

INTRODUCTION

Regional Setting

The Mayville Community is located at the south-central portion of Tuscola County. Part of the “thumb” area of east central Michigan, the Mayville community is characterized by its rural setting - family farms, natural areas and the quaint Village of Mayville. Fremont Township has a land area of approximately 23,000 acres. The Village of Mayville has a land area of approximately one square-mile and sits in the south-east corner of Fremont Township. The following map illustrates the geographic location of the Mayville Community.

The Mayville Community is bordered by Indianfields Township to the north, Dayton Township to the east, Watertown and Rich (Lapeer County) to the south and Vassar and Juniata Townships to the west. The Mayville Community is also within close proximity to several major markets including the tri-cities of Saginaw, Bay City and Midland (50 to 60 miles), as well as Flint (32 miles), Lapeer (20 miles) and Detroit (68 miles).

History of the Mayville Community

The following brief history of the Mayville Community was provided by Mayville Area Planning Commissioner Barb Fowler.

The Fremont Township area was first settled in April 1855 by James Wells and his family, in an area northwest of the current Village of Mayville. The township at that time was comprised of unbroken forest, occupied by the Chippewa Indian Tribe. Indian trails were the only routes available to get from one place to another. In 1855, Calvin Fox also purchased 200 acres, which later became part of the Village of Mayville. The main vocation of the early settlers was farming and lumbering. As trails became roads, travel from one place to another became easier, leading to more settlers, as well as businesses to accommodate the needs of those families.

Fremont Township was organized by a board of supervisors at a meeting held in Vassar on January 5, 1857. The first township meeting was held at the home of James Wells on April 6, 1857. A post office was opened two miles southwest of the current Village of Mayville on October 16, 1860, and named May, with Ezra Tripp as its first postmaster. In 1865, Dexter Choat founded and named Mayville, where the post office was later moved to in 1890. A fire in 1873 destroyed most of Mayville, which was then rebuilt. In 1882, the Port Huron & Northwestern railroad was finished through Mayville and later sold to



the Flint & Pere Marquette Railroad in 1889. This line connected Mayville to the world with shipment of primarily lumber and farm products.

The Village of Mayville was officially incorporated by Local Act 326 of 1887, approved January 31, 1887, with immediate effect. By 1900, this unbroken wilderness had become a thriving area. It was not considered boastful to say that Mayville was one of the best residential and business towns in Michigan at the turn of the century. Since 1860, Mayville has become home to lumber mills, grist mills, grocery stores, hatcheries, factories, hotels, taverns, furniture stores, a newspaper, automobile dealerships, hardware stores, mercantile stores, lawyers, shoemakers, drug stores, liveries, banks, barber shops and medical offices. Many of those businesses are no longer in existence, but some still survive. There was once even an opera house and a movie theater. Mayville is still a growing bedroom community with a small town, rural charm and with connections to more metropolitan areas, where many of its residents commute.

Authority to Plan

The Mayville Community Comprehensive Plan has been prepared by the *Mayville Area Planning Commission*. The Planning Commission was established under the authority of the Joint Municipal Planning Act, Public Act 226 of 2003 (MCL 125.131, et seq.). Section 5 of the Act states:

Subject to section 9, the legislative bodies of 2 or more municipalities may each adopt an ordinance approving an agreement establishing a joint planning commission. (please see Appendix A, for the complete Act)

As described in the formally adopted joint planning agreement, the Mayville Community includes the entire jurisdictional areas of Fremont Township and the Village of Mayville. Among other provisions, the Act states the Joint Planning Commission must decide which planning act it will follow in adopting a comprehensive plan. The Mayville Area Planning Commission has selected to prepare this plan under the authority of the Township Planning Act, Public Act 168 of 1959, as amended. (please see *Appendix B*, for the complete Act)

Planning Approach

This plan was developed under the direction of and with the direct participation of the Joint Planning Commission. The Commission followed a well publicized community planning process that began in January 2006. The comprehensive planning process was initiated to provide the framework for the development of the Mayville Community, the protection of public health and welfare and the management of the community's resources. This plan marks the first Comprehensive Plan of the Mayville Area Planning Commission.

The first phase of the community planning process was initiated under *Project GoodSTART* in January of 2006. Project GoodSTART was guided by the Human Development Commission (HDC) and a citizen led steering committee. The project was designed to create the foundation for future planning and development activities. The second phase of the comprehensive planning process was initiated under the



Partnerships for Change Program. These two phases of the comprehensive planning process will be addressed in more detail in the following chapters of this plan.

In developing this plan, the Mayville Area Planning Commission agreed that the plan would be based on the collective voice of the entire community. To that end, the Comprehensive Plan was developed upon the following assumptions:

- The most effective land use plans and regulations are community-wide and multi-jurisdictional in scope
- Effective plans and regulations build upon the strength of previous community efforts
- Future land use policies are best derived with the participation and input of citizens from throughout the community

In addition, this comprehensive plan incorporates principles of *Smart Growth*, as presented by the *Smart Growth Network*

- Create a range of housing opportunities
- Create walkable neighborhoods
- Encourage community and stakeholder collaboration
- Foster distinctive, attractive communities with a strong sense of place
- Make development decisions predictable, fair and cost effective
- Mix land uses
- Preserve open space, farmland, natural beauty and critical environmental areas
- Provide a variety of transportation choices
- Strengthen and direct development towards existing communities
- Take advantage of compact development design

How to Use This Plan

The *Mayville Community Comprehensive Plan* is organized into eleven major sections. The following paragraphs briefly summarize each section.

Section One provides introductory information, including the regional setting for the Mayville Community, legal authority for the Planning Commission to plan, and the purpose of the plan.

Section Two provides a historical review of planning and land use regulation within the Mayville Community.

Section Three provides a summary of the population characteristics of the Mayville Community. This section will contribute to the formulation of the plan and will address population trends and projections, population density, age distribution, racial make-up and household characteristics.

Section Four provides a summary of the social and economic characteristics of the Mayville Community. This section will contribute to the formulation of the plan and will address income and education, employment, housing, and the economy.



Section Five provides a summary of the community facilities of the Mayville Community. This section will contribute to the formulation of the plan and will address transportation, recreation, schools, infrastructure and emergency services.

Section Six provides a summary of the physical characteristics of the Mayville Community. This section will contribute to the formulation of the plan and will address natural resources, topography, geology, farmland, environmental contamination and endangered species.

Section Seven describes the current patterns of land use and land use trends over the last four decades.

Section Eight outlines the major planning issues of the Mayville Community.

Section Nine provides the goals and objectives that form the basis for the plan.

Section Ten provides the plan recommendations and strategies.

Section Eleven outlines the future land use and implementation.

