

Village of North Branch Master Plan

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Village of North Branch Planning Commission

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Village of North Branch

1. Introduction





PURPOSE OF THE PLAN

The Master Plan serves many functions and is designed to be used in a multitude of ways. The following lists several of its functions

- The Plan itself is a series of statements of the Village's goals and policies for future development. It is designed to provide an overall view of the community's vision for itself.
- The Plan provides a basis for daily decision making. The statements, goals, and policies contained within the Plan are designed to guide decisions regarding, zoning issues, residential and nonresidential development, capital improvements, and development in general throughout the Village. By guiding these decisions over time, it is important that the fundamental goals and policies of the Master Plan be adhered to. While some individual characteristics may change over time, the foundation should remain the same.
- The Plan provides the basis upon which zoning decisions are to be based. The Michigan Zoning Enabling Act requires that zoning ordinances be based upon a plan designed to promote the public health, safety, and general welfare and a plan that provides the basis for developing such regulations.
- The Plan is designed to help coordinate public improvements and private developments.
- An outcome of the Plan should be that public investments such as road improvements, utility extensions, and the like will be located in areas identified in the Plan as having the greatest benefit to the Village and its residents and shall be provided in unison with private development.
- The Plan is designed to be an educational tool and gives citizens, property owners, developers, and adjacent communities a clear indication of the Village's direction for future development.

In summary, the Village of North Branch Master Plan is a document that sets forth an agenda for the achievement of goals and policies for the entire Village. It is a long-range statement of general goals and policies aimed at the unified and coordinated preservation of the character of the downtown while allowing for appropriate and planned development.

The adoption of this Plan furthers the Village's former Master Plan, adopted in 1993. That Master Plan served the Village from 1993 to 2007. The Village, recognizing that characteristics of the Village has changed since the adoption of that Plan as well as the adoption of new State legislation requiring the review of community master plans every five (5) years, prompted the development of a new plan.

Using the Village's previous Master Plan as a basis, this plan was developed and reviewed by the Village Planning Commission and Village Council at each of its meetings. Input was sought from residents as well as the Village of North Branch administration and Planning Commission. Finally, the Plan adoption process followed the State's requirements for distribution and public hearing.



INTRODUCTION

Regional Location

The Village of North Branch comprises slightly over 1 square mile of area located in north central Lapeer County. The Village is approximately 15 miles north/northeast of the City of Lapeer; approximately 40 miles north of the City of Pontiac via M-24 and M-90, and approximately 50 miles southeast of the City of Saginaw via M-46, M-24, and M-90. It is approximately 30 miles northeast of the City of Flint via 1-69, M-24, and M-90. The Village's proximity to each of these growth areas provides growth influence on the Village.

Figure 1-1: Regional Location



Village/Township History

In 1854, within the dense pine forests abounding with wildlife, the earliest settling of North Branch was undertaken. Having arrived in February from Lapeer to inspect the site, the first pioneers began clearing the land and building log shanties in March, working toward settlement. Toward the end of 1854 and early in 1855, these men brought their families to join them in this wilderness.

North Branch was organized in 1855. At that time, 61 parties owned property in the area. The total population was estimated at less than 100 persons. These founding families shared the land with two encampments of friendly Chippewas who figured prominently in many of the early writings about the Village. The present town site was on an Indian encampment and the other was located 3 miles to the east.

The region was once dense white pine forest from Lapeer to the north branch of the Flint River. At that time, there were two Indian Villages, one in Section 2 and the other in Section 5. Immediately after surveying, some Indians purchased the land on which they lived. The 40-acre parcel within Section 2 was once owned by Pesh-schenan-ne-shaw-way-gon and Sahub-won-naw-quot-to-way-be.

At this time, the nucleus of the Village was the post office, store, and trading post founded by John and Richard Beach. So much a center was this that the settlement was actually called Beachville (sometimes spelled Beechville) for a short time.

Richard Beach was the first postmaster. Mail was carried weekly from Lapeer at the price of ten cents a letter. The anticipation of mail arrival on Fridays would bring Villagers to the store. The Chippewas, too, would come to trade their furs. Some interesting competitions and tests of skill are said to have taken place while waiting for the arrival of the mail carrier.

Indians were numerous at this time and remained friendly and helpful to settlers. The men were skillful hunters, often keeping their white neighbors supplied with meat by killing the deer, which pastured with the cattle. Typical of their respect for nature, a small portion of their prey was always left for the wild animals. The women did the work of the camp and made baskets and bead crafts. By order of the government, these early Indians were allowed all the timber they



wanted for fuel and baskets. They lived in tepees constructed of three poles covered with brush, bark, or blankets, and they cooked their meals over the open fire.

Noteworthy facts of the early years include the assessed valuation of North Branch in 1856, which was \$62,000.00. In the year 1857 came the establishment of the first steam and water saw mills. The first physician, Dr. Armstrong, settled in 1858. In this same year, John Peasley built the first store on the site of the Village.

Settlers came faster after the end of the lumbering era. A cooper shop, wagon shop, and lumber business were started by 1860. Growth continued to bring business and professionals to the Village. The first lawyer, Phineas White, came in 1867, as did shoemaker John Jamison. A flour mill was built in 1868.

North Branch hosted a fair with Burlington, Burnside, Deerfield, and Rich Agricultural and Horticultural Society in 1870. This fair became an annual event until 1950 when the idea was permanently abandoned.

The Village boasted a newspaper in 1875 when the Weekly Observer was established by V.S. Miller. The only manufacturing venture in North Branch history began in 1879 when the steam saw mill was purchased. Employing about 25 men, this business produced sashes, doors, blinds, circular hoops, and all types of household furniture.

Two major fires mark the history of North Branch. In 1871, and particularly in 1881, fire destroyed many parts of the town. These fires were a contributing factor in the change from Jefferson Street to Huron Street as the main thoroughfare. The other decisive factor was the arrival of the P&N Railway to the east end of the Village in 1882.

The Village was actually incorporated in 1881. The population of the Village in 1883 was about 900. The Town of North Branch is known as Township 9 North of Range 11 East.

LAPEER COUNTY MASTER PLAN

Identified Future Land Use Patterns Small Town Character

Key facets of "small-town" character include the preservation of a walkable Town Center characterized by historic and compatible architecture; small-scale buildings (generally two stories or less); unique local establishments; relatively narrow, tree-lined streets with limited signage and extraneous utility items; convenient parking, often located directly behind the core commercial areas; and streetscape items such as decorative light fixtures, benches, fountains, kiosks, planters, and flower boxes. The Town Center concept might include a small park setting with a gathering area for festivals and civic activities, in close proximity to a mixture of shops, restaurants, local offices, and supply stores. Other Town Center designs focus on a group of historic civic buildings surrounding a town square, with mixed-use areas fanning out in different directions. Each village in Lapeer County has its own unique character that could be expanded upon to create a central focus for town activities that visitors would also enjoy.

The Plan - Goals and Objectives

The following is a partial list of the goals and objectives from the Lapeer County Comprehensive Development Plan. The statements below are those which most directly impact North Branch Village from a planning perspective.



The Plan - Land Use Designations

G-2 Controlled Growth Sector

The Controlled Growth Sector is located where development is encouraged. These areas are located around existing cities and villages and located at major intersections where infrastructure and facilities may be readily available and supportive of development. Mixed uses, residential, and commercial uses are encouraged. This sector is similar to the previous "Low Density Residential" designation with densities of 0.5 to 2.0 units per acre and the "Commercial" designation in the previous General Development Plan. These areas may be appropriate for Planned Unit Developments (PUDs) or clustered housing that preserves open space. PUDs can be developments that include a mixture of various types of residential uses in one project. Certain PUDs may also include nonresidential uses. Neo-traditional towns, a new development trend that attempts to recreate a neighborhood atmosphere, could be considered in these areas. Open space (or cluster) housing developments are another way to provide flexibility in site design with special attention to the integration of natural features.

The lower range of this category allows for low-density alternatives to single-family plat developments. These types of developments could include townhouses, duplexes, and apartments, in addition to small lot single-family homes. The higher density range is intended for suburban type developments. High-density development could be considered only when within utility services areas. This Low-Density Residential is proposed primarily along parts of the M-24 corridor and surrounding Lapeer and Imlay City. Other areas include the Villages of Metamora, Dryden, North Branch, Clifford, and Almont. This sector will be the primary receiving zone for the Transfer of Development Rights (TDRs). The allowable commercial in this sector is a fairly limited category intended to allow a variety of retail, office, and service uses.

Intended uses include automobile-related businesses, general retail, grocery stores, professional offices, banks, and restaurants. Commercial land uses are intended to complement the existing commercial

Cooperation Between Local Communities and Agencies -

Lapeer County seeks to improve communication and a sharing of data and information with all local levels of government and agencies that services the needs of the County residents.

Economic Development - Lapeer County should promote the growth and expansion of a diversified commercial and industrial base in appropriate locations to meet the needs of the municipalities and the townships.

Open Space and Natural Features Protection -

Lapeer County promotes the preservation of open space, the protection of its natural features, and improvement of the physical environment for the health, safety, and welfare of all the residents.

Transportation Needs -

Lapeer County recognizes the need for viable transportation systems to move people and to provide goods and services to its residents.

Recreational Uses -

Lapeer County recognizes that quality of life will be enhanced for its residents by utilizing and preserving natural features for recreational uses.

Efficient Government Service -

Lapeer County seeks to offer quality services to the public through cost-effective policies and exploration of revenue sources.



centers in the downtowns. Because these commercial uses serve the adjacent neighborhoods, the building types and designs must reflect the architectural character of the neighborhoods. Quality building materials such as the use of brick, stone, and natural materials should be encouraged. In addition, wherever commercial uses are proposed, the community should require appropriate buffers from less-intense uses. Buffers may include wider setbacks, walls, fences, landscaping, and berms.

G-3 Infill Growth Sector

The Infill Growth Sector is assigned to areas that are already developed and that have a potential for modification. It is shown on the General Development Plan as a developed area with bordering growth areas. This sector encourages revitalization, site-design standards and updates to existing structures and uses. The challenge for redevelopment is to provide commercial and residential development that is consistent with the goals and objectives of the communities to maintain their small-town rural character. Encouraging a creative layout could provide a pedestrian-friendly environment and an attractive visual image from the adjacent roads. Parking for commercial redevelopment should be located to the side or rear of the lot and have large planting beds for screening. Heavy landscaping that is consistent with the rural environment is encouraged. Naturalized landscaping should be used to screen parking and service areas from adjacent roadways and provide improved stormwater management opportunities.

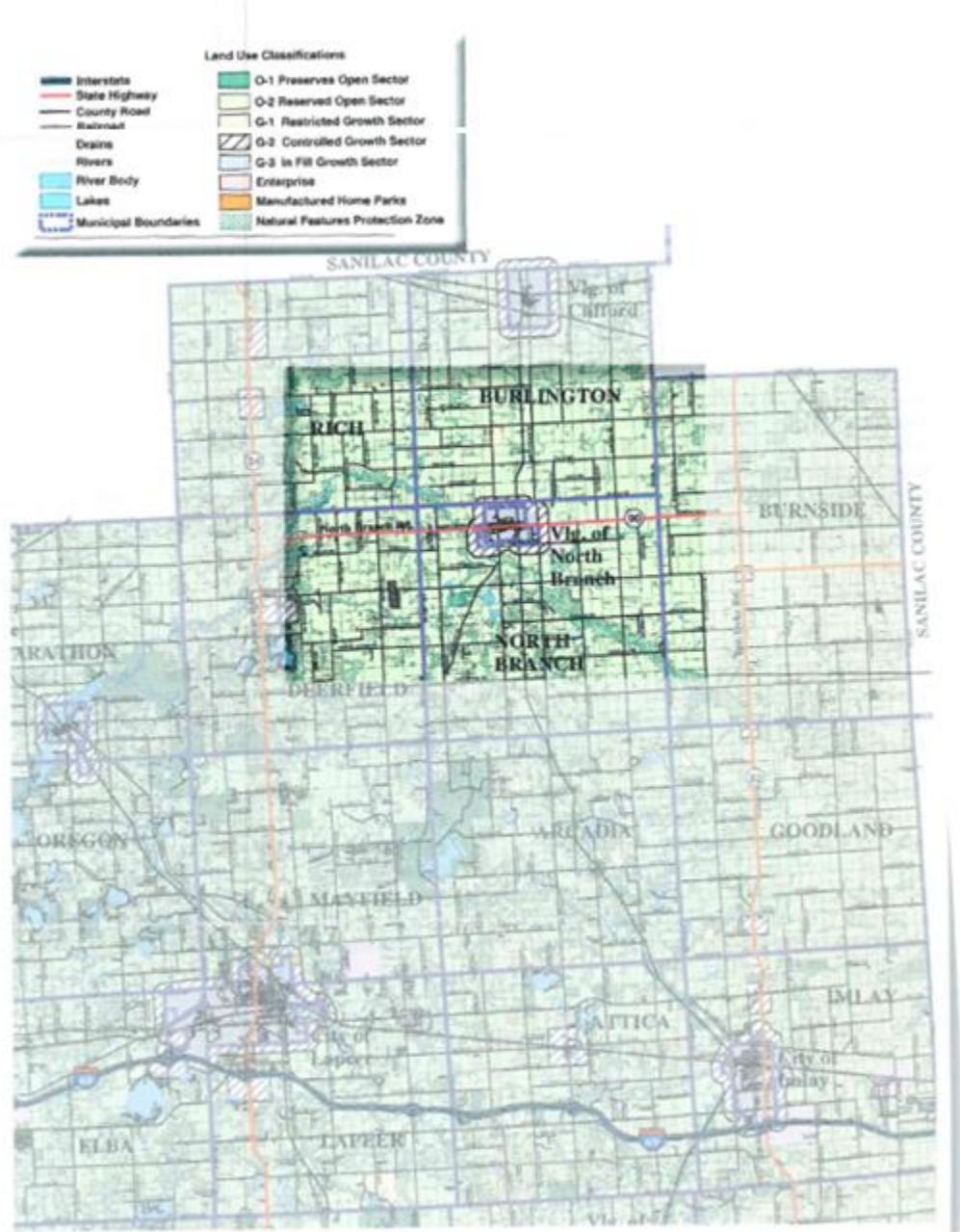
Enterprise

The Enterprise zones are centered at strategic locations where site access is a major component for development. The General Development Plan recognizes the need for developing and retaining a job and tax base for the community, surrounding region, and the County. Today, and in the future, industrial uses will include more office research/development and distribution companies. Storage may be needed on the outside of buildings for materials or finished products.

Warehousing and storage of materials is also a typical use found in this zone. Future Enterprise development should be more considerate of site design and surrounding developments. Well-planned industrial uses can strengthen the County's economy without sacrificing environmental assets. Townships should develop good site standards for access, circulation, parking, landscaping, and signs. Buffering from less-intensive uses should be required. Environmental issues such as runoff into wetlands, secondary containment of hazardous materials, noise, and truck traffic should be addressed as part of any project. County agencies can assist developers in dealing with these issues.



Figure 1-2: County Plan





LOCAL INFLUENCES

In developing a master land use plan, it is important to consider the surrounding communities' master plans, since the densities and land-use types could impact decisions regarding the Village's own Master Plan. While the Village is technically only surrounded by North Branch Township, the planned designations are described for each of the surrounding communities.

Burlington Township

Burlington Township does not have an adopted master plan.

Burnside Township

The Burnside Township Master Plan was adopted in 1991 and was most recently amended as of 1997. Burnside sits directly to the east of North Branch. The mutual boundary between the two communities is Summers Road. The vast majority of this common boundary is Agricultural and Parks and Open Space. The Agricultural designation extends north of Hasslick Road. The Parks and Open Space designation extends south of Hasslick. Within the Agricultural designation, it is anticipated that the minimum lot size would be 10 acres. The Parks and Open Space designation is designed to provide protection to those areas of the township that have extensive woodlands, wetlands, and other natural features worthy of preservation.

Deerfield Township

Deerfield Township lies immediately to the west of North Branch Township. Five Lakes Road is the mutual boundary between the two townships. Deerfield has a master plan that was adopted in 2002. This plan indicates that those areas along the townships' mutual boundary are planned primarily for Agricultural purposes. These areas were chosen as Agricultural areas after reviewing data from the Soil Conservation Service and the Lapeer County Cooperative. A small portion of the township near the intersection of Fish Lake Road and Burnside Road is planned for Single-Family Residential, which anticipates residential subdivision development.

Arcadia Township

Arcadia Township lies directly to the south of North Branch Township. The communities' mutual boundary is Clear Lake Road. The predominant land-use pattern along the mutual boundary is Agricultural and Rural Residential. The only exceptions to this are the planned Recreational/Conservation areas near the western boundary of the Township that include the Lapeer State Game Area. The Agricultural and Rural Residential designation envisions lot sizes of a minimum of 2 acres and is intended for those persons who are either currently farming or wish to live within a rural environment.

North Branch Township

Single-Family Residential

The single-family residential anticipates lot sizes of 1 acre. These areas are not intended to be serviced by sanitary sewer. The Single-Family Residential district is found along the majority of the northern boundary of the Village.



Agricultural Residential

The Agricultural Residential district is designed to promote agricultural land use while still allowing residential development to occur. These areas are intended to meet the requirements of the State for Purchase of Development Rights qualification. The minimum lot size required within this designation is 2 acres. The majority of the south side of the Village is planned for Agricultural Residential.

Multiple Family

The township has planned a small area at the northeast corner of M-90 and Lake Pleasant Road for multiple family purposes. This designation is intended to mimic the residential densities within the Village on the west side of Lake Pleasant Road. As a part of any development at this intersection, it would be anticipated that the road north of M-90 would be paved to accommodate higher traffic volumes.

Commercial

The township has planned for several small areas for commercial land use along the boundaries of the Village; particularly the area east of Lake Pleasant Road. This linear node stretches from the northeast corner of MI-90 to the south, nearly to Burnside Road. It is anticipated that the majority of the township's retail needs will be satisfied by the Village.

Industrial

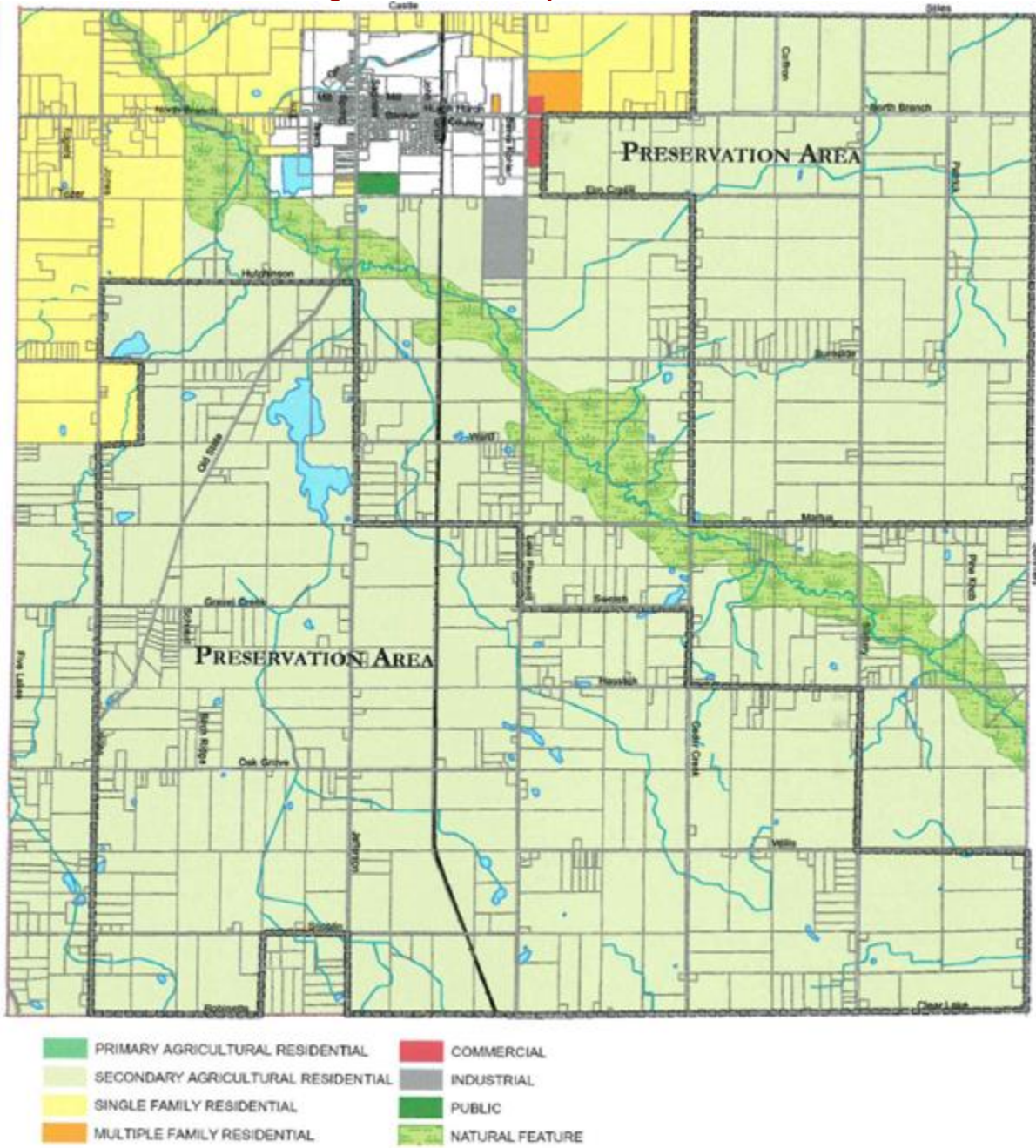
The township has planned for an industrial expansion on the south side of Elm Creek Road. This acreage is planned to mimic the existing industrial park on the north side of Elm Creek already within the Village. An additional location for industrial land use would be located east of Lake Pleasant Road along M-90.

Natural Feature

The Township Master Plan contains a land use designation for that area most likely to flood along the Flint River. This area indicates that any major development would be required to achieve special land use approval prior to construction.



Figure 1-3: Township Land Use Plan







Village of North Branch

2. Physical Features





INTRODUCTION

The purpose of this study is to discuss the inventory of physical features in the Village of North Branch that have the potential of influencing the location and character of development. Specific topics covered in this inventory include geology, topography, flood hazards, soils, water, wetlands, etc.

Existing physical features exert important influences in shaping the development of any specific area. They are nature's contribution to the Village's environment. Collectively, these features can determine the overall physical character of the community.

When integrated thoughtfully into development proposals, physical features serve to enhance the character and appearance of the constructed environment. Conversely, ignoring physical features, or misusing them, can have significant, long-term negative consequences for the immediate and overall environmental community. Some well-defined physical features serve as a barrier to development and may be difficult to overcome, except at considerable expense. It is usually better to design with nature than to attempt to substantially change an area's physical environment.

Bedrock

Michigan's physical setting as we know it today, including the Great Lakes that surround the State, is the result of the interaction of glacial action on the bedrock formation that underlay the State. The bedrock formations of the State consist largely of sandstone, limestone, and shale, which were particularly vulnerable to the weight and movement of the glaciers. The weight of the glaciers depressed the land mass surrounding Michigan, forming basins that would eventually become the Great Lakes.

Glacial movements, including the periodic advance and retreat of these large sheets of ice, are largely responsible for the surface land features across southeast Michigan. These glaciers sculpted the surface of the land as it moved. It also collected soil and rock fragments, which were used as erosion tools before depositing them further south. The fertile soils of southern Michigan are a direct consequence of this glacial action.

Figure 2-1: Bedrock

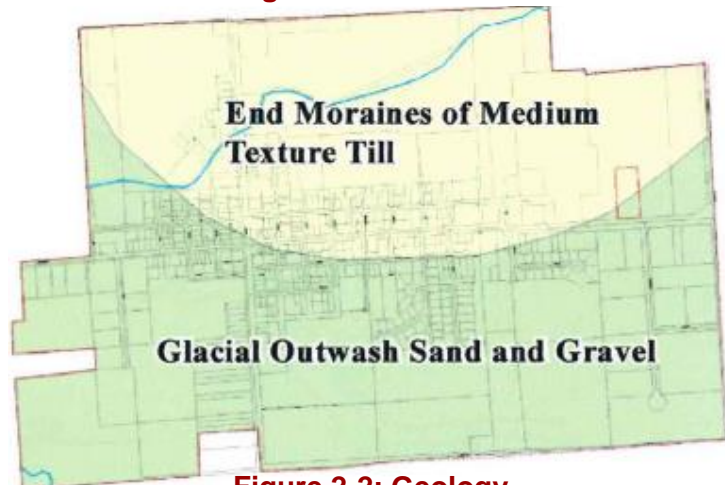
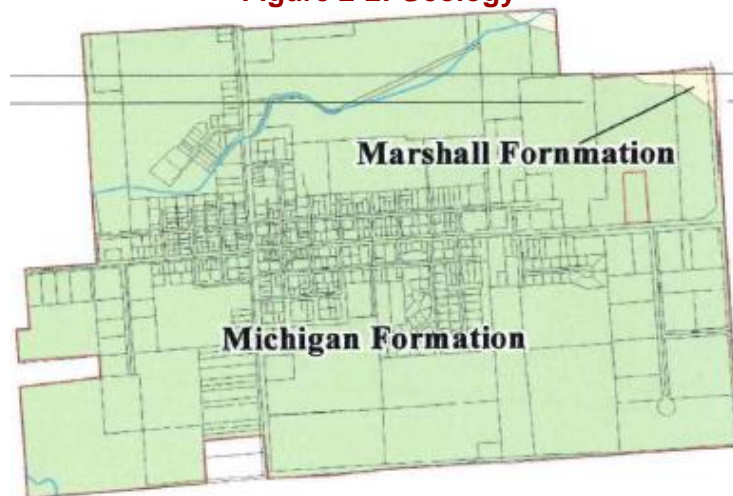


Figure 2-2: Geology



Source: Soils Survey of Lapeer County



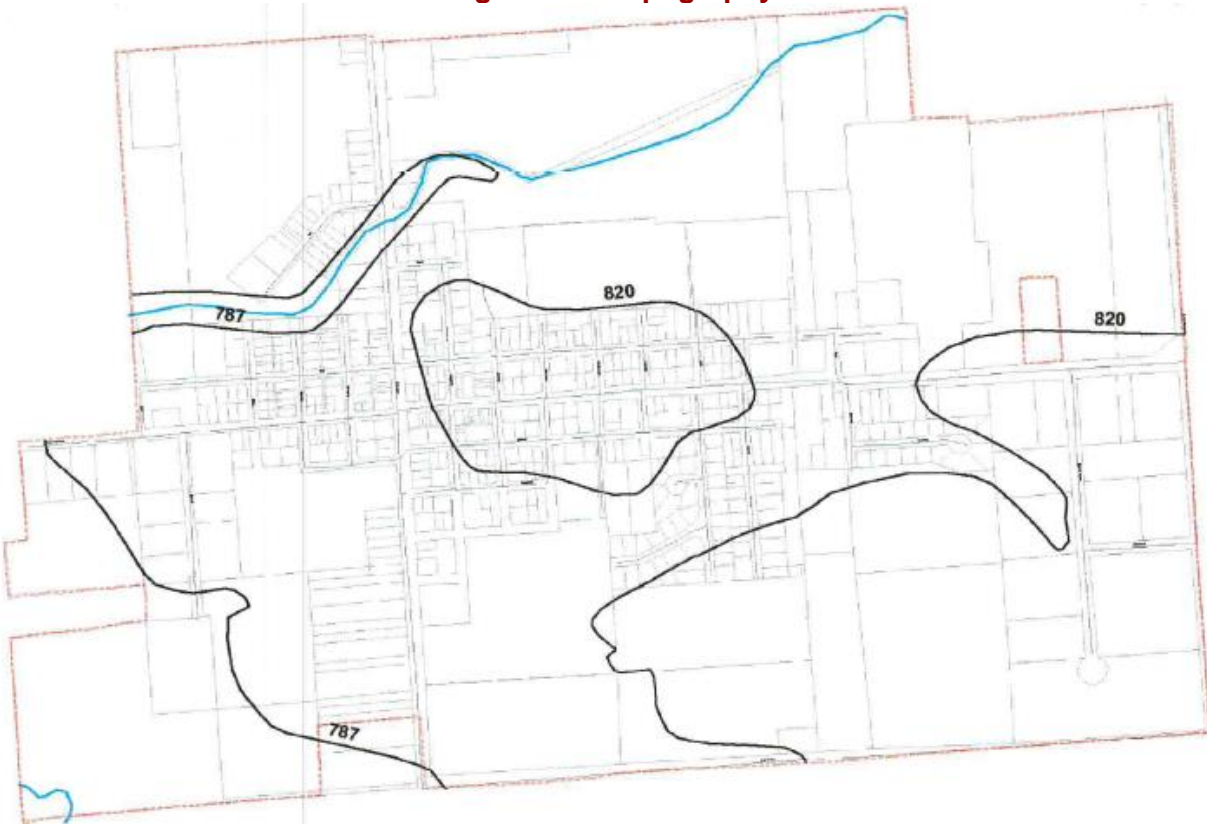
The characteristics of the surface features are related to the manner in which the glaciers retreated and melted. Where glaciers melted at a rate equal to their forward movement, the accumulated soils were deposited in a line parallel to the edge of the glacier, providing hilly areas known as moraines. If melting occurred while the glacier remained stationary, the result is a gently undulating glacial hill plain. Rapid melting of glacial ice resulted in short, broad, swift rivers flowing from the glacier. When this occurred, the material was spread out in front of the glacier as an outwash plain. Outwash plains are mainly gravelly and sandy. The Village of North Branch's as well as the Township's terrain is characterized by gently sloping to strongly sloping lake bed sand and moraine formations.

Topography

Topographic conditions can have a significant influence on land-development patterns. Topography, for example, can impact the site location, orientation, and design of buildings, roads, and utilities. Where topography is extreme, slopes become an important consideration due to concerns relating to the ability of the land to bear the weight of buildings and the danger of erosion. Sometimes, topographic variations offer opportunities to appreciate the scenic environment. The absence of significant changes in topography can result in the need for man-made drainage improvements.

The Village proper is relatively level. The highest point is in the central area with an elevation of 833 feet above sea level. The lowest point is at the southwest corner at an elevation of 790 feet. Thus, throughout the Village, there is a drop of approximately 43 feet, or a slope of approximately 1.4 percent.

Figure 2-3: Topography



Source: Michigan Center for Geographic Information Layer



Soils

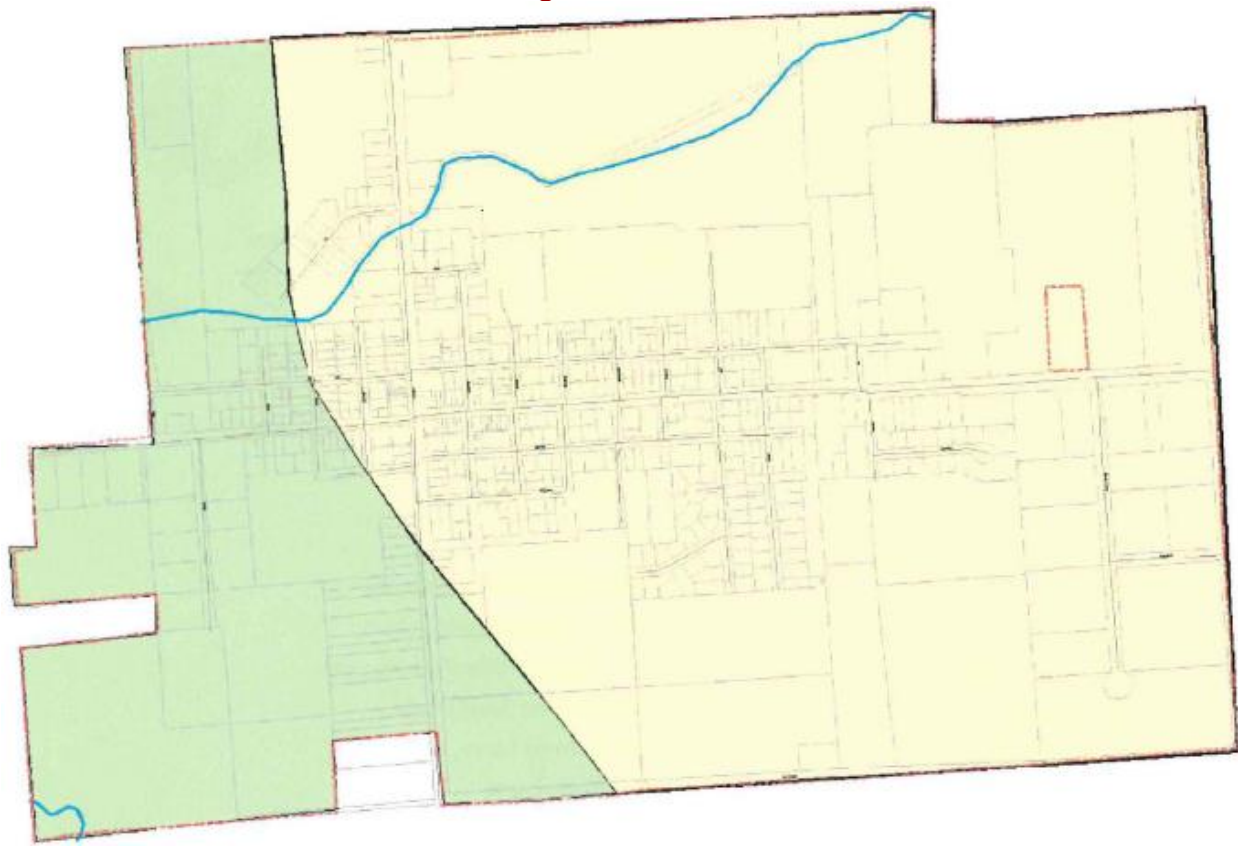
Soil characteristics are an important determinant of land-use potential. Not only do soils influence the suitability of land for agricultural purposes, they also help determine whether or not a parcel is suitable for more intense forms of urban development, including housing, roads, and utilities. The suitability of different soil classifications for the installation of on-site sewage disposal systems is particularly important for areas that are not served by municipal disposal systems.

Soils are significant in terms of farming, structural bearing capacity, construction obstacles, septic tank and tile field operations, and as a source of water. As noted above, the lands to the east and to the north are classified as prime agricultural lands. Most of the soil in the Village proper falls within this classification. The non-prime agricultural land consists of the southwest part, with its northeasterly boundary being an approximate line extending southeasterly from the northwest corner of the Village to a point on the south Village limits about 800 feet east of Jefferson Street.

Bearing capacity of soils is an engineering concept and specific site soil assessment must be carried out for any major construction project. Visual external inspection of existing structures in the Village did not reveal any major evidence of bearing capacity inadequacies. It would thus appear that structures similar to those already in the Village can be erected with reasonable expectations of stability.

The same expectations can be held with respect to construction obstacles. Particularly since bed rock is covered by 200 to 300 feet of glacial till and ancient lake deposits.

Figure 2-4: Soils



Source: Soil Survey of Lapeer County



The soil permeability characteristics are important in areas where septic tanks and tile fields are necessary. However, the Village is adequately serviced with its own municipal sewage collection and treatment systems. Therefore, individual systems are not necessary. Thus, soil permeability characteristics are not an important factor for the Village.

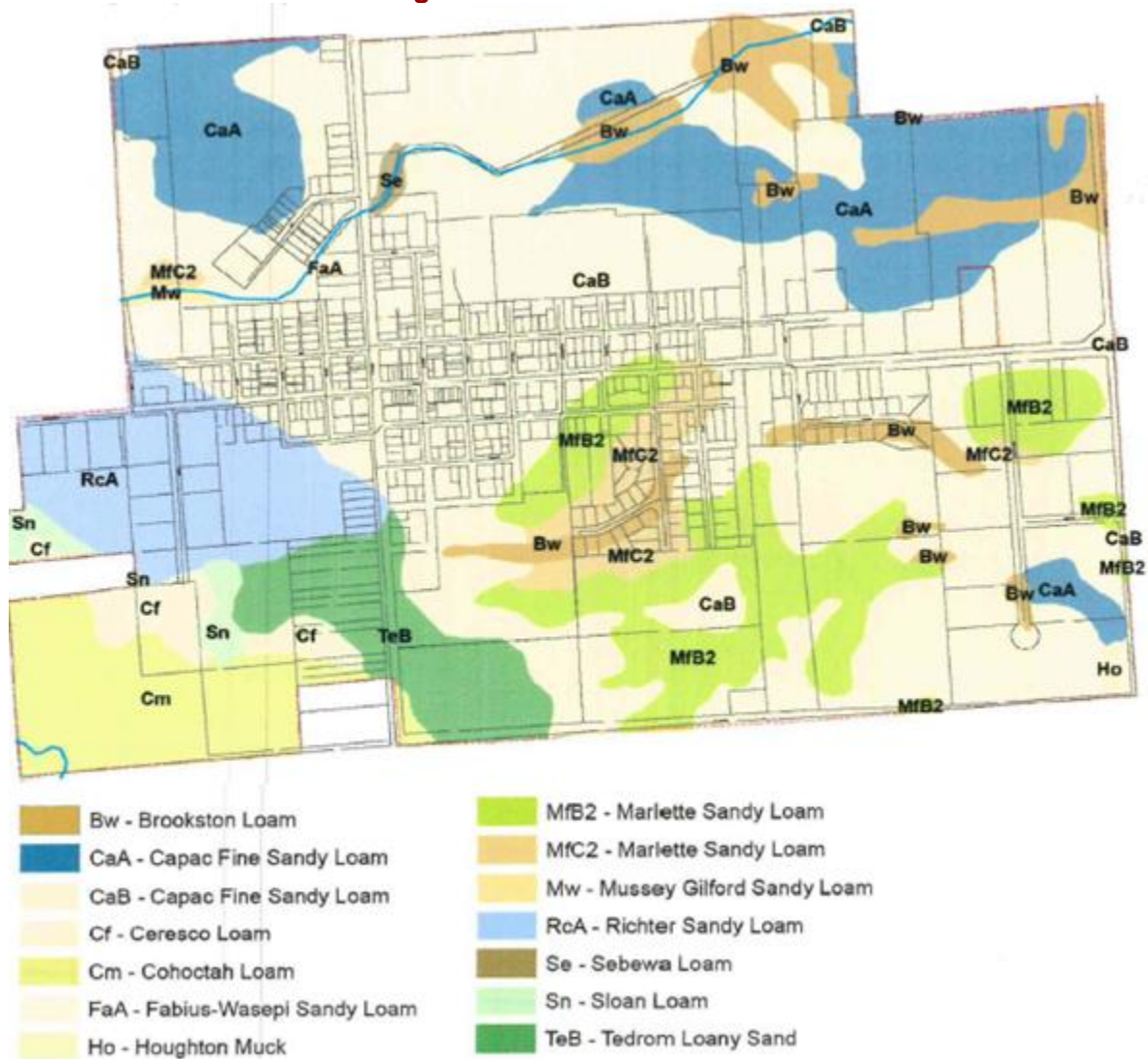
Soil Associations

A soil association is a landscape that has a distinctive, proportional pattern of soils. It normally consists of one or more major soils and at least one minor soil, and it is named for the major soils. The soils in one association may occur in another, but in a different pattern.

Fabius-Wasepi-Mussey-Gilford Association – Level to gently sloping, somewhat poorly drained soils that have a sandy loam to gravelly clay loam subsoil; on outwash plains and lake plains.

Capac-Belding-Brookston Association – Level to gently sloping, somewhat poorly drained and poorly drained soils that have a sandy loam to clay loam subsoil; on till plains.

Figure 2-5: Soil Associations



Source: Soil Survey of Lapeer County



Wetlands

Wetlands are an important element of Michigan's landscape. Before experiencing settlement in the late 18th and early 19th centuries, Michigan was thought to contain over 11 million acres of wetlands. Like the extensive forests that once covered the State, the unique physical characteristics of many of these wetlands were permanently altered as a consequence of the settlement of the State. This change occurred as forests were logged and swamps drained for farming purposes. Between 25 and 50 percent of these original wetlands remain in Michigan today.

Wetlands are areas characterized by the presence of water that either saturate the soil or cover the land most or all of the year. Because of this characteristic, wetlands have the ability to support unique varieties of plants and animals. Not all wetlands are similar, however. Several categories of wetlands are found in Michigan. These varieties are the result of differences in climate, bedrock geology, soil characteristics, and landforms that are unique to different portions of Michigan. The characteristics of wetland vegetation provide the basis for making a distinction between different types of wetlands. The two basic types of wetlands are forested and unforested. The largest share of remaining State wetlands is of the former variety. Many of these forested wetlands have soils that are seasonally saturated with water during seasonal periods. These wetlands are commonly referred to as swamps. Swamps differ from unforested wetlands more commonly known as marshes, wet prairies, wet meadows, fens, and bogs.

Marshes are those areas that normally occur along the edges of lakes and streams. These areas are flooded for much of the year with average depths of under 5 feet. Commonly occurring vegetation in marshes include emergent plants such as bulrushes, cattails, sedges, grasses, and floating or underwater plants.

Wet prairies consist of land located between marshes and abutting farm land. Their existence is a result of fluctuating water levels and Indian fires, which prevented the establishment of more permanent vegetation, including trees and shrubs. Few of these unique wetlands exist today. Many of these areas have been absorbed into the adjoining agricultural acreage. Wet prairies are recognizable by the striking vegetation that inhabit these areas, such as asters, goldenrods, mints, rare milkweed, Indian plantain, and assorted prairie grasses. Fens are common, herbaceous wetlands located in areas characterized by saturated, lime rich soils. Fens are commonly found at the bottom of ridges where poor drainage conditions exist resulting in mulch soils. Like wet prairies, farming has absorbed many of these wetlands.

The remaining category of non-forested wetlands are known as bogs. The most striking feature of a bog is the thick acidic peat mats that cover these areas. These are formed as a result of the decomposition of sphagnum mosses and sedges. Many bogs have been permanently changed as a consequence of peat mining activities, especially those located in the more populated portions of southeast Michigan.

In spite of these differing characteristics, wetlands share some common physical properties that have important consequences for planning purposes. Wetlands serve a number of necessary environmental functions. These include the following:

- Protecting downstream water supplies by providing clean ground water as a result of the nutrient retention and sediment removal. Wetland vegetation traps these sediments and pollutants, thereby preventing them from being deposited in surface water bodies.



- Functioning as effective natural storage basins for flood water. Wetlands may be considered sponges that absorb large quantities of seasonal precipitation, gradually releasing it when the receiving channels are able to accept it.
- Protecting the shoreline from erosion caused by wind and wave action and effectively serving as environmental shock absorbers.
- Providing a habitat for many types of plants and animals that thrive in the type of physical environment created by wetlands. These plants and animals provide an economic and recreational benefit as a result of hunting, fishing, and other leisure activities.

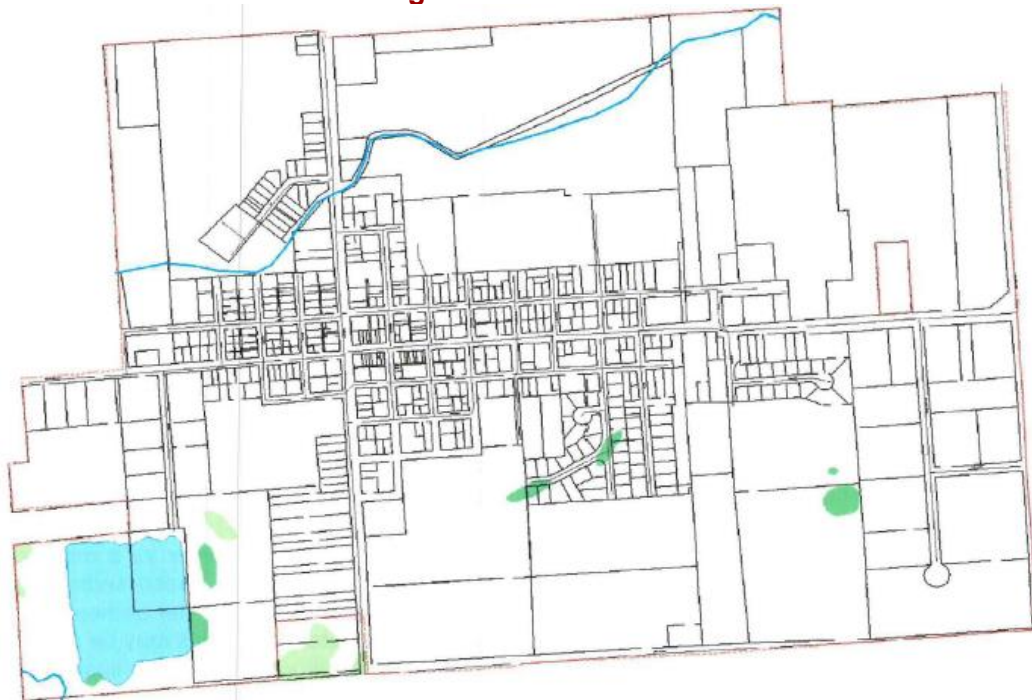
Development in or around wetlands are regulated by several State statutes, the most prominent of which is Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994, PA451, as amended. This Act regulates the development of wetlands if they meet one or more of the following criteria:

- Are contiguous to the Great Lakes or Lake St. Clair, an inland lake, pond, river, or stream.
- Are not contiguous to one of the water features noted above but are greater than 5 acres in area and are located in counties with populations exceeding 100,000 persons.
- Are less than 5 acres, not contiguous to any water feature, and are considered necessary to the preservation of the natural resources of the State from pollution, impairment, or destruction.

Permits are required by this legislation for the following activities: 1) depositing or placing fill material in a wetland; 2) dredging or removing soil from a wetland; 3) constructing, operating, or maintaining any use or development in a wetland; and 4) draining surface water from a wetland. Specific categories of activities are exempt from the requirements of the Wetland Protection Act.

The Village contains very few wetlands which have been identified as a part of the National Wetlands Inventory. Most of these are located on the south side of the Village.

Figure 2-6: Wetlands



Source: Michigan Center for Geographic Information Layer



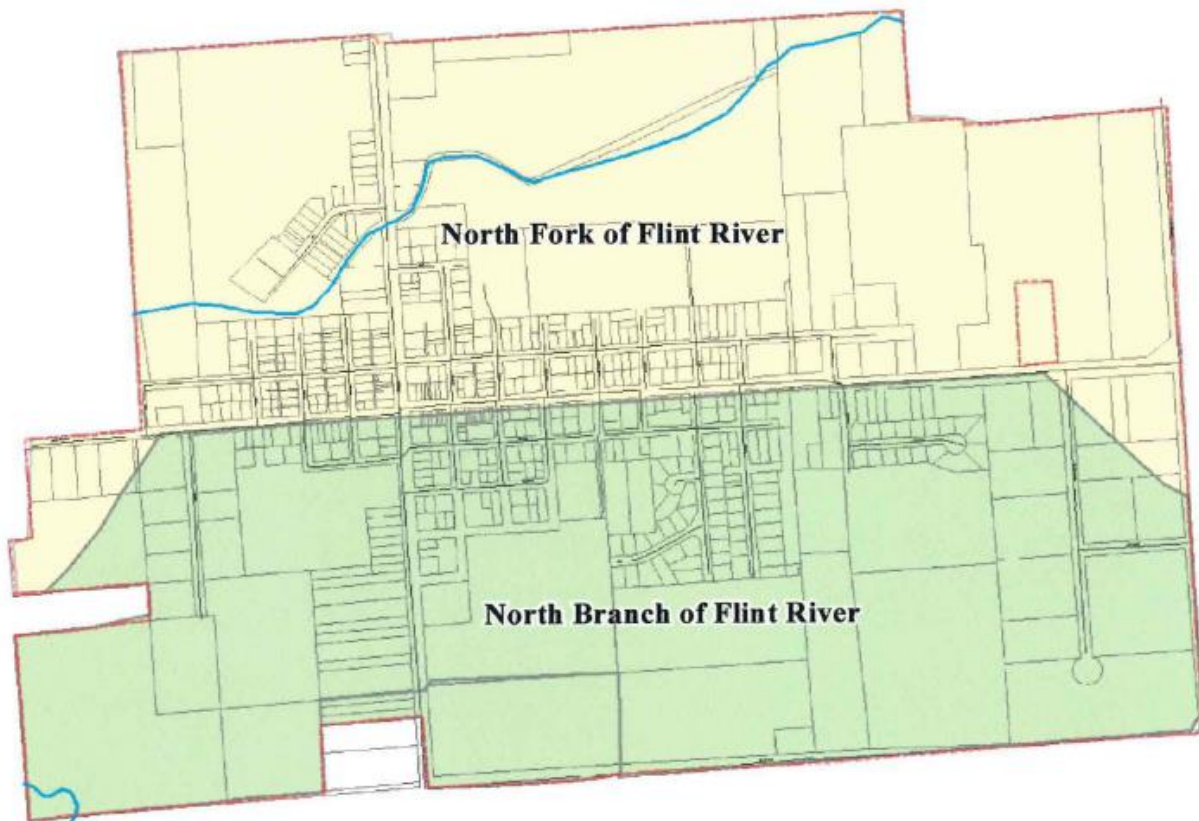
Watersheds

A watershed, also called a drainage basin, is the area in which all water, sediments, and dissolved materials flow or drain from the land into a common river, lake, ocean, or other body of water. A watershed-based approach to water and wetlands protection considers the whole system, including other resource management programs that address land, air, and water to successfully manage problems for a given aquatic resource. The watershed approach thus includes not only the water resource, but also the surrounding land from which the water drains.

The Flint River provides the natural drainage system for the Village of North Branch. The Flint River also drains approximately 62 percent of the entire County. The Village is made up of two smaller sub watersheds including the North Branch of the Flint River and the North Fork of the Flint River. These watersheds are nearly identical in size and essentially follow M-90 through the middle of downtown, running east and west.

As the Village continues to develop over the next several years and revisions to the Master Plan are made, it may be appropriate to provide planning issues relative to each specific sub watershed area described herein. This will allow for a more customized plan for each area of the Village.

Figure 2-7: Watersheds



Source: Michigan Center for Geographic Information Layer



Climate

North Branch Village is in the temperate zone and subject to relatively severe winter conditions. While the prevailing winds are from the southwest, the winter winds from the north and northwest can be particularly severe.

The increasing importance of energy conservation practices provides great incentives for planning with such conservation in mind. Consequently, when new street and subdivision layouts are considered, climatological considerations should dictate building orientation.

The 30 plus inches of yearly precipitation expected in this area also requires planning consideration. The runoff, whether as rain or melt water, must be accommodated efficiently to the nearest water course.



Village of North Branch

3. Demographics





POPULATION INTRODUCTION

The characteristics of a community's populations and housing are the key ingredients that require consideration in the long-range planning process. Historical and current population trends have several useful applications. They are especially relevant in identifying the need for various types of community facilities. Future land use and public utility demands are also related to demographic trends and characteristics.

The following section considers several pertinent demographic items, each which are important to more fully understand the characteristics of the Village of North Branch's total population. These individual items include the following:

- Population and population change over time
- Age characteristics
- Household characteristics
- Population characteristics

The most current available population data for the Village of North Branch is employed in the examination of each topic listed above. Wherever possible or necessary, comparable data for Lapeer County is also included.

POPULATION CHARACTERISTICS

Regional and Local Trends

With the exception of Wayne County, every county within the southeastern Michigan region experienced growth between the 1990 Census and the 2000 Census. According to the 2000 Census, the fastest growing county was Livingston, increasing population by 35.7 percent. The second fastest growing county was Lapeer at 17.6 percent. The next fastest

County	1990	2000	1990-2000
			Percentage Change
Lapeer	74,768	87,904	17.6%
Livingston	115,645	156,951	35.7%
Macomb	717,400	788,149	9.9%
Monroe	133,600	145,945	9.2%
Oakland	1,083,592	1,194,156	10.2%
St. Clair	145,607	164,235	12.8%
Washtenaw	282,934	322,895	14.1%
Wayne	2,111,687	2,061,162	-2.4%
Total	4,665,233	4,921,397	5.5%

Source: U.S. Census

growing communities were Washtenaw, St. Clair, and Oakland, respectively. The region as whole, including the eight (8) counties, increased population by 5½ percent from 1990 to 2000.

The Village of North Branch experienced essentially no growth in population from 1990 to 2000, while the surrounding townships, for the most part, had substantial increases. Based on an examination of the 1990 and 2000 Census, Arcadia Township experienced the largest percentage of growth (32.1%), followed by Rich Township, Goodland Township, and North Branch Township, respectively. Each of these communities experienced growth in excess of 20 percent. Burlington Township, according to the 1990-2000 Census, actually experienced negative growth. North Branch Township experienced slightly higher growth rates over the ten (10) year period than Lapeer County.



Table 3-2: Regional Population - Local

Community	1990	2000	1990-2000
			Percentage Change
Village of North Branch	1,023	1,027	0.4%
North Branch Township	2,952	3,595	21.8%
Burlington Township	1,474	1,402	-4.9%
Rich Township	1,145	1,412	23.3%
Deerfield Township	4,783	5,736	19.9%
Mayfield Township	6,944	7,659	10.3%
Arcadia Township	2,421	3,197	32.1%
Goodland Township	1,423	1,734	21.9%
Burnside Township	1,712	1,920	12.1%
Lapeer County	74,768	87,904	17.6%

Source: U.S. Census

AGE

Age characteristics are among the more important demographic variables. They are useful as an indicator of anticipated demand for various types of municipal services and programs, including parks, employment needs, job training, day-care, schools, and various services for the elderly. A community's future land use requirements are also somewhat related to its age characteristics.

Median Age

The aging of the nation's population is among the more important trends dimensioned over the past 50 years. After reaching a low of 30.2 years of age in 1950, the median age for the nation has increased to 35.3 in 2000. The aging of the baby boom populations over the last 50 years is largely responsible for the increase in the nation's median age. The median age for the Village of North Branch in 2000 was 30.9 years of age, nearly five (5) years below that of the nation. The State's median age in 2000 was 35.5 years of age, while the Lapeer County's was even higher at 35.9 years, and the Township's median age was 32.7 years. The Village's median age in 1990 was 28.4.

Table 3-3: Median Age

Geographic Area	1990	2000
Village of North Branch	28.4	30.9
North Branch Township	29.8	32.7
Lapeer County	31.8	35.9
State of Michigan	32.6	35.5
United States	32.9	35.3

Source: U.S. Census

Population by Age

By reviewing the various age categories that make up the Village's population, it is possible to determine how various segments of the population have changed over time and which groups make up the largest segments of the Village of North Branch's population.



Table 3-4: Population by Age

Age	1990		200		Change 1990-2000
	Number	Percentage	Number	Percentage	
Under 5	88	8.6	85	8.3	-3.5%
5-17	231	22.6	215	20.9	-7.4%
18-20	58	5.7	61	5.9	4.9%
21-24	70	6.8	57	5.6	-22.8%
25-44	306	29.9	278	27.1	-10.1%
45-54	85	8.3	106	10.3	19.8%
55-59	27	2.6	33	3.2	18.2%
60-64	36	3.5	39	3.8	7.7%
65-74	64	6.3	70	6.8	8.6%
75+	58	5.7	83	8.1	30.1%
Total	1,023	100	1,027	100	

Source: U.S. Census

The Village saw decreases in the age categories of Under 5, 5-17, 21-24, and 25-44. The largest decrease occurred in the age group of 21-24, which realized a decrease of nearly 23 percent.

The Village saw increases in the remaining age categories. The largest increase was seen in the 75 years and above category. This age group increased by over 30 percent. The age groups of 45-54 and 55-59 also saw increases. These increases totaled nearly 20 percent and approximately 18 percent, respectively.

Age by Life Cycle Category

A more meaningful picture of the Village's population age distribution is possible when the individual age categories shown on the previous table are combined into a smaller number of groups, which more closely resemble identifiable stages of a normal human life cycle. Selected

Table 3-5: Age by Life Cycle

Life Cycle	Number	Percentage
Pre-School (Under 5)	85	8.3%
School (5-17)	215	20.9%
Family Formation (18-44)	396	38.6%
Middle Age (45-64)	178	17.3%
Seniors (65+)	153	14.9%

Source: U.S. Census

categories and the age intervals that they represent include: preschool (0-4), school (5-17), family formation (18-44), middle-age (45-64), and seniors (65+).

As shown, the makeup of the Village is approximately 38 percent family formation, or ages 18-44. This is approximately 4 percent less than the total in 1990. Another approximately 29 percent of the Village population in 2000 is of high school age or below. This is slightly lower than in 1990, where this number was equal to approximately 31 percent. Finally, those that fall within the middle age and seniors makes up the remaining approximate 32 percent. In 1990, those persons above the age of 45 made up only 26 percent of the population, over 6 percent less than 2000.



HOUSEHOLDS

Household Growth Trends

The U.S. Census Bureau has two categories that it uses to describe living arrangements: households and

	1990	2000	Change	Percentage Change
Village of North Branch	381	403	22	5.8%
Lapeer County	24,659	34,470	9,811	39.8%

Source: U.S. Census

families. A household is one person or a group of persons occupying a housing unit. The number of households and occupied housing units are therefore identical. Families, on the other hand, consist of two or more persons related to each other living in a household.

In the year 2000, the Village had a total of 403 households. In 1990, there were a total of 381. This represents an increase of nearly 6 percent over the decade. The County's household growth was much greater than that of the Village's by increasing nearly 40 percent.

Household Size

The Village has an average persons per household of 2.54 persons. This is less than that reported in 1990 where the Village had an average persons per household of 2.65 persons. The County has an average of 2.88 persons per household according to the 2000 Census. The Village likely has a much lower rate of persons per household due to the high number of renter-occupied versus owner-occupied dwelling units, as compared to other surrounding communities within the County.

Community	1990	2000
Village of North Branch	2.65	2.54
Lapeer County	3.03	2.88
State of Michigan	2.63	2.56

Source: U.S. Census

The Census also indicates that renter-occupied dwellings contain approximately 2.56 persons per household, a decrease of 0.54 persons per household. This is typical due to housing type, income level, and family configuration of those persons living within a renter-occupied unit. The County average is even lower at 2.35 persons.

Household and Family Characteristics

A total of 65 percent of the households within the Village were still considered to be "family" households. This is substantially lower than that of the County average of 77.7 percent. For comparison, the family headed households for the United States as a whole is 55 percent.

HOUSING CHARACTERISTICS

Number of Units/Housing Type

Of the total number of residential structures within the Village, a total of 259 or 59 percent are single-family detached residential units. The County percentage of single-family detached housing is substantially higher at nearly 81 percent. A total of 39 percent, or 171, were designated as some form of attached or multiple-family attached units. The County as a whole is made up of approximately 10.5 percent attached or multiple-family housing. The remaining eight (8) units within the Village

Unit Type	1990	2000
Detached Units	260	259
Attached Units	113	171
Manufactured Homes	18	8

Source: U.S. Census



were designated as manufactured homes. This accounts for only around 2 percent of the total housing units. The percentage of mobile homes within the County (8.7 percent) is substantially higher than that of the Village's.

Housing Tenure

A total of nearly 58 percent of the Village's homes are owner-occupied. This represents a decrease from the percentages depicted

Type	1990		2000	
	Number	Percentage	Number	Percentage
Owner Occupied	237	62.2%	233	57.8%
Renter Occupied	144	37.8%	170	42.2%
Total	381	100%	403	100%

Source: U.S. Census

within the 1990 Census. This is also reflective of the increase in attached units, which are typically renter-occupied, as shown above. Based on the 2000 Census, the Village actually saw a one (1) unit decrease in the total number of detached units, again which are typically owner-occupied. The County has an owner-occupied rate of 84.9 percent, nearly 30 percent higher than that of the Village.

Vacancy Rates

Vacancy rates between 3 and 5 percent typically represent a relatively stable market. The Village's vacancy rate as of the year 2000 was at the high end of that number considered to be stable. A total of 28 units or 6.5 percent of the Village's housing units were considered vacant. These totals will obviously fluctuate with the trends of the current economic conditions. In 1990, the Village's vacancy rates were nearly 8 percent (7.7 percent actual). The vacancy rate for the County as of 2000 was 6.1 percent, slightly lower than that of the Village.

Housing Value

The median housing value within the Village was \$92,400 as of the 2000 Census. In 1990, the Village's median housing value was \$51,900. The County's median housing value was \$134,600.

Value	Number	Percentage
Less than \$50,000	11	5.3
\$50,000 to \$99,999	119	57.5
\$100,000 to \$149,999	56	27.1
\$150,000 to \$199,999	19	9.2
\$200,000 to \$299,999	2	1
\$300,000 to \$499,999	0	0
\$500,000 to \$999,999	0	0
\$1,000,000 or more	0	0
Median (dollars)	92,400	

Source: U.S. Census

A total of nearly 58 percent of the housing units fell between the \$50,000 and \$99,999 range. The next highest category were homes with an estimated value between \$100,000 and \$149,999.

The Village did not report any homes with an estimated value over \$300,000.

Year Structure Was Built

A total of approximately 58 of the Village's housing stock was constructed prior to 1960. Of this percentage, a total of nearly 42 percent was constructed prior to 1939. The Village saw another boom in housing construction in the 1980s. This decade saw an increase of approximately 17 percent.



Based on Census information, the Village has a total of 29 residential structures built between 1990 and the year 2000. This accounts for approximately 6.5 percent of the total housing stock within the Village.

Occupation

The two main occupations for North Branch Village residents are Production, Transportation, and Material Moving, and Sales and Sales and Office Occupations. These two categories represent approximately 30 percent and 29 percent of the total occupations, respectively, or a total of nearly 70 percent. The smallest occupation reported as of the 2000 Census was Farming, Fishing, and Forestry. This occupational category made up approximately 1 percent of the occupations within the Village.

Median Income

Based on the 2000 Census, the median income for households in the Village was \$31,071. The median income for the County as a whole was \$51,717 in 1999 dollars, again based on the 2000 Census. The 2005 Census indicated that the median household income for the County dropped to \$50,703 in 2005 dollars. Similar types of decreases would likely be seen for the Village income.

Based on the Census, nearly 75 percent of all households within the Village have an income of less than fifty thousand (\$50,000) dollars. The largest percentage households fall within the \$15,000 to \$24,999 category with a total of 18 percent. This is closely followed by the categories of \$35,000 to \$49,999 and \$25,000 to \$34,999, respectively.



Village of North Branch

4. Assets, Issues, and Recommendations





ASSETS

The Village provides a quaint, small town, historic downtown setting which can attract persons of all ages ranging from those just beginning families to those who have reached retirement age.

- Utilize the existing assets of the community as the basis to develop additional guidelines, recommendations, etc.

The Village still maintains a viable downtown, which provides a number of the day-to-day needs for its residents as well as those within the Township. All facets of the Village should strive to help ensure that the mixture of uses is maintained over the long term.

- Work with the Downtown Development Authority (DDA) to stabilize existing businesses within the downtown while recruiting new business to locate in the Central Business District.
- Provide a mentoring program or "business resource center" for all business within the downtown made up of existing business owners and professionals within the Village.
- Provide directory signage regarding the assets and location of downtown at both the eastern and western boundaries of the Village. Particularly at the intersection of Lake Pleasant Road and M-90.
- Work with downtown business owners to cross-promote businesses within the downtown by advertising and selling products and services of each downtown business as appropriate.
- Work to promote quality, family-orientated restaurants within the downtown.
- Continue to review and update the DDA Plan for expenditures to reflect necessary improvements as well as appropriate expenditures of monies within the DDA boundaries.
 - Review with the Michigan Department of Transportation (MDOT) and the Lapeer County Road Commission the ability of the Village to install "bump outs" along Huron Street (M-90). This will help encourage a pedestrian environment. These would be placed at Jefferson, Saginaw, and Lincoln Streets.
 - Install appropriate cross walks and crossing signals within the downtown at the above-noted locations.
 - Develop seating areas within the downtown to allow patrons and users of the downtown a place to sit and relax in an effort to extend their stay within the downtown.
 - Review potential location of parking lots and parking lot improvement areas with the DDA.

The DDA distributes grants of up to \$10,000 dollars (requires \$10,000 private match) for façade improvements and an additional grant opportunity of up to \$5,000 (requires \$5,000 private match) for barrier-free improvements.

- Update the Village's architectural survey conducted in the 1980s to reflect the improvements that have been done as a result of private investment or grant monies.
 - Dedicate monies every set number of years or on an as-needed basis for the contracting of architectural services to update the drawings.
 - Ensure that new drawings are done in a medium that is easily transferable and readable, i.e. current computer program; that the drawings become the property of the Village; and that data files are given to the Village.
- Keep records of the improvements made as a part of grant funding and utilize such records for the continued promotion of the programs.
 - Grant records, building permits, and updated photographs for these projects should be kept through the Clerk's office.



The DDA and Village have existing façade drawings of all buildings within the downtown. These drawings also include recommendations on how each building can be improved and renovated in an historical manner.

- Update the Village's architectural survey conducted in the 1980s to reflect the improvements that have been done as a result of private investment or grant monies.
- Update the Village's survey with a photographic survey showing "real life" improvements.
 - As a part of grant requirements, require grantees to provide the Village with pictures of the finished product.
 - If improvements are made outside of a DDA grant, as a part of final certificate of occupancy, take photographs of the finished building.
 - Contract services through the DDA to hire an architecture firm to develop a color palette that includes base, accent, and trim colors.

The North Branch School District is located within the Village boundaries, bringing close to 3,000 persons to the Village on a daily basis. Further, the operating budget of the School District is nearly \$20 million, a large portion of is dedicated for payroll, which provides a large amount of potential disposable income to be spent in the downtown.

- Ensure that pedestrian pathways are provided between downtown and all portions of school facilities.
 - Maintain a current listing of sidewalks within the downtown as well as the condition of such sidewalks.
 - Commit monies to those areas within the Village in which sidewalks are necessary and are not provided. These improvements should be coordinated with the DDA as appropriate.
 - Develop a program for repair and replacement of sidewalk sections within the Village, either through Village funding or through individual land owners. This program could run in four-year cycles, repairing sidewalks in one quarter of the Village each year.
- Provide and/or encourage eating establishments and recreation opportunities targeted toward school-age children within the downtown area. These opportunities include daytime, nighttime, and weekends.

The Village's Industrial Park has a number of developable industrial lots with all utilities and competitive pricing and in an area with desirable thoroughfare access. Additional promotion of the park could provide further development of these lots and provide tax base for the Village.

- Develop promotional material for recruiting industrial businesses indicating the benefits of the Village's Industrial Subdivision.
- Work with existing and potential land owners within the industrial subdivision as well as Lapeer County to establish Industrial Development Districts and other tax incentive programs.
- Continue to advertise the availability of industrial property through real estate professionals and available real estate listings.
 - Review the potential for creative financing or land lease terms for Village-owned industrial lots as an incentive for locating industrial development.
- Work with the Village representatives to the Lapeer Development Corporation to further market the assets of the Village's Industrial Subdivision.



The continued development of a working relationship between the Village and the township relative to land use provides the future potential to further expand the uses and development servicing both the Village and Township residents as well as increasing the tax bases of both communities.

- Develop a committee for discussing issues relative to annexation and boundary adjustments between the Village and the Township.
- Develop policies acceptable to both the Village and the Township regarding annexation and boundary adjustments relative to Village services, utilities, planning and zoning, etc.

Several large parcels within the Village could provide potential infill sites for additional development and tax base providing additional residents to utilize downtown and monies for additional services.

- Develop small area plans that help portray not only the desired land use for each of these individual parcels that are identified but also provide a potential conceptual layout showing how new development can be integrated into the existing context.
- Explore the potential for planning for a mixture of uses (if appropriate) on each of the potential infill properties identified within the Master Plan.
- Develop logical extensions of the existing street pattern into and through these infill properties, which provide an opportunity to disperse traffic.
 - Ensure that all new street extensions match the existing standards for streets within the Village, emulating street width, curbing detail, construction thickness, etc. Standards should be included within engineering standards for the Village.
 - Ensure that proper storm water facilities are installed as a part of any street extension.

ISSUES

The Village, within its current boundaries, has a limited availability of expansion or additional building to increase its residential population or overall tax base. Being such, the Village must maximize its assets while still maintaining its character.

- Develop a committee for discussing issues relative to annexation and boundary adjustments between the Village and the Township.
 - Members to include into the committee would include Village Council member, Planning Commission member, Township Board member, Township Planning Commission member, and School District representative.
 - These members would be appointed by the respective Councils and Boards and would meet at least annually to discuss current issues.
- Identify potential areas where annexation or a mutual boundary adjustment may be appropriate, coordinating such plans with those of the Township's land use plan.
 - Work with the Village Engineer to coordinate areas with adequately sized sewer and water infrastructure lines to ensure efficiency and reduce the need to resize lines.
- Ensure that plans and policies of the Village fully utilize all properties within the Village regardless of land use type.
 - Review planned and zoned densities for those properties within the Village where infill development may occur.
- Coordinate plans for expansion with the Village's ability to service such uses with appropriate sewer and water infrastructure, etc.



- Maintain up-to-date sewer and water studies that indicate the available capacities of the Village's infrastructure.

The Village currently has a very high rental rate for residential housing, which leads to concerns regarding maintenance and appearance of structures over the long term. Further inspections and permitting may be appropriate to ensure that buildings are being maintained in an appropriate manner.

- Limit the amount of additional land planned and zoned for multiple family or other types of non-single-family housing.
 - Plan for infill areas to be developed as single-family residential housing units, allowing for higher densities where needed and appropriate to allow for a lower price-rang housing unit.

The Village has a number of historic residential structures within the downtown. The preservation and maintenance of these residences is critical in maintaining the overall character of the Village.

- The Village should promote the use of the Department of Interiors standards for residential construction, which is the standard for Historic Districts. These standards would simply be a guide or recommendation and would be non-regulatory.
 - Create a link to the Department of Interiors website where the standards can be downloaded.
 - Provide a copy of the standards at the Village Hall for residents to view.

The appearance standards of the Village's Industrial Park need to be maintained and enhanced. This includes overall building design, increased landscaping and screening, and overall building maintenance.

- Review the deed restrictions placed upon each lot within the park to ensure that appropriate landscaping is being provided. Particular attention should be given to those lots which abut the exterior of the industrial park.
- Ensure proper review of site plans that come forward to the Village in regard to building type, material, and landscaping.
- Ensure proper enforcement occurs for outdoor storage occurring within the industrial subdivision to maintain an attractive setting, while allowing businesses to operate as necessary.

The Village needs to develop additional regulations, guidelines and incentives for developing aesthetically pleasing and historically correct building design within the community; this is of particular importance within the immediate downtown area.

- The architectural drawings completed for the Village have been included within the appendix of this Master Plan.
 - As an appendix, any updating that occurs to those drawings is automatically amended into the Village's Master Plan.
- Develop regulations and guidelines for architecture, signage, etc. to include into the Village zoning ordinance that would provide enforceable regulation within the downtown area.
- Develop regulations for the appearance of commercial buildings and overall sites located outside of the immediate downtown. These regulations should include:



- Permitted building materials, i.e. decorative face brick, split face or decorative block, stone, etc.
- Landscaping schemes, which include street trees, parking lot trees, general landscaping, and screening.

The efforts of the Village Administration and Planning Commission in developing policies, guidelines, regulations, etc. and the rationale for such efforts need to be conveyed to the residents and business owners of the Village. In addition, in conveying these efforts, it is the intention to start an open dialogue with residents and business owners to help create a better Village.

- Increase the Village's presence on the internet by developing a website that hosts all Ordinances, Policies, and Plans so each is easily viewable and available for download.
 - Provide connection with a DDA/Business Association section of the website that indicates current happenings and planned events within the downtown.
- Develop a "breakfast club" that includes Village Officials, business owners, DDA members, etc. to discuss current issues within the downtown including plans, policies, and regulations.
 - Promote 100 percent participation in the club to ensure that there is full downtown "ownership".
 - Utilize expertise of each business owner to educate other business owners within the downtown.
 - Highlight one business a month to advertise services, merchandise, sales, etc. This should also be posted publicly.
- Provide notices at Village Hall in a visible area that inform residents of "what's new" regarding policies and regulations.
 - Maintain policy of providing timely newsletters that provide updates on Village plans, policies, new initiatives, and general happenings at the Village Hall.
 - Post notices on the internet for at-home viewing.
 - Utilize local newspapers for writing articles regarding issues of public interest rather than posting typical notices.

The manner and consistency in which Ordinances are enforced within the Village needs to be improved with the understanding that the rules and regulations are designed to make the Village a more aesthetic and livable place.

- Work with land owners who are not in compliance with Ordinance regulations to become compliant as well as explain why the Village has the regulation.

Currently, the commercial regulations for the downtown are the same as those for other general commercial uses within other areas of the Village such as M-90 and Lake Pleasant Road.

- Develop a new zoning district through the Village Planning Commission that is specifically designed for the downtown. This Ordinance should include the following:
 - The desired uses within the downtown, which includes first-, second-, and third-floor uses as appropriate.
 - Prohibit the use of first-floor retail buildings as residential. However, encourage second-floor uses and above as either residential or office uses.
 - Stipulate that the building must be a minimum of two (2) stories. Place a maximum height of structures as well.
 - Stipulate that the building must be a minimum percentage of the total lot width.



- Stipulate that a minimum percentage of the building must be built at the right-of-way line to ensure that the front building line is consistent within the downtown. Buildings that are to be built off of the right-of-way should be reviewed as a special land use to ensure that the building interacts properly with the street and surrounding buildings.
- Review the need for parking for Central Business District uses. It may be appropriate to waive the requirement of parking for downtown uses, except for residential uses on the second story and above.
- Allow no parking within the front yard. If parking is provided fronting on a side street, adequate screening by means of a hedge row or knee wall.
- Provide design standards for windows, architectural embellishments, doors, entries, etc.
- Include regulations for signage that requires the use of projecting signs and does not permit the use of internally lit, channel letter signs.
- Require developments to utilize themes already established within the downtown, including sidewalk details, lighting, etc.



Village of North Branch

5. Land Use Plan





LAND USE CATEGORIES

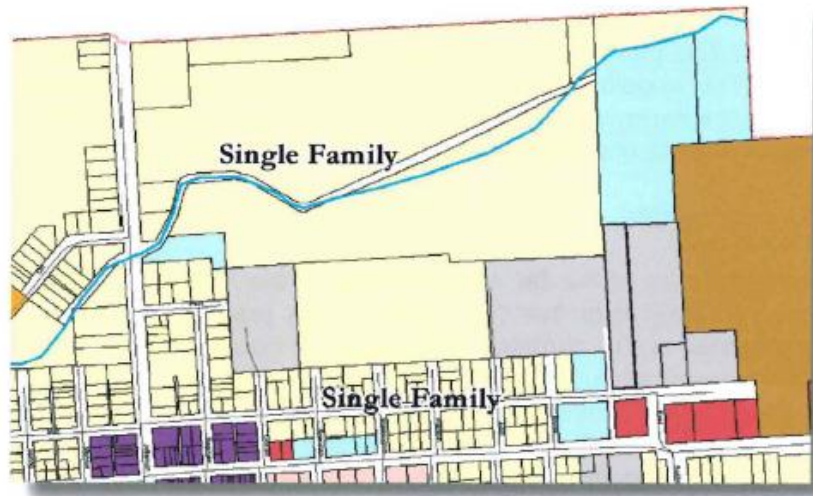
Residential

The Master Plan divides the Village into three (3) main residential designations. This includes single-family, multiple-family, and manufactured housing community residential. The primary residential land use within the Village is single-family residential.

Single-Family

Generally, the property to the north of Mill Street and west of Jefferson is planned for single-family residential purposes. The vast majority of this acreage is currently vacant (a total of approximately 60 acres) and is being farmed. The one exception is the Timber Creek Apartments located at the end of Orr Drive. However, the Plan does not call for any extension of this multiple-family area. Upon development, the Plan envisions the extension, to the greatest extent possible, of the traditional grid of the Village. This may include the extension of Elm and West Streets as well as several streets providing access to Jefferson.

Figure 5-1: Single-Family Areas North



The land area north of the North Branch-Burlington Drain, on the east side of Jefferson has traditionally been planned for Agricultural purposes. Currently, this property is still being farmed, much like the larger properties to the west. The Plan however, plans for this area (north of the North Branch-Burlington Drain) for Residential purposes, similar

to that of the remainder of the Village. Several access streets will likely be necessary from Jefferson. The crossing of the Burlington Drain should be explored to provide access to the property to the south (designated special attention area), which is also planned for redevelopment. However, the extension across the North Branch-Burlington Drain should only be permitted if such an extension can be done in an environmentally sensitive manner that does not significantly alter the floodplain or other environmental assets.

The existing residential area serviced by Baldwin and Country Streets has been and continues to be planned for single-family residential purposes. The land area to the south is also planned for residential purposes. This includes approximately 20 acres. This property then abuts the school's property further to the south. This residential node, however, does adjoin the existing Village industrial park to the east. Special attention will need to be given to the screening of this existing and planned residential area. This can be addressed with screening as the industrial park continues to develop and when a site condominium or plat is brought forward for approval. Pedestrian connections should be sought between this area and the school to the south.



The properties along the west side of Jefferson, south of the downtown, are planned for residential use. These properties are rather unique to the Village in that these properties are generally over 600 feet in depth and are typically 1 acre in size or larger. However, the further splitting or platting of these properties as is, is unlikely based on the width of each individual property. However, if several properties are acquired, splitting or platting may occur. If this situation arises, these newly created lots would need to be serviced by an access street meeting the standards of the Village.

The area around Brush Street and Banker Street is also planned for residential purposes. This area contains lot sizes of ¼ to ½ acre. This area is largely surrounded by either school or church property. No real extension of this area is foreseen based on those surrounding land uses.

South of Banker and east of Jefferson, the remaining land area that is not included as either Central Business District or public and semipublic uses is designated for residential purposes. This area is made up largely of standard platted Village lots. The further splitting of the property is not foreseen.

Those areas planned for residential use along Huron Street may also be considered for office-type uses. This should only occur as a part of a special land use review, which will allow the Village to review the surrounding land use pattern as well as the potential impacts of the proposed use. An amendment to the existing Village Zoning Ordinance will be necessary to allow this to occur.

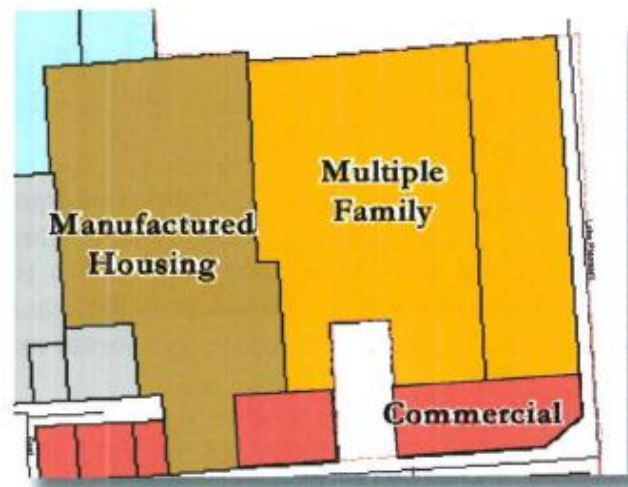
Multiple Family

The land area at the far eastern edge of the Village is planned for multiple family. This totals approximately 45 acres. The property to the west is the currently manufactured housing development, while the property to the south of M-90 is the Village's industrial park as well as frontage commercial. The township has planned the area to the east for both commercial and multiple-family development. The units within any development in this area should be owner-occupied to not increase the high number of rentals already found within the Village. These units could likely be owner-occupied condominiums or townhouses. The frontage of these properties has been planned for commercial development to a depth of approximately 300 feet.

Figure 5-2: Single-Family Area Southwest



Figure 5-3: Multiple-Family Residential





The Timber Creek Apartments are located within the northwest section of the Village among primarily a single-family residential setting. The apartment complex is located at the terminus of Orr Drive. The Plan does not call for the extension or expansion of this multiple-family area.

The final area planned for multiple family development is the existing multiple-family complex at the southwest corner of Beech and M-90. No extension of this multiple-family designation is foreseen.

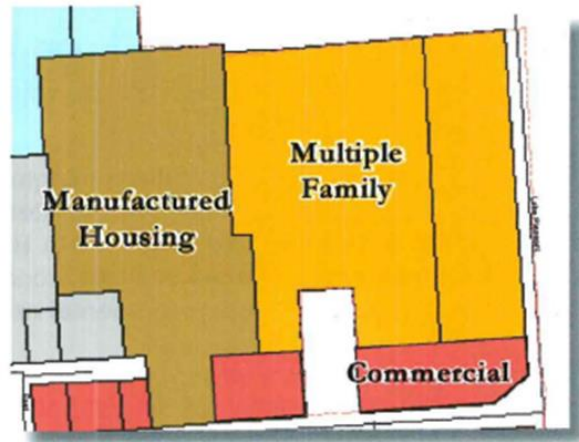
Manufactured Housing Community

The Village currently has one area utilized for manufactured housing community. This site was annexed from the Township since the adoption of the last Master Plan.

The site contains over 130 sites for manufactured housing units. This total number of units is on a total of approximately 28 acres. The density within this development is consistent with that seen on a more regional level for more recently developed manufactured-housing communities.

No new areas within the Village are planned for manufactured-housing development.

Figure 5-4: Manufactured Housing Community



Commercial

Currently the Village has only one designation for commercial activity. This commercial designation applies to the Village's downtown areas as well as the outlying commercial areas, which lead into the Village from the east along M-90. As a part of the Master Plan, these two distinct areas have been divided into two separate and unique commercial planning areas, matching the characteristics of each specific area. In addition, an office designation has also been added to provide transitions to residential areas as necessary.

Office/Local Commercial

The south side of Huron Street from Franklin to Lincoln Street is planned for office use. This provides a transition from the downtown uses to the west to the existing and planned residential uses to the east. The planned depth extends the full block length. It is envisioned that the office uses would utilize the existing residential structures to maintain the residential character of the area. Any new development on these properties should be carefully reviewed to ensure that the residential character is being maintained and that impacts to the surrounding areas are minimized.

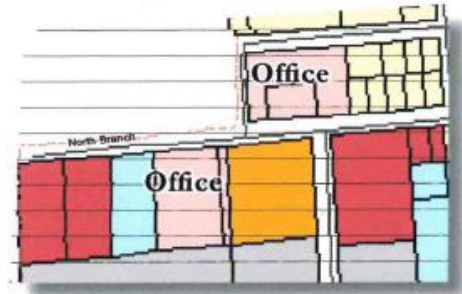
Figure 5-5: Office/Local Commercial





The two properties to the west of Bernie Kohler Drive are also planned for office use. This provides a logical transition between the general commercial uses to the east and the industrial uses to the south and east to the residential uses to the west. This arrangement lowers the impact on the residential uses to the west. Currently, these two properties are occupied by office uses.

Finally, at the western edge of the Village, several small areas of office use are planned. This includes both the north and south sides of the road. The south side of Huron Street is planned for office between the North Branch Library and the existing multiple family housing. On the north side of the building, the office area is surrounded by residential uses within the Village as well as the North Branch Township Hall on the west.



Within these planned office areas, it may be appropriate to allow small, less-intensive commercial type uses as a special land use. This will allow the Village to review each type of use as it relates to the overall intensity of the use versus the surrounding environs including existing or planned land use, adjacent roadway and traffic, etc.

General Commercial

This designation includes those areas dedicated for commercial purposes outside of the downtown area. This includes the southwest corner of Lake Pleasant Road and M-90. The general commercial designation extends from the intersection of Lake Pleasant and M-90 to the west to Bernie Kohler Dr.

Figure 5-6: Commercial Areas East



The north side of M-90 is also planned for general commercial purposes. Much like the south side, the north side extends from the intersection of Lake Pleasant Road, across the frontages of the planned multiple-family development area, as well as on both sides of East Street to the depth of Mill Street. The existing uses in this area suggest a general commercial designation providing services to the higher density developments to the north as well as the pass by traffic along M-90.



The far western edge of the Village on the south side of Huron Street is planned for general commercial use. This property is currently utilized for the gasoline service station and associated uses. No further extension of the commercial area is planned.

The General Commercial designation allows for more "suburban" type development standards, which include:

- Parking areas between the building and the roadway,
- Buildings that are set back greater distances from the roadway,
- Conventional single-story architectural as opposed to two- to three-story downtown buildings,
- However, even with the changes in physical layouts of the site, as compared to downtown planning, great care must be taken in terms of aesthetics of the building, landscaping, both adjacent to the building and along the street frontage, and screening between the commercial use and any adjacent residential uses.

Central Business District

The Central Business District designation follows the boundaries of the traditional downtown area. This includes the properties along Huron Street (one block deep on each side) from Lincoln to Monroe Street. This includes a total of six blocks.

The uses within this area should include restaurants, entertainment establishments, and retail stores for everyday merchandise, municipal functions, and the like. Uses that should be avoided are those that are typically auto orientated. This include gasoline service stations, uses which rely largely upon drive-through traffic (unless such use can be accommodated in an imaginative manner that does not conflict with pedestrian traffic), residential uses on the first floor, and the like.

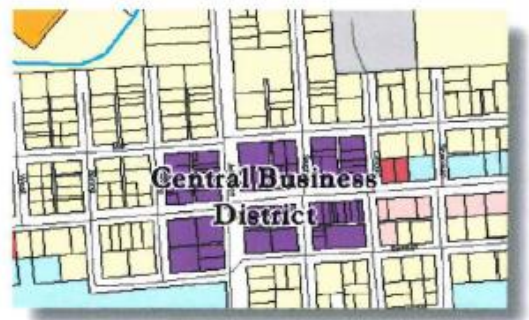
The Master Plan calls for the creation of a Central Business District Zoning Ordinance, which should include a number of the following elements to ensure that new development within the downtown matches that of the existing buildings.

- The desired uses within the downtown, this includes first-, second-, and third-floor uses as appropriate.
- Prohibit the use of the first-floor of retail buildings as residential. However, encourage second floor uses and above as either residential or office uses.
- Stipulate that the building must be a minimum of two (2) stories. Also place a maximum height of structures as well.
- Stipulate that the building must be a minimum percentage of the total lot width.
- Stipulate that a minimum percentage of the building must be built at the right-of-way line to ensure that the front building line is consistent within the downtown. Buildings that are to be

Figure 5-7: Commercial Areas West



Figure 5-8: Central Business District





built off of the right-of-way should be reviewed as a special land use to ensure that the building interacts properly with the street and surrounding buildings.

- Review the need for parking for Central Business District uses. It may be appropriate to waive the requirement of parking for downtown uses, except for residential uses on the second story and above.
- Allow no parking within the front yard. If parking is provided fronting on a side street, adequate screening by means of a hedge row or knee wall.
- Provide design standards for windows, architectural embellishments, doors, entries, etc.
- Include regulations for signage that requires the use of projecting signs and does not permit the use of internally lit, channel letter signs.
- Require developments to utilize themes already established within the downtown, including sidewalk details, lighting, etc.

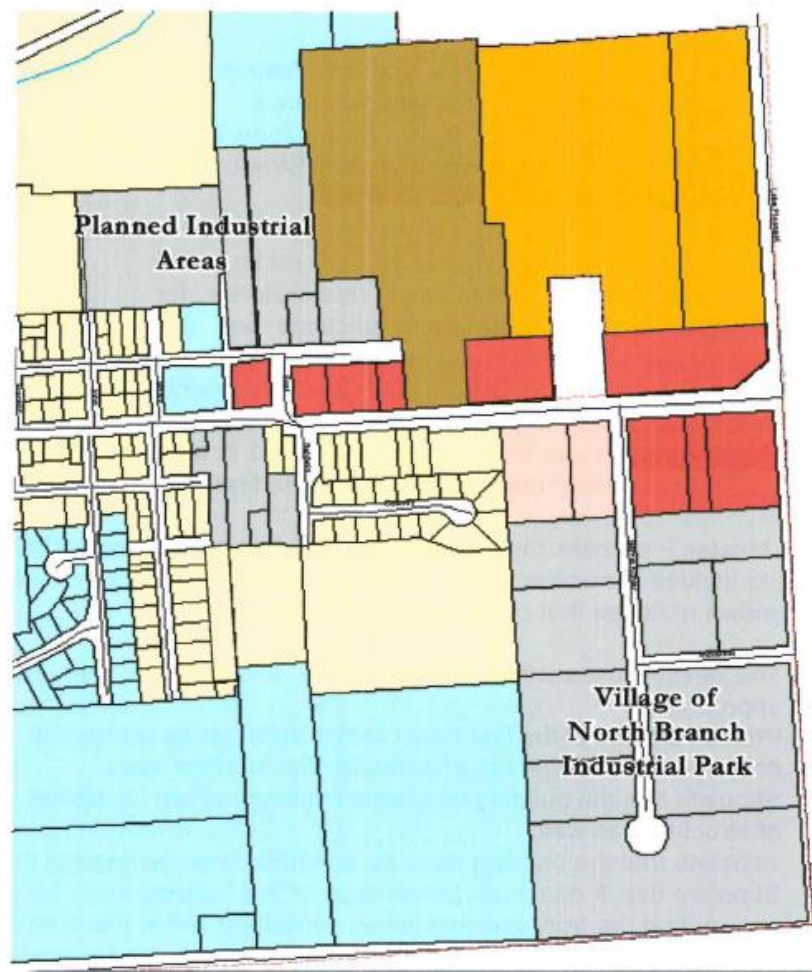
Industrial

The Village owns and has developed deed restrictions for the properties within the industrial subdivision at the eastern edge of the Village. A total of approximately 70 acres make up the original industrial park. A total of approximately 56 acres remain for continued industrial development if the lots fronting along M-90 are developed and continue to be utilized for office and commercial uses.

The Township has planned for a potential expansion of an industrial park directly to the south of the existing park. The property totals approximately 80 acres, and the property is currently vacant and is being farmed. The Township's Plan suggests that if necessary, public infrastructure from the Village could be extended to the south to provide services to the planned industrial subdivision.

The Township has indicated within the Plan that the 80 acres should be developed in a subdivision format to limit access points to Elm Creek and Lake Pleasant. The Plan further states that screening will need to be reviewed as a part of any industrial development.

Figure 5-9: Industrial Areas





A small existing industrial node is located on the south side of Huron Street just to the west of Baldwin Street. This area is currently utilized for industrial purposes and is unlikely to convert to the similar residential uses that surround the property.

The Plan has traditionally called for commercial type uses along Beech Street. Based on the development pattern of the area, the more common development type along Beech Street is industrial. Therefore, the Plan calls for the extension of industrial land use along Beech Street as well as to the west. The end of Beech Street is also the location of the Village's wastewater treatment facility. The eastern edge of this industrial area is bounded by the North Branch School District property as well as the North Branch Lions Club properties. Therefore, the extension of industrial land use to the east is not foreseen.

The land area at the north end of East Street is also planned for industrial purposes. The existing uses in this area are fitting within an Industrial designation, and the conversion of these properties is not foreseen based on the surrounding land use patterns.

The land area where Production Threaded Tool is now located and the remainder of the land south of the drain has traditionally been planned for industrial purposes. This area of the Village makes up a significant amount of acreage, slightly over 62 acres, which can be developed or redeveloped into additional developable residential acreage for the Village. The two existing industrial buildings located at the southwest and southeast corners of this property are currently used for industrial purposes. The Plan calls for the continued use of these properties for industrial purposes. However, as noted, the remainder of the land is planned for an extension of single-family residential. It may be appropriate, however, to continue to work with the existing industrial user(s) to relocate into the Village's industrial park to help solidify this area for residential purposes.

Public/Semi Public

Public and Semi-Public uses within the Village consist of municipal buildings such as Village Hall, Public Infrastructure (i.e. wastewater treatment plant), churches, buildings, or property of other municipalities such as Township, County, etc.

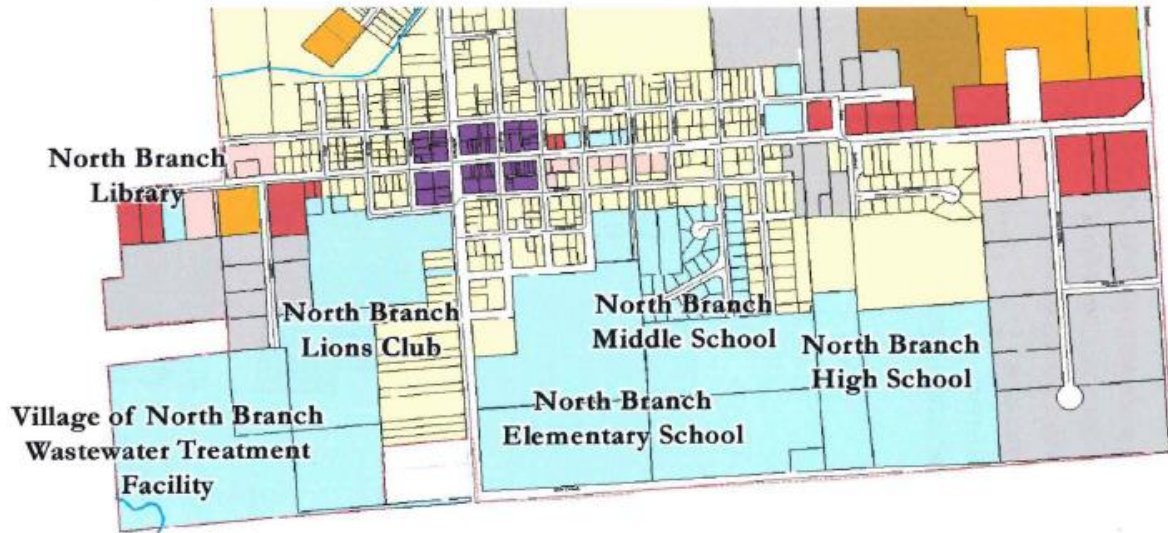
North Branch Library is located at the west edge of the Village on the south side of M-90 on approximately 1.3 acres of land. The library is surrounded by a mixture of uses that include commercial, multiple-family, and municipal (north side). No significant improvements are foreseen for the library in terms of expansions or additional property acquisitions.

The Village's property on the north side of Huron St., located just to the east of Brush Street is utilized for park purposes. This includes a total of approximately 1.5 acres of land. No expansion of the park property is foreseen. Further to the north across Mill Street is the Village's old fire hall.

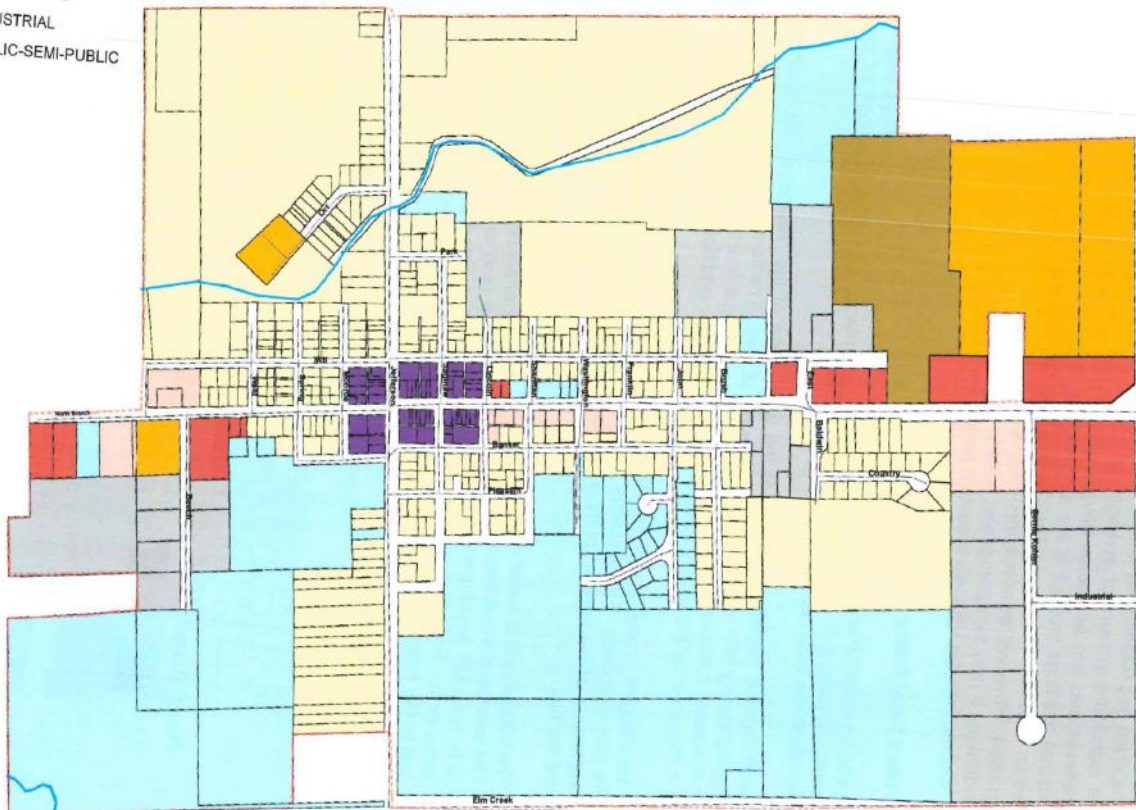
The Village's main wastewater treatment plant is located within the Public-Semi-Public designations. The wastewater treatment plant is located at the terminus of Beech Street and occupies approximately 42 developed acres. Additional vacant land area lies to the east for potential future expansion. The Village's other treatment facility is located at the far northern end of the Village, just to the northwest of the existing manufactured housing community.



Figure 5-10: School Properties



- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MANUFACTURED HOUSING COMMUNITY
- OFFICE/LOCAL COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- COMMERCIAL
- INDUSTRIAL
- PUBLIC-SEMI-PUBLIC





The North Branch Lions Club owns approximately 24 acres of land at the southeast end of Beech Street. Most of the land, especially to the south end of the 24 acres, is undeveloped. This property abuts the Village's wastewater treatment facility as well as the North Branch School District property. Large-lot residential is found to the east, which abuts Jefferson.

The North Branch Community Schools properties are all located within the Public- Semi-Public designation. This includes the acreages along Elm Creek for the junior high school, the high school, as well as the new elementary school. These total approximately 75 acres for the junior high and high school properties as well as approximately 19 acres for the new elementary school. The school district still owns a vacant 26-acre property to the north of the new elementary school.

The existing elementary school located on Banker Street occupies approximately 16 acres, which also includes an area for the community's bus maintenance facilities/storage. While the elementary school has been moved to its new location at Jefferson and Elm Creek, the existing elementary will be utilized for administrative and specialized services as well as bus maintenance.

Area of Special Attention

The land area north of Mill Street and south of the North Branch drain has traditionally been planned for industrial purposes. This was due to the presence of the track as well as the associated buildings. However, some of these facilities are likely no longer usable for the originally intended purposes. Therefore, the Plan designates this area as an area for special attention.

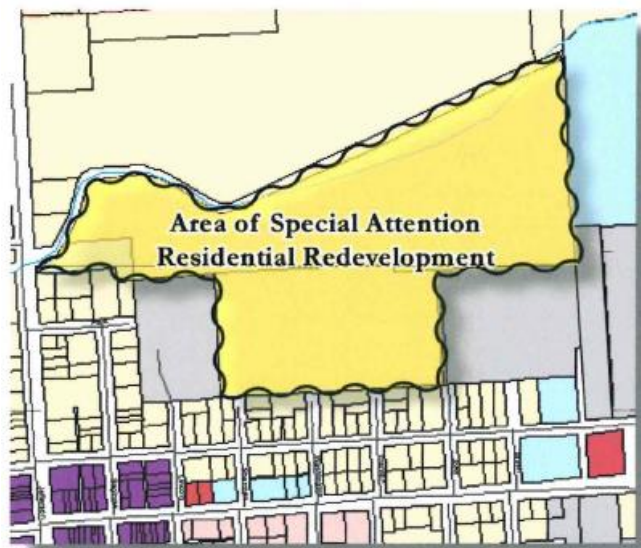
This land area encompasses nearly 62 acres and is surrounded almost entirely by single-family residential uses. The only exceptions are where the property abuts Village property or the planned industrial area to the east.

As noted previously, planned land uses in this area are envisioned to be single-family residential similar to that found throughout the Village and providing a seamless transition or extension of the existing Village residences to the north.

The exceptions to this Residential designation are the southwest and southeast corners of the site. These areas remain planned for industrial purposes. However, the use of these sites for heavy industrial purposes should be limited, based on the existing single-family residential properties, the planned residential areas, and the existing limited roadway capacity of Brush and Lincoln Streets for industrial traffic.

The Plan calls for the extension of the Village's north-south streets such as Sherman, Washington, Franklin, and John Streets. The extension of these streets would allow for the traditional Village street grid and property grid to be extended to the north, allowing additional residential development to occur. An additional street (at a minimum) would need to be developed off of Jefferson Street to provide additional access to the property from the west and north of the drain.

Figure 5-11: Area of Special Attention





Street Extensions

The vacant residential acreage to the south of Baldwin and Country Streets will require the extension of Baldwin Street to the south for access.

The extension of Sherman, Washington, and Franklin Streets is envisioned to provide access to the planned special attention area. The extension of these streets will allow for a continuation of the Village grid to the north.

New streets will need to be developed to access the planned single-family residential property on both sides of Jefferson near the north end of the Village. Ideally, these properties would be serviced by two main streets accessing Jefferson (two on either side).

The extension of these streets will be required to meet Village standards for roadway design and should also include the proper extension of the Village's infrastructure, including water, sewer, and storm drainage.



Village of North Branch

6. Continuity Facilities Plan





INTRODUCTION

Community facilities are an important part of a municipality's overall development and consequently need to be considered in the preparation of a Master Plan. Those community facilities considered in this section of the Master Plan include schools, parks, utilities, protective services, libraries, and municipal buildings. Each of these facilities has an impact on the community's future land use pattern, the community's overall character, and are important to the overall operation of the community.

As noted, community facilities also make a significant contribution to the overall identity of the community. Often the impression created by a particular community is directly related to its municipal building and services, school system, parks, libraries, and other public buildings and services.

SCHOOLS

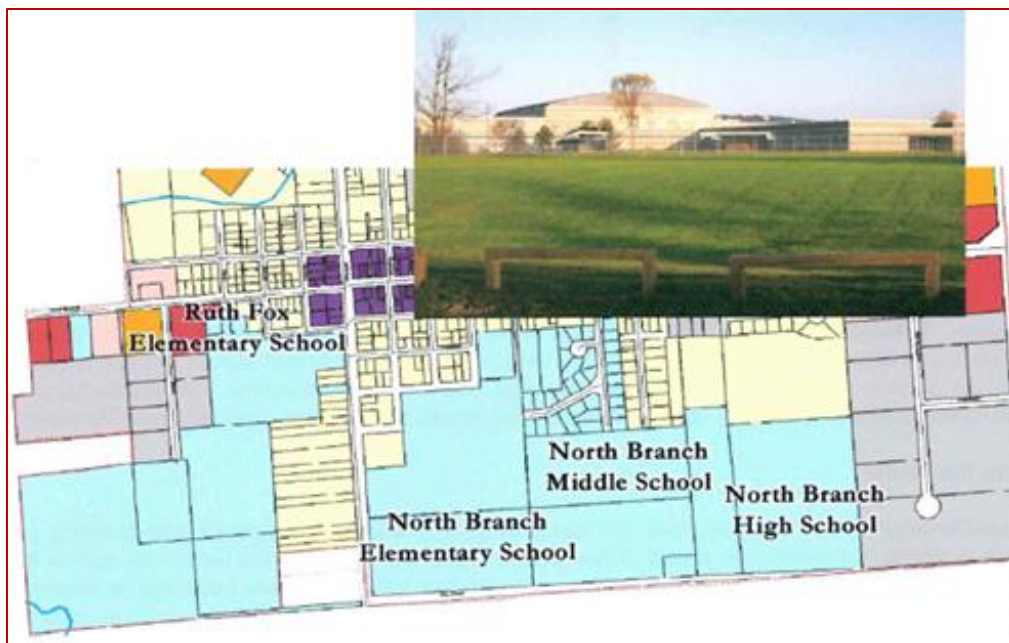
Within the Village limits, the North Branch School District maintains Ruth Fox Elementary, North Branch Elementary (recently completed), North Branch Middle School, the North Branch High School, and its administrative building. The School District also runs Quest High School, which promotes computer-based online learning. As noted, the School District has recently opened a new elementary at the intersection of Elm Creek and Jefferson.

The total land area owned by the School District for actual school buildings is approximately 75 acres. This does not include the approximate 19 acres for the new elementary school. The School District owns an additional vacant 26-acre property to the north of the new elementary school.

The former elementary school located on Banker Street occupies approximately 16 acres, which also includes area for the community's bus maintenance facilities/storage. While the elementary school has been moved to its new location at Jefferson and Elm Creek, the existing elementary will be utilized for

administrative and specialized services, as well as bus maintenance.

Figure 6-1: School Properties





New Schools

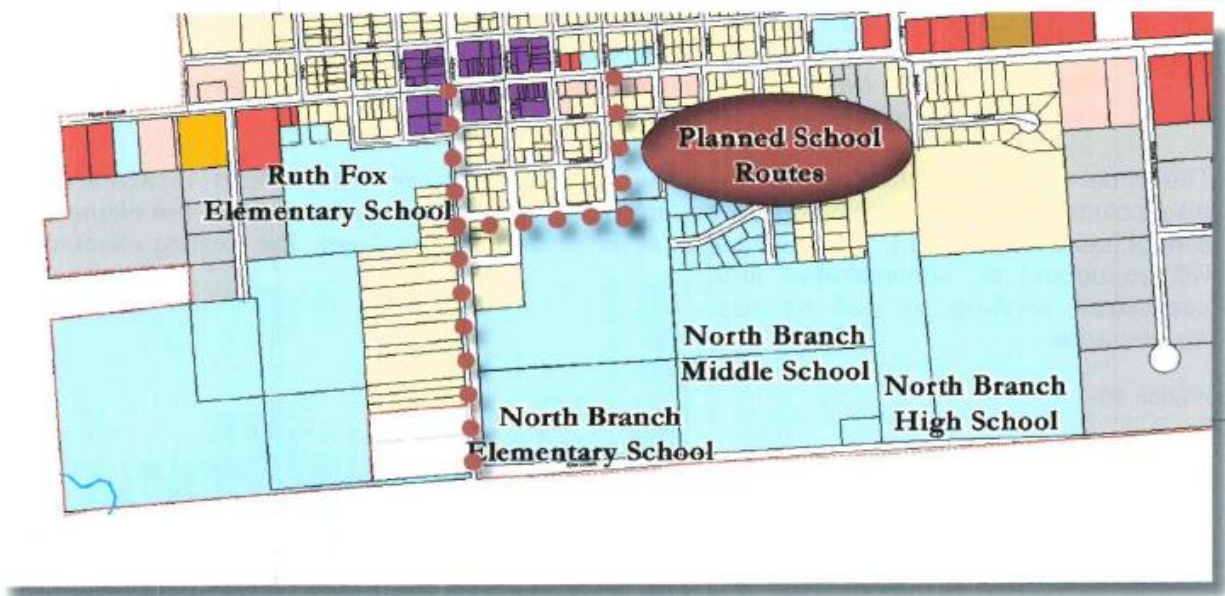
Currently the Township does not provide sewer and water infrastructure. Any new facility that is necessary within the School District will likely need to have such infrastructure to be viable (without providing extensive well and septic systems). Therefore, it can be anticipated that any new school facilities will be located proximate to or within the Village limits and would likely be serviced with Village utilities.

Connections

Connections between the downtown and the overall school campus, including all three (3) schools should be created. Part of this connection can occur on the 26 vacant acres located between the school campus and the downtown. This will allow for one main route for students walking to and from school.

The Village also supports the development of dedicated school routes along Jefferson from the newly constructed elementary school near Elm Creek to the downtown. Additional routes would follow Center Street (as a part of the planned extension of the street) as well as Sherman Street. Sherman Street can also be utilized as a connection to the north half of the Village for students crossing over M-90/Huron Street.

Figure 6-2: school Routes



Further, defined crossings of M-90 through the downtown or adjacent to, need to be created to allow those children on the north end of the Village to walk to and from school. These crosswalks should provide striping on the roadway, signage depicting the crossings, and finally bump outs along the roadway providing designated crossing areas and defined pedestrian safety areas.

Site Planning

Traditionally, school facilities have not been subject to zoning regulations and building permit requirements. Because it is part of the master plan, site planning issues are reviewed with the Village as new buildings or additions to existing buildings are planned. Issues which are most



prevalent to review include impacts on adjacent neighbors, access to adjacent roadways, storm water issues, etc.

Joint Venture Park

As a part of the Master Plan development, the Village envisioned and had discussions with the School District for the development of a skate park on either one of the school properties within the Village or to develop the skate park on one of the Village's current properties. However, as the Plan developed, the location of the Village Park was chosen as the appropriate location. Through much public effort and donation, the park was opened in August of 2009. However, the Master Plan still supports the development of other joint use facilities which can be utilized by both the School District and the general public. With both bodies having limited budgets and resources based on the current and anticipated economies, multi-use facilities could provide a win-win scenario for both entities.

PARKS

The Village's property on the north side of Huron Street, located just to the east of Brush Street is utilized for park purposes. This includes a total of approximately 1.5 acres of land. No expansion of the park property is foreseen.

Further, the purchase of additional land area within the Village for park purposes is not foreseen. Most of the Village's recreational needs are accommodated by the recreational facilities located at the school properties. Further, the Village park was recently updated with new park and playground structures.

Potential Park Location

One consideration as the Village develops would be to include a pocket or neighborhood park within the vacant land area near the north end of the Village, to the east of Jefferson. The redevelopment of this property for residential purposes will provide a number of additional residents, increasing the need for recreational amenities of the north end of the Village.

With the presence of the Burlington Drain in this area, one consideration for park

Figure 6-3: Potential Linear Park



development could be a linear park along the Burlington Drain. This would serve as both a recreational amenity as well as natural-feature preservation mechanism. This park could be either public or private to the residents of the residential development. In either case, it would provide recreational opportunities to those new residents within the area when the property redevelops. Finally, a linear park in this area would also serve as a water quality buffer along the drain, helping filter storm water entering the drain in this area.



Consideration should also be given to the development of a park site on the west side of Jefferson, in the northwest corner of the Village if and when this area redevelops for residential purposes. Again, this park site could be developed either as a public or private site serving the residents in this area.

Joint Efforts

Finally, the Master Plan does promote the concept of joint applications within the township for grant opportunities for recreational improvements, whether within the Village or the Township, since recreational amenities will provide benefits to both Village and Township residents.

Alternative Recreation in Downtown

As a part of the overall strategy sessions held with the Planning Commission, it was determined that alternative recreational opportunities were needed for teens and younger adults within the downtown area. Currently, very little in terms of activities or attractions are available for youths within the downtown. One possible alternative recreational opportunity may include a youth-orientated cafe or other eating establishment that would include wireless internet accessibility. Seed money for such a venture could be supplied through the DDA in an effort to draw new users to the downtown.

Sidewalk and Pathway Planning

Currently, the Village maintains a sidewalk program for the replacement of sidewalks on an as-needed basis. The Master Plan promotes the continued maintenance of this program to help ensure the Village is entirely pedestrian-friendly. As a part of this program, an inventory of those areas of the Village where additional sidewalks are necessary should be conducted. Once identified, the Village should undertake the installation of those missing sidewalk segments to help complete the sidewalk system. Monies for sidewalk installation in those areas identified could come from either general funds of the Village or from the DDA.

Additional Downtown Attractions

In an effort to continue to draw residents and visitors to the downtown, the Village and DDA should consider a joint venture to expand the number of activities and festivals within the downtown area. These could include home tours, garden walks, additional festivals, additional concerts in the park, garage sales, etc. This would provide an additional influx of users within the downtown on a more consistent basis to shop and dine at the existing establishments.

UTILITIES

The Village maintains two separate sewer plants. The wastewater treatment plant is located at the terminus of Beech Street and occupies approximately 42 developed acres. Additional vacant land area lies to the east for potential future expansion. The Village's other treatment facility is located at the far northern end of the Village, just to the northwest of the existing manufactured housing community.

Extension/Expansion of Infrastructure System

Traditionally, the Village and the township have had a very good working relationship with extending sewer and water services to those properties within the township that require such



services. Those properties would be serviced in return for their annexation into the Village. Tax base generated by the development would still be shared between the two (2) municipal entities.

The Township, within their Master Plan, has indicated that some properties adjacent to the Village may require sewer and water infrastructure to allow them to fully develop as planned. These uses are mainly to the Village's eastern boundary. Uses include Multiple-Family, Commercial, and Industrial.

The Master Plan does promote the creation and maintenance of a utility easement within the existing industrial park (extending southward from the terminus of the cull de sac to Elm Creek) to provide potential services to the planned industrial park on the south side of Elm Creek within the Township.

Infrastructure Improvement

However, at this time, the capacity of the Village's sewer system is limited. Therefore, any extension or further service of properties within the Township will need to be accompanied by improvements to the overall sewer system. The current system is a lagoon system, and any additions to the existing lagoons will need to meet the standards for an L2 Lagoon as well as receive proper discharge permits from the State. The Village does have additional land for such improvements and/or expansion. The Village's existing water system does appear to have additional capacity to service properties within the Township.

Boundary Committee

As a part of the Master Plan implementation, the formalization of an annexation committee should be undertaken. This committee would include representation from both the Village and the Township and would be responsible for developing acceptable policies to both the Village and the Township regarding annexation, utility extensions, and the like. This committee could include one elected official and one Planning Commission member from each municipality as well as a School Board representative, to make a committee of five (5). This committee would then report back its recommendations to each representative municipality.

Utility Planning

Finally, another Master Plan implementation recommendation is for the Village to maintain current sewer and water infrastructure data regarding current flows, infrastructure capacities and any other data pertinent to the system. This information would be obtained through maintaining current sewer and water studies through the Village's consulting engineer and the Village's day-to-day administration. In addition, the Village will need to coordinate pipe sizing, pump station capacities, and the like with planned uses within the Village as well as any potential extensions of the system outside of the current Village boundaries.

FIRE DEPARTMENT

The Township Fire Department is located immediately behind the North Branch Township Municipal Hall. The facility, at this time, appears to adequately house the fire equipment operated by North Branch, and therefore any expansion of the facility is not foreseen within the time frame of the Master Plan. The firefighting facilities and apparatus will likely need to be expanded as the Township continues to grow. However, the minimal amount of planned growth within the Village should be accommodated by the current operations.



Further, the Fire Hall is also home to a satellite station for the Lapeer County EMS. When the Fire Hall was last expanded, adequate space was built into the facility to provide space for the housing of rigs and office for the Lapeer County EMS.

POLICE DEPARTMENT

The Village of North Branch maintains a police force, which includes a total of six (6) employees, including full- and part-time personnel. This includes a Police Chief, one (1) full-time officer, one (1) full-time school liaison, and three (3) part-time officers. The Police Department maintains two (2) police vehicles. The Village provides mutual aid services to the Township upon authorization.

It is not envisioned that additional police staff will be necessary as a result of the implementation of the Master Plan. However, if additional properties are added to the Village as a result of annexation and such properties are developed at a higher density, the need for additional staff hours may be necessary. This may result in a slight increase in space necessary for police services.

Finally, the concept of providing a more regional police service is also being considered. As noted, currently the Village provides mutual aid services to the Township as necessary. If created as a regional or Township/Village force, the services offered outside the Village limits would be increased to full service, and then utilizing County and State services as necessary. The creation of such a Township/Village police force would likely need voter approval through a millage for funding and operation.

MUNICIPAL HALL

Currently, the Village Hall is located near the southeast corner of Huron and Jefferson. The Village Hall serves as the administrative offices as well as the meeting hall for the Village. The administrative offices include space for the Clerk and other day-to-day operations.

The location of the municipal hall within the downtown provides an anchor for drawing persons to the downtown area. The Village Hall should remain within the downtown to continue to provide this draw.

It is not envisioned that additional interior space is necessary to accommodate the Village functions. However, parking for the municipal hall can be problematic. Additional public parking to the west of the Village Hall or behind it may help with this situation. If additional parking is created, it would also service the remainder of Village business located on that block.

LIBRARY

The North Branch Library is located on the south side of M-90 to the west side of the Village. The library is generally open six (6) days a week and maintains late hours on several days. The library is operated under a Board of Trustees, which consists of six (6) residents of the community. The Board holds regularly scheduled monthly meetings. The library does offer online services such as online catalog, book reserve, and book re-check out. Some of the events held at the library include; an annual Easter egg coloring contest, gingerbread house decorating, author visits, story time, summer reading programs, and interaction with leader dogs.

For planning purposes, no major expansions of the library are foreseen as a result of the implementation of the Master Plan over the next five (5) years.



MUSEUM

The Village owns and operates the Orr Museum. This museum has been owned and operated by the Village since 1990. The museum is open several days a week during the summer and is also open by arrangement for large groups. The museum provides a look back to the history of the Village and surrounding area, including blacksmithing, woodworking, and post office services. This unique attribute of the Village should be used in promoting the Village and bringing residents and visitors to the downtown. Cross-promotions with outdoor gathering such as concerts, art fairs, antique shows, or garage sales could also generate additional interest in the museum.





Village of North Branch

7. Street and Circulation Plan





INTRODUCTION

The circulation system in the Village of North Branch consists of a series of streets and sidewalks that are intended to provide a safe, efficient, and pleasant way to travel by vehicle or on foot. The street system consists of a network of interconnected roads that are designed for safe speeds, which allow for a sharing of the street between passing vehicles, vehicles parked on the street, as well as residents and pedestrians.

This section of the Master Plan is designed to provide the goals to build upon the current street and sidewalk network, an assessment of the current street network within the Village, the classification of streets within the Village, and finally the action plan to achieve the above-noted goals.

GOALS

- To develop an overall, unified street grid pattern that provides convenient access to and from all areas of the Village.
- To ensure that streets within the Village maintain a residential character, while still ensuring safe vehicular access and on-street parking areas where appropriate.
- Improve M-90 so there is a balance between accommodating supportable volumes of traffic while maintaining its important role in defining a pedestrian-oriented and inviting atmosphere in the downtown.
- Provide appealing alternate streets with downtown character that encourage vehicular and pedestrian traffic to disperse and provide more on-street parking.
- Improve the safety and convenience of pedestrian circulation, including main road crossings, access between parking and buildings, and access from neighborhoods.

CONDITIONS

The Village of North Branch is largely serviced by two (2) main roadways. These include M-90, which travels east/west, as well as Jefferson Road, which travels north and south. Lake Pleasant Road, to the east end of the Village, also provides access to the south to 1-69. The remainder of the streets within the Village generally provide access to the property which they service and are not intended to provide for the movement of large amounts of traffic. Within the Village itself, there are approximately 7 miles of roadways and streets. Again, the largest two roadways within the Village are M-90 (or Huron Street) and Jefferson.

Traffic Counts

Based on data from the Lapeer County Road Commission, the daily traffic counts for the streets within the Village as well as those that surround the Village are as follows:

Street	Count
M-90	1,800 (east of Jefferson)
M-90	3,200 (west of Jefferson)
Jefferson	2,320 (southern Village boundary)
Jefferson	2,740 (northern Village boundary)
Elm Creek	1,185 (between Jefferson and Lake Pleasant)
Lake Pleasant	2,521 (north of M-90)
Lake Pleasant	2,811 (south of M-90)



Castle 177 (west of Jefferson)
Castle 55 (east of Jefferson)

As the above vehicle counts indicate, the most traffic within the Village is centralized around the intersection of Jefferson Street and M-90. The large amount of traffic in this area makes planning for pedestrian activity more difficult and care must be taken in both street and pedestrian improvements to ensure compatibility.

Surface Rating

The Lapeer County Road Commission prepares a surface rating study for roadways throughout the County. While the Road Commission is not primarily responsible for roadways within the Village, those roadways that service the Village do have an impact.

The County Road Commission has indicated that Jefferson from the southern boundary of the Village to Burnside Road has a Good to Excellent surface rating. This designation anticipates that only routine maintenance would be necessary in the upcoming years. Elm Creek between Jefferson and Lake Pleasant also has this designation. Finally, Lake Pleasant Road from M-90 to Burnside has also been designated as Good to Excellent.

CLASSIFICATIONS

Neighborhood Streets

Those streets not otherwise listed are considered to be Neighborhood Streets. These include:

- West
- Spring
- Monroe
- Saginaw
- Lincoln
- Sherman
- Washington
- Franklin
- John
- Brush
- Baldwin
- Country
- Mill
- Pleasant
- Banker
- North Branch Ct.
- Elm

Roadways within the Neighborhood Street designation should be designed to accommodate local roadway traffic while still recognizing that the residential street is an extension of the residences along that street. Consideration must be given to limiting the speeds on these roadways, accommodating on-street parking (where appropriate), and providing appropriate storm water drainage.

Typically, neighborhood or local streets are developed with a 60-foot right-of-way; however, smaller rights-of-way can be acceptable based on utility locations. The actual pavement width is generally 28 feet in width, as measured from back of curb to back of curb.

Major Roadways

Within the Village, the Plan designates two (2) roadways as major roadways. These two roadways are M-90 as well as Jefferson Street and account for approximately 13,000 linear feet of roadway within the Village. These two roadways carry a large portion of the traffic entering and leaving the Village. The Village must carefully coordinate roadway improvements that are designed to maintain roadway efficiency with how those improvements effect the desired pedestrian environment within the downtown.



Major roadways are typically planned with a right-of-way of 120 feet. Currently, the right-of-way through most of the downtown area is approximately 75 to 80 feet in width. Therefore, the expansion of road right-of-way in most instances is not planned.

Figure 7-1: Street Plan



Source: Base Map Lapeer County – Thoroughfare Map CP&M

Industrial Roadways

The roadways contained within the Industrial Roadway Classification are those roadways within the Village that are anticipated and designed to carry heavy loads associated with industrial land uses. Within the Village, there are approximately 4,500 linear feet of roadway classified as Industrial Road; these include:

- Beech
- Bernie Kohler
- Industrial
- East

It should be noted that Lincoln and John Streets are not listed specifically as industrial roadways; however, improvements to these roadways to industrial type standards are noted below because they service industrial properties that are planned to remain.

The two (2) main roadways within the industrial districts have been developed with approximately 80 feet of right-of-way. This typically allows for a larger paved surface to accommodate larger truck traffic. Beech is platted at approximately 70 feet of right-of-way.



ACTIONS

Paving of Jefferson throughout the Village

The paving and curbing of Jefferson through the Village is necessary due to the erosion issue that occurs during rain events. The installation of curbs along Jefferson will control water runoff and erosion, thereby reducing long-term maintenance costs. The priority for paving is for that area north of Mill Street, specifically between Mill Street and the bridge. The paving program will follow the typical Village standards of curb and gutter.

Extend Center Street

In an effort to provide better access and developable lots within the southeast section of the Village, the Village is promoting the extension of Center Street to be a through route from Jefferson to Sherman. This will provide another route for residents to access each of the major thoroughfares, being either Jefferson or Huron. In addition, this street will also be used as one of the identified school routes defined in the Community Facilities section of the Master Plan.

Replace North/South Streets

The Village has been and will continue to undergo street improvements. Again, as noted, the Village has adopted the policy that when street renovations occur, the street is rebuilt in its entirety, therefore hopefully extending the lifespan of the work while hopefully reducing the overall maintenance necessary during that time period. The Master Plan recommends that, generally speaking, the street improvement program should begin with those streets closest to the downtown and then work outwards toward the Village limits. Individual projects that become necessary from time to time can be addressed as necessary.

Ongoing Maintenance of Streets

Roadways, as they are rebuilt, generally have a lifespan of 20 to 30 years. Therefore, as time goes on, the maintenance and eventual replacement of these streets will be necessary. It should be ensured that preventative as well as required maintenance of all streets within the Village is provided for. The funding for this will likely be difficult; therefore, the Village must utilize all sources available to fund these improvements. Sources include State and Federal grants, low-interest loans, the DDA budget, CDBG funds, the Lapeer County Road Commission, and MDOT, among others. It is noted that the use of several of these funding sources will be very limited due to jurisdictional issues.

Continue to Install Curb and Gutter

The current policy for street renovation within the Village is to completely rebuild the street structure, including the sub-base, base, roadway material, as well as installing curb and gutter. This thorough rebuilding of the street infrastructure is done not only in an attempt to limit future maintenance issues by ensuring streets are built to current standards, but also to alleviate ancillary issues such as drainage by installing curbs and appropriate storm water systems.

Continue to Install Downtown Improvements- DDA

The Village, within its Downtown Development Plan, has noted a number of planned improvements for streets, sidewalks, and parking areas. The DDA has noted most of these



planned projects, and dedicated monies are relative to maintenance of streets within the DDA area. However, planned improvements along Monroe Street are noted.

As the DDA Plan is revised over time and monies within the DDA become available, the Village Council, Planning Commission, and DDA should work in harmony to coordinate necessary street improvements within the Village, especially the DDA area.

Lincoln and John Streets

The current land use plan calls for the properties at the terminuses of Lincoln and John Streets to remain industrial in nature. Being industrial, it could be that heavy trucks would travel down both of these streets. Being such, if the land areas are to remain as industrial, the Plan recommends that these streets be shown as priorities for improvement. The improvements to these streets should include paving depths and strengths that are conducive to carrying industrial loads.

Continue the Street Grid

The Land Use section of the Master Plan suggests the development of several streets along the north end of the Village. These streets would be developed in conjunction with the development of the vacant property north of the North Branch-Burlington Drain on both sides of Jefferson Street.

First, on the west side of Jefferson, it would be anticipated that the street grid would be extended northward from Elm and West, through the property and then out to Jefferson. Any street access points to Jefferson from this property should be aligned with additional access points from the property on the east side of Jefferson.

Figure 7-2: Potential Street Grid



As noted, the Plan also calls for the extension of the Village grid on the east side of Jefferson, including the old track property as well as the vacant farmed property north of the North Branch-Burlington Drain. Logical extensions of Sherman, Washington, and Franklin would be anticipated. A crossing of the Burlington Drain would also be desirable to provide access to Jefferson from this future development area. However, this should only be done if it can be done in an environmentally friendly manner, which limits the impact to the drain and any associated floodplain area. Again, as noted above, access points to Jefferson should be coordinated with plans for future development on the west side of Jefferson. Finally, an extension of the roadway to Castle Road may also be appropriate, providing another potential access point to alleviate traffic.



Institute a Street Tree Planting Program

Roadways and streets within a Village can have a great impact on the visual appearance and overall character of a community. A uniformed tree line appearance is typically seen as a desirable amenity for many small-town communities. It has also been shown to help limit speeds on residential streets. Therefore, it is the Master Plan's recommendation that the Village institute a tree planting program that provides new street trees as well as removes and replaces those that are no longer viable. Trees can either be grown on Village property from saplings and then planted at the appropriate time, or trees can be purchased on a yearly or every-other-year basis from a local grower. Currently, this is done on an as-needed basis. This effort could be a joint venture with the Village and the DDA.

Definition of Driveways

As is typical with a historical downtown, many defined driveways for nonresidential uses have become expanded, enlarged, or have simply lost their definition, thereby creating one large continuous driveway along the adjacent street. As a part of the implementation of the Master Plan, the redefining of these drives is necessary. This helps in controlling traffic and reducing the potential for traffic incidents as well as providing a more pedestrian-friendlier environment by limiting the areas in which vehicles are permitted. As redevelopment occurs or street projects are funded, the reduction and redefining of these driveways should be coordinated with the landowners.

Access Management Standards for M-90

The Village will adopt general access management standards for all nonresidential development projects as a part of the Village's zoning ordinance. These standards will help to maintain, if not improve, traffic flow along the Village's main routes. These standards must be consistently enforced and updated as needed to keep pace with changing roadway and street conditions as well as new traffic concerns. Generally, these standards address the following:

- Vehicle queuing requirements should be considered, and dedicated areas should be sufficient to hold the anticipated number of vehicles;
- Joint access to parking areas can improve circulation within neighboring sites and reduce the generation of short trips on main roads by vehicles;
- Spacing of ingress/egress points should be sufficient to avoid potential interference with traffic flows on adjoining streets;
- Traffic turning conflicts should be minimized through directional or restrictive posting;
- Sight distances should be adequate and unobstructed for motorists;
- Acceleration, deceleration, and turning lanes should be installed where possible and practical to remove turning vehicles from the main traffic flow.

Ensure Pedestrian Connections Throughout Downtown

The Plan promotes pedestrian connectivity throughout all of the Village. This is particularly true of the North Branch School uses, which reside at the southern of the Village. In implementing this goal, several key implementation strategies should be developed and maintained. These include the following:



- Maintain a current listing of sidewalks within the downtown as well as the condition of such sidewalks.
- Commit monies to those areas within the Village in which sidewalks are necessary and are not provided. These improvements should be coordinated with the DDA as appropriate.
- The current program for sidewalk repair is simply done by the DPW Director on an as-needed basis. No changes in this program are deemed necessary.

Further, it should be ensured that all new developments within Village that require site plan review provide ample pedestrian connections to the overall network. These improvements would include extensive sidewalk or pathway systems internal to the development as well as exterior sidewalk extensions along existing Village streets, such as Jefferson, for the full width of the development's frontage. Deferments to sidewalk installations may be appropriate in those areas of the Village where sidewalks are not currently constructed. The Village will also be installing sidewalks as a part of most sewer and water and street projects.

Develop Pedestrian Friendly Crossings within the Downtown

Figure 7-3: Potential Bump Outs

As noted previously, the Village is divided north and south by M-90 and the Village is divided, to a lesser degree, east and west by Jefferson Road. In an effort to support a pedestrian-friendly environment, certain pedestrian amenities should be provided at the four (4) key intersections within the downtown. These are the Monroe, Jefferson, Saginaw, and Lincoln Street intersections with M-90. Other smaller pedestrian amenities can be provided at the crossing one block to the north and to the south of M-90.



- Review with MDOT and the Lapeer County Road Commission the ability of the Village to install "bump outs" along Huron Street (M-90). This will help encourage a pedestrian environment. These would be placed at Monroe, Jefferson, Saginaw, and Lincoln Streets.
- Install appropriate crosswalks and crossing signals within the downtown at the above-noted locations.
- Provide appropriate striping at all pedestrian crossings within the downtown.
- Special consideration will need to be provided for large truck traffic at all of these crossings to accommodate gravel haulers, school buses, and delivery trucks. These accommodations may come in the form of minimizing bump outs on those corners necessary for tuck turning movements and will need to be addressed individually.





Village of North Branch

8. Implementation





INTRODUCTION

The Planning Commission's thoughtful preparation and adoption of any plan would be for naught without a program of implementation strategies to bring the Plan to life. The following implementation techniques permit the Village to turn potential issues or concerns into opportunities. The following section attempts to identify each specific plan recommendation with appropriate implementation techniques and the parties involved to facilitate that recommendation. These techniques should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over the lifespan of the Master Plan. This "checklist" can be viewed as just that, a checklist for Village use on a day-to-day basis.

IMPLEMENTATION TOOLS

Following is a brief discussion of several key implementation tools available to the Village.

Zoning Ordinance Amendments

The Village's most effective tool to implement the land use arrangement of the Master Plan are zoning standards and zoning districts. A zoning ordinance is meant to be a fluid document, catering to the ideals and needs of the community. The experiences communities undergo in the application of their zoning rules and the review of unusual new land uses constantly change the body of professional knowledge related to planning and zoning standards. Periodic review of the zoning ordinance will result in the application of the most up-to-date standards in the design of new uses and the maintenance of existing developments. Review sessions may be appropriate at least annually, unless otherwise needed throughout the year.

Special Design Plans and Functional Plans

Much like the zoning ordinance, the Master Plan needs to be constantly reviewed. Further, sometimes a Master Plan must be followed by more detailed data or design studies in order to further identify issues, provide data for decision-making, or to illustrate specific concepts that can only be covered briefly in the Plan. These smaller, more specific plans can also help to implement certain ideals outlined in the Plan.

Coordination with the DDA Plans

Within the Village, master planning must be coordinated with the Village Planning Commission as well as the DDA. The two entities must work side by side to accomplish the community's goals and to ensure that the Village's Master Plan and DDA Plan are in harmony with one another. This is essential since the DDA typically has funding for public projects such as roadway and sidewalk improvements, while private development that is reviewed by the Planning Commission provides new building and business within the Village.

Subdivision and Condominium Regulations

Subdivision Regulations and Condominium Regulations Ordinances are valuable tools in achieving the type of residential development desired by the Village since the vast majority of the Village's remaining vacant property is planned for residential development and additional properties may become available through annexation or mutual agreement with the Township. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high-quality, attractive residential developments.



Site Plan, Special Land Use, Planned Development, and Rezoning Approval

Many essential components of the Plan will be the subject of a site plan or special land use application, perhaps preceded by an application for rezoning or submitted as a combined "planned development." Now is the appropriate time to review the Village's site plan and special land use approval processes and standards. The standards should clearly set forth the ideals and preferences of the Village. Once these standards are in place, the Village Administration and the Planning Commission must adhere to them consistently when reviewing development proposals. The implementation of the Plan could take 20 years or longer. In order to maintain the vision, consistent application of the Ordinance standards will be essential.

Capital Improvement Plans

The State, with the passage of Act 33 of 2008, now requires each community that operates a public sewer and water system to develop a Capital Improvement Plan to help in the implementation of the community's Master Plan. Starting in 2009, the Village of North Branch Planning Commission should begin to develop such a plan which can then be forwarded to the Village Council for their review and adoption into the Village's overall budget. The Capital Improvement Plan is a rolling six-year budget for improvement projects such as roads, sewer and water lines, parks public facilities, etc.

Re-Evaluation and Adjustment of the Plan

The final - and sometimes most difficult - step in the planning process is the last one: re-evaluation and adjustment. The process of community planning is never really finished. A community's population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the Plan is addressing the present land use issues in the community, and whether amendments should be made to keep the Plan relevant and make it the most appropriate guide for the Village's future land use. If the Plan no longer reflects the vision of the community, the Planning Commission can then begin the planning process again. Based on State Statute, the Plan must be reviewed at least every five (5) years to ensure the Plan is up to date and reflects current policy.

A key aspect of keeping the plan "on-track" is to undertake the implementation strategies that the plan identifies as short-term or on-going. The community cannot expect the plan to be implemented if the strategies identified as necessary for that implementation are not followed through with.

Every year the Planning Commission must review the plan. The review is intended to address two issues:

1. What were the implementation strategies outlined in the Plan that should have been undertaken in the preceding year by either the Planning Commission or other stakeholders, such as the Village Council or DDA, and were they undertaken?
2. Did anything occur in the preceding year that might impact a basic premise of the Master Plan that should be evaluated to determine if a more formal review process is called for? Potential events could include things such as an extension of utilities into an area of the village that was not anticipated, a substantial change in the economy (good or bad), or rezoning decision that was inconsistent with the Master Plan.



To ensure that this review is undertaken annually, it will be incorporated into the preparation by the Planning Commission annual report to the Village Council as required by Section 19 (2) of the Michigan Planning Enabling Act. The review of the Master Plan should occur one month before the preparation of the annual report. The annual report should address the following:

1. What did the Planning Commission accomplish in the preceding year (number of meetings held, number of requests reviewed)?
2. What implementation items outlined in the plan and the previous annual report were accomplished the previous year and which were not? These should include items that were not the direct responsibility of the Planning Commission.
3. Did the annual review raise issues that would require a formal review of the Plan?
4. What activities are to be undertaken by the Planning Commission in the coming year and what implementation items that are the responsibility of other stakeholders should be undertaken in the coming year?

A more formal review of the Plan, which shall take place not more than five years from the date of adoption of the Plan or Plan update or the date of the last "five-year review" of the Plan, shall consist of the following:

1. A review of the most recent data available on total population, dwelling units, and the local economy and comparison with the assumptions in the plan with regards to these community characteristics.
2. A review of the goals and objectives for the plan as outlined in the "Assets, Issues, and Recommendations" chapter of the Plan to determine if the Planning Commission believes they still reflect the intent of the community.
3. A review of the recommendations in the Land Use Plan chapter and its consistency with any approved rezoning requests in the previous year.
4. A review of the Community Facilities Plan, the Street and Circulation Plan, and the Implementation Plan to determine the extent to which proposed actions have been undertaken that were consistent with the Plan.

Based on the results of this analysis, the Planning Commission would make a finding that the Plan should be updated, that specific parts of the Plan should be updated, or that the Plan does not need to be updated. The report and a resolution by the Planning Commission accepting the report's recommendations would then be presented to the Village Council and included as an appendix to the Master Plan.



Table 8-1				
Category	Project	Description	Responsible Party	Priority
Streets	Paving of Jefferson from Huron Street north to Mill Street	Jefferson to be paved for full extent through the Village.	Village Council/ DDA	Long-Term
Streets	Replacement of Banker Street from Jefferson to Washington	The replacement of a portion of Banker Street including curb and gutter.	Village Council/ DDA	Long-Term
Streets	Ongoing Street Maintenance	Ensure ongoing and preventative maintenance of streets within the Village.	Village Council/ DDA	Ongoing
Streets	Installation of Curb and Gutter	The installation of curb and gutter is done with total street replacement; in some instances, retrofitting streets with curb and gutter may be necessary.	Village Council/ DDA	Ongoing
Streets	Continue to install DDA improvements	The Master Plan calls for the continued implementation of the Village's DDA Plan along with its planned improvements.	DDA	Ongoing
Streets	Institute a Tree Planting Program	The installation of street trees throughout the Village should be conducted on an ongoing basis.	Village Council	Ongoing
Streets	Maintain a List of Current Sidewalk Status as Basis for Ongoing Maintenance	As a part of connecting all of downtown through sidewalks and alternative transportation, a list of sidewalk locations, condition, and anticipated construction/ replacement dates should be maintained. Continue allocation of monies through the Village as well as the DDA to build, replace, and repair sidewalks throughout the Village.	Administration/ Village Council/ DDA	Ongoing
Streets	Sidewalk Maintenance	Continue to allocate monies through the Village as well as the DDA to build, replace, and repair sidewalks throughout the Village.	Administration/ Village Council/ DDA	Ongoing
Streets	Sidewalk Installation	Ensure that all new developments provide sidewalks along all streets or allow creative alternatives.	Planning Commission/ Village Council	Short-Term/ Ongoing



Table 8-1				
Category	Project	Description	Responsible Party	Priority
Streets	Pedestrian Friendly Crossings	The Plan calls for the development of a pedestrian crossing at Jefferson.	Planning Commission/ Village Council/ DDA/ MDOT/ Lapeer County/ County Road Commission	Long-Term
Community Facility	School Connections with Downtown	In an effort to allow for those children who walk to and from school, as well as provide linkages to those coming to and from the schools to retail and entertainment, linkages should be created between the schools and downtown.	Planning Commission/ Village Council/ School Board/ DDA	Short-Term
Community Facility	School Plan Reviews	The Master Plan encourages site plan review of school facilities within the Village.	Planning Commission/ School Board	Short-Term
Community Facility	Development of Pocket or Neighborhood Park	The development of the vacant property in the north central portion of the Village should include a park to help provide recreational opportunities to those new residents.	Planning Commission/ Private Developer	Long-Term
Community Facility	Joint Submission of Recreation Grant Opportunities	The Master Plan supports the joint application of Recreation Grants to the State of Michigan or other appropriate entity.	Village Council/ Administration/ North Branch Township Administration	Ongoing
Community Facility	Improvements to the Overall Sanitary Sewer System	As part of any annexation or utility extension, appropriate improvements will be necessary to the Village's sewer system and lagoon system.	Village Council/ Private Development	Long-Term
Community Facility	Development of a Boundary Committee	The Master Plan supports the development of a long-standing boundary adjustment committee that would provide stability for annexation issues between the Village and the Township.	Village Council/ Township Board	Short-Term
Community Facility	Development of Accurate, Current Sewer and Water Infrastructure Data	Work with the Village's Public Works Department and the Village engineers to develop an Asset Management Plan for both the sewer and water system for capacities.	Village Council/ Village Administration	Short-Term



Table 8-1

Category	Project	Description	Responsible Party	Priority
Community Facility	Review of Police Department	If and when additional properties are developed or brought into the Village, assessments should be made as to the level of service of the Police Department and the need for additional service.	Village Council/ Village Administration	Long-Term
Downtown	Business Retention and Recruitment	Work with the DDA to stabilize existing businesses within the downtown while recruiting new business to locate in the Central Business District.	Lapeer Area Development Corporation	Ongoing
Downtown	Business Support	Provide a mentoring program or "business resource center" for all business within the downtown made up of existing business owners and professionals within the Village.	North Branch Area Business Association (NBABA) North Branch Area Schools	Short-term
Downtown	Downtown Directory Signage	Provide directory signage regarding the assets and location of downtown at both the eastern and western boundaries of the Village. Particularly at the intersection of Lake Pleasant Road and M-90.	Village Council	Mid-Term
Downtown	Downtown Promotion	Work with downtown business owners to cross-promote businesses within the downtown by advertising and selling products and services of each downtown business as appropriate.	DDA/ NBABA	Ongoing
Downtown	Downtown Promotion	Work to promote quality, family-orientated restaurants within the downtown.	DDA/ NBABA	Ongoing
Downtown	Downtown Seating	Develop seating areas within the downtown to allow patrons and users of the downtown a place to sit and relax in an effort to extend their stay within the downtown	DDA	Short-Term



Table 8-1				
Category	Project	Description	Responsible Party	Priority
Downtown	Update the Architectural Survey	Update the Village architectural survey conducted in the 1980s to reflect the improvements that have been done as a result of private investment or grant monies. Keep records of the improvements made, including photographic surveys of “real life” improvements.	DDA	Short-Term
Downtown	Architectural and Signage Standards for Zoning Ordinance	Develop regulations and guidelines for architecture, signage, etc. to include into the village zoning ordinance that would provide enforceable regulation within the downtown area.	Planning Commission	Long-Term
Downtown	Build-To Lines	Update zoning ordinance to establish “build-to lines” in the Central Business District	Planning Commission	Short-Term
Large Potential Infill Parcels	Infill Development Concept Plans	Develop small area plans that help portray not only the desired land use for each of these individual parcels that are identified, but also provide a potential conceptual layout showing how new development can be integrated into the existing context.	Planning Commission	Long-Term
Large Potential Infill Parcels	Utility and Street Extensions	Develop logical extensions of the existing street pattern, and utilities into and through these infill properties.	DPW	Long-Term
Large Potential Infill Parcels	Amend Planning and Zoning to Ensure Proper Densities	Review planned and zoned densities for those properties within the Village where infill development may occur.	Planning Commission	Long-Term
Large Potential Infill Parcels	Respond to Market	Assist property owners in reacting to market demand by reviewing utility and zoning requirements based on proposed development.	Village Council	Ongoing
Industrial Park	Promotional Material	Continue to develop and present on the Village website material for recruiting industrial businesses indicating the benefits of the Village's industrial subdivision.	Village Administration	Ongoing



Table 8-1				
Category	Project	Description	Responsible Party	Priority
Industrial Park	Cooperate with Industrial Park Property Owners	Work with existing and potential land owners within the industrial subdivision, as well as Lapeer County, to establish Industrial Development Districts and other tax incentive programs.	Village Administration	Ongoing
Industrial Park	Promote Development of Industrial Parcels	Continue to advertise the availability of industrial property through real estate professionals and available real estate listings as well as through County and regional economic development organizations.	Next Michigan Development Corp./ I-69 International Trade Corridor/ Lapeer Development Corporation	Ongoing
Industrial Park	Industrial Park Appearance Standards	The appearance standards of the Village's industrial park need to be maintained and enhanced. This includes overall building design, increased landscaping and screening, and overall building maintenance. <ul style="list-style-type: none"> • Review landscaping requirements in deed restrictions placed upon each lot. • Promote proper site plan review. • Ensure proper enforcement of outdoor storage. 	Village Council	Ongoing
Village Practices	Village Newsletter	Maintain policy of providing timely newsletters that provide updates on Village plans, policies, new initiatives, and general happenings at the Village Hall.	Village Clerk	Ongoing
Village Practices	Resident Outreach	Enhance residents' knowledge of hearings and events through post notices on the Village website and utilizing local newspapers for writing articles regarding issues of public interest rather than posting typical notices.	Village Administration	Ongoing
Village Practices	Compliance Based Ordinance Enforcement	Work with land owners who are not in compliance with ordinance regulations to become compliant, as well as explain why the Village has the regulation.	Village Administration	Ongoing



Table 8-1

Category	Project	Description	Responsible Party	Priority
Residential Housing	Division of Single-Family Homes	Evaluate ordinance to address the division of single-family homes into two or more units.	Planning Commission	Short-Term
Residential Housing	Infill Single-Family Homes	Plan for infill areas to be developed as single-family residential housing units, allowing for higher densities where needed and appropriate to allow for a lower price-range, housing unit.	Planning Commission	Short-Term
Historical Homes and Buildings	Promote Department of Interior Historic Home Standards	The Village should promote the use of the Department of Interiors standards for residential construction, which is the standard for Historic Districts, including by creating a link to the Department of Interiors website, where the standards can be downloaded.	Village Administration	Short-Term
Village Aesthetics	Architectural Guidelines	Develop regulations for the appearance of commercial buildings and overall sites located outside of the immediate downtown including permitted building materials and landscaping schemes, which include street trees, parking lot trees, general landscaping, and screening.	Planning Commission	Long-Term

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RESOLUTION OF ADOPTION
VILLAGE OF NORTH BRANCH MASTER PLAN

MOTION BY: Kelly Martin

SUPPORTED BY: Betty Kennedy

RESOLVED THAT:

WHEREAS, the Michigan Planning Enabling Act (P.A. 33 of 2008) provides the Village of North Branch Planning Commission with the authority to prepare and adopt a community-wide Master Plan and,

WHEREAS, the Plan, among others, is intended to serve as a guide for the future development of the Village, and

WHEREAS, the Village Planning Commission has developed a plan which contains an, Introduction, Physical Features Section, Demographic Section, Assets, Issues and Recommendations Section, Land Use Plan, Community Facilities Plan, Street and Circulation Plan, and Implementation Section, and

WHEREAS, the Plan was distributed for review to regional, county and local planning agencies and municipalities as required by Statute, and

WHEREAS, notices were duly published to hold a Public Hearing on the adoption of the Master Plan, and

WHEREAS, a Public Hearing was held at the regular meeting of August 18, 2009 on the Master Plan,

NOW THEREFORE BE IT RESOLVED, that the Village of North Branch Planning Commission, on the date, August 18, 2009, herewith adopts the Plan.

BE IT FURTHER RESOLVED, that the Village of North Branch Planning Commission shall forward this Plan to the Village of North Branch Village Council, the Lapeer County Planning Commission, and all other required entities in accordance with Act 33 of the Public Acts of 2008, as amended.

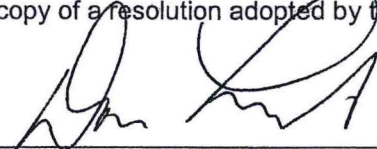
Ayes: 5

Nays: 0

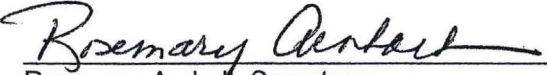
Absent: 2

Abstained: 0

I, Don Lamb, Chairman of the Village of North Branch Planning Commission, and I, Rosemary Arnholt, Secretary for the Village of North Branch Planning Commission, hereby certify that the above is a full and true copy of a resolution adopted by the Village of North Branch Planning Commission on August 18, 2009.



Don Lamb, Chairman
Village of North Branch
Planning Commission



Rosemary Arnholt, Secretary
Village of North Branch
Planning Commission

RESOLUTION OF SUPPORT

VILLAGE OF NORTH BRANCH MASTER PLAN

MOTION BY: Leonard Cowles

SUPPORTED BY: Michael Arnholt

RESOLVED THAT:

WHEREAS, the Michigan Planning Enabling Act (P.A. 33 of 2008) provides the Village of North Branch Planning Commission with the authority to prepare and adopt a community-wide Master Plan and,

WHEREAS, the Plan, among others, is intended to serve as a guide for the future development of the Village, and

WHEREAS, the Village Planning Commission has developed a plan which contains an, Introduction, Physical Features Section, Demographic Section, Assets, Issues and Recommendations Section, Land Use Plan, Community Facilities Plan, Street and Circulation Plan, and Implementation Section, and

WHEREAS, the Plan was distributed for review to regional, county and local planning agencies and municipalities as required by Statute, and

WHEREAS, notices were duly published to hold a Public Hearing on the adoption of the Master Plan, and

WHEREAS, a Public Hearing was held at the regular meeting of August 18, 2009 on the Master Plan, and

WHEREAS, the Village of North Branch Planning Commission, on the date, August 18, 2009, adopted the Plan, and

WHEREAS, the Village of North Branch Planning Commission shall forward this Plan to the Lapeer County Planning Commission, and all other required entities in accordance with Act 33 of the Public Acts of 2008, as amended.

THEREFORE, LET IT BE RESOLVED THAT, the Village of North Branch Village Council adopts this resolution of support for the Village of North Branch Master Plan, adopted by the Village of North Branch Planning Commission, and its planning concepts and recommendations.

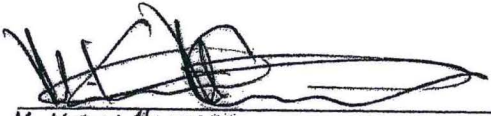
Ayes: 6

Nays: 0

Absent: 1

Abstained: 0

I, M. Kelly Martin, President of the Village of North Branch, and I, Betty L. Kennedy, Clerk for the Village of North Branch, hereby certify that the above is a full and true copy of a resolution adopted by the Village of North Branch Council on September , 2009.



M. Kelly Martin, President
Village of North Branch



Betty L. Kennedy, Clerk
Village of North Branch

RESOLUTION

WHERE AS the North Branch Village Council established the Village of North Branch Planning Commission to prepare plans for the development of the village under the Michigan Planning Enabling Act, and

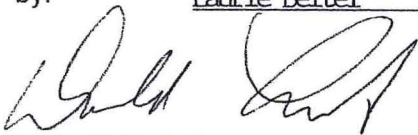
WHERE AS the Village of North Branch Planning Commission adopted the Village of North Branch Master Plan on August 18, 2009, and

WHERE AS the Village of North Branch Planning Commission has now completed a five year review of the Village of North Branch Master Plan as required per the Michigan Planning Enabling Act and

WHERE AS the five year review finds there is not a need to update the plan at this time, now

THEREFORE BE IT RESOLVED that Village of North Branch Planning Commission does hereby approve the findings of the five year review to be true and accurate as presented and hereby adopts the review report to be incorporated within the Village of North Branch Master Plan within the Plan's Appendix.

Moved by: Betty Kennedy Yeas 6
Supported by: Laurie Beitel Nays 0



Planning Commission Chairperson



Planning Commission Secretary

01/20/15
Date

