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Village of Mayville

Claire Fryers, *President*
Madia Atwell, *Council Member*
Suzette Bennett, *Council Member*
Roxann Hiiter, *Council Member*
Ken McNinch, *Council Member*
Wanda Topham, *Council Member*
James Wickman, *Village Manager*
James Welke, *Village Clerk*
Judith Hartzell, *Treasurer*

Fremont Township

Henry Wymore, *Township Supervisor*
Amy Holbrook, *Township Clerk*
Candra Prystajko, *Township Treasurer*
Andrew Green, *Township Trustee*
John Welke, *Township Trustee*

Mayville Area

Joint Planning Commission

Richard Riley, *Chairperson*
Kimberlee Corl, *Secretary*
Ken Bragg, *Commission Member*
Frank Ellicott, *Commission Member*
Terry Glowicki, *Commission Member*
Roseann Laskowski, *Commission Member*
Doug Sugden, *Commission Member*
Barb Fowler, *Commission Member*
John Piche, *Commission Member*
Rich Hoffman, *Alternate*
Ed Cole, *Alternate*
Rose Zardney, *Alternate*
Richard Dotson, *Alternate*
Kelly Torrey, *Alternate*

Plan Adopted

Mayville Village Council: August 21, 2007
Fremont Township Board: August 28, 2007



INTRODUCTION

Regional Setting

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

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

History of the Mayville Community

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

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

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



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

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

Authority to Plan

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

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

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

Planning Approach

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

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



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

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

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

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

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

How to Use This Plan

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

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

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

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

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



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

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

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

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

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

Section Ten provides the plan recommendations and strategies.

Section Eleven outlines the future land use and implementation.



PLANNING IN THE MAYVILLE COMMUNITY

Local Planning

Prior to the establishment of the *Mayville Area Planning Commission* and the adoption of this plan, planning and zoning responsibilities for the Township and the Village were administered separately. The *Fremont Township Master Plan* was prepared by Wilcox Associates, Inc., and was last updated in 1993. Fremont Township also regulates land use under a zoning ordinance last revised in 2003. The Village of Mayville did not have a complete master plan. However, a *Future Land Use Map* was prepared by Rowe Engineering Inc. for the Village in 1993. The Village regulates land uses under a zoning ordinance last updated in 1993. *Maps One(a)* and *One(b)* present the zoning maps for the Village of Mayville and Fremont Township. With the adoption of this plan, the *Mayville Area Planning Commission* is prepared to develop a comprehensive joint zoning ordinance. However, until such time as a joint zoning ordinance is adopted, the Township and Village will continue to enforce their separate zoning ordinances and their separate administrations.

Previous Master Plans

According to the 1993 *Fremont Township Master Plan*, “the future direction for Fremont Township’s land use and development pattern is partly shaped by the community’s natural features, and by the Township’s desire to retain an attractive rural character.” The 1993 plan also proposed a geographic description of land uses for the future, depicted in a *Future Land Use Map*. Although the Village of Mayville did not adopt a Master Plan, this jurisdiction also proposed a geographic distribution of land uses in a *Future Land Use Map* (1993).

Maps Two(a) and *Two(b)* presents the Future Land Use Maps of the Village of Mayville and Fremont Township. Six land use categories were identified by the Township and ten land use categories were identified by the Village. Four of the land use categories used by the Township and City appear to be very similar (at least in name). The mapped land use categories include:

Fremont Township

- Agricultural and Rural Residential
- Low-Density Residential
- Medium-Density Residential
- Highway Commercial
- Local Business
- Light Industrial

Village of Mayville

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Commercial
- Neighborhood Commercial
- Highway Commercial
- Light Industrial
- Mixed Development
- Rural Residential
- Park
- Mobile home Park



The following descriptions represent *summaries* of the *Fremont Township Future Land Use Categories*, from the 1993 Plan.

Agriculture and Rural Residential - Includes lands that will provide a controlled mixture of rural land uses among open undeveloped lands. Lands are designated for farming operations, single-family homes (on large lots - one acre or more), outdoor recreation facilities such as campgrounds and golf courses, schools, churches and childcare facilities.

Low-Density Residential - Includes lands with existing subdivisions and other concentrations of residential development. Lands are designated for residential development on small lots (roughly ½ acre) and uses related to residential activities such as schools, churches and child care facilities.

Medium-Density Residential - Includes lands designated for residential uses of higher densities. Lands are designated for multi-family housing, mobile home parks and residential subdivisions.

Highway Commercial - 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.

Local Business - Includes lands designated to provide for businesses that are geared toward the needs of local residents and will complement the businesses currently available in the Village of Mayville. Lands are designated for retail food, hardware, drug and variety stores, personal services, office and financial businesses and health care facilities.

Light Industrial - 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, adjacent to the Village of Mayville (for public utilities purposes) and accessibility to compatible land uses.

The following descriptions represent *summaries* of the *Village of Mayville Future Land Use Categories*, from the 1993 Future Land Use Map.

Low Density Residential - Includes lands designed to provide suitable locations for development of single family subdivisions or site condominiums at a density of 1 to 3 units per acre and associated uses. This area should also include direct access to major street or highway parcels large enough to justify the development of interior roads and buffering from industrial 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.

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.

Neighborhood Commercial - Includes lands designated for neighborhood level, auto- based commercial uses such as convenience stores, video rental stores, barber & beauty shops. It is intended to be located along a major street other than a highway and should be grouped together.

Highway Commercial - 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.

Light Industrial - Includes lands designated for industrial operations involving warehousing, assembly, processing and packaging of products from previously prepared materials.

Mixed Development - Includes lands designated for a mix of industrial, commercial and residential uses, located between main street and M-24. This area will continue to permit an intermingling of uses but ensure that future development is adequately buffered from adjacent uses.

Rural Residential - Includes land used for agriculture, is vacant or is used as a rural residential setting that is not expected to be developed over the next 5 to 10 years.

Mobile Home Park - Does not presently include any lands within the Village limits. However, areas will be made available as the village determines a need for such a development. If needed, this area will have access to a major road and be at least 20 acres in size and served by municipal water and sewer.

Planning in Adjoining Jurisdictions

All of the Townships adjacent to the Mayville Community have adopted Master Plans. Additionally, Tuscola County has published a comprehensive general development plan. Land use planning and regulation in adjacent townships and Tuscola County will have an impact on the future development of the Mayville Community. Similarly, future land use planning and regulation in the Mayville Community will have an impact on the surrounding jurisdictions. Therefore, we have worked to communicate and cooperate with adjacent jurisdictions during the preparation of this Mayville Community Comprehensive Plan.

Planning and Development Support Organizations

The East Central Michigan Planning and Development Regional Commission (ECMPDRC) provides assistance and support to local governments in 14 counties throughout the region, including Tuscola County. Addressing issues on a diverse range of planning issues such as utility deregulation, urban



sprawl and environmental regulation, the commission is a valuable resource for the Mayville Community. Information and data sets published by the ECMPDRC were consulted in the preparation of this plan.

The Mayville Area Planning Commission and the Comprehensive Planning Process

The formal Agreement and Ordinance (see *Appendix C*) establishing the *Mayville Area Planning Commission* was adopted by Village and Township officials in January 2006. The agreement marked the culmination of several discussions between officials from the two jurisdictions on issues of mutual concern. These issues included population growth within the region, the potential effects of expanded and improved roadways, and a troubling pattern of development in the open spaces and natural areas of the community. Public officials were also interested in working together on ways to balance economic and community development efforts with a good stewardship of the valued natural resources.



The first phase of the community planning process was initiated by the Planning Commission under Project GoodSTART in January 2006. Project GoodSTART (Small Town Assessment and Readiness Techniques) utilized a series of surveys and interviews with community members to assess the needs and vision of the community. The project was facilitated by a steering committee consisting of local community members and the Human Development Commission (HDC) of Tuscola County. The steering committee administered four surveys to specific audiences in the community and conducted a series of “sparkplug” interviews (see *Appendix D*) with community leaders. The surveys administered include:

Community Survey

This 4-page survey was mailed to each household in the Mayville Community. The community survey asked questions related to the quality of retail and community services and future development needs in the community.

Master Plan Survey

This two page survey was also mailed to each household in the Mayville Community. The Master Plan Survey asked questions related to population growth, economic development, quality of life and future land use. In total, this survey and the community survey were distributed to 485 households in the Village and 363 households in the Township. Forty-seven (47) surveys (9.6%) were returned from households in the Village and 59 surveys (16%) were returned from households in the Township.

Business Survey

This three-page survey was hand-delivered to business owners and supervisors in the Village. The survey asked questions related to the quality of community



services, impacts on business, attitudes toward the community and downtown development. In total, 70 surveys were distributed and 16 (23%) were returned.

Student Survey

This five-page survey was distributed to Mayville Area high school seniors and juniors. The student survey asked questions related to the quality of the public schools, attitudes toward the community, the quality of professional and retail services and future development needs. In total, 206 surveys were distributed and 31 (15%) were returned.

Sparkplug Interviews

Steering committee members identified and interviewed 11 “sparkplugs” - community leaders on a wide range of issues. The interviews included questions related to quality of life, community services, future growth and community assets. Community “sparkplugs” included long time area residents, the CEO of an area bank, a retired Delphi executive, a retired Lapeer County Treasurer, past business owners, Village Council Members and a Board of Education member.

Although the response rates were limited, the project GoodSTART surveys offer a broad-based and useful sampling of public opinion in the Mayville Community. This information was compiled with other citizen input received throughout the planning process helping to form the basis of this plan’s goals and objectives. [A more thorough description of the results of Project GoodSTART is provided in Chapter Eight of this plan.]

The third phase of the community planning process was initiated by the Planning Commission under the *Partnerships for Change Program*. ***Partnerships for Change*** is a multi-jurisdictional planning assistance program administered by the Land Information Access Association (LIAA), a non-profit community service organization. Program sponsors include, the Michigan Municipal League (MML), Michigan Townships Association (MTA), Michigan State University Extension (MSUE) and the Michigan Association of Planning (MAP). The overall mission of the program is to foster new and expanded cooperation between cities, townships and villages in developing and carrying out local land use policies that contribute to the preservation of cultural and natural resources. Wherever possible, these policies encourage urban redevelopment and discourage inefficient, low-density development.

Public officials from the Mayville Community submitted a proposal (see *Appendix E*) to the *Partnerships for Change Program* in March 2006 seeking assistance in guiding a public planning process - encouraging citizen participation and open dialogue to create a community-wide comprehensive plan unique to the Mayville Community. With an agreement firmly in place (also see *Appendix E*), LIAA staff members and the Mayville Area Planning Commission initiated the planning process in August 2006. In addition to its regularly monthly meetings, the Planning Commission has convened two general public participation meetings giving citizens the opportunity to shape the Mayville Community Comprehensive Plan. Each meeting was well publicized through advertisements and press releases in the *Mayville Monitor Newspaper*. In addition, posters were placed in public buildings and notices were provided in the winter tax-bills (see *Appendix F*). The two public participation community meetings are briefly described below.



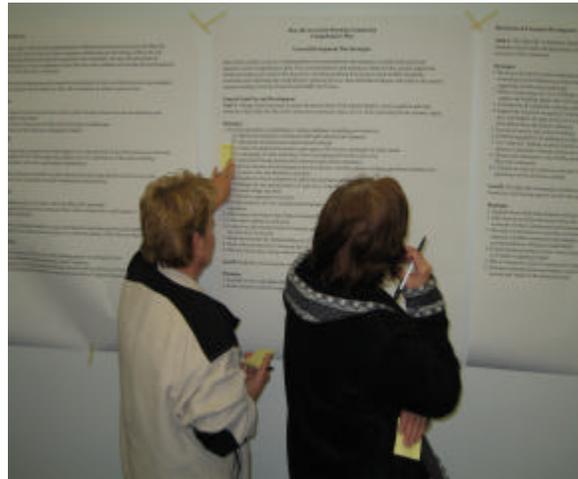
Public Kick-off Meeting: October 24, 2006

At the project kick-off meeting, LIAA staff members walked interested citizens through a description of the comprehensive planning process. In addition, citizens were presented with a brief social and physical profile of the community. Citizens then engaged in several activities to help identify the *Vision, Goals and Objectives* of the Plan. First, the participants developed several “statements” describing their vision for the Mayville Community in 25 years. These ideas were collected and assembled into one comprehensive *vision statement*. The vision statement is the foundation upon which the goals and objectives are established.



Public Meeting: March 15, 2007

At the next public participation meeting, LIAA staff members and Mayville Area Planning Commissioners guided interested citizens through a formal presentation of the *draft Vision Statement* and comprehensive planning *Goals, Objectives and Strategies*. Citizens were then asked to submit comments and suggestions on yellow sticky-notes. The comments and suggestions provided during this exercise were discussed by the Mayville Area Planning Commission and helped to shape the *final Goals, Objectives and Strategies* outlined later in this plan.



Finally, for the purpose of providing an open planning process, a project website was also established - (<http://www.partnershipsforchange.cc/mayville/>). The website provided direct access to information on meeting dates, important documents, drafts and handouts, contacts, interactive maps and a public forum.

POPULATION CHARACTERISTICS AND TRENDS

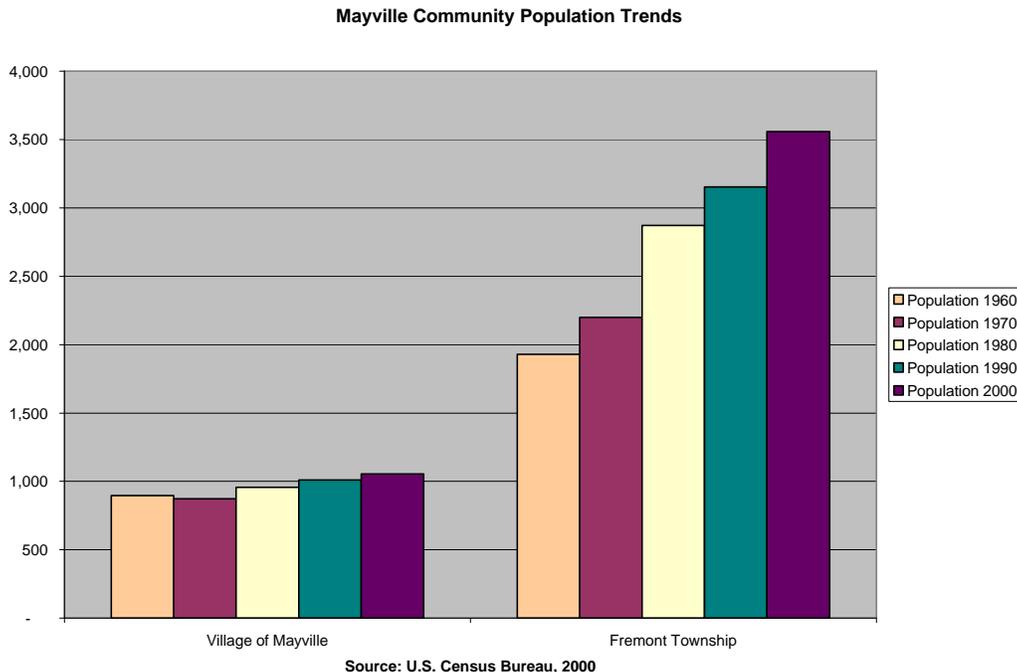
Introduction

This section provides a brief overview of the population characteristics of the Mayville Community. 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*. (The Village of Mayville population is included in the total population of Fremont Township due to the way the Census counts the population). Initial community planning efforts revealed concerns about the accuracy of current population figures. Public officials estimate the current population of the Village of Mayville to be approximately 1080 people.

Population Trends

Over the last 40 years, the population in the entire Mayville Community has grown moderately (see *Figure 1* and *Table 1*). However, the population within the Village of Mayville has grown only slightly, while the population within Fremont Township has grown significantly. During a 40-year period, from 1960 to 2000, the Mayville Community has added a total of 1,788 new residents. Both the Village of Mayville and Fremont Township witnessed its largest population increase from 1970 to 1980 (an increase of 9.86% in the Village and 30.50% in the Township). From 1980 to 1990 the Village had a population increase of 5.43% and the Township had a population increase of 9.82%. From 1990 to 2000 the Village had a population increase of 4.46% and the Township had a population increase of 12.88%.

Figure 1.



	1970	1980	Percent Change 1970 - 1980	1990	Percent Change 1980 - 1990	2000	Percent Change 1990 - 2000	Percent Change 1970 - 2000
Village of Mayville	872	958	9.86	1,010	5.43	1,055	4.46	20.99
Fremont Township	2,200	2,871	30.5	3,153	9.82	3,559	12.88	61.77
Tuscola County	48,603	56,961	17.2	55,499	-2.6	58,266	5	19.9
Michigan	8,881,826	9,262,078	4.3	9,295,297	0.4	9,938,444	6.2	11.9

Source: U.S. Census Bureau, 2000

With a population density of 99 persons per square mile, the population growth witnessed in the Township has been widely distributed (see *Table 2.*). In general, the population density of the Mayville Community is higher than the average for Tuscola County, but significantly lower than the overall state average. The population density in the Village is relatively high, with 1,055 people per square mile. *Maps Three(a)* and *Three(b)* illustrate the population density figures of the Mayville Community.

Place	Total Population	Land Area in Square Mile	Persons Per Square Mile
Village of Mayville	1,055	1	1,055.0
Fremont Township*	3,559	36	99.1
Tuscola County	58,266	813	71.7
Michigan	9,938,444	56,809	174.9

*Township includes village population

Source: U.S. Census Bureau, 2000, Tuscola Co. General Development Plan

Population Projections

The population for the Mayville Community is expected to increase over the coming decades. However, population projections can be calculated in a variety of ways. Therefore, population estimates are usually provided as a range of possible figures.



Using the straight linear trend projection obtained from the East Central Michigan Planning & Development Regional Commission (ECMPDR), we can estimate that the Village of Mayville will have a population of approximately 1,127 and Fremont Township will have a population of approximately 4,266 by the year 2020. However, a linear projection model does not take into account fertility, mortality and migration rates, while the cohort-component method does. The Office of the State Demographer (OSD) applied the cohort-component methodology to the 1990 Tuscola County data. By factoring the proportional percentages of each jurisdiction in Tuscola County, it can be estimated that the Village of Mayville will have a population of approximately 1,092 and Fremont Township will have a population of approximately 3,683 by 2020 (see *Table 3*).

Table 3. Population Projection Estimates								
Office of the State Demographer								
	2000	2010	2020	2030	2000 - 2020 Change		2000 - 2030 Change	
					#	%	#	%
Village of Mayville	1,055	1,085	1,092	No Data	37	3.5	No Data	
Fremont Township	3,559	3,659	3,683	No Data	124	3.5	No Data	
ECMPDR								
Village of Mayville	1,055	1,084	1,127	1,172	72	6.8	117	11.1
Fremont Township	3,559	3,914	4,266	4,692	707	19.9	1,133	31.8
Source: Office of the State Demographers Office; East Central Michigan planning & Development Regional Commission								

The two population estimates have substantially different results. There is an estimated 3.5% increase in population for both the Village and Township between 2000 and 2020 using the cohort-component method and an estimated 6.8% increase in population for the Village and a 19.9% increase in population for the Township using the linear trend method.

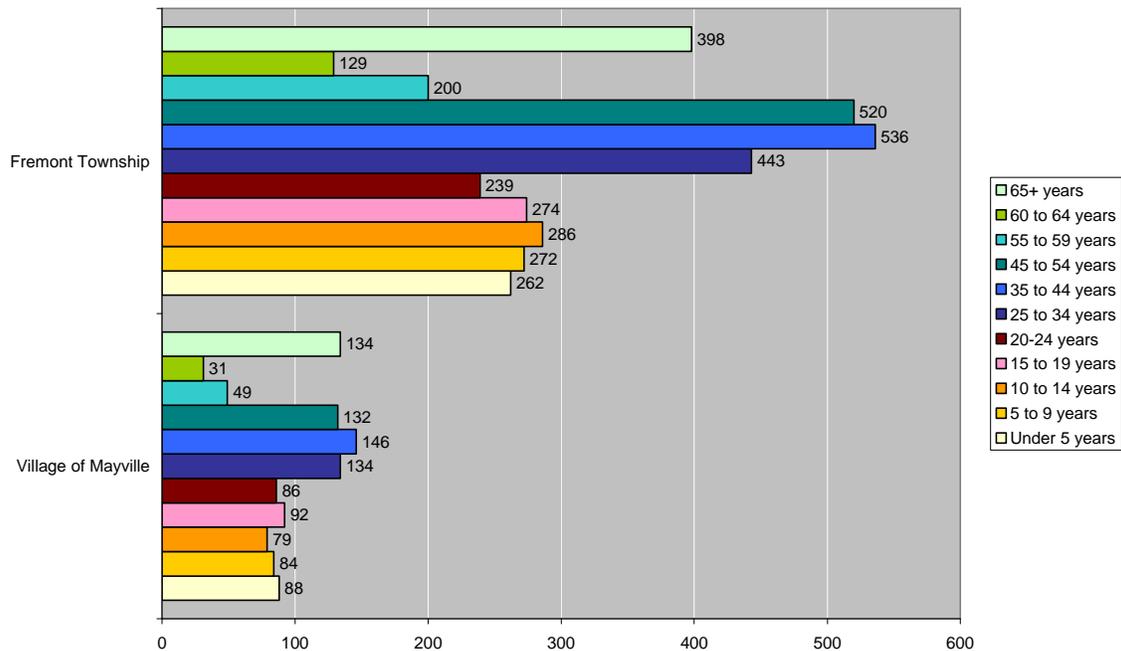
Age Distribution

The age distribution of the Mayville Community’s population (see *Figure 2*) 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 4* depicts the composition of the population by age group and (stage of life) for 2000.



Figure 2.

Mayville Community Age Distribution by Number of Persons



Source: U.S. Census Bureau, 2000

Table 4. Age Distribution					
Stage of Life		Village of Mayville	Fremont Township	Total Age Cohort	% of Total
	Total Population	1055	3559	4614	
Preschool	Under 5 years	88	262	350	7.59
Elementary	5 to 9 years	84	272	356	7.72
	10 to 14 years	79	286	365	7.91
Secondary	15 to 19 years	92	274	366	7.93
College	20-24 years	86	239	325	7.04
Young Family	25 to 34 years	134	443	577	12.51
Established Family	35 to 44 years	146	536	682	14.78
	45 to 54 years	132	520	652	14.13
Mature Family	55 to 59 years	49	200	249	5.40
	60 to 64 years	31	129	160	3.47
Retired	65+ years	134	398	532	11.53

Source: U.S. Census Bureau, 2000



Racial Make-Up

Citizens identified as “White Alone” make up 98% of the Mayville Community. Approximately 2% of the population is identified as a race other than “White Alone.” *Table 5* indicates the racial make-up of the Mayville Community.

Table 5. Mayville Community Racial Make-Up			
	Village of Mayville		Fremont Township
Total Population	1,055	Total Population	3,559
Population of one race	1,038	Population of one race	3,500
White alone	1,031	White alone	3,470
Black or African American alone	5	Black or African American alone	6
American Indian and Alaska Native alone	0	American Indian and Alaska Native alone	18
Asian alone	2	Asian alone	4
Native Hawaiian and Other Pacific Islander alone	0	Native Hawaiian and Other Pacific Islander alone	0
Some other race alone	0	Some other race alone	2
Population of two or more races	17	Population of two or more races	59
Source: U.S. Census, 2000			

Household Characteristics

The number and type of households has an important role in defining the social and economic future of the community. *Figure 3* and *Table 6* present the household characteristics of the Mayville community for 2000 as reported by the U.S. Census Bureau. In total, there are 1,668 households in the Mayville Community. Households defined as, “Married Couple Families” make up more than half of the households in the Mayville Community.

Figure 3.

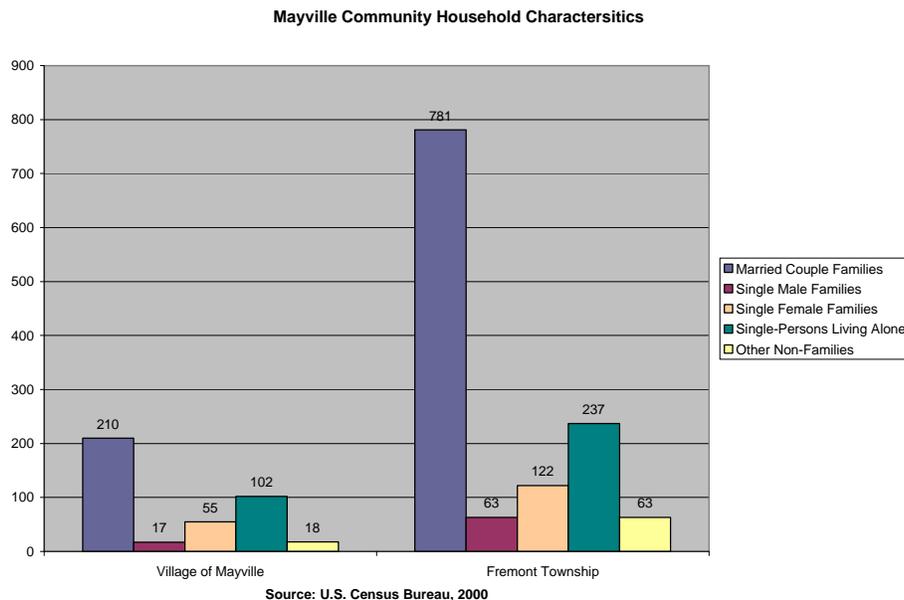


Table 6. Mayville Community Household Characteristics				
	Village of Mayville	Fremont Township	Tuscola County	Michigan
Households	402	1,266	21,454	3,785,661
Married Couple Families	210	781	13,120	1,947,710
Married Couple Families (%)	52.2%	61.6%	61.1%	51.4%
Single Male Families	17	63	879	154,187
Single Male Families (%)	4.2%	4.9%	4.1%	4.1%
Single Female Families	55	122	1,982	473,802
Single Female Families (%)	13.6%	9.6%	9.2%	12.5%
Single-Persons Living Alone	102	237	4,691	993,607
Single-Persons Living Alone (%)	25.37	18.72	21.87	26.25
Other Non-Families	18	63	782	216,355
Other Non-Families (%)	4.4%	4.9%	3.6%	5.7%

Source: U.S. Census Bureau, 2000



SOCIAL AND ECONOMIC PROFILE

Introduction

This section of the plan provides an overview of the social and economic environment of the Mayville Community. For the purpose of this plan, we have used figures provided from the U.S. Census Bureau, the Tuscola County general Development Plan, the Bureau of Labor Statistics, the U.S. Department of Commerce and Project GoodSTART.

Income

Household income is an important gauge of the economic well being of a community. The amount of income households earn can affect local retail spending, home purchasing and other local investments. *Table 7* displays the 2000 median household income for the Mayville Community. As shown in *Table 7*, the median income of people in both the Village of Mayville and Fremont Township falls below the overall medians recorded for both Tuscola County and the State.

Table 7. Mayville Community, Tuscola Co., and State Median Household Income, 2000				
	Village of Mayville	Fremont Township*	Tuscola County	Michigan
Household Income	\$ 33,375	\$ 38,909	\$ 40,174	\$ 44,667
*Township numbers include Village numbers Source: U.S. Census Bureau, 2000				

Poverty

Table 8 reports the percentage of families that were living at or below the federal poverty level in 2000 for the Mayville Community. This census data indicates that both the Village of Mayville and Fremont Township have higher percentages of families living in poverty than was typical for Tuscola County and the State.

Table 8. Mayville Community, Tuscola Co., and State Poverty Status of Families, 2000				
	Village of Mayville	Fremont Township*	Tuscola County	Michigan
% Families Below Poverty Level	10.1	6.7	5.4	7.4
*Township numbers include Village numbers Source: U.S. Census Bureau, 2000				

Employment and Unemployment

The Project GoodSTART *Final Report* provides an excellent summary of the 2004 economic and employment environment for the Village of Mayville. It is important to note, that employment



information from Fremont Township was not included in this summary. The following two paragraphs are excerpted from that report.

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

Many businesses are located along Main Street, including those specializing in auto service/repair, salons, restaurants, convenience/full grocery stores, laundry, fraternal organizations and a new subdivision being developed for the elderly. Main Street's major intersection with Fulton Street also contains many types of businesses including florists, restaurants, automobile parts, hardware, insurance, a medical center, fraternal organizations, library, banks, post office, veterinary clinic and the Mayville Community School buildings. In addition, a secondary business district has begun to emerge along M-24 which passes through the east end of the village. This area contains such businesses as a car wash, bowling alley, a fuel company, banks, churches, real estate offices, lumber yard, tax/bookkeeping business, several apartment buildings, and a convalescent home. This M-24 business area has grown beyond the village limits, including several similar businesses, a computer repair shop, a well driller, health care businesses and a mini-storage facility. It should be noted that despite apparent growth, all of



the village's business districts contain at least one empty building with the downtown area having several vacancies.

In addition to the report provided by Project GoodSTART, it was helpful to examine employment figures provided by the U.S. Department of Commerce for Tuscola County. While these statistics do not specifically represent the Mayville Community, they can provide insight into the employment trends within the region. *Table 10* indicates that overall employment for Tuscola County dipped in 1998 and made a modest recovery by 2000, but had not returned to 1997 levels. Employment in retail trade increased from 17% to 21% of the total employment between 1997 and 2000. Employment in services decreased from 27% to 21% of the total employment.

Table 10.
Tuscola County Employment by Industry, 1997-2000

	1997		1998		1999		2000	
	#	%	#	%	#	%	#	%
Total Employment	21,436	100%	19,374	100%	19,594	100%	19,764	100%
Farm Employment	1,718	8%	1,680	9%	1,733	9%	1,692	9%
Non-Farm Employment	19,718	92%	17,694	91%	17,861	91%	18,072	91%
Ag. serv., forestry, fishing, and other	239	1%	260	1%	273	2%	0	0%
Mining	30	0%	26	0%	25	0%	0	0%
Construction	1,332	7%	1,053	6%	1,057	6%	1,090	6%
Manufacturing	2,989	15%	2,855	16%	2,709	15%	2,851	16%
Transportation and public Utilities	780	4%	788	4%	806	5%	797	4%
Wholesale trade	843	4%	819	5%	785	4%	786	4%
Retail trade	3,411	17%	3,402	19%	3,670	21%	3,724	21%
Finance, insurance, and real Estate	1,082	5%	869	5%	931	5%	890	5%
Services	5,276	27%	3,846	22%	3,780	21%	3,796	21%
Government and government enterprises	3,736	19%	3,776	21%	3,825	21%	3,823	21%

Source: U.S. Department of Commerce - Economics and Statistics Administration - Bureau of Economic Analysis, 2002

Due to the limited employment opportunities within the Mayville Community, many citizens commute to jobs outside the Mayville Community. *Table 11* reports the number of people who worked within and outside the Mayville Community as well as their means of transportation and the average commute times in 2000. A majority of citizens, especially Township residents, worked outside the Mayville Community. Their primary means of getting to work was by car and the average round-trip commute was approximately one-hour.

Unemployment figures for the Mayville Community show that the unemployment rate for the Village of Mayville was higher than Tuscola County and almost twice the rate of the State. On the other hand, the unemployment rate for Fremont Township was lower than Tuscola County and the State. *Table 12* shows the unemployment figures for the Mayville Community.



Table 11. Mayville Community Work Location, Means of Transportation and Commute Time, 2000		
	Village of Mayville	Fremont Township
Work Place Location		
Work in Township of Residence	199	276
Work Outside of Township of Residence	357	1,201
Means of Transport to Work (Vehicle, Alone)	340	1,121
Average Commute to Work	33.6	36.6
Sources: U.S. Census Bureau		

Table 12. Mayville Community, Tuscola County and State Unemployment Rates, 2000				
	Village of Mayville	Fremont Township	Tuscola County	Michigan
Unemployment rates	6.4%	3%	5.2	3.4
Sources: Census, Tuscola County Gerberal Development Plan, Bureau of Labor Statistics				

Education

The type and amount of formal education an individual obtains usually has a bearing on their personal income. In general, people with higher educational levels are able to earn more income over their lifetimes than people with less education. Therefore, the educational attainment of a community can help predict the potential income generating capacity of the community. *Table 13* shows the educational attainment, by sex, for citizens over 25 in the Mayville Community. More than half the community has at least a high school degree and some college experience. However, only a small proportion of citizens have a Bachelors or Master Degree. The proportion of citizens that have a Bachelors Degree is consistent with the proportion of Tuscola County but below the proportion of Michigan.

Table 13.				
Educational Attainment by Sex for the Population Over 25, in 2000				
	Village of Mayville		Fremont Township	
	#	%	#	%
Males over 25	298		1,080	
High school graduate (includes equivalency)	135	45%	449	42%
Some college, less than 1 year	13	4%	72	7%
Some college, 1 or more years, no degree	55	18%	156	14%
Associate degree	9	3%	55	5%
Bachelor's degree	14	5%	69	6%
Master's degree	8	3%	21	2%
Professional school degree	0	0%	0	0%
Females over 25	317		1,170	
High school graduate (includes equivalency)	131	41%	475	41%
Some college, less than 1 year	28	9%	96	8%
Some college, 1 or more years, no degree	43	14%	156	13%
Associate degree	29	9%	95	8%
Bachelor's degree	25	8%	78	7%
Master's degree	2	1%	25	2%
Professional school degree	2	1%	2	0%

Source: U.S. Census Bureau, 2000, SF(3)

Housing

Along with the population growth in the Mayville Community, the number of housing units in the Community has increased. *Table 14* shows the growth of housing units within the Mayville Community. Over a ten year period, from 1990 to 2000, there was a 9.8% increase in housing units in the Village of Mayville and a 20% increase in the number of housing units in Fremont Township. The 20% increase within Fremont Township is nearly double the percentage increase experienced overall by Tuscola County.

Table 14.					
Housing Units; 1980, 1990, 2000					
	1980	1990	% Change 1980 - 1990	2000	% Change 1990 - 2000
Village of Mayville	369	386	4.6%	424	9.8%
Fremont Township	962	1,106	15.0%	1,332	20.0%
Tuscola County	20,252	21,231	5.9%	22,278	10.0%
State of Michigan*	3.6M	3.8M	5.6%	4.2M	10.5%

*** State figures in millions of housing units**
Source: U.S. Census Data

Over the same ten-year period, the number of owner occupied housing units has decreased in the Village of Mayville and increased in Fremont Township. This would suggest an increase in rental units in the Village of Mayville. *Table 15* presents the numbers and percentages of housing units in the Mayville Community, Tuscola County and the State in 1990 and 2000.



Table 15. Owner Occupied Homes, 1990 - 2000				
	Total Owner Occupied Units 1990	% of Total Units 1990	Total Owner Occupied Units 2000	% of Total Units 2000
Village of Mayville	352	76%	275	65%
Fremont Township	842	87.5%	1,082	81.2%
Tuscola County	15,817	74.5%	18,037	77%
State of Michigan*	2.4M	63.2%	2.8M	66%
* State figures in millions of housing units Source: U.S. Census Data				

Like most areas of the state, the median housing value in the Mayville Community has grown significantly. These values are fairly consistent with the median housing values of Tuscola County in general, but fall well short of the median housing value of the State as a whole. *Table 16* presents the median values of housing for the Mayville Community, Tuscola County and the State.

Table 16. Median Home Value		
	Median Value 1990	Median Value 2000
Village of Mayville	\$ 41,500	\$ 79,600
Fremont Township	\$ 44,100	\$ 88,300
Tuscola County	\$ 46,000	\$ 87,100
State of Michigan*	\$ 60,600	\$ 115,600
* State figures in millions of housing units Source: U.S. Census Data		

When considering the typical age of housing in a community, it can be helpful to look at the median year of construction for all structure built. According to 2000 U.S. Census data, the median year housing structures were built is 1945 for the Village of Mayville and 1970 for Fremont Township.

Mobile Homes

The 1993 *Fremont Township Master Plan*, noted a trend in the development of mobile homes throughout the Township. Using 1990 Census data, that plan indicated that there were 184 mobile home units in the Township, representing approximately 16.6% of all the housing units. 2000 Census data shows that there were 213 mobile home units in the Township, representing approximately 25.8% of all the housing units. Most recently, a permit summary report from the *South Central Michigan Construction Code Inspections* revealed that from Jan. 2, 2002 through December 28, 2006, 6 mobile home building permits were issued in the Village of Mayville and 55 mobile homes building permits were provided in Fremont Township.



COMMUNITY FACILITIES PROFILE

Transportation

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.

Based on the figures released by the U.S. Census, there was a 17% increase in the number of dwelling units in the Mayville Community between 1990 and 2000. These new dwelling units have added an estimated 17,560 car trips per day to the Mayville Community road network (the Institute of Transportation Engineers estimates 10 car trips per day, per housing unit). Such increases in traffic put an increasing load on the community's road network adding to maintenance and repair requirements over time and presenting greater safety concerns.

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. *Maps 4(a)* and *4(b)* 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.

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.

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.

City Major

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

City 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. *Maps 5(a)* and *5(b)* 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-conducive to through-traffic.

The Mayville Community 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 Mayville Community. 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.

A number of County Roads link the outlying areas of the community with the two highways. Local county roads running north & south include Cat Lake Road, Schott Road, Lobbell Road, Maher Road, Conrad Road, Leix Road, and Wire Line Road. Local Roads running east & west include Snover Road, Backmore Road, Saginaw Road, Brown Road, Phelps Lake Road, O'Brien Road, Ambrose Road, Waterman Road, North Grove Road, Hunt Road and Lawrence Road.

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 Mayville Community. *Table 17* provides the 2004 annual average 24-hour traffic volume and annual average 24-hour commercial traffic volume for three locations within the Mayville community. The table indicates that both traffic volume and commercial traffic volume has decreased from 2004 to 2005.



Sites	2004		2005	
	Traffic Volume	Commercial Traffic Volume	Traffic* Volume	Commercial** Traffic Volume
Mayville	4,100	520	3,900	1-300
M-24 (just south of M-24, M-46 intersection.)	4,400	520	4,300	1-300
M-46 (just west of M-46, M-24 intersection.)	6,700	550	6,500	1-300

Source: Michigan Department of Transportation; * reflects data from Sites near 2004 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://www.michigan.gov/mdot/0,1607,7-151-9622_11033-22141- ,00.html. *Map 8* illustrates the transportation network of the Mayville Community.

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 in *Table 18*, some of the Federally eligible roads within the Mayville Community appear to need reconstruction while others appear to need preventative and routine maintenance.

PASER Ratings	Miles
1-Failed	0.00
2-Very Poor	0.00
3-Poor	0.00
4-Fair	4.13
5-Fair	9.90
6-Good	5.31
7-Good	6.87
8-Very Good	1.12
9-Excellent	0.00
10-Excellent	0.00
<i>Total</i>	<i>27.32</i>

Source: East Central Michigan Planning and Development Region

Gas Prices

The price of gas can have a direct impact on the personal activities and economy of a community. High gas prices can have a significant impact on commuters. According to 2000 census data, over 33% of citizens within the Mayville Community commute more than 30 miles to work. High gas prices can also affect the cost of operating farming machinery and trucking operations. According to U.S. Government energy statistics from the *Energy Information Administration*, the 2005 average price for a gallon of gas was \$2.27, a \$.42 increase from 2004. Unfortunately, future gas prices cannot be predicted. However, public officials have the opportunity to help control transportation costs for Mayville Community



residents through public and non-motorized transportation options in future planning efforts.

Public Transportation

Public transportation in the Mayville Community 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 Mayville Community. 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 Mayville Community is crossed by the *Huron & Eastern Railway*. The railway is operated by the North America Rail Group and runs west to Saginaw and east through Marlette.

Airports

There is no serviceable airport within the Mayville Community. However, according the Project GoodSTART final report, airports are relatively close by.

Nearest airports include the Tuscola Area Airport in Caro (10 miles away), the Marlette Airport, and the DuPont-Lapeer Airport, both about 20 miles away, all serving medium to small planes only. Those in need of larger planes or international flights will require a trip to the newly enlarged Bishop International in Flint, (38 miles) Oakland County International in Pontiac (48 miles) or MBS International in Saginaw (52 miles).

The following five sub-sections (Utilities and Infrastructure, Community Facilities, Medical Facilities, Cultural Activities and Local Government) are summaries provided in the Project GoodSTART final report. We believe these are accurate reflections of the respective community characteristics and capacities.

Utilities and Infrastructure

Detroit Edison provides electric power to the Village of Mayville while natural gas is furnished to residents and businesses by Consumers Energy. The village has a sewer and municipal water supply, but some drinking water in the village of Mayville and surrounding areas is still obtained through groundwater accessed by private wells. Long distance telephone service providers to Mayville include DPI Teleconnect, Opex, AT&T, PowerNet Global, Pioneer Telephone, Alltel and GTCtelecom. Local telephone providers include MyPhoneCompany and Opex. Garbage removal and recycling efforts in the village are contracted to Waste



Management Services. Cable television services are available to the residents of Mayville, and there are numerous (approximately 50) local and national internet service providers (such as World Wide Net and QCI Internet) to provide Mayville citizens with access to the World Wide Web.

Community Facilities

The main park/recreation area in the village of Mayville is the Charles F. Ohmer Park, located in the northwest corner. With seven acres, this large park contains a picnic pavilion, full bathroom facilities, and ball-fields. A smaller park, Bodeis Park, covering half a block in the southeast part of town, features a baseball diamond, playground equipment, picnic facilities and bathroom facilities. School-related recreational facilities include the William Lamiaman field/athletic complex and playgrounds at the elementary school.



The Village of Mayville is served by the Mayville District Public Library featuring over 15,000 books, over 1,000 audio/video materials and nearly 100 serial subscriptions. The library is located on Fulton Street, close to the school buildings, which also house their own libraries. Housed in the old railroad depot building, the Mayville Area Museum of History and

Genealogy features historical artifacts, an extensive obituary file, and cemetery readings for those interested in their Mayville ancestors.

Mayville is part of the Mayville Community School District, which consists of an



elementary (Grades K-5, 489 students), middle (Grades 6-8, 272 students), and high school (Grades 9-12, 398 students). The district's mission is to *be a cornerstone of the community that provides a safe environment and a quality education, preparing our students for success at the next level while developing and supporting lifelong learners.* Mayville has no local institutions of higher education; the closest

colleges are Davenport University in Caro and Lapeer, the University of Michigan-Flint, Kettering University, Delta College, Mott Community College, and Baker Business University in Flint, and Saginaw Valley State University in Saginaw.

The village of Mayville is within radio broadcast coverage of larger cities like Detroit, Flint, Lapeer, and Saginaw and within range of several smaller radio stations (e.g., WIDL-FM/WKYO-AM in Caro). The village has its own hometown paper, the Mayville Monitor, covering local news, sports, and events. The Tuscola County Advertiser, the county newspaper of record, provides news coverage of events pertaining to Tuscola County, which includes Mayville and



surrounding areas. Many residents also subscribe to larger city papers such as the Flint Journal, Bay City Times, Lapeer County Press, or Saginaw News. Mayville receives television news broadcasts on local and regional issues from all of the surrounding major cities.

Medical Facilities

Nearest hospitals to Mayville include Caro Community Hospital (-10 miles north), Lapeer Regional Hospital (- 25 miles south), Marlette Community Hospital (- 25 miles east) and a health clinic is located in Dayton Township. A dentist office is located on Fulton Street.

Cultural Activities



There are numerous festivals and cultural activities in the county and the village of Mayville, allowing residents an opportunity to congregate for fun, recreation, and quality family time. Most major holidays feature a parade through downtown. The most popular festival in the village of Mayville is the 16-year-old Sunflower Festival. Held every July, the festival features sunflower-themed

activities and decorations, village-wide garage sales, races, a Las Vegas night, tractor pulls, softball tournaments, food, crafts, rides, games, a car show, bingo, raffles, music, an alumni football game, and a demolition derby. The village of Mayville also sponsors Operation May Day in which residents participate in keeping the community neat, clean, and in good repair. 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 opportunities, including boating, fishing, and swimming.

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. As a general law village, Mayville is not an independent political entity but remains part of the townships it lies within. It is an incorporated part of the townships with its own separate government and services. A president and six-member council, all elected to staggered terms, help govern the Village of Mayville, acting as the legislative or policy making body for the village government. The village council meets on the third Tuesday of each



month and participates in many departments and committees to help oversee the day-to-day governance of the village. These departments/ committees include Public Works, Streets, Treasury, Water Supply, Assessment, and Police/Fire.

Fremont Township is a General Law Township operated under the Michigan General Law Township Act. A five-member board comprised of a Supervisor, Clerk, Treasurer, and two Trustees, all elected to concurrent four-year terms, governs the Township. The Township Board meets once per month to conduct business. The Board sets government policy, determines types and levels of service to be provided and approves all expenditures of Township funds. The Board is also responsible for establishing ordinances and approving the annual municipal budget.

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.



PHYSICAL PROFILE

Introduction

Two of the community assets most often praised by the Mayville Community's citizens throughout the comprehensive planning process were the local natural resources and rural character. From its picturesque farms to its beautiful natural features, the landscape of the community plays an important role in the quality of life of area 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 Geostatial Data Gateway website, updating land use changes when necessary. Land use/land cover classifications were updated to the second tier category. *Maps 18(a)* and *18(b)* 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* and the *1993 Fremont Township Master Plan* were excerpted and incorporated into this chapter or are directly referenced. Where appropriate, these references have been updated to reflect 2006 statistics. These changes and additions to the original text are presented in brackets [].

Climate

Climate data for the Mayville Community was obtained from the Michigan State Climatologist's Office. Due to the lack of specific climate data for the Mayville Community, this plan summarizes climate data collected from the Caro weather station. This summary describes average climate and weather patterns from 1971 to 2000.

Area climate data (*Table 19*) indicates the community climate is continental - characterized by larger temperature ranges than in other areas at the same latitude near the Great Lakes which have more moderate temperatures. Due to prevailing westerly winds, the area rarely experiences prolonged periods of hot, humid weather in the summer or extreme cold weather during the winter. The prevailing winds provide for some lake effect snow showers. However, the prevailing winds primarily provide for increased cloudiness during the fall and early winter seasons.

Temperature data shows summers are dominated by moderately warm temperatures with only 13 days exceeding 90°F. In general, the warmest month of the year is July with an average temperature of 83.9°F. The highest recorded temperature of 101°F was set in July of 1988. Winter's coldest temperatures are moderated by the community's proximity to Lake Huron. The temperature in the Mayville Community has dropped below 32°F for only 155 days at most and below 0°F for 13 days at

most. In general, the coldest month of the year is January with an average temperature of 13.6°F. The coldest recorded temperature of -25°F was set in January 1976.

Due to its proximity to Lake Huron, the Mayville Community has an extended growing season, averaging 123 days annually. The average date of the last freezing temperature in the spring is May 22 while the average date of the first freezing temperature in the fall is September 24. On average, the growing season (April to September) receives 19.33 inches of precipitation annually, approximately 60% of the total annual average. These conditions are favorable for the variety of crops grown in the community.

The average annual snowfall for the community is 35.8 inches. In general, January produces the highest snow levels, with an average of 11 inches annually. The highest recorded monthly total snowfall was 25.7 inches in December of 2000. The greatest seasonal total of 54.5 inches of snow was recorded in 1972. On average, the total annual precipitation water equivalent (rain) is 31.9 inches per year. On average, September produces the highest rain levels, with 4.22 inches. The highest recorded one-day rainfall was 7.28 inches in September of 1986.

Data from the National Oceanic and Atmospheric Administration (NOAA) shows that during the 40-year period from 1965 to 2004, 15 Tornadoes touched down in Tuscola County. However, none of these tornadoes reached a Fujita Scale greater than F2. According to the Fujita Scale, an F2 tornado is a “significant” tornado with wind speeds between 113 - 157mph. On May 24, 1971, the largest tornado recorded in Tuscola County carved a 10 1/2 -mile path about 2-miles northwest of Caro. Only one person was injured. However several structures were either destroyed or damaged. Total damages were estimated around \$50,000.

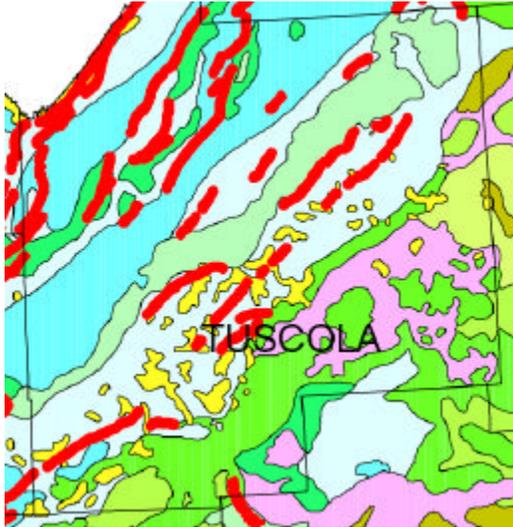
Table 19.					
Mayville Community Average Temperature and Precipitation 1971- 2000					
Period	Average Temperature			Average Precipitation	
	Max	Min	Mean	Rain	Snow
January	29.3	13.6	21.4	1.7	11.0
February	32.0	14.5	23.3	1.3	6.9
March	43.5	23.9	33.7	2.3	5.2
April	57.4	33.8	45.6	2.9	0.9
May	70.7	43.6	57.2	2.9	0.0
June	79.7	53.1	66.3	3.3	0.0
July	83.9	58.0	71.0	2.8	0.0
August	80.9	56.4	68.7	3.3	0.0
September	72.9	49.0	61.0	4.2	0.0
October	60.7	39.0	49.9	2.6	0.1
November	46.0	30.5	38.3	2.6	2.4
December	34.0	20.6	27.3	2.1	9.4
Annual	57.6	36.3	47.0	32.0	36.0

Source: Michigan State Climatologist's Office: Station 1299 Caro, MI

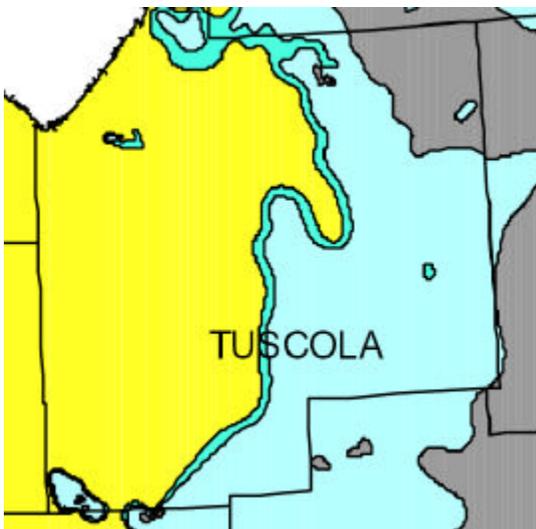


Geology

The 1982 Michigan Department of Environmental Quality (DEQ) *Quaternary Map* (below) illustrates the surface geology of the Mayville Community. 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.



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



Michigan Bedrock Map



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 Mayville Community is dominated by relatively level areas ranging from 700 feet above sea level in the northwest portion of the community to the “Mayville Hills,” 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 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, there are four 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 Mayville community. Descriptions of the soil associations within the Mayville Community were provided in the *Fremont Township Master Plan* and are presented below.

Pipestone-Granby-Chelsea Association

This soil association occurs mainly along the western portion of the Township in a narrow band near the central portion. The soil survey describes this association as consisting of nearly level to gently rolling, sandy soils. Drainage ranges from somewhat poor to poor. The survey further states that most areas of this association are used for crops, pasture, or woodland. The suitability for cultivated crops is considered fair. The Granby and Pipestone soils are considered poorly suited to building development due to wetness. However, the Chelsea soils are considered well-suited for building, with the only major limitation being slope.

Perrin-Wasepi-Gilford Association

The survey describes this association as nearly level and gently undulating loamy and sandy soils. Drainage ranges from moderately well-drained to very poor drained. Most areas are used for cropland or woodland, with some areas used for sand and gravel mining. The suitability for cultivated crops is considered fair, with wetness cited as a limitation. The suitability of the Gilford and Wasepi soils is poor for building development, and that of the Perrin soils is fair to poor.

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.

Houghton-Adrian Association

This association consists of nearly level organic (muck) soil. These occur in a narrow band running diagonally from the northeast to the central portions of the community. The wetness of these soils generally makes them unsuitable for agriculture or building sites. Major uses are limited to woodlands and wildlife habitat.

Woodlands & Wetlands

The Mayville Community includes a substantial amount of forested land and many 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).

Based on LIAA's 2005 land use/land cover analysis, forests of all types cover approximately 7,890 acres or about 34% of the Mayville Community's land area. These wooded acres occur in most parts of the community, but are particularly prevalent in the central and western portions of Fremont Township.

The 2005 land use/land cover analysis shows that wetlands account for approximately 961 acres or about 4% of the Mayville Community's land area. *Maps 15(a)* and *15(b)* illustrate the locations of these wetlands which are most prevalent in north central Fremont Township. 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 Mayville Community falls within the Cass River Basin Watershed. Streams and drains within the community include Evergreen Creek, Balder Drain, O-Brian Drain and Fremont Drain. According to the *1993 Fremont Township Master Plan*, the Mayville Community also has a number of small ponds and lakes - most the result of past sand and gravel mining operations. According to the 2005 land use/land cover analysis, surface water accounts for 159 acres of the Mayville Community.

Ground Water

Groundwater is the exclusive source of drinking water for the Mayville Community. Therefore, the Mayville Community's 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 serves a retail population of 1055 (the Village does not add fluoride to this public supply). The surrounding areas of the community are serviced through individual wells.

Farmland

One of the Mayville Community's most valued resources farmland. In 2005, approximately 7,880 acres of land or about 34% of the community 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 (729.9 acres) of the land in the Mayville Community. Most of the Mayville

Community is considered *Farmland of Local Importance* or *Prime Farmland if Drained*. Maps 16(a) and 16(b) illustrate *Prime Farmland* within the Mayville Community.

Approximately 2,307 acres of farmland 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.

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 Mayville Community. Where appropriate, we have updated the information, showing those changes and additions in brackets [].

The Michigan Natural Resources and Environmental Protection Act (NREPA) 451 of 1994, as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the state. The [Remediation and Redevelopment Division (RRD)] of the Michigan Department of Environmental Quality (DEQ) is charged with [administering programs that facilitate the cleanup and redevelopment of contaminated sites.] A site of environmental contamination is defined by public Act 451, as “the release of a hazardous substance, or the potential release of a discarded hazardous substance, in a quantity which is or may become injurious to the environment or to the public health, safety, or welfare.”

The agency publishes an annual list of environmentally contaminated sites by county, showing the sites by name, site assessment model score, pollutant(s) and site status. This list is available off the RRD website and is regularly updated with new information regarding site reclassifications, site additions, and site deletions. [Table 20 provides the 2004 site identification number, site name, location, pollutants and site severity for one site in the Mayville Community.] Site severity is partially determined by the site assessment model (SAM) score. The score is based upon a 48-point scale with a 48 rating indicating the most hazardous conditions. It should be noted this is not a complete measure of site severity as further investigation is necessary by contacting the [RRD] for each site.

Table 20. Environmental Contamination Sites	
Site ID Number	79000027
Site Name	Maintenance Machine Products
Location	Lobdell Road
Site Activity	Fabricated Metal Products
Type of Pollutant	Pb Fe Ni
SAM Score	14 out of 48
Source: Remediation and Redevelopment Division (RRD) of the Michigan Department of Environmental Quality (DEQ), November, 2006	

Another category of 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 Mayville Community. Closed LUST Sites and Active & Closed UST Facilities are not noted in this plan.

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

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	Woern Self Serve	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), November, 2006		

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

State or Federal Status

Spotted Turtle

Threatened

Silphium Borer Moth

Threatened

Channel Darter

Endangered

Red-Legged Spittlebug

Special concern

Common Tern

Threatened

Purple Lilliput

Endangered



Common Tern

Red-Legged Spittlebug

Common Plant Name

State of Federal Status

Sullivant's Milkweed

Threatened

Coopers's Milk-Vetch

Special Concern

Prarie Indian-Plantain

Special Concern

White Lady-Slipper

Threatened

Furrowed Flax

Special Concern

Ginseng

Threatened

Prairie Fringed Orchid

Endangered/Listed Threatened



White Lady-Slipper

Cooper's Milk-Vetch

EXISTING LAND USE ASSESSMENT

The characteristics of the land in the Mayville Community, and the way people use land, change over time. Trees grow and mature in areas that once were open fields. Lands that were once cultivated as farmfields become shrub-covered fields. Houses are built in areas that once were forests.

This section will describe recent patterns of land use in the Mayville Community and how those patterns changed between 1978 and 2005. To make this comparison, we have used a geographic information system (GIS) to evaluate and compare two different land use maps derived from aerial photographs and other data. The first map was created for the Michigan Resource Information System (MIRIS) in 1978 under the direction of the Michigan Department of Natural Resources. The second map was derived by the Land Information Access Association (LIAA) using the MIRIS standards and procedures and based on aerial photographs taken in 2005.

Both maps were created by trained technicians following procedures for interpreting aerial photographs and categorizing the land uses identified. In general, land use areas were mapped if they were 2.5 acres or greater in size. For example, a half-acre residential lot in the middle of a forest would be ignored. As a result, these maps provide relatively accurate summaries of land characteristics on a township-wide basis, but not detailed point-by-point analyses.

The land use maps in this section should be interpreted in conjunction with the text and tables to gain a better understanding of the variation and distribution of land uses throughout the township. The data represents the actual use of land as seen from the air and recorded in the land use classification system. This system uses seven major categories, referred to as Level 1 Categories, as follows:

1. Urban/Built (residential, commercial, industrial, transportation, parks)
2. Agricultural (crop land, orchards, feedlots, permanent pasture)
3. Non-Forested (shrub lands, scrub lands)
4. Forested (deciduous, coniferous, mixed, clear cut)
5. Water (streams, lakes, reservoirs)
6. Wetlands (forested, non-forested)
7. Barren (beach, dune, rock)

The seven major categories can be further subdivided into the Level 2 subcategories listed in parentheses above. For example, an area of land used for residential housing would be mapped and categorized as 11 – urban residential use. In some cases, aerial photography and detailed interpretation would allow further categorization to Level 3. However, in performing this analysis, we focused on larger areas of land use, using level 1 and level 2 categorizations.

Maps 17(a) and 17(b) depict the distribution of land uses identified for the Mayville Community in 1978. There are approximately 23,000 acres of land in the Mayville Community (i.e., all of Fremont Township). In 1978, approximately 47% of this area (10,911 acres) was being used for agriculture; about 28% of the area (6,474 acres) was covered with forests, and about 15% of the area (3,525) was classified as non-forest land. Just over 4% of the area, or 974 acres, was classified as urban.

The 2005 land use map [Map 18(a and 18(b))] shows that land use and land cover changed significantly from that of 1978. In 2005, roughly, 34% of the land area (7,880 acres) was used for agriculture while about 34% of the area (7,890 acres) were classified as forests.

Table 22 below provides the acreages and percentages of land areas classified for each category in Level 1 and Level 2 for 1978 and 2005. Again, these calculations are based on mapping with a limited level of accuracy (e.g., no mapped areas of less than 2 ½ acres). Regardless, comparisons of the two maps and related tables present a useful summary of land use patterns in the Mayville Community and indicate trends in land use over the past 27 or 28 years.

Table 22.					
Existing Land Use: 1978 - 2005					
Level 1	Land Use Code	1978 Land Use		2005 Land Use	
		Acres	Percent	Acres	Percent
Urban	1	974	4	2,560	11
Agriculture	2	10,911	47	7,880	34
Nonforested	3	3,525	15	3,576	16
Forest	4	6,474	28	7,890	34
Water	5	123	1	159	1
Wetlands	6	1,019	4	961	4
Total		23,026	100	23,026	100

Level 2	Land Use Code	Acres	Percent	Acres	Percent
Residential	11	318	1	1,992	9
Commercial/Gov	12	55	0	125	1
Industrial	13	38	0	30	0
Transport/Utility	14	6	0	4	0
Extractive	17	537	2	352	2
Rec/Cemetery	19	20	0	57	0
Cropland	21	10,641	46	7,750	34
Orchard/Fruit	22	113	0	4	0
Confined Feeding	23	16	0	13	0
Permanent Pasture	24	141	1	29	0
Other Agriculture	29	0	0	84	0
Herbaceous/Grass	31	2,208	10	1,234	5
Shrub	32	1,317	6	2,342	10
Deciduous Forest	41	6,306	27	7,528	33
Coniferous Forest	42	168	1	362	2
Lake	52	123	1	159	1
Forested Wetland	61	995	4	921	4
Nonforest Wetland	62	24	0	40	0
Total		23,026	100	23,026	100

Table 23 shows the actual net change in Level 1 land use over the nearly three decades from 1978 to 2005 in the Mayville Community. In terms of total acreage, the largest change was the more than 3,000 acre decrease in agricultural land uses, a 28% decline. The second most substantial change was the 1,586 acre increase in urban land uses, a 163% increase. As indicated above in Table 22, the vast majority of this change can be attributed to



the increase in residential development. (Note that a decrease in *extractive* land uses offsets some of the change.) There was also a substantial increase in the acreage classified as forested, an estimated increase of 1,416 acres or 22%. There were relatively small net changes in the other land use categories.

Table 23.							
Existing Land Use Net Change: 1978 - 2005							
Level 1 Code	Urban 1	Agriculture 2	Nonforest 3	Forest 4	Water 5	Wetland 6	Totals
1978 Acres	974	10,911	3,525	6,474	123	1,019	23,026
2005 Acres	2,560	7,880	3,576	7,890	159	961	23,026
Change in Acres from 1978	Gained 1,586	Lost 3,031	Gained 51	Gained 1,416	Gained 36	Lost 58	Change 6,178
Change in Percent from 1978	Gained 163%	Lost 28%	Gained 1%	Gained 22%	Gained 29%	Lost 6%	Change 27%

Although the changes described above are substantial, they do not present the whole picture. Over time, changes of land use in one area may offset changes of land use in another. As a result, there may be a much greater amount of change than depicted in the net totals listed above. For example, a farmer may abandon one field and allow it to change slowly to herbaceous plants and shrubs and then to forest. While that same farmer may clear a new parcel of shrubs and turn that into cropland. To fully analyze the type and amount of land use change, we need to consider the acres of land shifting into and out of various categories.

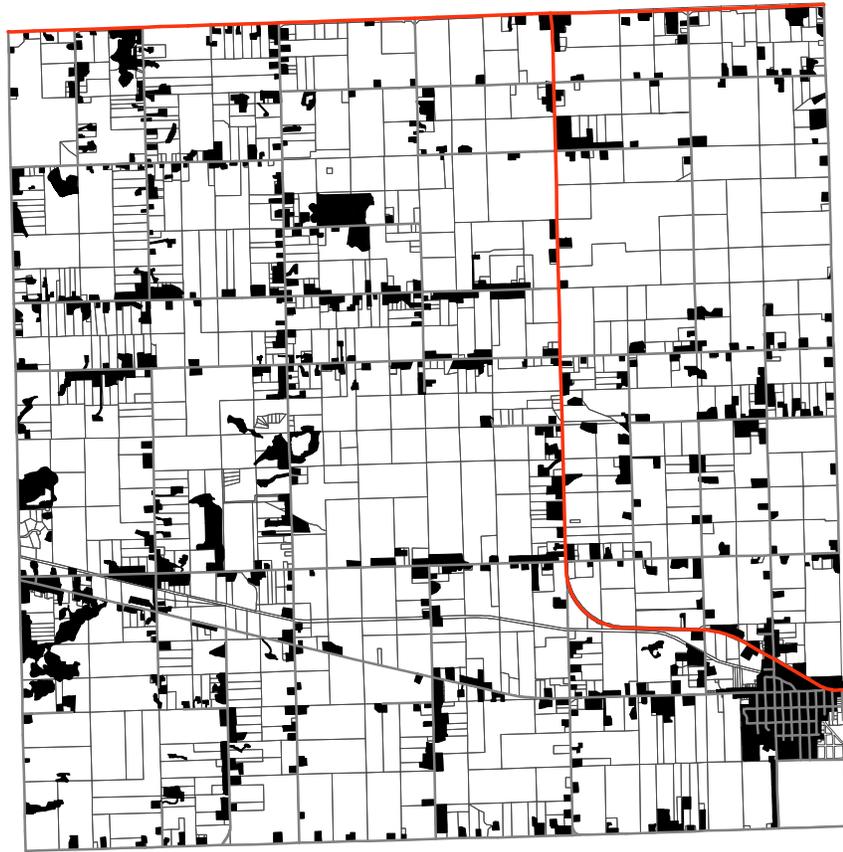
The land use cross tabulations (see *Appendix H*) gives a much clearer picture of the dynamic nature of land use change. For example, it is estimated that there was a loss of 3,623 acres of cropland (Land Use Code 21); but during the same period, 732 acres of cropland were added. Similarly, the Mayville Community added 2,116 acres of forest land in various locations while losing about 700 acres of forest land in other areas. If all of these land use changes are taken into account, we can see that land use changes occurred on about 7,967 acres of land – over 34% of the Mayville Community. Given the relatively modest increase in total population, this is a substantial amount of land use change.

Analysis of Land Use Pattern in the Mayville Community

As documented in the comparison of land use maps, there have been substantial changes in characteristics of the Mayville Community from 1978 to 2005, particularly in Fremont Township. In most cases, these changes would be visible to the observer over time. For example, there has been a relatively large amount of residential development throughout the Township along the road corridors. (*Figure 4* shows the pattern of all urban land uses in the Mayville Community, as mapped for 2005.) Similarly, there has been a substantial amount of agricultural land converted to other uses – much of this area would have been visible from the roadways. These land use changes are consistent with well-documented statewide trends of low-density, large lot residential development and the conversion of farmlands to other uses.



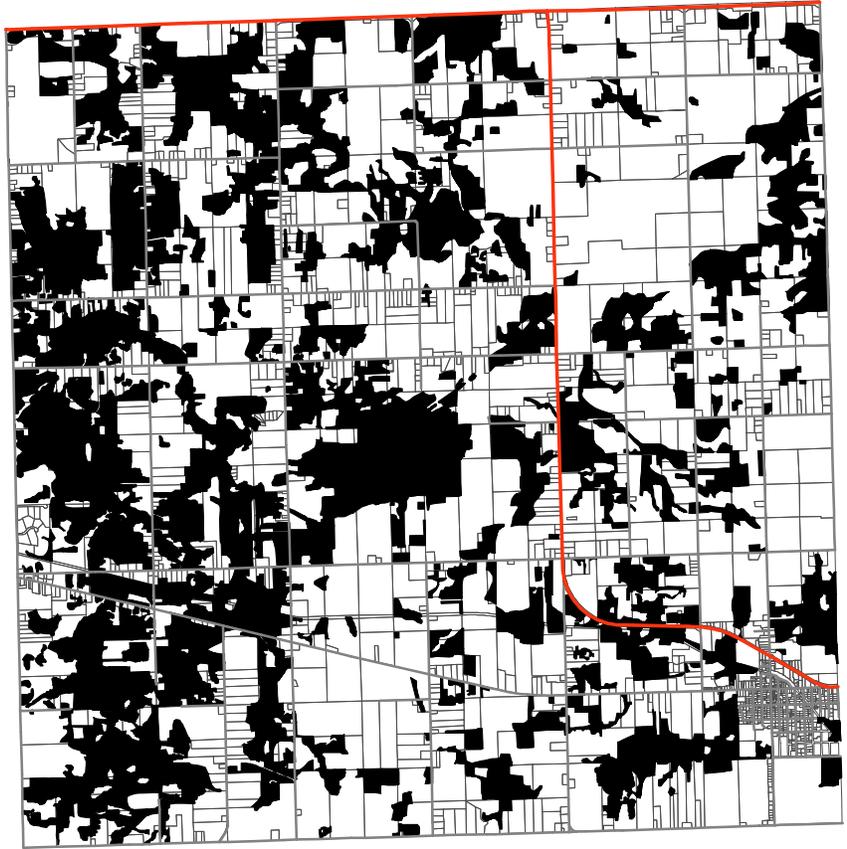
Figure 4.
All Lands Classified as
Urban



As noted in the section on population, there has been a relatively modest increase in population of the Mayville community over the past 20 years. A higher population translates into an increase in overall population density. However, due to the pattern of low-density residential development, the amount of land used to accommodate each Mayville Community resident has increased. In 1980, the estimated population in the Mayville Community was 3,829. Given a total urban area of 974 acres in 1978, there were about 0.254 acres of urban area per person at that time. Using recent population estimates (estimate 4,744) and the total acreage of urban land uses mapped, there were over 0.539 acres of urban land per Mayville Community resident in 2005. In other words, the population of the Mayville Community is using more than double the amount of urban land to accommodate the resident population today than it did in 1978.

Another substantial change in land use over the years between 1978 and 2005 has been the increase in forested lands. (*Figure 5* shows the pattern of all forested areas in the Mayville Community, as mapped for 2005.) Much of this increase appears to be the growth of trees in areas formerly categorized as shrub and herbaceous grasslands. Additionally, some of this increase in forested acreage resulted from the conversion of cropland (e.g., planted to trees or simply allowed to return to a forested state.)

Figure 5.
All Lands Classified as
Forest



PLANNING AND DEVELOPMENT ISSUES

As described in chapter two, this plan and the identification of planning and development issues, are the result of a two-phased comprehensive planning process. The first phase, was initiated by the Planning Commission under Project GoodSTART in January 2006. Project GoodSTART utilized a series of surveys and interviews with community members to assess the needs and vision for the Mayville Community. After a careful review and analysis of the results from their efforts, the steering committee and the HDC presented a final report. The final report identified a series of priority issues. Many of these issues were then addressed by the work groups. This work was the first step in identifying the planning and development issues for the Mayville Community.

What follows is the summary of results provided by Project GoodSTART. The inset sections includes a topic description, vision, goals and priority issues as stated in the Project GoodSTART final report.

Downtown Revitalization and Development

Many of the community forum attendees and survey respondents identified Mayville's downtown district as an area of significant concern. Qualities or characteristics of the downtown area recognized as needing improvement included: overall appearance, retail selection and prices, and advertising and local promotions. Empty storefronts on Fulton Street and the general appearance of the downtown retail establishments were repeatedly cited in response to the question: "What are the biggest challenges facing Mayville in the next ten years?" Both students and residents provided write-in comments on how to improve the downtown district.

All attendees and respondents were pleased with the friendliness/responsiveness of store clerks, the hours of service and the safety of the downtown district. A safe, friendly atmosphere is a positive characteristic of the Village of Mayville, and this characteristic was cited by many survey respondents as one of the top reasons why they stayed in the area or choose to do business in Mayville.

Vision

The Village of Mayville will have a vibrant, thriving downtown district with an appropriate mix of retail and service businesses to meet the needs of local residents and attract visitors to the area.

Goal

Address issues affecting the downtown area, as identified by community forum attendees and survey respondents, to improve the overall appearance and viability of the village's downtown district.

Priority Issue(s)

- Appearance of buildings, in particular rear entrances and second-story apartments

- More businesses such as medical, retail, and service
- Parking, including handicap parking
- Downtown beautification
- Downtown clean-up and ordinance enforcement
- Signage on M-24
- More active Chamber of Commerce

Senior and Governmental Services

Importance

Many of the community forum attendees expressed concerns surrounding senior issues, including the nutritional, recreational and socialization needs of older adults and the frail elderly. In addition, services that addressed the home care, lawn care, and personal care needs of seniors with limited financial resources were either unknown or perceived to be nonexistent in the Mayville area. This may, in part, be attributed to the Mayville area being served by two Area Agencies on Aging, one for Tuscola County and one for Lapeer County. The ability to live independently, age-in-place, and remain connected to the community is of vital importance to an ever-increasing aging population.

Vision

The Village of Mayville will have an array of services and trusted providers that respond to the complex needs of its aging population, thereby providing the in-home and health care amenities desired by senior citizens and making the village more attractive to older adults seeking the quaintness of a small town as a place to retire.

Goal

Address issues affecting the aging population as identified by the community forum attendees and work to develop new and/or improve existing services for seniors.

Priority Issue(s)

- Increased information on service availability
- More services such as interior/exterior home maintenance, health/medical care, and transportation
- More handicap parking
- Senior safety (reassurance calls/visits)
- Status of Mayville Golden Years Club

Recreation and Tourism

Importance

Many of the community forum attendees and survey respondents identified the lack of cultural, recreational, and tourism opportunities in the Mayville area as a concern. The clean-up and improvement of local parks was a repeated recommendation along with new activities and a fall festival. Mayville's proximity to lakes, streams, and hunting/fishing

areas presents opportunities for future development. Both groups were pleased with the Mayville Sunflower Festival and want to identify strategies to increase attendance.

Vision

The Village of Mayville will have year-round cultural, recreational, and tourism opportunities that attract and improve the quality of life for residents and visitors of all ages. These opportunities will promote economic development, utilize existing parks and recreational areas, and encourage young families to move/remain in the area.

Goal

Investigate cultural, recreational and tourism recommendations originating from community forum attendees and survey respondents; then, begin working to incorporate these recommendations by developing plans, securing financing, and implementing projects.

Priority Issue(s)

- Improve parks and park facilities
- Develop skate park
- Develop a walking program, hiking trails, and other outdoor activities
- Increase festival promotion and consider other festival/community events

Housing and Neighborhoods

Importance

Many of the community forum attendees and survey respondents identified the overall appearance and condition of Mayville's older housing stock as a concern, with some of the residential units considered unsafe. Blighted properties, lack of code enforcement, and the condition of second-story rental units in the downtown district were also identified as areas of concern by community forum attendees. All attendees and respondents supported efforts to recognize the historical significance of Mayville's housing stock and celebrate its history by investigating and preserving the architectural heritage.

Vision

The Village of Mayville will have safe, desirable housing in thriving neighborhoods that appeal to individuals of all ages. In addition, the quality of Mayville's housing stock and the appearance of its neighborhoods will be an asset to the community's efforts to attract new residents and businesses.

Goal

Investigate issues identified by the community forum attendees surrounding the Village of Mayville's housing stock; then work to improve neighborhood aesthetics, introduce housing education programs, and research opportunities for housing rehabilitation. Promote Mayville's small town charm as a great place to live, raise a family, and enjoy a high quality of life.

Priority Issues(s)

- Address need for code enforcement, especially for blighted properties
- Recognize significance of Mayville's historical buildings
- Availability of grants and low-interest loans for homeowner/rental repairs
- Promote Mayville as a safe, walkable community in which to raise a family or retire

Steering Committee

Importance

As discussed in an earlier section, several groups were already working toward the growth, development, and general improvement of the Village of Mayville, including the Mayville Village Council, Mayville Chamber of Commerce, Mayville Downtown Development Authority, and Mayville Sunflower Festival Committee. Workgroups formed through the GoodSTART process will strengthen and support the efforts of these existing groups, thereby creating a unified message of shared goals for the community.

The ability of these two groups, existing and newly formed, to work cohesively and productively is essential to the long-term sustainability of the village. The GoodSTART Steering Committee plays a critical role as members serve and/or participate in both groups. Information sharing, common goals, and celebration of successes will help foster a sense of true community that is desired by leaders, residents, and businesses.

Vision

The Village of Mayville will be a community that encourages the effective flow of information among GoodSTART workgroups, service/civic groups, and governmental units, including the Village Council and administration. Exchanging information, sharing goals, and celebrating successes will support an atmosphere of team work and true community.

Goal

Oversee and support activities of the four GoodSTART workgroups as they work toward the betterment of the Village of Mayville and its residents. Assist with volunteer recruitment and recognition and promote projects initiated through the GoodSTART process.

Priority Issue(s)

Investigate new means of communicating with the general public
Assist with the recruitment of new volunteers as needed for the betterment initiatives
Assist with the recognition of the success of the Good START volunteers
Engage youth in planning and community services opportunities
Continue the current momentum in the Village of Mayville and surrounding areas

Other Priority Areas

Planning For Quality of Life and Economic Development

Planning to maintain the quality of life for residents and for economic development ranked high with both village and township survey respondents. Business owners echoed the need for planning; however, they encouraged caution to attract suitable, sustainable business and industry that would maintain Mayville's small town charm. Students did not express a need for planning nor did they indicate an interest in planning or volunteering to help with community betterment activities. Students did, however, voice an appreciation for maintaining a small town, neighborly atmosphere as well as the importance of feeling safe at school and in the community. Adult survey respondents were more likely to recognize the need for planning and indicate a willingness to volunteer to help the planning process.

Quality of life issues included: small town charm, rural location, informal setting, slower pace, less hurriedness, safety (able to walk and ride bicycles in the downtown district and surrounding neighborhoods) and friendly people. An overwhelming number of survey respondents indicated maintaining a rural quality of life was of highest importance.

Economic development issues identified as needing improvement included: attraction and retention of service industries, commercial job development, and keeping rural farm practices. This reinforces the desire of most respondents to maintain a rural quality of life while creating a viable labor market that allows residents to work close to home at jobs that pay a livable wage.

In addition, the importance of planning for the future was viewed as a high priority issue by both village and township survey respondents. This may have been influenced, in part, by joint master planning discussions that were occurring at the time of the surveys between the Village of Mayville and the surrounding Townships of Dayton, Fremont, Rich and Watertown. The concept of a joint planning area or region is particularly innovative, especially in rural communities. The Village of Mayville and Fremont Township are to be commended for their committed efforts to work collaboratively on a joint master plan.

Vision

The Village of Mayville will develop a plan that balances economic growth and development with the characteristics of small town charm and rural quaintness that residents hold in highest regard.

Goal

Create a series of steps to ensure the quality of life valued by residents is maintained while the Village of Mayville moves toward positive economic growth and development.

Attraction and Retention of Businesses to Mayville

Importance

Having *attraction and retention of businesses* as a top five priority issue, is not a surprise as all survey groups agreed that retaining and creating jobs with a livable wage is the biggest challenge facing Mayville in the next ten years. People want to live close to where they work, although recent trends show employees are willing to drive greater distances to keep their jobs or secure a higher wage. The rising cost of fuel is causing people to reexamine the distance they are willing to commute. Considering the average wage earned in the “thumb” area is below other areas of the state, most people cannot afford to commute long distances. This trend combined with high unemployment, lay-offs, and plant closings contribute to an increasingly familiar phenomenon: an exodus of youth and families with children from small, rural communities like the Village of Mayville.

Vision

The Village of Mayville will have a competitive, business-friendly environment that attracts new businesses to the area, and existing businesses will continue to promote Mayville as a “good place to do business”.

Goal

Develop a series of steps that will create a competitive business environment to attract and retain businesses that provide good paying jobs for residents.

Attract/Keep Youth and Young Families in Mayville

Importance

This priority area was important to all survey respondents and is of utmost importance to others throughout the state as evidenced by the allocation of tax dollars and time invested to research and recommend strategies that help communities address the exodus of youth and young families.

In June 2003, Governor Jennifer Granholm kicked off her *Cool Cities* initiative “in part as an urban strategy to revitalize communities, build community spirit, and most importantly, retain our ‘knowledge workers’ who are leaving Michigan in alarming numbers.” Results from a *Cool Cities* study were published in April 2004 after surveying more than 13,500 university students and recent college graduates on their preferences for a place to live and work. The items listed below are excerpts from the *Cool Cities: Summary of Key Findings* study and may have direct applicability to the Village of Mayville and its future.

1. “While opportunities are important when choosing a place to live, quality of life is significantly more important than many have previously thought. It might be more important to some than jobs.”
2. “Warm weather year-round is not a critical issue in choosing a place to live. This allows Michigan, once and for all, to dispel the notion that it cannot compete with other warm weather places.”
3. “Being close to family plays an important role in decisions related to choosing a place to live. That importance seems to increase as they age and their lifestyle (i.e., married-w/kids) changes. Campaigns using a return-to-home message could be effective.”
4. “The survey found that gambling places/casinos, professional sports, large malls and shopping centers do not play a significant role in choosing a place to live.”
5. “Neighborhood preferences tend to favor being in or near a downtown though other types of areas receive high ratings as well. Because of this, medium and small cities and even rural areas can effectively compete with large cities for the creative class.”

Vision

The Village of Mayville will be a place where youth and young families choose to live, work recreate, and give back to the community through volunteerism and leadership.”

Goal

Develop a series of steps that will keep/attract youth and young families in the Village of Mayville

Community Comprehensive Planning - Phase Two

The second phase of the community planning process was initiated by the Planning Commission under the *Partnerships for Change Program*. And facilitated by LIAA. Interested citizens and public officials attended a series of public meetings in which potential planning and development issues were identified and discussed. The following results were collected at the October 24, 2006 public meeting. At that meeting, participants were led through several brainstorming exercises that helped to identify some of the important community resources and establish a future vision for the Mayville Community.

First, participants were asked to identify the important features or assets of the Mayville Community. The following is a list of responses.

Identified Community Resources

- Nostalgia
- Sense of history (founded in 1865)



- Parks (sports facilities, community parks)
- Sunflower Festival (last 16 years)
- Car Show
- Museum/Railway station (located in Dayton Township, but still a community asset)
- Local Schools (high school sports, concerts)
- Friendly People
- Town of good neighbors
- Cohesive Community
- Quiet
- Larger Lots
- Clear sky's - Can see the stars
- Abundant open space
- Downtown has a large congregation of two-story masonry buildings
- Hunting
- Surrounding area's of state land
- Rural Charm
- Peaceful
- Small Community
- Agriculture
- Close proximity to large cities (Flint, Saginaw, Lapeer)
- "Bedroom Community"

Identifying the important features and resources of the Mayville Community helped planning commissioners establishing the basis for a vision of the future. The second exercise involved establishing a vision for the future of Mayville. Participants were asked to develop descriptive statements or ideas of what the Mayville Community should be and look like in the year 2030. Participants were asked to submit additional comments on separate note cards. The following is a listing of statements and ideas presented by the participants.

A Vision for Mayville

Breakout Group (One)

- Preserve Rural Character
 - a. Zoning Control
 - b. Preserving Historical Context
 - c. Discourage dense growth in rural areas
 - d. Identify specific locations for denser development
- Business Corridors
 - a. M-24
 - b. Saginaw Road & M-46
- Small Business and Industry Development
 - a. Create an environment to promote such growth
 - b. Proper use of different use of soils that we have (farming crops that are appropriate to local soil types)
- Support the development of a vibrant downtown
- Support the development of hunting, fishing, camping and recreation opportunities



- Support of current infrastructure that will allow local businesses to grow
- Industry to take advantage of our local workforce
- Support for housing and service for seniors
- Public Transportation
- Support for medical facilities
- Support and promote education
- Support for more housing choices
- Support for more activities/adolescent activities
- Support for residential development in downtown areas

Breakout Group (Two)

- Additional Business & Industrial Parks (M-24, M-38, M-46)
- Modernize Parks
- Medical Center
- College
- Increased Population
- Theater & Concert Center
- Good Restaurants
- Better Business Signage
- Tear down elevator (grain)
- Condos & Townhouses
- Senior Complex
- Try to be more like Frankenmuth
- Recreation Center
- Winter Carnival
- Municipal Building

Notecards

- Preserve rural character (Hunting, rolling hills, wetlands, historical, parks, camp)
- Sustain sunflower festival
- Maintain and preserve parks
- Safe and security
- Expansion of services & industrial development
- Senior housing and services
- Medical care
- Affordable housing & more choices
- To grow to a community that still has small town charm but grows enough to support our financial needs and help keep families here
- Vibrant Downtown - Shops & Housing
- Some new subdivisions
- Development of M-24, Saginaw Road
- Streetscape, curb & gutter
- Bedroom community
- Medical community
- More businesses along M-24
- An Industrial park



- Business on Saginaw Road
- Entertainment for teens
- Condo's & Town houses

These ideas were collected and assembled into a single comprehensive community vision statement. The vision is the foundation upon which the goals and objectives were established. The results from the October 24 public meeting, including the revised vision statement are similar to the attitudes and visions expressed in the Project GoodSTART survey results. That is, a more vibrant downtown, provide recreation opportunities, provide for more retail opportunities, preserve the rural character of the community and promote more civic and community activities. The issues identified in the comprehensive planning process led to the establishment of a series of Goals and Objectives for the community. The Goals and Objectives are addressed in chapter nine of this Plan.



COMMUNITY GOALS AND OBJECTIVES

This section describes a collective vision for the future of the Mayville Community. This *Vision Statement* and the associated goals and objectives were developed through a broad-based, community planning process, involving both citizens and public officials. The *Vision Statement* incorporates phrases coined by the participants of a public planning exercise with information derived from *Project GoodSTART*, a related community planning and development project completed late in 2006.

Vision Statement

In 2030, the Mayville Community is a healthy mix of active farms, beautiful natural areas and rural residences surrounding a vibrant village with small town charm and modern amenities. The people of the Mayville area are friendly, cooperative, and work together to support community events, preserve historic features, develop new businesses, and manage the area's natural resources. From the wide open spaces of the surrounding landscape to the lively streets of downtown, the Mayville Community offers residents and visitors of all ages, access to modern schools, a broad spectrum of services, safe and walkable neighborhoods, park and recreation facilities, a variety of affordable housing options, engaging community events, and employment opportunities.

Goals and Objectives

The goals and objectives outlined in this section address the issues highlighted by *Project GoodSTART* and the community-wide planning process. In some instances, the goals and objectives were derived from issues identified in the 1993 *Fremont Township Master Plan*.

General Land Use and Development

The primary focus of this topic is the geographic distribution and arrangement of land uses across the Mayville Community. Through planning and land use regulation, the community can limit land use conflicts, encourage harmonious development, and preserve a high quality of life. Census data reveals that the Mayville Community will continue to experience population growth. The Mayville Community has also experienced an increase in the development of new homes, primarily in rural settings. Based on all available survey data and the public comments received, current residents want to maintain the Mayville Community's rural character and small town appeal. Therefore, the Comprehensive Plan promotes a pattern of land uses – current and future – that help to retain these characteristics.

Proposed Goal A: Arrange future land uses to assure the preservation of the natural features, scenic qualities, and rural character which make the Mayville Community an attractive place to live while protecting private property rights.

Proposed Objectives:

1. Accommodate future residential, commercial, and industrial development in appropriate locations.
2. Manage growth through good planning and appropriate development controls.
3. Preserve high-value agricultural lands natural features and open space.
4. Discourage land uses that are incompatible with adjacent land uses.
5. Encourage Planned Unit Development (PUD) approaches to future residential, commercial and industrial development.
6. Protect the rural historical assets of the community.
7. Preserve the scenic quality along rural roadways.
8. Clean up or contain sites of environmental contamination.
9. Increase community awareness of land use issues facing the Mayville community.
10. Increase community awareness of new tools and techniques that focus on land use.

Proposed Goal B: Establish a more cohesive sense of cooperation in the Mayville Community.

Proposed Objectives

1. Establish future land use development policies and land use patterns that demonstrate cooperative planning across jurisdictional boundaries.
2. Maintain an accurate and up to date comprehensive plan.

Downtown/Township & Economic Development

This topic concerns the primary center of commercial and business activity in the Mayville Community and the area of greatest housing density. Through land use planning and regulation, capital improvements and infrastructure investments, and cooperative civic action, the community can encourage downtown and economic development while guiding the quality and character of that development. Based on survey data and public comments received, the residents want additional retail and commercial development in the Village, additional business or light industrial development, and a modest increase in residential housing.

Goal A: The Mayville Community should have a clean and pedestrian friendly downtown with attractive civic amenities (e.g., crosswalks and light posts) and architecture that is consistent and maintains the considerable historic character of the community.

Proposed Objectives:

1. Assure that appropriate landscaping is provided with all new developments.
2. Assure that sidewalks and pedestrian access is provided with all new developments.
3. Preserve and protect the historical assets of the Mayville Community.
4. Encourage the placement of new civic buildings in downtown Mayville.

Proposed Goal B: The Mayville Community should have a thriving downtown and other commercial areas with the proper mix of services, retail businesses and housing options to serve the needs of the area residents and invite visitors into downtown.

Proposed Objectives:

1. Support existing and new businesses in downtown Mayville.
2. Increase the number of residents and visitors who shop downtown.
3. Provide for new infill development.
4. Increase the number and variety of businesses operating in the downtown area of Mayville.
5. Provide for an increased number of diverse health care services in the village.

Proposed Goal C: The Mayville Community should encourage and support the development and retention of business and industry that provides good paying jobs in convenient, accessible, and logical locations.

Proposed Objectives:

1. Provide for the development of new commercial centers (as opposed to “strip” developments).
2. Provide for the development of *some* additional local light industry.
3. Eliminate or restrict “spot” commercial and industrial development.
4. Provide for the development of home businesses.

Housing and Neighborhoods

Based on the survey data and public comments received, the Mayville Community is ready for a modest increase in population and expanded housing opportunities, particularly single family houses. Cooperative land use planning and regulation, as well as staged capital improvements, can help to encourage this type of development in the Mayville Community.

Proposed Goal A: Provide for and support residential development that results in neighborhoods that are safe, healthy and attractive.

Proposed Objectives:

1. Assure that new housing units meet appropriate health, safety and property maintenance standards.
2. Assure that future housing units are compatible with existing housing stock.
3. Assure that existing and future neighborhoods include pedestrian, bicycle and automobile access to parks, schools, recreation areas and the downtown.

Proposed Goal B: Provide for residential development that offers an adequate supply of dwelling units in a variety of housing options.

Proposed Objectives:

1. Reserve sufficient land for both dispersed and more intensive residential development in convenient, economical, and environmentally sound locations.
2. Encourage innovative planned development techniques (such as PUD) which will permit development at higher densities.
3. Assure that new housing is provided for all economic levels.
4. Assure the development of additional housing for the community's seniors.

Recreation and Tourism

Based on survey data and public comments received, recreation and tourism are very important concerns for the people of the Mayville Community. Through planning, capital improvements and community organizing efforts, the community can develop recreation programming and new recreation facilities that enhance the overall quality of life for area residents and encourages families to stay in the area of all ages. In addition, community events such as the *Sunflower Festival* can be expanded and promoted, along with the area's unique natural resources, to increase the visibility of the Mayville Community.

Proposed Goal A: Provide facilities for recreation, including individual and organized sports, as well as leagues and family activities that contribute to a high quality of life for residents of all ages.

Proposed Objectives:

1. Provide recreation in an effective, efficient and logical manner.
2. Encourage community support for recreation opportunities in the Mayville Community.
3. Provide for recreation facilities that support activities geared toward children and families.

Proposed Goal B: Build upon and provide community events that celebrate the current assets of the Mayville Community.

Proposed Objectives:

1. Continue to hold interesting and exciting community festivals and events.
2. Hold new festivals and events that celebrate the Mayville Community.

Public Facilities and Services

The primary focus of this topic is the location and placement of infrastructure and services across the Mayville Community. In addition, this topic focuses on future cooperative efforts between the Village of Mayville and Fremont Township. Through planning and land use regulations, the community can focus the placement of infrastructure and community services in appropriate areas that serve area residents and maintain the rural character and small town appeal of the Mayville Community.

Proposed Goal A: Provide infrastructure and community development services to effectively serve area residents and maintain the rural character which makes the Mayville Community an attractive place to live.

Proposed Objectives:

1. Direct future development into designated areas where public facilities and services can be efficiently and economically provided in the future.
2. Assure the needs of senior citizens in the Mayville Community are addressed.
3. Assure the maintenance of all roadways is adequately funded.

Quality of Life

The primary focus of this topic is the provision and support of a wide-spectrum of activities and services that lead to an over-all better quality of life. These items may address one or a combination of the issues including: housing, land use, recreation, activities, and business opportunities.

Goal A: The Mayville community should be a place where all citizens choose to live, work, recreate and give back to the community through volunteerism and leadership.

Proposed Objectives:

1. Work to understand the needs of all residents within the Mayville Community.
2. Consider *Smart Growth* tools and other techniques that work to enhance the overall quality of life in the Mayville Community.
3. Recognize that the success of this or any other planning process is contingent on the commitment and enthusiasm of the community and its volunteers.

GENERAL DEVELOPMENT PLAN STRATEGIES

This section outlines a series of implementation recommendations and strategies to achieve the goals and objectives of the comprehensive plan. The recommendations and strategies outlined in this section are supported by the research and factual information compiled during the planning process, including feedback from project GoodSTART. These recommendations and strategies also respond to the public comments received during the comprehensive planning process.

General Land Use and Development

Goal A. Arrange future land uses to assure the preservation of the natural features, scenic qualities and rural character which make the Mayville Community an attractive place to live while protecting private property rights.

Strategies

1. Develop and adopt a comprehensive zoning ordinance, including provisions for:
 - a) Additional residential, commercial and light industrial development;
 - b) Appropriate lot dimensions and setbacks;
 - c) Cluster development to preserve open space with lot sizes contingent on utility
 - d) ~~landscaping~~ landscaping or other screening of new developments from the road views;
 - e) Agricultural zoning districts and continued agricultural operations; and
 - f) Density bonuses for developers that incorporate the maintenance and use of existing agricultural features such as barns, silos and farmhouse structures.
2. Work together on the development of additional regulations designed to:
 - a) manage the size and placement of signs (e.g., comprehensive sign ordinance);
 - b) control blight and trash; and
 - c) preserve important *view-sheds*.
3. Provide incentives for new residential developments to maintain naturally occurring Vegetation (e.g. trees, wildflowers).
4. Take steps to develop an Open Space/Farmland Preservation Plan.
5. Conduct an educational program to increase public understanding of the land use issues ~~the~~ affecting the Mayville Community.
6. Provide public education on a Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR) Program.
7. Cooperate with state agencies to clean up sites of environmental contamination.
8. Publicize the progress being made by the Joint Planning Committee.

Goal B. Establish a more cohesive sense of cooperation in the Mayville Community.

Strategies

1. Annually review and update the comprehensive plan (required at least every five years).
2. Invite citizens to actively engage in planning and decision-making groups.

Downtown/Township & Economic Development

Goal A. The Mayville Community should have a clean and pedestrian friendly downtown with attractive civic amenities (crosswalks and light posts) and architecture that is consistent and maintains the considerable historical character of the community.

Strategies

1. Develop a downtown re-development plan to guide capital improvements and other private investment toward improving connections with nearby neighborhoods, parks, schools, recreation areas and expanding local business patronage.
2. When constructing new civic buildings in the downtown area, consider architectural styles, building sizes, roof angles and building shapes that will maintain a consistent character.
3. Consider the development of design guidelines for the downtown area of the Village.
4. Support the historical recognition program for buildings.
5. Consider a historic ordinance to delineate the historic area, and require site plan review as a way to ensure that future construction and remodeling will enhance rather than detract from the historic character.
6. Inventory historic and cultural buildings.
7. Establish regulations for parking lots that consider placement, the size of impervious surfaces and landscaping.
8. Use “dark sky” lighting or place shields over new decorative light fixtures to direct light downward, enhance community character and preserve dark skies.
9. Design and implement a way-finding system to enhance knowledge of the unique features of the Mayville Community.
10. Continue to work on initiatives outlined in the Project GoodSTART Report that work to improve the overall appearance of the downtown district.

Goal B. The Mayville Community should have a thriving downtown and other commercial areas with the proper mix of services, retail businesses and housing options to serve the needs of the area residents and invite visitors into downtown.

Strategies

1. Support brown-field redevelopment initiatives.
2. Take steps to revitalize downtown Mayville to a traditional village shopping and district that offers a mixture of retail, commercial and restaurant businesses.
3. Develop a comprehensive economic inventory and market study of the community, which includes capacity, available commercial and industrial sites, and development opportunities with the recommendations of Project GoodSTART).
4. Pursue absentee building owners whose properties in the community appear to be vacant, abandoned and/or in need of significant repair.
5. Hire a *Community Liaison* to pursue new opportunities to improve the downtown district.
6. Increase communications and nurture cooperation between citizens and groups that are critical to the success and vitality of the downtown area.

Goal C. The Mayville Community should encourage and support the development and retention of business and industry that provides good paying jobs in convenient accessible and logical locations.

Strategies

1. Conduct a market analysis that provides the best strategy for attracting new businesses and consumers into the downtown (see Goal B, Strategy 3).
2. Work with local business owners, developers, and other interested citizens to create and conduct an economic development program, including such elements as:
 - a) educational workshops for business owners on current consumer trends, marketing and advertising strategies;
 - b) recruitment strategies to actively seek out successful businesses looking to relocate in Mayville;
 - c) a variety of marketing strategies and promotions to entice residents and visitors to shop and patronize their establishments;
 - d) an official spokesperson for prospective businesses that are considering Mayville as a potential location;
 - e) special store hours or open houses during community events;
 - f) a brochure that lists all businesses according to the type of establishment or service provided; and
 - g) community festivals and other promotions that give a prominent position to the retail sector
 - h) a job retraining program.
3. Increase communication, promote information sharing, and nurture cooperation between groups that have a genuine interest in the continued success and vitality of Mayville's downtown district.



Housing and Neighborhoods

Goal A. Provide for and support residential development that results in neighborhoods that are safe, healthy and attractive.

Strategies

1. Provide for better enforcement of the current blight and trash ordinance (see Goal A, Strategy 1 and Use & Development).
2. Enforce community ordinances that protect the health and safety of local residents and encourage the development/rehabilitation of housing stock in the Mayville Community.
3. Organize a series of neighborhood summits with neighborhood groups to determine the desired character of each residential neighborhood.
4. Provide incentives for new residential developments to maintain naturally occurring vegetation (e. g. trees, wildflowers) (see Goal A, Strategy 3 under Land Use & Development).

Goal B. Provide for residential development that offers an adequate supply of dwelling units in a variety of housing options.

Strategies

1. Develop and hold workshops and seminars on housing needs for local residents.
2. Conduct a thorough housing inventory of the Mayville Community.
3. Develop a new senior citizens complex.

Recreation and Tourism

Goal A. Provide a year-round atmosphere where leagues, activities and facilities combine to provide for the best quality of life for residents of all ages.

Strategies

1. Develop and adopt a comprehensive recreation plan that outlines improvements to current recreation facilities, the development of future recreation facilities, capital improvement expenditures, programming options and funding mechanisms. This process will include the following activities:
 - a) Establish a multi-jurisdictional recreation advisory committee to oversee and guide the recreation master planning process;
 - b) Conduct a survey with all citizens in the Mayville Community on the types of activities and programming they want in their community; and
 - c) Submit a Recreation Plan to the Michigan Department of Natural Resources.
2. Establish a land acquisition program to acquire land that will provide for recreation activities and trail development.
3. Develop “family enrichment” activities and programs.
4. Establish a community-wide “friends for recreation” group devoted to the promotion and support of recreation in the Mayville community.
5. Create informational brochures that promote park development, improvement and efforts that are being recommended and for which active fundraising events are occurring.

Goal B. Build upon and provide community events that celebrate the current assets of the Mayville community.

Strategies

1. Develop and implement a comprehensive marketing program for community festivals and events and existing groups that focus on recreation and family activities.
2. Identify and promote local youth programs such as 4-H, church youth groups, and ~~SB~~Boys/Girl
4. Employ a Community Liaison position and direct that person to pursue cultural, recreational and tourism opportunities.
5. Seek out existing community organizations to develop new community events.

Public Facilities and Services

Goal A. Provide future infrastructure development and community services in a manner that will effectively serve area residents and maintain the rural character which makes the Mayville Community an attractive place to live.

Strategies

1. Complete a comprehensive road and transportation study to help obtain and direct future investments.
2. Establish a land-transfer sub-committee to study, discuss and develop a mutually agreeable approach to handling land transfers between Fremont Township and the Village of Mayville (e.g. 425 agreements).
3. Support the needs of community seniors through several activities, including:
 - a) Conduct a survey to establish the priorities of community seniors;
 - b) Update and publish the *Senior Services* brochure annually;
 - c) Develop new programs, services and activities for community seniors;
 - d) Participate in the CATeam workgroup addressing senior issues in Tuscola County;
 - e) Hire a Community Liaison position and direct that person to pursue new opportunities for senior services.

Quality of Life

Goal A. The Mayville community should be a place where all citizens choose to live, work, recreate and give back to the community through volunteerism and leadership.

Strategies:

1. Read and consider the recommendations of Michigan's Cool Cities study.
2. Conduct a survey with the youth and young families in the Mayville Community on the types of activities and programming they want in their community.
3. Invite participation from existing groups such as GoodSTART workgroups, Mayville Chamber of Commerce, Mayville Downtown Development Authority, and other groups in discussions concerning land use planning.

FUTURE LAND USE AND IMPLEMENTATION

This section describes the future land use of the Mayville Community established during the community planning process. The future land use classifications were compiled after a review of the current future land use classifications and zoning district definitions used by the Village and Township. The two sets of future land use classifications from 1993 were used as a basis for the future land use classifications in this Comprehensive Plan, resulting in eight proposed land use classifications. Together *Maps 19(a)* and *19(b)* represent the future land use district designations for the Mayville Community.

Future Land Use Descriptions

Agriculture - Rural Residential

This classification is intended to provide for a mixture of rural land uses interspersed among open, undeveloped lands. Appropriate uses will include farming operations, single-family homes on large lots, outdoor recreation facilities and natural protected areas. Residents within this area will need to co-exist with farming operations and will be subject to regulations to protect the natural environment.

Medium Density Residential

This classification is intended to provide for areas that promote the continuation of the Village style neighborhood land use pattern in areas in and around the Village or in specific locations within the Township. The district will accommodate single-family housing, multi-family housing and duplexes and mobile home parks.

High-Density Residential

This classification is intended to provide areas for some single-family homes, duplexes, apartments, townhouses and other multi-family residential uses. This land use area is also intended to provide for planned units developments.

Local Commercial

This classification is intended to provide for businesses that will compliment the businesses in the Central Business District. Development should be attractive and in a convenient commercial cluster. Uses might include retail, food service, hardware, drug stores, convenience stores and health care facilities. The client traffic is primarily auto-based, so parking facilities will be necessary. However, this district should also provide for pedestrian traffic; including connections to nearby neighborhoods.

General Commercial

This classification is intended to provide suitable sites for land uses providing services to highway travelers such as motels and gas stations as well as locations for commercial uses requiring large parcels of land to operate efficiently such as retail lumber and automobile sales.

Central Business District

This classification includes the commercial core of the Village. It is intended to provide for commercial establishments and offices as well as residential units on the second or third floors of suitable buildings. This district should also be pedestrian oriented.

Industrial

This classification is intended to provide for light industrial operations such as warehousing, assembly, processing and packaging of products from previously prepared materials. The classification does not include heavy commercial or manufacturing uses.

Parks and Public Services

This classification includes lands intended for parkland development, non-motorized trails, natural areas, and public buildings such as a post office, schools and government buildings.

Implementation

The strategies outlined in this plan reflect potential actions steps for the Mayville Area Planning Commission. It is important to note that the strategies outlined in this plan are subject to change and update. Each strategy should be reviewed annually for accuracy, consistency and timeliness - given changing conditions. In acting on these strategies, the Planning Commission should determine the timetable for plan implementation. The following tables present the priority status of each strategy. The short term strategies should be implemented in one to two years. The mid term strategies should be implemented in three to five years.

General Land Use and Development

Goal A. Arrange future land uses to assure the preservation of the natural features, scenic qualities and rural character which make the Mayville Community an attractive place to live while protecting private property rights.

Strategies	Short Term	Mid Term
Develop and adopt a comprehensive zoning ordinance, including provisions for	x	
a) Additional residential, commercial and light industrial development	x	
b) Appropriate lot dimensions and setbacks	x	
c) Cluster development to preserve open space with lot sizes contingent on utility needs		x
d) Landscaping or other screening of new developments from the road	x	
e) Agricultural zoning districts and continued operations	x	
f) Density bonuses for developers that incorporate the maintenance and use of existing agricultural features such as barns, silos and farmhouse structures		x
Work together on the development of additional regulations designed to:	x	
a) Manage the size and placement of signs	x	
b) Control blight and trash	x	
c) Preserve important view-sheds	x	
Provide incentives for new residential developments to maintain naturally occurring vegetation (e.g. trees and wildflowers)		x
Take steps to develop an Open Space/Farmland Preservation Plan		x
Conduct an educational program to increase public understanding of the land use issues facing the Mayville Community	x	
Provide public education on a TDR or PDR Program		x
Cooperate with state agencies to clean up sites of environmental contamination		x
Publicize the progress being made by the Joint Planning Commission	x	

Goal B. Establish a more cohesive sense of cooperation in the Mayville Community.

Strategies	Short Term	Mid Term
Annually review and update the comprehensive plan	x	x
Invite citizens to actively engage in planning and decision-making groups	x	x

Downtown/Township & Economic Development

Goal A. The Mayville Community should have a clean and pedestrian friendly downtown with attractive civic amenities (crosswalks and light posts) and architecture that is consistent and maintains the considerable historical character of the community.

Strategies	Short Term	Mid Term
Develop a downtown re-development plan to guide capital improvements and other public and private investment toward improving connections with nearby neighborhoods, parks, schools and recreation areas and expanding local business patronage	x	
When constructing new civic buildings in the downtown area, consider architectural styles, building sizes, roof angles and building shapes that will maintain a consistent character		x
Consider the development of design guidelines for the downtown area of the Village		x
Support the historical recognition program for buildings	x	
Consider a historic ordinance to delineate the historic area and require site plan review as a way to ensure that future construction and remodeling will enhance rather than detract from the historic character		x
Inventory historic and cultural buildings	x	
Establish regulations for parking lots that consider placement, the size of impervious surfaces and landscaping		x
Use "dark sky" lighting or place shields over new decorative light fixtures that direct light downwards, enhance community character and preserve dark skies		x
Design and implement a way-finding system to enhance knowledge of the unique features and places of the Mayville Community	x	
Continue to work on initiatives outlined in the Project GoodSTART report that work to improve the overall appearance of the downtown district	x	

Goal B. The Mayville Community should have a thriving downtown and other commercial areas with the proper mix of services, retail businesses and housing options to serve the needs of the area residents and invite visitors into downtown.

Strategies	Short Term	Mid Term
Support brown-field redevelopment initiatives	x	
Take steps to revitalize downtown Mayville to a traditional village shopping and entertainment district that offers a mixture of retail, commercial and restaurant businesses		x
Develop a comprehensive economic inventory and market study of the community, including workforce capacity, available commercial and industrial sites, and development opportunities		x
Pursue absentee building owners whose properties in the community appear to be vacant, abandoned and/or in need of significant repair	x	
Hire a community liaison to pursue new opportunities to improve the downtown district		x
Increase communications and nurture cooperation between citizens and groups interested in the continued success and vitality of the downtown area	x	

Goal C. The Mayville Community should encourage and support the development and retention of business and industry that provides good paying jobs in convenient accessible and logical locations.

Strategies	Short Term	Mid Term
Conduct a market analysis that provides the best strategy for attracting new businesses and consumers into the downtown	x	
Work with local business owners, developers and other interested citizens to create and conduct an economic development program, including such elements as	x	
a) Educational workshops for business owners on current consumer trends, marketing and advertising strategies	x	
b) Recruitment strategies to actively seek out successful businesses looking to relocate in Mayville		x
c) A variety of marketing strategies and promotions to entice residents and visitors to shop and patronize their establishments	x	
An official spokesperson for prospective businesses that are considering Mayville as a potential location		x
Special store hours or open houses during community events	x	
A brochure that lists all businesses according to the type of establishment or service provided	x	
Community festivals and other promotions that give a prominent position to the retail sector	x	
A job retraining program		x
Increase communication, promote information sharing, and nurture cooperation between groups that have a genuine interest in the continued success and vitality of Mayville's downtown district	x	

Housing and Neighborhoods

Goal A. Provide for and support residential development that results in neighborhoods that are safe, healthy and attractive.

Strategies	Short Term	Mid Term
Provide for better enforcement of the current blight and trash ordinance	x	
Enforce community ordinances that protect the health and safety of local residents and encourage the development/rehabilitation of stock in the Mayville Community	x	
Organize a series of neighborhood summits with neighborhood groups to determine the desired character of each residential neighborhood		x
Provide incentives for new residential developments to maintain naturally occurring vegetation		x

Goal B. Provide for residential development that offers an adequate supply of dwelling units in a variety of housing options.

Strategies	Short Term	Mid Term
Develop and hold workshops and seminars on housing needs for local residents	x	
Conduct a thorough housing inventory of the Mayville Community	x	
Develop a new senior citizens complex		x

Recreation and Tourism

Goal A. Provide a year-round atmosphere where leagues, activities and facilities combine to provide for the best quality of life for residents of all ages.

Strategies	Short Term	Mid Term
Develop and adopt a comprehensive recreation plan that outlines improvements to current recreation facilities, the development of future recreation facilities, capital expenditures, programming options and funding mechanisms. This process will include the following activities	x	
a) Establish a multi-jurisdictional recreational recreation advisory committee to oversee and guide the recreation master planning process	x	
b) Conduct a survey with all citizens in the Mayville Community on the types of activities and programming they want in their community	x	
c) Submit a Recreation Plan to the Michigan Department of Natural Resources		x
Establish a land acquisition program to acquire land parcels that will provide for recreation activities and trail development		x
Develop "family enrichment" activities and programs	x	
Establish a community-wide "friends for recreation" group devoted to the promotion and support of recreation in the Mayville community	x	
Create informal brochures that promote park development, improvement and expansion efforts that are being recommended and for which active fundraising events are occurring	x	

Goal B. Build upon and provide community events that celebrate the current assets of the Mayville community.

Strategies	Short Term	Mid Term
Develop and implement a comprehensive marketing program for community festivals and events and existing groups that focus on recreation and family activities		x
Identify and promote local youth programs such as 4-H, church youth groups, and Boy/Girl Scouts	x	
Hire a Community Liaison position in Mayville and use that person to pursue cultural, recreational and tourism opportunities		x
Seek out existing community organizations to develop new community events	x	

Public Facilities and Services

Goal A. Provide future infrastructure development and community services in a manner that will effectively serve area residents and maintain the rural character which makes the Mayville Community an attractive place to live.

Strategies	Short Term	Mid Term
Conduct a comprehensive road and transportation study		x
Establish a land-transfer sub-committee to study, discuss and develop a formal 425 agreement for Freemont Township and the Village of Mayville	x	
Support the needs of community seniors through several activities, including:	x	
a) Conduct a survey to establish the priorities of community seniors	x	
b) Update and publish the Senior Services brochure annually	x	
c) Develop new programs, services and activities for community seniors		x
d) Participate in the CATeam workgroup addressing senior issues in Tuscola County	x	
e) Hire a Community Liaison position in the Mayville community and use that person to pursue new opportunities for increasing senior services		x

Quality of Life

Goal A. The Mayville community should be a place where all citizens choose to live, work, recreate and give back to the community through volunteerism and leadership.

Strategies	Short Term	Mid Term
Read and consider the recommendations of Michigan's Cool City Study	x	
Conduct a survey with the youth and young families in the Mayville Community on the types of activities and programming they want in their community	x	
Invite participation from existing groups such as GoodSTART workgroups, Mayville Chamber of Commerce, Mayville Downtown Development Authority and other service/civic groups in discussions concerning land use planning	x	