

VILLAGE OF MAYVILLE

2021 Master Plan

Village of Mayville Master Plan

Table of Contents

Chapter 1:.....	4
Introduction	4
Chapter 2:.....	6
Village Profile	6
Geographical Location.....	6
Local Government	6
Population Characteristics.....	7
Housing Characteristics	9
Housing Value	9
Age Distribution	10
Racial Make-Up.....	10
Education, Income and Employment.....	10
Priority Redevelopment	11
Chapter 3:.....	12
Natural Resources Inventory.....	12
Introduction	12
Geology.....	12
Topography	14
Soil Conditions.....	14
Woodlands & Wetlands	15
Surface Water	15
Ground Water.....	15
Farmland	16
Environmental Contamination Sites	16
Map 9.....	18
Map 10.....	19
Map 11.....	20
Map 12.....	21
Map 13.....	22
Map 14.....	23
Map 15.....	24
Chapter 4:.....	25
Local Economy and Market Strategies.....	25
Economic Development.....	25
Existing Conditions	25
Employment Sector Profile.....	25
Other Trends and Opportunities	26
Economic Development Tools.....	26



Village of Mayville Master Plan

Economic Gardening – Local Business Assistance.....	26
Business Attraction.....	27
Chapter 5:.....	28
Future Land Use.....	28
Influential Factors.....	28
Existing Land Use.....	28
Past Planning Issues.....	28
Relationship of Incompatible and Non-Conforming Uses.....	28
Existing Zoning.....	29
Infrastructure and Public Facilities/Services.....	29
General Market Conditions.....	29
Previous Comprehensive Plan.....	29
Desires of the Village.....	29
Goals.....	30
Future Land Use Categories.....	30
Zoning Plan/Map.....	32
Map 5.1 Future Land Use Map.....	32
Table 5.1 Future Land Use Comparative to Current Zoning.....	33
Chapter 6:.....	34
Transportation Improvements.....	34
State Trunklines.....	34
County Primary.....	34
County Local.....	35
Village Major.....	35
Village Local.....	35
Arterial.....	35
Collector.....	35
Local Streets.....	35
Traffic Volume.....	35
Road Condition.....	36
Public Transportation.....	37
Carpooling.....	37
Rail Service.....	37
Airports.....	37
Non-Motorized.....	37
Chapter 7:.....	38
Community Facilities.....	38
Village Services.....	38
Parks and Recreation.....	39



Village of Mayville Master Plan

Utilities.....	40
Education and Cultural Resources.....	41
Historical Buildings.....	42
Chapter 8:.....	43
Implementation.....	43
Implementation Tools.....	44
Land Use Regulations.....	45
Capital Improvement Plan (CIP) and Capital Projects.....	45
Additional Studies and Programs.....	46
Recommendations.....	46
Plan Priorities.....	46
Potential Funding Sources.....	46
Conclusion.....	52
Chapter 9:.....	54
Potential Intensity Change Areas.....	54
DEFINING A POTENTIAL INTENSITY CHANGE AREA.....	54
Placemaking and Way Finding:.....	54
IDEAS FOR PICAS IN MAYVILLE:.....	55
Main Street Properties Near the Western Village Limit.....	56
Mill Street Area on the South Side of the Village.....	57
M-24 Corridor Through the Village and Properties Adjacent to Businesses and Homes on the Corridor.....	58
Chapter 10:.....	60
Performance measures.....	60
Introduction.....	60
Conclusion.....	63



Village of Mayville Master Plan

Chapter 1: Introduction

The first settlers in Mayville arrived in April 1855 in the form of James Wells and his family, although they settled in an area northwest of the current Village of Mayville, in Fremont Township. 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 purchased 200 acres, which later became part of the Village of Mayville. The main vocation of the early settlers was lumbering and trapping, and later farming the cleared land. As trails became roads, travel from one place to another became easier, leading to more settlers moving into the area, as well as businesses to accommodate the needs of those families.

The first post office was opened on October 16, 1860 two miles southwest of the current Village and the original name of the settlement was May, with Ezra Tripp as its first postmaster. In 1865, Dexter Choat renamed the settlement Mayville, and the post office was moved to the current location of the Village in 1890. A fire in 1873 destroyed most of Mayville, which was predominantly constructed of wood buildings downtown, but residents rebuilt 3 blocks of brick buildings that comprised the downtown area, many of



which still stand today. In 1882, the Port Huron & Northwestern railroad completed the tracks through Mayville, thus the Village was able to engage in commerce, primarily producing lumber and agricultural crops. The Village of Mayville was officially incorporated by Local Act 326 of 1887, approved January 31, 1887. By 1900, this unbroken wilderness had become a thriving area. From about 1860 through the mid 1990's Mayville was home to lumber mills, grist mills, grocery stores, restaurants, hatcheries, manufacturing facilities, a busy train depot, hotels, taverns, furniture stores, a newspaper, automobile dealerships, hardware stores, mercantile stores, law offices, cobblers, tailors, seamstresses, drug stores, liveries, black smiths, a dairy, banks, barber shops, dental and medical offices, mortuaries, an opera house, a theater, and a host of other businesses throughout the years. While many of these businesses are part of a bygone era, the Village has retained that small town culture and history.

Since the mid 1990's, like so many other small rural villages, Mayville has evolved into a bedroom community offering residents a beautiful country setting, a low cost of living, and an easy commute to major cities. The quality of life, coupled with a wealth of outdoor activities and access to broad range of hunting and fishing pursuits that attract sportsman of all ages, has helped to reshape the vision of Mayville over the coming decade.

Change can be managed in cities, towns and villages, and this begins with the preparation and implementation of a comprehensive Master Plan that outlines future land uses and redevelopment opportunities, infrastructure, and service and cultural components that support



Village of Mayville Master Plan

and sustain the community. In acknowledging the history and desire of the residents of Mayville to manage the inevitable changes that every community of our size struggles with, this comprehensive Master Plan has been developed to take the next steps in creating a prosperous and sustainable future for this community.

This Master Plan is the first update for the Village of Mayville since the Comprehensive Plan that was completed in association with Fremont Township in 2007. The organization of this document takes a logical approach and addresses current conditions within the village, establishes a vision for the future, outlines goals and objectives, and provides recommendations to accomplish these future planning goals. This Master Plan document is updated to comply with the Michigan Planning Enabling Act of 2008.



Village of Mayville Master Plan

Chapter 2: Village Profile

Geographical Location

The Village of Mayville is located in the south-central portion of Tuscola County, part of the “Greater Thumb” area of east central Michigan. The Mayville area is characterized by a rural setting of family farms, natural areas, in addition to the quaint Village of Mayville. Mayville has a land area of approximately 1.2 square-miles and sits in the southeast corner of Fremont Township.

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

Local Government

The village of Mayville is a General Law Village with a Council/Manager form of government. Powers and duties are determined by Public Act 3 of 1895, which establishes specific powers, duties, and limitations and serves as a charter for the community, detailing legal authority. A president and four-member council, all elected to staggered terms, help govern the Village of Mayville, acting as the legislative or policymaking body for the village government. The village council meets on the first Tuesday of each month for a Committee of the Whole working meeting, and the third Tuesday of each month for the regular Council Meeting.

The following is a snap shot of the Village of Mayville. This serves as a starting point for understanding the Village and aptly determining goals and recommendations. Included are discussions of the following:

- Population Characteristics
- Housing Characteristics
- Community Facilities
- Educational and Cultural Resources

This section provides a brief overview of the population characteristics of the Village of Mayville. For the purpose of this plan, we have used figures from the *U.S Census, East Michigan Planning and Development Regional Commission (ECMPDR)* and the *Office of the State Demographer*. Public officials estimate the current population of the Village of Mayville to be approximately 950 people.

Evaluation of population characteristics provides a more comprehensive understanding of the people that live in Mayville. In turn, this information contributes to determining future Village needs. Characteristics that are important in this process include trends and projections, ethnicity, age, education, employment, and income. The following discussion profiles and compares the population characteristics of Mayville and establishes key findings about its residents.



Village of Mayville Master Plan

Population Characteristics

Over the last 40 years, the population in the Village of Mayville has experienced only slight growth compared to surrounding areas (see Table 2.1). During a 50-year period, from 1960 to 2010, the Village of Mayville has added a total of approximately 78 new residents. The Village of Mayville witnessed its largest population increase from 1970 to 1980 (an increase of 9.86% in the Village). From 1980 to 1990 the Village had a population increase of 5.43%. From 1990 to 2000 the Village had a population increase of and 4.46%. From 2000 to 2010 the Village experienced a population decline of 10%.

Table 2.1 Mayville Community, Tuscola County and State Population Trends 1970 - 2010

	1970	1980	Percent Change 1970 - 1980	1990	Percent Change 1980 - 1990	2000	Percent Change 1990 - 2000	2010	Percent Change 2000 - 2010	Percent Change 1970 - 2010
Village of Mayville	872	958	9.86%	1,010	5.43%	1,055	4.46%	950	-9.95%	8.94%
Fremont Township	2,200	2,871	30.50%	3,153	9.82%	3,559	12.88%	3,312	-6.94%	50.55%
Tuscola County	48,603	56,961	17.20%	55,499	-2.57%	58,266	4.99%	55,729	-4.35%	14.66%
Michigan	8,881,826	9,262,078	4.28%	9,295,297	0.36%	9,938,444	6.92%	9,883,640	-0.55%	11.28%

Source: U.S. Census Bureau, 2010



Village of Mayville Master Plan

Household Trends

A household includes all the people who occupy a housing unit as their usual place of residence. Consistent with the population growth trend, the Village of Mayville saw a decrease in the number of households between 2000 and 2010. Table 2.2 presents the household characteristics of the Village of Mayville and the surrounding community for 2010 as reported by the U.S. Census Bureau. In total, there are 369 households in the Mayville Community. Households defined as, “Married Couple Families” make up 44% of the households in the Village of Mayville and the community at large. Due to the decline in average household size, Mayville can expect that the future growth rate of households will be higher than that of the population.

	Village of Mayville	Fremont Township	Tuscola County	Michigan
Total Households	369	1,270	21,590	3,872,508
Married Couple Families	162	723	12,196	1,857,127
Married Couple Families (%)	43.90%	56.93%	56.49%	47.96%
Single Male Families	24	68	1,097	185,363
Single Male Families (%)	6.50%	5.35%	5.08%	4.79%
Single Female Families	49	121	2,130	511,583
Single Female Families (%)	13.28%	9.53%	9.87%	13.21%
Single-Persons Living Alone	134	358	6,167	1,318,435
Single-Persons Living Alone (%)	36.31%	28.19%	28.56%	34.05%

Source: U.S. Census Bureau, 2010

The decline in household size is a national trend that most communities are experiencing due to the evolution of family types and family sizes in the country. The Village of Mayville has experienced a decline in average household size over time (Table 2.3), similar to the State of Michigan. According to the Census Bureau, a family is a group of two or more people who reside together and who are related by birth, marriage, or adoption. A family household may

	2000	2010
Village of Mayville	402	369
Fremont Twp	1,266	1,270
Tuscola County	21,454	21,590
Michigan	3,785,661	3,872,508

Source: US Census Bureau, 2010

	2000	2010
Village of Mayville	2.62	2.57
Fremont Twp	2.81	2.61
Tuscola County	2.72	2.58
Michigan	2.63	2.55

Source: US Census Bureau, 2010



Village of Mayville Master Plan

contain people not related to the householder, but those people are not included in the family and not all households contain families. Average family size has been decreasing over the past several decades (Table 2.4), but at a lower rate than the average household size over the same period. The number and type of households has an important role in defining the social and economic future of the community.

Housing Characteristics

Village of Mayville housing stock has been analyzed in order to establish more specific information about residential land uses and the neighborhoods in the Village. It is important that goals and objectives in this plan focus on effective strategies related to these elements. Housing characteristics include total housing units, housing unit growth and changes, housing unit type, owner occupancy and housing value. Housing Age, Type, and Tenure. The 2010 US Census reported 369 housing units in the Village of Mayville. There are 251, or 68%, owner occupied units in the Village (Table 2.5). While this 2010 percentage is a bit low, the Village has recently experienced an influx of new residents purchasing homes and this percentage is expected to rise. Therefore, it does not raise significant concerns about rental housing when considering the Village as a whole. As evidenced by the age of housing (Table 2.6), much of the existing housing growth occurred prior to 1940, with significant growth between 1960 and 1999. Mayville's median year of structures built is 1971. Detached single-family homes continue to be in the majority. These homes come in the form of traditional neighborhoods at the Village's core, low-density neighborhoods nestled in extensively wooded areas, and typical suburban subdivisions with moderately sized lots.

Housing Value

Housing values in Mayville have seen a great deal of fluctuation since the 2007, as have most residential properties in the region. As of the 2010 Census, the majority of homes fell into the range of \$50,000 to \$99,000 (Table 2.7).

Owner Occupied	251
Renter Occupied	119
Source: U.S. Census, 2010	

2000 to 2009	3.4%
1980 to 1999	19.4%
1960 to 1979	26.1%
1940 to 1959	13.6%
1939 or earlier	37.6%
Source: U.S. Census, 2010	

Less than \$50,000	47
\$50,000 to \$99,999	136
\$100,000 to \$149,999	31
\$150,000 to \$199,999	12
\$200,000 to \$299,999	3
Greater than \$300,000	0
Source: U.S. Census, 2010	



Village of Mayville Master Plan

Age Distribution

The age distribution of the Village of Mayville’s population can be an important factor in identifying potential social, economic and public service needs. It can also play an important factor in the way land use is organized within a community. The needs and lifestyles among various age groups change over time. Using broad characteristics, there are several identifiable stages that individuals go through during the span of a lifetime. Each stage has its own predominant needs, which impact the type of retail goods and services offered and public or institutional programs sought by residents. Table 2.8 depicts the composition of the population by age group and (stage of life) for 2010.

Stage of Life		Village of Mayville	% of Total
	Total Population	950	
Preschool	Under 5 years	61	6.42%
Elementary	5 to 9 years	51	5.37%
	10 to 14 years	90	9.47%
Secondary	15 to 19 years	64	6.74%
College	20-24 years	46	4.84%
Young Family	25 to 34 years	106	11.16%
Established Family	35 to 44 years	102	10.74%
	45 to 54 years	128	13.47%
Mature Family	55 to 59 years	65	6.84%
	60 to 64 years	46	4.84%
Retired	65+ years	191	20.11%
Source: U.S. Census Bureau, 2010			

Racial Make-Up

Citizens identified as “White Alone” make up 96% of the Village of Mayville. Approximately 2% of the population is identified as a race other than “White Alone.” Table 2.9 indicates the racial make-up of the Village of Mayville.

Total Population	950
Population of one race	927
White alone	913
Black or African American alone	5
American Indian and Alaska Native alone	2
Asian alone	2
Native Hawaiian and Other Pacific Islander alone	0
Some other race alone	5
Population of two or more races	23
Source: U.S. Census, 2010	

Education, Income and Employment

According to the 2010 US Census, 26.8% of residents in Mayville have obtained a high school diploma, with a total of 16.5% completing some college and only 7% earning a Bachelor Degree (Figure 2.10).



Village of Mayville Master Plan

The largest employment sector for the Village is the Services category, employing 10% of residents. The second largest employment sectors are Sales and Office and Management and Professional occupations, both with 9.89%.

Production/Transportation is 9.78%, and Construction and Farming 4.42%. The median household income is \$35,568, which is lower than that of Fremont Township, Tuscola County, and the State of Michigan (Figure 2.12).

Priority Redevelopment

As an extension of the future land use categories, specific redevelopment areas have been identified for the Village. Many of the Village’s options are defined and fixed by regional forces over which the Village has limited control. However, the purpose of this Plan is to identify those areas where the Village can realistically affect change. In considering the various redevelopment options presented, the Village needs to consider the relative difficulty of an option and the ability of an option to be supported by the market alone, or whether financial and administrative assistance will be required. It must also be acknowledged that for the Village to effectively address the underlying fundamental issues that are associated with redevelopment, options must extend beyond traditional, status quo approaches.

Today, Mayville is at an important “life” stage. It is vital that redevelopment occurs in a planned fashion that addresses these factors to meet the needs of both existing residents and to attract additional populations. The redevelopment or reuse of underutilized areas, which often have a detrimental effect on surrounding areas, has the potential to increase local economic benefits. The main areas targeted for such redevelopment are considered “Potential Intensity Change Areas” and are defined below.

Table 2.10 Education Attainment of 25 or older

	Village of Mayville	Fremont Township	Tuscola County
Less than High School Diploma	102	330	4,293
High School Graduate	255	1,166	16,004
Some College, no Degree	157	524	8,951
Associates Degree	26	212	3,602
Bachelors Degree	70	184	3,577
Graduate or Professional Degree	9	60	1,707

Source: U.S. Census, 2010

Table 2.11 Occupation

Management / Professional	94
Services	99
Sales and Office	94
Construction / Farming	42
Production	93

Source: US Census Bureau, 2010

Table 2.12 Median Housing Income

Village of Mayville	\$ 35,568.00
Fremont Township	\$ 41,637.00
Tuscola County	\$ 43,768.00
Michigan	\$ 49,576.00



Village of Mayville Master Plan

Chapter 3: Natural Resources Inventory

Introduction

Two of the community assets most often praised by the Village of Mayville's residents are the local natural resources and rural character. From its picturesque farms and its beautiful natural features surrounding this sleepy village, the landscape of the community plays an important role in the quality of life of residents. However, recent construction of buildings in rural areas and changes in commercial properties has raised concerns about the long-term protection of the area's natural resources and rural character.

To get a more accurate picture of the current land uses and land use trends in the Mayville Community, LIAA staff members conducted a comprehensive land use/land cover update. LIAA compared 1978 land use maps created by the Michigan Resource Information System (MIRIS) with 2005 ortho-photographs provided by the USDA's Geospatial Data Gateway website, updating land use changes when necessary. Land use/land cover classifications were updated to the second tier category. *Maps 18* illustrate the updated land use/land cover for the Mayville Community. More information on the land use/land cover update will be provided in chapter seven of this plan.

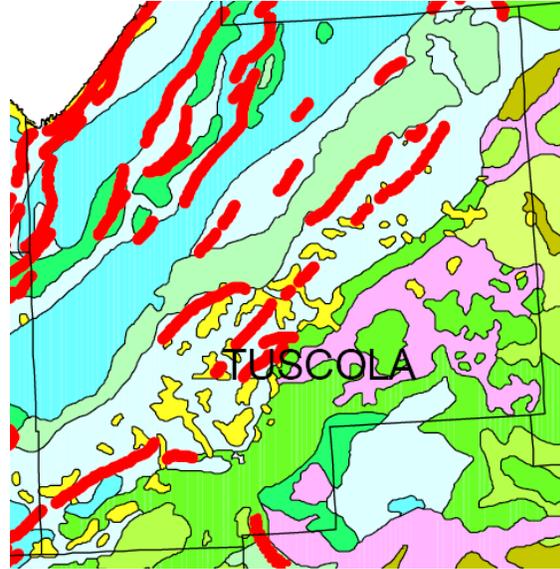
To avoid duplicative research on several items discussed in this section, portions of the *2002 Tuscola County General Development Plan*, the *1993 Fremont Township Master Plan*, and the *2007 Mayville Community Comprehensive Plan* were excerpted and incorporated into this chapter or are directly referenced. Where appropriate, these references have been updated to reflect 2017 statistics.

Geology

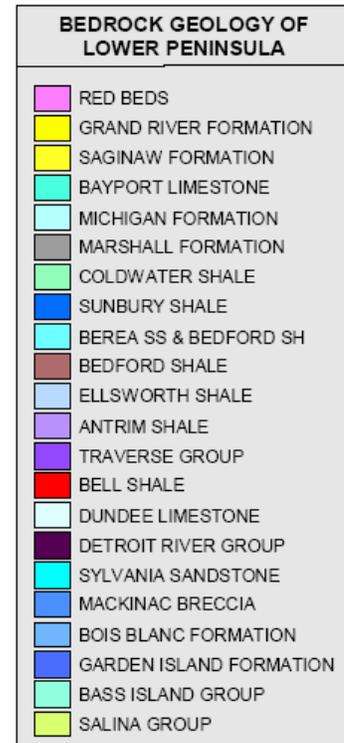
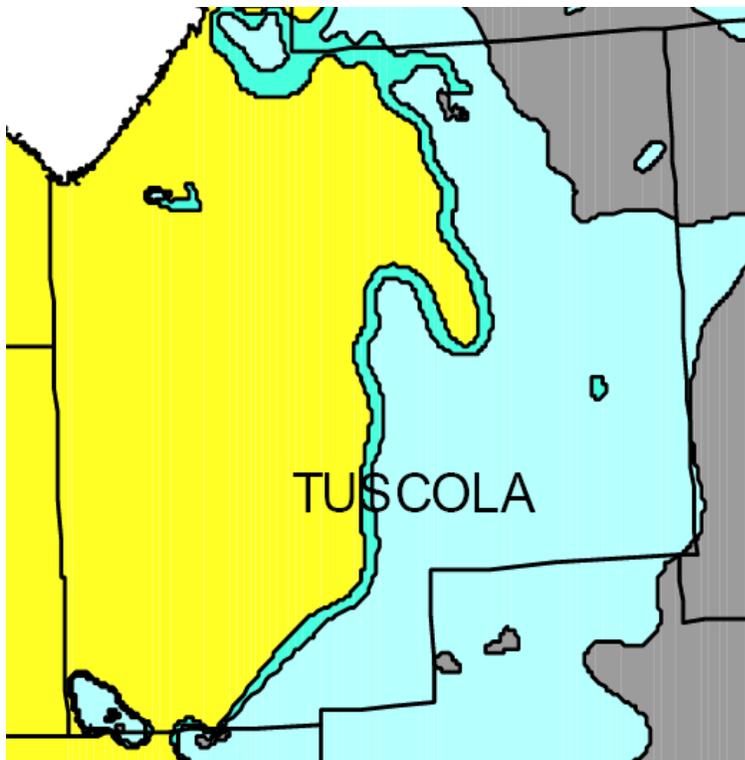
The 1982 Michigan Department of Environmental Quality (DEQ) *Quarternary Map* (below) illustrates the surface geology of the Village of Mayville and surrounding communities. As shown, the geological materials just beneath the soil surface are primarily composed of medium to fine texture tills left by glaciers as end-moraine deposits.



Village of Mayville Master Plan



The 1987 DEQ *Quality Bedrock Map* (see image) illustrates the bedrock geology of the Village of Mayville and surrounding communities, including portions of the Saginaw Formation, Bay Point Limestone and Michigan Formation.



Village of Mayville Master Plan

A thorough description of the geology of Tuscola County and the Mayville Region is provided in the *Tuscola County General Development Plan*. The Plan states,

End moraines were created due to the melting of the ice sheet as it advanced or retreated. The debris-laden ice deposited large amounts of material along this area due to the glacier edge melting as fast as it advanced from the polar ice cap. The southern end of the county is chiefly composed of end moraines of medium-texture till. It is mostly loam and silt-loam in texture and may also contain small areas of outwash material (deposits made by running water from the glaciers.) Thickness of these layers vary locally, but tend to be 60 to 90 feet in depth.

The sub-surface geology of Tuscola County is primarily sedimentary bedrock that was laid down during the Pennsylvanian and Mississippian ages of the Paleozoic Era about 300 and 330 million years ago respectively. Bedrock is covered by glacial deposits and generally, depending upon the thickness of the glacial deposits, is located at a depth from 40 to 300 hundred feet below the surface. The bedrock was formed from ancient seas, which covered the area some 250 to 600 million years ago. During the time the bedrock was forming, these seas began to withdraw from the area leaving sediments from deltas as the land drained.

The seas re-advanced and finally receded at last creating the Michigan formation on the eastern half of the county. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed sandstone, shale, coal and limestone bedrock.

Topography

The Village of Mayville is a moderately hilly area rising to nearly 900 feet above sea level in the southeast portion of the community. *Map 9* illustrates the elevation of the Mayville Community.

Soil Conditions

A firm understanding and knowledge of the soil types and soil suitability within the Mayville Community is useful when considering future land use development. For example, some soil types limit infiltration of fluids, presenting limitations to the placement of on-site wastewater treatment systems (e.g., septic tanks and tile fields). These limitations can be vary important to developers since lands outside the Village service area rely on individual wells and on-site wastewater treatment systems.

Based on soil information, several maps were developed for the Mayville Community to indicate those areas subject to development and building constraints. While many of these constraints can be overcome, the engineering costs may be substantial. For example, soils characteristics of high slopes and poor drainage can limit or impede construction efforts. *Map 10* illustrates the probable locations of hydric soils in the Mayville Community – areas with potentially high water tables and poorly drained soils. *Map 11* illustrates areas where slopes may be greater than 12%, presenting construction concerns such unstable soils and erosion. *Map 12* illustrates areas with



Village of Mayville Master Plan

limitations for dwellings with basements. *Map 13* illustrates areas with limitations for commercial buildings.

Based upon a 1986 soil survey by the U.S. Department of Agriculture Soil Conservation Service, major soil associations within the Mayville Community. A soil association is a group of soils that commonly occur in proximity to one another. *Map 14* illustrates the general soil associations of the Village of Mayville and surrounding community. A description of the soil association within the Village of Mayville, the *Marlette-Capac-Spinks Association*, was provided in the *Fremont Township Master Plan* and is presented below.

Marlette-Capac-Spinks Association

This association consists of nearly level to steep loamy and sandy soils, ranging from well-drained to somewhat poorly drained. This association is found in the northeast, south-central and southeast portions of the community. The survey states that most areas of this association are used for cultivated crops, pasture or woodland. Wetness, slope and erosion (both wind and water) are considered to be major limitations for agricultural purposes. The suitability for building sites ranges from good to poor. Slope and depth to the water table are the major limitations.

Woodlands & Wetlands

The Village of Mayville includes a small amount of forested land and wetlands – both wooded and emergent. These features represent important natural resources which can provide critical wildlife habitat, recreation areas, and harvestable timber, as well as providing valuable services such as pollution filtration and storm water detention (e.g., flood control). *Map 15* illustrates the locations of these wetlands within the Village of Mayville. Wetlands are unique ecosystems that filter out nutrients and sediments and help to maintain and enhance the clarity of lakes and streams.

Surface Water

The Village of Mayville falls within the Cass River Basin Watershed. Drains within the Village include Rich Drain and Fremont Drain.

Ground Water

Groundwater is the exclusive source of drinking water for the Village of Mayville. Therefore, the groundwater quality is very important to the over-all health of the community, future development options and to the quality of the area's water features. According to the Tuscola County Health Department and the *Tuscola County General Development Plan*, most of the county is fortunate to have an adequate supply of groundwater, generally within 100 feet of the surface. In addition, the vulnerability of drinking water aquifers to surface contamination is moderate to relatively safe.

According to the April 2006 Michigan Department of Environmental Quality's *Public Water Supply Chart*, the Village of Mayville Water System is derived from groundwater and consists of two water supply wells, an arsenic removal plant with a high pressure filter and a 125,000 gallon elevated storage tank which serves a population of 950 residents.



Village of Mayville Master Plan

Farmland

In 2005, approximately 7,880 acres of land or about 34% of the Fremont Township was in agricultural use. According to the USDA soil survey, most of the land in Tuscola County is considered *prime farmland*. However, *Prime Farmland* makes up a relatively small portion of the land in the Village of Mayville.

Approximately 2,307 acres of farmland in Fremont Township operate under the *Farmland and Open Space Preservation Program* (PA 116). This program allows land owners to enter into an agreement with the state promising to keep the land in agricultural use for a minimum of ten years. In return, the land owners are entitled to certain income tax credits and limits on special assessments. About 30% of all farmland has been entered into this program, suggesting a relatively high level of commitment to farming. This is a significant factor in the economic condition of the Village of Mayville.

Environmental Contamination Sites

The *Tuscola County General Development Plan* provides a comprehensive summary of the environmental contamination sites of Tuscola County. The following section excerpted from the Tuscola County Plan provides a summary of the environmental contamination sites in the Village of Mayville. Where appropriate, we have updated the information, showing those changes and additions in brackets [].

Michigan Sites of Environmental Contamination includes leaking underground storage tank or LUST sites. [According to the DEQ, open LUST sites are locations where a release has occurred from an underground storage tank system and where corrective actions have not been completed to meet the appropriate land use criteria.] According to Michigan State University’s Institute for Water Research, “a leakage of two drops per second can result in the loss of up to 500 gallons of fuel per year and can contaminate up to 500 million gallons of water to the level where odor and taste make it unacceptable for drinking.” *Table 21* provides the *Open LUST Sites* for the Village of Mayville. Closed LUST Sites and Active & Closed UST Facilities are not noted in this plan.

Table 21. Leaking Underground Storage Tank (LUST) Sites		
Facility ID	Site Name	Site Address
00041818	5980 Fulton St.	5980 Fulton Street
00000661	Peoples Gas & Oil	37 East Main Street
0000032962	Guy’s Service	104 East Main Street
00016279	Naugle’s Service	30 West Main Street
00038883	Old Texaco Gas Station	105 West Main Street
00012135	Werner Perma-Shine	6004 Fulton Avenue

Source: Remediation and Redevelopment Division (RRD) of the Michigan Department of Environmental Quality (DEQ), October, 2017

This list is updated regularly and can be downloaded from the *Storage Tank Information Center* website: <http://www.deq.state.mi.us/sid-web/>



Village of Mayville Master Plan

Endangered Species

The following summary concerning endangered species is provided in the *Tuscola County General Development Plan*.

Tuscola County is home to numerous plants, birds, and animals that are classified as endangered species. The Nature Conservancy and the Michigan Department of Natural Resources jointly produce and maintain a Michigan Natural Features Inventory (MNFI). The MNFI's mission is to identify, evaluate and track locations of Michigan's rarest species and to provide information that can be used in developing land use plans.

The following species are just a few of the endangered plant and animal species found in Tuscola County. A full list of plant and animal species can be found in *Appendix G*.

Common Animal Name

Spotted Turtle
 Silphium Borer Moth
 Channel Darter
 Red-Legged Spittlebug
 Common Tern
 Purple Lilliput

State or Federal Status

Threatened
 Threatened
 Endangered
 Special concern
 Threatened
 Endangered



Common Tern



Red-Legged Spittlebug

Common Plant Name

Sullivant's Milkweed
 Coopers's Milk-Vetch
 Prairie Indian-Plantain
 White Lady-Slipper
 Furrowed Flax
 Ginseng
 Prairie Fringed Orchid

State of Federal Status

Threatened
 Special Concern
 Special Concern
 Threatened
 Special Concern
 Threatened
 Endangered/Listed Threatened



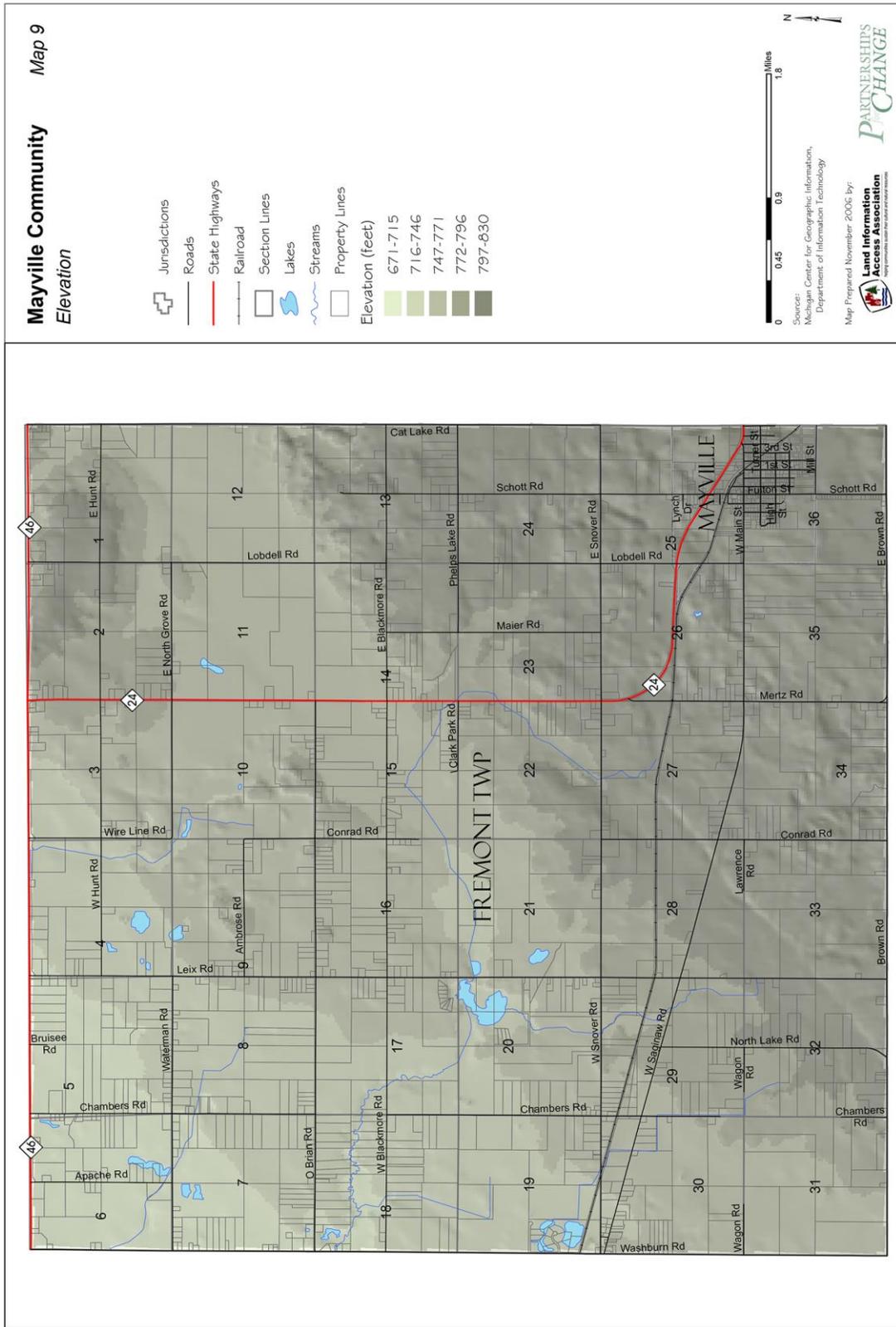
White Lady-Slipper



Cooper's Milk-Vetch

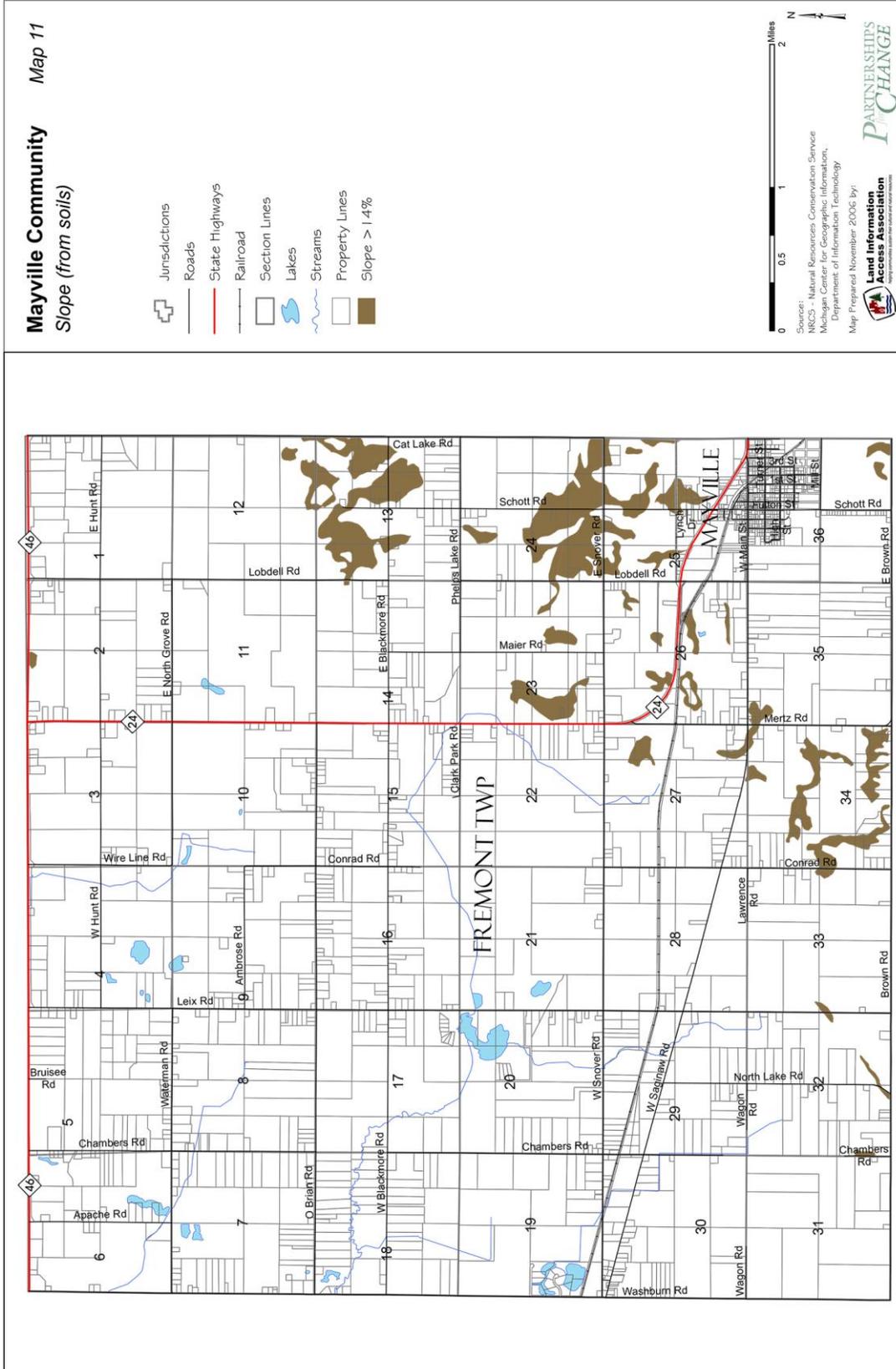
Village of Mayville Master Plan

Map 9



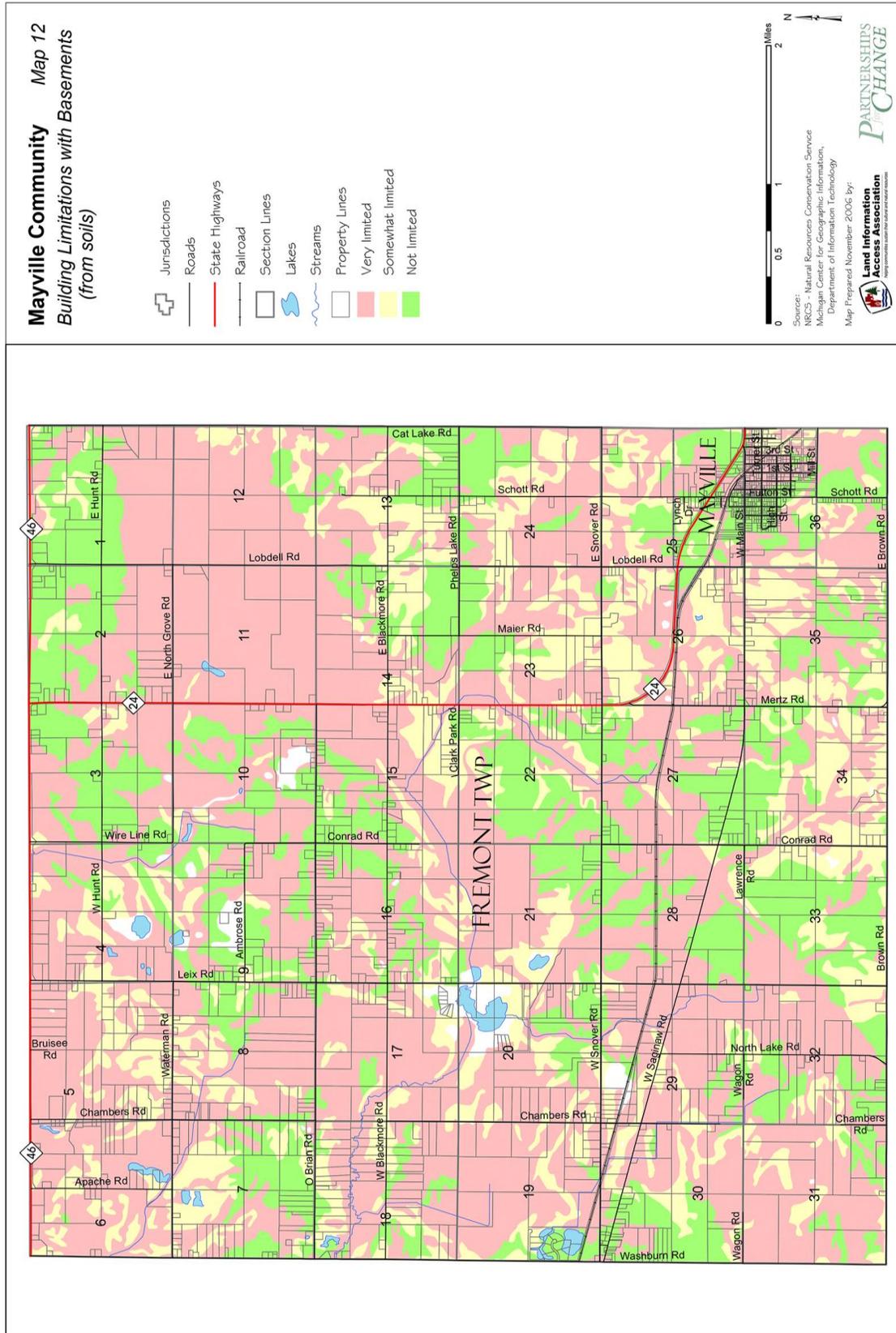
Village of Mayville Master Plan

Map 11



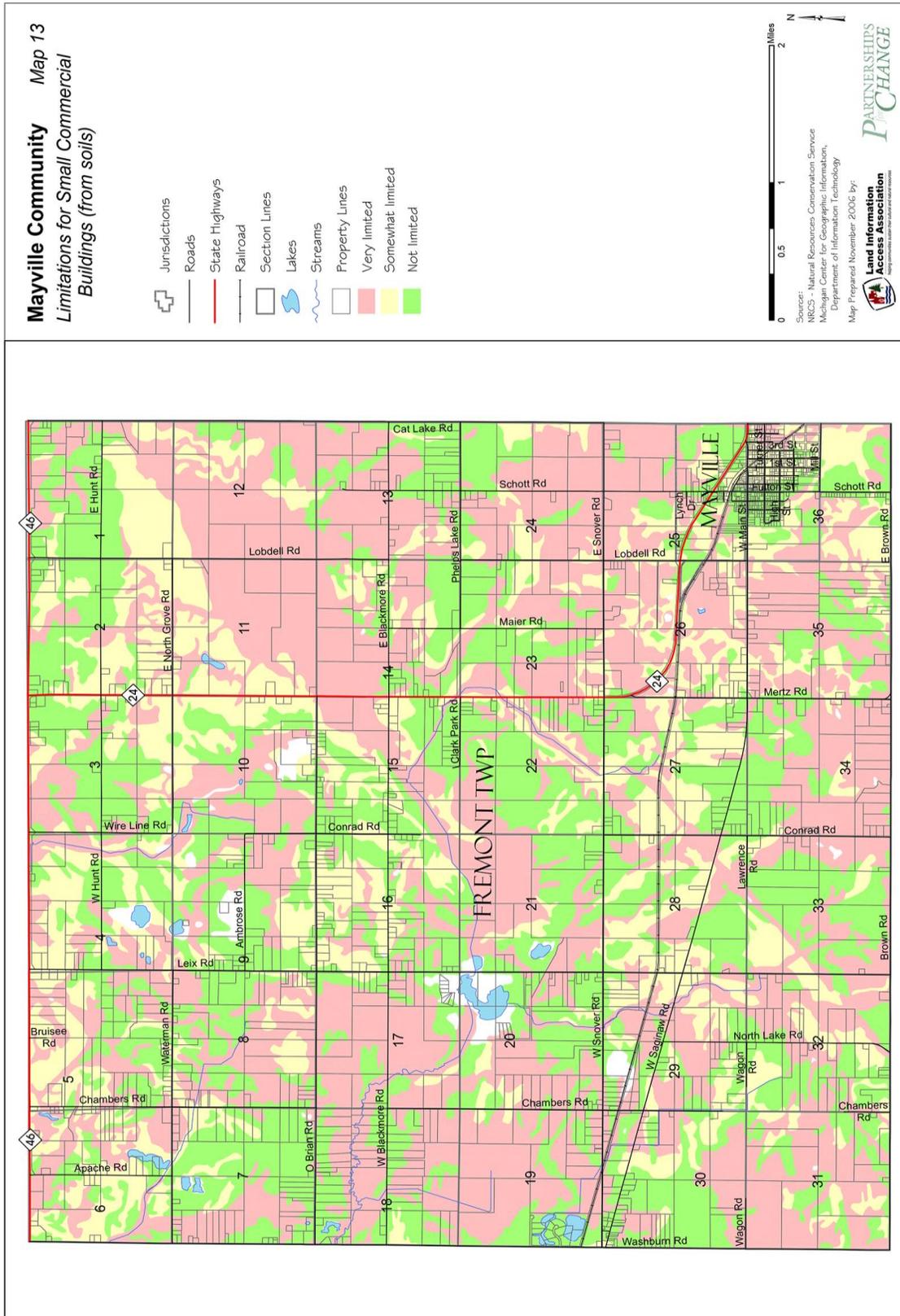
Village of Mayville Master Plan

Map 12



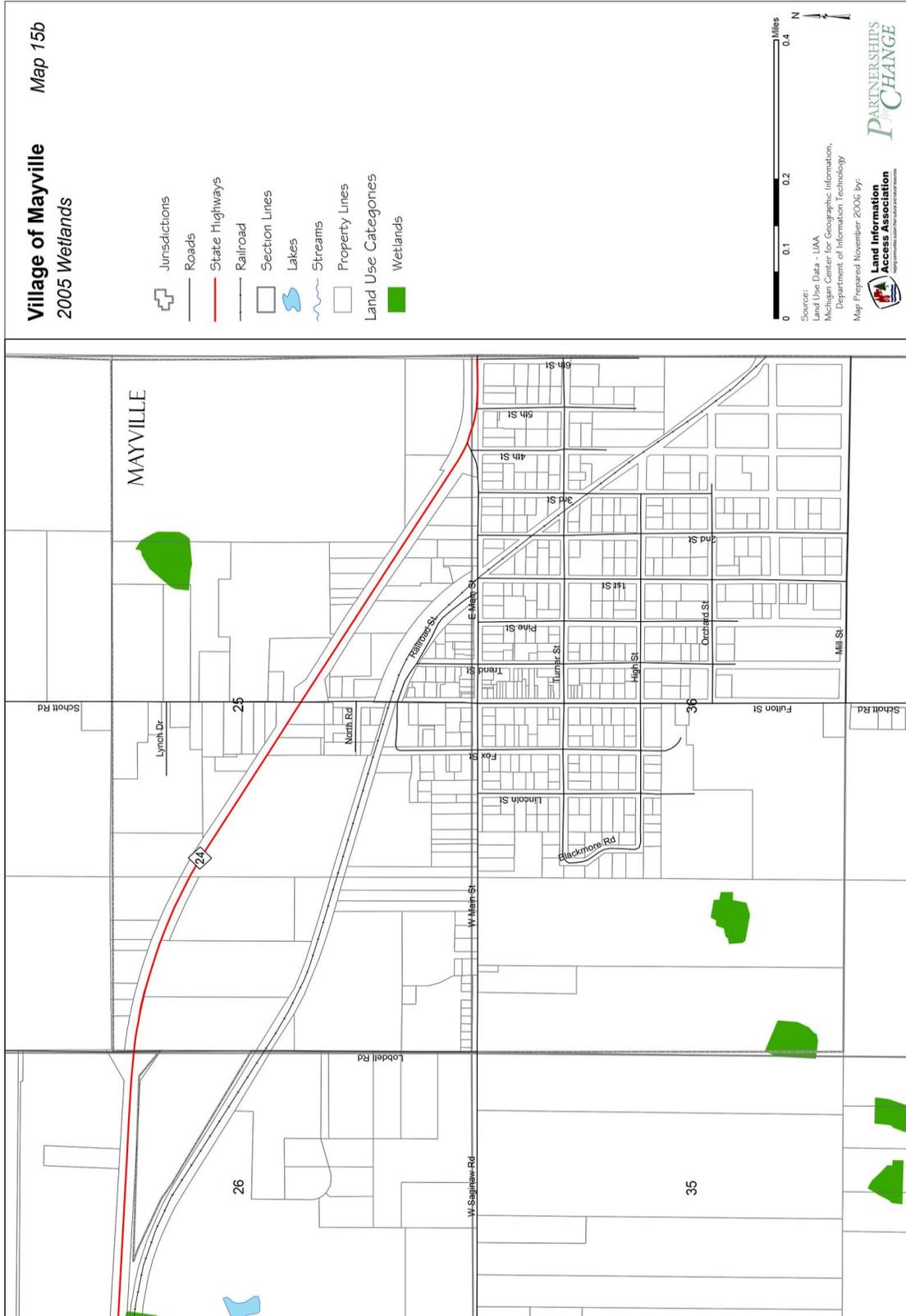
Village of Mayville Master Plan

Map 13



Village of Mayville Master Plan

Map 15



Village of Mayville Master Plan

Chapter 4: Local Economy and Market Strategies

Economic Development

Every community seeks to provide a strong economic base so that its residents can prosper and that community services are available. The residents of the Village of Mayville recognize the importance of providing for commercial and industrial economic growth while creating and preserving significant natural features for the community. Through careful thought and planning, the Village of Mayville can develop a unique and individualized approach to growth and development of resources while meeting the needs of residents and attracting businesses. Information supplied in the Plan is updated as available or otherwise utilized from the *2007 Mayville Community Comprehensive Plan*.

Existing Conditions

The number of people in the Village of Mayville's civilian labor population aged 15 and over totaled 748 in 2010.

Employment Sector Profile

The Economy and Business in Mayville, Michigan report by TOWNUSA.org explains there were 67 local establishments with 502 employees that generated an \$8.4 million payroll in 2004. A breakdown of local companies in the Mayville area follows.

Table 9. Employment by Industry, 2004						
Industry	Total Establishments	Local Companies: Number of Employees				
		1 - 4	5 - 9	10 - 19	20 - 49	50 - 99
Construction	16	15	1	0	0	0
Manufacturing	3	1	2	0	0	0
Wholesale Trade	1	1	0	0	0	0
Retail Trade	7	1	3	1	1	1
Transportation/Warehousing	1	0	0	0	0	0
Information	1	1	0	0	0	0
Finance/Insurance	7	6	0	1	1	0
Real Estate/Rental/Leasing	2	1	0	1	0	0
Professional, Scientific and Technical Services	5	5	0	0	0	0
Administrative and Support/Waste Mgmt./Remediation	1	0	0	0	1	0
Health Care/Social Asst.	6	2	3	0	0	1
Arts/Entertainment/Recreation	2	1	0	1	0	0
Accommodation/Food Service		0	2	1	1	0
All Others (except Public Administration)	11	10	1	0	0	0

Source: Project Good START Final Report



Village of Mayville Master Plan

Other Trends and Opportunities

Economic Development Zone: Mayville has identified the need to offer subsidies and incentives to attract businesses to the downtown area by adopting economic policies that will support business development. This provides an unprecedented opportunity for the community to develop new development tools to build on and encourage new growth in creation of an economic development zone.

Downtown Development. Mayville's area is poised for growth. Mayville has begun actively seeking funds for beautification projects, including streetscape improvements and building façade programs. Additionally, the Village is active in sponsoring events such as the Mayville Sunflower Festival and growth and development of business opportunities, which encourages residents to visit our downtown.

New Commercial Development. Mayville has identified 3 commercial development sites within the village that offer particular opportunities including diversified family restaurant selections and retail opportunities on the M-24 corridor. Proactive marketing of the Village and its market opportunities to leaders within these sectors can help to get the attention of those seeking new market and expansion locations. The Village can be proactive in recruiting new businesses by providing necessary utility infrastructure, a well-maintained transportation corridor and a streamlined planning review process.

New Municipal Development. The Village of Mayville has begun to explore revenue generating projects, including park expansion and property development, that will lay a foundation for future business growth in the Village. Through investment in infrastructure, parks, and tourism initiatives the Village can offer an enticement to new business ventures instituting placemaking initiatives.

Economic Development Tools

Economic Gardening – Local Business Assistance

Traditionally, and especially in Michigan, economic developers focus on expanding local companies and attracting new ones by making the business climate more favorable for those companies, usually by helping them secure incentives and assisting with their local and state permitting. The Village of Mayville and the Tuscola County Economic Development Corporation (EDC) will pursue this approach as a vital component of the assistance they can provide local businesses. However, this traditional model does not address the potential to assist companies in developing their growth entrepreneurially. To address these unique opportunities, the Village of Mayville will seek to emulate an “economic gardening” program, based on the successful program model implemented by the City of Midland, in an effort to assist local businesses, possibly through the development of a Mayville Business Incubator. Working directly with these companies, the Village of Mayville, and the EDC will help them develop and commercialize any combination of new products, new customers and new markets, and address the key changes that they may need to make in order to grow, using a combination of in-house knowledge of business



Village of Mayville Master Plan

development and technology commercialization, as well as the knowledge of partner agencies throughout the region. This assistance can take many forms, including establishing connections with local marketing intelligence providers and other resources, vetting new ideas for commercialization, providing networking opportunities, and reviewing business plans to identify resources to drive growth.

Business Attraction

Most business site selectors will base initial decisions on factors, which include access to major transportation corridors, facilities, work force, environmental considerations and community support. To create a competitive advantage, Mayville must work diligently in improving and maintaining the following areas:

Utility Infrastructure. Proper utilities, such as water and sewer, gas and electric lines, waste removal, wireless telecommunication coverage, and high speed Internet are all necessary for companies. Companies providing these services include Consumer's Energy, DTE, Charter Spectrum, and SpeedConnect, LLC.

Cluster Development. Industry clusters are groups of interconnected companies in a particular field that are present in a region. The companies involved in a cluster may include suppliers, service providers and supporting educational facilities. Clusters are typically export oriented and have a regional concentration that is higher than the national average, as well as the emerging alternative energy sector. The theory behind clusters is that companies of all sizes can achieve more by assisting one another.



Village of Mayville Master Plan

Chapter 5:

Future Land Use

The Future Land Use Map and Plan together provide broad guidance for land use decisions and form the basis for the zoning regulations and capital investment decisions to help meet Plan objectives. This Plan will guide future decisions related to acceptable locations of the Village's Zoning Districts, which are each assigned a more specific set of allowed uses and dimensional standards in the Zoning Ordinance. This chapter reviews the influential factors and general goals relating to future land use and outlines the resulting land use categories displayed on Map 5.1: Future Land Use

Influential Factors

The Future Land Use Plan reflects input from residents of the Village of Mayville, the Mayville Village Council, Mayville Planning Commission, and the Steering Committee, coupled with discussions with local decision makers and agencies. The Plan considered existing land use patterns, zoning, current commercial property conditions, other factors and generally accepted planning principles, described below.

Existing Land Use

Many areas within the Village Limits are already highly developed and are not proposed to redevelop as part of this plan. The most significant changes proposed are in areas where the existing land use pattern provides the opportunity for new development infill. Existing use does not automatically preserve that land use designation for the future. The existing land use patterns in and around Mayville are discussed in detail here.

Past Planning Issues

The Village of Mayville did not have a complete master plan prior to the *2007 Mayville Community Comprehensive Plan*. However, Rowe Engineering Inc. prepared a Future Land Use Map for the Village in 1993. With the adoption of this comprehensive plan, the *Mayville Area Planning Commission* was supposed to develop a comprehensive joint zoning ordinance. However, the proposed joint zoning ordinances were never created or adopted, thus the Township and Village continued to enforce their separate zoning ordinances and their separate administrations. The Village regulates land uses under a zoning ordinance that has been regularly updated since 2007.

Relationship of Incompatible and Non-Conforming Uses

One of the objectives of the future land use plan is to prevent, reduce, or eliminate incompatible land use relationships. Providing a sufficient transition or adequate buffering between land uses, especially those with certain conflicting characteristics, is essential. Although some areas throughout the Village may presently be developed and/or zoned for a use that is more intense than, or incompatible with the proposed future land use designation, redevelopment or reuse of these sites in the future will provide an opportunity to eliminate or improve these situations.



Village of Mayville Master Plan

Existing Zoning

Existing zoning designation was another factor considered in determining the use categories and locations. However, there is no vested interest that guarantees existing zoning will remain unchanged. Throughout the Master Plan process, existing zoning regulations and district boundaries were considered to prevent as many conflicts as possible.

Infrastructure and Public Facilities/Services

In addition to the planned land use and current zoning, the intensity of use that can be developed is limited based on the availability and capacity of the infrastructure. This includes utilities, streets, parks, schools, and municipal services and facilities. Factors such as the quality and capacity of the road network limit the type and intensity of uses due to the potential impacts on traffic operations. The Village's transportation improvements recommended in Chapter 5: Local Economy and Marketing Strategies of this Plan were considered in determining the land use boundaries and intensities on the Future Land Use Map.

General Market Conditions

While this Plan establishes the future land use designation for property throughout the Village, it also considers the total land planned for each future land use category. The current and future demand for any one type of land use must promote sustainable, high-quality development throughout the Village. The Master Plan process included consideration of current market conditions and opportunities being studied in the Village. Future updates of this Plan should include a reevaluation of market opportunities to ensure that the Village's near term economic development goals are adjusted to build on successes and include external influences. The market conditions in the Mayville area are discussed in greater detail in Chapter 5: Local Economy and Market Strategies.

Previous Comprehensive Plan

The previous City Master Plan, adopted by the Village of Mayville and Fremont Township in 2007, was used as a base for the Future Land Use Map and categories included in this chapter. Any major changes between the previous and new versions were evaluated based on the various factors discussed in this chapter to ensure a change was warranted.

Desires of the Village

The land use categories and configuration desired by Village residents and officials have been expressed through a variety of meetings and visioning sessions. The results have been incorporated throughout the document, most notably in the established objectives outlined in the beginning of this section.



Village of Mayville Master Plan

Goals

Based on the influential factors identified above, the following are the land use goals for the Village of Mayville. These should be considered along with the goals established in the Master Plan document and in future decision making.

- Goal 1: Promote efficient and coordinated capital improvements.
- Goal 2: Encourage integration or mixture of appropriate uses to create great places, promote a healthy, walkable community, and reduce vehicle trips.
- Goal 3: Protect the long term stability of existing, quality neighborhoods.
- Goal 4: Provide a diversity of housing types and costs to meet the needs of all age and income groups.
- Goal 5: Strengthen and diversify the employment opportunities in the Village.
- Goal 6: Expand and enhance the vibrancy of the Downtown by adding density, mixed-use developments, streetscapes, façade improvement.
- Goal 7: Promote business development and expansion, especially in the Downtown district.
- Goal 8: Improve and expand existing parklands.
- Goal 9: Utilize natural resources to increase revenue and create placemaking opportunities.
- Goal 10: Protect and promote the long term vitality of existing commercial districts including Downtown and M-24 Corridor.
- Goal 11: Broaden restaurant and retail choices.

Future Land Use Categories

The Village recently identified eight land use categories and updated the Future Land Use Map accordingly. The mapped land use categories include:

- Medium Density Residential
- High Density Residential
- Downtown Commercial
- Industrial
- Local Commercial
- Development Ready
- Parks and recreation
- Central Business District



Village of Mayville Master Plan

The following descriptions represent *summaries* of the *Land Use Categories*:

Downtown Commercial - Includes lands designated as the commercial core of the Village. It is intended to include some room for commercial expansion and redevelopment of some highway commercial areas along Main Street into a more pedestrian oriented district.

Industrial - Includes lands designated to provide suitable sites for land uses providing highway services to highway travelers such as motels and gas stations and other commercial locations requiring large parcels to operate efficiently.

Local Commercial - Includes lands designated for the potential development of some light industry such as small to medium-sized manufacturing and assembly operations. This area may also be suitable for some types of heavy commercial uses. Areas devoted to “Light Industrial” should include land that is served by natural gas and three-phase electricity, accessibility to rail, accessibility to M-24, land that was formerly used for manufacturing, within the Village of Mayville (for public utilities purposes) and accessibility to compatible land uses.

Medium Density Residential - Includes land devoted to the continuation of the village style land use pattern in areas around the downtown. This area will provide for single family residential and duplex development at a density of 3 to 6 dwelling units per acre.

High Density Residential - Includes land designated for the location of duplexes, apartments, townhouses and other multi-family residential uses, as well as planned unit developments at a density of 5 to 10 units per acre. This area should have direct access to a major street, water and sewer availability and developed in a way that respects soils and drainage constraints.

Industrial - Includes lands designated for a mixture of businesses which rely on large volumes of passing motorists and with convenient access to the state highways in the Township. Lands are designated for restaurants, convenience stores, motor vehicle sales and service establishments and motels.

Development Ready - Development Ready – Land which is within the village limits that has infrastructure for transportation, utilities, and services; may or may not have existing structures; and can be feasibly developed by municipal or private entities.

Parks & Recreation - The Parks and Recreation facilities in the Village are intended to provide the full spectrum of park facilities in locations that are convenient for residents and visitors alike. As this Plan is not a parks and recreation plan, the designated areas on the Future Land Use Map only recognize existing parks and recreation facilities. The Village is currently developing a Parks & Recreation Plan, which more specifically discusses the existing and planned facilities and outlines goals and objectives for maintaining the Village’s Parks system as its boundaries continue to expand.



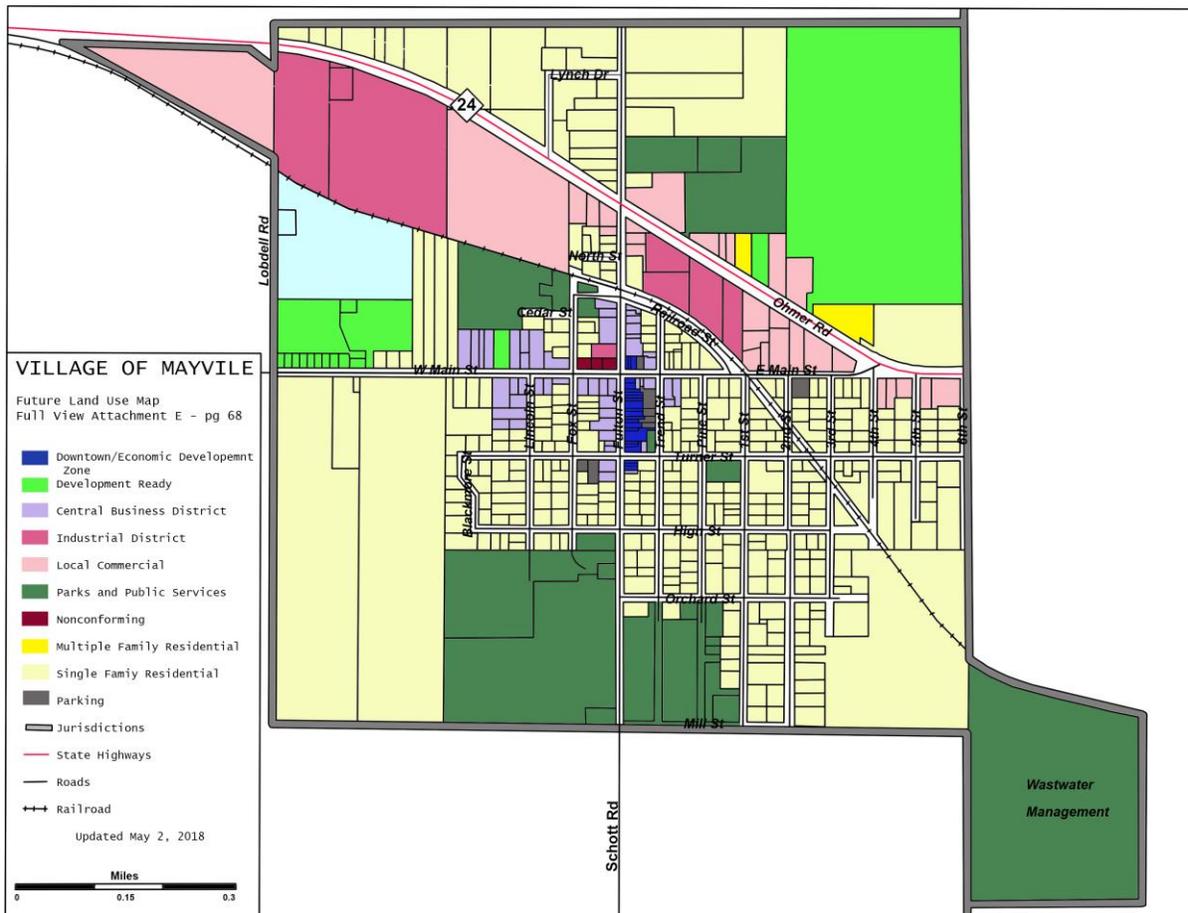
Village of Mayville Master Plan

Zoning Plan/Map

The Michigan Planning Enabling Act requires a community with a zoning ordinance to include in their Master Plan a “zoning plan” that ties the recommendations of the future land use plan to the current and future zoning ordinance.

The relationship between the future land use classifications and the current/future zoning ordinance and recommended changes are illustrated in the land use map and accompanying table below.

Map 5.1 Future Land Use Map



Village of Mayville Master Plan

Table 5.1 Future Land Use Comparative to Current Zoning

Future Land Use Category	Zoning Map	Proposed Changes
Downtown/EDZ	Historic Downtown District	Continue actively seeking funds for beautification projects, including streetscape improvements and building façade programs. Continuing sponsoring events and growth and development of business opportunities. (See Chap. 4)
Development Ready	Potential Intensity Change Areas, Performance Measures, Nonconforming Areas	Continue to identify areas for potential development and seek opportunities for growth. (See Chap. 9, Chap. 10)
Central Business District	Central Business District	Continue pursuing grants and funding for the Central Business District and applicable projects. (See Chap. 8 and the Implementation Matrix)
Local Commercial	Local Commercial	Continue to identify changes as they occur. (See “Goals” Implementation Matrix)
Industrial District	Industrial District	Continue efforts to increase the capacity for industrial growth (See Potential Intensity Change Areas, and Chap. 4)
Parks and Public Services	Parks and Public Services	Continue to explore revenue generating projects, including park expansion that will lay a foundation for future business growth in the Village. (See Chap. 4, Chap.7)
Nonconforming	Various as designated in land use map.	Continue pursuit of objectives of the future land use plan to prevent, reduce, or eliminate incompatible land. (See Chap. 5)
Multi Family	Multi Family	No changes to the current process outlined throughout plan.
Single Family	Single Family	No changes to the current process outlined throughout plan.
Parking	Parking	Continue with current zoning regulations and process.



Village of Mayville Master Plan

Chapter 6: Transportation Improvements

As a rural community, the Village of Mayville is heavily reliant upon a sound transportation system to encourage growth and development. The safety, effectiveness and efficiency of local transportation systems are key factors in the development, economic vitality, and public safety of communities throughout Michigan. However, public roadways and other transportation infrastructure are extremely expensive facilities to build and properly maintain. As a result, transportation planners prefer to plan these investments carefully and well in advance of the need. On the other hand, unexpected commercial and residential development can place unplanned and uneven demands on road networks. Therefore, community planners consider the existing condition and capacity of local transportation systems and potential future needs when developing a community's comprehensive plan.

Access to major highways is imperative to the success of any business. Mayville is conveniently situated adjacent to M-24, which runs north to M-46 with easy access to I-75 North, and south connecting with the larger cities of Auburn Hills and Detroit. This highway connects with I-69 25 miles south of the village, with easy access to I-75 South, as well as cities such as Lansing and Port Huron. M-15 is 12 miles west of the village, providing convenient access to Bay City and Davison, respectively. The Village is conveniently located within 45 minutes of Saginaw, Flint, Bay City, and Auburn Hills.

State and Federal funded roads are allocated through two different classification systems. State funding is provided through Michigan Public Act 51 of 1951 (Act 51). Under Act 51, roads are classified into the categories listed and described below. *Map 4* illustrate the designation of roads under Public Act 51.

State Trunklines

Roads, streets and highways assigned to the Michigan Department of Transportation (MDOT). MDOT is responsible for the maintenance, construction and improvements to these corridors. Their primary purpose is to facilitate through-traffic movements in conjunction with the State-wide highway system.

The Village of Mayville is served by two state highways. The primary east/west highway is M-46. M-46 traverses the state from Port Sanilac to Muskegon and forms the northern boundary of the Village of Mayville. The primary north/south highway in the area is M-24. M-24 flanks the eastern side of the community, passes through the Village of Mayville, and south through Lapeer into Oakland County.

County Primary

These routes serve longer distance trips between major destination points within the County. Primary roads are planned to facilitate through-traffic movement, while allowing access to homes and businesses.



Village of Mayville Master Plan

County Local

Roads that provide access to homes and businesses and are designed for short to medium length trips. These roads connect to the Primary and State Trunkline roads.

Village Major

Major routes within a Village's jurisdiction that provide for longer distance trips and higher capacity traffic.

Village Local

Like County Local roads, these roads provide access to homes and businesses and are designed for short to medium length trips.

The *Federal Highway Administration* uses a different classification system called the National Functional Classification (NFC). This system is designed to reflect the function of a roadway, which corresponds with the road's eligibility for certain federal funding opportunities. Under the NFC, roads are classified into the categories listed and described below. *Map 5* illustrate the designation of roads under the Federal System.

Arterial

Relatively high capacity roads which provide unity throughout a contiguous urban area; medium speed/capacity roads for the rest of the county-wide arterial highway system should have minor access control and channelized intersections.

Collector

Relatively low speed/low volume street, typically two lanes for circulation within and between neighborhoods. The roads serve generally short trips and are meant to collect trips from local streets and distribute them to the arterial network.

Local Streets

Low speed/low volume roads which provide direct access to abutting land uses; non-conductive to through-traffic.

Traffic Volume

The volume of traffic that uses a roadway within a 24 hour period is a common measurement of the load or overall use of the roadway. This average daily traffic (ADT) can be used to estimate the desirable *design capacity* of a given roadway to provide safe and effective vehicle travel. *Map 6* illustrates the traffic volume and *Map 7* illustrates the commercial traffic volume of the Village of Mayville. *Table 17* provides the 2004 annual average 24-hour traffic volume and annual average 24-hour commercial traffic volume for three locations within the Village of Mayville. The table indicates that both traffic volume and commercial traffic volume has decreased from 2004 to 2015.



Village of Mayville Master Plan

**Table 17.
Traffic Volume Figures, 2004 - 2015**

Sites	2004		2015	
	Traffic Volume	Commercial Traffic Volume	Traffic* Volume	Commercial** Traffic Volume
Mayville	4,100	520	3700	1-300
M-24 (just south of M-24, M-46 intersection.)	4,400	520	4000	1-300
M-46 (just west of M-46, M-24 intersection.)	6,700	550	4900	360

Source: Michigan Department of Transportation; * reflects data from Sites near 2015 Sites; ** data from specific Sites not provided

Traffic volumes and other figures are posted annually on the MDOT website and can be found at: <http://mdot.maps.arcgis.com/apps/Viewer/index.html?appid=18a4b2f2ba3b4e079e935f8835862c73>. Map 8 illustrates the transportation network of the Village of Mayville.

Road Condition

Federal Aid eligible roads are rated for surface conditions under *Michigan's Asset Management Program*. The process of rating roads involves a windshield survey performed by a team of trained representatives from MDOT, Road Commissions, Municipalities, and a Regional Council. The rating (PASER) a road receives suggests where improvement measures are desirable or might be required. Typically, roadways with a PASER rating of 8, 9 or 10 require only routine maintenance such as crack-sealing or street sweeping. Roadways with a PASER rating of 5, 6, or 7 require capital preventative maintenance such as thin overlays, seal coating or joint resealing. Roadways with a PASER rating of 1,2,3 or 4 require structural improvements such as rehabilitation or reconstruction work. As shown below, some of the Federally eligible roads within the Village of Mayville appears to need reconstruction while others appear to need preventative and routine maintenance.

PASER Rating

Red: 1-4

Yellow: 5-7

Green: 8-9



Village of Mayville Master Plan

Public Transportation

Public transportation in the Village of Mayville is provided by Thumbody Express, a reservation based curb-side bus service. Service is provided Monday through Friday from 7:00AM to 6:00PM and Saturday from 9:00AM to 1:00PM. The Thumbody Express charges a fee, with special rates for senior and handicap citizens.

Carpooling

As part of the Michigan Carpool Parking Lot Program (commonly referred to as *park and ride*), MDOT maintains a carpool lot within the Village of Mayville. Located about 1.5 miles east of the Village, on Treasurer Road, the paved lot has a 22 car capacity.

Rail Service

The southern portion of the Village of Mayville is crossed by the *Huron & Eastern Railway*. The railway is operated by the North America Rail Group – Wyoming and Genesee and runs west to Saginaw and east through Marlette.

Airports

There is no serviceable airport within the Village of Mayville. However, according MDOT Aeronautics Web site, airports are relatively close by.

Nearest airports include

Serving medium to small planes only.

- Tuscola Area Airport in Caro (10 miles)
- Marlette Airport (20 miles)
- DuPont-Lapeer Airport (20 miles)
- Harry Browne Airport, Saginaw Twp (28 miles)

Those in need of larger planes or international flights will require a trip

- Bishop International in Flint, (38 miles)
- Oakland County International in Pontiac (48 miles)
- MBS International in Saginaw (52 miles)
- Detroit Metro (100 Miles)

Non-Motorized

Mayville's neighborhoods would benefit from construction of sidewalks and bike paths to facilitate non-motorized transportation. These improvements are needed for public safety, to provide linkages between neighborhoods, and to improve the general appeal of the neighborhoods.



Village of Mayville Master Plan

Chapter 7: Community Facilities

Mayville's Community Facilities include a wide array of village services, parks and recreation, and utilities. This section provides an overview of the current organization and facilities associated with these entities, while future goals and recommendations are established in Chapter 4: Local Economy and Market Strategies.

Village Services

A Village Council that is transitioning from a 7-member board to a 5-member board, consisting of 4 Trustees and a Village President, governs the Village of Mayville. The daily activities of village government are carried out by village employees under the direction of the Village President.

The following is a summarized listing of most of the city departments and offices:

- Village Clerk
- Public Works Department (Parks and Recreation, Streets, Sanitation)
- Utilities Department (Water and Sewer)
- Police Department
- Fire Department
- Library
- Planning and Community Development Department (Building, Housing)



Village of Mayville Master Plan

Parks and Recreation

The Village of Mayville is rich with extensive park and recreation facilities. An inventory of all park and recreation opportunities in the community prepared for the separate Parks and Recreation Master Plan 2018-2023 reveals there are 4 parks which are owned and operated by the Village of Mayville, with over 24 acres of parkland in a village that is only 1.2 square miles. The Village park system provides an diverse range of recreation opportunities:

- Bodeis Park - Large neighborhood and park that offers playground equipment, baseball field, basketball court, picnic shelter, grill area, picnic tables, open fields, relaxing in the shade, and benches
- Ohmer Park - Traditional active recreation including fields for baseball, softball, soccer, and football, open fields for pick-up games, relaxing in the shade, playground equipment, hiking and biking, a mud pit, disc golf courses, and a dirt bike track
- Skate Park – BMX and skateboard park, benches, picnic tables
- Robinson Park - Passive recreation areas that offers rustic wooded nature trails
- Elementary School – Paved walking trail, fitness course, playground equipment, basketball court, ball fields



Village of Mayville Master Plan

Utilities

Sanitary Sewer System. The Village operates its own sanitary sewer collection system which consists of pump stations and sewer lines under the village streets. The system collects wastewater and transports it to the Village of Mayville Wastewater Stabilization Sewer Lagoons. Wastewater is stabilized at the sewer lagoons before it is discharged. The stabilization process and discharge is strictly regulated and monitored by State and Federal laws.

Storm Water Collection System. The Village's storm water collection system is separate from the sanitary sewer system and is constructed primarily under Village streets with some areas in the Village utilizing ditches and streams for water runoff. The Village's storm water system collects precipitation runoff from rooftops, streets, yards, and parking lots and discharges it to local drains.

Water System. Mayville has received its source potable water supply from local wells since the 1940's. The source water pumping system is wholly owned and operated by the Village of Mayville. Water is pumped into the system through two wells located on the corner of Mill Street and First Street. Once the water travels to the Village of Mayville Water Treatment Plant, chemicals are added to the raw water to further purify and disinfect it. Combined, the two wells provide a maximum of 648,000 gallons per day of available capacity. There is ample capacity available to accommodate future growth.



Village of Mayville Master Plan

Education and Cultural Resources

Mayville Community Schools. Public education is provided to Mayville area residents by the Mayville Community Schools. Within the district there are currently an elementary school, a middle school, and a high school. The school sites and facilities cover many acres of land in the Village, as well as park space that is utilized by residents of all ages. Therefore, the school district plays a significant role in not only the quality of life and education for residents but also in shaping the physical development aspects of the community.



Mayville District Public Library. The library traces its' roots back to 1950. The current building was completed in 2004 and provides an extensive catalog of over 20,000 items, wifi access, and a Community Room. The library offers special programs all age groups while actively serving card members in Mayville and surrounding communities. The Mayville District Public Library serves as a cultural center for the Village of Mayville that provides a wide array of public recreation and social programming activities for people of all ages.



Religion. The Village of Mayville is known for an eclectic mix of churches. Today, the Village houses places of worship representing many denominations, including:

- Mayville United Methodist Church
- Mills Memorial Baptist Church
- Spring of Life Community Church
- St. Joseph Catholic Church
- St. Paul Lutheran Church

Cultural Activities. The Sunflower Festival is held every July and features sunflower-themed activities and decorations, village-wide garage sales, races, tractor pulls, ball games, food, crafts, rides, games, a car show, raffles, music, and a fireworks display.



Village of Mayville Master Plan

The proximity of Mayville to the village of Caro (the county seat) and the city of Vassar allows access to other community events such as the Pumpkin Festival and Tuscola County Fair in Caro and the Pumpkin Roll and Riverfest in Vassar. The geographic location of Mayville also provides easy access to other “thumb” area celebrations such as the Thumb Festival and Cruise and Car Show in Sandusky, Marlette Country Fair Days, Blueberry Festival and Woods-n-Water weekend in Imlay City, and the Millington Old Fashioned Summer Fest, to name only a few. The not-too-distant Lake Huron shoreline provides even more recreation

Historical Buildings

According to the *Michigan State Historic Preservation Office*, the Mayville community has one building listed on the State Register of Historic Buildings - the A.B Markham House. A.B. Markham was one of the most prominent people in the Mayville Community during the nineteenth century. The large two-and one-half story red brick house is located at 6795 Fulton Street. The House was placed on the State Register in 1974.



Village of Mayville Master Plan

Chapter 8: Implementation

Previous chapters provide background information and analysis on the key issues and trends in the *Mayville Community Comprehensive Plan* adopted in 2007. Goals and objectives throughout the Plan provide a foundation to guide the resolution of issues and establish policies for decision making in the future. Recommendations are listed throughout the Plan; some are described in detail or shown on the various maps, while others are more of a policy guide for the future. This format enables the Plan to be flexible and applicable to new issues, opportunities, and alternatives that may arise. Some of the key recommendations are summarized in a chart on the following pages.

This implementation chapter should be used as a resource when the Village begins implementing the goals and objectives of this plan. Over time, the Village may discover new implementation approaches. Changes to the specific strategies are to be expected; more importantly, the Village must remain committed to upholding the integrity of the goals and objectives of the document. Michigan planning law requires that the Plan be reviewed and revised or reaffirmed at least every five years. It is advisable for the Plan to be used on a consistent basis and discussed annually to determine if any amendments need to be considered. In addition, new Planning Commission and Village Council members should be provided with a copy before they take office to give them background on the Village and its adopted policies. New Village staff members should also be made aware of the Plan and its goals, policies, and purpose.

A master plan is only useful as long as it is implemented and consulted when making land use decisions. This Chapter prioritizes master plan projects, outlines potential funding sources, and includes an “Implementation Matrix.” This matrix is basically a chart that includes the policies or action items contained in the plan. The matrix further defines who will be responsible for the action, what the potential funding sources are, and when the item should be completed.

While the Planning Commission and City staff has primary responsibility for the implementation of this Plan, a number of groups were involved in the creation of this Plan and serve an important role in its implementation. These groups are listed below with a brief summary of their role in the Plan and implementation:

- **City Officials – Planning Commission, Zoning Board of Appeals, Village Council.** The Planning Commission, ZBA, and Village Council must work together to promote frequent use of the Master Plan and routinely evaluate the need for amendments to the Zoning Ordinance and other regulations.
- **Village Staff – DPW, Administration, Police and Fire Departments.** The Village staff needs to maintain and update the website information related to the Master Plan, including public relations materials from the process to sustain the positive public involvement process.



Village of Mayville Master Plan

- **Parks & Recreation Division.** A separate Parks Master Plan will be adopted in 2017 that guides the specific policy and improvements related to parks, open space, recreational facilities, and recreational programming in the Village. The objectives of the Parks and Recreation Master Plan should be considered by the Planning Commission in land use decisions and conversely, the objectives of the Master Plan needs to be integral in Parks and Recreation decisions.
- **Mayville Community Schools.** The location, size, and type of Mayville schools facilities will be an important element of Village expansion.
- **Michigan Department of Transportation.** MDOT has jurisdiction over many of Mayville’s major roads, including M-24 and M-38, while the local Tuscola County Road Commission is involved in transportation planning and forecasting for the Mayville area. Any major transportation improvements will be coordinated through these agencies.
- **Utility Providers.** Expansion in the Village of Mayville will require additional utilities and infrastructure, which must be anticipated and accommodated in coordination with Mayville’s’s utility providers.
- **Fremont, Dayton, Rich, and surrounding Townships.** Decisions made by the Village adjacent Townships, and Counties all affect one another. Ongoing coordination between all government units is important to achieving the long-term goals of this Plan.
- **Other Groups.** Other groups that provided input should be informed and included in discussion of projects and programs that may assist in Plan implementation.
- **Private Property Owners and Developers.** Many recommendations of this Plan may require some assistance from private property owners and developers to be implemented. Right-of-way donation, construction or donation of lands for public or private parks, and assistance with infrastructure upgrades for larger developments are all examples of how this important group can assist in Plan implementation.

Implementation Tools

Tools to implement the Master Plan generally fall into these categories:

- Village Ordinance, including the Zoning Ordinance
- Capital improvement programs derived from budgetary powers
- Programs or additional studies derived from the City Charter and approvals by the Village Council or administration

Each tool has a different role toward Plan implementation. Some suggest specific short term priorities, some are long term policies and others involve on-going activities. The key tools are described in no particular order of importance.



Village of Mayville Master Plan

Land Use Regulations

The purpose of the primary tools for Plan implementation, such as the Zoning Ordinance and other land use regulations, are summarized below.

Zoning Map. The intent is that changes to the zoning map over time will gradually result in better implementation of the objectives encouraged in the Future Land Use Map. In some cases, the Village may wish to initiate certain zoning changes as part of an overall zoning map amendment. Other changes to the zoning map will be made in response to requests by landowners or developers. In those cases, Village officials will need to determine if the time is proper for a change. A key point to remember is that the future land use plan is a long range blueprint: Implementation is expected, but gradually, in response to needs, conditions and availability of infrastructure.

Zoning Regulations. Zoning regulations control the intensity and arrangement of development through standards on lot size or density, setbacks from property lines, building dimensions and similar minimum requirements. Various site design elements discussed in this Plan are also regulated through site plan review, which addresses landscaping, lighting, driveways, parking and circulation, access management, pedestrian systems and signs. Zoning can also be used to help assure performance in the protection of environmentally sensitive areas such as floodplains, state regulated wetlands and woodlands.

Special Land Use Regulations. Subdivision, land division and condominium regulations control the manner in which property is subdivided in the Village and the public improvements required to support the development. The distinctions are not always apparent once a project is built, but the approval procedures are different due to separate state statutes that govern the three types of land development/division in Michigan.

Development Review and Approval Process. Most land development regulations are applied when new construction is proposed. The Village of Mayville is implementing a comprehensive development review process from development conceptualization to building occupancy. Once proper zoning is in place, a site plan must be approved followed by approval of building and site engineering construction plans and then permits for construction. Buildings and sites are inspected and then occupancy permits are issued. Regulations are enforced through a combination of monitoring by village staff and in response to complaints.

Capital Improvement Plan (CIP) and Capital Projects

A CIP is a multi-year program that lists recommended improvements, timing, estimated costs and funding for infrastructure (streets, pathways, sidewalks, sanitary sewers, waterlines, storm sewers and drainage) and community facilities (public buildings, fire, police and parks). Capital projects should be identified and constructed in a manner that helps support and promote desired development, and to meet the needs of residents and businesses already in the Village. The number of projects and their timing is influenced by several factors, in particular the cost, need for environmental clearance or approval by other agencies, and funds available. For example, the



Village of Mayville Master Plan

amount of funding available from outside sources varies as new programs become available. Funding is also influenced by the timing of development (i.e. tax revenue), tax abatements, and other changes to the anticipated tax base.

Additional Studies and Programs

A variety of housing, economic development, informational and other programs are used by the Village to assist with implementation of recommendations in this Plan. Programs targeted toward various neighborhoods could also be created to respond to specific situations such as Downtown Development and Safe Sidewalks to School.

Recommendations

The following table includes specific recommendations for the implementation measures necessary to achieve the goals and objectives established in this Plan. The matrix includes general recommendations and key responsibility, with additional detailed implementation measures.

Plan Priorities

The actions listed below in the implementation matrix are listed with "priority numbers" described by the following:

Priority 1 Projects: Those that should be given immediate and concentrated effort. These are the first projects that should be commenced after this Master Plan has been adopted. Any preliminary steps that must be taken to implement the action (such as seeking funding, changes in local ordinance, etc) should be commenced immediately. Those Priority 1 projects that have a longer time horizon should be revisited on an as-needed basis, and should be incorporated into other applicable long-term planning programs, such as capital improvement plans.

Priority 2 Projects: Those that are necessary to implement the plan, but either depend on commencement or completion of Priority 1 projects. Once commenced, however, these projects should be pursued until completion.

Priority 3 Projects: Those that implement elements of the plan, but are not urgent and can be delayed for a much longer period of time. These projects are more susceptible to budgetary constraints.

Some projects within the matrix do not have a specific timing period because they are based on less predictable factors such as funding sources, etc. The timing for these projects is explained within the matrix.

Potential Funding Sources

The following is a partial list of funding sources. It is important to understand that these funding programs will change over time, and as such, should be monitored. Further, new potential sources of funding should be sought out as these sources disappear.



Village of Mayville Master Plan

A. Community Development Block Grant Initiatives (CDBG)

Administered by the Michigan Economic Development Corporation (MEDC), this program may be available to Charlevoix and provides funding for downtown public infrastructure, façade improvements, planning, various building projects, rental rehabilitation, and small business assistance. The amount of funding available is based on the type of project being proposed. The website <http://www.michiganbusiness.org/community/development-assistance/#section1> contains extensive information on the program and its requirements. Any further questions regarding the program should be directed to:
Michigan Economic Development Corporation. 300 North Washington Square, 2nd Floor. Lansing, Michigan 48913

B. Façade Improvement Project

Michigan Main Street offers some services and additional grants are available through CDBG and other sources for communities that seek to target traditional downtown areas for improvements that will have a significant positive impact. The Downtown Façade Program is structured to provide commercial/mixed-use building façade improvements to sustain and minimize deterioration of downtowns. This program is based on the premise that the exterior improvements will stimulate additional private investment in the buildings and the surrounding area, attract, and increase the number of customers, thereby resulting in additional downtown economic opportunities. Proposals with multiple buildings are accepted and are encouraged. The request must identify whether the proposed project is located within a Central Business District, a Principal Shopping District, a Business Improvement Zone, a Corridor Improvement Authority, or a Historic District. (Note: the project is not required to be located in a development district.)

C. Signature Building Project

CDBG grants are available for communities seeking to acquire vacant, partially vacant, or substantially underused buildings located in downtowns for rehabilitation into a commercial/mixed use building that will hopefully result in job creation. This program enables a community to secure a building that is a focal point within the downtown for commercial rehabilitation purposes that will make a significant contribution to the overall downtown area. If the project is located within a Central Business District, a Principal Shopping District, a Business Improvement Zone, a Corridor Improvement Authority, or a Historic District, it should be identified as such. (Note: the project is not required to be located in a development district.)

D. Downtown Infrastructure

CDBG grants are available to provide public infrastructure improvements that directly support private redevelopment projects in traditional downtowns. Public infrastructure includes items such as parking facilities, streetscape, public water or sanitary sewer lines and related facilities, streets, roads, bridges, and public utilities. The request must identify whether the proposed project is located within a Downtown Development Authority, a Principal Shopping District, a Business Improvement Zone, a Corridor Improvement Authority, or a Historic District. (Note: the project is not required to be located in a development district.)



Village of Mayville Master Plan

E. Transportation Alternatives Program (TAP)

The Michigan Department of Transportation's program funds non-traditional road projects (outside the traditional curb and gutter) such as streetscapes, non-motorized paths, and historical restoration of transportation facilities. Among its primary goals is to support Michigan's entitlement communities for high-priority urban revitalization projects and, therefore, US-31/Bridge Street appear to be candidates. Any ACT 51 agencies (Cities, Villages, and Counties), MDOT, MDNR, Native American Tribes, and other Federal Agencies are eligible for this program and it accepts applications year-round. The program holds Selection Advisory Committee meetings year-round to determine which applications will be recommended for selection. A minimum 20% local match is required.

Further information about the program is available at www.michigan.gov/tea for the online application and instructions, or by calling (517) 335-1069.

F. Michigan State Housing Development Authority

MSHDA offers a variety of loan products for low to moderate income homebuyers. All of the following products are 30-year, fixed-rate mortgages, allow the use of gift funds, and may be formally assumed (subject to approval).

- Conventional 95% to 97% loan to value
- Federal Housing Administration (FHA)
- United States Department of Veterans Affairs (VA)

G. Department of Housing and Urban Development

The HOME Program provides formula grants to states and localities that communities use, often in partnership with local nonprofit groups to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or home-ownership for low-income people. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median. Eligible activities include site acquisition or improvement.

H. Commercial Rehabilitation Act

Public Act 210 of 2005 encourages the re-habilitation of commercial property that is 15 years old or older by abating the taxes on new investment. Commercial property is defined as a qualified facility primarily used in the operation of a commercial business. Certain residential improvements are also eligible for abatement, but land and personal property are not. The abatement process is similar to PA 146, the Obsolete Property Rehabilitation Act. The City must first hold a hearing to establish a Commercial Rehabilitation District and the County Board of Commissioners and all real property owners in the proposed district must be notified of the hearing. The district must be at least three acres in size unless it is located in a downtown or business area or contains a qualified retail food establishment.

I. Michigan Department of Natural Resources Land and Water Conservation Fund

Grants from this fund may be available for certain park, recreation and open space enhancement projects; specific criteria include:

Program Objectives: The objective is to provide grants to local units of government and to the state to develop land for outdoor recreation.



Village of Mayville Master Plan

Criteria: Applications are evaluated using four criteria: project need, applicant history, site and project quality, and alignment with the State's recreation plan. Currently, the fourth criterion is determined to be primarily trails, community outdoor recreation, green technology in outdoor recreation, universal access and coordination and cooperation among recreation providers.

Applicant Eligibility: Any unit of government, including Native American tribes, school districts, or any combination of units in which authority is legally constituted to provide recreation. Local units of government, school districts, and local authorities must have a DNR-approved community five-year recreation plan to be eligible.

J. United States Department of Agriculture Rural Development, Housing & Community Facilities Programs

Designed to develop essential community facilities for public use in rural areas, Community Facility Programs can make and guarantee loans for essential community facilities in rural areas and towns with a population up to 20,000. Loans and guarantees are available to public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments. Facilities include schools, libraries, childcare, hospitals, medical clinics, assisted living facilities, fire and rescue stations, police stations, community centers, public buildings and transportation. Community Programs utilizes three flexible financial tools to achieve this goal: the Community Facilities Guaranteed Loan Program, the Community Facilities Direct Loan Program, and the Community Facilities Grant Program.

K. Grants from private, non-profit foundations. Business and Fraternal Organizations

Implementation Matrix				
<i>Ordinances, Guidelines, Plans and Policies</i>				
<i>Action</i>	<i>Responsibility</i>	<i>Timing</i>	<i>Priority</i>	<i>Funding</i>
1. Provide high quality, cost effective public services. <ul style="list-style-type: none"> • Study public service consolidation with surrounding communities. • Increase municipal water and sewer users to spread out operational costs. • Integrate Geographical Information Systems and implement capital improvement plan to more effectively predict and plan for future infrastructure upgrades. • Prepare a facilities master plan that reflects future improvements, new buildings, and consolidating the Infrastructure and Streets planning 	Staff, Village Council, Township and County government staff and officials.	Ongoing		Local Government
2. Update the Zoning Ordinance	Staff,	Annually	1	Local



Village of Mayville Master Plan

regularly to address identified gaps and changing needs of the City.	Planning Commission, Village Council			government
<p>3. Pursue economic development:</p> <ul style="list-style-type: none"> • Continue collaboration with the Chamber, local governments and the business community regarding regional economic development. • Support efforts to implement a comprehensive economic development strategy (CEDS) • Implement a tax abatement program and pursue policies that offer incentives to new business. • Pursue goals outlined in the Economic Development Strategy. • Aggressively market businesses in emerging industries and implement a CEDS. • Support and promote high speed internet and communications networks. 	Council, Staff, Chamber of Commerce, TCEDC, business leaders in the community.	Ongoing	2	Local government, Chamber, donations, A, H, K, J
<p>4. Promote Mayville as a viable place to live and work year-round.</p> <ul style="list-style-type: none"> • Promote diverse and viable housing options through incentives and flexible zoning requirements. • Increase and expand the use of Village properties for festivals and events. • Work with the real-estate community to target specific groups interested in locating to the area. • Investigate options for regulating rental property within the Village through a rental inspection program, licensing fees, lodging taxes or other means. • Michigan College for Tuscola County residents. 	Council, Staff, Chamber of Commerce, Board of Realtors	Annually Ongoing	1 3	Local government, Chamber, donations, K
<p>5. Enhance scenic beauty.</p> <ul style="list-style-type: none"> • Enforce landscaping standards for commercial development, Village parking lots and parks. • Pursue Corridor Improvement 	Staff, Planning Commission, Village and surrounding Townships,	Ongoing Within 1 year 2-3 years	1 2	E, K



Village of Mayville Master Plan

<p>Districts on M24 and M38.</p> <ul style="list-style-type: none"> • Support flower planting program. 	Tuscola County, MDOT			
<p>6. Enhance the Downtown Business District:</p> <ul style="list-style-type: none"> • Establish and implement a downtown marketing plan. • Support the Michigan Main Street Program. • Expand downtown activities, events, and festivals year-round. • Encourage higher density and mixed uses. • Develop and pursue goals outlined in the Downtown Marketing Assessment and Development Strategy. 	Staff, Planning Commission, Village Council, Chamber	Ongoing 1 – 5 years	1	A, B, C, D, E, H, K
<p>7. Natural resource :</p> <ul style="list-style-type: none"> • Pursue a unified Storm Water Control Ordinance. • Pursue waste water system improvements. 	Staff, Planning Commission, Village Council, DEQ	1-3 years	2	I, K
<p>8. Coordinate Transportation efforts.</p> <ul style="list-style-type: none"> • Meet annually with MDOT to discuss transportation issues and projects. • Work with MDOT to study traffic counts, review options, and evaluate development proposals. 	Staff, MDOT, Village Council	Yearly Ongoing 2-3 years	1	E
<p>9. Pursue alternative forms of transportation.</p> <ul style="list-style-type: none"> • Improve Village sidewalks and expand bike routes. • Incorporate bike lanes into the design and future construction of streets and roads. • Inventory existing sidewalks and identify and prioritize new sidewalk connections. • Provide informational sign-age for pedestrians and bikers. 	Staff, Planning Commission, Village Council, private citizens.	Ongoing	1	D,E,K, Private Donations
<p>10. Hold annual meeting with Fremont Township to coordinate zoning districts and regulations.</p>	Staff, Planning Commission	Yearly	1	NA
<p>11. Provide high quality, cost effective</p>	Staff, Village	Ongoing		Local



Village of Mayville Master Plan

<p>public services.</p> <ul style="list-style-type: none"> • Study public service consolidation with surrounding communities. • Increase municipal water and sewer users to spread out operational costs. • Integrate Geographical Information Systems and implement capital improvement plan to more effectively predict and plan for future infrastructure upgrades. • Prepare a facilities master plan that reflects future improvements, new buildings, and consolidating the Infrastructure and Streets planning 	<p>Council, Township and County government staff and officials.</p>			<p>Government</p>
<p>12. Pursue high environmental standards in Village services, facilities, and operations.</p> <ul style="list-style-type: none"> • Seek grant funding to complete a comprehensive study of the municipal storm water management system. • Promote the County Recycling Program. • Consider more fuel efficient vehicles when replacing the Village fleet. • Coordinate with the county and area townships to support renewable energy sources. • Expand and improve the Energy Optimization Program by providing incentives and better educating residential and commercial users. • Research the feasibility and potential grant opportunities available to power Village buildings and facilities through alternative energy sources. • Evaluate and test higher efficiency (and better looking) LED street lights. 	<p>Staff, Village Council, Planning Commission, Tuscola County, Surrounding Townships.</p>	<p>Ongoing</p>	<p>2</p>	<p>A, I, J, K</p>

Conclusion

Although this plan is a comprehensive guide for land use planning over the next 20 years, there is no way to predict what changes may occur that are not contemplated in this document. Therefore, decisions related to development should be considered carefully in light of the recommendations of the Master Plan.

The Michigan Zoning Enabling Act (Act 110 of the Michigan Public Acts of 2006) requires the Village of Mayville’s Zoning Ordinance to be “based on a plan to promote the public health,
2021 Village of Mayville Master Plan



Village of Mayville Master Plan

safety and welfare, to encourage the use of lands in accordance with their character and adaptability, 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 and other uses of land.”

Since the zoning map is a part of the Zoning Ordinance, changes to zoning boundaries should be in conformance with the Master Plan. Change is constant and usually unpredictable, however, and there may be circumstances that warrant changes to the zoning boundaries that are not consistent with the Master Plan. If and when this occurs, the Master Plan should be updated to conform to the changed circumstances. Because of the time and process required for amending the Plan, such changes should be considered carefully.

The table below provides a list of evaluation factors that should be used to determine if a proposed development warrants a change to the land use designation on the Future Land Use Plan map. If future development decisions take these factors into account, and if the Plan is reviewed on a regular basis and updated when necessary, then Mayville can be assured that development will reflect the desires of its citizens, reflected through the adopted Master Plan.

Future Land Use Evaluation Factors	
	Does the proposed new classification meet the qualifications noted in the appropriate section of the Master Plan?
	Are the zoning districts and their uses that may apply to the new classification compatible with and appropriate in the vicinity of the property under consideration?
	Have any conditions changed in the area since the Master Plan was adopted that justify this change?
	Will there be any community impacts that should be considered, such as increased traffic, or others that might create a need for additional services or improvements?
	Are there any environmental considerations that may be contrary to the intent of the existing or proposed classification of that land use?
	Was the property improperly classified when the plan was adopted or amended? Are the qualities of the property (or area) different than those that are described in the plan?
	Will there be any adverse effects on adjacent properties as a result of the proposed land use change?
	What impacts will result on the public health, safety, and welfare?



Village of Mayville Master Plan

Chapter 9:

Potential Intensity Change Areas

As an extension of the future land use categories, specific redevelopment areas have been identified for the Village. Many of the Village's options are defined and fixed by regional forces over which the Village has limited control. However, during the last few years the Village has made forward movement creating options, taking advantage of opportunities for rebuilding infrastructure and maintaining stability in its budget. The purpose of this section is to identify those areas where the Village should continue efforts to affect change. It must also be acknowledged that for the Village to effectively address the underlying fundamental issues that are associated with redevelopment, options must extend beyond traditional, status quo approaches. The redevelopment or reuse of underutilized areas, which often have a detrimental effect on surrounding areas, has the potential to increase local economic benefits.

There are several areas identified for focus and are considered "Potential Intensity Change Areas" and are defined below. The areas listed should not be considered as complete or all inclusive, keeping in mind that opportunities, markets, legislation, and other dynamics will change.

DEFINING A POTENTIAL INTENSITY CHANGE AREA

A Potential Intensity Change Area (PICA) is any spatial area that is a candidate for a "change in intensity" within the planning period of five, ten, or twenty years. PICAs can be large, spanning an entire corridor or neighborhood, or smaller, such as a collection of a few parcels; or even a single parcel. The change in intensity of an area can be based on one or several of the following:

- Future competitiveness;
- Physical or economic patterns;
- Conditions or the arrangement of land, buildings, lots, or blocks;
- Land use of adjacent parcels; and/or
- Existing inappropriate intensity of use. PICAs are critical to identify during the master planning process because they suggest places for more or less intensity of use, which impacts factors such as density, the environment, traffic, infrastructure, and so on.

Placemaking and Way Finding:

Similar developments in an area are Placemaking strategies. For example, if the vacant land adjacent to Ohmer Park was developed into a campground, the similarity to Ohmer Park would formulate an area for recreation and support a green space for residents and travelers. Another example might be the completion of proposed developments taking place in the historic downtown area as a place known for food and entertainment as well as small business professional and retail space. Focus on this historic area takes place at each Planning Commission meeting, and a dedicated plan for development in the area may be appropriate in the future as interest in investment and grants or other opportunities allow. Another means of placemaking is the placement of permanent monuments or historical markers. In these times, care and consideration should be given to type of monument, but permanence in Place Making should be of paramount importance.



Village of Mayville Master Plan

While there have been efforts in the past to customize directional signs with some success, some efforts have been met with barriers. Way Finding measures should continue with customized signage within MDOT code for streets and roads. Mayville has some street names that although are not misleading could be confusing, (i.e. Ohmer Road, Lapeer Road, M-24 and Mertz Road all being the same inside of a three-mile distance).

IDEAS FOR PICAS IN MAYVILLE:

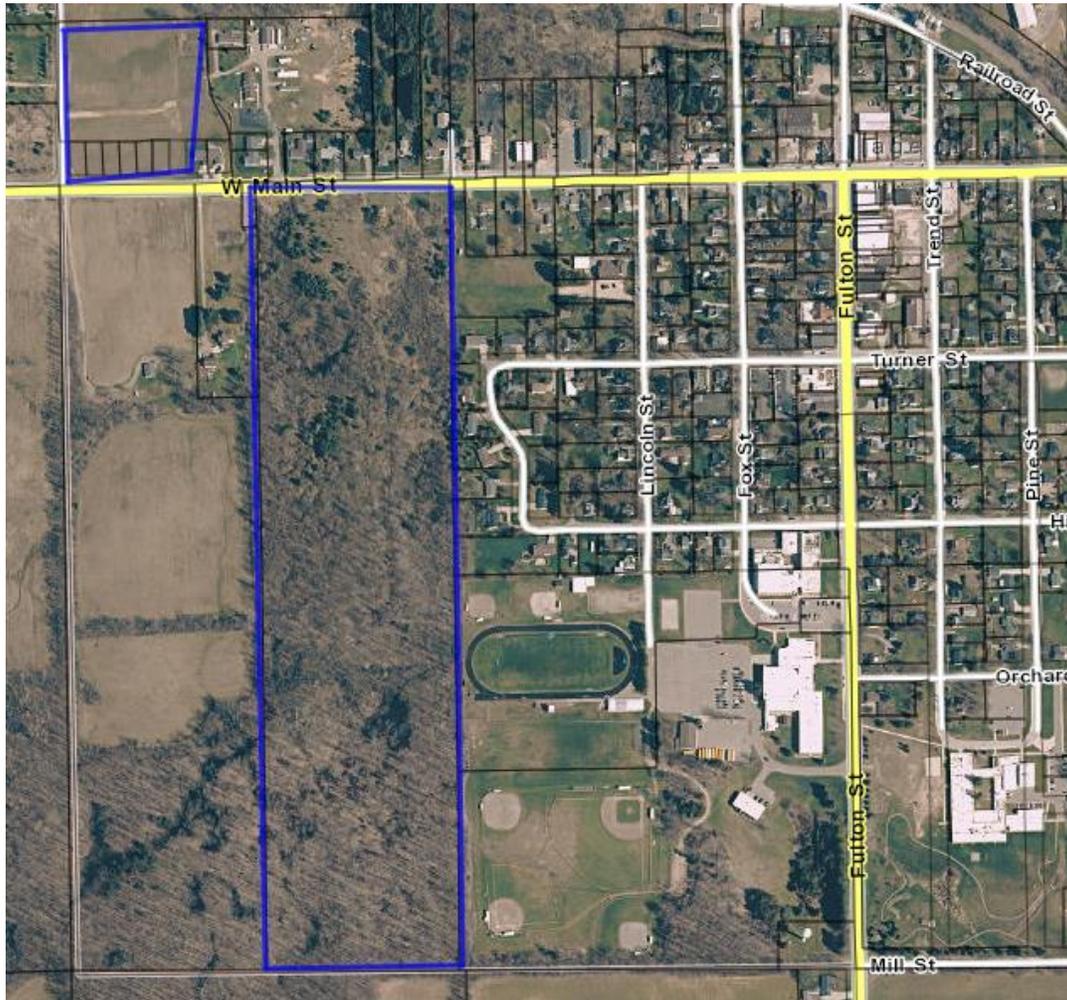
The following is a list of PICAs in The Village of Mayville where changes in intensity are recommended or expected to occur within the next 20 years. Each PICA is characterized by its existing conditions, challenges, opportunities and future land conditions or use.

1. Main Street properties near the western village limit.
2. Mill Street Area on the south side of the Village.
3. M-24 corridor through the village and properties adjacent to businesses and homes.
4. Intensity change focused on optimizing and increasing infrastructure development to encourage industrial investment and commitment to the community. Improvements including streets, water, sewer, internet, electrical power and home heating.



Village of Mayville Master Plan

Main Street Properties Near the Western Village Limit.



Existing Conditions:

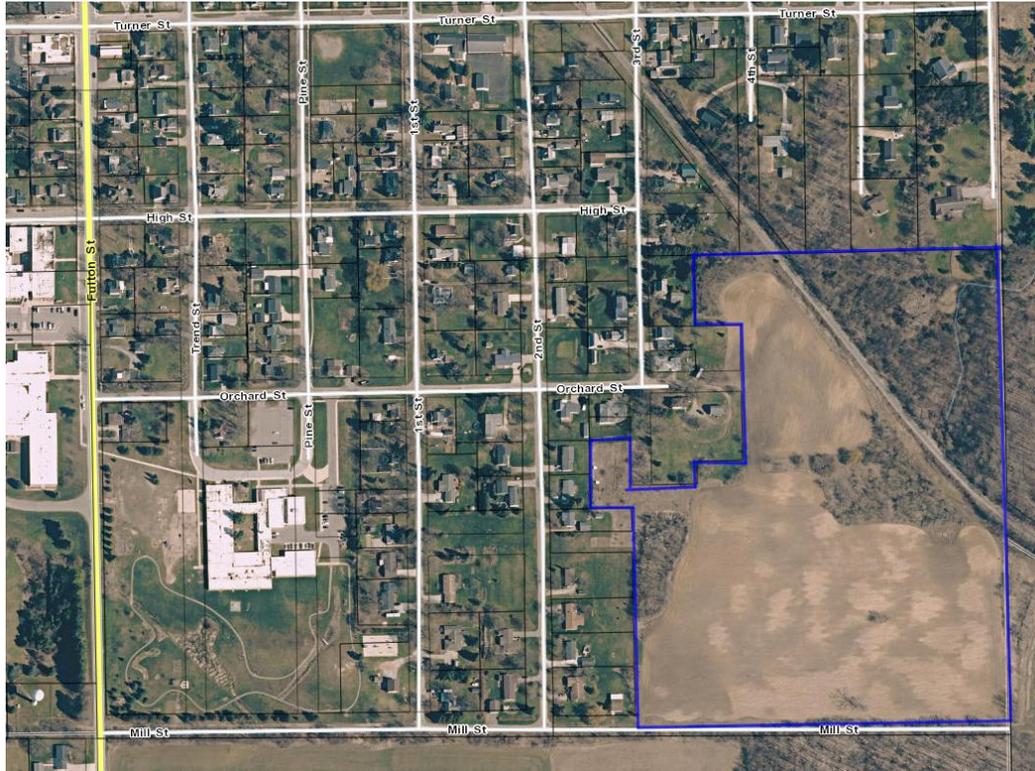
This area is the main thoroughfare for travel between villages in the west, including Vassar, Millington and Frankenmuth; and leads to connecting routes to Mid – Michigan urban areas including Bay City, Flint and Saginaw. The relative history in Mayville indicates long term ownership of properties until in recent years when many properties are changing hands, also resulting in proposals for development in the areas of housing and green energy.

Potential Development Opportunities:

Proposed green energy business on the property of the McNitch Farm, and the proposed development of Roller Way indicate a value to the area enterprises both local and from out of area. Current and future investment require a focus of support, guidance and assistance wherever the Village is able.

Village of Mayville Master Plan

Mill Street Area on the South Side of the Village.



Existing Conditions:

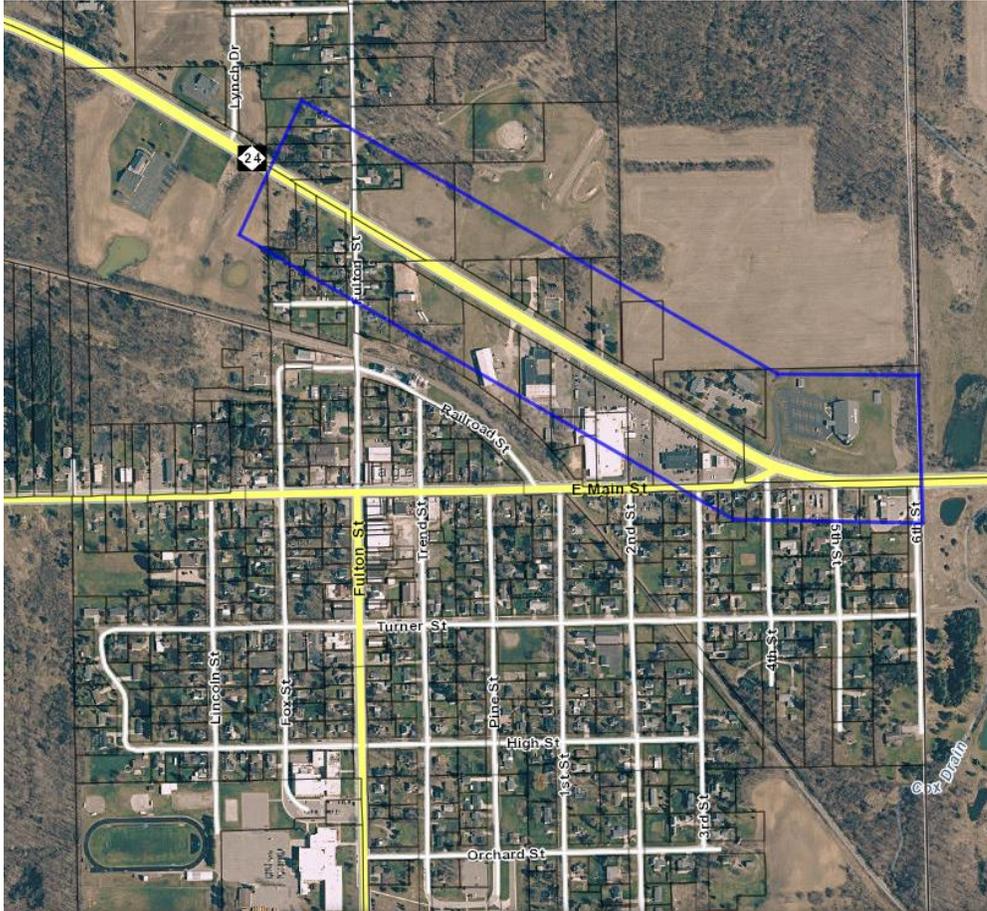
Currently, there is a larger parcel of vacant land, privately held. This is in area the shape of a trapezoid on the fringe of single-family unit housing neighborhoods. There is infrastructure present to support some residential development.

Potential Development Opportunities:

The infrastructure present can support development for residential use. With some upgrades to infrastructure, the area can accommodate high density residential or industrial development.

Village of Mayville Master Plan

M-24 Corridor Through the Village and Properties Adjacent to Businesses and Homes on the Corridor.



Existing Conditions:

M-24 is a main thoroughfare to points north and south, connecting with main arteries toward urban areas including Bay City to the north and Oakland County to the south. Over the last several decades, development has been taking place to include retail stores, single family and high-density housing, and industrial development. The growth along M-24 has been although sporadic, steady through the last 30 years. There is a mix of uses of properties on either side of the state road.

Potential Development Opportunities:

There are some vacant properties and closed businesses on either side of M-24. There is little development in properties directly behind businesses on the north side of the road (i.e. behind the church and Dollar General store and adjacent to Ohmer Park). Proposals for green energy industry and similar development proposals have been discussed.

Village of Mayville Master Plan

Intensity change focused on optimizing and increasing infrastructure development to encourage industrial investment and commitment to the community. Improvements including streets, water, sewer, internet, electrical power and home heating.

Existing Conditions:

While some utilities have proved flexible to growth needs for the village such as internet and heating fuel, some infrastructure development in the Village has encountered barriers. The growth of industrial investment has proven difficult due to the lack of capability in the electrical grid. Water and sewer updating and maintenance was neglected for many years until recently, and the Village continues to pursue grants and funding for upgrading, maintaining and expanding needed infrastructure.

Potential Development Opportunities:

The village will need to continue to make efforts to partner with corporations to optimize utilities in a manner that supports sustainable growth. While there has been mention of green energy investment from outside interested parties, Village government will need to partner with residents to create an environment welcoming of energy alternative to fossil fuels as a support, but not a replacement for, existing energy sources.



Village of Mayville Master Plan

Chapter 10: Performance measures

Introduction

The preceding Master Plan text completes the cycle of identifying conditions, establishing a vision and goals, and making specific recommendations. This Chapter builds on the specific recommendations of Chapter 6: Implementation by enumerating a focused set of recommendations and implementation measures, establishing a time table (where practical), and incorporating key responsibilities (where possible).

In accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, an annual report of progress of the performance measures contained herein will be provided to the entities of key responsibility as listed in the Performance Measures Matrix below. The annual report will be due for delivery to the entities one year after the approval of the plan and annually thereafter.

This Chapter is a guide and point of reference as the Village proceeds with implementation of the recommendations outlined in this Plan. Over time, the Village may discover new implementation approaches. This Chapter focuses on the most significant and involved recommendations and implementation measures, to provide both a streamlined summary and a progress chart for the Village. As the authors and most frequent users of this document, the Planning Commission holds a key responsibility for vigilance in reviewing the recommendations and progress of the Plan, and providing direction to Village staff and officials to keep implementation on track. This Chapter highlights the key implementation measures and allows a quick, comprehensive review of the Plan's implementation strategies for frequent reminder and consideration. In addition, as this Plan is intended to be flexible and respond to new information, trends, and opportunities, the Planning Commission is responsible for recognizing an impetus for Plan review prior to the legally mandated 5 year review standard.

Figure 7.1: Performance Measures Matrix provides a mechanism by which the Planning Commission can gauge the progress of the Master Plan implementation. The "Timeframe/Frequency" column outlines an ambitious but prioritized timeline for tackling each set of tasks. The "Status" column is intended to help the plan holders, including the public, officials, and staff, keep track of the progress of each row. Frequent use of the Plan will encourage regular review of this chapter and identification of future actions.

Reference the following codes for the Key Responsibilities column in Table 9.1: Performance Measures Matrix:

- PC – Planning Commission
- VC – Village Council
- ZA – Zoning Administrator
- ZBA – Zoning Board of Appeals
- DPW – Department of Public Works Department
- VA – Village Administration



Village of Mayville Master Plan

- PS – Public Safety
- PARK – Parks and Recreation Groups
- CG – Community Groups

Figure 7.1: Performance Measures Matrix

Recommendation/Measures	Key Responsibilities	Timeframe/ Frequency	Status
1. Complete a Capital Improvements Plan.	VA, DPW, PS, VC	Within 60 Days of Master Plan adoption. Review annually.	
a. Prioritize improvements and maintenance of Streets, Sidewalks, Waste Water Treatment, Sewer and Water lines, etc.	VA, DPW, PS, VC	Review Quarterly	
b. Develop a plan for Revenue Generation	VA, DPW, PS, VC	Review Quarterly	
2. Review, Amend, and Update Master Plan and Maps	PC, ZA, ZBA	Review annually, finish update every 5 years (begin review before end of year 3)	
a. Review Master Plan and amend, if necessary, when conditions significantly change	PC, ZA	Review if significant change in conditions	
b. Identify, review any conflicts between Master Plan and Zoning Ordinance observed in rezoning/variance reviews	PC, ZA, VC	Review if disconnect between rezoning/variances is identified	
3. Review and Update Zoning Ordinance	PC, VC, ZA	Review/amend at end of 1 st Qtr and 3rd Qtr	
a. Upgrade Site Plan Review Standards to incorporate pronounced natural features considerations	PC, ZA	Within 1-2 months of Master Plan adoption	
b. Implement Future Land Use Plan through Zoning Ordinance updates	PC, ZA	Immediately following Master Plan adoption, and continuing through each biannual Zoning Ordinance review	



Village of Mayville Master Plan

c. Accommodate new mixtures and design of uses within current or new districts, including Downtown Residential and cluster industry	PC, ZA, DPW	Within 6-12 months of Master Plan adoption	
d. Strengthen and expand alternate development options, including PUD and other mixed-use agreements	PC, ZA	Within 2-5 Years	
e. Develop standards and amend the Zoning Ordinance to include Access Management regulations and Plan guidelines	PC, VC, VA, DPW	Within 6-12 months of Master Plan adoption	
4. Establish new alternate tax financing districts for select areas and expand existing districts	PC, ZA, DPW, CG, VC	1 year for Plans review new and unused programs annually	
a. Formalize an Enterprise Zone and use it to encourage development of Downtown	PC, ZA, VC	Within 6-12 months of Master Plan adoption	
b. Update Plan and evaluate expansion of participation, including provisions encouraging Downtown Development	PC	Within 1-2 years of Master Plan adoption	
4. Implement Transportation Plan	PC, DPW, ZA	Evaluate feasibility of new programs within 6 months of Plan adoption, review need for transportation improvements annually and cross-check with budget and capital improvements plan	



Village of Mayville Master Plan

a. Incorporate Transportation Plan recommendations in capital improvements plan	PLAN, DPW, VC	Include warranted projects from Plan during annual capital improvements planning	
b. Develop Access Management Program (in conjunction with Zoning Ordinance regulations)	PC, DPW, ZA, VC	Within 6-12 months of Master Plan adoption	
c. Develop Alternate Transportation Program	PC, DPW, VC	Within 6-12 months of Master Plan adoption	
d. Enhance and Expand Pathway System, including updating/creating Parks & Recreation and Pathways Plans	PARK, PC, DPW, VC	Review and update relevant plans within 1 year of Master Plan adoption	

Conclusion

This Master Plan represents almost a year of effort by the Village President, Planning Commission, Village Council, Village staff, steering committee, residents, community organizations and representatives of the business community. Development of the plan involved collection and analysis of data on population, land use, environmental, transportation, infrastructure and socioeconomic conditions. The Plan is based upon this information and input from the public. It sets forth several recommendations, and as such, this Plan will only be as successful as the implementation measures taken to realize the vision set forth in previous Chapters. Implementation of the Plan will require a long-term, substantial commitment from the Village and from each community and agency involved in oversight of the Village. This commitment will be tested over time, and with determined progress the strategies of the Plan can be implemented, and the progress assessed using measurable evaluation tools. Deliberate determination and coordinated support will be needed to achieve adoption of regulatory recommendations. Budgets and improvement programs will need to be prepared to incorporate the recommendations of this Plan into Mayville’s future.

