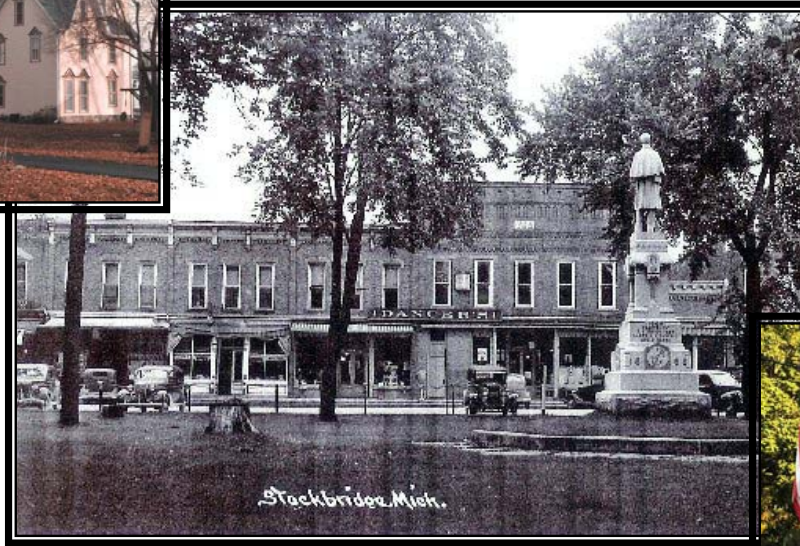
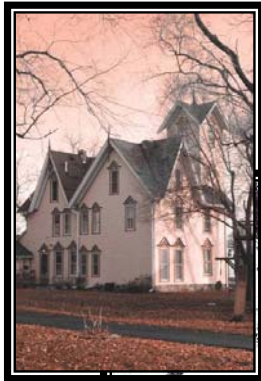


Village of Stockbridge Ingham County, Michigan



DRAFT ***Master Plan***

April 29, 2008

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Introduction

	Page
What is Planning?	1
How is the Village Authorized to Plan?	1
What are the Significant Planning and Growth Issues in Stockbridge?	2
What Process Has Been Followed?	2
How is the Master Plan Different from Zoning?	5
How has the Community Been Involved?	5
Who is Responsible for Planning and Zoning?	5

Background Studies

<u>Regional Setting</u>	7
<u>History</u>	7
<u>Planning Efforts</u>	9
Village of Stockbridge Zoning Ordinance	9
Downtown Development Authority Plan	9
<u>Population Characteristics</u>	9
Historic Population Trends	9
Projections	10
Population Projection	10
Household Projections	11
Retail and Non-Retail Employment Projections	12
<u>Age and Gender</u>	14
Age	14
Gender	15
<u>Race and Ethnicity</u>	16
<u>Housing Characteristics</u>	18
Housing Occupancy/Households	18
Household Size	20
Housing Value/Owner Occupied Units	20
Household and Family Income	21
Housing Units in Structures	24
Housing Units/Year Built	25
Building Permit Data	26
<u>Property Value-Assessed and Taxable</u>	28

<u>Employment/Labor Force</u>	Page 29
Employment by Occupation	29
Employment by Industry	30
Labor Force/Employment	31
Employers	32
<u>Educational Attainment</u>	33
<u>Existing Land Use/Land Cover</u>	33
<u>Village Infrastructure and Services</u>	35
Village Hall	35
Police	35
Stockbridge Area Emergency Services Authority	35
Medical	35
Fire Protection	36
Parks	36
Department of Public Works	36
Water Treatment System	36
Water System	38
Well Head Protection	38
Storm Water Management	41
Water Resources	41
Roads/Bridges	41
Downtown Development Authority	41
Chamber of Commerce	42
Schools	44
<u>Natural Features</u>	45
Wetlands and Soils	45
Beckwith Conservancy	49
<u>Transportation and Circulation</u>	49
Functional Classifications	49
Traffic Counts	50
<u>Parks and Recreation</u>	52
Local	52
Ingham County Parks and Recreation	53
State Parks and Recreation	55
Other Recreation Opportunities	55

Goals and Objectives

<u>Introduction</u>	56
<u>Master Plan Mission Statement</u>	56
<u>Goals and Objectives</u>	56
Public Involvement	57
Community Vision, Character, Image and Quality of Life	58
Government	60
Economic Development	61
General Land Use Concepts	63
Residential	64
Commercial	67
Central Business District	70
Office/Service	72
Industrial	74
Recreational Opportunities	76
Community Facilities and Infrastructure	79
Transportation and Traffic	81
Environmental Resources	85
Historic Preservation	87
Traditional Town Planning	89
Other Issues for Consideration	91
Expansion of Village Events – Ideas	92

Master Plan

<u>Future Land Use</u>	93
Review of Key Plan Components	93
<u>Future Land Use Categories</u>	93
Single-Family Residential – Village Center Density	93
Single-Family Residential – Suburban Density	94
Multiple Family Residential	95
Central Business District	95
General Commercial	96
Highway Commercial	96
Mixed Use	97
Light Industrial	97
Research/Development	98
Public/Semi-Public	98
Open Space/Conservation	99
<u>Future Land Use Plan Map</u>	100

<u>Implementation</u>	101
Introduction	101
Zoning Requirements	101
Funding Methods	102
Redevelopment Tools	103
Plan Education	104
Recreation	105

<u>Appendix</u>	A-1
------------------------	------------

Figures

Figure 1	Village of Stockbridge Master Plan Process	4
Figure 2	County Maps	8
Figure 3	1980- 2001 Building Permit Data	26
Figure 4	Existing Land Use / Land Cover	34
Figure 5	Sewer Lines	37
Figure 6	Water Lines	39
Figure 7	Wellhead Protection Area	40
Figure 8	Tax Increment Finance District	43
Figure 9	Natural Features	46
Figure 10	Soils	47
Figure 11	Traffic Counts 2000	51
Figure 12	Traffic Counts 2005	51
Figure 13	Ingham County Parks	54

Tables

Table 1	Selected Entities Population History 1970 – 2000	10
Table 2	Population Projections 2005 – 2035	11
Table 3	Household Projections 2005 – 2035	12
Table 4	Retail & Non-Retail Employment 2005 – 2035	13
Table 5	Age & Gender Distribution 2000	15
Table 6	Race & Ethnicity	17
Table 7	Housing Occupancy & Household by Type 1990 & 2000	18
Table 8	Households by Type 1990 & 2000	19
Table 9	Trends in Household Size 1990 & 2000	20
Table 10	Housing Value / Owner Occupied Owners with Mortgages 1990 & 2000	21
Table 11	Household Income 1990 (1989) & 2000 (1999)	22
Table 11-A	Family Income 1990 (1989) & 2000 (1999)	23
Table 12	Units in Structure 1990 & 2000	24
Table 13	Housing Units, Year Built 2000	25
Table 14	Residential Building Permit Data 1980 – 2001	27
Table 15	Assessed Value Real & Personal Property	28

		Page
Table 16	Employment by Occupation 2000	29
Table 17	Employment by Industry 2000	30
Table 18	Labor Force 2000	31
Table 19	Village of Stockbridge Employees	32
Table 20	Educational Attainment	33
Table 21	Existing Land Use / Land Cover	35
Table 22	School District in Village of Stockbridge	44
Table 23	Soil Information	48
Table 24	Traffic Counts	52

INTRODUCTION



Planning is an activity that has been ongoing since the beginning of civilization.

WHAT IS PLANNING?

Planning is the preparation for a future event, activity or endeavor. Everyone conducts some type of planning in their daily lives. Where the issues are simple and the outcomes are clear, the plans can be simple. More complex issues and problems require plans to be more complex and detailed. It is relatively easy to propose plans for events that can be reasonably anticipated. It is much more difficult to prepare plans for events which are not anticipated. The most effective plans are those which are accurate enough to prepare for anticipated events, and flexible enough to provide guidance for events which are not anticipated.

In the process of planning, the following steps are involved:

- Identification of the problem or issue.
- Setting of goals to be achieved.
- Formulation of alternative solutions and evaluation of impacts.
- Developing a plan of action.

HOW IS THE VILLAGE AUTHORIZED TO PLAN?

The Village of Stockbridge derives its authority to prepare a Master Plan from the Municipal Planning Act, P.A. 285 of 1931, as amended. The Act states:

Section 6. The commission shall make and adopt a Comprehensive plan for the physical development of the municipality, including any areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of the municipality. The plan, with the accompanying maps, plats, charts, and descriptive matter shall show the commission's recommendations for the development of the territory, including, among other things, the general location, character, and extent of streets, viaducts, subways, bridges, waterways, flood plains, water fronts, boulevards, parkways, playgrounds and open spaces, the general location of public buildings and other public property, and the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes. The commission from time to time may amend, extend, or add to the plan.

WHAT ARE THE SIGNIFICANT PLANNING AND GROWTH ISSUES IN STOCKBRIDGE?

- Promoting and encouraging a thriving Central Business District (CBD).
- Maintaining the Village's historic character by preserving and/or restoring historically significant properties, as well as promoting new development compatible with the existing character.
- Providing a transportation system that facilitates the smooth, safe, and efficient flow of automobiles, trucks, buses, emergency vehicles, bicycles and pedestrians.
- Providing recreation programs and facilities to meet the present and future needs of all Village residents.
- Improving housing opportunities and the single-family home character and neighborhood atmosphere of the Village, while also providing for a variety of new, high-quality housing types.
- Enhancing the aesthetics of gateway approaches to the Village.
- Preservation of natural features.
- Encourage manufacturing facilities.
- Encourage commercial development.
- Encourage educational opportunities i.e. trades schools, community colleges, and a high quality K-12 education.
- Increase the size of the Village and its tax base.

WHAT PROCESS HAS BEEN FOLLOWED?

The Village's response to its planning and growth issues has been to undertake a systematic process, which has involved analysis of the community, citizen participation, and acknowledgement of the Stockbridge Downtown Development Association's short and long range goals, and the adoption and implementation of the first Master Plan. The Master Plan will provide for the orderly development of the Village and assist the community in its effort to maintain and enhance a pleasant living environment and provide a vision for the future.

The Master Plan has the following characteristics:

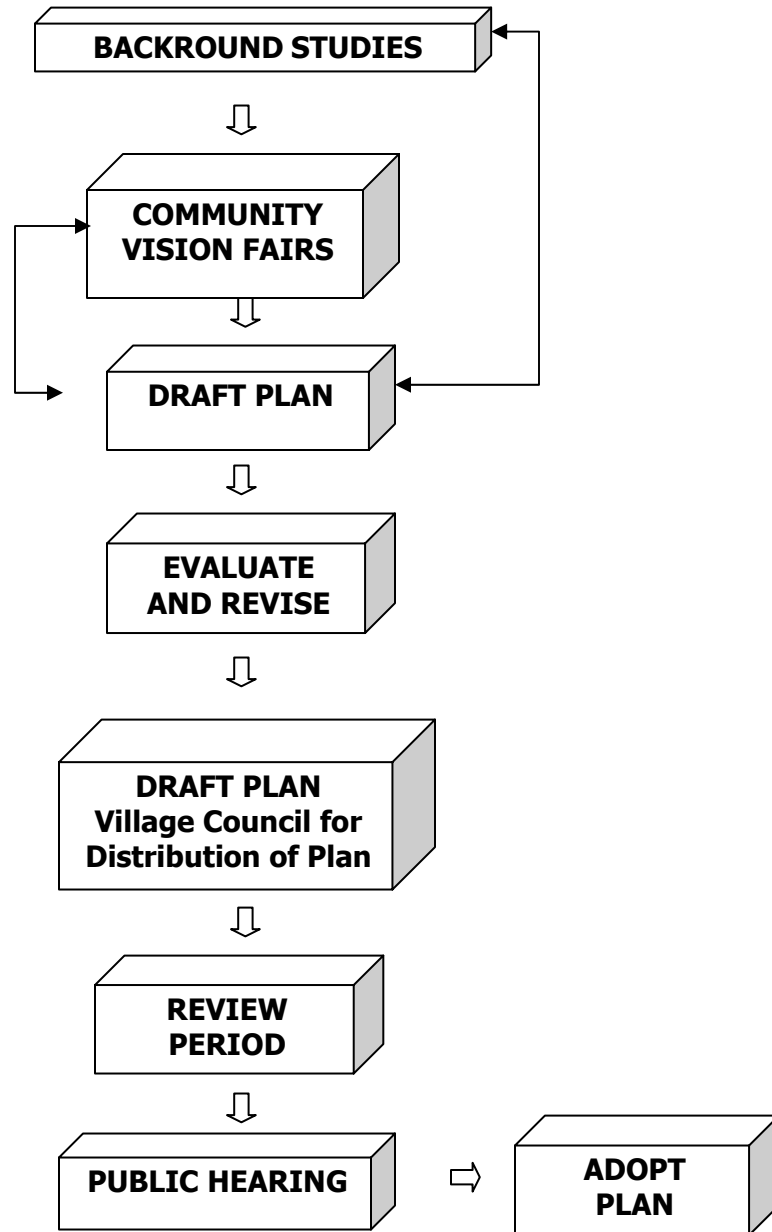
- **Physical Plan** - The Master plan will be a guide to the physical and spiritual development of the community.

- **Long Range Viewpoint** - The Master Plan will depict Village land use in conjunction with Township predicted land use in order to project development within a time frame of ten (10) to twenty (20) years; however it must be reviewed on a regular basis, by state law, at least every five (5) years.
- **Comprehensive** – The Master Plan will cover the entire Village and the components that affect its physical and historical makeup.
- **Official Statement of Policy** – The Master Plan will serve as the official statement of policy regarding such issues as land use, community character and transportation and the physical environment. As a policy guide, it must be sufficiently flexible to provide guidance for changing conditions and unanticipated events.

The following flow chart depicts the Master Plan process. Public input is obtained throughout.

VILLAGE OF STOCKBRIDGE MASTER PLANNING PROCESS

Figure 1



HOW IS THE MASTER PLAN DIFFERENT FROM ZONING?

THE MASTER PLAN IS NOT A ZONING ORDINANCE. The Master Plan is the long range policy guide for the physical arrangement and appearance of the Village. The Zoning Ordinance, more specifically regulates the manner in which individual properties are used. The Zoning Ordinance is only one (1) of a number of tools used to implement the Master Plan. Formulating a Master Plan is the first step in providing a sound and legal basis for revising the Zoning Ordinance and other regulatory ordinances, investing in public capital improvements, and guiding private land use decisions.

HOW HAS THE COMMUNITY BEEN INVOLVED?

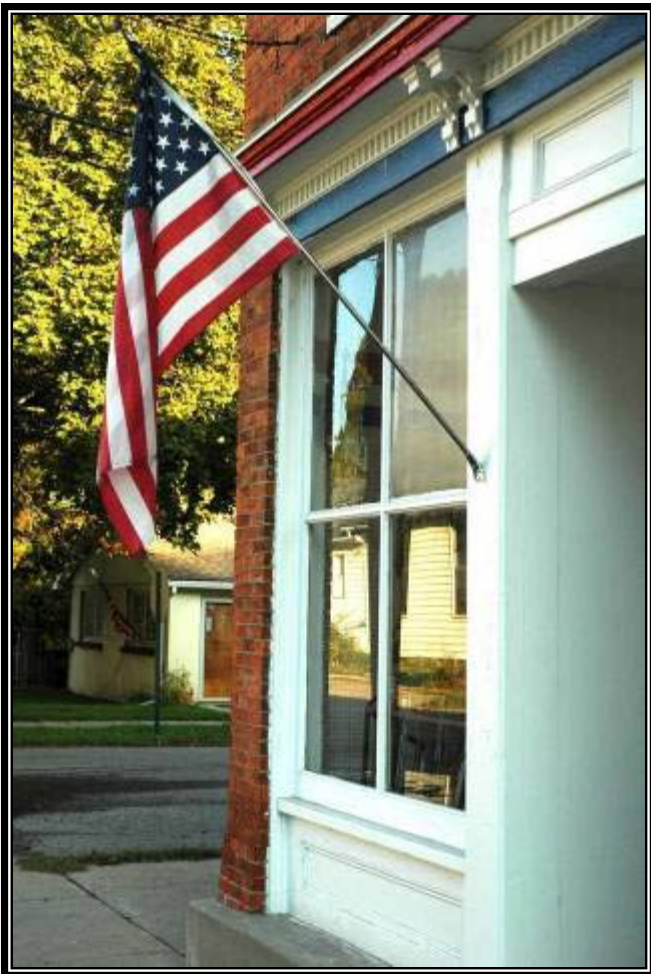
The Master Plan program has relied on the involvement of, and input from various stakeholder groups including, citizens-at-large, outside planning consultants, Village staff, Village Council, and Planning Commissioners. Public input was gathered at a Village Fair held on October 3, 2006, and a second Village Visioning Fair held on May 8, 2007.

WHO IS RESPONSIBLE FOR PLANNING AND ZONING?

The Village of Stockbridge has a number of bodies that are actively involved in the planning and zoning decision-making process:

- ◆ VILLAGE COUNCIL - The Village Council is the chief governing body of the Village. By Michigan Statute, the Village Council approves rezoning requests, zoning map and text amendments, and subdivision plats.
- ◆ PLANNING COMMISSION - The Planning Commission is the principal recommending body to the Village Council on matters pertaining to the planning and development of the community. The Planning Commission approves site plans and special land uses and makes recommendations to the Village on rezoning requests, zoning text amendments, and subdivision plats. Michigan statutes require a Planning Commission to prepare and adopt a Master Plan.
- ◆ ZONING BOARD OF APPEALS - The Zoning Board of Appeals serves to interpret provisions of the Zoning Ordinance when requested. It also determines when variances should be granted when practical difficulties with property make it impossible to meet the strict provisions of the Zoning Ordinance.

BACKGROUND STUDIES



REGIONAL SETTING

The Village of Stockbridge is located in the southeast corner of Ingham County, entirely within Stockbridge Township (See Figure 2).

HISTORY

The area that is now Stockbridge was originally settled in 1835 by Elijah Smith and Herman Lowe. The town was originally named Perkins by Elijah Smith, after his hometown in the state of New York. In 1838, the town was renamed Stockbridge after the township, and formally incorporated as a village in 1889.

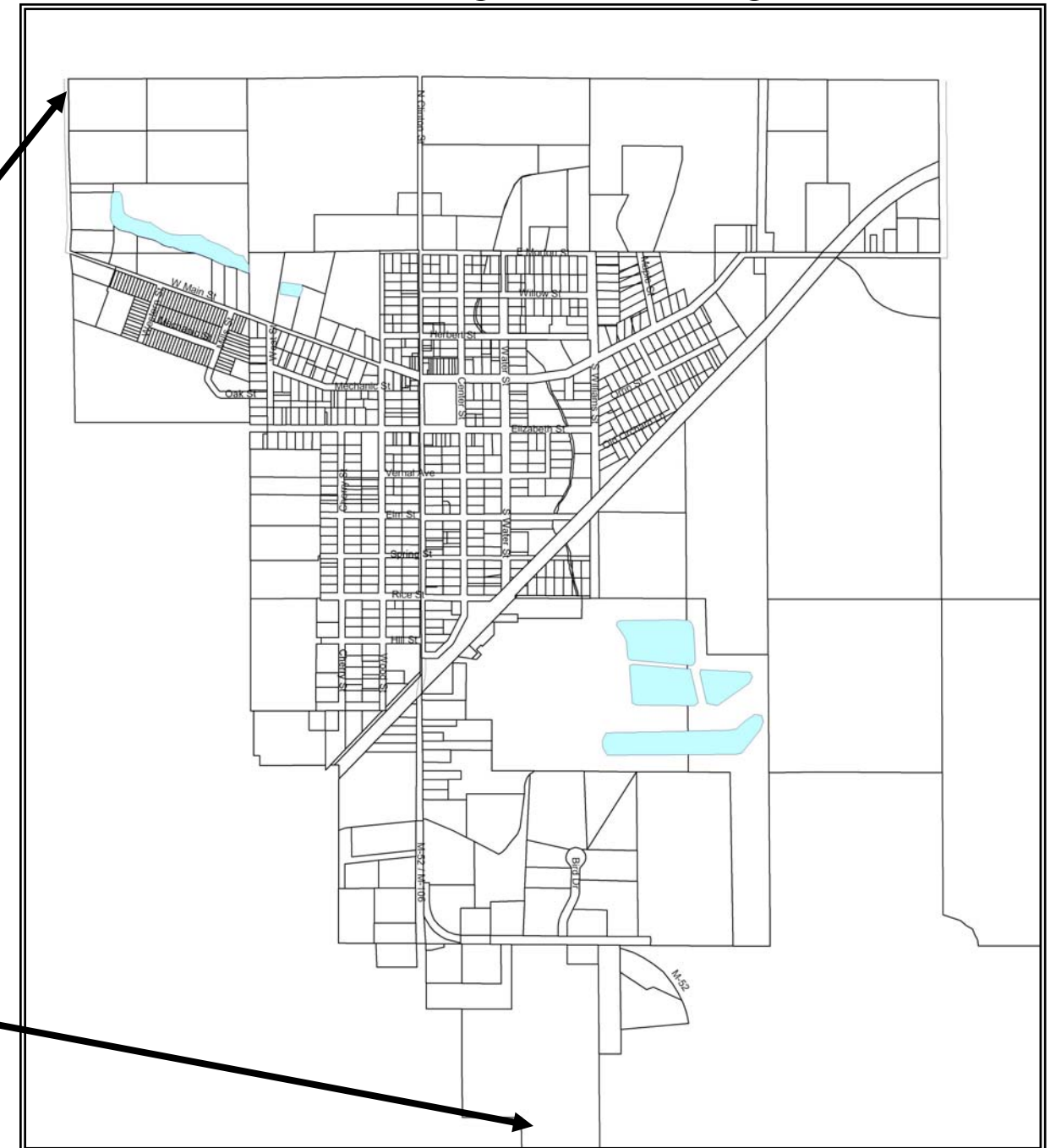
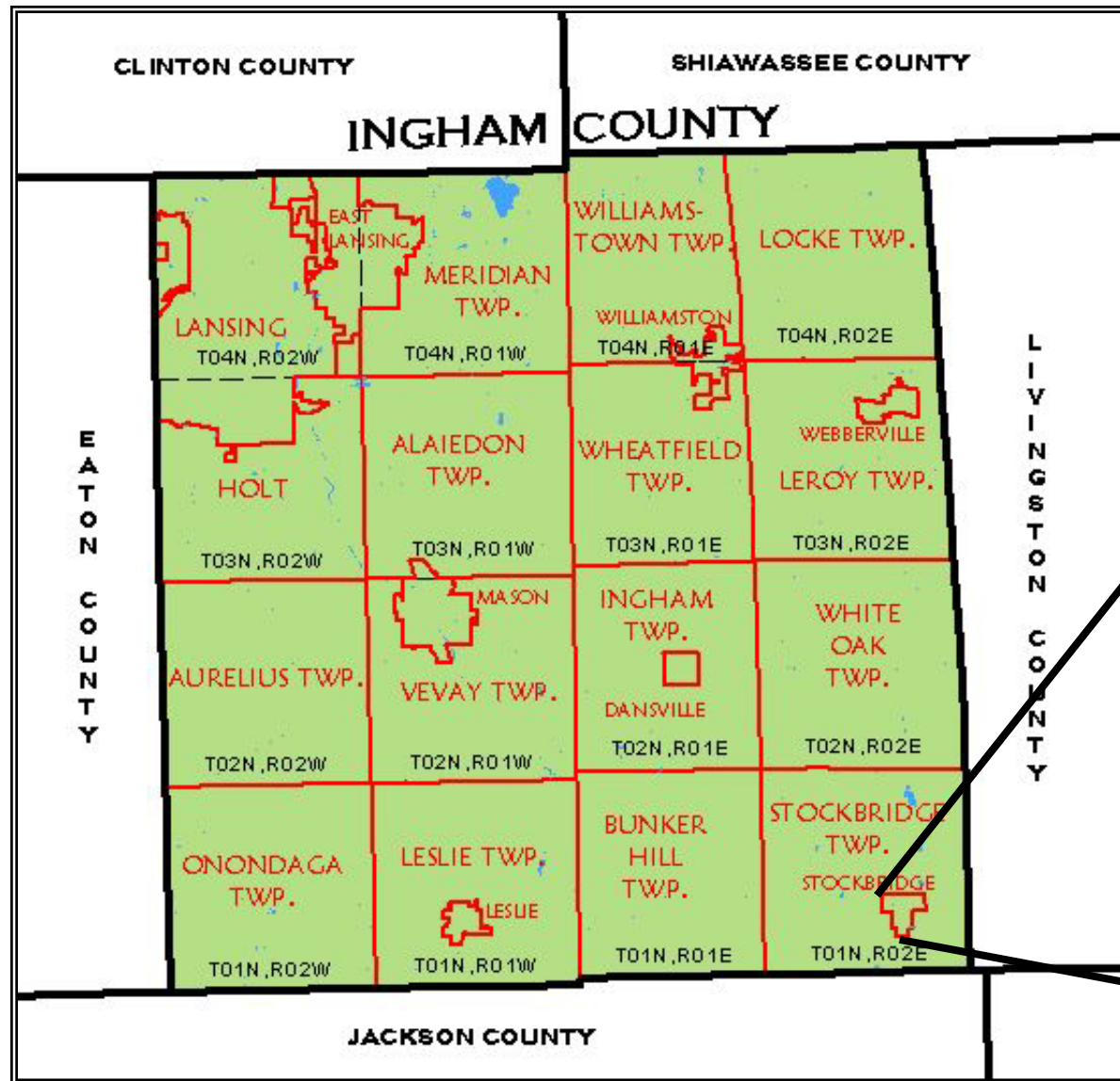
Stockbridge was part of a vegetable growing region once known as "the salad bowl," which attracted large numbers of farm workers from Kentucky in the 1930's. Many of those families remained in Stockbridge and have since gained employment in several disciplines, both locally and throughout the State of Michigan.

Stockbridge at one time was a very prosperous small Village with a relatively large number of small businesses including clothing and department stores, a small hospital, an authentic 24 hour (German) restaurant, deli, and bakery and a lumber yard, in addition to many farmers. The train stopped frequently at the Village to drop off citizens and visitors and to pick up freight for shipment.

Today Stockbridge is still a small Village, but is more of a bedroom community to nearby larger employment centers. This has been a natural progression for the Village, due to its centralized location, midpoint between the University of Michigan located in Ann Arbor and the Michigan State University located in Lansing, as well as being about 18 miles from two interstate highways.

Figure 2

Village of Stockbridge



Perhaps the most historic event that occurred in the Village was the design of the Village Hall by Elijah Meyers, who designed several capital buildings, including the State Capital building in Lansing, Michigan. The Township Hall, located in the center of the Village, was built in 1892 and is still in use today.

PLANNING EFFORTS

Village of Stockbridge Zoning Ordinance

The current Village of Stockbridge Ordinances Manual, Chapter 6 entitled Zoning and Land use pages: CD 6:1 through CD 6:152 contain the detailed regulations pertaining to land use within the Village. The Ordinance will be used to implement the Master Plan.

Downtown Development Authority (DDA) Plan, June 2007

The Village of Stockbridge derives its authority to form a DDA from the Downtown Development Authority Act 197 of 1975, as amended.



POPULATION CHARACTERISTICS

Historic Population Trends

Table 1 depicts the population trends for the State of Michigan, Ingham County, Stockbridge Township and the Village of Stockbridge, from 1970 to 2000. Between the years 1970 and 2000 the Village's population increased by almost 6%. This increase occurred even with an almost 1% decline between 1980 and 1990.

TABLE 1
VILLAGE OF STOCKBRIDGE AND SELECTED ENTITIES
POPULATION HISTORY
1970-2000

	1970	1980	1990	2000
VILLAGE OF STOCKBRIDGE	1,190	1,213	1,202	1,260
INCREASE		1.9%	-0.9%	4.8%
STOCKBRIDGE TOWNSHIP	2,526	2,914	2,971	3,435
PERCENT INCREASE		15.4%	2.0%	15.6%
INGHAM COUNTY	261,039	275,520	281,912	279,320
PERCENT INCREASE		5.5%	2.3%	-0.9%
STATE OF MICHIGAN	8,875,083	9,262,078	9,295,297	9,938,444
PERCENT INCREASE		4.40%	0.36%	7.0%

Source: United States Bureau of the Census, 1970, 1980, 1990, 2000.

By comparison the Township increased by 36% between 1970 and 2000. The County and the State increased by 7% and 12% respectively.

PROJECTIONS

Population Projections: Population projections through the year 2035 indicate modest growth for the Village (See Table 2). By the year 2035, the Village's population could increase by two hundred ninety (290) persons or 23%. Over thirty five (35) years this results in a growth rate of less than 1% per year.

TABLE 2
VILLAGE OF STOCKBRIDGE, STOCKBRIDGE TOWNSHIP
&
INGHAM COUNTY
POPULATION PROJECTIONS
2005-2035

	2000 ACTUAL	2005	2010	2015	2020	2025	2030	2035	2000-2035 PERCENT GROWTH
VILLAGE OF STOCKBRIDGE	1,260	1,400	1,485	1,515	1,558	1,556	1,554	1,550	23.0%
*STOCKBRIDGE TOWNSHIP	2,175	2,148	3,367	3,684	3,962	4,000	4,032	4,060	86.6%
INGHAM COUNTY	279,326	292,890	301,361	308,566	316,393	324,561	331,458	338,605	21.2%

Source: Tri-County Regional Planning Commission. * Population figures for the Township do not include the Village population.

By comparison the Township is projected to grow by almost 87%, while Ingham County is projected to grow by 21% for the same period.

Household Projections: Household projections through the year 2035, in Table 3, also indicate modest growth in the households for the Village. By 2035, the number of Village households are projected to increase by almost 33%. Over the thirty five (35) year projection period, this results in a growth rate of less than 1% per year in households.

TABLE 3
VILLAGE OF STOCKBRIDGE, STOCKBRIDGE TOWNSHIP
&
INGHAM COUNTY
HOUSEHOLD PROJECTIONS
2005-2035

	2000 ACTUAL	2005	2010	2015	2020	2025	2030	2035	2000-2035 PERCENT GROWTH
VILLAGE OF STOCKBRIDGE	487	551	590	608	631	636	641	647	32.9%
*STOCKBRIDGE TOWNSHIP	693	1,157	1,600	1,732	1,856	1,888	1,917	1,944	180.5%
INGHAM COUNTY	105,849	112,758	117,665	121,159	124,836	128,664	132,121	135,760	28.3

Source: Tri-County Regional Planning Commission.

By comparison, Township households are projected to grow over 180%, while Ingham County's growth rate is projected to be slightly over 28% over the period from 2000 to 2035.

Retail and Non-Retail Employment: Projections of retail and non-retail employment are depicted in Table 4. Retail employment can be defined as the sale of goods or services directly tied to the consumer; a measure of commercial and retail activity.

Retail employment within the Village is projected to grow by slightly more than 48% from 2000 to 2035. This represents a yearly growth rate of almost 1.5%.

By comparison Stockbridge Township's retail employment is projected to grow by 120%, while the County's is expected to grow by approximately 29% for the same period.

TABLE 4
VILLAGE OF STOCKBRIDGE, STOCKBRIDGE TOWNSHIP
&
INGHAM COUNTY
RETAIL AND NON-RETAIL EMPLOYMENT
2005-2035

		2000 ACTUAL	2005	2010	2015	2020	2025	2030	2035	2000-2035 PERCENT GROWTH
VILLAGE OF STOCKBRIDGE	Retail	203	240	252	266	275	282	292	301	48.3%
	Non-Retail	875	1,527	1,636	1,661	1,676	1,686	1,694	1,698	94.1%
STOCKBRIDGE TOWNSHIP	Retail	10	15	16	18	19	20	21	22	120.0%
	Non-Retail	166	227	247	248	249	249	249	249	50.0%
INGHAM COUNTY	Retail	35,912	38,903	40,627	41,979	42,806	43,810	45,006	46,237	28.8%
	Non-Retail	189,109	198,585	202,462	205,695	206,222	207,066	208,691	210,186	11.1%

Source: Tri County Regional Planning Commission.

Non-retail employment represents all employment other than retail. This includes government, service-related fields, and manufacturing.

Non-retail employment growth for the thirty five (35) year projection period is as follows for the Village, Township and County.

- Village of Stockbridge: 94.1%
- Stockbridge Township: 50.0%
- Ingham County: 11.1%

AGE AND GENDER

Table 5 illustrates the number and percentage of the male and female population and the age break down for both male and females combined.

Age: When examining the different age groups presented in Table 5 for the year 2000, the following comparisons can be made:

- *Under 5 Years:* Both the Village and the Township are very similar in the percentage of population for this age group, almost 8% and nearly 7.5% respectively. Ingham County's percentage of the population for this age group is slightly over 6%.
- *5-19 Years, School Age:* This age group, which makes up the majority of K-12 school students, represents 22%, 22.4% and 22.6% of the population of the Village, Township, and County respectively.
- *20-34 Age Group, Highest Birthrate:* This age group makes up the majority of those individuals that are more than likely to form a traditional family. For the year 2000, this age group represents 20%, 18%, and 22.4% of the population for the Village, Township, and County respectively.
- *15-59 Years, Working Years:* This grouping, the largest, represents the lower and highest age of when an individual may legally join the workforce and alternatively when an individual most likely will retire. For the year 2000, this age group represents 57.6%, 62.1%, and 58.7% of the population of Village, Township, and County respectfully. As more and more of the Baby Boom Generation retires this age group will most likely expand, since one-third of newly retired individuals (average age 61) return to work within 18 months of their retirement.
- *60+ Age Group, Seniors:* This age group is one the fastest growing and currently represents 19.2%, 15.3%, and 12.3% of the Village, Township, and County respectively.

Gender: The Village's gender division is 45% male, versus almost 55% female. By comparison the Township and the County are almost evenly divided between male and females.

TABLE 5
AGE AND GENDER DISTRIBUTION
VILLAGE OF STOCKBRIDGE, STOCKBRIDGE TOWNSHIP & INGHAM COUNTY
2000

	Stockbridge Village		Stockbridge Township		Ingham County	
Total Population	1,260	100.0%	3,435	100.0%	279,320	100.0%
SEX AND AGE						
Male	572	45.4%	1,682	49.0%	134,801	48.3%
Female	688	54.6%	1,753	51.0%	144,519	51.7%
Under 5 years	97	7.7%	253	7.4%	17,671	6.3%
5 to 9 years	93	7.4%	254	7.4%	18,405	6.6%
10 to 14 years	102	8.1%	267	7.8%	18,341	6.6%
15 to 19 years	82	6.5%	248	7.2%	26,253	9.4%
20 to 24 years	78	6.2%	162	4.7%	36,377	13.0%
25 to 34 years	172	13.7%	455	13.2%	40,207	14.4%
35 to 44 years	212	16.8%	601	17.5%	39,795	14.2%
45 to 54 years	126	10.0%	478	13.9%	36,080	12.9%
55 to 59 years	56	4.4%	191	5.6%	11,768	4.2%
60 to 64 years	50	4.0%	144	4.2%	8,172	2.9%
65 to 74 years	61	4.8%	179	5.2%	13,649	4.9%
75 to 84 years	83	6.6%	140	4.1%	9,294	3.3%
85 years and over	48	3.8%	63	1.8%	3,308	1.2%
Median age (years)	35.4	N/A	36.5	N/A	30.4	N/A
18 years and over	907	72.0%	2,488	72.4%	213,969	76.6%
Male	404	32.1%	1,215	35.4%	101,410	36.3%
Female	503	39.9%	1,273	37.1%	112,559	40.3%
21 years and over	868	68.9%	2,377	69.2%	189,590	67.9%
62 years and over	220	17.5%	462	13.4%	30,881	11.1%
65 years and over	192	15.2%	382	11.1%	26,251	9.4%
Male	55	%	149	4.3%	10,405	3.7%
Female	137	71.3%	233	6.8%	15,846	5.7%

Source: U.S. Bureau of the Census, 2000. N/A: percent not applicable.

RACE AND ETHNICITY

Table 6, on Race and Ethnicity, indicates that the Village, Township and County are overwhelmingly white: 97.7%, 97.0%, and 79.9% respectively. In addition, for the Village, all other races appearing in Table 6 are below 1.0% of the population: American Indians are 0.8% of the population, and Asians are 0.2%, while the category “some other race” measures 0.5%. Individuals who classified themselves as “two or more races” were 0.8% of the population. Hispanics or Latinos, who can be of any race, were 1% of the Village’s population in the year 2000.

While the Village and the Township are very similar both racially and ethnically, Ingham County tends to be more diverse with almost 11% of the population comprised of African American’s and almost 4% comprised of Asian’s. Ethnically, Hispanics and Latinos (of any race) made up almost 6% of the County’s population.

TABLE 6
RACE AND ETHNICITY
VILLAGE OF STOCKBRIDGE, STOCKBRIDGE TOWNSHIP & INGHAM COUNTY
2000

RACE	Stockbridge Village		Stockbridge Township		Ingham County	
	Number	Percent	Number	Percent	Number	Percent
Total population	1,260	100.0%	3,435	100.0%	279,320	100.0%
One race	1,250	99.2%	3,394	98.8%	270,965	97.0%
White	1,231	97.7%	3,346	97.4%	221,935	79.5%
Black or African American	0	0.0%	11	0.3%	30,340	10.9%
American Indian and Alaska Native	10	0.8%	17	0.5%	1,528	0.5%
American Indian	8	0.6%	13	0.4%	1,136	0.4%
Alaska Native	0	0.0%	0	0.0%	16	0.0%
Both American Indian and Alaska Native	0	0.0%	0	0.0%	0	0.0%
American Indian or Alaska Native, not specified	2	0.2%	4	0.1%	376	0.1%
Asian	3	0.2%	5	0.1%	10,273	3.7%
Asian Indian	0	0.0%	0	0.0%	1,802	0.6%
Chinese	0	0.0%	1	0.0%	2,194	0.8%
Filipino	3	0.2%	4	0.1%	497	0.2%
Japanese	0	0.0%	0	0.0%	496	0.2%
Korean	0	0.0%	0	0.0%	1,894	0.7%
Vietnamese	0	0.0%	0	0.0%	1,593	0.6%
Other Asian category	0	0.0%	0	0.0%	1,637	0.6%
Two or more Asian categories	0	0.0%	0	0.0%	160	0.1%
Native Hawaiian and Other Pacific Islander	0	0.0%	0	0.0%	143	0.1%
Native Hawaiian	0	0.0%	0	0.0%	41	0.0%
Samoan	0	0.0%	0	0.0%	24	0.0%
Guamanian or Chamorro	0	0.0%	0	0.0%	17	0.0%
Other Pacific Islander category	0	0.0%	0	0.0%	60	0.0%
Two or more Native Hawaiian or Other Pacific Islander categories	0	0.0%	0	0.0%	1	0.0%
Some other race	6	0.5%	15	0.4%	6,746	2.4%
Two or more races	10	0.8%	41	1.2%	8,355	3.0%
Two races including Some other race	1	0.1%	4	0.1%	2,477	0.9%
Two races excluding Some other race, and three or more races	9	0.7%	37	1.1%	5,878	2.1%
Two races excluding Some other race	9	0.7%	34	1.0%	5,289	1.9%
Three or more races	0	0.0%	3	0.1%	589	0.2%
HISPANIC OR LATINO						
Total population	1,260	100.0%	3,435	100.0%	279,320	100.0%
Hispanic or Latino (of any race)	13	1.0%	54	1.6%	16,190	5.8%
Mexican	12	1.0%	45	1.3%	10,629	3.8%
Puerto Rican	0	0.0%	2	0.1%	777	0.3%
Cuban	0	0.0%	1	0.0%	964	0.3%
Other Hispanic or Latino	1	0.1%	6	0.2%	3,820	1.4%
Not Hispanic or Latino	1,247	99.0%	3,381	98.4%	263,130	94.2%

Source: U.S. Bureau of the Census, 2000.

HOUSING CHARACTERISTICS

Housing Occupancy/Households

Table 7 reveals the following about the Village of Stockbridge's housing occupancy and households:

- Total housing units increased by fifty (50) units or 11% between 1990 and 2000.

TABLE 7
VILLAGE OF STOCKBRIDGE
HOUSING OCCUPANCY AND HOUSEHOLD BY TYPE
1990 & 2000

HOUSING OCCUPANCY	NUMBER	PERCENT	NUMBER	PERCENT
	1990		2000	
TOTAL HOUSING UNITS	460	100.0%	510	100.0%
OCCUPIED HOUSING UNITS	449	97.6%	480	94.1%
VACANT HOUSING UNITS	11	2.4%	30	5.9%
OWNER OCCUPIED (OF OCCUPIED HOUSING UNITS)	309	68.8%	310	64.6%
RENTER OCCUPIED (OF OCCUPIED HOUSING UNITS)	140	31.2%	170	35.4%

Source: United States Bureau of the Census, 2000.

- The percentage of occupied housing units increased in number, but actually decreased in percentage as part of the total number of units, from 97.6% to 94.1%. The percentage of occupied housing units for the year 2000 remains within the norm, which is usually above 90%, unless there is a significant percentage of seasonal or occasional use housing.

Table 8, indicates an increase of thirty one (31) households, an almost 7% increase, from 1990 to 2000. Table 8 also reveals the following:

- Decrease in family households by twenty four (24), or 7%.
- Decrease in married couple families by eleven (11), or 4%
- An increase in non-family households by fifty five (55), or 53.4%.
- An increase in householders sixty five (65) years and older by seventeen (17), or 34%.

TABLE 8
VILLAGE OF STOCKBRIDGE
HOUSEHOLDS BY TYPE
1990 & 2000

HOUSEHOLDS BY TYPE	NUMBER	PERCENT	NUMBER	PERCENT
	1990		2000	
TOTAL HOUSEHOLDS	449	100.0%	480	100.0%
FAMILY HOUSEHOLDS (FAMILIES)	346	77.0%	322	67.1%
WITH OWN CHILDREN UNDER 18 YEARS	164	36.5%	172	35.8%
MARRIED-COUPLE FAMILY	263	58.6%	252	52.5%
WITH OWN CHILDREN UNDER 18 YEARS	143	31.8%	130	27.1%
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	67	14.9%	52	10.8%
WITH OWN CHILDREN UNDER 18 YEARS	45	10.0%	32	6.7%
NON-FAMILY HOUSEHOLDS	103	23.0%	158	32.9%
HOUSEHOLDER LIVING ALONE	92	20.4%	142	29.6%
HOUSEHOLDER 65 YEARS AND OVER	50	11.1%	67	14.0%
HOUSEHOLDS WITH INDIVIDUALS UNDER 18 YEARS	209	46.5%	182	37.9%
HOUSEHOLDS WITH INDIVIDUALS 65 YEARS AND OVER	NOT AVAILABLE	NOT AVAILABLE	115	24.0%

Source: United States Bureau of the Census, 2000

Household Size

The national trend in persons per household is a slow but steady decline. Table 9 indicates that between 1990 and 2000 the Village of Stockbridge followed the national trend, with a decrease of 0.15 persons per household or 5.6%.

TABLE 9
VILLAGE OF STOCKBRIDGE
TRENDS IN HOUSEHOLD SIZE
1990-2000

HOUSEHOLD SIZE				
YEAR	PERSONS IN HOUSEHOLDS	PERSONS PER HOUSEHOLD	CHANGE PERSONS PER HOUSEHOLD	
			Number	Percent
2000	1,212	2.50	-0.15	-5.6%
1990	1,191	2.65		

Source: United States Bureau of the Census, 2000.

Housing Value/Owner Occupied Units

Table 10 contains a snap shot of owner occupied housing values in the Village, of those owners who had a mortgage in the years 1990 and 2000. Table 10 indicates that in 1990, 58.9% of owner occupied housing was valued in the range of \$50,000 to \$99,999. In addition, almost a third (31.6%) of owner occupied housing was valued at \$50,000 or less. By the year 2000, the \$50,000 to \$99,999 value range dropped by 44%, while the \$100,000 to \$149,999 value range increased from 23 to 149 units, or 539%.

TABLE 10
VILLAGE OF STOCKBRIDGE
HOUSING VALUE/OWNER OCCUPIED
OWNERS WITH MORTGAGES
1990 & 2000

VALUE	NUMBER	PERCENT OF TOTAL	NUMBER	PERCENT OF TOTAL
	1990		2000	
*SPECIFIED OWNER-OCCUPIED UNITS	275	100.0%	306	100.0%
VALUE			0	
LESS THAN \$50,000	87	31.6%	11	3.6%
\$50,000 TO \$99,999	162	58.9%	90	29.4%
\$100,000 TO \$149,999	23	8.4%	147	48.0%
\$150,000 TO \$199,999	2	0.7%	32	10.5%
\$200,000 TO \$299,999	1	0.4%	26	8.5%
\$300,000 TO \$499,999	0	-	0	-
\$500,000 TO \$999,999	0	-	0	-
\$1,000,000 OR MORE	0	-	0	-
MEDIAN (DOLLARS)	59,000	N/A	120,600	N/A

Source: United States Bureau of the Census, 2000. *Sampled Data. N/A: Percent not applicable.

Household and Family Income

To better understand Tables 11 and 11A, the U.S. Census' definition of a Family and Household are reproduced below.

Family: A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered members of one family.

Household: A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "non-family".

Table 11, Household Income, reveals the following:

- For both 1989 and 1999 the three (3) income categories that span the range from between \$25,000 to \$74,999 contain approximately 50% of the households (52.5% for 1989 and 49.1% for 1999).
- Categories that showed marked growth in income were the \$75,000 to \$99,000 range at 155% from twenty (20) to fifty one (51) households; \$100,000 to \$149,999 at 350%, from eight (8) to thirty six (36) households, and the \$150,000 plus income category that increased by 100%, from three (3) to six (6) households.
- The median income (as many above as below) rose from \$29,808 to \$38,546 or 29%.

TABLE 11
VILLAGE OF STOCKBRIDGE
HOUSEHOLD INCOME
1990: 1989 & 2000: 1999

HOUSEHOLD INCOME	NUMBER	PERCENT	NUMBER	PERCENT
	1989		1999	
HOUSEHOLDS	452	100.0%	489	100.0%
LESS THAN \$10,000	67	14.8%	58	11.9%
\$10,000 TO \$14,999	35	7.7%	34	7.0%
\$15,000 TO \$24,999	82	18.1%	64	13.1%
\$25,000 TO \$34,999	62	13.7%	72	14.7%
\$35,000 TO \$49,999	97	21.5%	85	17.4%
\$50,000 TO \$74,999	78	17.3%	83	17.0%
\$75,000 TO \$99,999	20	4.4%	51	10.4%
\$100,000 TO \$149,999	8	1.8%	36	7.4%
\$150,000 TO \$199,999	3 (150,000+)	0.7%	6	1.2%
\$200,000 OR MORE	0	-	0	0.0%
				N/A
MEDIAN HOUSEHOLD INCOME	29,808	N/A	38,546	N/A

Source: United States Bureau of the Census, 1990 and 2000. N/A: Percent not applicable.

Table 11A reveals the following about family income:

- In 1989 the combined categories between \$25,000 and \$74,999 contained 59% of the families in 1989 and almost 51% of the families in 1999.
- The categories showing the greatest growth were:
 - ✓ \$75,000 - \$99,999 from 1989 to 1999, 161%.
 - ✓ \$100,000 - \$149,999 from 1989 to 1999, 350%.

TABLE 11A
VILLAGE OF STOCKBRIDGE
FAMILY INCOME
1990: 1989 & 2000: 1999

FAMILY INCOME	1989		1999	
	NUMBER	PERCENT	NUMBER	PERCENT
FAMILIES	353	100.0%	338	100.0%
LESS THAN \$10,000	43	12.2%	20	5.9%
\$10,000 TO \$14,999	15	4.2%	16	4.7%
\$15,000 TO \$24,999	56	15.9%	29	8.6%
\$25,000 TO \$34,999	52	14.7%	51	15.1%
\$35,000 TO \$49,999	83	23.5%	60	17.8%
\$50,000 TO \$74,999	75	21.2%	73	21.6%
\$75,000 TO \$99,999	18	5.1%	47	13.9%
\$100,000 TO \$149,999	8	2.2%	36	10.7%
\$150,000 TO \$199,999	3 (\$150,000+)	1.0%	6	1.8%
\$200,000 OR MORE	0	0.0%	0	0.0%
MEDIAN FAMILY INCOME	36,641	N/A	47,250	N/A
PER CAPITA INCOME	13,483	N/A	17,614	N/A

Source: United States Bureau of the Census, 1990, 2000. N/A: Percentage not applicable.

Housing Units In Structures

Table 12 reveals the fact that there are a variety of housing types within the Village. For the year 2000, single-family detached and attached units represented 75% of the housing stock, while multiple family units represented 23%.



TABLE 12
VILLAGE OF STOCKBRIDGE
UNITS IN STRUCTURES
1990 & 2000

	NUMBER	PERCENT	NUMBER	PERCENT
UNITS IN STRUCTURE	1990		2000	
TOTAL HOUSING UNITS	460	100.0%	515	100.0%
1, detached	342	74.3%	379	73.6%
1, attached	3	0.7%	8	1.6%
2	54	11.7%	11	2.1%
3 or 4			17	3.3%
5 to 9	27	5.9%	41	8.0%
10 to 19	31 (10+)	6.7%	56	10.9%
20 to 49			3	0.6%
50 or more			0	0.0%
Mobile home or Other	3	0.7%	0	0.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%

Source: United STATES BUREAU of the Census, 1990, 2000

In 1990, mobile homes made up less than 1% of the housing stock. For the year 2000, the U.S. Census Bureau indicated that both single-family attached and detached units remained almost constant over the ten (10) year period between 1990 and 2000, increasing only 0.2% to 75% of the housing stock. The balance of units in structures for the year 2000, were in the multiple-family category, at almost 23%. Two-family units accounted for 2% of the total. Mobile homes made up a fraction of the housing units in the Village for 1990, at 0.7%, while mobile homes were not a housing option for the year 2000.

Housing Units/Year Built

Table 13 illustrates the number of housing units built during specific time periods of the Village's history. Seventy one (71%) of the Village's housing units were built prior to 1969, with 54% built before 1940. This is significant, since the State of Michigan adopted the State Construction Act, Public Act 230 in 1972, which created a common building code. Prior to this Act, municipalities adopted the building code of their choice.

TABLE 13
VILLAGE OF STOCKBRIDGE
HOUSING UNITS, YEAR BUILT
2000

	NUMBER	PERCENT
TOTAL HOUSING UNITS	515	100.0%
BUILT 1999 TO MARCH 2000	4	0.8%
BUILT 1995 TO 1998	8	1.6%
BUILT 1990 TO 1994	25	4.9%
BUILT 1980 TO 1989	45	8.7%
BUILT 1970 TO 1979	68	13.2%
BUILT 1960 TO 1969	39	7.6%
BUILT 1950 TO 1959	49	9.5%
BUILT 1940 TO 1949	49	9.5%
BUILT 1939 OR EARLIER	228	44.3%
MEDIAN YEAR	1946	N/A

Source: United States Bureau of the Census, 2000.

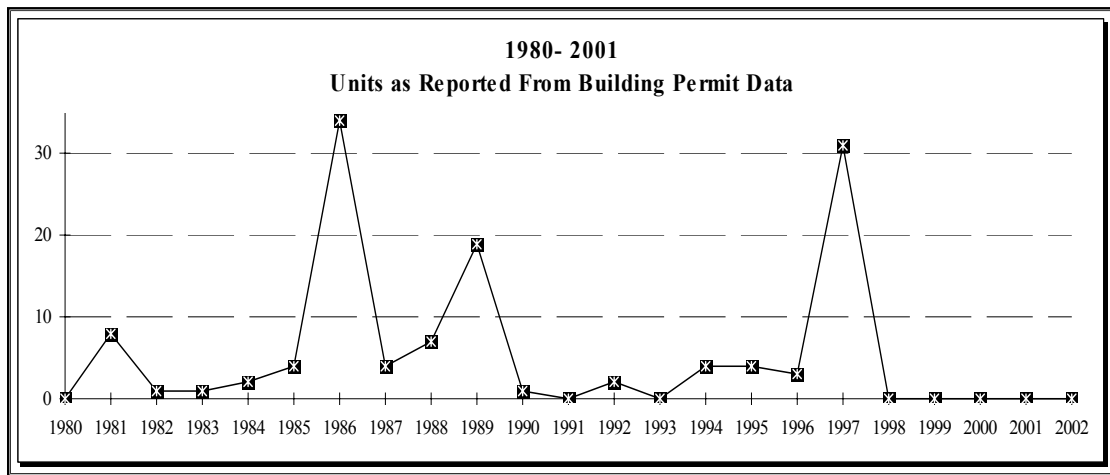
N/A: Not Applicable

Building Permit Data

Residential building permit data or units built, for the Village is available for 1980 through the year 2002. Although data for later years indicates “0” permits or “no data”, the information is still an excellent indicator of growth in the Village.

Figure 3 below, indicates that other than two steep spikes in growth in 1986 and 1997, and two smaller spikes in 1981 and 1989, building permit growth has remained flat. This can be attributed to two factors, a poor economy and a lack of land for residential development within the Village boundaries.

FIGURE 3



Source: Tri-County Planning Commission, U.S. Bureau of the Census, from available data by year.

Table 14 contains detailed information on the number of building permits issued and the type of residential structure the permit was issued for. Table 14 reveals the following:

- Building permits were issued for one hundred twenty-five (125) units between 1980 and 2002, approximately six (6) per year.
- 63% of the permits were issued for one family units.
- 3.2% of the permits were issued for two-family buildings.
- 2.4% were issued for 3 and 4 family buildings.
- 31.2% were issued for 5 or more family buildings.

TABLE 14
VILLAGE OF STOCKBRIDGE
RESIDENTIAL BUILDING PERMIT DATA
1980-2001

Year	One Family Homes		Two Family Buildings		3&4 Family Buildings		5 or More Family Buildings		Total Residential	
	Bldgs.	Units	Bldgs.	Units	Bldgs.	Units	Bldgs.	Units	Bldgs.	Units
1980									0	0
1981	1	1					1	7	2	8
1982	1	1							1	1
1983	1	1							1	1
1984	2	2							2	2
1985			2	4					2	4
1986	2	2					2	32	4	34
1987	4	4							4	4
1988	4	4			1	3			5	7
1989	19	19							19	19
1990	1	1							1	1
1991									0	0
1992	2	2							2	2
1993									0	0
1994	4	4							4	4
1995	4	4							4	4
1996	3	3							3	3
1997	31	31							31	31
1998									0	0
1999									No Data	No Data
2000									0	0
2001									0	0
2002									0	0
Total	<i>79</i>	<i>79</i>	<i>2</i>	<i>4</i>	<i>1</i>	<i>3</i>	<i>3</i>	<i>39</i>	85	125

Source: Tri-County Planning Commission, U.S. Bureau of the Census, from available data by year.

Property Value-Assessed and Taxable

Table 15 contains seven (7) years of information for real and personal property for the Village of Stockbridge. The information is further divided into both taxable and assessed values.

TABLE 15
***ASSESSED VALUE**
REAL AND PERSONAL PROPERTY

Year		Real	Personal	Total	Percent Change
2006	Taxable	29,610,000	2,854,200	32,464,840	4.8%
	Assessed	37,208,150	2,860,700	40,068,850	3.0%
2005	Taxable	28,072,750	2,893,500	30,966,250	6.6%
	Assessed	36,004,350	2,893,500	38,897,850	6.7%
2004	Taxable	26,442,710	2,606,700	29,049,410	5.4%
	Assessed	33,834,850	2,606,700	36,441,550	5.0%
2003	Taxable	25,235,724	2,323,600	27,559,324	2.9%
	Assessed	32,392,450	2,323,600	34,716,050	2.4%
2002	Taxable	24,574,263	2,204,400	26,778,663	6.2%
	Assessed	31,691,600	2,216,400	33,908,000	8.9%
2001	Taxable	22,903,102	2,304,800	25,207,902	6.3%
	Assessed	28,837,000	2,304,800	31,141,800	11.0%
2000	Taxable	21,483,961	2,233,250	23,717,211	
	Assessed	25,816,300	2,243,750	28,060,050	

Source: Village of Stockbridge Assessor. *Assessed value is the State Equalized Value, HALF THE market value.

The explanation of assessed value, also called State Equalized Value (SEV), or half the market value and taxable value can be found in Proposal “A”, Property and Sales Tax. Proposal “A” basically changed the percentage of sale tax revenue from 4% to 6%, and also changed how property taxes are calculated in the State of Michigan. Taxable value is derived from the rate of inflation, which means that a property owner pays an increase at the rate of inflation up to 5%. The assessed value or the SEV, which reflects half the market value, is driven by sales in a community. When a property is sold the taxes are “uncapped” and the taxable value is replaced by the assessed value or SEV, which is close to the market value of the property.

EMPLOYMENT/LABOR FORCE

Employment By Occupation

Table 16 offers a snap shot of employment by occupation in the Village. The top three occupations for both the Village of Stockbridge and the Township are the Managerial, Professional and related category, followed by Production, Transportation, Material Management and Sales/Office Occupations.

TABLE 16
VILLAGE OF STOCKBRIDGE
EMPLOYMENT BY OCCUPATION
2000

OCCUPATIONS						
	VILLAGE OF STOCKBRIDGE		STOCKBRIDGE TOWNSHIP		INGHAM COUNTY	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
MANAGEMENT, PROFESSIONAL, AND RELATED OCCUPATIONS	165	29.1%	446	27.8%	52,646	36.9%
SERVICE OCCUPATIONS	88	15.5%	243	15.1%	23,502	16.5%
SALES AND OFFICE OCCUPATIONS	122	21.5%	306	19.1%	38,677	27.1%
FARMING, FISHING, AND FORESTRY OCCUPATIONS	0	0.0%	3	0.2%	444	0.3%
CONSTRUCTION, EXTRACTION, AND MAINTENANCE OCCUPATIONS	65	11.4%	196	12.2%	9,999	7.0%
PRODUCTION, TRANSPORTATION AND MATERIAL MANAGEMENT	128	22.5%	412	25.7%	17,407	12.2%
TOTAL EMPLOYED PERSONS*	568	100.0%	1,606	100.0%	142,675	100.0%

Source: United States Bureau OF THE CENSUS, 2000. *16 years and older.

Employment By Industry

Table 17 indicates that the top three industries employing residents within the Village are Manufacturing, Educational, Health and Social Services, followed by Retail Trade.

TABLE 17
VILLAGE OF STOCKBRIDGE, STOCKBRIDGE TOWNSHIP
&
INGHAM COUNTY
EMPLOYMENT BY INDUSTRY
2000

	VILLAGE OF STOCKBRIDGE		STOCKBRIDGE TOWNSHIP		INGHAM COUNTY	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
AGRICULTURE, FORESTRY, FISHING AND HUNTING, AND MINING	4	0.7%	22	1.4%	1,060	0.7%
CONSTRUCTION	39	6.9%	127	7.9%	7,035	4.9%
MANUFACTURING	146	25.7%	449	28.0%	14,787	10.4%
WHOLESALE TRADE	18	3.2%	54	3.4%	3,856	2.7%
RETAIL TRADE	43	7.6%	120	7.5%	15,608	10.9%
TRANSPORTATION AND WAREHOUSING, AND UTILITIES	13	2.3%	49	3.1%	4,401	3.1%
INFORMATION	19	3.3%	32	2.0%	3,918	2.7%
FINANCE, INSURANCE, REAL ESTATE, AND RENTAL AND LEASING	31	5.5%	57	3.5%	9,196	6.4%
PROFESSIONAL, SCIENTIFIC, MANAGEMENT, ADMINISTRATIVE, AND WASTE MANAGEMENT SERVICES	37	6.5%	97	6.0%	11,110	7.8%
EDUCATIONAL, HEALTH AND SOCIAL SERVICES	131	23.1%	372	23.2%	38,984	27.3%
ARTS, ENTERTAINMENT, RECREATION, ACCOMMODATION AND FOOD SERVICES	30	5.3%	79	4.9%	13,367	9.4%
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	28	4.9%	70	4.4%	6,930	4.9%
PUBLIC ADMINISTRATION	29	5.1%	78	4.9%	12,423	8.7%

Source: United States Bureau of the Census, 2000

Labor Force/Employment

In 2000, there were five hundred ninety-seven (597) persons over the age of sixteen (16) in the Village’s labor force. Out of that total, five hundred sixty-eight (568) were employed in the year 2000.

TABLE 18
VILLAGE OF STOCKBRIDGE, STOCKBRIDGE TOWNSHIP
&
INGHAM COUNTY
LABOR FORCE
2000

LABOR FORCE STATUS TOTAL POPULATION 16 YEARS AND OLDER						
EMPLOYMENT STATUS	VILLAGE OF STOCKBRIDGE		STOCKBRIDGE TOWNSHIP		INGHAM COUNTY	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
POPULATION 16 YEARS AND OVER	961	100.0%	2,577	100.0%	221,109	100.0%
IN LABOR FORCE	597	62.1%	1,673	64.9%	151,406	68.5%
CIVILIAN LABOR FORCE	595	61.9%	1,671	64.8%	151,233	68.4%
EMPLOYED	568	59.1%	1,606	62.3%	142,675	64.5%
UNEMPLOYED	27	2.8%	65	2.5%	8558	3.9%
PERCENT OF CIVILIAN LABOR FORCE	4.5%	N/A	3.9%	N/A	5.7%	N/A
ARMED FORCES	2	0.2%	2	0.1%	173	0.1%
NOT IN LABOR FORCE	364	37.9%	904	35.1%	69,703	31.5%
<hr/>						
FEMALES 16 YEARS AND OVER	525	100.0%	1,294	100.0%	116,296	100.0%
IN LABOR FORCE	263	50.1%	712	55.0%	74,651	64.2%
CIVILIAN LABOR FORCE	263	50.1%	712	55.0%	74,619	64.2%
EMPLOYED	246	46.9%	682	52.7%	70,753	60.8%

Source: United States Bureau of the Census, 2000 N/A: Not Applicable.

Employers

The Village has fourteen (14) employers, five (5) of which are retail and nine (9) of which are non-retail employers. See Table 19 below.

TABLE 19
VILLAGE OF STOCKBRIDGE EMPLOYERS

FIRM	PRODUCT OR SERVICE	NUMBER OF EMPLOYEES
STOCKBRIDGE COMMUNITY SCHOOLS (NON-RETAIL)	PUBLIC SCHOOL SYSTEM	190
STOCKBRIDGE COUNTRY MANOR (NON-RETAIL)	NURSING HOME	74
MCDONALDS (RETAIL)	FAST FOOD	40
STOCKBRIDGE MANUFACTURING (NON-RETAIL)	MANUFACTURING	40
SSB BANK (NON-RETAIL)	BANKING	34
STOCKBRIDGE FORD (RETAIL)	CAR SALES AND SERVICE	29
MIDWEST ANIMAL BLOOD SERVICES (NON-RETAIL)	ANIMAL BLOOD REPOSITORY/DISTRIBUTION CENTER	20
RANSOMS (RETAIL)	GROCERY	20
MUG AND BOB'S (RETAIL)	CONVENIENCE STORE/GAS STATION	12
VILLAGE OF STOCKBRIDGE (NON-RETAIL)	LOCAL GOVERNMENT	12
PUBLIC LIBRARY (NON-RETAIL)	PUBLIC LIBRARY	10
STOCKBRIDGE PHARMACY (RETAIL)	PRESCRIPTION MEDICINE/RETAIL GIFTS	9
U.S. POST OFFICE (NON-RETAIL)	FULL SERVICE U.S. MAIL/FEDERAL GOVERNMENT	9
FARMER STATE BANK (NON-RETAIL)	GENERAL BANKING	7

Source: Village of Stockbridge, Village Manager's Office, Planning Commission

EDUCATIONAL ATTAINMENT

Table 20 reveals that the highest category of educational attainment for the Village of Stockbridge in the year 2000 was high school graduates, at 34% of the population aged twenty five (25) and over. This is followed by individuals with some college, but no degree at 22%. The percentage of individuals with a bachelor's degree or higher, in the Village was 18.5%.

TABLE 20
EDUCATIONAL ATTAINMENT

POPULATION 25 YEARS AND OVER	VILLAGE OF STOCKBRIDGE		STOCKBRIDGE TOWNSHIP		INGHAM COUNTY	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
TOTAL	823	100.0%	2,266	100.0%	162,909	100.0%
LESS THAN 9TH GRADE	52	6.3%	138	6.8%	5,360	3.3%
9TH TO 12TH GRADE NO DIPLOMA	108	13.1%	112	9.5%	13,981	8.6%
HIGH SCHOOL GRADUATE (INCLUDES EQUIVALENCY)	280	34.0%	839	37.2%	38,118	23.4%
SOME COLLEGE, NO DEGREE	182	22.1%	571	19.6%	39,290	24.1%
ASSOCIATE DEGREE	49	6.0%	126	5.3%	12,470	7.7%
BACHELOR'S DEGREE	95	11.5%	228	10.1%	30,151	18.5%
GRADUATE OR PROFESSIONAL DEGREE	57	6.9%	121	6.3%	23,539	14.4%
PERCENT HIGH SCHOOL GRADUATE OR HIGHER	N/A	80.6%	N/A	83.7%	N/A	88.1%
PERCENT BACHELOR'S DEGREE OR HIGHER	N/A	18.5%	N/A	16.4%	N/A	33.0%

Source: U. S. Bureau of the Census, 2000. N/A: Not applicable

EXISTING LAND USE/LAND COVER

An important element in developing a future land use plan for the Village is the development of a picture of “where we are now.” The background studies of this plan, including sections on population, housing, transportation and community facilities also provide a part of the picture.

The existing land use/land cover map indicates land use patterns and associations as they exist currently within the Village of Stockbridge. Table 21 contains acreage breakdown of the land use/land cover categories depicted in Figure 4.

Figure 4

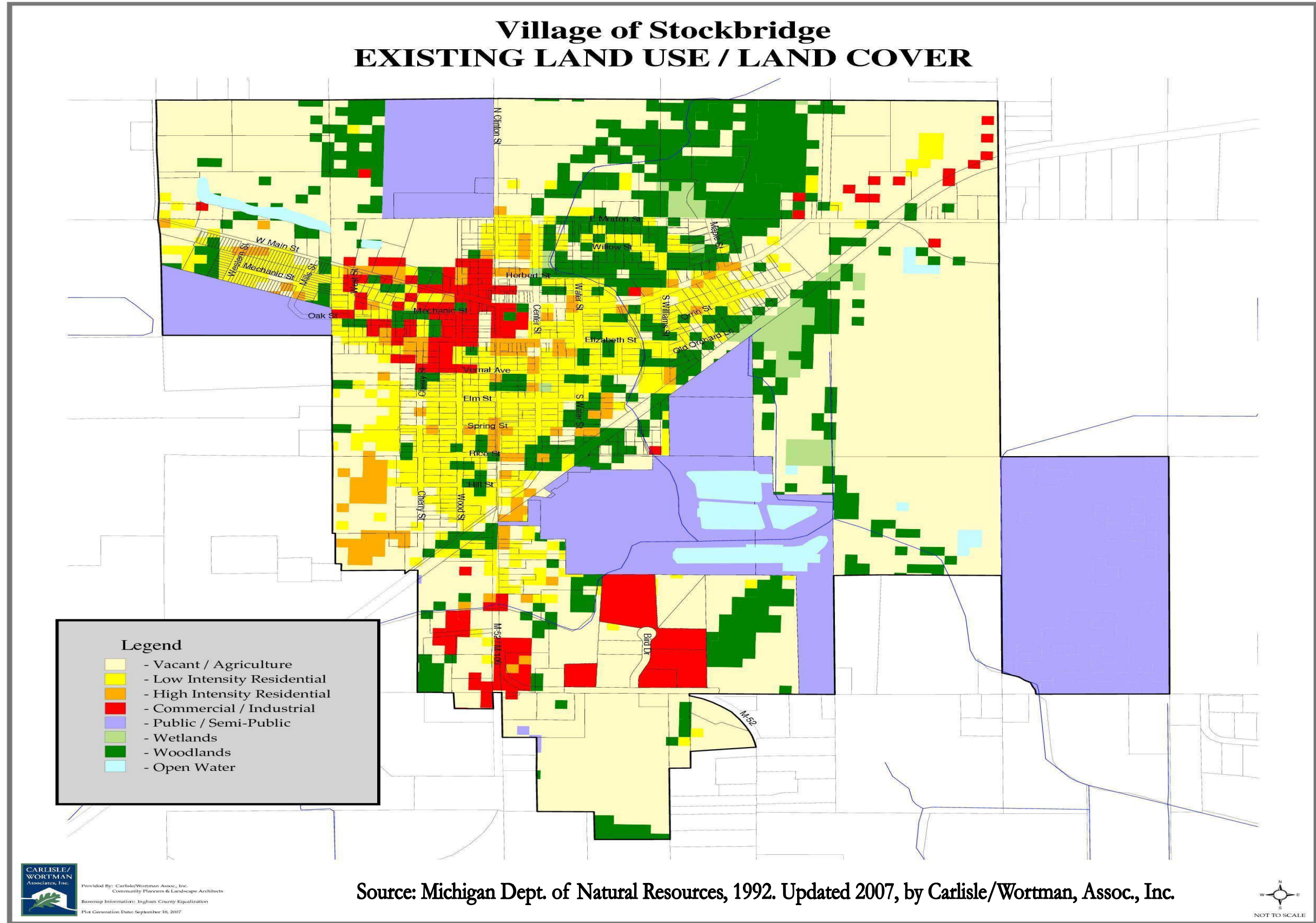


TABLE 21

**VILLAGE OF STOCKBRIDGE
EXISTING LAND USE/LAND COVER**

EXISTING LAND USE/LAND COVER	ACREAGE
VACANT AND AGRICULTURE	412.42
LOW INTENSITY RESIDENTIAL	102.58
HIGH INTENSITY RESIDENTIAL	27.28
COMMERCIAL/INDUSTRIAL	44.43
WETLANDS	13.41
WOODLANDS	142.98
OPEN WATER	10.45
PUBLIC/SEMI-PUBLIC	202.23

Source: Michigan Department of Natural Resources, 1992.

VILLAGE INFRASTRUCTURE AND SERVICES

Village Hall

The current Village Hall located at 115 E. Elizabeth Street was built in 1900 and contains 1,728 square feet. The Village Hall houses the offices of the Village Manager, Clerk, Treasurer, Code Enforcement Officer and Police Chief.

Police

The Village hired a full time Police Chief in 2005. This resulted in the formal organization and certification of the Police Department in January of 2006. The Department consists of two (2) full time employees: the Chief, one (1) officer and three (3) part time officers.

Stockbridge Area Emergency Services Authority (SAESA)

On April 1, 2006, the Stockbridge Township Fire Department and Stockbridge Ambulance, Inc. merged to become the Stockbridge Area Emergency Services Authority (SAESA). This authority was formed by Stockbridge, Bunker Hill, Waterloo and White Oak townships to better utilize funds to serve residents of those areas.

Medical

Three (3) ambulances, including advanced life support units, are manned 24 hours, seven days a week with licensed paramedics, specialists, and basic emergency medical technicians. Emergency/ambulance service is housed in the Stockbridge Township Hall located in the center of the Village.

Fire Protection

Twenty eight (28) firefighters including ten medical First Responders are on call around the clock. Two pumper trucks, a tanker, a ladder truck, a rescue rig, and three brush trucks are ready to respond to structure fires, field fires, automobile accidents, and hazardous material incidents. The following fire equipment is stored in Waterloo Township:

- One (1) brushfire vehicle.
- One (1) tanker/pumper.

Parks

The Village has one (1) municipal park, Veteran’s Memorial Park. Veteran’s Memorial has the following equipment and amenities:

- Play equipment and swings
- Portable skating rink
- Volleyball and basketball courts
- Skate board Ramp
- Two (2) Pavilions
- Rest room facilities

Department of Public Works

The Department of Public Works maintains the roads, water and sewer system with three (3) employees.

Wastewater Treatment System

In 2004, the wastewater treatment capacity was increased from 153,000 to 175,000 gallons per day (Year 2023 design flow) by upgrading the existing lagoon footprint to an aerated lagoon system. Additional system features were added including chemical feed for phosphorus control, disinfection & de-chlorination (if needed for surface water discharge), rehabilitation of the effluent pumping station, reconstruction/relining of Polishing Lagoon No.4, replacement of spray irrigation center pivots No.1, No.2 and No.4 (for groundwater discharge) and construction of effluent forced main for a new surface water discharge to Jacobs Lake Drain. The renewal of the groundwater discharge permit (spray irrigation field) and the addition of a surface water discharge permit have provided significant operator flexibility for the discharge of treated effluent. The discharge flexibility also provides cost-effective options for increasing treatment capacity for the next 20-year expansion.

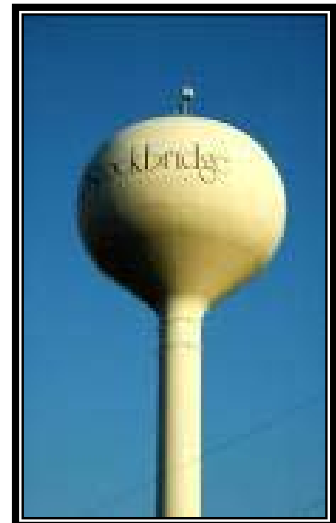


FIGURE 5
VILLAGE OF STOCKBRIDGE UTILITIES
SEWER LINES



Source: Fleis and Vandenbrink Engineering, Inc.

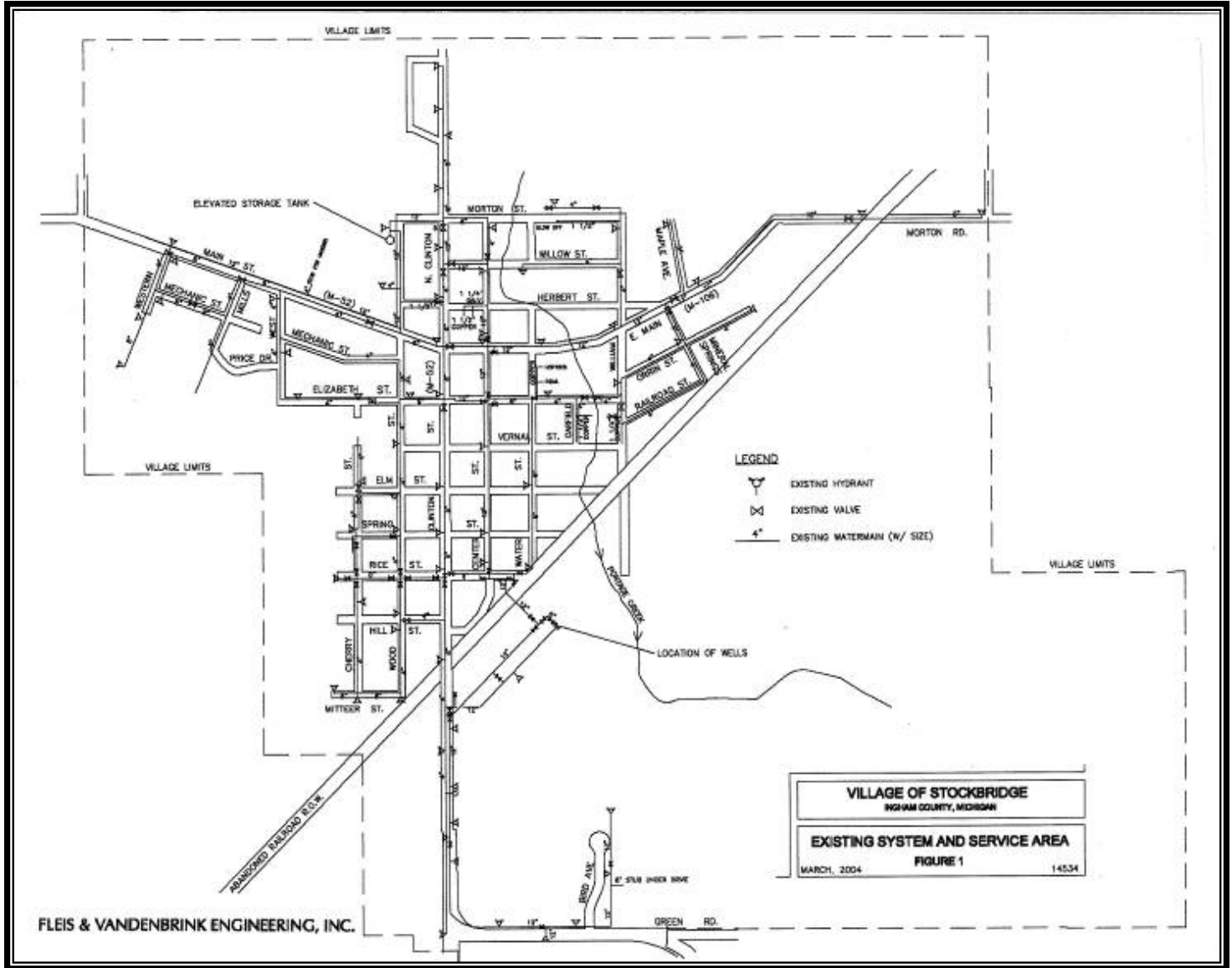
Water System

In 2006, approximately 3,000 feet of Village water main along E. Main and Maple Street was replaced with larger 8" and 12" mains. This work was completed as the first of three phases. Due to the frequent breaking and insufficient flow and pressure to residents in this area, the water main replacement on E. Main and Maple Street was identified as the highest priority. Maple Street resurfacing was coordinated with this phase (2002 Street Pavement Study gave this pavement section its poorest rating). Future Phase II (2008) and Phase III (2010) water system improvements scopes have been identified and developed. For additional details, refer to the 2004 DWRF Project Plan study. (See Figure 6, Water Supply System)

Well Head Protection

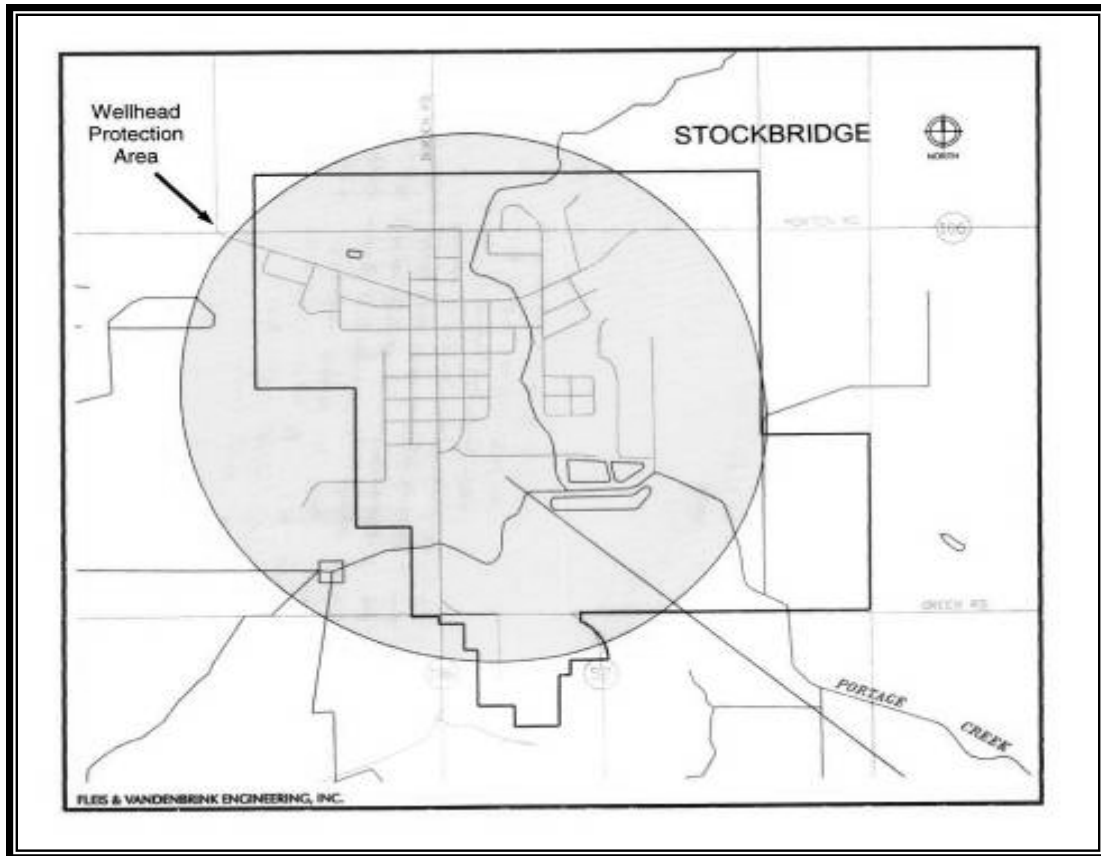
The Village of Stockbridge is dedicated to maintaining high quality drinking water for its residents. High quality drinking water is vital to the health and economic growth of the area. This is why the Village implemented a Wellhead Protection Program. A Wellhead Protection Program increases public understanding of groundwater. The program promotes quality groundwater now and for future generations. The groundwater in the Wellhead Protection Area supplies the Village's wells (See Figure 7, Well Head Protection Area).

FIGURE 6
VILLAGE OF STOCKBRIDGE UTILITIES
WATER LINES



Source: Fleis and Vandenbrink Engineering, Inc.

FIGURE 7
WELLHEAD PROTECTION AREA
VILLAGE OF STOCKBRIDGE



Source: Fleis and Vandenbrink Engineering, Inc.

The Wellhead Protection Area, identified in Figure 7, may also supply homes and businesses using private wells, therefore it is important to protect groundwater from contamination. Once groundwater is contaminated, cleanup can be very costly. If left untreated, groundwater contamination can spread, making an uncontaminated location for a new well extremely difficult to find. In addition, replacing a village well can be very costly.

Groundwater begins as snow and rain, which seeps through the soil and down into an aquifer. The aquifer is a layer of sand and gravel through which groundwater easily moves. Once in the aquifer, the moving groundwater is pumped out through a well. As rain and snow falls on the ground and seeps through the soils toward the aquifer, it may collect contaminants that are in the soil. Some of these potential means of contamination include:

Household Hazardous Chemicals gasoline, kerosene, insecticides, paints, cleaning agents and other such items can be extremely hazardous. If they are disposed of on the ground, or even with your household rubbish, they can travel down to the groundwater.

Septic Systems - Septic systems are not intended for disposal of hazardous chemicals. Most hazardous chemicals in a septic system enter the groundwater.

Fuel Storage Tanks - Leaking above ground and underground storage tanks are a major source of contamination. Above ground tanks and underground tanks should be checked for leaks on a regular basis.

By being aware of how groundwater becomes contaminated and taking caution to avoid actions that could cause groundwater pollution, we can help ensure quality water for generations to come.

Storm Water Management

The Village has 3.5 miles of storm sewer, and 3.5 miles of roadside ditches that handle storm water runoff. (Source: Village of Stockbridge Department of Public Works)

Water Resources

The Village has two (2) ten (10) inch wells that produce 350 gallons per minute each. The Michigan Department of Environmental Quality requires that the water supply provide 1.5 times the capacity that the water system must provide. (Source: Village of Stockbridge Department of Public Works)

Roads/Bridges

According to the Village of Stockbridge Department of Public Works the average age of the typical road in the Village is 15 years. In addition, the Elizabeth Street Bridge over Portage Creek is in need of replacement. Road and bridge maintenance is funded by a two (2) mill levy for the Village.

Downtown Development Authority (DDA)

The Village of Stockbridge DDA has established the following priority of needs for the Village:

SHORT TERM/ IMMEDIATE:

- A. Streetscape, lighting and signage at entrances of town, signage throughout the community, parking lots and parks.
- B. Side walks, south end of M-52/M-106.
- C. Pedestrian bridge across Portage Creek at M-52.
- D. Festive decorations, downtown trees maintained.
- E. Village facilities and Township Hall elevator.
- F. Demographics for local/regional area for attracting new business and helping existing businesses expand.
- G. Band shell or amphitheater area for performances in park.

SHORT TO MID TERM:

Parking lot expansions east of Center Street and Post Office area.

MID TO LONG TERM:

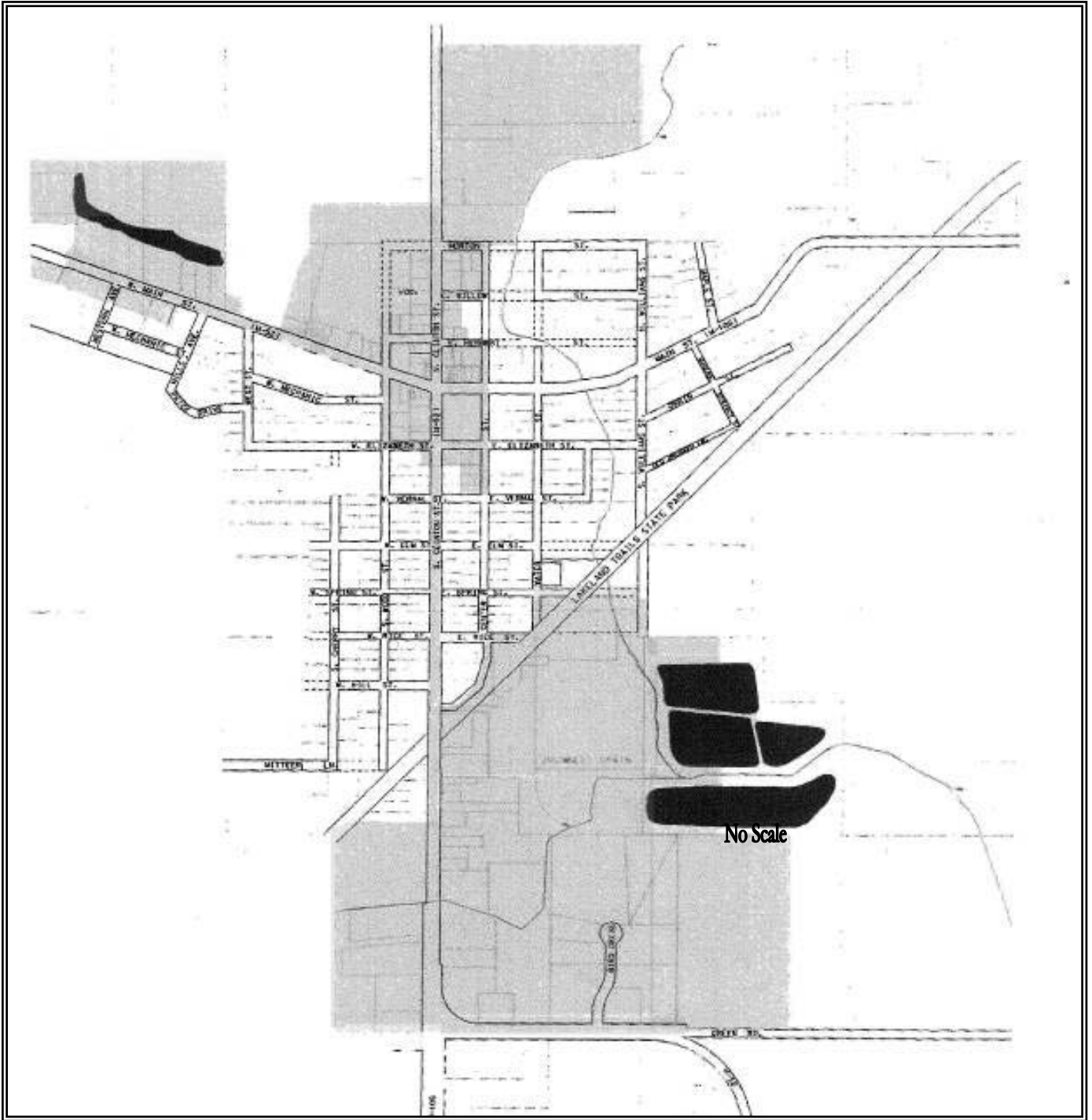
Define usage criteria for industrial park/Commerce Park, re-examine covenants develop new marking plan; walking path to connect Lakeland Trail to wrap around community and schools.

The Tax Increment Finance District developed by the DDA for the Village of Stockbridge is depicted on Figure 8.

Chamber of Commerce

The Stockbridge Area Chamber of Commerce was established in 1994. The goals of the Chamber are to help businesses and residents succeed. The Chamber does this by making our community a better place to live. This in turn, keeps and attracts new residents, which allows area businesses to continue to be in business and to grow.

FIGURE 8
VILLAGE OF STOCKBRIDGE
TAX INCREMENT FINANCE DISTRICT



Source: Village of Stockbridge D.D.A., Map dated 9/12/02

Schools

The Village of Stockbridge is served by the Stockbridge Community School District. In the year 2000, enrollment was 1,755 students. The February 2006 head count reveals that 1,804 students were enrolled in the Stockbridge Community Schools.



Table 22 lists the existing schools within the district and the grades they serve. Table 19 also contains selected information by School District from the U.S. Census and the National Center for Educational Statistics.

**TABLE 22
SCHOOL DISTRICTS IN VILLAGE OF STOCKBRIDGE
2000**

STOCKBRIDGE COMMUNITY SCHOOL DISTRICT	
FACILITY	GRADE
EMMA SMITH ELEMENTARY, STOCKBRIDGE, MI	PK-2
HERITAGE ELEMENTARY, STOCKBRIDGE, MI	3-5
STOCKBRIDGE MIDDLE SCHOOL, STOCKBRIDGE, MI	6-8
STOCKBRIDGE HIGH SCHOOL, STOCKBRIDGE, MI	9-12
SELECTED DATA -2000	
SCHOOL DISTRICT POPULATION	9,792
AVERAGE FAMILY SIZE	3.14
AVERAGE HOUSEHOLD SIZE	2.78
PER CAPITA INCOME IN 1999	\$22,490
MEDIAN HOUSE HOLD INCOME	\$51,369
TOTAL STUDENTS	1,755
FULL TIME EQUIVALENT TEACHERS	96

Source: National Center for Educational Statistics, U. S. Bureau of the Census.

NATURAL FEATURES

Wetlands and Soils

The Village of Stockbridge is surrounded by rural farming townships in southeast Ingham County. Many significant natural resources exist within the Village of Stockbridge that is important to maintain as development continues to occur within the Village limits. Figure 9, Natural Features indicates the locations of wetlands as defined by the National Wetlands Inventory and soils that indicate the presence of hydric conditions favorable to wetlands. Areas that contain hydric soils can be wetlands that have been tilled and drained for agricultural purposes or have conditions or plants that indicate the presence of wetlands. One example is how hydric soils follow Portage Creek through the Village, while an example of an area drained for agricultural purposes is located on the east side of the Village, almost running the full length from north to south. When comparing the wetland areas or hydric soils with the actual soil map designations on Figure 10, the large area that takes up most of the Village's east half, that is labeled Hn, with the white area labeled ThA. These soil types are defined as follows:

Hn, Houghton Muck: This soil is considered as severe when considering dwellings with or without basements and small commercial buildings due to ponding and low strength.

ThA, Thetford: soil is considered as severe when considering dwellings with or without basements and small commercial buildings due to wetness.

Soil types within the Village and their characteristics related to selected uses are illustrated on Figure 10 and Table 23.

Figure 9
Village of Stockbridge
Natural Features

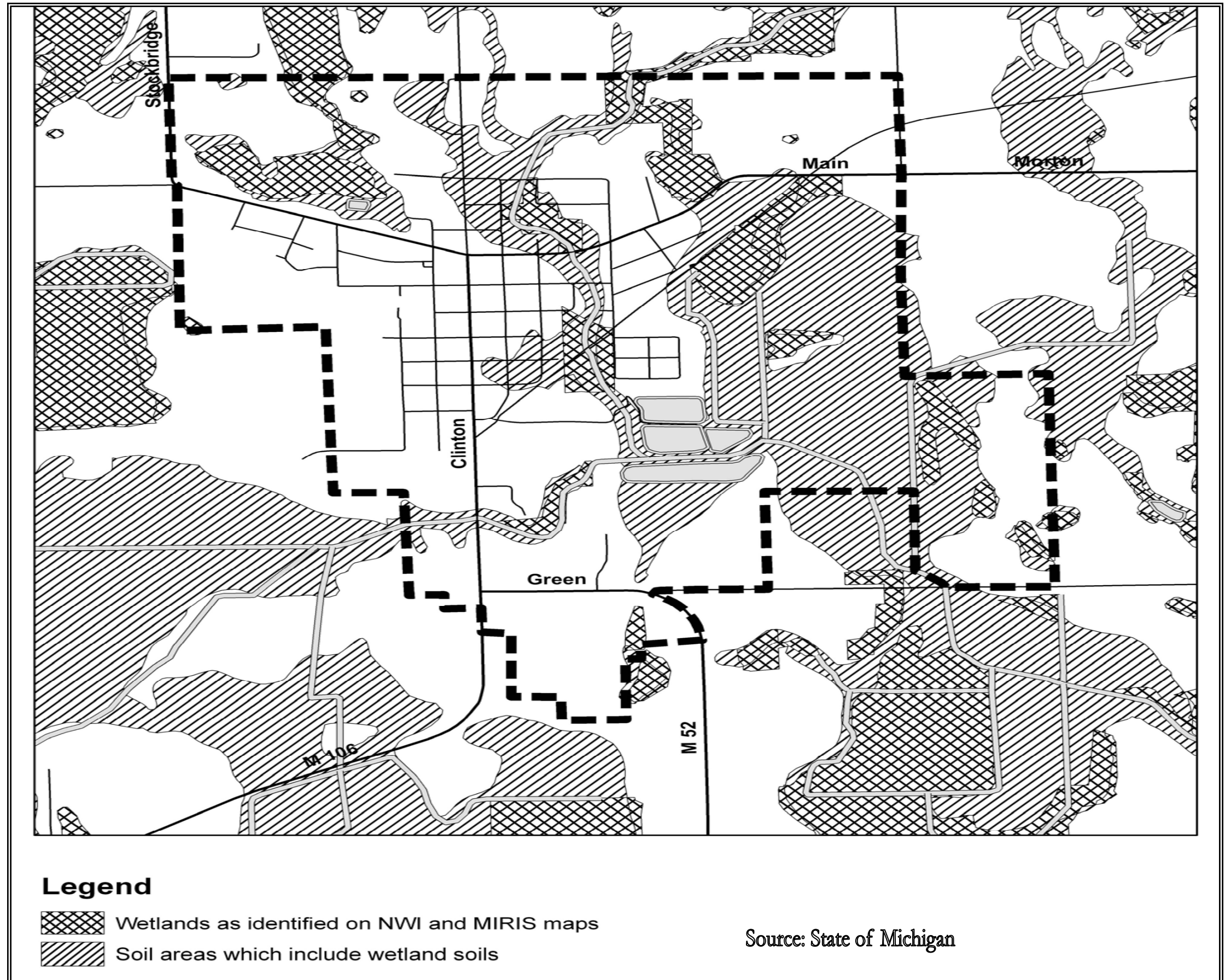
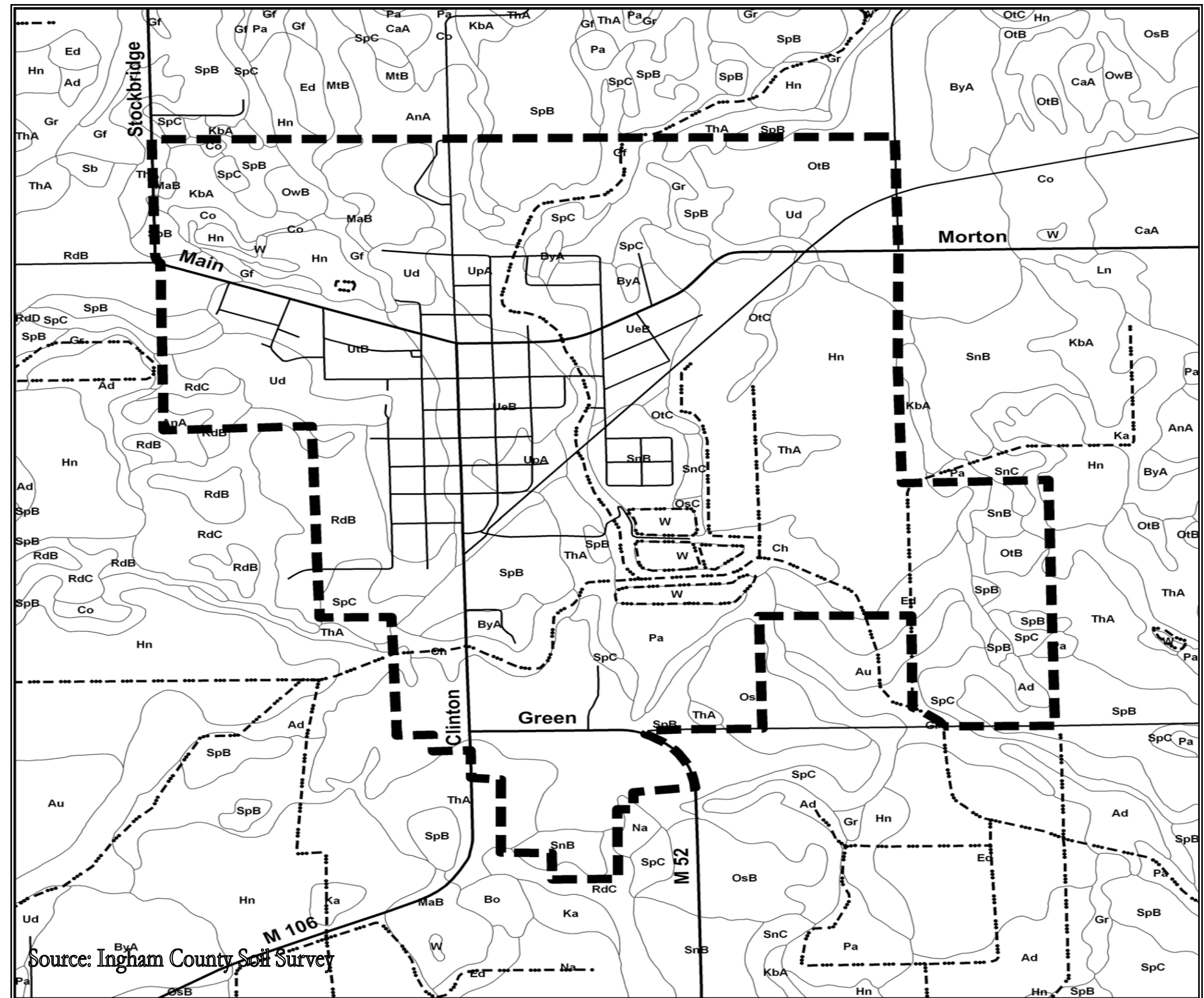


FIGURE 10
 VILLAGE OF STOCKBRIDGE
 SOILS



**TABLE 23
SOIL INFORMATION**

Map Designation	Soil Name	% Slope	Degree of Difficulty With Specified Use				
			Shallow Excavation	Dwelling with Basement	Dwelling without Basement	Small Commercial Buildings	Local Roads and Streets
			Key: Sv: Severe M: Moderate Sl: Slight				
Ad	Adrian, muck		Sv	Sv	Sv	Sv	Sv
AnA	Aubeennaubee-Capac – sandy loam	0-3	Sv	Sv	Sv	Sv	Sv
Au	Aurelius, muck	-	Sv	Sv	Sv	Sv	Sv
ByA	Brady, sandy loam	-	Sv	Sv	Sv	Sv	Sv
Ch	Cohoctah, silt loam	-	Sv	Sv	Sv	Sv	Sv
Co	Colwood-Brookston, loams	-	Sv	Sv	Sv	Sv	Sv
Ed	Edwards, muck	-	Sv	Sv	Sv	Sv	Sv
Gr	Granby, loamy fine sand	-	Sv	Sv	Sv	Sv	Sv
Hn	Houghton, muck	-	Sv	Sv	Sv	Sv	Sv
KbA	Kibbie, loam	0-3	Sv	Sv	Sv	Sv	Sv
MaB	Marlette, sandy loams	2-6	M	Sl	M	M	Sv
Na	Napoleon, muck	-	Sv	Sv	Sv	Sv	Sv
OsB	Oshtemo, sandy loams	0-6	Sv	Sl	Sl	Sl	M
OsC	Oshtemo, sandy loams	6-12	Sv	Sl	Sl	Sl	M
OtB	Oshtemo-Spinks, loamy sand	0-6	Sv	Sl	Sl	Sl	M
OtC	Oshtemo-Spinks, loamy sand	6-12	Sv	M	M	Sv	M
OwB	Owosso-Marlette, sandy loams	2-6	Sl	M	M	M	Sv
Pa	Palms, muck	-	Sv	Sv	Sv	Sv	Sv
RdB	Riddle-Hillsdale, sandy loams	2-6	Sl	M	M	M	M
RdC	Riddle-Hillsdale, sandy loams	6-12	M	M	M	Sv	M
SnB	Sisson, fine sandy loam	2-6	Sv	M	M	M	Sv
SnC	Sisson, fine sandy loam	6-12	Sv	M	M	Sv	Sv
SpB	Spinks, loamy sand	0-6	Sv	Sl	Sl	Sl	Sl
SpC	Spinks, loamy sand	6-12	Sv	M	M	Sv	M
ThA	Thetford, loamy sand	0-3	Sv	Sv	Sv	Sv	M
Ud	Udorthants & Udipsaments		See Soil Survey				
UeB	Urban Land – Boyer-Spinks Complex	0-10	See Soil Survey				
UpA	Urban Land – Capac-Colwood Complex	0-4	Sv	Sv	Sv	Sv	Sv
UtB	Urban Land – Marlette Complex	2-12	M	Sl	M	M	Sv

Beckwith Conservancy

Located in the Village of Stockbridge, this 30-acre nature preserve contains mature pine and spruce forest, deciduous forest, wooded wetland and over 800 feet of frontage on Portage Creek. The Beckwith Conservancy is located in the Village of Stockbridge at the end of Maple Street. Park along the north side of M-106 just east of Maple Street, at the east end of the woods.

TRANSPORTATION AND CIRCULATION

Functional Classifications

The Village of Stockbridge uses the National Functional Classification (NFC) system for categorizing different types of roads within the Village. The NFC system is a planning tool developed by the Federal Highway Administration that has been used since 1960's to identify transportation routes, their function and what types of traffic the roads are intended to serve. It is also a system that the Village of Stockbridge can use for policy decisions regarding traffic routing, on-street parking, snow removal priorities, traffic signal priorities, streetscape design, and traffic management.

As part of the Transportation Equity Act for the 21st Century, also known as TEA-21 (SAFETEA-LU) the NFC system is used in determining what roads are federal-aid roads, and able to obtain Federal funding. Federal-aid roads are eligible for federal funds as part of the National Highway System, for principle arterials, or as part of the Surface Transportation Program. In order to be considered for federal-aid, roads must be classified one of the following:

- ❖ Principle arterials (urban or rural)
- ❖ Minor arterials (urban or rural)
- ❖ Urban collectors (urban or rural)
- ❖ Major collectors (urban or rural)
- ❖ Minor collectors (urban or rural)

The Federal Highway Administration has developed road definitions and classifications for funding eligibility. The publication titled Highway Functional Classification: Concepts, Criteria and Procedures, provides definitions for each of the road types noted above.

Principal Arterials are designed to carry traffic through major travel corridors and longer distances.

Minor Arterials serve by collecting smaller traffic levels moving shorter distances and collecting or funneling it onto principle arterials. Minor arterials tend to be roads, such as highway overpasses that lead to major arterials and connect neighborhood streets to major arterials. With minor arterials, greater emphasis is placed on serving the needs of the local community and fronting properties. Examples of minor arterials are State routes between

smaller cities, important surface streets in smaller cities, and major roads serving local and suburban traffic.

Urban, Major and Minor Collectors are streets that provide access and funnel traffic to the principal and minor arterial street system, and in reverse provide more access to property than arterials do. The collector streets within the Village are all urban due to their location within the urban growth boundary, and include the following:

Local Streets are streets that primarily function to serve the abutting land use in the immediate area and provide access to property. All streets not fitting one of the above categories is considered a local street. Local streets are not eligible for federal aid.

The following roads within the Village are classified as rural federal aid roads:

- M-52: Classified as a Rural Minor Arterial.
- South M-52: Classified a Rural Minor Arterial.
- M-106 (Morton): Classified as a Rural Minor Arterial.
- South M -106: Classified as a Rural Minor Arterial.

Traffic Counts

Traffic counts are depicted in Table 24 for selected roads entering the Village. For the four (4) roads surrounding the Village in the top half of Table 21, growth in vehicle trips is mixed. Brogan and Morton Roads, between 2001 and 2004, experienced 11% and 34% in vehicle trip growth, while Main Street, between Dexter Trail and the Village limits experienced a significant decline of 45%. Green Road experienced a small decline of .3% for same period.

The information in the bottom half of Table 24 tells an entirely different story. While the traffic data collected for M-52 and M-106 appear dissimilar in both numbers and location collected on Figures 11 and 12, it is very clear that during peak hours a traffic problem could occur. The increase in traffic on M-52 between 2005 has increased 92% to the north of the Village Center, but only 7% south of the Village Center. Traffic counts on M-106, east of the Village increase by 30% between 2000 and 2006. See Figure 11 and 12 and Table 24.

FIGURE 11
2000 TRAFFIC COUNTS

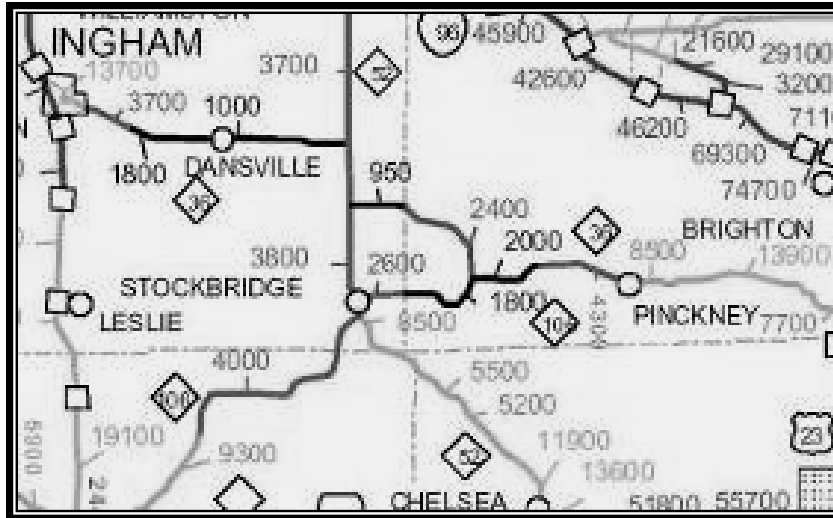
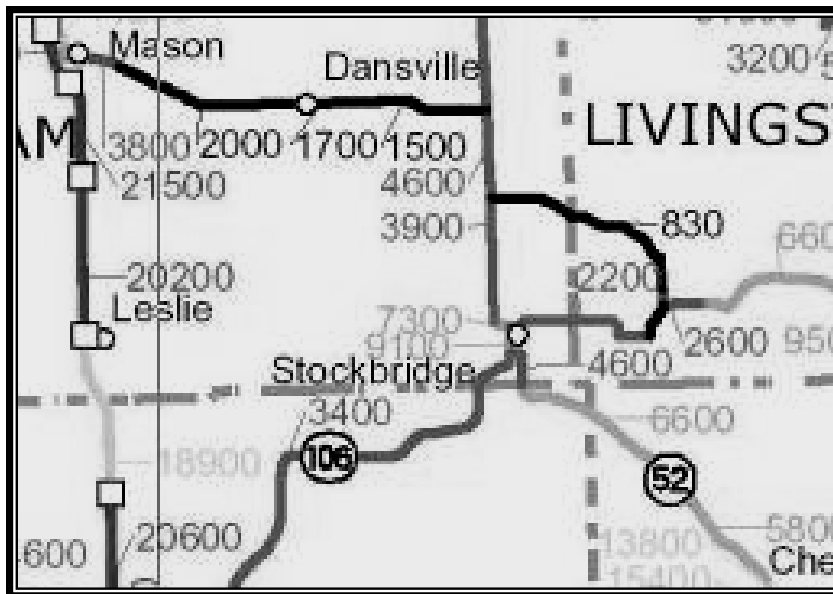


FIGURE 12
2005 TRAFFIC COUNTS



**TABLE 24
TRAFFIC COUNTS**

LOCAL ROAD COUNTS					
ROAD NAME	YEAR	FROM	TO	24 HR. 2-WAY COUNT	GROWTH FROM PREVIOUS COUNT
BROGAN	2004	Dexter Tr.	M-106	1,212	2001-2004 11%
GREEN	2006	Sheppard	M-52	918	2003-2006 -.3%
MAIN ST.	2006	Dexter Tr.	Village Limit	411	2003 – 2006 -45%
MORTON	2004	Adams	M-52	2,360	2001-2004 34%
Source: Ingham County Road Commission, most current data.					
STATE TRUNKLINE COUNTS					
YEAR	ROAD	COUNT/TRIPS	GROWTH FROM PREVIOUS COUNT		
2000	M-52 Near Village Center	North: 3,800 South: 8,500	North: 92% South: 7%		
2005	M-52 Near Village Center	North: 7,300 South: 9,100			
2000	M-106 Near Village Center	East: 2,000	30%		
2005	M-106 Near Village Center	East: 2,600			
Source: Michigan Department of Transportation.					

PARKS AND RECREATION

Local

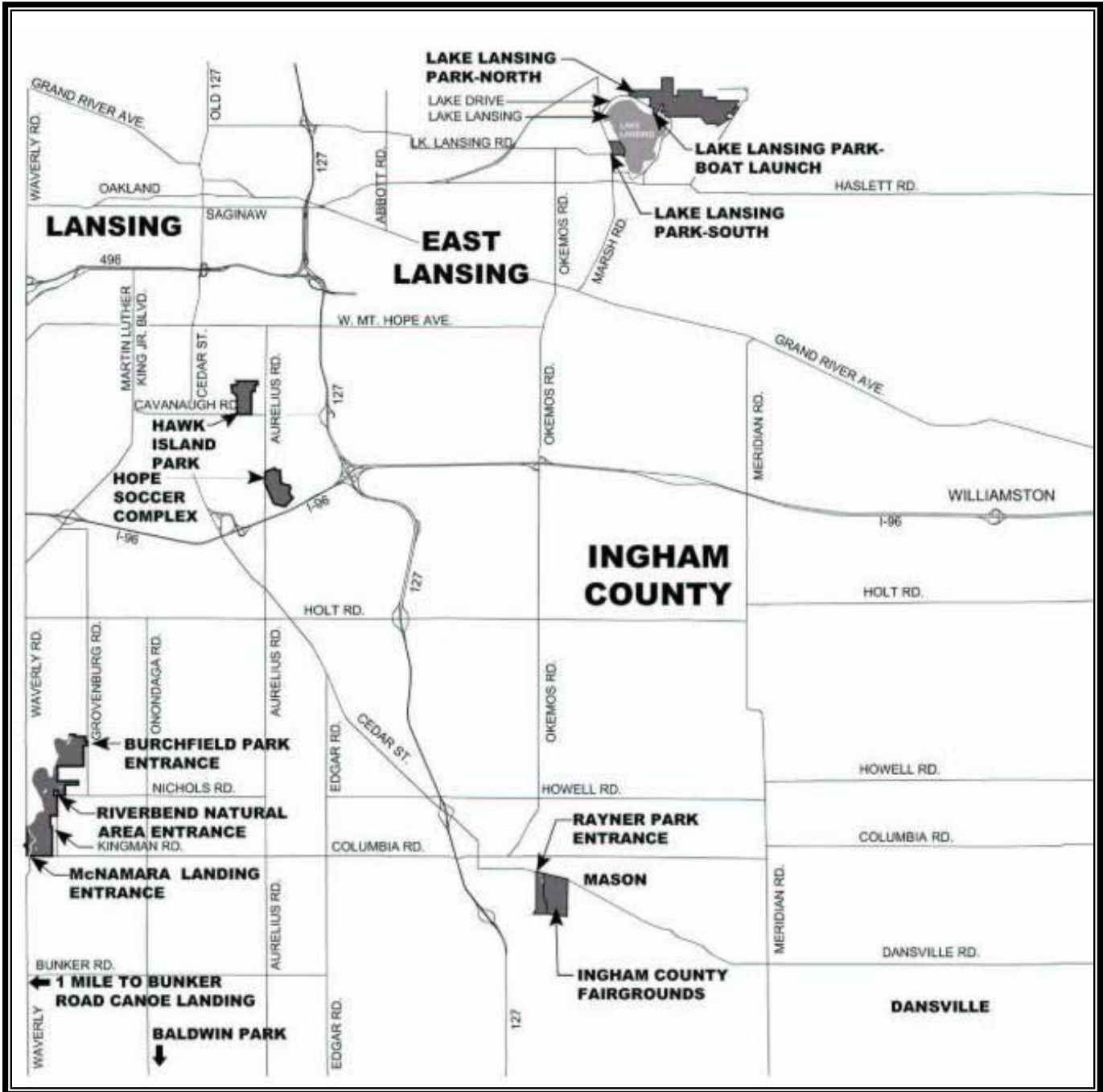
The Village of Stockbridge has one community park, Veteran’s Memorial, and therefore relies on the Stockbridge Community School District for other recreational needs.

Ingham County Parks and Recreation

Ingham County has twelve (12) facilities, containing 1,400 acres, to serve the recreational needs of Ingham County Residents. The twelve (12) facilities appear below and on Figure 13.

- Baldwin County Park
- Bunker Road Canoe Landing
- Burchfield County Park
- Hawk Island County Park
- Heart of Michigan Trail System
- Lake Lansing County Park South
- Hope Soccer Complex
- Lake Lansing Boat Launch
- McNamara Canoe Landing
- Rayner County Park
- Riverbend Natural Area
- Lake Lansing County Park North

**FIGURE 13
INGHAM COUNTY PARKS**



State Parks and Recreation

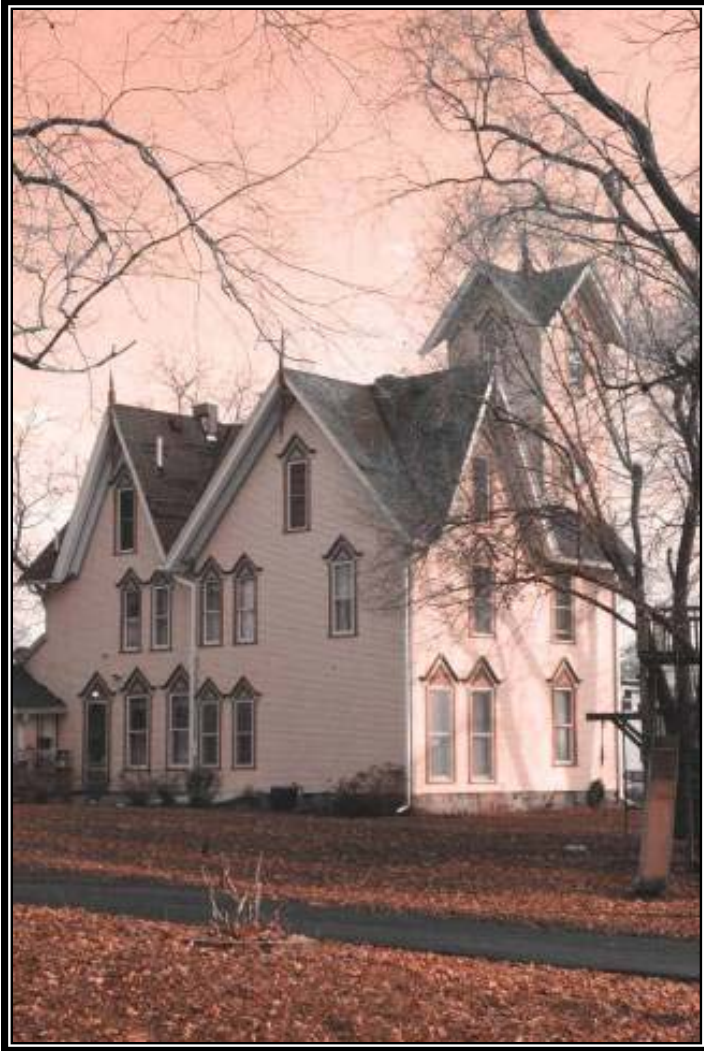
The State of Michigan's role in parks and recreation is more specialized than that of local or regional government. The State's strongest asset is their ability to acquire and develop property for unique parks that other entities may not be able to do. The State's goal is to acquire property near urban areas to preserve open spaces and undisturbed areas.

Lakelands Trail State Park is one of four linear state parks in the Michigan State Park system that has been converted from abandoned railroad corridors. This trail currently is completed between Stockbridge and Pinckney and passes through wooded areas and rolling farmland. It is approximately 13 miles long with a gravel surface. Lakeland is designed for hiking, bicycling, and wheelchair use on the north side and horseback riding on the south side of the trail. Cross-country skiing is popular in winter. Approximately one (1) mile of Lakelands Trail State Park is within the Village's boundary.

Other Recreation Opportunities

There are several other recreational opportunities nearby such as: the Waterloo and Pinckney Recreation Area. The closest Huron Clinton Metro Parks are Hudson Mills, Dexter/Huron and Delhi Mills in Washtenaw County. There are also several lakes in the area: Bruin Lake, Portage Lake, Half Moon Lake, Joslin Lake and Pleasant Lake.

GOALS AND OBJECTIVES



INTRODUCTION

Long-range land use planning requires a policy basis from which decisions can be made. Such policy is often found in the thoughts, ideas, and sentiments of members of the community. The Village of Stockbridge's Planning Commission and administration solicited this input through a community visioning session. The following are the key goals that will guide the Future Land Use and recommendations found in this Plan. The Objectives are specific steps that can be prioritized and pursued.

MASTER PLAN MISSION STATEMENT

The mission statement describes the direction the Village will take in the future. The mission statement is based on identified community values and the preferred development scenario to describe what the community might look like if new policies and programs are set in action. The draft mission statement is as follows:

The mission of the Village of Stockbridge Master plan is to promote a high quality of life and continue a commitment to preserve and enhance the unique character of the Village through policies, services and programs that result in: revitalize the downtown business district, manage growth, improve property values, preserve the historic small town character, enhance recreational opportunities, and increase active public participation in accomplishing the objectives of the mission statement that result in attracting visitors, new residents and establishments to our community.

GOALS AND OBJECTIVES

In terms relevant to community planning, goals, objectives, and policies give the Master plan: the philosophical guidance it needs to address the present issues and advance plans into the future. They are defined as follows:

- Goals are overall broad statements that provide a focus for future discussions.
- Objectives are more specific planning statements used to qualify the goals and provide more detailed direction for planning efforts.
- Policies are very specific, action – oriented statements that would help achieve the goals and objectives. Policy statements provide justification to revise or draft new ordinances or regulations or finance specific capital improvements.

PUBLIC INVOLVEMENT

GOAL: Encourage planning programs that include formalized, facilitated and broad based Public Involvement processes.

Objective: Strive for excellence in communication to Village residents and increased involvement in the Village's future.

Policy/Action Items

- Promote programs that include broad-based public involvement processes to achieve consensus on the implementation of the vision for the Village.
- Improve communication through early and continuous involvement of Village residents.

COMMUNITY VISION, CHARACTER, IMAGE AND QUALITY OF LIFE

Goal: Maintain the small-town character that makes Stockbridge unique and a great place to live by encouraging quality development.

Objective: *Maintain a high quality character and image for the Village.*

Policies/Action Items

- Establish and develop a theme for a façade improvement program.
- Establish standards for streetscape, landscaping and lighting that is appropriate and desirable in the Village.
- Develop and enforce design standards for restoration projects being undertaken for older buildings and homes that have a historical value to the community.
- Develop and encourage gateway/entryway corridor signage and plantings. The first impression given to visitors is on the main corridors into the Village.
- Encourage the regular maintenance of buildings and sites.
- Community groups should be encouraged to work together to maintain well landscaped yards, parks and other public space throughout the Village.

Objective: *Develop ordinances that support the small town character of Stockbridge.*

Policies/Action Items

- Enact zoning regulations that encourage high quality, mixed-use development adjacent to the downtown area.
- Develop standards for new and infill construction to ensure compatibility with the historic fabric of Stockbridge.

Objective: *Promote and maintain the small town atmosphere and high quality of life for current and future residents of the Village.*

Policies/Action Items

- Coordinate growth in the Village and township to ensure development is compatible.

- Ensure new development is compatible with the existing character of the Village.
- Control by regulating land use through zoning regulations.
- Preserve, protect, and educate Stockbridge citizens about valued cultural and historical resources.
- Enhance the visual appearance of the Village through zoning regulations and site plan review standards for setbacks, signs, landscaping, lighting, etc.

GOVERNMENT

GOAL: The Village of Stockbridge should strive to openly communicate and efficiently coordinate all governmental efforts to ensure efficient and cost effective services to residents and businesses.

Objective: Investigate areas where shared services and/or costs between two or more communities are appropriate, and encourage joint efforts in these areas.

Policies/Action Items

- Explore intergovernmental agreements to share sewer capacity, 425 agreements, and police contracts.
- Provide for a coordinated approach toward recreational opportunities and open space preservation in the Village, Stockbridge Township, and the region.
- Encourage physical linkages, such as bike, pedestrian pathways between communities that connect important regional assets such as parks and community services.

ECONOMIC DEVELOPMENT

Goal: Maintain and expand the economic base of the Village of Stockbridge.

Objective: Maintain and improve Village resources.

Policies/Action Items

- Encourage maintenance and improvements to property in the commercial and industrial areas of the Village.
- Maintain and improve existing infrastructure.
- Plan and build capital improvements that support growth in accordance with the Future Land Use Map.

Objective: Improve the business climate in the Central Business District.

Policies/Action Items

- Support the development of commercial neighborhood and business groups.
- Use incentives and Village resources to encourage redevelopment and adaptive reuse of vacant commercial and industrial buildings.
- Provide for a balance of land uses including retail, office, warehousing, manufacturing, research and development, service industries, institutional, and residential.
- Encourage the establishment and maintenance of a diversity of employment opportunities.

Objective: Work with the Stockbridge DDA, Ingham County EDC and other organizations to foster a community that has a vibrant, diverse, strong, and healthy local economy to provide employment and services to the Stockbridge community.

Policies/Action Items

- Identify Brownfield sites to be included in the Ingham County Brownfield program.
- Develop an environment conducive to small business enterprises.
- Encourage the adaptive reuse of existing structures, in-fill, and redevelopment of the downtown.

- Promote the establishment of new businesses compatible with the Village.
- Market the Village competitively through other positive factors, other than financial incentives
- Support efforts to provide appropriate land and infrastructure to support future projected economic development needs.
- Sustain economic development activities to ensure an adequate tax base and employment base.
- Support business retention and attraction within the Village with existing organizations.
- Establish downtown redevelopment policies that encourage growth, development, and preservation of the downtown.

GENERAL LAND USE CONCEPTS

GOAL: Promote a development pattern that preserves the rural and small town character of the Village.

Objective: Coordination of Planning Efforts.

Policies/Action Items

- Encourage compatible residential and commercial development between the Village and Township.
- Encourage development that is contiguous to existing development and infrastructure.
- Encourage the reuse of existing structures in the downtown.

Objective: Clustering of new residential development with adequate buffering.

Policies/Action Items

- Promote the clustering of new houses in subdivisions and/or near the Village to protect open space.
- Establish standards to promote buffering and transition areas between differing land uses.

Objective: Maintain the current character of the Village.

Policies/Action Items

- Establish character standards for new developments regarding landscaping, scale, form and architectural elements.
- Develop and implement programs to preserve and protect valued historic properties and buildings.
- Require the provision of a variety of housing styles and types to accommodate a wider range of housing preferences, income levels and household types (singles, seniors, empty-nesters) in mixed use and cluster developments.
- Consider transportation in land use planning, such as investigating the long-term feasibility of safety improvements and/or M-52 bypass.

RESIDENTIAL

Goal: Strengthen the residential character of the Village by providing for a variety of new, high-quality housing types.

Objective: *Maintain and enhance the residential character of existing neighborhoods.*

Policies/Action Items

- Encourage self-initiative in upgrading, improving and maintaining property.
- Initiate housing rehabilitation and neighborhood revitalization efforts in appropriate areas.
- Continue to work with homeowners and appropriate agencies to identify and implement needed capital improvements in residential areas.
- Carefully monitor areas where residential uses are located adjacent to industrial or commercial uses, so that timely safeguards against blight can be initiated, if necessary.
- Provide transition zones of less intensive land uses, buffers and screens to protect residential areas from the impacts of noise, vibration, and glare produced by the more intensive uses.
- Follow a policy of stringent code enforcement in all residential areas.
- Rehabilitate or remove blighted residential structures.

Objective: *Provide for the development of new, high quality residential growth at varying densities and affordability.*

Policies/Action Items

- Residential development should be permitted in accordance with the ability to provide necessary public services, including public water and sanitary sewer services, road construction and maintenance, police and fire services, and governmental administrative services.
- New residential developments shall be designed to be compatible with the natural features of the site. Significant topographic features, tree stands, wetlands, and other important natural features should be preserved intact wherever possible.
- Promote quality housing, at moderate and high densities to maintain the Village character of the community.

- Evaluate undeveloped residential parcels and/or evaluate the future land use designation on such parcels.
- Maintain an appropriate balance of lot sizes, while also ensuring open space.

Objective: Provide appropriate areas for a wide range of housing types.

Policies/Action Items

- Locate new multiple family developments in areas with access to major thoroughfares, so that use intensities and traffic demands are compatible.
- Provide incentives for the construction of senior housing complexes within the Village.
- Encourage alternative housing styles, other than multiple-family including “empty nest”, condominiums and attached single family dwellings.
- Encourage infill of high quality, moderately priced single-family homes and multiple family developments.
- Encourage the increased usage of upper story lofts and apartments in the Village Center.
- Promote mixed use residential areas that integrate a variety of single-family residential styles, multiple family and commercial uses.

Objective: Encourage the use of land in accordance with its character and adaptability through the use of innovative planning techniques that will result in substantial benefit to future residents and to the Village.

Policies/Action Items

- Encourage the use of innovative development techniques that effectively implement the goals set forth in the Master Plan, especially in preserving the Village's natural and historic features.
- Alternative residential developments must result in substantial benefit to the future residents and to the Village that exceed those accomplished under conventional methods and should enhance the quality of life in residential areas and provide readily available recreation and shopping opportunities.
- Alternative residential developments should enhance the quality of life in residential areas and provide readily available recreation and shopping opportunities.

- Assure that compatibility of style, use, and relevant characteristics of neighboring properties are maintained.
- Encourage and promote the development of open space or cluster developments that are adjacent to existing open and agricultural areas.
- Protect historic residential neighborhoods from the encroachment of incompatible non- residential uses.
- Consider programs such as purchase, donation or transfer of development rights, conservation easements, and scenic easements as a tool to maintain parcels with significant natural resources.

Objective: Minimize pollution and preserve natural areas of the Village.

Policies/Action Items

- Areas around existing wetlands should be used for low-density single family and open space residential uses.
- Prevent pollution or siltation of wetlands by controlling drainage through the use of Village ordinances.

COMMERCIAL

Goal: Provide for a full range of commercial facilities which are adequate to serve the resident population within the Stockbridge market area.

Objective: *Strictly limit the location of commercial uses to protect the health, safety and welfare of the businesses and their patrons.*

Policies/Action Items

- Commercial areas should be located within the Central Business District (CBD), and in centralized locations that will serve the expected needs in the years ahead.
- Commercial development should not be encouraged in the Village at the expense of the Central Business District. The community's retail and service needs can best be served through the coordinated growth and development of both the Village's commercial corridors and the CBD.
- The future allocation of commercial land in the Village should be based on the shopping needs of the Stockbridge area.
- Commercial uses that require large amounts of parking and are strictly auto oriented should be directed to locate along the western and southern corridors into the Village.

Objective: *Encourage the development of compact commercial areas rather than strip development along major thoroughfares or spot development that intrudes into residential areas.*

Policies/Action Items

- Develop design guidelines to encourage quality design and architecture.
- Promote shared service drives to minimize the number of curb cuts along major roadways.
- Promote a system of centralized and defined commercial centers with design guidelines consistent with historic architecture incorporated into the Zoning Ordinance; utilize innovative strategies to promote quality development.

Objective: Provide for compatible land use relationships between commercial and other uses.

Policies/Action Items

- Provide a balanced ratio of land for commercial use versus demand.
- Evaluate undeveloped commercial parcels and/or evaluate the future land use designation on such parcels.
- Provide adequate buffering and screening between commercial and residential land uses.
- Incorporate adequate screening and buffering regulations into the Zoning Ordinance.
- Require non-intrusive lighting from commercial sites.

Objective: Distinguish, by location and type, the various commercial uses (Convenience, Comparison, General, Highway) in specific zoning districts where supported by existing or projected Village population.

Policies/Action Items

- Commercial land in the Village must be allocated efficiently to uses that fulfill the essential needs of residents.
- Village officials should work with developers to recruit retail establishments for which residents have expressed a need.
- The Village should discourage development of land for commercial uses for which the demand has already been met.

Objective: Improve safety and enhance the aesthetic value of businesses, by making use of traffic management methods that encourage the use of landscaping and setbacks to delineate drives, direct vehicular movement, and provide sufficient stacking space in entranceways.

Policies/Action Items

- Consider developing a corridor plan for each of the major gateway roads into the Village to coordinate land use and traffic. The plans should be coordinated with the Michigan Department of Transportation (MDOT) and/or the Ingham County Road Commission, in accordance with guidelines for traffic management, land use, landscaping, etc.

Objective: Encourage the design and layout of commercial uses that reflect thorough and careful analysis of sites and creative efforts to improve aesthetics.

Policies/Action Items

- Architecture should be clean and uncluttered and based on the historic character of the Village.
- Signs should be unobtrusive and compatible with the historic character of the Village.
- Parking, loading and storage areas should be landscaped and screened in order to provide visual relief from large paved areas and unsightly activities.
- Landscaping and setbacks should convey a sense of compatibility with natural features and native species.

Objective: Monitor and enforce building, zoning, and maintenance codes in commercial areas.

Policies/Action Items

- Buildings, signage, landscaping or parking areas that are deteriorating, as assessed by the Village, should be renovated or repaired on a timely basis.
- Changes in business use in existing buildings should be monitored to be certain that new uses are in compliance with Village building and zoning codes.

CENTRAL BUSINESS DISTRICT

Goal: Maintain and encourage a thriving Central Business District (CBD).

Objective: Enhance the appearance of the CBD.

Policies/Action Items

- Creating more civic spaces downtown.
- Regular maintenance of downtown infrastructure and enhancement of the CBD should be continued and encouraged, such as: efforts to plant and maintain flowers as well as providing refuse containers. Maintain parking facilities that are cleaned, striped and lighted.
- Explore low interest loan programs to facilitate facade improvements.
- Require that surface parking lots add knee walls and landscaping to screen lots from the street.
- Coordinate a Village theme along the critical points of entry to the CBD through street scaping.

Objective: Attract businesses and facilitate housing opportunities.

Policies/Action Items

- Develop a marketing strategy to encourage a variety of businesses to move into downtown.
- Encourage uses that will create destination retail, restaurant, and entertainment uses while discouraging large scale discount retail.
- Concentrate efforts into putting upper floors into use. Assistance should be made available to make re-use financially viable. A model project might be considered to help alert building owners to this potential.
- Promote the Village Center as a destination point. This is both a marketing and development strategy. Downtown Stockbridge should market its historic ambiance and use for business recruitment.
- Encourage the development of second or third story lofts and apartments in the Village Center that will provide residents who will use downtown businesses.

Objective: Promote a visitor and pedestrian friendly environment.

Policies/Action Items

- Promote loft redevelopment with an annual loft tour to attract CBD residents and create incentives to redevelop vacant structures.

- Expand events. An extensive **year-round** calendar of downtown events should be developed. Unique opportunities should be pursued. More winter events should be planned such as an ice sculpture show, winter festival etc.

- Provide a welcome center and public barrier free bathrooms downtown.

OFFICE / SERVICE

GOAL: To provide areas for office/research uses that have limited impact on surrounding land uses and are intended to serve nearby residences or businesses.

Objective: Set aside areas in the Village for general office use, which serve as areas of transition between residential and non-residential uses.

Policies/Action Items

- Develop an office/service zoning district.
- Establish standards that will provide landscaped settings for office uses as areas of transition.
- Promote the use of office areas in order to provide services to the residents or businesses of surrounding areas.

Objective: Provide for the utilization of office uses, as an alternative to strip commercial development, when single-family residential use is not reasonable due to existing conditions.

Policies/Action Items

- Provide a balanced ratio of land planned for office use versus demand for such uses.

Objective: Allocate areas in the Village, which would be suitable for the development of high technology office/research facilities.

Policies/Action Items

- Locate research and development uses on lands that have direct access to major thoroughfares or collector streets.
- Encourage establishment of research and development in appropriate areas in the Village.
- Require well landscaped settings and encourage attractive, well maintained buildings to establish an area identity that will be appealing to corporate and single tenant buildings.
- Promote existing industrial areas for office and research related facilities.

Objective: Place Research and Development uses in close proximity to existing industrial uses to provide space for activities that is ancillary to or supportive of the industrial uses.

Policies/Action Items

- Locate research and development uses at the fringe or edge of industrial use areas to act as a transition to other, nearby, less-intense uses or natural features.
- Research and development office uses should be located in areas that have good vehicular access to M-52 and M-106.

INDUSTRIAL

Goal: Provide for industrial development in a manner that increases the community's tax base, results in proper land use relationships, and does not negatively impact the environment.

Objective: Industrial uses should be located along major transportation corridors.

Policies/Action Items

- Future industrial development should be confined to the designated areas on M-52 and M-106.

Objective: Minimize the negative impacts of industrial areas on non-industrial areas and the environment.

Policies/Action Items

- Concentrate industrial uses in locations that minimize their impact on non-residential uses of less intensity, especially residential uses; protection should be both from physical and visual impacts.
- Codes and regulations applicable to industrial areas must be strictly enforced, including close monitoring of industries that may be using or storing hazardous chemicals or toxic materials.
- Future industrial development should be confined to areas where an industrial base has already been established and is in compliance with Village regulations.
- Require non-intrusive lighting.

Objective: Provide a balanced industrial development strategy to achieve environmental compatibility and maintain the neighborhood character of the Village.

Policies/Action Items

- Non-residential growth strengthens the tax base and increases employment opportunities. A balance should be achieved between these economic benefits and the amount of non-residential growth that is compatible with the Village's environmental objectives and overall future development pattern. To that end, formulate a strategy to re-package the Village's industrial park for a combination of light industrial and office/research uses, instead of just manufacturing.

- The pace and type of industrial development should be monitored so that it is in keeping with the Village's overriding goals for preservation of the natural environment and resources, and protection of its residential areas.
- Light manufacturing and research firms are preferred. Such firms generally produce low levels of waste, noise and traffic, as well as less air and water pollution.
- Future industrial development should be permitted only in accordance with the ability to provide required utilities and public services, including public water and sanitary sewer services, adequate road construction and maintenance, police and fire protection and a tax base to allow for adequate general municipal administrative and regulatory services.
- Develop a plan to identify users for existing industrial buildings and areas that are vacant or under utilized or in need of rehabilitation or clean up.
- Evaluate undeveloped industrial parcels and/or evaluate the future land use designation on such parcels.

Objective: Create industrial areas that are attractive, well-served by infrastructure and efficiently served by transportation facilities.

Policies/Action Items

- Industrial buildings that are architecturally attractive and of substantial construction are to be encouraged.
- Significant landscape treatment of the yards of industrial developments should be required.
- Require screening the view of materials storage, loading areas and trash receptacles from public roads and from nearby non-industrial land uses.

RECREATIONAL OPPORTUNITIES

GOAL: Provide recreation programs and facilities to meet the present and future needs of all Village residents.

Objective: Provide recreational opportunities and services that meet the needs of all components of the population including preschool and elementary school children, teenagers, adults, the elderly, and the disabled.

Policies/Action Items

- Consider adopting policies and review criteria that will encourage new developments in the Village to provide usable open space/parkland and to provide pedestrian links to the Village's sidewalk and trail path system and community resources.
- Encourage cooperation with the School District, library, civic organizations, leagues, business community and other non-profit groups in providing recreational facilities and programs.
- Design and install recreation facilities for the disabled.
- Focus on the aesthetic qualities of existing community parks. Commit to the beautification, regular grooming and the continued and improved maintenance of park grounds.

Objective: Explore innovative funding.

Policies/Action Items

- Start a Stockbridge Area Foundation to encourage private giving.
- Cooperate with Ingham County, surrounding townships, the District Library, civic groups and the Stockbridge Community Schools in the planning and programming of recreation facilities to avoid unnecessary duplication and thus free resources for more efficient allocation.
- Develop recreation facilities and programs based on a sound fiscal policy. Consider the use of volunteers, State and Federal grant programs, and other funding sources.
- Write grant applications as a means to fund identified recreation projects.

Objective: Provide recreation facilities, which are designed so they not only provide recreation opportunities but also contribute to the aesthetic quality, historic preservation, and ecological balance of the Village.

Policies/Action Items

- Utilize natural features (wetlands, wooded areas etc.) for recreation facilities sites.
- Design future parks to be compatible with the environment and adjacent uses. Distinctive natural features of park sites should be preserved wherever possible. Parks should be designed so they contribute to the aesthetic quality of the Village.
- Utilize existing structures of significant historic importance as part of recreational facilities.
- Encourage the development of a pedestrian pathway system throughout the Village to encourage interaction and communication, improve pedestrian safety, and provide linkages between neighborhoods and the CBD.

Objective: To provide adequate park and recreation space as an integral part of each development (neighborhood, multiple family, mobile home park, and industrial park).

Policies/Action Items

- Encourage the preservation of open land areas as an integral part of any new residential development.
- Develop standards for land donation.
- Provide usable open space/parkland within developments, including industrial parks, and pedestrian links to the Village's pedestrian trail and sidewalk system.
- Insure that all neighborhood areas are within a quarter mile of at least one park.

Objective: Prepare a long-term plan to acquire land and facilities to meet the recreation needs of the Village.

Policies/Action Items

- Lay the groundwork to develop an indoor community center for residents and visitors to promote fellowship and provide year-round recreational opportunities.
- Explore the acquisition of the railroad right-of-way for use as a bicycle, pedestrian, and nature trail.

- Continue to require developers and property owners to construct sidewalks in accordance with appropriate standards.
- Explore and study the development of new soccer facility.
- Identify specific improvements such as play structures, landscaping, benches, lighting, and signage, which would improve the existing park areas.

COMMUNITY FACILITIES AND INFRASTRUCTURE

Goal: To provide quality public services and community facilities which promote the public health, safety and welfare and contribute to the quality of life for community members.

Objective: *Ensure the provision of quality services for the community.*

Policies/Action Items

- Ensure that quality services and infrastructure are available to neighborhood areas such as police, fire, road repair and refuse pick-up.
- Ensure that the storm water management system is adequately maintained and supported by system users.
- Continue to upgrade and maintain sanitary sewer and water systems to meet community needs. Complete Phase 3 of water improvements.
- Regularly distribute information pamphlets to residents and property owners on available services.
- Maintain a regular schedule of street maintenance and improvement through a comprehensive Capital Improvement Program. Develop a plan for bridge replacement near Elizabeth and Williams Streets.
- Return four (4) lots near Cherry and Spring Streets to residential use by relocating the Village Emergency Services Building.
- Continue to explore and coordinate enhanced opportunities for shared services with the surrounding Townships, Ingham County and the Stockbridge Community School District.
- Explore and develop intergovernmental and coordination agreements with surrounding Townships. This can include but is not limited to 425 Agreements. Create revenue and budget stability by exploring the sale of sewer system capacity to Stockbridge Township through 425 Agreements or other mechanisms.

Objective: *Develop and Maintain adequate public facilities for the Village.*

Policies/Action Items

- Develop options for the creation of a new municipal center for the Village.

- Improve and maintain the physical condition of all Village owned buildings by assessing conditions and establishing an improvement and maintenance plan.
- Enforce the sidewalk ordinance and develop a sidewalk improvement and maintenance program.
- Maintain and promote the locations of existing public parking lots.
- Ensure that the visibility and condition of refuse dumpsters do not detract from the downtown aesthetics.

Objective: Cooperatively plan and locate school facilities and services with the Stockbridge Community School District in order to provide for student population growth.

Policies/Action Items

- Maintain Village owned property and buildings adjacent to or near public school property.
- Continue sidewalk improvement and maintenance programs to provide access by student pedestrians.
- Explore continued opportunities to share resources and buildings for recreation and other services.

Objective: Work cooperatively towards the improvement and paving of access routes serving the school campus area.

Policies/Action Items

- Work with schools, State and other public agencies in order to provide safe and efficient access to the school campus areas.
- Actively implement a policy of through streets and avoidance of dead ends and cul-de-sacs.

TRANSPORTATION AND TRAFFIC

GOAL: To provide a transportation system that facilitates the smooth, safe, and efficient flow of automobiles, motorcycles, trucks, buses, emergency vehicles, bicycles and pedestrians.

Objective: *Ensure an efficient, safe, and multi-modal transportation network throughout the Village in cooperation and coordination with the Ingham County Road Commission, Michigan Department of Transportation, and Stockbridge Township.*

Policies/Action Items

- Promote cooperation, coordination, and public participation of transportation planning throughout the Village and region.
- Encourage physical linkages, such as bike, pedestrian trails between communities that connect important regional assets such as parks and community services.
- Implement an access management plan along M-52 in cooperation with MDOT.
- Investigate the long-term feasibility of safety improvements and/or an M-52 bypass.
- Maintain existing rural characteristics of roads where feasible.

Objective: *Create a balanced and diversified transportation network.*

Policies/Action Items

- New commercial developments along M-25 and M-106 shall be accompanied with roadway or driveway improvements to support the growth.
- Encourage the Michigan Department of Transportation to make improvements to M-52 and M-106 such as a walking bridge over M-52 (south side), signalization of both M-52 and M-106 intersections and turning lanes on M-52.
- Improve problem intersections, including the addition of turning lanes, to ensure proper turning movements for safety and efficiency.
- Correct or avoid hazardous and unsafe areas by improving street alignments and bridges.

Objective: Improve the aesthetics of the thoroughfare approaches to the Village.

Policies/Action Items

- Encourage Corridor Plans that promote an attractive and appropriate approach into the Village.
- Require that site plans for development along the approaches to the Village actively address aesthetic concerns.

Objective: Adopt a system of road and street classifications.

Policies/Action Items

- Transportation system planning in Stockbridge should be based on a system of road and street classification that are a functional hierarchy of road types compatible with the Ingham County system.
- Local streets or roads should serve as access to abutting properties.
- Collector roads should gather vehicle trips from local streets and feed them to major thoroughfares or trunk lines.
- Major thoroughfares should carry traffic through the Village and/or gather vehicle trips from local and collector streets and feed them to M-52 and M-106.
- State highways (M-52 and M-106) should have adequate capacity to serve “through” traffic as well as provide commercial and industrial land access.
- Actively implement a Village policy of through streets. Avoid dead ends and cul-de-sacs.

Objective: Encourage improved roadway aesthetics.

Policies/Action Items

- Roadways should be visually pleasing to motorists, pedestrians, and persons who view the roads from adjoining land.
- Review greenbelt landscaping standards along roadways and ensure quality landscape treatments for commercial and industrial areas.
- Frontage along roads should be safely landscaped.

- Commercial and industrial uses should be encouraged to maintain entrances and exits onto major thoroughfares in an attractive manner.
- The proliferation of signs should be discouraged along roadways, and attractive signs should be encouraged, especially along M-52 and M-106.
- Pursue Traffic Enhancement Act (SAFE TEA-LU) funding for roadway landscaping projects.
- Pursue Michigan Department of Transportation grants and other grant sources.

Objective: Strive toward a balanced relationship between the transportation system and the overall land use pattern.

Policies/Action Items

- There should be an adequate number of each road type with the appropriate carrying capacity to serve the Village's land use pattern.
- Alternative development proposals should be analyzed to determine the amount of traffic that will be generated and how the increased traffic will affect the transportation system.
- Adequate road improvements should be planned prior to the approval of new commercial and residential developments.

Objective: Reduce or limit conflicts between land use and traffic wherever possible.

Policies/Action Items

- The Village should encourage the installation and use of service drives, connector drives or “cut throughs” for access between adjacent properties along commercial corridors.
- An access management ordinance should be developed in order to control excessive curb cuts and hazardous turning movements.

Objective: Promote the use of transportation alternatives such as biking, walking, and public transit.

Policies/Action Items

- Expand and connect sidewalks and bike paths that enhance and highlight access points to the CBD.

- Consider the development of a bike path master plan, which would designate bike paths within the Village and connecting surrounding townships, again emphasizing connections to the CBD.

Objective: Require the installation of sidewalks in conjunction with all new development.

Policies/Action Items

- Sidewalks shall be constructed in accordance with the establishment of a Village Sidewalk Master Plan.
- Complete a Village-wide sidewalk assessment and develop a prioritized list of needed improvements.

Objective: Consider a public initiative to install sidewalks in areas that are already built-up.

Policies/Action Items

- Grant applications should be submitted as a means to fund sidewalk construction on public land and/or in areas already built out but lacking such a system.

ENVIRONMENTAL RESOURCES

GOAL: Preserve the natural resources of the Village of Stockbridge.

Objective: Promote, educate, and protect natural, non-renewable resources found in the Village.

Policies/Action Items

- Protect groundwater aquifers and natural recharge areas including wetlands and significant areas of upland open space on a watershed basis.
- Examine the need to develop a wetlands and groundwater protection policy.
- Protect and enhance groundwater and surface water resources from contamination from failing septic systems, fertilizer runoff, and other sources of pollution.
- Develop, educate, and enforce storm water management techniques to minimize the impacts of non-point source pollution on surface water resources.
- Protect important scenic areas, mature vegetation and other natural resources contributing to the community character.
- Work with the Township to preserve and protect prime agriculture land and open space.
- Protect natural resources through education and conservation practices.
- Enhance programs and educate on the benefits of waste management and recycling programs.
- Develop Zoning Ordinance and other enforcement tools and techniques to ensure that development will minimize disruption to valuable wetlands and other natural feature areas.

Objective: Utilize progressive storm water management and erosion control techniques to ensure that development will not adversely impact natural resources and surrounding property.

Policies/Action Items

- Storm water management and soil erosion control techniques should be designed and regulated to remove sediment and other pollutants from storm water and other direct run-off.

- Encourage sound natural resource management practices beyond State and Federal regulations.

Objective: Protect and preserve Portage Creek.

Policies/Action Items

- Encourage and explore the development of an overlay protection zone for areas adjacent to Portage Creek.

HISTORIC PRESERVATION

GOAL: Encourage the preservation of the Village’s historic character by preserving or restoring historically significant properties, as well as promoting new development compatible with the existing character.

Objective: Preserve the inherent character of individual historical architectural resources throughout the Village.

Policies/Action Items

- Recognize the need to seek alternate uses for structures that are no longer suitable for their original purpose.
- Develop a Historic District for the purpose of identifying historical and architectural resources and providing methods of ensuring their preservation.
- Where possible, name new streets and developments with names associated with the Village’s historic past.
- Continue individual preservation efforts to restore and maintain important historical structures, which need immediate attention.
- Work with State, local and college historical preservation groups to identify resources, opportunities and needs.
- Encourage the development of an architectural theme and design continuity in new developments and structures, which compliments historical structures.

Objective: Encourage the rehabilitation of historic structures.

- Consider strategies to permit flexibility in order to facilitate the rehabilitation of upper stories for loft housing.
- Evaluate feasibility of allowing structures to be reused as apartments to facilitate the rehabilitation of historic structures
- Promote and develop Historic Preservation competitions and awards.
- Recruit developers for loft redevelopment and mixed use adaptive reuses of vacant structures.

Objective: Promote historic assets of Stockbridge in coordination with the Historical Society.

- Provide educational information on the creation of a Historic District with pamphlets, monthly newsletters, workshops, or booths at community events.
- Coordinate with the Chamber of Commerce and Historical Society to promote downtown walking tours that promote the education of local history and historical assets.
- Consider utilizing historic markers describing noteworthy buildings, events; the design of which could be coordinated with downtown signage requirements.
- Encourage the development of an architectural theme and design continuity which compliments historical structures.

TRADITIONAL TOWN PLANNING

Goal: Adopt the principals of traditional town planning throughout the Village of Stockbridge.

Objective: *WALKABILITY*

- Increase the walkability of existing and new neighborhoods within the Village.
- Encourage friendly street design (buildings close to street; porches, windows & doors; tree-lined streets; on street parking; hidden parking lots; garages in rear lane; narrower, slow speed streets).

Objective: *CONNECTIVITY*

- Encourage an interconnected street grid network that disperses traffic and eases walking.
- Develop a hierarchy of narrower streets, boulevards, and alleys.
- Develop high quality pedestrian networks and public spaces to make walking more pleasurable.

Objective: *MIXED-USE*

- Encourage a mix of shops, offices, apartments, and homes within neighborhoods, blocks, and buildings
- Encourage a range of housing types, sizes and prices in closer proximity to one another.

Objective: *QUALITY ARCHITECTURE AND DESIGN*

- Encourage an emphasis on beauty, aesthetics, human comfort, and creating a sense of place.
- Pay special attention to the placement of civic uses and sites within community.
- Encourage human scale architecture.

Objective: TRADITIONAL NEIGHBORHOOD STRUCTURE

- Encourage discernable centers and edges to the community.
- Maintain public spaces at the center of the Village and within the CBD district.
- Emphasize the importance of quality public spaces; public open space designed as civic art.
- Maintain the walkability of the Village with a wide range of uses and densities within a 10-minute walk of one another.
- The highest densities should be maintained in the Village center; progressively less dense towards the edge.
- Encourage buildings, residences, shops, and services to be located closer together for ease of walking, to enable a more efficient use of services and resources, and to create a more convenient, enjoyable place to live.

Objective: SMART TRANSPORTATION

- Encourage a pedestrian-friendly design that encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation.

Objective: SUSTAINABILITY

- Minimize the environmental impact of development and its operations.
- Promote Eco-friendly technologies, respect for ecology and the value of natural systems, energy efficiency; more walking less driving.

OTHER ISSUES FOR CONSIDERATION

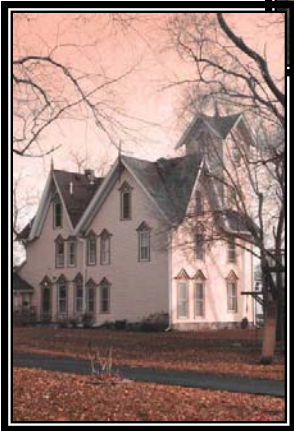
Over the course of developing the Master Plan for the Village, input was received from that has been compiled into a list. Several of the items below are related to the Goals and Objectives contained in this plan, but may relate to separate initiatives or issues that are worthy of mention in order to put them on record.

- Develop Village Signage and Gateway improvements.
- Remove blight from gateway areas.
- Develop a plan for a Farmer's Market.
- Develop a Historical District.
- Promote a trail system linking rails to trails to downtown.
- Develop a plan for the adaptive reuse of vacant industrial buildings.
- Develop a soccer complex and timber town park.
- Develop options for the creation of a new municipal center for the Village.
- Develop a plan for bridge replacement near Elizabeth and Williams Streets.
- Coordinate with MDOT for improvements to M-52 and M-106 such as:
 - Walking bridge over M-52 (south side)
 - Signalization of both M-52 and M-106 intersections
 - Turning lanes on M-52

EXPANSION OF VILLAGE EVENTS - IDEAS

- Fourth of July Parade
- Fine Arts Fair
- Music In The Park
- Flower/garden display/sale
- Clean-up day
- Antique street fair/Show
- Craft show
- Memorial Day parade
- Street Dance
- Mardi Gras or Easter Parade
- Broomball
- May festival/classical music
- Harvest fest/Oktoberfest/Beer tent
- Food Festival Halloween Festival
- Farmers Market
- Outhouse Races
- Christmas Parade/Tree Lighting
- Ice skating area
- Snow festival
- X-country skiing
- Ice sculpture contest

MASTER PLAN



FUTURE LAND USE

The following future land use descriptions and future land use map (see Figure 13) are based upon research and analysis from a wide variety of sources including the following:

Review of Key Plan Components

Public Visioning Sessions: Successful visioning sessions were held on October 3, 2006 and May 8, 2007. Participants were asked to discuss their “visions” for the future of the Village. Topics discussed included the following: housing and neighborhood issues, economic development, parks and natural features, transportation issues, community image and aesthetics. The vision session results, for October 3, 2006, are provided as an appendix to the Master Plan and are found at the end of the document

Background Studies: Background studies were completed to provide a clear picture of the historical and existing state of the Village, and the projected trends and needs for the future of the Village. Issues associated with population, housing, natural resources, transportation, and parks were reviewed. Background studies are an integral part of the Master Plan and help to provide a factual basis upon which the goals, objectives and future land use map are based.

Existing Land Use: Existing land uses were documented and mapped within the Village.

Goals and Objectives: The Master Plan chapter titled Goals and Objectives covers issues such as residential development, recreation, commercial/industrial development, transportation and circulation, and natural resources. The public visioning sessions and background studies were the primary source for the formulation of the Village’s goals and objectives.

FUTURE LAND USE CATEGORIES

The sections below provide a description of each of the future land use categories used on the Future Land Use map (Figure 14). Each category below provides a general description and intent, and a listing of appropriate uses and their corresponding zoning classifications where applicable.

Single-Family Residential – Village Center Density

Intent: The intent of this category is to maintain the well-established character, scale and density of the single-family neighborhoods that are characteristic of the Village of Stockbridge.

Description: Located primarily within the Village center, these older neighborhoods consist of detached single-family homes, including historic structures. The recommended density in these areas should not exceed five (5) dwelling units per acre. These predominant characteristics should be maintained by encouraging programs and techniques to improve neighborhoods and housing conditions. In addition, development on vacant lots within this residential classification should only occur if the character, scale and development pattern of the new development is consistent and

compatible with the older, existing structures and development patterns of these residential neighborhoods.

Relationship to Physical and Natural Features: The Single-Family Residential – Village Density land use category is located in areas where the public services and infrastructure are adequate to accommodate the planned density. The natural features within this designation are somewhat limited, however, natural features such as existing trees and any relationship with wetlands or Portage Creek must be considered in new development or redevelopment of these areas.

Appropriate Uses: Desirable land uses and elements of the Single-Family Residential – Village Density land use include:

- Single-family dwellings.
- Density of five (5) dwelling units per acre.
- Small areas of open space.
- Other uses that are compatible with a residential area such as churches and schools.

Single-Family Residential – Suburban Density

Intent: The intent of this category is to maintain and create a larger lot residential development pattern outside of the Village center and to provide direction for the development of vacant lands in a transitional manner that is still compatible with the Village center.

Description: The Single-Family Residential – Suburban Density designation is contained within three (3) peripheral locations in the Village. The recommended density in this area is three (3) to four (4) dwelling units per acre.

Relationship to Physical and Natural Features: The Single-Family Residential – Suburban Density land use category is located in areas where the public services and infrastructure are adequate to accommodate the anticipated density. The natural features outside of the Village center vary. Natural features within these areas must be considered and preserved where possible including: wetlands, woodlands, slopes, flood plains, etc.

Appropriate Uses: Desirable land uses and elements of the Single-Family Residential – Suburban Density land use include:

- Single-family dwellings.
- Density of between three (3) and four (4) dwelling units per acre.
- Small areas of open space.
- Other uses that are compatible with a residential area such as churches and schools.

Multiple Family Residential

Intent: The intent of this category is to provide for multiple family uses.

Description: The Multiple Family Residential designation encompasses an area in the northeast corner of the Village off of Brogan Road and areas off of S. Williams Street and S. Clinton Street (M-52/106). The anticipated density should not exceed around fifteen (15) dwelling units per acre.

Relationship to Physical and Natural Features: The intent of this land use category necessitates the availability of the public services and infrastructure, but much like the Single-Family Residential – Village Center designation, Multiple Family Residential is planned in areas without significant natural features present.

Appropriate Uses: Desirable land uses and elements of the Multiple Family Residential land use include:

- Townhouses, garden apartments, two (2) to three (3) story apartments.
- Density not to exceed fifteen (15) dwelling units per acre.
- Higher density developments such as mobile home parks – 8 dwelling units per acre.

Central Business District

Intent: The Central Business District designation incorporates a mix of uses within the core of the Village. The intensity of the development within the District tends to be higher than the rest of the Village due to the smaller lot sizes. Parking cannot be accommodated on most sites and the buildings cover the majority of the parcel. Uses customarily found in a Central Business District include municipal services, restaurants, banks (no drive through), personal services, comparison retail, offices, public spaces, and single- and multiple family residences (second story).

The continued maintenance of the historical structures and encourage new structures to maintain historic characteristics and character of the downtown are also essential within this area.

Description: This designation is centered on the Main Street, with Herbert Street on the north and Elizabeth Street on the south.

Relationship to Physical and Natural Features: The intent of this land use category necessitates the availability of the public services and infrastructure. While not integral to the designation, the proximity to Township Hall and other historic structures adds to the viability and sense of place of this area. Limited natural features exist within this area due to the increased density and intensity of the planned uses.

Appropriate Uses: Desirable land uses and elements of the Central Business designation are:

- Retail stores, personal service establishments, municipal facilities, offices, off-street parking, public open spaces, and a town square.
- Ground floor retail with office and/or multiple-family uses on the upper floors.

- Historic preservation.
- Public buildings and spaces

General Commercial and Highway Commercial oriented uses which require high accessibility and visibility are incompatible with the character of the Village center and should be discouraged.

General Commercial

Intent: The General Commercial designation incorporates those commercial uses designed for the convenience of persons residing in the Village by providing office, limited retail, and business service uses that serve the adjacent and surrounding neighborhoods.

Description: This designation is located at the south end of the Village, along Green Road (M-52) and the western entry corridor of the Village along W. Main St. Smaller scattered locations of existing uses are located throughout the Village.

Relationship to Physical and Natural Features: Areas planned for the General Commercial designation generally require good accessibility and visibility along arterial roadways. The presence of natural features has little effect on their existence.

Appropriate Uses: Desirable land uses and elements of the General Commercial designation are:

- General office uses
- Professional offices
- Retail sales/uses
- Personal services
- Food services
- Service clubs
- Funeral homes
- Multiple family on housing/second floor lofts
- Drive-thru facilities
- Bed and breakfasts

Highway Commercial

Intent: The Highway Commercial designation incorporates those commercial uses designed to accommodate office, business service, and retail uses that serve a larger market than the General Commercial category, which includes the Village and surrounding townships.

Description: This land use category is generally found on the south side of the Village along Green Road and M-52/106.

Relationship to Physical and Natural Features: Areas planned for the Highway Commercial designation require good accessibility and visibility along arterial roadways. The presence of natural features has little effect on their existence.

Appropriate Uses: Desirable land uses and elements of the Professional Business designation are:

- Planned shopping centers
- Bars and lounges
- Retail sales/uses
- Sit down and carry out restaurants
- Food services
- Fast food restaurants
- Funeral homes
- Auto sales
- Drive-through facilities
- Recreation and amusements

Mixed-Use

Intent: The mixed use category is intended to allow a compatible mix of uses that rely on public services primarily paved roads, municipal water and sewer. Development within these areas should be primarily commercial and office uses that complement each other in regards to pedestrian activity, landscaping and design.

Description: The Future Land Use Map indicates that this land use category is primarily planned along the M-52 and M-106 corridors.

Relationship to Physical and Natural Features: Direct access to these areas should be off of M-52 and Green Road (M-52/106). Municipal sewer and water are available, and there are no natural features within close proximity.

Appropriate Uses: Desirable land uses and elements of the Mixed Use category are:

- Mixed uses – commercial and office.
- Planned Unit Developments are preferred in these areas allowing for a relaxation of standards to provide more innovative design and protection of natural features. Residential uses may only be considered in these areas if complimentary to and part of a larger development consisting of a compatible mix of uses.
- Abundant landscaping, screening of services and loading areas, and adequate landscape buffering to protect adjacent residential uses.

Light Industrial

Intent: The Future Land Use Map establishes two areas for Light Industrial use. This designation is intended to allow the continued operation of the current industrial uses or their transition to other Light Industrial uses.

Description: The Light Industrial areas are located in the northeast corner of the Village along M-106 and south of Stockbridge High School.

Relationship to Physical and Natural Features: Direct access to these areas is provided via M-106 and E. Morton Street. Municipal sewer and water are available, and there are no natural features within close proximity.

Appropriate Uses: Desirable land uses and elements of the Light Industrial category are:

- Training and/or educational centers.
- Research oriented uses.
- Light manufacturing, assembly, packaging, and testing facilities.
- Abundant landscaping, screening of services and loading areas, and adequate landscape buffering to protect adjacent residential uses.

Land intensive industrial uses should not be permitted within the Village limits due to the associated off-site impacts that have the potential to significantly detract from the quality of life in the Village's residential neighborhoods.

Research/Development

Intent: The Research/Development uses are composed of a diverse range of wholesale, parts assembly, high technology, research facilities, laboratories, and light fabrication operations.

Description: The Future Land Use Map designates one (1) area for Research/Development use. The Manufacturing Center of Stockbridge, a subdivided industrial park, is located in the southeast corner of the Village on the north side of Green Road (M-52). The current industrial park is targeted toward manufacturing activities. However, the site is currently zoned M-1, which permits a wide variety of uses that not only include traditional light industrial uses, but also research and design centers that are meant to balance the manufacturing sector that is currently in a downturn.

Relationship to Physical and Natural Features: Utilities are available throughout the Research/Development area and soils are generally good for building construction.

Appropriate Uses: Desirable land uses and elements of the Research/Development category are:

- Research and design.
- Business service establishments.
- Wholesale, parts assembly, high technology and light fabrication operations.
- Well-designed circulation systems, supportive facilities such as utilities, abundant landscaping, screening of services and loading areas, and adequate landscape buffering to protect adjacent uses.

Public/Semi-Public

Intent: The Future Land Use Map designates uses such as existing and planned municipal buildings and facilities, parks, churches, cemeteries, public schools, and other uses providing public or semi-public services within this category.

Description: This category provides for establishments that are purely governmental as well as joint public and private facilities. These facilities are scattered throughout the Village.

Relationship to Physical and Natural Features: The location of these areas and the necessary utilities to service them are dependent on the function each facility serves.

Appropriate Uses:

- Municipal building and facilities
- Parks
- Churches
- Cemeteries
- Public Schools
- Museums
- Libraries

Open Space/Conservation

Intent: Open Space/Conservation areas are designated on the Future Land Use Map along Portage Creek and natural areas of the Village that contain environmentally sensitive resources such as wetlands, woodlands, and sloped areas. All of these resources present constraints to development for which the use of land should be restricted or even precluded. The Open Space/Conservation areas are also meant to strengthen the edges or boundaries of the Village and protect its character from surrounding new development. Therefore, development in the Open Space/Conservation areas should be discouraged to protect the environmental resources and to maintain the Village character.

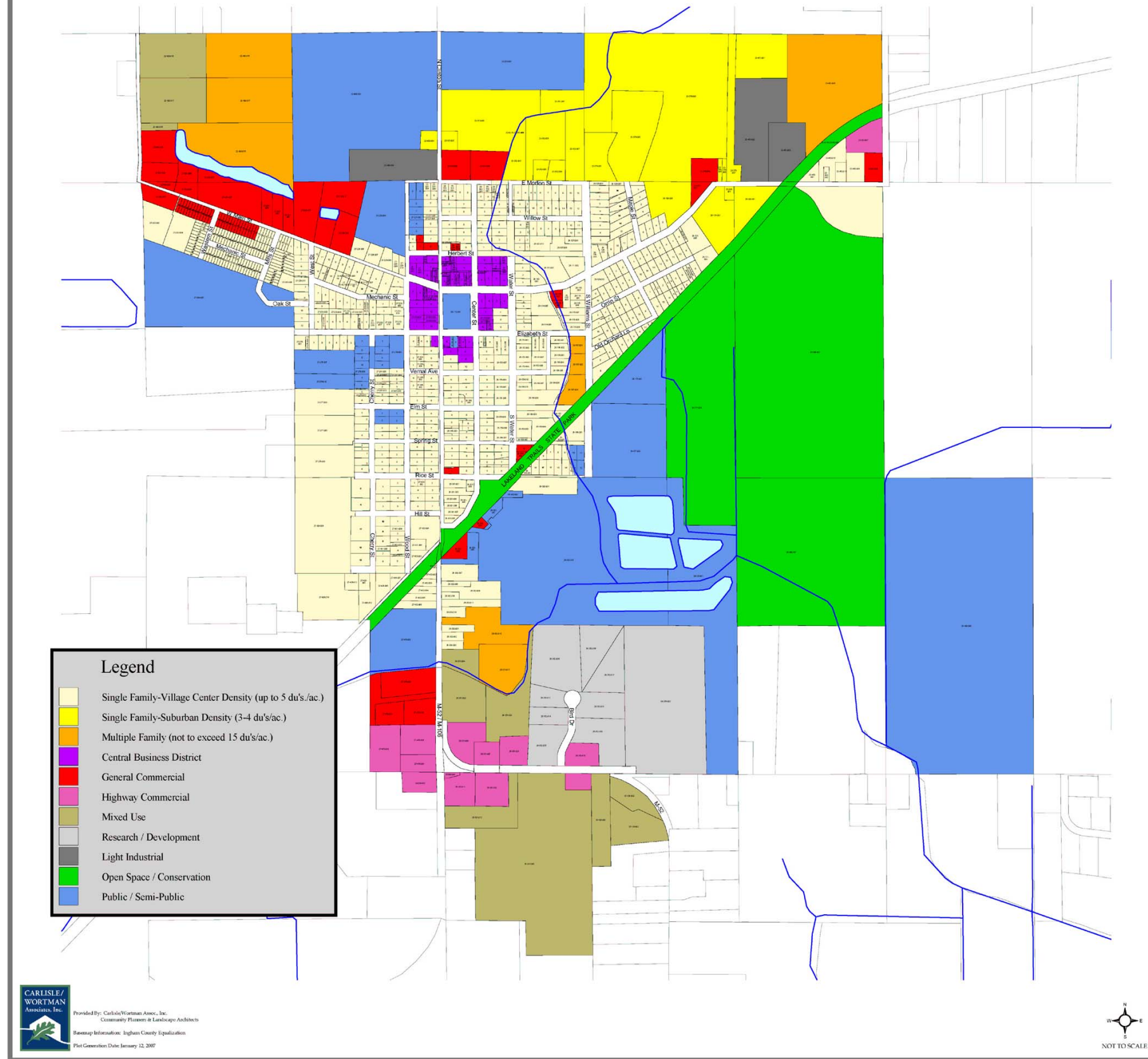
Description: This designation is intended to protect and preserve the unique natural resources of the Village while broadening recreational opportunities and an appropriate use of the land.

Relationship to Physical and Natural Features: Land in this use category generally includes environmentally sensitive areas where natural features need to be protected to preserve a balanced ecosystem.

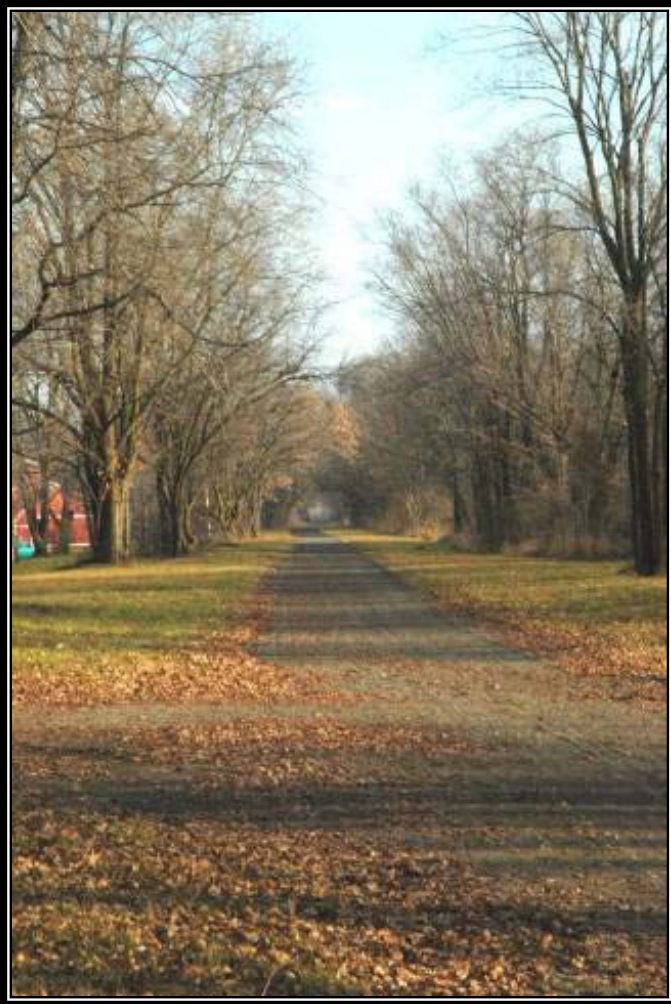
Appropriate Uses:

- Public or private conservation areas.
- Active and passive recreational uses.

Village of Stockbridge DRAFT FUTURE LAND USE MAP



IMPLEMENTATION



INTRODUCTION

The Master Plan is a statement of goals, objectives and policies, designed to accommodate future growth and redevelopment. It also forms the philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning and that the Master Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs, which will be useful if the plan is to be followed.

A variety of programs or administrative "tools" are available to help the plan succeed. These include:

ZONING REQUIREMENTS

Zoning is the development control that has been most closely associated with planning. Originally, "zoning" was intended to inhibit nuisances and protect property values. However, zoning should also serve the following additional purposes:

- To protect the public's health, safety and general welfare.
- To promote orderly growth in a manner consistent with land use policies and the Future Land Use Map.
- To promote attractiveness in Village's physical environment by providing variation in lot sizes, bulk, density and appropriate land uses.
- To accommodate special, complex or unique uses through such mechanisms as planned unit developments, overlay districts, clustering or special use permits.
- To guide development to prevent future conflicting land uses (i.e. industrial uses adjacent to residential areas).
- To preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.
- To promote the positive redevelopment of underutilized areas of the Village.

The zoning ordinance and official map, in themselves, should not be considered as the major long range planning policy of the Village. Rather, the Master Plan should be regarded as a statement of planning policy. Zoning should be used to assist in implementing that policy. Future rezoning requests should be evaluated against the goals and objectives and arrangement of land uses specified in the Master Plan and on the Future Land Use Map.

FUNDING METHODS

A variety of funding mechanisms are available for the Village to implement the goals and policies of the Master Plan. Some of the current mechanisms available are listed below, but various programs, legislation and funding sources are constantly changing.

United States Department of Agriculture Funding

Loans and grants.

MDOT Transportation Enhancement Program (SAFETEA-LU)

The Village can take advantage of this Act to attempt to gain funding for transportation enhancement activities. Possible grant monies include a wide variety of efforts from historic preservation related projects to landscaping and beautification projects such as a streetscape plan. MDOT makes decisions after a local and regional screening process is conducted.

Community Development Block Grant (CDBG) Funding

The Community Development Block Grant (CDBG) program is authorized under Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended. It is administered through the Department of Housing and Urban Development (HUD), and is meant to fund projects that revitalize neighborhoods, expand affordable housing and economic opportunities, and improve community facilities and services. Grant funding may be available through this program for infrastructure, corridor, and community “gateway” and streetscape improvements.

Special Assessment

This method provides the funding of public improvement projects through individual assessments of properties on an equitable basis for benefiting property owners in a defined district. This technique is common when funding road and utility improvement projects.

Tax Increment Financing, Public Act 450 of 1980

Tax increment financing is a means of funding infrastructure improvements such as roads, sewers, which are needed for development. Bonds are issued by the community to pay for the needed improvements and then paid off by capturing the resulting increases in property taxes spawned by the improvements.

Michigan Department of Natural Resources

The Michigan Department of Natural Resources Recreation Division administers the Land and Water Conservation Fund (LWCF – requires 50% local match) and the Natural Resources Trust Fund (MNRTF – requires 25% local match).

Other funding may be available through other programs at the State and Federal levels, such as the Great Lakes Fishery Trust, the Inland Fisheries Grant Program, the National Fish and Wildlife Foundation, and the Detroit Edison Tree Planting Fund. Federal funding through the National Parks Service is available under the Rivers & Trails Program and includes the Land and Water Conservation Fund and the Urban Park and Recreation Recovery.

Development Process

Provision of facilities and improvements as part of developments.

REDEVELOPMENT TOOLS

Brownfield Redevelopment Act Financing, Public Act 381 of 1996

The Brownfield acts allow communities to use tax increment financing in order to finance analysis and clean up of sites where environmental contamination limits redevelopment.

Downtown Development Authority (DDA), Public Act 197 of 1975

The DDA Act provides for the establishment of a downtown development authority that may utilize tax increment financing (TIF) to promote growth as well as correct and prevent deterioration in business districts.

Local Development Finance Authority (LDFA), Public Act 281 or 1986

The LDFA Act provides for the establishment of local development finance authorities that may, through the development and implementation of plans, use tax increment financing (TIF) to fund projects that will create jobs and promote economic growth.

Redevelopment of Shopping Areas Act, Public Act 120 of 1961, as amended by Act 260 of 1984.

This Act basically authorizes municipalities to utilize the special assessment district financing mechanism for the maintenance of commercial areas. Funds can be utilized for a variety of activities including redevelopment, maintenance, and promotional efforts. The act also calls for a creation of a board to direct the various improvement efforts.

Corridor Improvement Authority Act, Public Act, 280 of 2005

In late 2005, the Governor signed into law Public Act 280 of 2005, the Corridor Improvement Authority Act, to authorize cities, villages and townships to establish "corridor improvement authorities" to prevent the deterioration of long-existing commercial areas, promote historic preservation and encourage economic growth in districts established by local ordinance. The primary "tool" for a PA 280 authority to promote economic development along designated corridors is the use of tax increment revenues to pay for a variety of improvements within the district. Authorized improvements include constructing or renovating public facilities, such as streets, bridges, buildings, plazas and pedestrian malls, parks and parking facilities. Other authorized improvements include buying, selling and leasing real and personal property within the district; and acquiring, constructing, improving, rehabilitating, operating and maintaining any building, including multiple-family dwellings within the district; contracting for broadband service and wireless technology service in the district; along with specific planning and implementation of other development plans for the district.

Capital Improvements Program

Capital improvement programs (CIP) consider the funding and timing of all municipally related capital needs, including such items as roadways, utilities, parks and recreation, Village Hall expansions and sub stations for fire service. The CIP is a schedule of projects that contains estimated costs and sources of funding. The Master Plan should be used as a key reference document in the preparation of the CIP to ensure that public dollars are spent where the most benefit will be received.

Ordinance Enforcement

One of the most essential tools for implementing the Master Plan is the enforcement of existing ordinances. While the Master Plan embodies the desires of the community for an improved living environment, the Zoning Ordinance and other general ordinances establish minimum standards designed to protect the public health, safety, and welfare.

PLAN EDUCATION

Citizen involvement and support will be necessary as the Master Plan is implemented. Local officials should constantly strive to develop procedures which make citizens more aware of the planning process and the day-to-day decision making which affects implementation of the Master Plan. A continuous program of discussion, education and participation will be important as the Village moves toward realization of the goals and objectives contained within the Master Plan.

Board of Trustees, Zoning Board of Appeals and Planning Commissioner Education

Attendance at Michigan Society of Planning seminars and Citizen Planner programs will improve Village's ability to deal with day-to-day planning issues.

Plan Updates

The Master Plan should not become a static document. The Village Planning Commission should re-evaluate and update portions of it on a periodic basis, at least once every three to five years. The Planning Commission should set a schedule for the review of various sections of the Plan on a yearly basis.

Once adopted, the Master Plan is the official policy guide to be used by the Village Planning Commission and Board to solve existing and anticipated community development issues. Through the text and Future Land Use Map, the Master Plan illustrates the attitude and desire of the community toward future growth and development. Further, the Master Plan also promotes continuity in development policy as the Planning Commission and Board membership changes over the years.

RECREATION

There are several state law related to the formation of authorities that enable both municipalities to operate and build recreation facilities.

Recreational Authorities Act, Public Act 321 of 2000

Two or more municipalities or districts may establish a recreational authority. A recreational authority is an authority under Section 6 of Article IX of the state constitution of 1963.

Recreation and Playgrounds Act, Public Act 156 of 1917

Any city, school district, village, county or township may operate a system of public recreation and playgrounds; acquire, equip and maintain land, buildings or other recreational facilities; employ a superintendent of recreation and assistants; vote and expend funds for the operation of such system.

APPENDIX



Village of Stockbridge

Master Plan Visioning Workshop October 3, 2006

Report to the Village of Stockbridge
Village Council

Prepared by:
Carlisle/Wortman Associates, Inc.
October 25, 2006

Introduction

On October 3, 2006, the Village of Stockbridge sponsored a visioning workshop to identify current and future planning related needs and issues that must be addressed to shape the future direction of the Village. Local residents, Village Council, staff members and other public officials were encouraged to attend and provide ideas on such issues as residential & non-residential development, transportation/traffic, natural and historic resources and the Downtown. The vision statements gathered from this workshop will be used to develop community planning goals, land use programs, and policies for the first Master Plan for the Village of Stockbridge.

This report is a summary of the process and outcomes of this Village Visioning Workshop. Priority vision statements and ideas for the improvement of the Village were generated from this session, and help define community planning goals and objectives for the Village. The vision statements from this workshop are included in this report.

Visioning Workshop Format

The group workshop techniques for the Village were carried out in the following manner:

- Mapping and problem area identification.
- Round robin listing of ideas and brainstorming.
- Discussion and clarification of ideas.

The workshop began with a brief introduction to the visioning process and the purpose of the workshop. The attending group was directed to discuss their visions for the Village of Stockbridge on the following topics:

- Parks and Recreation
- Commercial and Industrial Land Uses
- Neighborhoods.
- Transportation and Traffic
- Downtown Development

Major Findings/ Workshop Results

Using the original words recorded on flip charts, a list of statements was prepared. Several central themes emerged from the Vision Workshop and are listed as follows:

Central Business District/Downtown

1. Downtown needs to be a destination point. This is both a marketing and development strategy. Downtown Stockbridge should market its historic ambiance, cultural attractions, and work to add more through business recruitment. Again, this needs to be a unified approach, with buy-in from all agencies having an impact.
2. The CBD should be walk able from the surrounding residential neighborhoods.
3. More residents are needed downtown. Special initiatives to encourage the use of upper floors of existing buildings, or ordinances which provide developer “bonuses” for residential components may be necessary.
4. Improve and increase parking, develop architectural standards for building façades, develop a plan to celebrate the agricultural history of the area and historic architecture of the Village so that it becomes a destination point.
5. Develop a market niche for Village in order to transition from a more agricultural based economy to a more commercial/business atmosphere.
6. Collect marketing data in order to create a marketing/niche plan for the Village.
7. Develop Village Signage and Gateway improvements so that motorists know they are entering the Village. Remove blight from gateway areas, such as the abandoned oil tank depot. Link parks and walking easements through neighborhoods that eventually lead back into the CBD; Rails to trails – connect the Village together.
8. Expand events: An extensive year-round calendar of downtown events should be continued and expanded upon. Unique opportunities should be pursued.
9. Develop a plan for a Farmer’s Market.
10. Develop a vacant building “window” program.
11. Update the DDA plan; help small businesses survive.
12. Encourage and promote historic properties and historic downtown.
13. Develop a Historical District.
14. The Village should support historical properties and protect them from demolition.
15. The Village needs to provide financial resources and incentives for historic preservation.
16. Encourage and promote trail system linking rails to trails to downtown.

Commercial/Industrial

1. Examine the main transportation corridors to determine if some residential properties can be transitioned to commercial/office uses, while still retaining their residential architecture.
2. Re-examine the mission of the Commerce Park. Should it transition from trying to attract manufacturing companies to high tech and research?
3. Develop a plan for the adaptive reuse of vacant industrial buildings, such as Stockbridge Stamping. Market empty industrial buildings and industrial infill lots to educational institutions such as Lansing Community College or other industrial arts and vocational educational institutions.
4. Identify sites that present a challenge from a land use/zoning perspective and develop plans for their reuse. Examples of such sites are the old Red Barn site, oil tanks along M-52 (southern gateway to the community) and the existing emergency services building.
5. A retail marketing study should be completed to prioritize tourism commercial vs. everyday commercial.
6. Should big box or shopping center development be supported? If so, should it be located in specific area and special use requirements.
7. Work with the Stockbridge Area Chamber of Commerce to promote local vs. chain business.
8. Encourage hi-tech, Research and Development which provides higher pay.
9. Expand and promote 2nd and 3rd floor office space and loft apartments downtown.
10. Promote a diversity of industries within the Village.
11. Work both regionally and locally with planning agencies to keep commercial uses in the downtown area (Surrounding Townships).

Residential/Neighborhoods

1. Ensure a mix of housing opportunities.
2. Maintain excellent Village services.
3. Promote and encourage several housing styles including loft commercial in the downtown.
4. Increase and promote additional senior citizen housing.
5. Explore the future of neighborhoods adjacent to the downtown and along major thoroughfares (Southwest corner of M-52).
6. Encourage self maintenance of single-family homes and residential neighborhoods.
7. Improve street cleanup of weeds, litter, blight etc.
8. Maintain a variety of rental options.
9. Initiate housing rehabilitation and neighborhood revitalization efforts in appropriate areas.
10. Work with homeowners and appropriate agencies to identify and implement needed capital improvements in residential areas.
11. Carefully monitor areas where residential uses are located adjacent to industrial or commercial uses, so that timely safeguards against blight can be initiated, if necessary.
12. Encourage the use of land in accordance with its character and adaptability through the use of innovative planning techniques that will result in substantial benefit to future residents and to the Village.

Parks and Recreation

1. Develop a circular trail system that links the Village together.
2. Explore the development of a soccer complex and timber town park.
3. Develop a trail system that links the Village together.
4. Develop Veterans Memorial Park for more active recreational activities.
5. Explore a regional approach to parks and funding for them.
6. Create a partnership with the Stockbridge Area Schools to make use of their recreation facilities.

Municipal Services/Infrastructure/Other Issues

1. Complete Phase 3 of water improvements.
2. Develop options for the creation of a new municipal center for the Village.
3. Maintain excellent police, fire and emergency services.
4. Keep emergency/ambulance service in its present central downtown location.
9. Create revenue and budget stability by exploring the sale of sewer system capacity to Stockbridge Township through 425 Agreements or other mechanisms.
7. Discuss the need for annexation and other boundary issues.
8. Return four (4) lots near Cherry and Spring Streets to residential use by relocating the Village Emergency Services Building.
9. Develop a plan for a sidewalk replacement and repair program.
10. Develop a plan for bridge replacement near Elizabeth and Williams Streets.

Traffic and Circulation

1. Develop a plan for bridge replacement near Elizabeth and Williams Streets.
2. Coordinate with MDOT for improvements to M-52 and M-106 such as:
 - Walking bridge over m-52 (south side)
 - Signalization of both M-52 and M-106 intersections
 - Turning lanes on M-52
3. A directional sign plan should be completed that better identifies downtown parking, recreation areas, commercial areas, etc.
4. Shopping traffic should be directed to suitable and easy to find public parking areas.
5. As part of a transportation study, traffic calming techniques should be implemented in specific problem areas. Traffic calming techniques could include traffic bumps, traffic islands, changes in street texture or material, and streetscape improvements.
6. All utilities should be buried to improve the age skyline.