

# Village of Estral Beach

## Monroe County



## 2017 Master Plan



# Village of Estral Beach Master Plan

## Acknowledgements

### **PRESIDENT**

**Dan Swindle**

### **TREASURER**

**Kristine Ledger**

### **CLERK**

**Carol Vandercook**

### **TRUSTEES**

**Adam Younglove – Pro Tempore**

**Jessica Anglin**

**Debbie Dare**

**Greg Knierim**

**Jennifer Metcalf**

**Jimmy Wiegand**

### **PLANNING COMMISSION**

**Morgan Bogdanski-Craanen – Chair**

**Anne Borowski – Vice Chair**

**Velma Fisher – Secretary**

**Carol Vandercook – Recording Secretary**

**Michele Emmerich**

**Larry Laboe**

**Jennifer Metcalf**

**Alisha Piepsney**

### **VILLAGE STAFF**

**Dave Millar – Fire Chief**

# Village of Estral Beach Master Plan

## Village of Estral Beach

7194 Lakeview Boulevard, Newport, MI 48166

PLANNING COMMISSION RESOLUTION  
RECOMMENDING ADOPTION OF 2017 MASTER PLAN  
VILLAGE OF ESTRAL BEACH  
MONROE COUNTY, MICHIGAN

Resolution No. 12-17-6

At a special meeting of the Village of Estral Beach Planning Commission, County of Monroe, Michigan, held at the Village Hall, located at 7194 Lakeview Boulevard, Newport, MI 48166 on the 13<sup>th</sup> day of December, 2017, there were:

**PRESENT:** Morgan Bogdanski-Craanen, Anne Borowski, Velma Fisher, Michele Emmerich, Larry Laboe, Jennifer Metcalf

**ABSENT:** Alisha Piepsney

**WHEREAS**, in 2017, Village of Estral Beach Council authorized the preparation of a Master Plan to establish goals and guidelines to facilitate the direction, redevelopment and growth of the Village of Estral Beach into the future; and

**WHEREAS**, the Planning Commission, in concert with Planning staff of Monroe County Planning Commission, the Village President, Village Council, and the resident public, has caused the extensive evaluation of information comprehensive of residential, business, and municipal interests essential to the development of a master plan; and

**WHEREAS**, The Planning Commission encouraged public participation during the planning process including hosting numerous public forums; and a citizen's survey, and

**WHEREAS**, the aforesaid information has been compiled into a Master Plan document that, in addition to other purposes, will serve to:

- establish a pattern for land use to guide development and redevelopment
- provide a legal basis for zoning and other regulations, and a basis for amendments to the Zoning Ordinance and Zoning Map
- preserve or enhance natural resources
- address the desires and needs of the residents, businesses and property owners; and

**WHEREAS**, on June 22, 2017, the Estral Beach Village Council received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the required entities identified in the Michigan Planning Enabling Act; for review and comment and

**WHEREAS**, the statutory period for review and comment has expired and no person or entity submitted comments indicating that the proposed master plan is substantially inconsistent with the master plan of any adjacent community; and

**WHEREAS**, the Planning Commission properly noticed and held a public hearing upon the expiration of the deadline for comment by the required entities to review the proposed Master Plan on December 13, 2017, pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act, MCL 125.3801 et. seq., and

**WHEREAS**, the citizens of Village of Estral Beach had the opportunity to provide oral and written comments on the proposed plan, which comments have been carefully considered by the Planning Commission; and

## Village of Estral Beach Master Plan

**WHEREAS**, after consideration of the public comments the Village of Estral Beach Planning Commission is satisfied that the Village of Estral Beach Master Plan is ready for adoption; and,

**WHEREAS**, the Planning Commission finds that the proposed Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Village.

**WHEREAS**, the Planning Commission approved the Master Plan by adopting a resolution by the affirmative vote of at least 2/3 of its members on December 13, 2017, and

**WHEREAS**, the Village Council has exercised by adopting Council Resolution 03-17-15, its right to approve or reject the proposed Master Plan pursuant to the authority to do so as provided in MCL 125.3843; and

**WHEREAS**, the Village of Estral Beach Planning Commission has submitted the proposed master plan to the Village Council of Trustees; and, is now requesting that the Village Council approve the Master Plan as submitted; and

### **THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:**

**RESOLVED**, that the Village of Estral Beach Planning Commission approves the Master Plan as presented including the maps and descriptive and other material bound with the Master Plan and intended by the Planning Commission to be part of the Master Plan.

**RESOLVED**, that a statement recording this approval shall be signed by the Village Clerk and shall be included on the inside of the front cover of the Master Plan; be it further

**RESOLVED**, that the Secretary of the Planning Commission is hereby authorized to submit copies of the adopted Master Plan to the required entities, for final distribution, in accordance with the law; be it further

**RESOLVED**, that this resolution is given immediate effect.

The resolution was offered by: Jennifer Metcalf

and seconded by: Anne Borowski

YEAS: Morgan Bogdanski-Craanen, Anne Borowski, Velma Fisher, Michele Emmerich, Larry Laboe, Jennifer Metcalf

NAYS: NONE

ABSENT: Alisha Piepsney

Adopted this 13<sup>th</sup> day of December, 2017

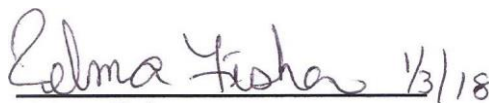
### CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Village Planning Commission of the Village of Estral Beach, County of Monroe, and State of Michigan, at a special meeting held on the 13<sup>th</sup> day of December, 2017, the original of which is file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of Public Acts of Michigan 1976, including in the case of special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

Date adopted, December 13, 2017



Carol Vandercook  
Village Clerk



Velma Fisher  
Planning Commission Secretary

# Village of Estral Beach Master Plan

## Village of Estral Beach

7194 Lakeview Boulevard, Newport, MI 48166

COUNCIL RESOLUTION FOR ADOPTION  
OF MASTER PLAN  
VILLAGE OF ESTRAL BEACH  
MONROE COUNTY, MICHIGAN

Resolution No. 12-17-20

At a regular meeting of the Village Council of the Village of Estral Beach, County of Monroe, Michigan, held at the Village Hall, located at 7194 Lakeview Boulevard, Newport, MI 48166 on the 19<sup>th</sup> day of December 2017, there were:

PRESENT: Debby Dare, Adam Younglove, Greg Knierim, James Wiegand, Jessica Anglin, Jennifer Metcalf

ABSENT: None

**WHEREAS**, the Village of Estral Beach, Monroe County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

**WHEREAS**, the Village of Estral Beach Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Village, and;

**WHEREAS**, on June 22, 2017, the Estral Beach Village Council received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the Michigan Planning Enabling Act; for review and comment and;

**WHEREAS**, the plan was presented to the public at a hearing held on December 13, 2017, before the Planning Commission, with notice of the hearing being published in the Monroe News on November 27, 2017 in accordance with Section 43(1) of the Act, and;

**WHEREAS**, the Village of Estral Beach Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan, by resolution, by an affirmative vote of not less than two-thirds (2/3) of the Members of the Planning Commission voting to approve and;

**WHEREAS**, the Village Council has exercised by resolution its right to approve or reject the proposed Master Plan pursuant to the authority to do so as provided in MCL 125.3843, and;

**WHEREAS**, in fulfillment of the requirements of Michigan Public Act 33 of 2008 Michigan Planning Enabling Act, Village of Estral Beach Council has this date, December 19, 2017, made the determination that the Master Plan document will facilitate the overall future planning and redevelopment objectives of the Village of Estral Beach.

**NOW, THEREFORE, BE IT RESOLVED**, that the proposed Master Plan for the Village of Estral Beach is hereby adopted, and that preparation of the final Master Plan document is hereby directed and scheduled for final distribution; and be it further

**RESOLVED**, that a statement recording this approval shall be signed by the Village Clerk and shall be included on the inside of the front cover of the Master Plan and, the content of this document, together with all maps attached to and contained herein are hereby adopted by the Estral Beach Village Council as the village of Estral Beach Master Plan on this 19<sup>th</sup> day of December 2017.

# Village of Estral Beach Master Plan

The resolution was offered by: Jessica Anglin

and seconded by: Debby Dare

YEAS: Debby Dare, Jessica Anglin, Adam Younglove, Greg Knierim, James Wiegand, Jennifer Metcalf

NAYS: None

ABSENT: None

Adopted this 19<sup>th</sup> day of December 2017

## CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Village Planning Commission of the Village of Estral Beach, County of Monroe, and State of Michigan, at a special meeting held on the 19<sup>th</sup> day of December 2017, the original of which is file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of Public Acts of Michigan 1976.

Date adopted, December 19, 2017



Carol A. Vandercook  
Village Clerk

**VILLAGE OF ESTRAL BEACH  
MASTER PLAN PUBLIC HEARING  
DECEMBER 13, 7 P.M.  
7194 LAKEVIEW BLVD., NEWPORT**

The Estral Beach Planning Commission has rescheduled the Master Plan Public Hearing for December 13, 7 p.m. at the Estral Beach Village Hall. All are invited to attend and comment.

Copies of the Plan are available for review at the Village Office and on the website, [www.estrалbeachvillage.org](http://www.estrалbeachvillage.org). Submit written comments to EBPC, at above address. Additional Info, contact the Village Office (734) 586-8380.

November 27, 2017

# Village of Estral Beach Master Plan

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# Village of Estral Beach Master Plan

## 1. Introduction

The Village of Estral Beach's Master Plan has been prepared by the Village's Planning Commission and adopted by the Village Council under the provisions of the Michigan Planning and Enabling Act, Public Act 33 of 2008, as amended. The Village's Planning Commission was reaffirmed under Village ordinance 1029A. The Master Plan is the official document used to guide the future development and growth of the Village and the management of its resources. Organized through a series of goals, objectives, and strategies, the master plan provides the framework and basis for sound decision-making and establishes a clear direction and expectations for the Village.

### 1.1. Purpose of the Master Plan

The Planning Enabling Act authorizes the Village to prepare, adopt, amend, and implement a Master Plan. The purpose of this plan, according to the State Act, is to guide and accomplish, in the planning and jurisdiction of its environments and development that satisfies all of the following criteria:

- (a) Is coordinated, adjusted, harmonious, efficient, and economical.
- (b) Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.
- (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.
- (d) Includes, among other things, promotion of or adequate provision for 1 or more of the following:
  - i. A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users.
  - ii. Safety from fire and other dangers.
  - iii. Light and air.
  - iv. Healthful and convenient distribution of population (to avoid overcrowding of the land by buildings and people)
  - v. Good civic design and arrangement and wise and efficient expenditure of public funds.
  - vi. Public utilities such as sewage disposal and water supply and other public improvements.
  - vii. Recreation.
  - viii. The use of resources in accordance with their character and adaptability.

Although the Master Plan has no regulatory power, it states specific land development and preservation goals. These goals are intended to guide both the Planning Commission and the Village Council in making day-to-day and long-range land use decisions. In addition, such a plan is required under Act 110 of Public Acts of 2006, section 203(1), as amended, as the basis for a zoning ordinance.

The plan as described in Act 110 is:

- to promote the public health, safety, and general welfare,
- to encourage the use of lands in accordance with their character and adaptability,

# Village of Estral Beach Master Plan

- to limit the improper use of land,
- to conserve natural resources and energy,
- to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land,
- to ensure that uses of the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population,
- to provide adequate light and air,
- to lessen congestion on the public roads and streets,
- to reduce hazards to life and property,
- to facilitate adequate provision for a system of transportation, including public transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and
- to conserve the expenditure of funds for public improvements and services to conform to the most advantageous uses of land, resources, and properties.

This Master Plan has been developed based upon several factors; the existing natural resources of the Village; current land use trends; need for flood control measures; and the desired community character as expressed through work sessions with residents, a citizen survey and Village officials.

State laws require that each community shall review its Master Plan at least every five years, and determine whether the plan should remain as is, be amended, or a new plan adopted. Therefore, the Village Master Plan addresses land use policy for up to twenty years into the future.

## 1.2. Use of the Plan

This Master Plan serves as a tool for decision-making by providing information and rationale for land use decisions. The Master Plan does not contain a specific time frame or timetable for the development of Village lands. Development takes place as landowners seek rezoning and as developers request approval for plans for residential and commercial projects in response to market demands.

This "Master Plan" is to provide direction to the elected and appointed officials of the Village of Estral Beach, and its residents, in implementing the needs, wants, and desires of the residents of the Community. A Master Plan is an officially adopted municipal government document which serves as a policy guide to decisions about the physical, social, economic and environmental development of the community.

The Master Plan does not dictate the timing of development but rather the Plan sets forth recommendations for what type of land uses can be established in the Village, where they can be established and under what conditions they can be established.

In particular, the Plan will assist local officials in the following:

- **Review of rezoning and special use permits.** Applications for rezoning and special use permits should be evaluated not only in terms of specific ordinance standards but also in terms of how well the proposed action will be consistent with the goals and objectives of the Master Plan.

# Village of Estral Beach Master Plan

- **Review of public improvement projects.** All future public improvement projects, including the construction of new facilities, utilities, or buildings must first be reviewed by the Planning Commission or other designated entity for consistency with the Master Plan, according to PA 33 of 2008. In particular, any public improvement project must be reviewed to see whether it is consistent with the planned future land use pattern in the Village. Public improvement projects include roads, public safety facilities, parks and recreation facilities, utilities, and other public space, building, or structure.
- **Maintaining community character while managing growth.** Each community has a vision for its future, and a sense for the desired character. The Master Plan, more than any other document, provides direction for Village officials in managing growth while retaining the desired community character, and providing the best quality of life possible for current and future residents.
- **Providing a legal framework for zoning actions.** The Michigan Zoning Enabling Act 110 of 2006 requires that zoning regulations be “based upon a plan” (MCL 125.3203). Village’s zoning actions and regulations are generally viewed favorably by the courts provided that such actions and regulations are not deemed to be “arbitrary and capricious”. By providing adequate support for zoning decisions, the Master Plan therefore serves as the legal backbone of the zoning ordinances and helps to protect zoning decisions made by the Planning Commission and Zoning Board of Appeals.
- The Plan is a very strong and visible statement by the Village and its residents, regarding the intended future character of the community and strategies to assure that character. As a formal tangible document, this Plan instills a sense of stability and direction for Village officials, Village activities, and Village residents.

## 1.3. Preparation of the Master Plan

The Village Council on March 7, 2017 adopted revised Village ordinance 1029A according to the Planning Enabling Act 33 of 2008. The new Planning Commission, which consists of seven (7) members, subsequently appointed officers and adopted new By-Laws. This Master Plan is a result of their efforts.

The Master Plan was sent to adjoining communities as required by the Planning Enabling Act. Since the US Fish & Wildlife Service (USFWS) owns property within and abutting the Village boundary, the Master Plan was also sent to them for comment. Following the required Public Hearing held on December 13<sup>th</sup>, 2017, the Planning Commission adopted the Master Plan and forwarded to the Village Council as required under Resolution 3-17-15. The Master Plan was officially adopted by the Village Council on December 19, 2017.

As part of this effort, the Commission will revise Village zoning ordinance 1031 to bring it into compliance with the Michigan Zoning Enabling Act 110 of 2006, and to incorporate direction from this Master Plan.

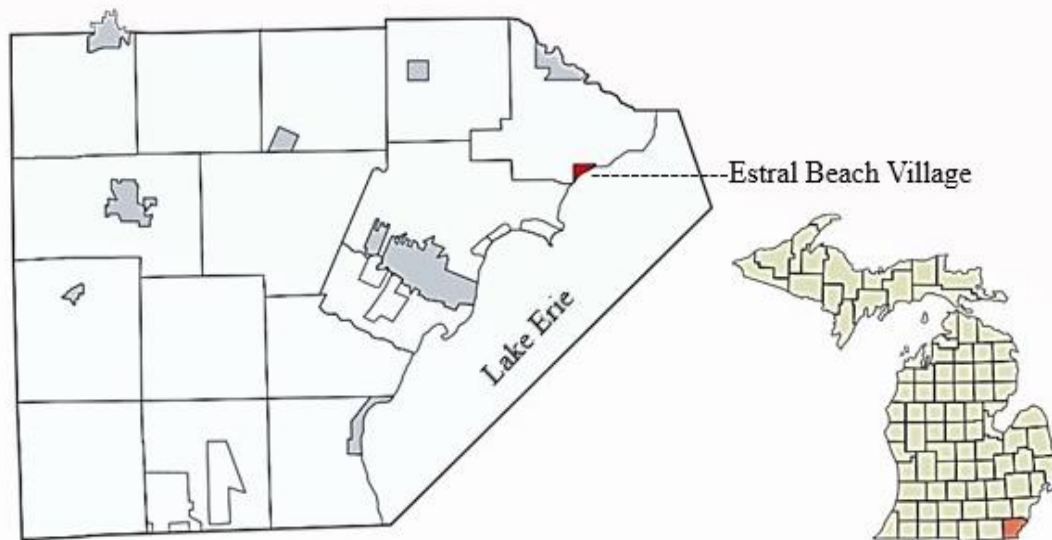
## 1.4. Location

Estral Beach Village is located in the southeastern corner of Michigan, in the northeastern portion of Monroe County. The Village is bordered by Berlin Charter Township to the south and west, United States Fish and Wildlife Services (USFWS) property to the north and west, and Lake Erie

# Village of Estral Beach Master Plan

to the east. The Village is approximately 294 acres in size. Estral Beach is located approximately thirty (30) miles south of Downtown Detroit and approximately twenty-seven (27) miles southeast of the Detroit Metropolitan Wayne County Airport (DTW). **Map 19.1. - Location Map**, below illustrates the location of the Village of Estral Beach within Monroe County.

**Map 9.1. - Location Map - Location of Estral Beach within Monroe County**



## 1.5. History of Estral Beach

Stanley Stevens developed Estral Beach in the early 1900s. It started off as scattering of cottages along the lake. In 1921, the Estral Beach Hotel was built and in 1926 the Village of Estral Beach was incorporated and the Charter was approved by the Attorney General and the Governor of the State of Michigan. The winter population of 400 would swell to 2,000 during the summer months. The Estral Beach Volunteer Fire Department was founded after the hall was built in July 1954 and still operates today. In 1952, after Estral Beach flooded, a contract was signed between United States Army Corps of Engineers (USACE) and Village of Estral Beach that led to the construction of the original Operation Foresight clay dike system. Another flood, in 1973, would lead to another contract with USACE for the installation of new clay dikes and the repair of the original dikes. The most recent contract between USACE and Village of Estral Beach, in 1985, called for the construction of Advanced Flood Control Devices in the form of rock cribbing.

## 2. Existing Conditions and Uses

The Village of Estral Beach is currently served by a traditional use-based zoning ordinance that delineates categories of residential intensity, commercial intensity, and industrial in addition to waterfront marina and Mobile Home Park. The Village has expressed interest in revising standards for lot sizes, view sheds, environmental protection, natural and artificial lighting, and most notably, building design. In addition, development procedures are being streamlined through amendments governing site plan review and reorganizing the ordinance for ease of use. **Map 9.2 - Existing Land Use Map, Page 13**, illustrates each category.

# Village of Estral Beach Master Plan

## 2.1. Residential

The Village of Estral Beach is primarily a community of single-family dwellings. Overall single-family dwellings make up 75.2% of Estral Beach. Eighteen (18) new single-family residential homes were granted building permits between 2000 and 2013.

### Housing Tenure

Owner-occupied units represented a majority (72%) of total housing units in 2010. Renter-occupied units comprised 11% of total units in 2010, while seasonally vacant and other vacant homes comprised 17% of total units. Approximately half of the vacant units are due to seasonal trends.

### Housing Value

The median home value in Estral Beach Village is approximately \$172,800 and the median gross rent is approximately \$807 per rental unit per month. In comparison, the median home value in Monroe County is \$161,800 while median gross rent is \$733.

### Household Types

Based on 2010 Census data, approximately 24% of households within Estral Beach have at least one senior citizen (age 65 and up). Approximately 72% of households have children.

## 2.2. Industrial

The area that is currently zoned as the Industrial category includes a portion of a 20 acre privately owned parcel. The area is currently being used as farmland for soybeans and open space.

## 2.3. Commercial

The Village lacks a retail district of any kind. There are no businesses for services or shopping within the Village. At the present time, there is only one licensed business within the Village limits, and that is the Sovey Street Bar, with entrance and parking on Phyllis Street.

The establishment serves food, beer, and liquor, and also has some small apartments rented out on the upper floors making it a mixed-use structure in terms of zoning.

There are some Home Occupations, which are businesses conducted incidental to the residential use of a property, operating within the Village limits.

## 2.4. Recreational

The Village Fronts Lake Erie and is mostly surrounded by water. Lake Erie provides fishing, boating, kayaking, canoeing, paddle boarding, swimming, skiing, windsurfing, kite boarding, jet skiing, ice skating, scuba diving, and other opportunities. The calmer and shallower waters of Brancheau Tract and the Strong Unit are conducive for nature watching, canoeing, paddle boarding, kayaking, fishing, and other activities. Swan Creek provides for similar opportunities, but also allows boat access from Berlin Charter Township and Estral Beach to Lake Erie, and also provides access to local marinas.

There are four Village owned properties along Lake Erie that could potentially be used for accessing the lake, however, none of these accesses have a sandy beach prior to entering the lake and do not provide safe lake access at this time. There is a live canal along the west side of the south section of Lake Erie, which allows property owners a place to dock boats.

## **Village of Estral Beach Master Plan**

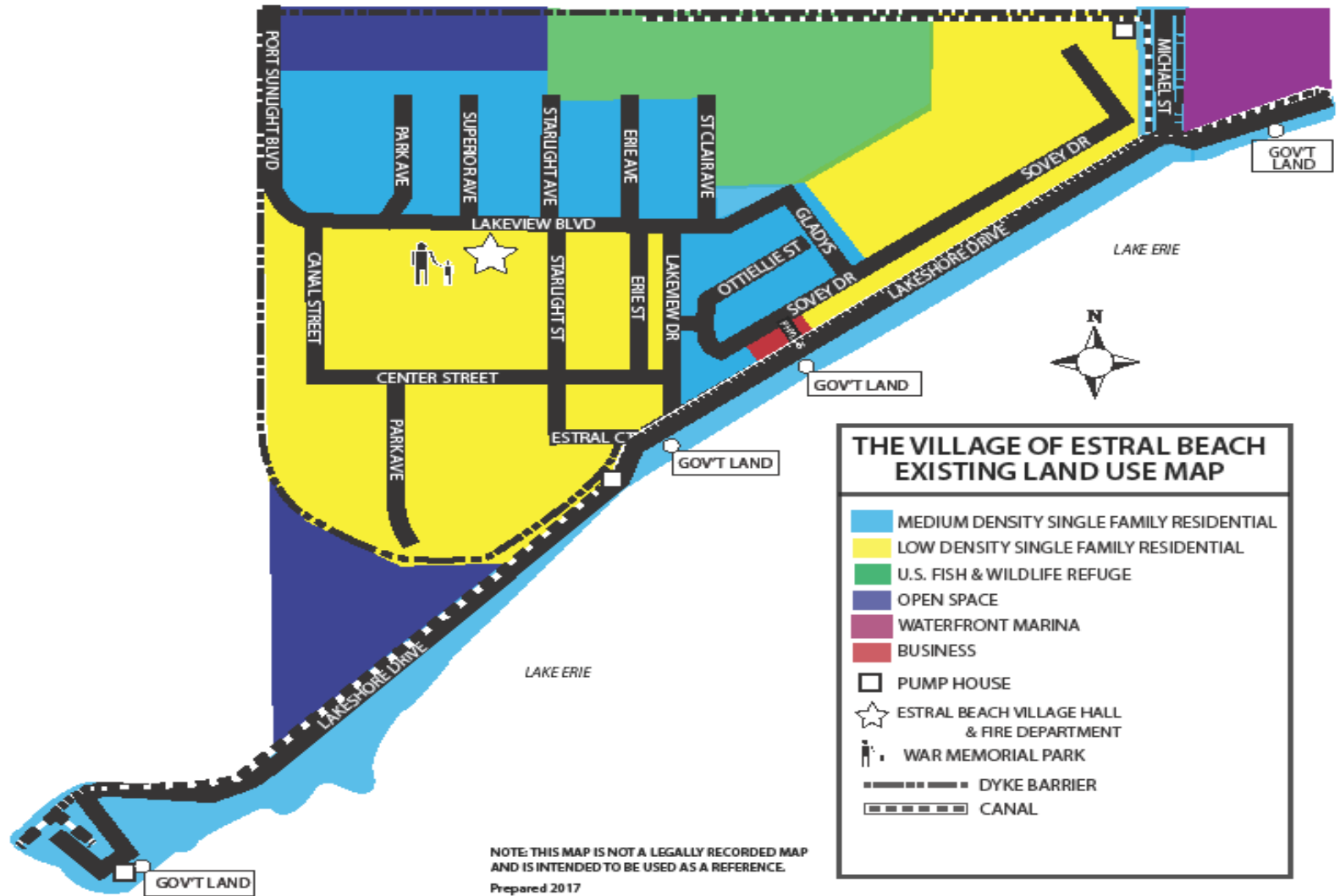
The Village has an open area next to and behind the Village Hall. A portion of this area is designated as War Memorial Park, and contains a tank with memorial, playground equipment, basketball court, walking and running track. Benches and tables are also located along the walking and running path, strategically located to allow watching children play. To the east of the hall, a sled hill was created using spoils from the last dredging of the canal.

### **2.5. Waterfront Marina**

One (1) waterfront marina property containing 46 acres of land is located on the north end of Estral Beach. There is an approximate 30-foot bridge used to get to the island. It has approximately 72 slips that are inactive at the present time.

# Village of Estral Beach Master Plan

Map 9.2. - Existing Land Use Map



# Village of Estral Beach Master Plan

## 3. Roads and Transportation

The Village's street network can be characterized as a curvilinear, or modified grid system. There is only one access road in and out of the village, Port Sunlight Road, which turns into Lakeview Boulevard, the main road on the north end of the Village. The entrance to the Village from Port Sunlight is approximately 1.3 miles from US Turnpike Road.

Lakeshore Drive is the main road on the southern end of the Village. It runs approximately 2.2 miles along Lake Erie from the southwest end of the Village in a northeast direction.

There are no major highways in the Village, or principal arterials. The Village is also not served by any public transit systems or by any railroad. Motorized transit is the only way in and out of the Village besides walking or riding a bicycle.

The Village receives State of Michigan Act 51 funds and contracts as needed for repairs and snow plowing. The Village has a small Maintenance Department which makes minor repairs of the roads (e.g., fills pot holes, replaces culverts, etc.) as needed. The Maintenance Personnel also salt the roads during the winter. Due to the narrow roads, and limited area along the side of the road, sidewalks are not easily implemented in many parts of the Village. A five (5) year plan for Act 51 non-motorized funds was submitted and approved in February 2017.

There are approximately six (6) miles of roads in Estral Beach Village, which are owned and maintained by the Village. There are no public bridges in Estral Beach. Air transportation is served by Detroit Metropolitan International Airport, located approximately twenty-seven (27) miles northwest of the Village. Limited air transportation service is also available at the Toledo Express Airport, located approximately fifty (50) miles southwest of the Village.

All of the Village's roads are narrow, and only Port Sunlight, Lakeview Boulevard and Lakeview Avenue will permit two-way traffic or a double-lane for emergency access.

The Major Streets and some of the Local Streets are made of asphalt, and the remaining Local Streets were tar and chipped in 2016. There are no plans at this time to expand the road system, or add roads, within the Village unless access from existing roads is not practical. Existing easements for potential future roads will be left as is, or partially developed as walking paths as part of PA 51 non-motorized planning.

An emergency exit from Estral Beach is available along the top of the north dike, which starts at the end of Michael Street located at the North end of the Village off Lakeshore Drive, and must be kept clear of trees and debris

### 3.1. Complete Streets

Complete Streets considers the needs of all roadway users into the design and planning of transportation systems. The concept is gaining support across the country. In Michigan, Complete Streets legislation was passed in 2010 and signed into law as Public Act 135. The act requires local transportation agencies in the State of Michigan to consider all roadway users in all phases of transportation projects. Most importantly, complete streets are about choice: choosing how to get to a destination without requiring a car in order to arrive safely. There is no single design for Complete Streets; each one is unique and responds to community context. Complete Streets policy adopted by the State Transportation Commission in 2012, requires MDOT to consider



# Village of Estral Beach Master Plan

design elements for all users, such as sidewalks, bike lanes, or multi-modal paths, when roads are built or reconstructed. The final design is also influenced by factors such as cost, existing conditions, typical users, and other considerations. A community's transportation network is what allows the community to connect and function. It is currently biased toward automobile users, but municipalities everywhere are actively working to include all users in the network. As is the case with roads, bike lanes must comfortably accommodate their intended vehicles, connect with other thoroughfares, and provide access to each site in the community in order to be effective. If these conditions do not exist, bicycling is actively discouraged. The same can also be said for pedestrians and the sidewalk network. Without a complete network, the existing bike lanes and sidewalks will be under-utilized, perpetuating the motorized bias of the overall transportation system. Although all modes cannot be accommodated on all streets, the Village of Estral Beach will plan its transportation recommendations through the lens of Complete Streets.

## **3.2. Non-motorized Transportation Plan**

Non-motorized Transportation can be defined as including adequate pedestrian crossings on roadways, provision of safe, efficient travel for all bicyclists, preservation of future trail corridors, and implementation of a comprehensive nonmotorized system.

The Village of Estral Beach does not have a sidewalk system. The Village shall implement Americans with Disabilities Act (ADA) requirements when applicable. Although there are no schools within Estral Beach, the Village should participate with the County and school district in the Safe Routes to School program. The existing street network is used to serve both the cyclist and motorist. A Village wide bike plan should be developed.

The Village has an opportunity to create a more walkable and bike friendly community through a non-motorized transportation plan. The Village should look to establish pathways 10-12 feet wide through the community that are augmented by benches and trash receptacles.

## **4. Utilities**

### **4.1 Water**

Berlin Charter Township provides water via Detroit Water System to the Village and maintains the equipment and lines. The Village is serviced by a single 12-inch main on Port Sunlight Road, which transitions into an 8-inch pipe on Lakeview Boulevard. Official maps are available from Berlin Charter Township and on the Village's website.

### **4.2. Sewer**

Berlin Charter Township is responsible for providing operation and maintenance of the sealed sanitary sewer service infrastructure within the community. The system makes use of two (2) forwarding pumps to move the waste to the Township sewage processing plant via a pipe routed from the south end of Estral Beach and underwater through the Brancheau Tract. Official maps are available from Berlin Charter Township and on the Village's website.

# Village of Estral Beach Master Plan

## 4.3. Electric

Provided by DTE Energy using overhead lines with line drops to the homes, hall, and pump houses. Any new lines will be underground.

## 4.4. Natural Gas

Provided by DTE Energy and the lines are buried under or alongside of the Village roads

## 4.5. Communication

Telephone: Hard-wire (landline) telephone service is provided through Century Link while cell service is provided through AT&T, Sprint, Verizon, and T-Mobile.

Cable: Cable service is currently provided by Charter Cable and satellite TV is available.

Internet: Century Link and Charter Cable provide Internet services. Satellite internet is also available.

# 5. Community Goals and Objectives

## 5.1. Residential

### Goal 1:

Protect the character and stability of the residential areas within the Village and promote their orderly and beneficial development.

### Objectives:

- 1) Guide development to foster the responsible use of land, preserve or enhance natural features, and make best use of existing infrastructure.
- 2) Limit residential development in areas where conditions are least capable of supporting development. Consider each development based upon the suitability of soils, impact on woodlands, wetlands, water bodies, and infrastructure capacities.

### Goal 2:

Develop and execute a plan for identifying and enforcing blight violations and dangerous structures according to Village ordinances.

### Objectives:

- 1) Review and adjust all current blight procedures.
- 2) Establish a blight official.
- 3) Implement and enforce Blight Ordinance Procedures and Consequences regularly so as to achieve a standard aesthetically appropriate and safe environment to include surrounding land and structures according to the Blight Ordinance and International Property Maintenance Code.

### Goal 3:

Enforce leashing and licensing rules for all pets in the Village to include a rule to prohibit the keeping of wild, exotic, dangerous, or farm animals.

### Objectives:

- 1) Notify residents of Pet Leashing and Licensing Rule.
- 2) Prohibit livestock, poultry, and other wild animals as pets.

# Village of Estral Beach Master Plan

- 3) Maintain a domestic animal waste free environment.
- 4) Provide pet waste removal stations.

## **Goal 4:**

Ensure that all dogs four (4) months of age and older are vaccinated against the rabies virus and other required vaccinations.

## **Objectives:**

- 1) Schedule dates for mobile vet clinics to come to the Village and provide convenient, low-cost health care services for Village resident pets.
- 2) Provide educational services for residents.

## **5.2. Commercial**

### **Goal 1:**

The goal for the Village is to maintain it as a mostly residential area; however Special Use Permits may be sought for residents wanting to operate a business from their home, and is supported by the Planning Commission.

## **Objectives:**

- 1) The business is to be legal, does not disrupt the safety or welfare of the Village residents, and does not create objectionable noise, glare, odor, blight, or traffic within the Village.
- 2) Create guidelines for permits, licenses, and their fee structure.
- 3) When applicable, set, and enforce operating hours.

## **5.3. Natural Resources**

### **Goal 1:**

Preserve open spaces to protect critical environmental areas and maintain rural character.

## **Objectives:**

- 1) Guide development to foster the responsible use of land, preserve natural features, and make best use of existing infrastructure.
- 2) Consider the impact of all proposed development on or near the waterways, in the wetlands, woodlands, and other natural resource areas.
- 3) Promote planting of trees and native species.

### **Goal 2:**

Protect natural resources from contamination and development where possible.

## **Objectives:**

- 1) Take all reasonable steps to prevent surface, air, water, and noise pollution.
- 2) Continue to cooperate with federal, state, and county agencies for the purpose of enforcing environmental regulations that are under the jurisdiction of outside agencies, such as wetlands and soil erosion control.
- 3) Research cost effective and practical way to implement recycling within the Village.

# Village of Estral Beach Master Plan

## 5.4. Recreational

### Goal 1:

To preserve, maintain, and improve the quality of the existing War Memorial park, and to provide adequate open space and recreational opportunities for the community.

### Objectives:

1) Continue to enhance and add quality equipment and recreation items as per the proposed layout. There is presently an account set up for this specific venture. Additional funds required will be acquired through donations, fundraisers and/or grants.

### Goal 2:

Open a safe public lake access at one of the possible locations.

### Objectives:

- 1) Create, research, and review a Public Lake Access Plan in conjunction with a professional planner, a legal opinion, an insurance review, and public input.
- 2) Notify Property owners within 300 feet radius, in writing, of the 1<sup>st</sup> public meeting regarding public lake access plans.
- 3) Investigate alternative sites conducive to safe public use that are cost effective.
- 4) Prepare plan for each access opened to minimize disturbances.
- 5) Review and negotiate existing Strong Unit Development Public Access Plan in conjunction with the USFWS.

## 5.5. Roads and Ditches

### Goal 1:

Provide and maintain roads adequate for driving or biking and ditches that provide adequate drainage to the flood control pumps.

### Objectives:

- 1) Improve the overall quality of public rights-of-way with paving, lighting, landscaping, and controlled public and private signs.
- 2) Consult with Village representative about the current state of the Village roads and what can be done to improve them.
- 3) Research and apply for grants that can be used to repair roads.
- 4) Meet requirements for PA 51.
- 5) Replace guardrails with ones that are not painted or dented.
- 6) Dredge and maintain ditches regularly and uniformly throughout the Village drainage system.

## 5.6. Flood Control /Dredging

Control of the flood waters from Lake Erie, either due to rising lake levels or wave action, was identified as a major priority for the Village. The lower elevation of the Village, also referred to as the “bowl”, is also susceptible to flooding from large rainfalls. In 1973 and 1985, contracts were signed with the United States Government, in particular the United States Army Corp of Engineers (USACE), to erect flood control structures to minimize the chance that the Village of Estral Beach would flood. Project Plans are illustrated in **Map 9.3. - USACE Flood Protection Project, page 21.**

# Village of Estral Beach Master Plan

Following completion in 1986, and as part of this contract, the Village committed to keeping and maintaining the flood control structures through their 25-year design life. The Village is required to maintain the flood control devices as identified in Ordinance 1052A approved in 2016. To minimize the damage due to flooding, the water levels are controlled by several means; 1) Clay/earthen dikes surrounding the lower elevations of the Village for rising lake levels, 2) Rock or concrete cribbing along Lake Erie for wave action, and 3) Pump systems for removing rain water and/or Lake Erie water. Locations of dike systems, canals, and pump houses can be found on **Map 9.2 - Existing Land Use Map, Page 13.**

## **Goal 1:**

Support the dredging of the navigation canals on both the north and south end of Lakeshore Drive and drainage canals throughout the village.

## **Objectives:**

- 1) Seek dredging assistance through State and Federal grants, also through The Coastal Zone Management Program in the Office of the Great Lakes.
- 2) Create and maintain waterways that flow and promote drainage through the Village.
- 3) Protect wildlife during and after the dredging of the corridors.
- 4) Determine additional dredging assistance through Village-wide cost sharing or additional funding sources.
- 5) Establish Rules for Incorporating Use of Seawalls when creating a Dredging Plan.

## **Goal 2:**

Properly maintain existing flood control pumps.

## **Objectives:**

- 1) Schedule and document annual maintenance checks for the pumps by the pump vendors for results to be presented at a Public meeting.
- 2) Maintain and update the pump equipment and description repair manuals regularly in alignment with the documented maintenance checks.
- 3) Anticipate budgetary needs for repairs and establish a plan for sufficient funds.
- 4) Support dredging and maintenance of drainage canals and basins to minimize sediment pumped through into navigation canals.

## **Goal 3:**

Repair and maintain the existing dike system and village owned cribbing according to the latest revision of ordinance 1052.

## **Objectives:**

- 1) Contact USACE for information regarding improvement of dikes.
- 2) Identify areas that are in need of repair and establish a plan for repairing those areas.
- 3) Develop and execute a plan for proper maintenance of the dikes.
- 4) Continue Dike walk downs and reporting per ordinance 1052.
- 5) Enforce compliance with latest revision of ordinance 1052 on lakeside cribbing by property owners.
- 6) Anticipate and mitigate dike sections of concern.

# Village of Estral Beach Master Plan

## **Goal 4:**

Review, improve, and enforce ordinances that include National Flood Insurance Program compliance.

## **Objectives:**

1) Review qualifications to join Community Rating System (CRS) program for any and all rate reduction possibilities.

## **Goal 5:**

Improve storm water drainage.

## **Objectives:**

1) Enforce existing expectations for individual landowners to maintain a clean canal/ditch from debris including grass clippings, tree/brush branches, trash, trees, and bushes.

2) Enforce existing expectations for individual landowners to repair or replace damaged or plugged buried culverts.

3) Implement means for dredging and maintenance of main drainage canals and basins.

## **5.7. Public Facilities**

### **Goal 1:**

To preserve, maintain and/or improve the quality of the existing village owned structures.

### **Objectives:**

1) Evaluate the cost to replace the Village Hall/Fire Department, and the cost to do so versus the immediate need.

2) Install a Pavilion with lockable restrooms in the field just west of the Village Hall in the vicinity of the playground/park to support Community functions. It can be rented out to help offset the cost, and its function would be to support the playground and other activities planned to be installed in the area.

3) Upgrade the marquee in front of the hall used to disseminate Village related information to the residents with an electronic version. This upgrade is estimated to cost less than \$10,000 since the underground conduit and marquee supports are already in place.

4) Make additional repairs and improvements to the Village Buildings as part of maintenance, and install/upgrade equipment. This includes extending the garage to provide additional storage and removal of the shed between the hall and the garage.

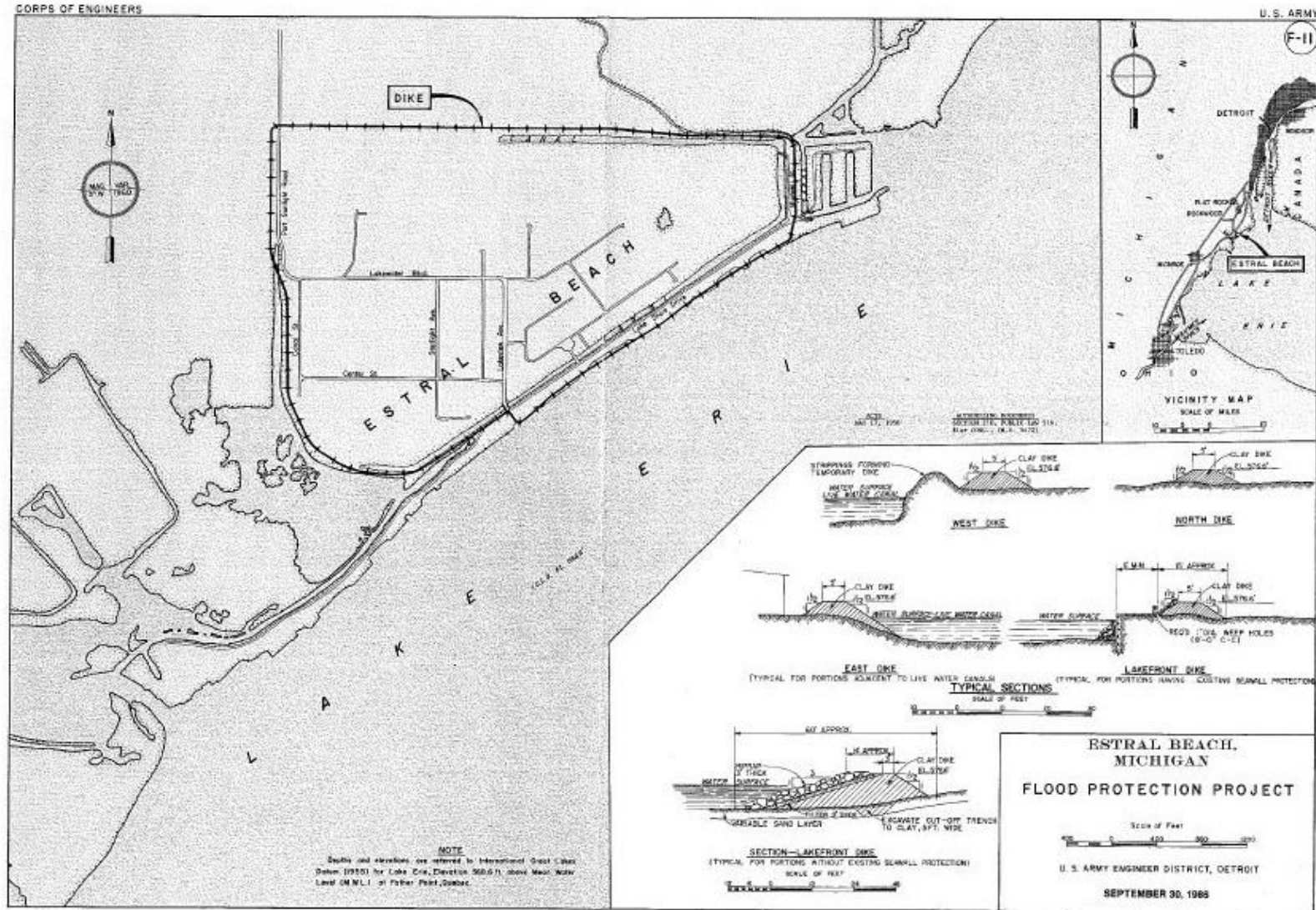
5) Repave the Hall/Fire Department parking lot. Paint new lines for parking and block off area for fire department.

6) Install a fence around the storage area east of the garage to hide the piles of gravel, dirt, equipment, scrap metal, etc. from view to improve the aesthetics of the Village property.

7) Replace Village Hall/Fire Department heating systems, and install air conditioning unit to serve the hall. The heater and air conditioner, along with the previously installed backup generator, support the use of the hall as a shelter for residents during severe weather conditions.

# Village of Estral Beach Master Plan

Map 9.3. - USACE Flood Protection Project



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# Village of Estral Beach Master Plan

## 6. Future Land Use

The Future Land Use plan is the guide for the future physical development of the Village. It strives to achieve the community's vision for itself and to achieve the stated goals of the plan. The Future Land Use Map sets forth recommendations for continued use, new development, and reuse of land in the Village over the next two decades. It is based upon the existing land use, current zoning and planning analysis, and the desires of the residents of the Village. The land use designations on the Map are a result of deliberations involving the residents, Planning Commission, and Village Council.

The Master Plan and Future Land Use Map together provide a flexible guide to promote informed, intelligent, well-organized public and private action for the betterment of the community. The land use designations on the map are generalized; they are not intended to be site specific or to follow specific property lines. Although the Master Plan and Future Land Use Map form the basis for the zoning ordinance, the Plan and Map are intended to be flexible policy documents and decision-making guides.

### 6.1. Relationship to Master Plan

The Master Plan establishes the vision, goals, objectives and policies for the long-term growth and development in the Village of Estral Beach. This Master Plan is intended to guide future changes in the Village Zoning Ordinance to be in agreement with the recommendations of the Master Plan.

### 6.2. Future Land Use Categories

Specific land use categories are identified and illustrated on **Map 9.4. - Future Land Use Map, Page 25**. The following identifies each category, describes the desirable land uses and elements, and lists the corresponding zoning districts.

### 6.3. Low Density Residential Land Use

The areas designated as Low Density Residential are intended for single-family developments. Housing in these would be developed at a density of one dwelling per a minimum of 9,600 square feet. Natural features should be preserved or enhanced within the Village, with homes, roads, and amenities located in such a way to protect wetlands, woodlands, and bodies of water. The zoning district most appropriate for Low Density Residential future land use is the R-1, Single-Family Residential zoning district.

### 6.4. Medium Density Residential Land Use

The intent of Medium Density Residential is to accommodate moderate density single-family residential housing. Land designated as Medium Density Residential requires a minimum of 6,000 square feet of lot area for each dwelling. The Medium Density Residential land use category coincides with the R-2, Single-Family Residential zoning district.

### 6.5. Lakefront Residential Land Use

The areas designated as Lakefront Residential are intended for single-family developments along Lake Erie. Lot widths on lakefront properties should be a minimum of 50 feet. The Lakefront Residential land use category falls into the LR, Lakefront Residential zoning districts.



# Village of Estral Beach Master Plan

## **6.6. Waterfront Marina**

The area designated as Waterfront Marina, WM, is designated to remain in place. In the event that it needs to be redeveloped, a residential development would be appropriate pending review and approval by the Planning Commission and Village Council.

## **6.7. Commercial**

Sovey Street Bar is the only business in the area designated as Commercial. The Future Land Use Map anticipates that there will not be a need for future commercial development and the Business, B, zoning district will remain the same.

## **6.8. Industrial**

The area designated as Industrial is to provide locations for industrial operations needing larger tracts of land and outdoor storage of materials and equipment. The Village of Estral Beach is a small residential community and is not suited for industrial development. The area zoned as industrial is currently being used as farmland and the Village should consider rezoning the Industrial district as A - Agricultural. Should there ever arise a need for Industrial; the Planning Commission shall consider rezoning the proposed Agricultural District back to Industrial.

## **6.9. Trailer Court**

The Trailer Court designation would allow for a manufactured home park development. There are currently no plans for manufactured home parks to be developed. This land is currently being used as open space. The Village should consider rezoning the area as PUD, Planned Unit Development. The Planned Unit Development district can accommodate both residential and commercial units and allows for preservation of open space.

## **6.10. Multiple Family Residential**

The Multiple Family Residential portion of the Village was acquired by the Detroit River International Wildlife Refuge in 2009. It is one of over 540 National Wildlife Refuges managed by the U.S. Fish and Wildlife Service.

## **6.11. Zoning Plan**

A Zoning Plan is required by the Michigan Planning and Zoning enabling Acts. The Planning Enabling Act, PA 33 of 2008, as amended, states in Section 33(2)(d) that the Master Plan prepared under this act shall serve as the basis for the community's zoning plan. The Zoning Enabling Act, PA 110 of 2006, as amended, requires a zoning plan to be prepared as the basis for the Zoning Ordinance. The plan must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted. The following chart is a list of proposed Master Plan land use designations and their corresponding zoning district.

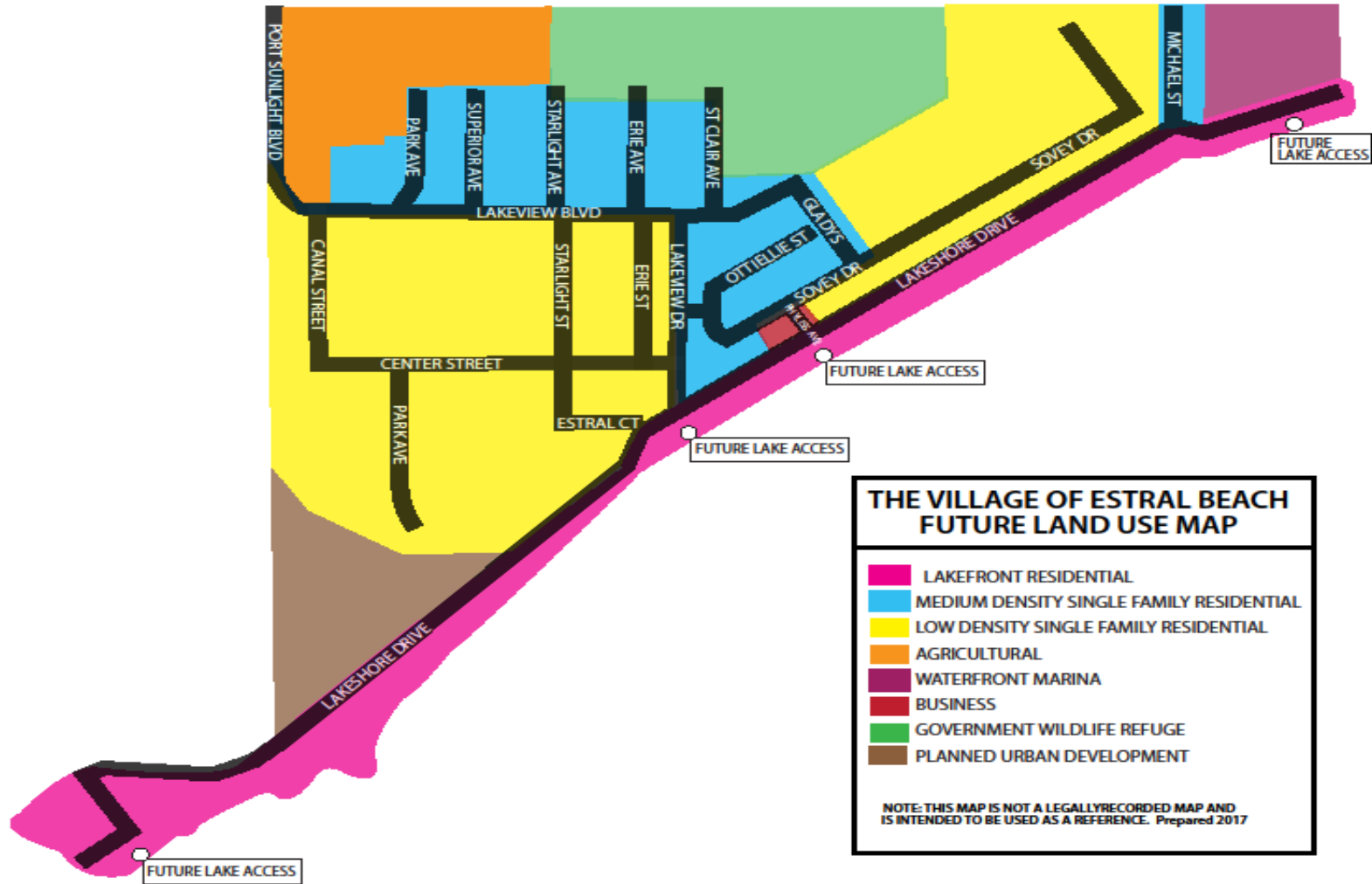
# Village of Estral Beach Master Plan

**Table 10.1 Zoning Plan**

Master Plan Future Land Use Designation	Zoning Ordinance District
Low Density Residential Land Use	R-1 One Family Residential
Medium Density Residential Land Use	R-2 One Family Residential
Medium Density Lakefront Residential Land Use	Lakefront Residential
Marina	Waterfront Marina
Commercial	Business
Agricultural	Agricultural
Planned Unit Development	Planned Unit Development

# Village of Estral Beach Master Plan

Map 9.4. - Future Land Use Map



# Village of Estral Beach Master Plan

## 7. Implementation

**Table 10.2. Implementation**

Project	Priority	Responsibility
Guide development to foster the responsible use of land, preserve natural features, and make best use of existing infrastructure.	High	Planning Commission
Limit residential development in areas where conditions are least capable of supporting development. Consider each development based upon the suitability of soils, impact on woodlands, wetlands, water bodies, and infrastructure capacities.	High	Planning Commission
Review and adjust all current blight procedures.	Medium	Village Council
Establish a blight official.	Medium	Village Council
Implement and enforce Blight Ordinance Procedures and Consequences regularly so as to achieve a standard aesthetically appropriate and safe environment to include surrounding land and structures according to the Blight Ordinance and International Building Maintenance Code.	Medium	Blight Officer
Notify residents of Pet Leashing and Licensing Rule.	Low	Village Council
Prohibit livestock, poultry, and other wild animals as pets.	Low	Planning Commission
Maintain a domesticated animal waste free environment.	Low	Residents
Home Occupations are legal; if they do not disrupt the safety or welfare of the Village residents, and do not create objectionable noise, glare, odor, blight, or traffic within the Village.	Low	Village Council
Create guidelines for permits, licenses, and their fee structure for Home Businesses.	Low	Village Council
When applicable, set, and enforce operating hours for Home Businesses.	Low	Village Council
For a Home Business, it is to be carried on by one or more members of a family residing on the premises, with only one non-family member employed by the home business.	Low	Village Council
Each Home Business is to obtain an occupational license, zoning permit, and pay business taxes.	Low	Village Council
Establish Principal Uses for Home Businesses and/or Commercial Use Development to be permitted that are fair, promoting structures in a harmonious manner with patterns and streetscape, and encourage future land use.	Low	Planning Commission
Consider the impact of all proposed development on the waterways, wetlands, woodlands, and other natural resource areas.	High	Planning Commission
Promote planting of trees and native species	Medium	Village Council

## Village of Estral Beach Master Plan

Take all reasonable steps to prevent surface, air, water, light and noise pollution.	High	Planning Commission
Continue to cooperate with federal, state, and county agencies for the purpose of enforcing environmental regulations that are under the jurisdiction of outside agencies, such as wetlands and soil erosion control.	High	Village Council
Research cost effective and practical way to implement recycling within the Village.	Low	Village Council
Continue to enhance and add quality equipment and recreation items. There is presently an account set up for this specific venture. Additional funds required will be acquired thru donations, fundraiser and/or grants.	Low	Village Council
Improve the overall quality of public rights-of-way with paving, lighting, landscaping, and controlled public and private signs.	High	Village Council
Work with appropriate parties to improve roads.	High	Village Council
Research and apply for grants that can be used to repair roads.	High	Village Council
Meet requirements for Act 51.	High	Village Council
Replace guardrails with ones that are not painted or dented.	Low	Village Council
Schedule and document annual maintenance checks for the pumps by the Maintenance personnel.	High	Village Council
Maintain and update the pump equipment and description repair manuals regularly in alignment with the documented maintenance checks.	High	Village Council
Anticipate budgetary needs for pump repairs and establish a plan for sufficient funds.	High	Village Council
Contact USACE for information regarding improvement of dikes.	High	Village Council
Identify dike areas that are in need of repair and establish a plan for repairing those areas.	High	Village Council
Develop and execute a plan for proper maintenance of the dikes.	High	Village Council
Review and improve ordinances that include National Flood Insurance Program compliance.	High	Village Council
Improve storm water drainage.	High	Village Council
Enforce existing expectations for individual landowners to maintain a clean canal/ditch from debris including grass clippings, tree/brush branches, trash, trees, and bushes.	Medium	Village Council
Schedule dates for mobile vet clinics to come to the Village and provide convenient, low-cost health care services for Village resident pets.	Low	Village Council

## Village of Estral Beach Master Plan

Provide pet educational services for residents.	Low	Village Council
Determine location that will be most suitable for lake access.	Medium	Village Council /Planning Commission
Seek dredging assistance through State and Federal grants, also through The Coastal Zone Management Program in the Office of the Great Lakes.	High	Village Council
Create and maintain waterways that flow and promote drainage through the Village.	High	Village Council
Protect wildlife during and after the dredging of the corridors.	High	Village Council
Determine additional dredging assistance through Village-wide cost sharing.	High	Village Council
Establish Rules for Incorporating Use of Seawalls when creating a Dredging Plan.	High	Village Council
Evaluate the cost to replace the Village Hall / Fire Department, and the cost to do so versus the immediate need.	Medium	Village Council
Install a Pavilion with lockable restrooms in the field just west of the Village Hall in the vicinity of the playground / park to support Community functions. It can be rented out to help offset the cost, and its function would be to support the playground and other activities planned to be installed in the area.	Low	Village Council
Upgrade the marquee in front of the hall used to disseminate Village related information to the residents with an electronic version. This upgrade is estimated to cost less than \$10,000 since the underground conduit and marquee supports are already in place.	Low	Village Council
Make additional repairs and improvements to the Village Buildings as part of maintenance, and install / upgrade equipment. This includes the finishing the garage concrete floor, extending the garage to provide additional storage, and removal of the shed between the hall and the garage.	Medium	Village Council
Repave the Hall / Fire Department parking lot.	Low	Village Council
Install a fence around the storage area east of the garage to hide the piles of gravel, dirt, equipment, scrap metal, etc. from view to improve the aesthetics of the Village property.	Low	Village Council
Replace Village Hall / Fire Department heating systems, and install air conditioning unit to serve the hall. The heater and air conditions, along with the previously installed backup generator, support the use of the hall as a shelter for residents during severe weather conditions.	Medium	Village Council

# Village of Estral Beach Master Plan

## 7.1. Zoning Adjustments

The zoning adjustments noted above are the minimum alterations necessary to the current zoning ordinance to bring it into compliance with the recommendations in this master plan. In addition to the zoning ordinance, a capital improvements plan (CIP) is another tool which implements the master plan. The CIP identifies projects and equipment purchases to be made over four to six (4-6) years in conjunction with financing options and a schedule. The Village should also look to add bicycle parking requirements to parking standards, particularly in public and their commercial area.

The Village should also institute ordinances to permit and regulate storm water installations. If the Village wishes to pursue development of a form based code, it is recommended that this be done in a gradual process focusing on specific districts, corridors, and neighborhoods sequentially. The creation of waterfront specific design standards through a charrette or similar process offers an opportunity to engage residents in civic participation and foster relationships among neighbors, in addition to their intended beneficial effect on the built form. It also provides a natural mechanism for the recruitment of volunteers to help with implementation.

## 7.2. Plan Updates

In accordance with Michigan Public Act 33 of 2008, as amended, the Village is required to review the Master Plan every five (5) years to determine whether to commence the procedure to amend or adopt a new Plan.

# 8. Background Studies

## 8.1. Population

Based on data from SEMCOG and the U.S. Census Bureau, as of 2010, Estral Beach had a population of 418. As shown in **Table 10.4.**, this represents a 14% decrease from the population reported in 2000. In 2012, the Southeast Michigan Council of Governments (SEMCOG) prepared its 2040 Population Forecast; this projection combines data from the 2010 Census at the American Community Survey with local trends related to land availability and land use to project future population, housing and employment counts for each community in Southeast Michigan. As demonstrated in the table below, SEMCOG predicts that Estral Beach will see a slight increase in population over the next few decades.

The population remains almost exclusively Non-Hispanic White. This category makes up 99% of the Village population, up from 97.3% in 2000. The resulting increase in the Non-Hispanic White population is the result of a decrease in the multi-racial category.

**Table 10.4- Total Population 1990- 2010**

	1990	2000	2010	% Change 2000-2010	2040 (Projected)
<b>Estral Beach</b>	430	486	418	-14%	446

Source: SEMCOG Community Profile and U.S. Census Bureau

# Village of Estral Beach Master Plan

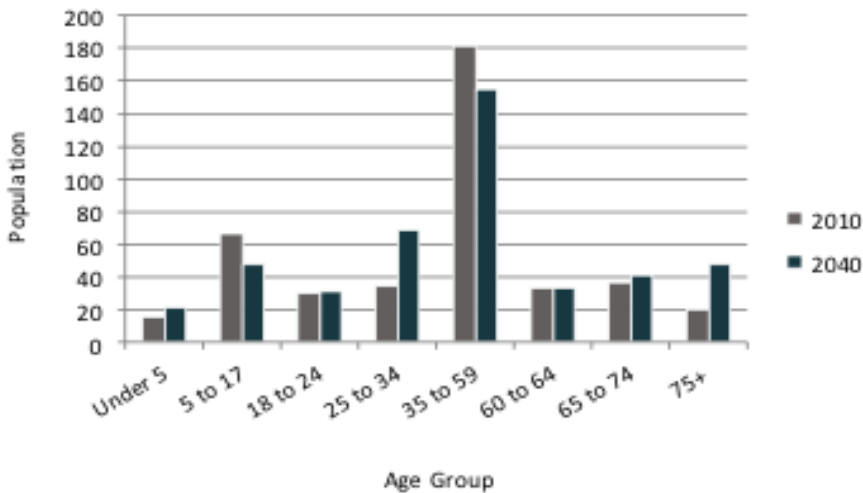
## 8.2. Age

As an element of their population forecast, SEMCOG breaks down their projected population by age group. This projection generates a forecast for each age group’s growth trends over the next 30 years. **Table 10.5.** below, demonstrates the projected shifts in the population by age. The 25-34 and 75 and up age groups are projected to see the largest increase. The 75+ age group is projected to increase by 140% between 2010 and 2040; this growth is particularly important.

## 8.3. Housing

The Housing Units for the Village have remained consistent from 2010 to 2016, with a net increase of one (1) to 221. The residential vacancy rate has improved in the Village, as it has in most of southeast Michigan, going from 16.8% in 2010 to 8.6% in 2016. As for the average Household Size, it has decreased over the same period from 2.28 to 2.06. Again, this is following the national trend, although the decrease is greater than what is seen in surrounding communities. SEMCOG is predicting the average household size will increase to 2.20 by 2040, closer to the region average.

**Table 10.5. – Existing and Projected Population by Age, 2010-2040**



*Source: SEMCOG Community Profile*

## 8.4. Environmental and Land Use

As noted above, the Village is over 75% single family residential, with no multiple family dwellings within its borders. The Village also has no industrial, airport, and less than one (1) percent commercial. 14.5% of the Village is made up of impervious surface, while over a third (38.6%) is woody vegetation, trees. Open space, noted by SEMCOG as agricultural fields, grasslands, turf grass makes up slightly more than 40% (41.1%) of the Village land use.