

Village of Bancroft Master Plan

Adopted October 2005

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LIMITS**

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VILLAGE OF BANCROFT
LAND USE PLAN
ADOPTED
OCTOBER 12, 2005

JUNE 2005

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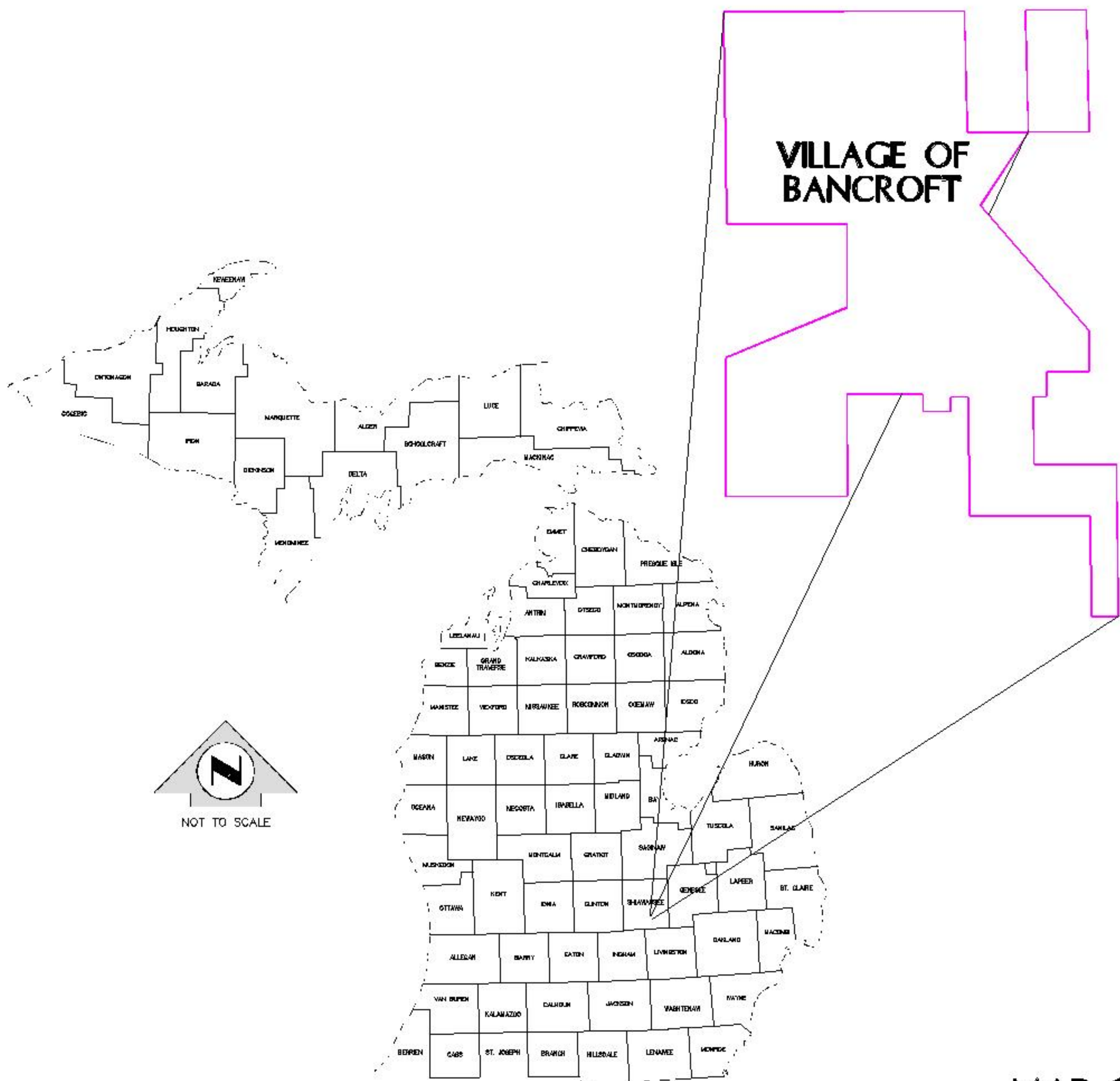
INTRODUCTION

The Village of Bancroft is a small community located in the southeastern quadrant of Shiawassee Township in the southern Shiawassee County (Map 1). The Village is located just south of the Grand River Road/I-69 interchange, and is generally equidistant from the cities of Durand and Perry on Lansing Highway and the City of Corunna on State Road via Grand River. All three of these communities act as service centers for the Village, with both the Lansing and Flint Metropolitan Areas serving as its major centers for employment and durable goods.

This is the first Land Use Plan adopted by the Village and is intended to serve as the policy basis for a new zoning ordinance and to drive other decision making processes in the Village. The plan recognizes that the Village has substantial potential for development due to its convenient location from several larger urban areas. This plan is designed to promote future growth but to insure that the growth in the Village that does occur will enhance and not degrade the quality of life available to residents. The plan wishes to ensure that the small town qualities that make Bancroft the community that it is are not lost through development, but are enhanced.

LOCATION OF VILLAGE OF BANCROFT

SHIAWASSEE COUNTY, MI



MAP 1

PAGE 2

EXISTING LAND USE

An inventory of existing land use is an important part of preparing a land use plan for two reasons: 1) Existing land uses tend to exist for a long period of time, so the pattern of existing land uses will be reflected in future land uses. 2) Existing land uses impact the range of uses that are appropriate for adjacent, vacant or redeveloping properties.

Rowe Incorporated conducted the inventory of existing land use in the Village of Bancroft using aerial photography and field inspections by staff. This information was then plotted onto a base map of the Village showing the tax parcel boundaries (see Map 2). The land uses were categorized as shown below, and land use acreage by category was calculated by parcel. The only exceptions were the few large parcels in the Village that have homes on them. In that case, an acre of the parcel was counted as residential while the remainder was counted as agricultural or vacant, depending on the use of the bulk of the acreage. For the purposes of this inventory, the ROWE staff has created a list as follows of land use classifications within the Village of Bancroft.

- A. Single-family residential
- B. Mobile home
- C. Duplex/Multi-family
- D. Public
- E. Semi-public
- F. Park
- G. Commercial
- H. Railroad/Street ROW
- I. Farmland
- J. Utility
- K. Vacant

Single Family Residential

Single Family Residential is the second largest land use category after farmland. The single family residential classification is comprised of single family, stick-built residences and farmsteads. Single family residences are the predominant type of residence within the Village. The majority of the residential parcels are located in the center of the Village either north or south of the railroad as part of the original plat of the Village, the N.G. Phillips Addition, and the Heminways Addition. As one moves further out from the downtown area of the Village, there are larger, longer and narrower residential lots that were not platted. The exception is the southeast corner of the Village in Parkers Addition.

Mobile Homes

Mobile homes are single family residential units that were not built in the traditional stick-built manner, and are generally transported by semi-truck in pieces and assembled onto a base once delivered to the property. Mobile homes come in several different models and sizes, but for the limited amount found within the Village, the majority is double wide with a few single wide units. The mobile homes in the Village are generally found on the outskirts of the Village limits on larger lots that are long and narrow. There are a few single wide mobile homes located on platted lots adjacent to the downtown area of the Village. In one instance on the corner of High and Sprague Streets, there appears to be a mobile home that is located halfway on the property of the corner lot, and half way on the street right-of-way. Village Ordinance 205-94 prohibited the use of mobile homes that did not comply with the definition of one family dwellings in the ordinance. Single wide mobile homes do not meet the definition. Village ordinance 220-00

clarified that single wide mobile homes in the Village prior to 1994 were allowed to remain until a change in ownership of the property, at which time the mobile home is required to be removed.

Duplex/Multi-family

This classification covers any structure that would be used to house more than one family such as an apartment building or a single family unit that has been divided into two separate units, even though it may only appear as one. This inventory has identified five structures that would fit this category. They include a structure on Main Street, next to Honey Bee'z Market, one located on the corner of Sprague and Shiawassee Street, one on the corner of Grand River Avenue and Beach Street, one on the corner of Lake and Main Streets and the fifth on Shiawassee Street near Sprague.

Public

Public is land owned and/or operated by a public entity, such as a unit of government, and is land intended for the sole purpose of serving the general public. There are three public buildings downtown: Bancroft Village Hall, the Bancroft DPW Facility and the United States Post Office. The other two public buildings in the Village are the Wilbur Bills Elementary School located on Prior Road near Lansing Road, and the Shiawassee Township Hall located on Grand River Road near Lansing Road in the northern part of the Village.

Semi-Public

Semi-public land is classified as any land owned and/or operated by an organization whose membership is open to the public, such as a church or a non-profit organization. There are three churches scattered throughout the Village. The First Baptist Church is located on Grand River Road between Phillips Street and Grand River Avenue. The Bancroft United Methodist Church is located downtown on Beach Street between Warren and Sprague Streets and the First Congressional Church is located on the corner of Shiawassee Street and Maple Road, just southwest of the downtown district. There are two buildings operated by non-profit groups within the Village, the Lions Club located directly downtown on the corner of Warren and Main Streets, and the Masonic Temple located just south of the downtown on the corner of Main and Maple Streets.

Parks

Parks are public spaces within the Village dedicated to recreation, conservation and/or public open space. There are two parks within the Village making up roughly 2.5 acres. One is located at the intersection of Grand River and Prior Roads. This park has a pavilion for picnicking. The other park is located at the corner of Beach Street and Maple Road and offers a ball diamond. There is also a playground at the elementary school.

Commercial

Commercial land uses include commercial business and offices. The majority of commercial uses within the Village are located along Warren and Main Streets in the Village's downtown. Businesses within this area include the Bancroft Tavern, Honey Bee'z Market, a barber shop, and soon the Village Coffee Cup (has apartment on the second floor), which is scheduled to open soon. There are a few commercial uses located outside of the downtown area including Love's Funeral Home, which is the largest commercial establishment within the Village located on Maple Road between Mill and High Streets, and in the north end of the Village is the

Windmill Point gas station and party store located at the intersection of Grand River and Lansing Roads.

Rail and Street Right-of Way

This classification accounts for all of the land used for roads, road right-of-ways, railroad and railroad right-of-ways. In the Village 12% of land is roads, and 2% of land is rail.

Farmland

Land which is classified as farmland is that which is being used or has been used in the recent past for the cultivation of crops other than small garden plots on residential lots. The majority of the farmland within the Village is located either on the northern or southern borders of the Village limits, and makes up roughly 130 acres of the total land within the Village. There is a large parcel bordered on the north by the railroad and to the east by Grand River Road that has begun to be divided and developed. Most of the development of this parcel has been on the southern end along Maple Road. All of the land classified as farm land is currently being cultivated, but has good development potential in the future.

Utility

Land classified as utility is any land owned and/or operated by a utility provider, such as a parcel of property that contains an electrical substation. There is one parcel located downtown that is on the corner of Shiawassee Street and Warren Street owned by Verizon.

Vacant

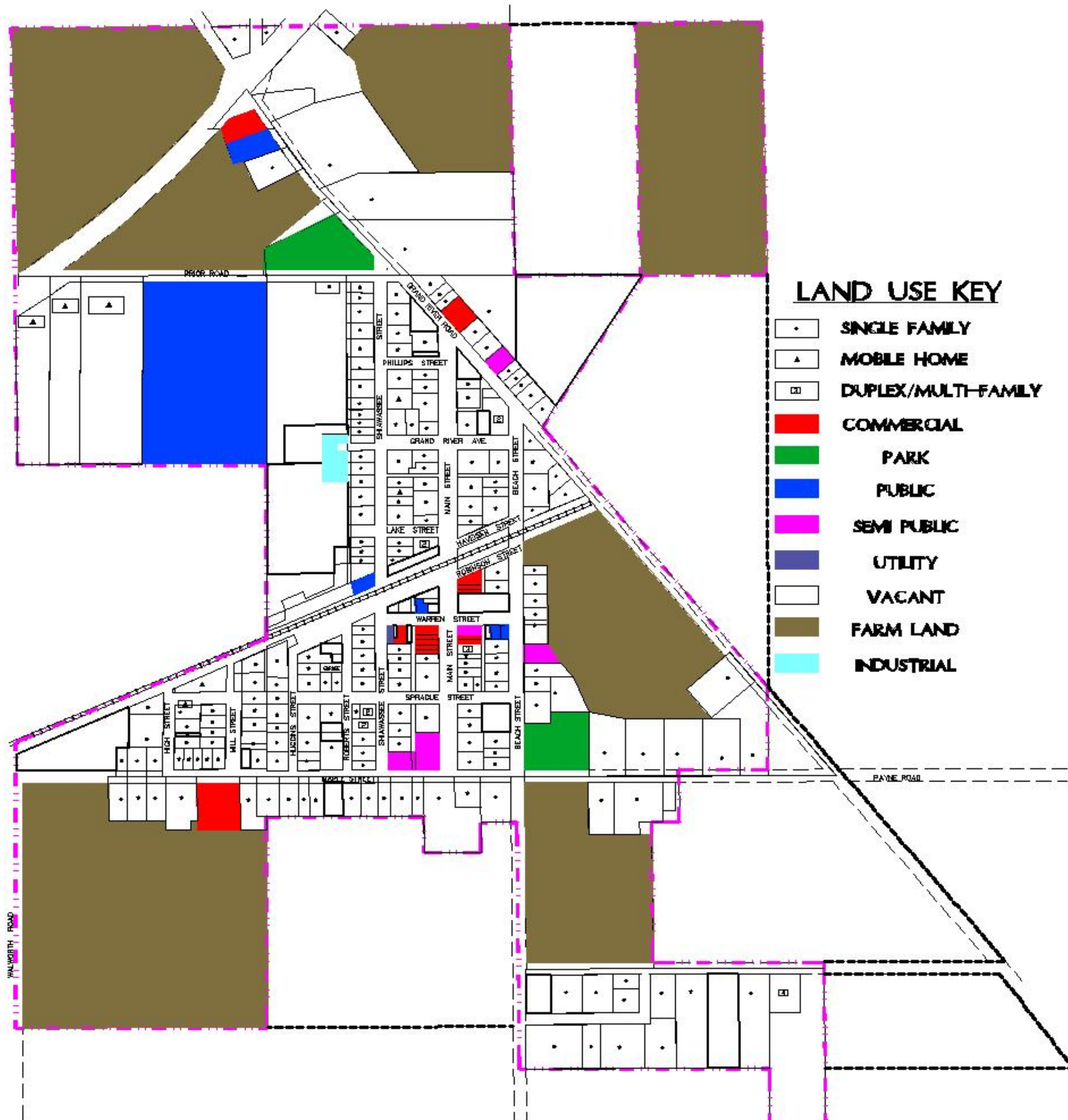
This land use category includes small vacant residential lots and large undeveloped parcels not being cultivated. It also includes land with vacant buildings. There is a large area of vacated land along the western border of the Village between Grand River Avenue and the railroad tracks. There are also several vacant lots and buildings within the downtown area of the Village that provide a potential for redevelopment. The majority of this downtown land is located across from the Bancroft Tavern and along the railroad in the form of gravel lots. There are also several parcels that appear to be vacant mixed throughout the residential areas of the Village, and are most likely parcels owned by the adjacent homeowner and are used by them to provide open space.

Table 1 - Existing Land Use 2005

Land Use Classification	Acreage	% of Total
Single Family Residential	69	19
Mobile homes	2	.5
Duplex/Multi-Family	1.05	.3
Public	15.6	4.3
Semi-Public	1.7	.5
Parks	4.8	1.3
Commercial	3.3	.9
Rail, Street right-of-way and Other	52	14.5
Farmland	128.5	35
Utility	.06	.01
Vacant	68	18.6

VILLAGE OF BANCROFT

EXISTING LAND USE



ROWE INCORPORATED
6211 TAYLOR DRIVE, FLINT, MI 48507



SCALE: 1"=800'

BASE MAP PROVIDED BY WOLVERINE ENGINEERS AND SURVEYORS.



POPULATION, HOUSEHOLDS AND HOUSING

An assessment of the community's population characteristics is a vital part of the land use planning process. Data from the 2000 Census supplemented by housing data will serve as the rational basis for making future population projections. From these population projections future land use needs for the Village will be determined.

Population Change

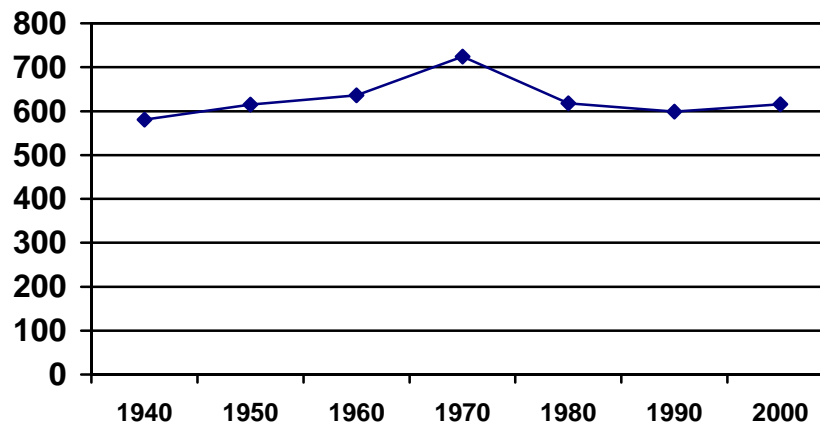
Table 2 shows the change in total population of the Village of Bancroft, Shiawassee Township, Shiawassee County and the State of Michigan from 1940 to 1990.

Table 2 - Population 1940 - 2000

	1940	1950	1960	1970	1980	1990	2000
Bancroft	581	615	636	724	618	599	616
Shiawassee Twp.	1676	1797	2051	2549	2709	2731	2907
Shiawassee County	41,207	45,967	53,446	63,075	71,140	69,770	71687
State of Michigan	5,256,106	6,371,766	7,823,194	8,881,826	9,262,078	9,295,297	9,938,444

Source: US Census: 1940, 1950, 1960, 1970, 1980, 1990, 2000.

Village Population 1940-2000



The Village's population grew from 1940 to 1970 before beginning to decline through the 1980s and the 1990s. The 2000 census shows a rebound to 1980's numbers. Shiawassee Township has continued to grow since the 1940s but showed a significant slow down between 1980 and 1990. The county's population dropped between 1980 and 1990 but has also rebounded.

The decline in population between 1970 and 1990 is primarily due to two population trends. The first was an out migration of households from industrial regions in Michigan during the early 1980s because of the recession that slowed many industries, particularly the automotive industry. The second trend is an aging population and shrinking household size. The average

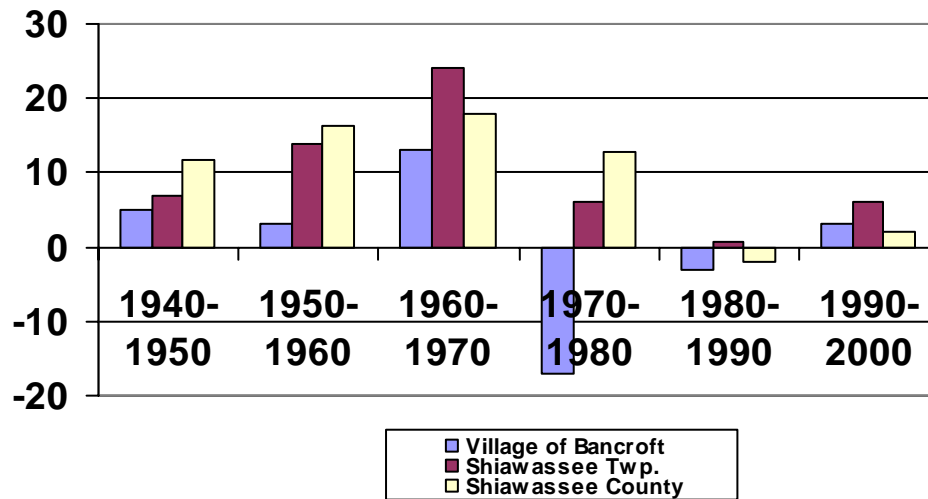
household size has been steadily decreasing nationally since the turn of the century. As a result of these two population trends, many Michigan communities experienced population loss during the 1980s. Many will continue to experience population loss well into the next century as the average household size continues to shrink.

Table 3 - Population Percent Change 1940-2000

	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000
Village of Bancroft	5	3	13	-17	-3	3
Shiawassee Twp.	7	14	24	6	.8	6
Shiawassee County	11.6	16.2	18.0	12.7	-1.9	2

Source: US Census: 1940, 1950, 1960, 1970, 1980, 1990, 2000

Population Change by Decade



Population Age

Table 4 shows the age breakdown for the Village, township and county populations and compares the figures from 1990 to 2000. This table illustrates the fact that the Village's population in 2000 was slightly younger than the county as a whole or the surrounding Township. A younger population is the result of a higher percentage of children and young adults in the total population, and is reflected in the fact that the median age in the Village is 32.4 versus 37.4 in the township and 36.4 in the county. The percentage of the population between 0-5 actually increased between 1990 and 2000, compared with the county and Shiawassee Township, which dropped. This would indicate the Village has a higher percentage of couples in their child bearing years than the township or county as a whole.

Table 4 - Age Breakdown 1990-2000

	Village of Bancroft				*Village of Shiawassee				County of Shiawassee			
	1990		2000		1990		2000		1990		2000	
	#	%	#	%	#	%	#	%	#	%	#	%
Less than 5	46	7.7	52	8.4	187	6.8	161	5.5	5,134	7.4	4861	6.8
5-19	180	30	152	24.7	739	27	731	25.1	17,078	24.5	16,335	22.8
20-64	321	53.6	349	56.7	1574	57.7	1,762	60.6	39,790	57	41,910	58.5
Greater than 65	52	8.7	63	10.3	231	8.5	253	8.8	7,768	11.1	8,581	12
TOTAL	599	100	616	100	2731	100	2,907	100	69,770	100	7,187	100
Median Age	—	—	32.4		—	—	37.4		—	—	36.4	

* Does not include Village population

Source: U.S. Census, 1990, 2000.

Table 5 indicates that the majority of the population is in the “school age” and “working years/support children” age category. A younger population has slightly different needs for community services, including a proportionately higher demand for recreational services. In the future if the current population remains within the Village there may be a need for services that cater to older populations. Services like “55 and older” communities and local services catering to needs of an aging population may be needed in the future.

Table 5 - Age by 5 Year Increments for the Village of Bancroft-2000

Age Category	Age	Number of People	Total in each age category	% in each age group
School Age	0-4	52	204	33.1
	5-9	51		
	10-14	46		
	15-19	55		
Child Bearing	20-24	43	119	19.3
	25-29	38		
	30-34	38		
Working Years/Support Children	35-39	48	230	37.4
	40-44	54		
	45-49	37		
	50-54	46		
	55-59	26		
	60-64	19		
Retirement Years	65-69	11	63	11
	70-74	22		
	75-79	15		
	80-84	9		
	85 and older	6		

Source: US Census, 2000.

Household Size

Several socio-economic factors influence the size of a household. The move as a society from agriculture to technology, and the increased economic pressure of raising and educating children, contribute to the decline in the average number of children per family. Another phenomenon affecting households is the break up of nuclear families. Causes of this trend include the increase in divorce and births out of wedlock. This has resulted in an increase in the number of single parent households. Another cause is the aging of our society. As a family of two parents and two children grows older, each of the children leaves home and establishes new households. This leaves one household of two people, and two new households of one person each. The result is a decrease in the number of people per household, a stable population, and an increase in demand for dwelling types, specifically differing types from the traditional single-family detached home.

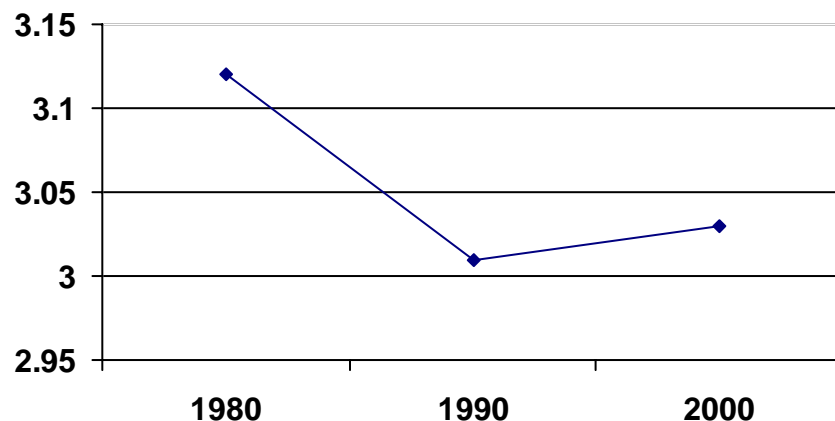
Table 6 - Average Persons Per Household 1980-2000

	1980	1990	2000
Village of Bancroft	3.12	3.01	3.03

Source: U.S. Census, 1980, 1990, 2000

Table 6 and Chart 1 illustrate the change in average persons per household from 1980 to 2000. The Village appears to be experiencing the previously described trend of decreasing household size between 1980 and 1990, but the drop leveled off by 2000. The reason for the leveling off may be the high percentage of couples in their child bearing years in the Village. It is reasonable to assume this leveling off is a temporary phenomenon. The entire country has seen a steady trend of smaller average households since 1990 and can be expected to continue.

Persons Per Houshold



Composition of Household

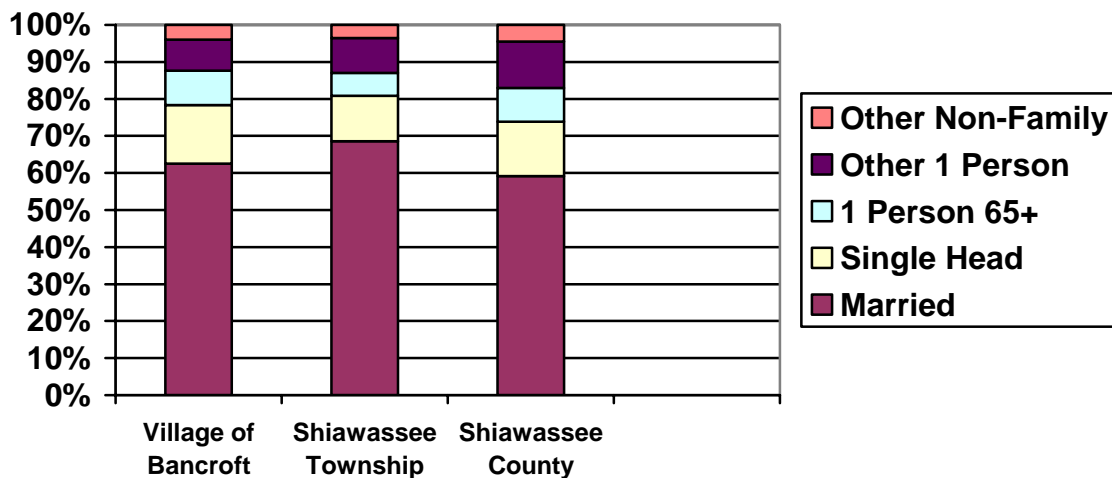
The vast majority of households in the Village are married and Single Head households. By far there are many more married households in the Village than Single Head households. For the most part, both the Village and County mirror household composition illustrated in Table 8.

Table 7 - Composition of Households - 2000

	Village of Bancroft		Shiawassee Village		Shiawassee County	
	#	%	#	%	#	%
Married	127	62.6	691	68.6	15,906	59.1
Single Head	32	15.8	124	12.3	3,956	14.7
1 Person 65+	19	9.4	62	6.2	2,449	9.1
Other 1 Person	17	8.4	95	9.4	3,383	12.6
Other Non-Family	8	3.8	36	3.6	1,202	4.5
Total	203	100	1,008	100	26,896	100

Source: U.S. Census, 2000

Household Composition



Place of Residence

With a younger population you would anticipate having a more mobile population than the County average. This is not the case as can be seen in Table 9. In 2000, the population was somewhat more stable than the County as a whole, with 66.3% of the residents living in the same house in 2000 than they did in 1985, compared with 63.12% for the county as a whole. This is compared with 57.6% in 1190, which was substantially below the county average.

Table 8 - Change in Place of Residence from 1990 – 2000

	Village of Bancroft				Shiawassee Village				Shiawassee County			
	1990		2000		1990		2000		1990		2000	
	#	%	#	%	#	%	#	%	#	%	#	%
Same House	306	57.6	398	66.3	1821	70.6	1963	73.9	40,914	63.6	42,171	63.1
Same County	138	26	92	15.3	547	21.2	446	16.2	13,634	21.2	14,315	21.4
Same State	55	10.4	94	15.6	155	6	275	10	7,232	11.2	8,213	12.3
Different State	32	6	14	2.3	56	2.2	66	2.4	2,580	4	1,922	2.9

Source: U.S. Census, 1990, 2000

Commuting Characteristics

As can be seen by a review of Table 9, most of the Village's residents work outside the community and this is also supported by data in Table 10. This assumption can be made because only 2.3% of the Village's population travels less than 5 minutes to work in 2000. People traveling 5 -14 minutes to work totals 14.2% of the working population, which indicates employment near the Village but most likely just outside of the Village limits. The majority of the Village's working population travels 15 - 29 and 30 - 59 minutes to work. These travel times indicate that a great majority of the Village residents are probably working in Flint, Durand, Owosso and Lansing or some other area outside the Village, which employs a larger working population. Comparison with the 1990 census shows moderate increase in the number of people who commute 30 minutes or more to work.

Table 9 - Travel Time to Work 1990-2000

Minutes	1990		2000	
	#	%	#	%
Less than 5	6	2.3	11	4.2
5-14	47	18.1	37	14.2
15-29	84	32.3	62	23.8
30-59	107	41.2	123	48.3
60-89	5	1.9	11	4.2
90+	8	3.1	14	5.4
Worked at home	3	1.2	3	1.1
Total	260		261	

Source: U.S. Census, 1990, 2000.

Employment and Income

Table 10 illustrates that a great deal of the Village population works outside of Shiawassee County. This may be due to the Villages' close proximity to Genesee, Ingham, and Livingston Counties. These areas have a demand for a larger number of jobs than any community in Shiawassee County. The tranquility and close proximity to these areas makes the Village an attractive alternative for living than the busy life of an urban area. Therefore, the Village is an ideal "bedroom community" for those wishing a slower pace of life away from their place of work.

Table 10 - Place of Work - 2000

Worked in county of residence	91
Worked outside county of residence	169
Worked outside state of residence	0

Source: U.S. Census, 2000

Places of Work

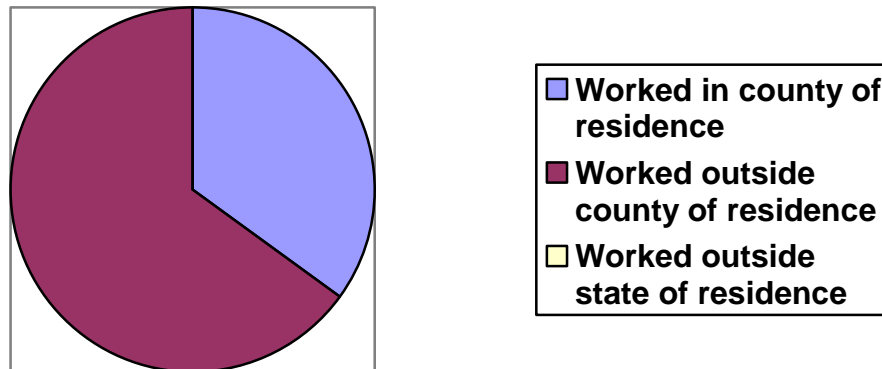


Table 11 lists the income distribution for the Village, Shiawassee Township and Shiawassee County in 2000. The median household income in the Village of Bancroft (\$41,538) was lower than both the surrounding Township (\$48,220) and County (\$42,553). The most significant difference is in the \$75,000+ bracket, which comprises 13.7% of the Village households compared with 21.9% of the township households and 19.2% of the households in the county as a whole. This discrepancy may be explained in part by the higher percentage of single head of households.

Table 11 - Income Distribution-1990

	Village of Bancroft		Shiawassee Village		Shiawassee County	
	#	%	#	%	#	%
Less than \$10,000	13	6.4	51	5.1	1948	7.2
\$10,000 - \$14,999	19	9.3	35	3.5	1468	5.5
\$15,000 - \$24,999	23	11.3	122	2.1	3675	13.7
\$25,000 - \$34,999	20	9.8	115	11.4	3712	13.8
\$35,000 - \$49,999	57	28	205	20.2	4931	18.4
\$50,000 - \$74,999	44	21.6	21	25.9	6013	22.3
\$75,000 +	28	13.7	220	21.9	5159	19.2
Median Household Income	\$41,538		\$48,220		\$42,553	

Source: U.S. Census, 1990

Population Projections

Projecting population is an inexact science, particularly when they involve a relatively small existing population base. In a community such as the Village of Bancroft, the decisions of a few landowners to develop their property can have a significant effect on population growth. This change could occur in the farmland surrounding the built-up portions of the Village. The tenuous nature of producing population projections makes it difficult to predict future populations accurately. Changes in population and housing are key indicators that should be examined as the plan is maintained.

The population projections listed in Table 12 were determined by using two different projection techniques. The first is the arithmetic averaging approach which takes the arithmetic average change in population over the proceeding 20 years and projects that average over the next 20 years. The second approach is the constant ratio approach. This technique assumes the Village population will continue to be in proportion to some larger unit's population (county, region, state) and then uses projections of that larger unit to project the population for the Village.

Table 12 - Village of Bancroft Population Projections

	1980	1990	2000	2010	2020
Arithmetic Averaging	618	599	616	614	611
Constant Ratio	618	599	616	620	611
County Projections	--	--	72800	73300	72200

Both projections reach the same conclusion that there will be little increase in population over the next twenty years. However, as noted, these projections can be outdated quickly by the development decisions of a few people.

Housing

There were 200 housing units in the Village of Bancroft counted in the 1990 census. The 2000 Census data counted 224 dwellings of which 204 were single-family housing units. This is a 6.7% increase in the number of available residences. Almost half of these homes were built prior to 1940, as shown in Table 14. Recently the most active period for housing starts was from 1960 to 1969, when 20 homes were built. According to the US Census, since 1970, only 20 homes have been constructed.

Table 13 - Year Homes Were Built

Pre 1940	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1994	1995-1998	1999-Mar 2000
154	19	11	20	11	2	0	3	4

Source: US Census 2000

Age of Housing

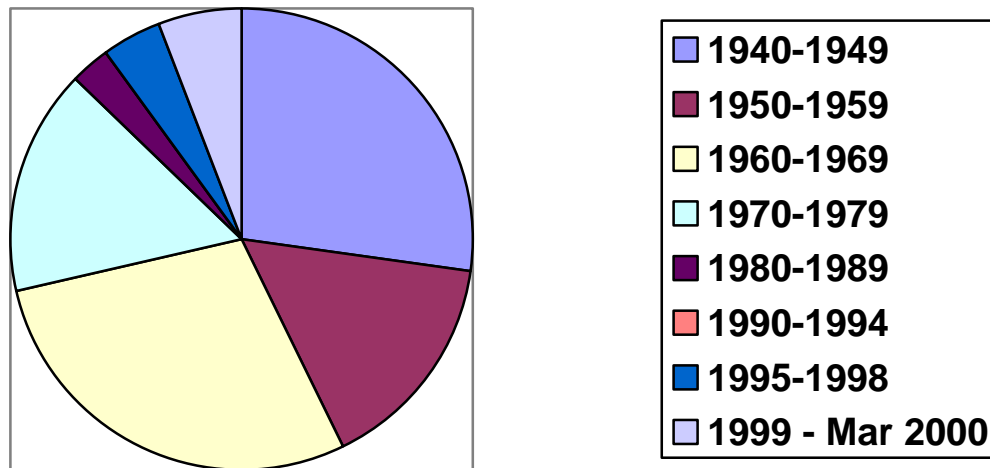


Table 14 - % of Housing Types-2000

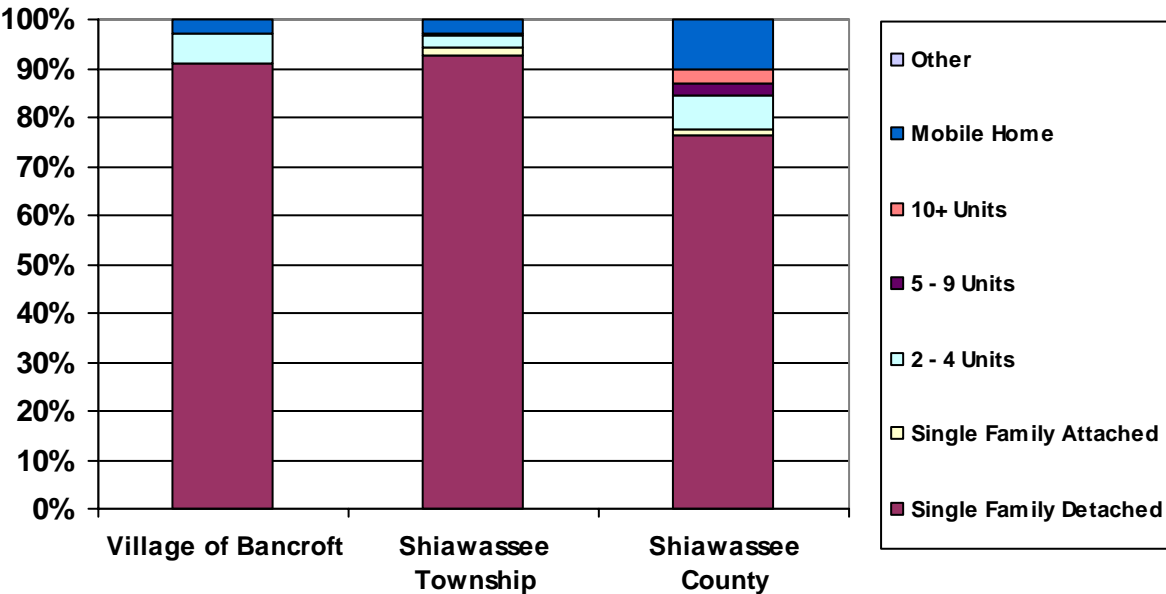
	Village of Bancroft		Shiawassee Village		Shiawassee County	
	#	%	#	%	#	%
Single Family Detached	204	91.1	979	92.8	22,235	76.4
Single Family Attached	0	0	15	1.4	273	0.9
2 - 4 Units	14	6.3	26	2.5	2,037	7
5 - 9 Units	0	0	3	0.3	778	2.8
10+ Units	0	0	0	0	843	2.9
Mobile Home	6	2.6	32	3.0	2,879	9.9
Other	0	0	0	0	42	0.1
TOTAL	224	100	1,055	100	29,087	100

Source: US Census, 2000.

Table 14 shows the majority of the housing units (91%) within the Village are single-family, detached residential. Of 224 total units, 204 fall within this category. This number is consistent with that of the Village (92.8%), and both the Village and the County exceed the county (76.4%). There are 14 units that are classified as being 2-4 units and 6 mobile homes within the Village. It should be noted the number of 2-4 units in structure given by the census is not consistent with the number shown in the existing land use inventory and this could be for several reasons.

1. Housing claimed as a 2-4 unit structure in the census may have been converted to single-family since 2000.
2. There may be no outside evidence of a 2-4 unit structure, especially when it is within what appears to be a single-family residence.
3. There may be errors in the census data collected.

Housing Types



PUBLIC FACILITIES

The Village maintains two types of public facilities that effect land use in Bancroft. They are the streets and the water system. In the past years the possibility of adding a public sewer system has also been investigated.

Streets

There are approximately 5.4 miles of streets in the Village. The major streets within the Village are Grand River Road, Lansing Road, Shiawassee Street, Main Street and Maple Street from Shiawassee Street to the east Village limits. All other roads in the Village are classified as local by the Michigan Department of Transportation (Map 3).

The street system is important to land use for two reasons. First of all, the existence of streets in one area will encourage development in that area while the lack of streets in another will often preclude development there. Street construction costs money and developers are going to try to reduce or eliminate that portion of their development costs by using the existing street network when possible. Secondly, commercial and industrial uses tend to develop on, or have access to, major streets because of the ease of movement along them. This is a tendency that should be encouraged in order to prevent thru traffic in residential areas.

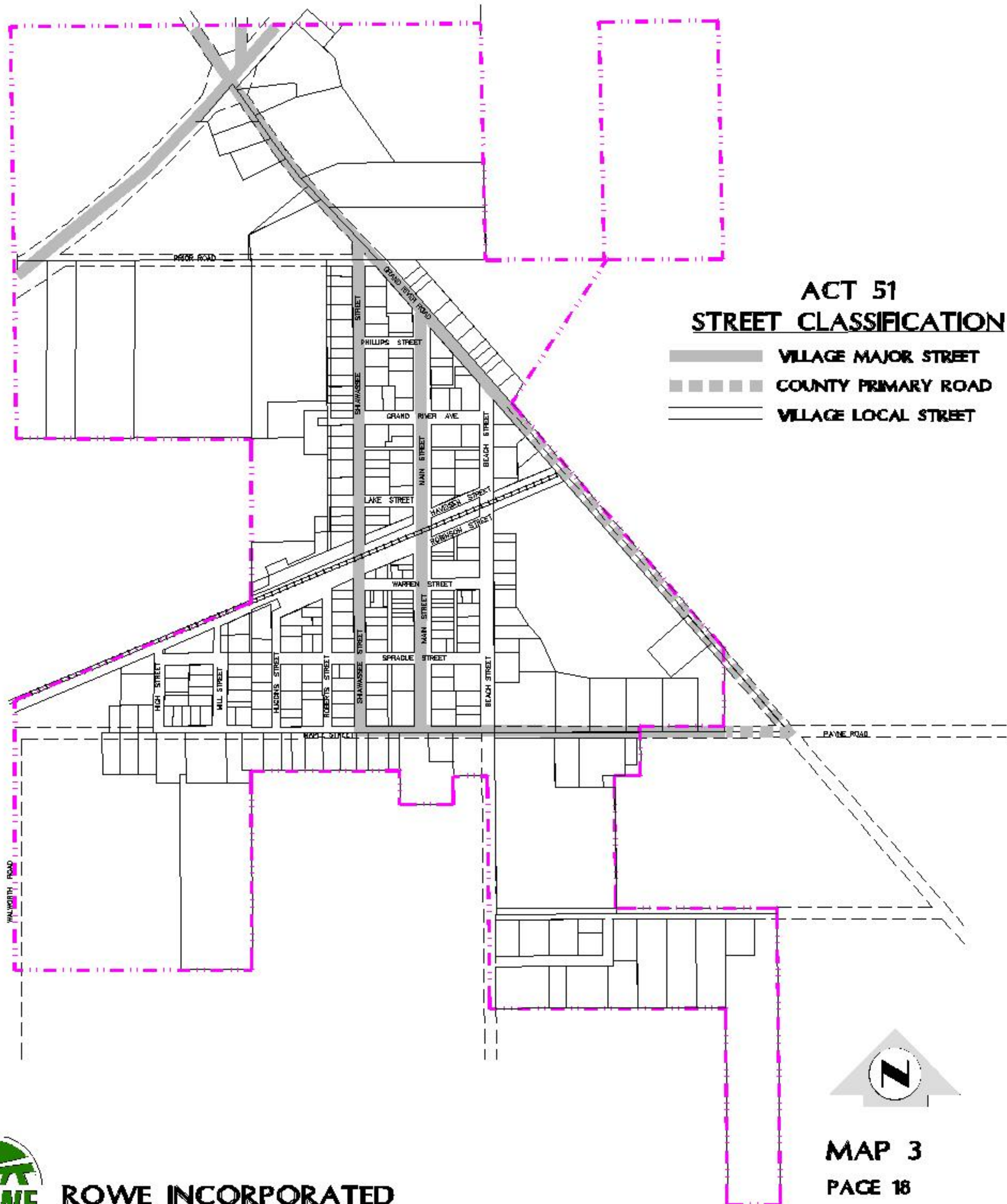
Water System

The Village water system is currently being updated to increase capacities to better serve the needs of the Village. Part of this update includes the installation of a new water tower located in the park at the intersection of Prior and Grand River Roads. The new tower and other improvements will increase the capacity of the system to 4 times the current demand.

As with the street network, areas that are currently serviced by the Village's water system have an advantage for development over those areas without such service. The access to water can allow for higher density of development then those areas without, if the issue of sewage disposal is adequately addressed. Water service is also advantages to some commercial and industrial uses. Fire safety is also increased, with the system allowing for a more reliable supply of water for fire suppression and permitting sprinkler systems in buildings. However, as noted, the advantages of a water system are somewhat mitigated by the lack of a municipal sewer system. Based on the generally poor quality of soils in the Village for placement of a septic field system, availability of sewer service would have to be considered an advantage. This would indicate that any intensive residential development would probably occur in the vacant land in the service area prior to the land outside the current service area, all things being equal.

VILLAGE OF BANCROFT

STREET CLASSIFICATIONS



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MAP 3
PAGE 18

BASE MAP PROVIDED BY WOLVERINE ENGINEERS AND SURVEYORS.



4" WATERMAIN

6" WATERMAIN

8" WATERMAIN

12" WATERMAIN

MAP 4

PAGE 19



MAP 4
PAGE 19

BASE MAP PROVIDED BY WOLVERINE ENGINEERS AND SURVEYORS.



GOALS AND POLICIES

Introduction to Goals and Policies

One of the most important parts in a land use plan is the Goals and Policies section. This section will be referred to during the next 20 years to guide the Village of Bancroft in decisions concerning the future development of the community. Understanding Goals and Policies is important in utilizing a land use plan. It should also be noted that although the approach (policy) toward attaining a goal may change over time, the goal itself should be more stable, although it may change as the community's vision or priorities change. The association between goals and policies is defined as:

A **goal** is a destination that has been established by community input. It is the vision established by the community of where we see the Village of Bancroft in 20 years. Goals provide basis for future policies. Goals are only general statements that do not define how to specifically obtain the desired goal. Policies guide the community in its effort to reach a desired goal.

A **policy** statement is a guide that lays out the way in which a goal may be obtained. Policy statements serve the governing body as a guide that will direct their decision making to obtain the goal selected by the community.

Data collected during the land use planning process (population, housing, natural features, agriculture, etc.) have been analyzed and discussed. The Village Council has determined that the following are appropriate categories for the Goals and Policies section of this plan:

- A. Residential
- B. Commercial/Industrial
- C. Community

The policy statements formed in these categories can be used to:

1. Update the future land use map
2. Coordinate Government Programs
3. Support public relations for community programs
4. Make area-wide programs consistent and stable

The purpose of the plan is to weigh the benefits and problems associated with different development strategies and their impact on the "common good" while recognizing the property rights of individuals. In summary, this land use plan is an effort to outline a development scheme that is at least reasonable to the individuals' preferences, yet very attentive to the maintenance of the health, safety, general welfare and morals of the total community.

THEREFORE, the Village Council of Bancroft offers the following list of goals and policies for community consideration. Goals are represented with bullets (●) and policies are represented by letters (a).

Residential Goals (●) and Policies (a).

Goals

- To provide and maintain high quality water service for existing development and to expand services to proposed developments when cost effective.
 - a. Extend water lines in an efficient manner into portions of the Village not currently served, when the development potential warrants such expansion.
- Investigate the feasibility of adding a municipal sewer service to the Village.
 - a. The plan recognizes that the lack of sewer places a limit on the density of future development and recommends that the zoning ordinance limit future parcel size based on the current lack of sewer.
 - b. Consider permitting large developments to provide their own self-contained “community systems” in order for them to build at more urban densities.
- To maintain good quality streets within the Village.
 - a. Establish and enforce stringent street construction standards for any developers who wish to construct new streets in the Village.
 - b. Whenever possible, allow infill development on existing streets before constructing new streets.
 - c. Separate commercial and industrial uses from residential uses keeping commercial and industrial traffic on roads designed to handle the traffic such as main highways.
- To continue to provide recreational opportunities within the Village and to continue to keep parks accessible to the residents of the Village.
 - a. All future developments should provide pedestrian connections to the park system and that future developments beyond the access of existing recreational facilities should be provided with such facilities.
- To promote and protect the expansion of the traditional Village pattern and “small town character”.
 - a. Promote the development of zoning classifications that recognize the Village’s existing lot sizes, setbacks and uses and their use in guiding future development adjacent to the existing urban core.
- Encourage the rehabilitation and reuse of existing downtown buildings.
 - a. Provide for a reasonable range of uses for the buildings to make rehabilitation and reuse economically viable, however keeping in mind the goal of maintaining a traditional downtown character.
- To promote public awareness of the Village planning process to try to establish a high level of public involvement to the planning process.

- a. Update the zoning ordinance to maximize the opportunity for the public to participate in the planning and zoning process.
- To promote residential development opportunities to attract a reasonable level of new residential development (where municipal services are available), to increase the tax base within the Village.
 - a. To promote residential development by setting aside areas for development with appropriate infrastructure and adequately buffered from commercial or industrial uses.
- To continue to promote free flow traffic patterns throughout the Village so as to minimize noise generated by high traffic volumes.
 - a. Avoid overloading the main streets in the community with traffic, with a continuation of the traditional “gridiron” patterns of streets that allow for a free flow of traffic through the community.
 - b. Non-residential uses should be buffered from residential areas and that some streets should be set aside exclusively for residential land uses.
- To continue to maintain a good snow removal system and to ensure the needs of snow removal are considered with all new developments.
- To continue to provide opportunities for a range of housing types including multi-family and rental housing to provide for all socio-economic groups.
 - a. Provide suitable areas within the plan for multi-family development.
 - b. Promote a greater range of housing to allow for as wide a range of housing in each district as is appropriate. This might include “grandmother” apartments in single-family districts, allowing redevelopment of existing homes into two or more apartments by special use permit or relaxing regulations on apartments on the second floor of downtown apartments.
- Continue to maintain and enhance the police and fire services within the Village
 - a. Consult with local police and fire officials regarding proposed developments to ensure safety and fire fighting concerns are adequately addressed.
- Develop a comprehensive system of sidewalks that are a safe and convenient means of pedestrian accessibility throughout the Village.
 - a. Creation of a sidewalk plan to prioritize sidewalk repair. The priorities should include safe pathways to uses heavily patronized by young children unable to drive such as schools and parks.
 - b. Develop an ordinance establishing responsibility for future repairs of the sidewalks and establishing methods of public funding of the improvements, including special assessments and the use of general fund monies.
 - c. Update the zoning ordinance to require new developments to install sidewalks in compliance with the Village sidewalk plan as part of site plan approval.

Commercial/Industrial

Goals

- To provide and maintain high quality water service for existing development and to expand services to proposed developments when cost effective.
 - a. A portion of the additional capacity should be allotted for future commercial or industrial development.
 - b. Extend water lines in an efficient manner into portions of the Village not currently served, when the development potential warrants such expansion.
- Investigate the feasibility of adding a municipal sewer service to the Village
 - a. Consider permitting large developments to provide their own self-contained “community systems” in order for them to build at more urban densities.
 - b. Use potential development of commercial or industrial parcels to leverage state funding to assist in the development of a sewer system.
- To maintain good quality streets within the Village
 - a. Establish and enforce stringent street construction standards for any developers who wish to construct new streets in the Village.
 - b. Whenever possible, allow infill development on existing streets before constructing new streets.
 - c. Separate commercial and industrial uses from residential uses keeping commercial and industrial traffic on roads designed to handle the traffic such as main highways.
 - d. Future land use planning and zoning should direct commercial traffic on to streets designed to handle that traffic by allowing commercial and industrial development only on major streets.
- Establish and maintain a good working relationship between the Village and Shiawassee Township to promote “gateway” commercial growth at the interchange of Grand River Rd. and I-69.
- To promote and protect the expansion of the traditional Village pattern and “small town character”.
 - a. Promote the development of zoning classifications that recognize the Village’s existing lot sizes, setbacks and uses and their use in guiding future development adjacent to the existing urban core.
- Enhance upon existing commercial services within the Village
 - a. Ensure that there is adequate property for new commercial development, and that the land is properly located on a major street with adequate buffering of residential uses.
 - b. Ensure that the current zoning ordinance and other local ordinances and regulations should be reviewed to remove unnecessary barriers to commercial development. This could include overly stringent parking requirements, lengthy review procedures or out-of-date regulations.

- c. Continue to identify tools available to promote commercial development including local and federal financing opportunities as well as and regional support organizations such as the chamber of commerce.
- Encourage the rehabilitation and reuse of existing downtown buildings.
 - a. Allow greater flexibility in the reuse of existing buildings downtown by incorporating the “adaptive reuse” concept into the Village zoning ordinance.
 - b. Promote beautification of the downtown area by planning for and budgeting when feasible, streetscape improvements to the downtown.
- To promote residential development opportunities to attract a reasonable level of new residential development (where municipal services are available), to increase the tax base within the Village.
 - a. To promote residential development by setting aside areas for development with appropriate infrastructure and adequately buffered from commercial or industrial uses.
- To continue to promote free flow traffic patterns throughout the Village so as to minimize noise generated by high traffic volumes.
 - a. Non-residential uses should be buffered from residential areas and that some streets should be set aside exclusively for residential land uses.
- Continue to maintain and enhance the police and fire services within the Village
 - a. Consult with local police and fire officials regarding proposed developments to ensure safety and fire fighting concerns are adequately addressed.

Community

Goals

- To provide and maintain high quality water service for existing development and to expand services to proposed developments when cost effective.
 - a. Extend water lines in an efficient manner into portions of the Village not currently served, when the development potential warrants such expansion.
 - b. A portion of the additional capacity should be allotted for future commercial or industrial development.
- Investigate the feasibility of adding a municipal sewer service to the Village.
 - a. The plan recognizes that the lack of sewer places a limit on the density of future development and recommends that the zoning ordinance limit future parcel size based on the current lack of sewer.
 - b. Consider permitting large developments to provide their own self-contained “community systems” in order for them to build at more urban densities.
- Increase the residential development opportunities to attract new residents to the Village to try to increase the enrollment within the Wilbur E. Bills Elementary School.

- To continue to provide recreational opportunities within the Village and to continue to keep parks accessible to the residents of the Village.
 - a. All future developments should provide pedestrian connections to the park system and that future developments beyond the access of existing recreational facilities should be provided with such facilities.
- To promote public awareness of the Village planning process to try to establish a high level of public involvement to the planning process.
 - a. Update the zoning ordinance to maximize the opportunity for the public to participate in the planning and zoning process.
- Continue to maintain and enhance the police and fire services within the Village
 - a. Consult with local police and fire officials regarding proposed developments to ensure safety and fire fighting concerns are adequately addressed.
- Develop a comprehensive system of sidewalks that are a safe and convenient means of pedestrian accessibility throughout the Village.
 - a. Creation of a sidewalk plan to prioritize sidewalk repair. The priorities should include safe pathways to uses heavily patronized by young children unable to drive such as schools and parks.
 - b. Develop an ordinance establishing responsibility for future repairs of the sidewalks and establishing methods of public funding of the improvements, including special assessments and the use of general fund monies.
 - c. Update the zoning ordinance to require new developments to install sidewalks in compliance with the Village sidewalk plan as part of site plan approval.

FUTURE LAND USE

If the future need for land for development were based solely on the population projections contained in the Population section of this plan, then there would not be much difference between the future land use plan and the current land use map. After all, it is not hard to plan for a decrease in population and housing. However, the fact remains that some growth in the Shiawassee Village area is anticipated over the next twenty (20) years and even if the Village hasn't grown recently, there is a possibility that it could capture some of that area-wide growth.

Some factors that favor growth for the Village over the next twenty (20) years:

The Village is updating their existing water system which will provide for greater water capacities, and the greater potential for residential, commercial, and industrial development.

The Village provides community services such as police, recreation and maintenance departments.

The Village is located near an I-69 interchange which provides easy access to the major urban areas (Flint, Lansing).

Based on these factors, there is a possibility of the Village experiencing some growth during the planning period. This growth is taken into account in Map 5.

The Village recognizes that there are several areas of agricultural land within the Village boundaries. It is the plans long term intent for these areas to be developed for purposes other than agriculture. However, the plan also recognizes their right to continue as legal non-conforming uses under the proposed zoning ordinance.

The plan divides the Village into a number of land use classifications. Most but not all of these classifications correlate with zoning districts in the proposed zoning ordinance. These classifications also include locational criteria that identify the basis that should be used to determine if a particular parcel is appropriate for a particular land use/zoning. The future land use map illustrates one possible combination of those land uses, given the criteria, but any proposed rezoning should be analyzed based on the map, the locational criteria and the plan goal.

Low Density Residential

The purpose of this classification is to provide areas in the Village where single-family residential uses, incorporating a reasonable range of lot sizes, plus compatible and and/or accessory uses, may develop while at the same time promoting a predominantly semi-urban character within the community. The anticipated density for this area is 1 dwelling unit per acre, and corresponds with the proposed R-1 Low Density Residential District

This classification is appropriate for areas which are considered "out-skirts" areas within the Village. Areas should be adequately buffered from non-residential districts. This classification provides for larger lots with less density standards, generally one single family residence per acre. These areas may or may not have access to primary streets and or municipal water service. Uses may also include non-residential uses that are compatible with single family residential areas, including schools and religious institutions.

Medium Density Residential

The purpose of this classification is to recognize existing areas within the Village with higher density residential development, and to maintain a sense of a more urban community which buffers the downtown from low density residential. Further this district will provide a means for developing vacant land within established residential areas if municipal sewer becomes available while preserving their existing residential characteristics and densities within the Village. This classification corresponds to the proposed R-2 Medium Density Residential Zoning District.

This classification recognizes the pattern and density of existing single family residential development near the downtown area of the Village where smaller lots exist. The area mapped identifies only existing developments. Future development at this density would only be appropriate with municipal sewer or an acceptable community sewer system. Also, uses may include non-residential uses that are compatible with medium density residential areas, including religious institutions.

Multi-Family Residential

The purpose of this classification is to provide areas within the Village, which allow for increased housing options such as apartments, duplexes, townhouses, or any other form of multiple family housing. This area corresponds to the R-MF Multi-Family Residential Zoning District.

The locational criteria for multi-family residential uses includes areas should be located in areas that are serviced by public utilities including municipal water, and with enough land to provide for adequate, on-site sewage disposal, primarily in areas of existing higher density residential development or near the southern Village Boundary. The plan also recognizes existing multi-family residential development.

Downtown Commercial

The purpose of this classification is to provide primarily for the convenience and day to day needs of the people of the Village with minimum impacts upon the residential areas. This district is also intended to preserve the character of the Village's traditional downtown. This area corresponds with the C-1 Downtown Commercial Zoning District.

This classification should be located within the central downtown area of the Village, and have access to municipal water. Uses include neighborhood commercial and those general commercial uses that do not require large parcels, drive-thru service or other characteristics not appropriate for a downtown area.

Highway Commercial

The purpose of this classification is to provide for commercial uses such as service stations and other larger retail or service uses that require larger lots, drive-thru service or have other characteristics inappropriate for a downtown. This area corresponds with the C-2 Highway Commercial Zoning District.

This classification is located within areas that are serviced by municipal services and have access to Village Major, or County Primary roads on the outer edges of the Village.

Industrial

The purpose of this classification is to provide a location for all types of wholesale, warehousing and manufacturing operations subject to restrictions on vibrations, noise, emissions and odors. The corresponding Zoning District for this classification is I, Industrial.

Locational criteria include areas with relatively large lots that will allow buffering from adjacent uses that have access to municipal water service and all weather roads. Existing industrial uses are recognized by the plan

Public/Semi-Public/Park

The purpose of this classification is to recognize existing facilities such as, parks, schools, churches, and others operated by public agencies or groups where management is private, but service/membership is open to the public such as non-profit organizations. There is no corresponding zoning district for this classification. The locational criteria for this location are existing public and semi-public spaces within the Village.

Low Density Residential with Highway Commercial Overlay

The purpose of this classification is to provide for the orderly redevelopment of an existing residential area into a commercial area. The proposed district would allow all uses permitted in the low density residential district. However, with the overlay option a property owner can change the use to one allowed in the Highway Commercial district. Once developed for a commercial use, the property cannot revert to a residential use.

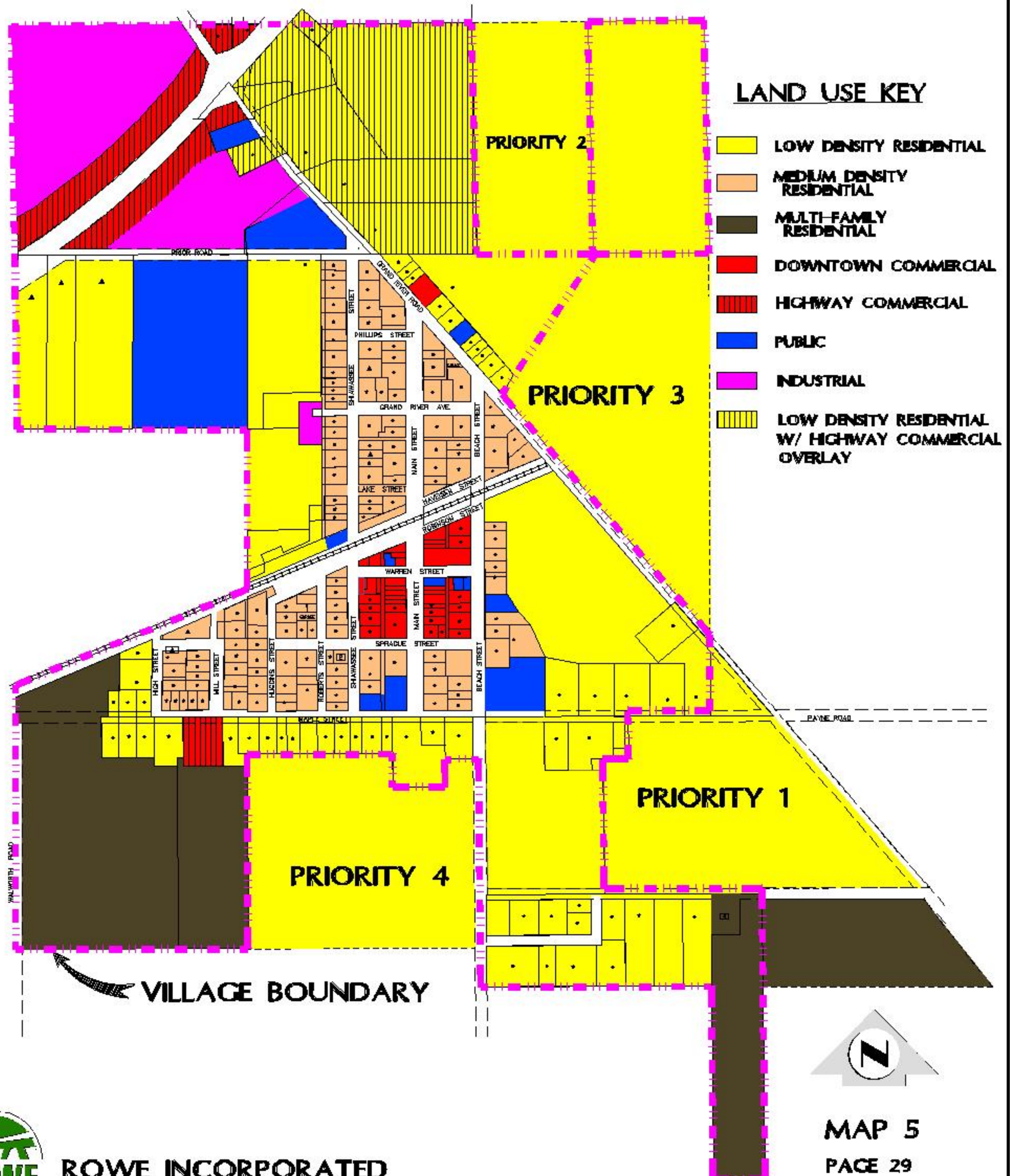
Locational criteria for this classification include access to public services and access to a major highway.

Areas Adjacent to the Village

The Future Land Use Map shows several areas adjacent to the Village as various “priority” areas. They represent land that the Village believes it would be appropriate to annex into the Village at some point in time to permit development of those areas with full service from the Village. The higher priority areas represent the property that Village believes is most likely to be added to the Village in the near future. The map shows the land use the Village would propose for this property.

VILLAGE OF BANCROFT

FUTURE LAND USE



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BASE MAP PROVIDED BY WOLVERINE ENGINEERS AND SURVEYORS.



IMPLEMENTATION PLAN

Zoning

The purpose of an implementation plan is to ensure that the goals policies and plans of the Village Land Use Plan are implemented and that the plan is kept current and maintained. It does this by the use of tools provided the Village by state laws. This plan will outline the appropriate tools that the Village feels would be appropriate in implementing this plan.

One of the preeminent tools used by communities to reach the goals of their Land Use Plan is zoning. Zoning is a regulatory power given by the state to local Villages through the City/Village Zoning Enabling Act. The act authorizes the local units to establish zoning ordinances controlling the use of property and the height, bulk and location of buildings on that property. In order for an ordinance to be effective in implementing a Land Use Plan, it must be tailored to that plan. It follows, that when a plan is updated, the local zoning ordinance should also be updated to take into account those changes. Currently, the Village's zoning ordinance has three districts. The following section will discuss changes that are proposed within the zoning ordinance within this plan.

Zoning Districts

The current zoning ordinance has three districts: residential, commercial, and industrial. Due to the addition of several new land use classifications with corresponding zoning districts, it is recommended that the zoning ordinance be updated to be able to properly function as an implementation tool for the new Land Use Plan.

The Village has been considering adoption of a new zoning ordinance, which was one of the reasons for the development of this plan. The Village is using the Village of Vernon's zoning ordinance as a basis for their new ordinance. Below is a comparison between the future land use classifications in the previous section and the zoning districts in the "model" zoning ordinance.

Future Land Use Classification	Proposed Zoning District – Proposed Zoning Ordinance
Low Density Residential	R-1A Low Density Residential
Medium Density Residential	R-1B Medium Residential Density Residential
Multi-Family Residential	R-M1 Multiple Family
Downtown Commercial	B-1 General Business
Highway Commercial	B-2 Highway Service
Industrial	M-1 Industrial
Public/Semi-Public/Park	Allowed in R-1A, R-1B, & R-M1
Low Density Residential w/highway Commercial Overlay	District needs to be created
*	R-MH Mobile Home

* This plan does not call for a mobile home park district because there is no appropriate location for a park within the Village.

The Vernon "model" ordinance follows fairly closely the recommendations of the plan with regards to zoning districts. The principal difference aside from the proposal not to include a mobile home park district is the need to increase the minimum lot size in the residential

districts. The Village of Vernon has a municipal sewer system which allows for more dense development until such time as the Village of Bancroft develops a municipal sewer system. Minimum lot sizes need to be large enough to accommodate on-site septic systems.

Special Uses and Site Plan Review

The one of the most important changes to the City/Village Enabling Act made in general overhaul of all local zoning enabling legislation in 1979, was the confirmation of a community's right to issue special use permits. The special use permit provides a zoning ordinance with the flexibility that it often needs to permit a needed high impact use at an appropriate location while protecting the community's residents.

Several changes can be made in the Village's zoning ordinance dealing with special use permits and site plan review that can help to implement the goals and policies of this plan.

Site plan criteria should be amended to require or at least encourage the development of common driveways, shared signage and screening of parking areas in the concentrated commercial areas along Lansing and Grand River Roads.

Site plan criteria should be amended to encourage bicycle paths and sidewalks in major developments.

Provisions should be added to permit private roads or to clarify that private roads are not allowed.

OTHER ORDINANCES

Besides the zoning ordinance, state law has provided local communities with authority to adopt other specific ordinances that can be used to enforce the goals and policies of a land use plan.

Subdivision Control Ordinance

Although the State's Subdivision Control Act requires the developer of a subdivision to submit a proposed plat before a Village for review and approval, it also authorizes a Village if it wishes, to prepare a subdivision control ordinance. This ordinance may include stricter standards for subdivision design as long as they do not conflict with the provisions of the state act. It permits the community to establish design standards that conform to the land use plan and are therefore more effective in enforcing the plan. The Village has a Subdivision Control Ordinance (Ordinance #223-02) that was adopted in 2002.

Site Condominium Regulations

A site condominium is a development which may be identical to a conventional subdivision except in the way that property rights are divided and the process by which the site plans are reviewed and approved. Unlike subdivision plats, condominium "master deeds" are not required to under go extensive review by state and local officials nor are they required to have final approval from the State. They are required, however to meet the local zoning regulations and many communities are taking steps to modify their zoning ordinance to require site condominiums to meet the same standards as subdivisions. The proposed Village Zoning Ordinance should include provisions for review and approval of condominiums.

Boundary Adjustments

The proposed Future Land Use Plan includes areas currently outside the Village boundaries. The plan calls for incorporation of these areas into the Village over time in order to facilitate their orderly development. The process for amending the boundaries of a Village is outlined in Section 6 of PA 3 of 1895, The General Law Village Act. It gives the County Board of Commissioners final authority in approving any changes proposed by a Village. The Village of Bancroft proposes the development of cooperative agreement between the Village and Shiawassee Township to address the boundary adjustments foreseen in the plan. The key elements of that agreement would be:

1. Identify the land that would be added to the Village during the planning period (next 20 years or when the plan is updated).
2. Identify how the property will be zoned under the Village Zoning Ordinance.
3. Identify the priority of various areas proposed to be added to the Village.
4. Identify any preconditions that would be required to be met before the Village could initiate the boundary adjustment (extension of water lines, street improvements, etc...).

PLAN MAINTENANCE AND UPDATE

A plan is not a static document. It must continuously be maintained and updated if it is to remain a valid document. This plan calls for a sub-committee of the Village council to review the plan every two years and the council as a whole should review the plan every five years as called for in the Municipal Planning Act. Below are recommendations on methods that the Village of Bancroft Planning Commission should adopt to insure that the plan is adequately maintained.

Updating the Database

This plan is based on certain assumptions concerning the growth of the Village. These assumptions are contained primarily in the plan's data base. It is important for the Village to regularly monitor these assumptions to determine if they are still valid. If they become invalid, the Village must determine what the changes in circumstances mean for the plan goals and policies. Review of these indicators should be conducted as part of the reviews noted above.

Population Growth - The plan is based on the projection of population growth contained in the population section of the data base. As noted in the narrative following the projections, there is always a certain amount of guessing that goes into population projections and they should be continuously monitored.

Housing Growth and Mix - The plan makes assumptions on the growth of housing in the Village over the planning period. The Village should monitor housing growth and mix to determine if it is following the projections. Differences in the total housing count will impact the population projections and also the land use need estimates contained in the plan.

Housing Cost - Housing costs should be monitored to see if they are increasing more rapidly than household income during the planning period. A marked increase in housing costs in relation to income may require more aggressive efforts in providing low cost housing, while stable costs may indicate that current strategies are working in providing a broad range of housing costs.

Adjacent Planning and Zoning - Changes in the land use plans or zoning maps of Shiawassee Township should be reviewed to consider their impact on the Village's plan, preferably before that community makes a decision regarding the matter.

Transportation - The Village should monitor changes and proposed changes in the roads and streets in the Village and surrounding Township. The Road Commission's road improvement schedule should be reviewed for their impact on the plan. Traffic count data is updated annually by the Road Commission and this information should be compared with capacity figures for various road sections along with accident data from the Village police department to determine if traffic congestion is increasing at an unexpected rate or if traffic safety is deteriorating.

Utilities - The plan recognizes the updating of the water system and calls for possibly addressing the need for a public sewer system. It is important to monitor new development to ensure that there will not be septic issues or that projects proposed to be on septic systems are designed at densities that are acceptable for septic use.

Commercial Development - The plan anticipates a need for continued commercial development along Lansing and Grand River Roads. Rezoning requests and special use permit requests should be monitored for indications of a need for additional commercial area.

Reviewing the Plan Goals and Policies

After reviewing the updated information on the plan data base, the Planning Commission should review the goals and policies. Specifically, the commission is looking for goals or policies that are no longer relevant due to changes in conditions or policies that have proven ineffective in addressing a goal. Those items that are identified should be deleted or modified in light of the new information. The plan should be officially amended to incorporate the changes in the goals or policies and the basis for the change should be reflected in public hearing record.

Incorporating Plan Review into Rezoning Request Review

Although regular reviews of the plan is necessary for a comprehensive examination of the plan, many problems with a land use plan will become obvious during consideration of a rezoning or special land use permit request. It is important to incorporate review and amendment of the land use plan as part of the planning commission's consideration of such requests. This is covered in more detail in the subsection on using the land use plan for zoning reviews.

USING THE LAND USE PLAN FOR ZONING REVIEW

As noted earlier, the primary method of enforcing a land use plan is the zoning ordinance. In order for that to be done effectively, the community's rezoning and special land use permit request should be structured so land use goals and policies are considered.

Rezoning Requests

In considering a rezoning request, the primary question to ask is; "Does this request conform to our land use plan?" Three subsidiary questions follow that; "Was there an error in the plan?"; "Have there been relevant changes in conditions since the plan was approved?" and "Have there been changes in the goals and policies of the plan?". Answering these questions should answer the question whether or not a rezoning request is appropriate and that should frame the reason within the context of the plan.

This method of analyzing a request rests on the assumption that a request that complies with a valid plan should be approved and that one that does not comply with a valid plan should not be. Further, it assumes that the three circumstances that would invalidate a plan are a mistake in the plan, a change in condition that invalidates the assumptions that the plan was built on or a change in the goals and priorities that the community set for itself.

Mistake - A mistake in a plan can be an assumption made based on incorrect data, an area on a land use map that is incorrectly labeled, or other factors that if known at the time of the plan adoption would have been corrected.

Changes in Conditions - A plan is based on the assumption that certain conditions will exist during the planning period. If those conditions change then goals, policies and land use decisions that made sense when the plan was adopted way no longer be valid and a rezoning that was not appropriate before is appropriate now.

Change in Policy - In the end, a plan is based on the planning commission's vision of what the best future for their municipality is. When that vision changes, the plan should change. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current plan as long as that changed vision is explicitly incorporated into the plan.

Two points should be made. First of all the three factors for consideration (mistake, change in condition, change in goals or policy) can work in reverse, making a proposal that otherwise seems appropriate, inappropriate. Secondly, these factors should not be used to create excuses for justifying a decision to violate the land use plan, or to change it so often that it loses its meaning.

Special Use Permits

The establishment of special uses in the zoning ordinance is based upon the goals and policies in the land use plan. The plan in turn should be use to determine when it is appropriate to permit a particular special use on a particular piece of property. To use the plan to help in making the determinations, the planning commission should look at the goals and policies that are appropriate to the type of use being proposed. The goals and policies of the plan should indicate the general intent of the plan regarding this activity and may be more specific in detailing what appropriate criteria are for approving the use. In most cases this criteria will be reflected in the zoning regulations. In either case it is important that this connection with the land use plan goals and policies be stated so that the planning basis for the decision is clear.

Appendix A

Public Hearing and Adoption Process

Public Hearing and Adoption Process

As required under Section 7a(2) of the Municipal Planning Act, notice was sent to Shiawassee Township and Shiawassee County in December 2004 informing them that the village had begun the process of creating a land use plan.

In September a notice was sent to Shiawassee Township and Shiawassee County informing them that the draft plan was completed and provided each with a copy of the draft plan.

A notice of the public hearing was published as required by Section 8(1) of the Municipal Planning Act and the public hearing was held on October 12, 2005.

At the Village Council meeting following the public hearing the council adopted the plan by resolution.

Following adoption, copies of the plan were sent to Shiawassee Township and Shiawassee County per Section 8(5) of the Municipal Planning Act.