

PLANNING IN THE MAYVILLE COMMUNITY

Local Planning

Prior to the establishment of the *Mayville Area Planning Commission* and the adoption of this plan, planning and zoning responsibilities for the Township and the Village were administered separately. The *Fremont Township Master Plan* was prepared by Wilcox Associates, Inc., and was last updated in 1993. Fremont Township also regulates land use under a zoning ordinance last revised in 2003. The Village of Mayville did not have a complete master plan. However, a *Future Land Use Map* was prepared by Rowe Engineering Inc. for the Village in 1993. The Village regulates land uses under a zoning ordinance last updated in 1993. *Maps One(a)* and *One(b)* present the zoning maps for the Village of Mayville and Fremont Township. With the adoption of this plan, the *Mayville Area Planning Commission* is prepared to develop a comprehensive joint zoning ordinance. However, until such time as a joint zoning ordinance is adopted, the Township and Village will continue to enforce their separate zoning ordinances and their separate administrations.

Previous Master Plans

According to the 1993 *Fremont Township Master Plan*, “the future direction for Fremont Township’s land use and development pattern is partly shaped by the community’s natural features, and by the Township’s desire to retain an attractive rural character.” The 1993 plan also proposed a geographic description of land uses for the future, depicted in a *Future Land Use Map*. Although the Village of Mayville did not adopt a Master Plan, this jurisdiction also proposed a geographic distribution of land uses in a *Future Land Use Map* (1993).

Maps Two(a) and *Two(b)* presents the Future Land Use Maps of the Village of Mayville and Fremont Township. Six land use categories were identified by the Township and ten land use categories were identified by the Village. Four of the land use categories used by the Township and City appear to be very similar (at least in name). The mapped land use categories include:

Fremont Township

- Agricultural and Rural Residential
- Low-Density Residential
- Medium-Density Residential
- Highway Commercial
- Local Business
- Light Industrial

Village of Mayville

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Commercial
- Neighborhood Commercial
- Highway Commercial
- Light Industrial
- Mixed Development
- Rural Residential
- Park
- Mobile home Park



The following descriptions represent *summaries* of the *Fremont Township Future Land Use Categories*, from the 1993 Plan.

Agriculture and Rural Residential - Includes lands that will provide a controlled mixture of rural land uses among open undeveloped lands. Lands are designated for farming operations, single-family homes (on large lots - one acre or more), outdoor recreation facilities such as campgrounds and golf courses, schools, churches and childcare facilities.

Low-Density Residential - Includes lands with existing subdivisions and other concentrations of residential development. Lands are designated for residential development on small lots (roughly ½ acre) and uses related to residential activities such as schools, churches and child care facilities.

Medium-Density Residential - Includes lands designated for residential uses of higher densities. Lands are designated for multi-family housing, mobile home parks and residential subdivisions.

Highway Commercial - Includes lands designated for a mixture of businesses which rely on large volumes of passing motorists and with convenient access to the state highways in the Township. Lands are designated for restaurants, convenience stores, motor vehicle sales and service establishments and motels.

Local Business - Includes lands designated to provide for businesses that are geared toward the needs of local residents and will complement the businesses currently available in the Village of Mayville. Lands are designated for retail food, hardware, drug and variety stores, personal services, office and financial businesses and health care facilities.

Light Industrial - Includes lands designated for the potential development of some light industry such as small to medium-sized manufacturing and assembly operations. This area may also be suitable for some types of heavy commercial uses. Areas devoted to “Light Industrial” should include land that is served by natural gas and three-phase electricity, accessibility to rail, accessibility to M-24, land that was formerly used for manufacturing, adjacent to the Village of Mayville (for public utilities purposes) and accessibility to compatible land uses.

The following descriptions represent *summaries* of the *Village of Mayville Future Land Use Categories*, from the 1993 Future Land Use Map.

Low Density Residential - Includes lands designed to provide suitable locations for development of single family subdivisions or site condominiums at a density of 1 to 3 units per acre and associated uses. This area should also include direct access to major street or highway parcels large enough to justify the development of interior roads and buffering from industrial uses.

Medium Density Residential - Includes land devoted to the continuation of the village style land use pattern in areas around the downtown. This area will provide for single family residential and duplex development at a density of 3 to 6 dwelling units per acre.



High Density Residential - Includes land designated for the location of duplexes, apartments, townhouses and other multi-family residential uses, as well as planned unit developments at a density of 5 to 10 units per acre. This area should have direct access to a major street, water and sewer availability and developed in a way that respects soils and drainage constraints.

Downtown Commercial - Includes lands designated as the commercial core of the Village. It is intended to include some room for commercial expansion and redevelopment of some highway commercial areas along Main Street into a more pedestrian oriented district.

Neighborhood Commercial - Includes lands designated for neighborhood level, auto- based commercial uses such as convenience stores, video rental stores, barber & beauty shops. It is intended to be located along a major street other than a highway and should be grouped together.

Highway Commercial - Includes lands designated to provide suitable sites for land uses providing highway services to highway travelers such as motels and gas stations and other commercial locations requiring large parcels to operate efficiently.

Light Industrial - Includes lands designated for industrial operations involving warehousing, assembly, processing and packaging of products from previously prepared materials.

Mixed Development - Includes lands designated for a mix of industrial, commercial and residential uses, located between main street and M-24. This area will continue to permit an intermingling of uses but ensure that future development is adequately buffered from adjacent uses.

Rural Residential - Includes land used for agriculture, is vacant or is used as a rural residential setting that is not expected to be developed over the next 5 to 10 years.

Mobile Home Park - Does not presently include any lands within the Village limits. However, areas will be made available as the village determines a need for such a development. If needed, this area will have access to a major road and be at least 20 acres in size and served by municipal water and sewer.

Planning in Adjoining Jurisdictions

All of the Townships adjacent to the Mayville Community have adopted Master Plans. Additionally, Tuscola County has published a comprehensive general development plan. Land use planning and regulation in adjacent townships and Tuscola County will have an impact on the future development of the Mayville Community. Similarly, future land use planning and regulation in the Mayville Community will have an impact on the surrounding jurisdictions. Therefore, we have worked to communicate and cooperate with adjacent jurisdictions during the preparation of this Mayville Community Comprehensive Plan.

Planning and Development Support Organizations

The East Central Michigan Planning and Development Regional Commission (ECMPDRC) provides assistance and support to local governments in 14 counties throughout the region, including Tuscola County. Addressing issues on a diverse range of planning issues such as utility deregulation, urban



sprawl and environmental regulation, the commission is a valuable resource for the Mayville Community. Information and data sets published by the ECMPDRC were consulted in the preparation of this plan.

The Mayville Area Planning Commission and the Comprehensive Planning Process

The formal Agreement and Ordinance (see *Appendix C*) establishing the *Mayville Area Planning Commission* was adopted by Village and Township officials in January 2006. The agreement marked the culmination of several discussions between officials from the two jurisdictions on issues of mutual concern. These issues included population growth within the region, the potential effects of expanded and improved roadways, and a troubling pattern of development in the open spaces and natural areas of the community. Public officials were also interested in working together on ways to balance economic and community development efforts with a good stewardship of the valued natural resources.



The first phase of the community planning process was initiated by the Planning Commission under Project GoodSTART in January 2006. Project GoodSTART (Small Town Assessment and Readiness Techniques) utilized a series of surveys and interviews with community members to assess the needs and vision of the community. The project was facilitated by a steering committee consisting of local community members and the Human Development Commission (HDC) of Tuscola County. The steering committee administered four surveys to specific audiences in the community and conducted a series of “sparkplug” interviews (see *Appendix D*) with community leaders. The surveys administered include:

Community Survey

This 4-page survey was mailed to each household in the Mayville Community. The community survey asked questions related to the quality of retail and community services and future development needs in the community.

Master Plan Survey

This two page survey was also mailed to each household in the Mayville Community. The Master Plan Survey asked questions related to population growth, economic development, quality of life and future land use. In total, this survey and the community survey were distributed to 485 households in the Village and 363 households in the Township. Forty-seven (47) surveys (9.6%) were returned from households in the Village and 59 surveys (16%) were returned from households in the Township.

Business Survey

This three-page survey was hand-delivered to business owners and supervisors in the Village. The survey asked questions related to the quality of community



services, impacts on business, attitudes toward the community and downtown development. In total, 70 surveys were distributed and 16 (23%) were returned.

Student Survey

This five-page survey was distributed to Mayville Area high school seniors and juniors. The student survey asked questions related to the quality of the public schools, attitudes toward the community, the quality of professional and retail services and future development needs. In total, 206 surveys were distributed and 31 (15%) were returned.

Sparkplug Interviews

Steering committee members identified and interviewed 11 “sparkplugs” - community leaders on a wide range of issues. The interviews included questions related to quality of life, community services, future growth and community assets. Community “sparkplugs” included long time area residents, the CEO of an area bank, a retired Delphi executive, a retired Lapeer County Treasurer, past business owners, Village Council Members and a Board of Education member.

Although the response rates were limited, the project GoodSTART surveys offer a broad-based and useful sampling of public opinion in the Mayville Community. This information was compiled with other citizen input received throughout the planning process helping to form the basis of this plan’s goals and objectives. [A more thorough description of the results of Project GoodSTART is provided in Chapter Eight of this plan.]

The third phase of the community planning process was initiated by the Planning Commission under the *Partnerships for Change Program*. ***Partnerships for Change*** is a multi-jurisdictional planning assistance program administered by the Land Information Access Association (LIAA), a non-profit community service organization. Program sponsors include, the Michigan Municipal League (MML), Michigan Townships Association (MTA), Michigan State University Extension (MSUE) and the Michigan Association of Planning (MAP). The overall mission of the program is to foster new and expanded cooperation between cities, townships and villages in developing and carrying out local land use policies that contribute to the preservation of cultural and natural resources. Wherever possible, these policies encourage urban redevelopment and discourage inefficient, low-density development.

Public officials from the Mayville Community submitted a proposal (see *Appendix E*) to the *Partnerships for Change Program* in March 2006 seeking assistance in guiding a public planning process - encouraging citizen participation and open dialogue to create a community-wide comprehensive plan unique to the Mayville Community. With an agreement firmly in place (also see *Appendix E*), LIAA staff members and the Mayville Area Planning Commission initiated the planning process in August 2006. In addition to its regularly monthly meetings, the Planning Commission has convened two general public participation meetings giving citizens the opportunity to shape the Mayville Community Comprehensive Plan. Each meeting was well publicized through advertisements and press releases in the *Mayville Monitor Newspaper*. In addition, posters were placed in public buildings and notices were provided in the winter tax-bills (see *Appendix F*). The two public participation community meetings are briefly described below.



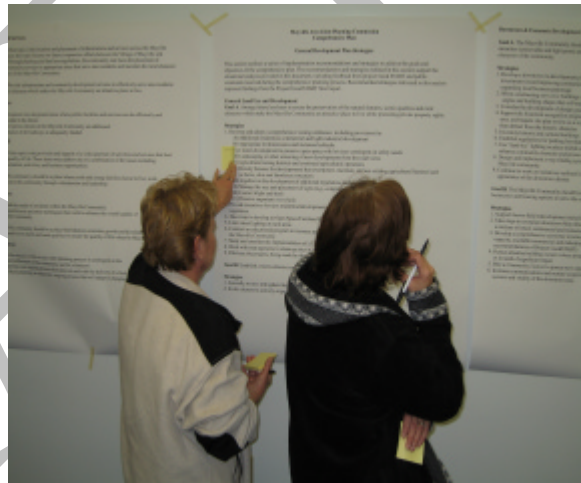
Public Kick-off Meeting: October 24, 2006

At the project kick-off meeting, LIAA staff members walked interested citizens through a description of the comprehensive planning process. In addition, citizens were presented with a brief social and physical profile of the community. Citizens then engaged in several activities to help identify the *Vision, Goals and Objectives* of the Plan. First, the participants developed several “statements” describing their vision for the Mayville Community in 25 years. These ideas were collected and assembled into one comprehensive *vision statement*. The vision statement is the foundation upon which the goals and objectives are established.



Public Meeting: March 15, 2007

At the next public participation meeting, LIAA staff members and Mayville Area Planning Commissioners guided interested citizens through a formal presentation of the *draft Vision Statement* and comprehensive planning *Goals, Objectives and Strategies*. Citizens were then asked to submit comments and suggestions on yellow sticky-notes. The comments and suggestions provided during this exercise were discussed by the Mayville Area Planning Commission and helped to shape the *final Goals, Objectives and Strategies* outlined later in this plan.



Finally, for the purpose of providing an open planning process, a project website was also established - (<http://www.partnershipsforchange.cc/mayville/>). The website provided direct access to information on meeting dates, important documents, drafts and handouts, contacts, interactive maps and a public forum.

