

**Report on Five Year Review**  
**Village of North Branch Master Plan 2009**  
**November 2014**

The Village of North Branch Planning Commission adopted the current Master Plan in 2009. In November of 2014, in compliance with Section 45 (2) of the Michigan Planning Enabling Act (PA 33 of 2008), the Planning Commission reviewed data useful in determining whether or not there is need to amend the current plan or adopt a new one. This report reviews that data and the conclusions reached by the Planning Commission as a result of those reviews.

**Demographic, Housing and Economic Data**

The first analysis was a review of the data included in the master plan’s community description and it was compared with the more recent data to determine if there were any unexpected changes in trends. These unexpected changes could serve as the basis for an amendment or plan rewrite if they substantially affected the assumptions that served as a basis for the plan.

<b>Table 1</b>			
<b>Population Trends 1990 -2010</b>			
	<b>1990</b>	<b>2000</b>	<b>2010</b>
<b>Total population</b>	1,023	1,027	1,033
<b>Households</b>	381	403	415
<b>Median Age</b>	28.4	30.9	34.0
<b>Household Size</b>	2.65	2.54	2.45
<b>Source: 1990, 2000, 2010 US Decennial Census</b>			

Review of the data in Table 1 shows that the trends noted in the current plan, based on 1990 and 2000 data, are also reflected in the 2010 census. Total population is remaining level. This is due to the fact that while the average household size continues to drop, the number of households continues to modestly increase. The median age also continues to increase. The drop in household size continues a national trend that has been on-going since the early 1900’s. The increase in median age continues a national trend that has been on-going since the end of the “baby-boom” period of 1945-1962.

<b>Table 2</b>						
<b>Dwelling Unit Trends 1990 -2010</b>						
	<b>1990</b>		<b>2000</b>		<b>2010</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
<b>Owner Occupied</b>	237	62.2	233	57.8	237	57.1
<b>Renter</b>	144	37.8	170	42.2	178	42.9
<b>Vacant</b>	10	2.6	28	6.5	69	14.3
<b>Total</b>	391	100.0	431	100.0	484	100.0
<b>Source: 1990, 2000, 2010 US Decennial Census</b>						

Table 2 demonstrates that while the percentage of homes that are renter occupied increased from 2000 to 2010, the rate of change dropped significantly. At the same time, the rate of vacancies continued. In

reviewing this data, the Planning Commission noted that the development of the North Branch Meadows Mobile Home Park has led to volatility in the housing numbers because although the site was developed for 132 lots, it has never been fully occupied and is currently at about 1/3 of capacity. The increase in vacancies from 2000 to 2010 may be primarily due to unoccupied mobile homes in the park, and the increase in rentals from 1990 to 2000 may be due to the original establishment of the park.

The current plan identified the increase in rental occupied properties as a potential area of concern due to the potential decrease in property maintenance associated with some rental property. The modest increase in rental property from 2000 to 2010 was not seen as a significant area of concern.

<b>Table 3 Economic Data</b>		
	<b>2000</b>	<b>2008-2012</b>
<b>Housing Value</b>	\$92,400	\$86,500
<b>Median Income</b>	\$31,071	\$28,997
<b>Source: 2000 US Decennial Census and 2008 – 2012 American Community Survey</b>		

The economic data in Table 3 shows drops in both housing value and median income. This was not a surprise to the Planning Commission, given the impact to the area and state as a whole due to the “Great Recession”. The Planning Commission did not feel that this fact warranted any specific amendments to the existing plan.

Comparison of the data in this table and those that follow is difficult due to the change in the Bureau of the Census’s data collection methods. The 2000 “sample” data, which comprises much of the information provided by the decennial census, was based on a collection of responses from about 10% of the households in all communities in April 2000. Starting in 2006, the Bureau started to collect the sample data annually from about 1% of the population, instead of every 10 years, as part of the decennial census. In order to be statistically significant for a community the size of the Village of North Branch, the data from five years must be averaged. So data in Tables 3, 4 and 5 are comparing data collected in one month to data that is an average of responses collected over five years.

<b>Table 4 Selected Occupations</b>				
	<b>2000</b>		<b>2008-2012</b>	
	<b>Village of North Branch</b>	<b>State of Michigan</b>	<b>Village of North Branch</b>	<b>State of Michigan</b>
<b>Production</b>	30.0%	18.5%	21.2%	14.6%
<b>Office</b>	29.0%	25.6%	27.7%	24.8%
<b>Service</b>	14.1%	14.8%	28.6%	18.6%
<b>Source: 2000 US Decennial Census and 2008 – 2012 American Community Survey</b>				

One of the potential reasons for the decrease in median income is a shift in the type of jobs as the state loses manufacturing jobs. Table 4 shows that while the percentage of individuals in the village that earn their living from jobs involving “production” is greater than the state as a whole, it has dropped by a

third when compared with the average over the period 2008-2012, while the percentage that earn their income from service industries has doubled. This would indicate that the decline in income may be more than a “blip on the radar”.

<b>Table 5</b>				
<b>Households with Earnings from Social Security and Retirement</b>				
	<b>2000</b>		<b>2008-2012</b>	
	<b>Village of North Branch</b>	<b>State of Michigan</b>	<b>Village of North Branch</b>	<b>State of Michigan</b>
<b>Social Security</b>	36.5%	26.2%	33.6%	31.5%
<b>Retirement</b>	23.8%	19.2%	18.0%	22.6%
<b>Source: 2000 US Decennial Census and 2008 – 2012 American Community Survey</b>				

Another potential reason for the drop in income could be if a greater percentage of income came from social security and retirement rather than wages. A comparison of these sources of income show that the percentage of households with these as part of their income source actually decreased from 2000 to the period 2008-2012.

The Planning Commission reviewed the data above and determined that most of the trends identified in the current master plan have continued, have only moderately changed, or have changed in a manner that was expected and there is no need to update the plan based on this information.

**Maintenance of Goals and Objectives**

A good indication of the need to amend or update a master plan is if the community no longer agrees with the plan’s goals and objectives. These identify the vision of the community’s future and in part, the path to get there. If the Planning Commission no longer agrees with the vision or path, then the plan needs to be looked at.

At the November Planning Commission meeting, the commission members reviewed the goals and objectives listed in the “Assets, Issues and Recommendations” section of the plan. There was no major disagreement with the issues identified. It was noted that many of the recommendations, which are refined in the Land Use, Community Facility, Transportation and Implementation Plans and discussed in the next section of this report, have been or are being implemented.

**Compliance with Plans**

Another indicator that a plan is due for amendment or revision is if the recommendations in the plan elements are not being followed. The Village of North Branch includes sections on land use, community facilities, transportation and implementation.

**Land Use**

The land use section includes recommendations on changes to the zoning map and also serves as the basis for future rezoning requests. The plan included a recommendation that the north central portion of the village, that had been zoned and used partially for industrial purposes, be rezoned for single family residential. This was implemented in the zoning ordinance adopted in 2011. Since the adoption

of the master plan, the only rezoning approved by the village has been for an industrial parcel that was consistent with the plan.

### Community Facilities

This section has recommendations for improvements to the connections to the schools; improvement to the park; extension of sewer service and upgrades to the police department, village hall, library and museum. While financial constraints have limited the proposed improvements in many cases, some of the pedestrian connections to the school have taken place.

### Street and Circulation Plan

This section includes specific recommendations for improvements to the village street and sidewalk system. They include recommendations regarding paving, street extensions, access management planning and DDA improvements. While not all the improvements proposed have been completed in the past five years, progress has been made. Projects completed include the paving of Jefferson Street and the extension of Center Street. The only project that might be removed from the list is the Street Tree Planting Program. Most of the street trees downtown have been removed due to damage done by an ice storm.

### Implementation Plan

This section includes a list of general implementation items, as well as a list of specific actions outlined in an Action Plan. Included among the general list is the requirement that the village maintain a Capital Improvement Plan (CIP) which the village updates every year. Several of the action plan items classified as "short term" priority have been completed or are being acted on, including improving school connections and sidewalks. One specific recommendation that the Planning Commission felt should not be addressed, was a proposal for a Boundary Committee to develop a plan for annexation of property adjacent to the village for long-term growth. The Planning Commission felt that such a committee would be viewed as unnecessarily aggressive in promoting annexations and the current method of addressing requests in conjunction with the township, as they come up, is more appropriate.

### Conclusions

Based on their review of the facts presented above, the Planning Commission determined:

1. There is no need to amend or update the current plan.
2. The Planning Commission shall adopt the attached resolution to that effect and forward a copy to the Village Council.
3. A copy of the report and resolution shall be attached to the official copy of the master plan.
4. The Planning Commission shall use the action and implementation plan in identifying potential work items for 2015 as part of their 2014 annual report.



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

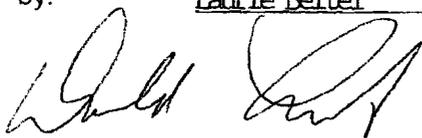
WHERE AS the Village of North Branch Planning Commission adopted the Village of North Branch Master Plan on August 18, 2009, and

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  
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Date