PORCH is a community organization seeking to restore a fair balance between the needs of a tourism-based economy and the right to privacy and safety for residents.

November 20, 2025

Thank you for dedicating time to solving the Historic District / Park Ave tourism problem via the upcoming City Council work session on 12/1/25.

We write to you as members of the community organization PORCH (Protecting Our Rights as Charlevoix Homeowners). Our organization welcomes all home owners that have similar out of balance experiences with tourism and want their voices heard. We are community minded people but want results that will make Charlevoix The Beautiful once again.

We are deeply concerned about the safety and privacy violations that are present at our homes, the historic district, all of Park Ave and adjacent neighborhoods. We are overwrought with tourists and with continued abuse by commercial interests of local businesses and organizations. As your constituents we plea to you for change. We seek restoration of a fair balance between the needs of a resort economy and the right to privacy and safety for homeowners and taxpayers. We are optimistic that there is recognition of the difficulties of the situation by the City Council and for the need to develop solutions.

It is important that we all come to a common understanding as to what the realities are that define the living conditions of our neighborhoods.

A video has been created as a visual reference to help to accomplish this. This video is available for viewing on YouTube. https://youtu.be/y_qCOxDOCdE?si=Xr79VrKB16mfl7NE or search "Park Ave, Charlevoix's Tourism Spectacle".

This brief outlines the five areas we believe require address and also provides solutions for the consideration of the City Council:

1. Trespassing and Homeowner Safety
2. Vehicular Traffic
3. Pedestrian Traffic and Safety
4. Park Ave Structural Issues
5. Promotion of Private Residences / Neighborhoods By Local Businesses & Organizations

TRESPASSING AND HOMEOWNER SAFETY

- There are *weekly violations of trespass*, attempts to enter the home, looking in windows and picture taking
- *Violations of privacy* are constant, forcing us inside our homes behind locked doors and shuttered windows.

- For the last 2 years there is illegal STR on an ongoing seasonal basis at 304 Clinton St. (Historic District) adding to regular tourism & trespass traffic

VEHICULAR TRAFFIC

Vehicular traffic on Park Ave ranges from 800 to 8000 vehicles per day; more than 24,000 per month. Tourism traffic is a major daily element that interacts with regular city traffic in chaotic unsafe manners. The mix of unfamiliar tourists, commercial golf carts and tour buses is overwhelming and ever present.

Mushroom House Tour Carts & Tours

- Tours are present 7 days a week, 10:00am-5:00pm
- Up to 42 times per day; 1200 times per month; 5000 times per season
 - 2.5 hours/day carts are visible outside of local residences
- There are *constant violations of traffic codes* that continue to occur despite formal Charlevoix Police Department action including:
 - Impeding flow of traffic, stopping in the roadway, driving at a slow rate of speed
 - Stopping on the roadway side of a stopped or parked vehicle
 - Driving off the roadway
 - Driving through parking areas
 - Amplifying
 - Allowing disembarking of passengers
 - Driving on the wrong side of the roadway
 - Simply disrespecting the privacy of homeowners
- “Rhodes Scholar” tours: busloads of passengers are dropped off on Park Avenue for amplified walking tours every week

Large Bus Tours

- There are an estimated 300+ Tour Buses per season that travel on and utilize Park Ave
- An estimated 70-80 “step on” tours provided by the Historical Society plus more provided by other organizations
- *Active recruitment of bus tours* to travel Mushroom Home routes by the Historical Society
- Bus Tours *violating traffic codes and our privacy* on each and every trip down the street, stopping on the side of the road, double parking, dieseling and unloading tourists onto the street

PEDESTRIAN TRAFFIC

There are 500 to 1000 pedestrians per day on Park Avenue; 15,000-30,000 per month. Curious tourists violate our privacy all day long by engaging with us, trespassing, creating chaos in the streets and creating a spectacle at our expense.

There is constant pedestrian use of the street, haphazard crossing of the street to take pictures and reckless inattention to moving vehicles.

The use and enjoyment of our homes, yards and patios has been completely taken away from us.

STREET STRUCTURE ISSUES ON PARK AVE

From Grant to Antrim the road varies in width from 24' at Grant to 15' at Antrim.

It is our understanding that 22' roadway width is common for low volume roads (with up to 400 vehicles/day) and no parking. Current use includes hospital traffic, semi-trailer trucks, flatbeds, boat trailers, RV's, coach tour buses, etc.

We don't believe Park is a low volume road with current volumes far exceeding capacity for a roadway of its size. Additionally, it should be recognized that the presence of daily golf tour carts 30% of the time from 10:00am to 5:00pm impedes the ability for two-way traffic to occur.

As Park Ave progresses SW from Grant the sidewalk also becomes closer to the roadway. There are several places where the sidewalk directly abuts the roadway. The lack of pedestrian flow techniques (signage, crosswalks, etc) results in constant pedestrian spillage onto the roadway, trespassing, privacy and safety issues. The daily presence of pedestrians nearly 100% of the 8:00-7:00 day, seven days a week makes a viable pedestrian solution imperative.

Based on these facts, it is believed that both the roadway and the pedestrian path would be considered dangerous to pedestrians, bicyclists and vehicles by MDOT standards.

It would be a considerable challenge to accomplish a proper resizing of the roadway & pedestrian path to meet the current volumes of traffic without significant resources and a plan that would result in a demonstrable change to the neighborhood.

The current situation is trying to put too much use through too little space and is begging for a solution.

PROMOTION OF PRIVATE RESIDENCES BY LOCAL ORGANIZATIONS

We believe strongly that local organizations are benefiting from the commercialization of our private properties.

- Maps circulated widely of our homes and their locations
- Active promotion of our neighborhoods and homes including personal information
- Active promotion of our homes including inside/outside images of our homes by individual businesses and organizations such as:
 - MHT and multiple local businesses
 - Chamber of Commerce
 - Historical Society
 - Weathervane Restaurant
- Selling of merchandise relating to our homes & neighborhoods for their own personal profit

SOLUTIONS

We ask that the City of Charlevoix ***“preserve the taxable value”*** of its residences and ***“Eliminate nuisance for the welfare of residents”*** as stated in the existing nuisance ordinance.

Applying a mix of multiple solutions to the current state is necessary:

- Create a “Tourism” ordinance which:
 - Bans the use of private residences & neighborhoods for commercial purposes
 - Bans all commercial tours including buses, golf carts and walking tours
 - Bans and enforces the use of amplification
 - Bans the promotion of personal residences & neighborhoods including:
 - Use of residential images (inside & out)
 - Descriptions of specific homes, renovations, state of being, references to members of homes
 - Ban the promotional use and the distribution of residential locations (e.g. maps)
 - Remove street signage mentioning “Mushroom Houses”
- Change Park Ave to a one-way road from Grant to Antrim. Allow parking only on the lake side of the roadway.
- Implement no stopping, no standing limitations.
- Implement physical barrier devices to keep vehicles on the roadway

- Recognize that monitoring and managing the speed of vehicles, especially during heavy use periods, is a critical safety requirement.
- Implementing a pedestrian path management system on Park Ave.
 - Walking on paved sidewalks / crosswalks only
 - Limit pedestrians to provided walkways through safety barriers

Thank you for your considerations.

Respectfully,

PORCH Board of Directors

TRAFFIC CONTROL ORDER NO. ____
CITY OF CHARLEVOIX
Charlevoix County, Michigan

SUBJECT: Establishing One-Way Traffic on Park Avenue
LOCATION: Park Avenue from Grant Street to Antrim Street
DIRECTION OF TRAVEL: North to South Only

AUTHORITY

This Traffic Control Order is issued pursuant to the authority granted to the City of Charlevoix under the Michigan Vehicle Code, Public Act 300 of 1949, as amended; the Uniform Traffic Code as adopted by the City; and applicable sections of the City of Charlevoix Code of Ordinances governing traffic regulation and control.

FINDINGS

1. Park Avenue is a narrow residential roadway experiencing increased vehicle volume and limited sight distance.
2. City staff and the Police Department have received multiple complaints from residents regarding unsafe conditions for motorists and pedestrians.
3. The width and geometry of Park Avenue limit the effectiveness of traditional traffic-calming measures for two-way travel.
4. Establishing one-way traffic flow is necessary to improve public safety, reduce vehicle conflict points, and enhance traffic movement within the neighborhood.
5. Following review and recommendation by City staff, this Traffic Control Order is required to implement the proposed change.

ORDER

Effective upon approval by the Charlevoix City Council and proper installation of regulatory signage:

1. **Park Avenue, from Grant Street to Antrim Street, is hereby designated as a *one-way street*, with authorized vehicle travel restricted to north-to-south traffic only.**
2. The Public Works Department is authorized and directed to install appropriate **ONE WAY** and **DO NOT ENTER** signage and any other traffic control devices necessary to implement this order.
3. The Police Department is authorized to enforce this Traffic Control Order in accordance with state law and City ordinances upon installation of required signage.

EFFECTIVE DATE

This Traffic Control Order shall take effect immediately following:

1. Approval by the City Council after duly noticed public hearing; and
2. Installation of required traffic control signage.

Traffic Control Order No. ____

Subject: Establishment of Vehicle Weight Restriction- Park Avenue (Grant to Antrim)

Location: City of Charlevoix, Charlevoix County, Michigan

Authority

This Traffic Control Order is issued pursuant to the authority granted under the **Michigan Vehicle Code (MCL 257.726, MCL 257.727, and related provisions)** and the **City of Charlevoix Code of Ordinances**, which authorize the City to regulate the operation of vehicles on local streets, including imposing weight restrictions to protect roadway infrastructure and ensure public safety.

Order

Effective upon posting of the appropriate traffic control devices, the following weight restrictions are hereby established:

1. Roadway Subject to Restriction:

The vehicle weight restriction applies to **Park Avenue**, between **Grant Street** and **Antrim Street**.

2. Weight Limit:

Except for exempt vehicles as provided by law, **no vehicle or combination of vehicles 10 (Ten) tons gross vehicle weight.**

3. Exemptions:

The following vehicles are exempt from this restriction to the extent required by state law:

- Emergency vehicles
- School buses
- Vehicles engaged in public utility or governmental operations
- Vehicles making **local deliveries or pickup**, provided they take the most direct route necessary to reach the destination
- Any other exemptions allowed under the Michigan Vehicle Code

4. Traffic Control Devices:

The City shall install and maintain signage consistent with the **Michigan Manual on Uniform Traffic Control Devices (MMUTCD)**, including but not limited to:

- **"Weight Limit __ Tons"** signs (R12-1 series)
- Any necessary **"No Thru Trucks"** signage, if applicable
- Any additional notices required for compliance or enforcement

5. Enforcement:

This Order shall be enforceable as a regulation under the Michigan Vehicle Code and the City of Charlevoix Code of Ordinances. Violations are subject to citation and penalties as provided by law.

Effective Date

This Order becomes effective upon execution by the authorized official and installation of all required traffic control devices.

DRAFT