



Almont Township & Village of Almont Master Plan

**Adopted 2013
Amended 2018**

ALMONT TOWNSHIP & VILLAGE OF ALMONT MASTER PLAN

Village of Almont

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List of Acronyms

BMPs	Best Management Practices
CBD	Central Business District
CIP	Capital Improvement Plan
CRWC	Clinton River Watershed Council
DDA	Downtown Development Authority
GLTA	Greater Lapeer Transportation Authority
LID	Low Impact Development
MDOT	Michigan Department of Transportation
MPEA	Michigan Planning and Zoning Enabling Act
PUD	Planned Unit Development
RRC	Redevelopment Ready Community
SMOC	Selected Monthly Owner Costs
TIF	Tax Financing



1. Introduction

Introduction

This document presents the master plan for both the Village of Almont and Almont Township, Michigan. It establishes long-range recommendations for the maintenance and enhancement of the community's existing atmosphere, as well as future planning concepts which will help maintain Almont's character as growth and development occurs. It also summarizes the results of a thorough planning process and incorporates feedback received from elected and appointed officials, as well as information and projections obtained from Lapeer County and the communities surrounding Almont. This master plan is adopted under compliance with the Planning and Zoning Enabling Act.

History

The first record of settlement in Almont can be traced to 1827, when a road was cut through the wilderness, near what is now Main Street in the Village. The first homestead was located near the corner of Van Dyke and Hollow Corners Road. By 1833, there was a noticeable increase of settlers to the area.

In 1836, the Village was platted into building lots and contained five dwellings; a school, hotel, store, blacksmith shop, and a shoe shop. A postal route was also established from Mt. Clemens to Lapeer, via Macomb, Washington, Romeo, Bruce, and Newburg; a distance of 48 miles. Almont received mail once a week from each direction. Development in this early settlement was aided by a waterwheel located along the river that winds through the Village. This waterwheel was the only source of power for area mills and factories.

The population of the Village reached 888 persons by 1840. Access to the settlement was provided by a stage route, operated between Newburg and Royal Oak, via Romeo and Utica. In 1839, the railroad between Detroit and Birmingham was completed. By 1843, the railroad was extended to Pontiac, with a stage providing access to points further north. Regular stage service was provided between Newburg and the following communities: Ridgeway, Romeo, and Metamora.

In 1840, the first wagon shop was started. Wagon and carriage-making were, in later years, to become important and prosperous industries in the area. A farm implement foundry was started in 1844.

Up until 1846, the name Bristol had adhered to the Township, and Newburg to the Village. The postmaster at the time was instrumental in having the name of both communities changed to Almont after the well-known general, Juan N. Almont. The Village incorporated in 1865, with a population of 818 persons. This is 100 more people than it had when it entered the twentieth century some 35 years later.

Almont was an important community during the settlement of Lapeer and Sanilac Counties and was important to the lumbering industry that was the foundation of the economy at the time. Almont's regional setting would have been further enhanced were it not for the peculiarity of its location, being out of line of the railroads that penetrated the new state. Almont, however, lay too far north to be in the line of the Romeo railroad and too far south to be entered by the Port Huron and Lake Michigan Railroad built in 1870. This location effectively prevented Almont from

expanding much beyond its role as a small village. The railroad line that eventually reached Almont in 1882 was a narrow-gauge branch of the Port Huron and Northwest Railroad. The railroad was never extended west to Pontiac as originally intended and was subsequently abandoned in 1942.

The first electric streetcar from Detroit reached Almont in 1914. This streetcar also brought electricity with it, as Almont was one of the first communities in the area to be served by electric power. The electric powered transportation route was later extended to Imlay City and served the community until 1925. The tracks were torn out in 1929. Today, Almont is influenced by its proximity to major highways. The extent of this influence is described in the following narrative.

The Planning Process

A master plan is generally a 20-year plan. However, in a county such as Lapeer, which has been emerging as a developing county, plans are often updated more often to consider changing conditions within the community and its relationship; economically, socially, and environmentally; to the larger regional setting. Therefore, in 2018, the plan underwent a five-year review. The five-year review resulted in the decision to make limited amendment changes to the joint Almont Township and Village of Almont master plan. The five-year review and update included the addition of an introduction credit page, a Community Facilities Plan chapter, a table of vision and strategies for Township review, and the original Future Land Use Map and a draft of the Future Land Use Map for update changes that are based on rezoning.

It is essential that the master planning process be conducted within a public forum. Opportunities must be provided for public participation and input if the plan is to be truly representative of the community. The support of the community can also help facilitate implementation. An approach that has been used successfully when planning for the future of a community involves preceding the planning process with an exercise designed to develop "a vision of the future" for Almont.

Public Input

In developing the Master Land Use Plan in 2013 the Village and Township conducted a community-wide survey for property owners in the Village and Township.

Specific questions were asked in the survey to gain an understanding of community sentiment and to gauge support for particular issues.

Cooperative and Coordinated Land Use Planning

While the Village and Township are autonomous in terms of planning and zoning schemes, Almont should carefully consider the planning and zoning schemes of those communities which surround it (Armada, Attica, Berlin, Bruce, Imlay, Mussey, and Dryden Townships). This ideal is reiterated within the State's planning policies for master planning, which requires master plans and planning policies to be reviewed by surrounding communities. Land use decisions for those properties which abut adjoining communities should take into account adjoining communities planning policies while protecting the Village and Township's right to plan and zone as deemed appropriate.

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Introduction

Generally speaking, the communities which surround Almont Township have similar planning policies as the Township: preserving agricultural land uses wherever possible, maintaining larger, more rural single-family lots, and allowing nonresidential land uses in those areas where such uses are most desirable and most viable such as along Van Dyke.



2. Demographics

Population Analysis

The characteristics of a community's population are among the key ingredients given consideration in the long-range planning process. Historical and current population trends have several useful applications. They are especially relevant in identifying the need for various types of community facilities. Future land use and public utility demands are also related to population growth trends and demographic characteristics.

The following items are important to a fuller understanding of the characteristics of both the Township and Village of Almont's total population. These individual topics include the following:

- Population change over time
- Age characteristics
- Household characteristics
- Population projections

The most current available population data is employed in the examination of each of the above-listed topics. Wherever possible, comparable data for Lapeer County is also included. Information for the County is provided for understanding the relationship of the Township to the larger geographical areas (within Southeast Michigan) of which it is a part.

Population Change

At the national level, the U.S. population exceeded the 200 million mark for the first time in 1970. The 2010 U.S. Census indicates that our nation's population is now at nearly 309 million. Michigan's share of the national population had remained a stable 4 percent of the total U.S. population since 1930, before dropping to 3 percent in 2010.

During the 70-year period between 1930 and 2000, Michigan's population more than doubled from 4.8 million to 9.9 million. However, the 2010 Census reveals population growth in the State was stagnant. The State's greatest periods of population growth over these seven decades occurred between 1940 and 1970. The 2010 U.S. Census data gives the State of Michigan a population of 9,938,444, virtually unchanged from the 2000 count.

Table 2-1: Population							
COMMUNITY	1950	1960	1970	1980	1990	2000	2010
Almont Township	997	1,174	1,529	2,267	2,306	3,238	3,909
Village of Almont	1,035	1,270	1,634	1,857	2,354	2,803	2,674
Berlin Township	--	1,418	1,595	2,160	2,407	3,162	3,285
Bruce Township	996	1,538	2,213	3,823	4,193	6,395	6,947
Dryden Township	780	896	1,475	2,327	2,771	3,809	3,817
Imlay Township	1,474	1,847	2,170	2,238	2,143	2,713	3,128
Imlay City	1,654	1,968	1,980	2,495	2,921	3,869	3,597
Lapeer County	35,794	41,926	52,317	70,038	74,768	87,904	88,319

Population changes for Almont and its neighboring communities over the 60-year period from 1950 through 2010 are shown in Table 2-1. During this period, the Township's population increased by 2,912 persons, from 997 in 1950 to 3,909 in 2010. The Village experienced a slower growth rate over this time period and actually registered a population loss during the past ten years with a decrease of 129 persons. Of Almont's neighboring communities, Bruce Township, to the south, experienced the greatest 60-year gain. Imlay Township, to the north, had the smallest increase.

Despite a loss in population for the Village over the past decade due to a faltering economy across the entire country, the growth trend continues to move northward. This trend will only strengthen as the overall economy strengthens.

Table 2-2: Population Change By Decade								
COMMUNITY	1970-1980		1980-1990		1990-2000		2000-2010	
	Number	%	Number	%	Number	%	Number	%
Almont Township	738	48.3	39	1.7	932	40.4	671	20.7
Village of Almont	223	13.6	497	26.8	449	19.1	-129	-4.6
Berlin Township	565	35.4	247	11.4	755	31.4	123	3.9
Bruce Township	1,610	72.8	370	9.7	2,202	52.5	552	8.6
Dryden Township	852	57.8	444	19.1	1,038	37.5	8	0.2
Imlay Township	68	3.1	-95	-4.2	517	24.1	415	15.3
Imlay City	515	26.0	426	17.1	948	32.5	-272	-7.0
Lapeer County	17,721	33.9	4,730	6.8	13,136	17.6	415	0.5

Almont's share of the County's population has steadily increased between 1950 and 2010. In 1950 and 1960, for example, the Township and Village's combined residents, respectively, comprised approximately 5.7 percent of Lapeer County's population. For 1970 and 1980, the share increased to approximately 6 percent. For 1990 and 2000, this proportion stood at 6.2 percent and 6.9 percent, respectively. According to 2010 population data, Almont now accounts for about 7.5 percent of the County's population.

Median Age

The steady aging of this nation's population is among the more important trends dimensioned by each Census. After reaching a high of 30.2 years in 1950, the median age for the nation declined the following two decades to 29.5 years in 1960, and to 28.3 years in 1970. The median age then began increasing and has continued to increase since. In 1980, the median age was reported as 30.0 years, and the 1990 Census indicated the median age had again risen to 32.9 years of age. The 2000 Census shows a continued increase of the nation's median age to 35.3 years, with the current 2010 Census showing a median age of 37.2 years of age.

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Table 2-3: Median Age (In Years)							
Geographic Area	1950	1960	1970	1980	1990	2000	2010
Almont Twp/Village			25.1	27.8	32.1	35.5	40.4
Lapeer County	28.4	26.7	24.8	26.8	31.8	35.9	41.1
Michigan	31.5	28.3	26.3	26.8	32.6	35.5	39.0
United States	30.2	29.5	28.3	30	32.9	35.3	37.2

The aging trend is clearly reflected in the median age figures noted. Each of the different geographic areas included experienced an increase in median age levels between 1970 and 2010. Since 1980, the Township and Village's median age has risen 12.6 years, to a level of 40.4 in 2010.

Population by Age

By reviewing the various age categories that comprise Almont's population, it is possible to determine how various segments of the population have changed over time and which groups have made the largest contributions to Almont's population increase over the past decade. The distribution of Almont Township's and Almont Village's population into designated age categories for 2000 and 2010 is shown in Table 2-4.

Between 2000 and 2010, the Township's population increased by 671 persons, while the Village's decreased by 129 persons. In the Township, six of the eight age categories experienced a percentage increase between 2000 and 2010. In the Village, five of the eight categories experienced a percentage increase between 2000 and 2010. The largest decline in both communities occurred in the 20-24 age category.

Table 2-4: Population By Age								
Age	Almont Township				Almont Village			
	2000		2010		2000		2010	
	Number	%	Number	%	Number	%	Number	%
Under 5	202	6.2	167	4.3	213	7.6	163	6.1
5-19	800	24.7	890	22.8	699	24.9	639	23.9
20-24	122	3.8	189	4.8	133	4.8	135	5.1
25-44	1,010	31.2	893	22.8	946	33.8	720	26.9
45-54	506	15.6	760	19.4	334	11.9	439	16.4
55-64	340	10.5	549	14.1	219	7.8	272	10.2
65-74	162	5.0	308	7.9	132	4.7	172	6.4
75 and above	96	3.0	153	3.9	127	4.5	134	5.0
Total	3,238	100.0	3,909	100.0	2,803	100.0	2,674	100.0

Households

Household Growth Trends

The U.S. Bureau of the Census has two categories that it uses to describe living arrangements: households and families. A household is one person or a group of persons occupying a housing unit. The number of households and occupied housing units are, therefore, identical. Families, on the other hand, consist of two or more persons, related to each other, living in a household.

Household characteristics, in general and the rate of new household growth, have become increasingly important indicators of demographic change within a community. Changes in the number of households and their composition are recognized as a more valid measure of community growth and vitality than absolute changes in the number of persons. Several reasons account for this view.

At the local level, households generate property tax revenues regardless of how many people are living within the household. Households also generate a demand for durable goods, including cars and appliances, as well as energy (electricity, gas and telephone services), which serve to stimulate local and regional economic growth. Local governmental services are impacted by household growth trends, especially the need for public utilities (water and sewage disposal), police and fire services, and solid waste disposal, among others. The number of households also influences traffic levels and the need for future transportation system improvements.

Table 2-5: Household Growth Trends

	1980	1990	Percentage Change	2000	Change 1990-00	Percentage Change	2010	Change 2000-10	Percentage Change
Almont Village	639	828	189	1,022	194	23.4	1,030	8	0.8
Almont Township	703	1,271	568	1,072	180	14.2%	1,382	310	28.9
Lapeer County	21,202	24,659	3,457	30,729	6,070	24.6%	32,776	2,047	6.7

Census data for 2010 indicates that the pace of housing growth has slowed considerably in both Lapeer County and Almont. During the past decade, the Township recorded a 28.9 percent increase in the number of households, while the number of households within the Village remained almost constant. Almont as a whole experienced a higher growth rate than the County figure of 6.7 percent.

Household Size

Accompanying these increases in household growth was a decline in the size of the average household. At the national level, household size has declined steadily since 1950, when it stood at a level of 3.37 persons per household.

Table 2-6: Household Size

	1980	1990	2000	2010
Almont Village	2.91	2.84	2.73	2.66
Almont Township	3.66	3.13	2.88	2.72
Lapeer County	3.30	3.03	2.80	2.64
Michigan	2.84	2.63	2.56	2.49

Consistent with broader national and regional trends, the average household size has continued to decline in Almont. In 1980, the size of the average household was 3.66 persons in the Township and 2.91 persons in the Village. By 2010, this declined to 2.72 persons in the Township

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and 2.66 persons in the Village. Similar declines are noted for Lapeer County and the State of Michigan.

Several factors are responsible for this decline: birth rate patterns, the distribution of the population on the age spectrum, and life style changes. The first of these factors is referred to as the baby boom echo. America experienced a well-documented population growth period following the Second World War, commonly known as the baby boom. Children born during this period have reached the child-bearing years and are starting their own families, creating an echo of the earlier baby boom. This baby boom echo is not producing the same number of persons that occurred earlier due to significant declines in the birthrate. Women today are having fewer children than their mothers did. Fewer children mean smaller families and reduced household sizes.

Population distribution patterns also impact household size declines. The aging of the baby boom generation has begun to increase the proportion of those persons that are no longer considered to be likely candidates for parenthood.

Finally, the increasing number of single-person households has contributed to this trend. Improved medical care has resulted in an increasing number of persons over the age of 65, many of whom are widows or widowers creating single-person households. Young persons have also shown a tendency to marry later and delay having children until later in their lives. Another consequence of this delay is a corresponding decision to have fewer children.

Household and Family Characteristics

Since 1970, there have been many changes in the American family's composition. The data available for the most recent decade, 2000 to 2010, shows the continued decline in the "traditional" family. This is true even though the number of married couples grew nationally.

In the United States, the traditional family dropped from 23.5 percent to 20.2 percent of all households. Families headed by unmarried women comprised 13.1 percent of the overall family percentage, and persons living alone or with unrelated people now make up one-third of all households, but are smaller and less traditional than ever before.

In Almont, family households account for 77.7 percent of all households. This is slightly higher than the Lapeer County total of 74.7 percent. Married-couple families represent 63.4 percent of all households, compared to the Lapeer County total of 60.4 percent. Between the Township and Village, there are 220 female-headed households, or 9.1 percent of all Township and Village households. This is slightly lower than the County-wide figure of 9.4 percent.

Housing Characteristics

Number of Units

Almont Township's inventory of housing units increased to 1,296 units in 2010, up from 1,127 units in 2000. Between 1990 and 2000, the Township experienced its greatest period of growth with an increase of over 40 percent in the total number of housing units. The Village saw a slight increase from 1,058 units in 2000 to 1,116 units in 2010.

Housing Tenure

Home ownership is generally a reliable indicator of community stability. Home purchases often represent the single largest investment that a family will make and, therefore, usually signifies a long-term commitment to the community.

Approximately 95.1 percent of Almont Township's total occupied housing units and 82.0 percent of the Village's occupied housing units are owner-occupied, according to the 2010 Census. For Lapeer County as a whole, 83.5 percent of all housing units are owner-occupied. The Township, based on the U.S. Census, had 1,315 owner-occupied units in comparison to 67 rental units, while the Village had 845 owner-occupied units in comparison to 185 rental units.

Vacancy Rates

Vacancy rates are a significant indicator of conditions within a local housing market. They are particularly useful for evaluating the dynamics of the housing market. Vacancy rates between 3 and 5 percent are generally considered to offer evidence of a stable housing market. When vacancy rates drop below three percent, housing choice becomes restricted. High vacancy rates, on the other hand, are indicators of incipient housing problems.

Almont Township reported a total of 64 vacant housing units in 2010, for a total vacancy rate of 4.4 percent. The Village reported a total of 86 vacant housing units for a total vacancy rate of 7.7 percent. On a County-wide basis, 9.8 percent of all housing units are vacant.

Housing Value

The value of housing units is another useful measure of the quality of a community's housing supply. Fifty-nine (59) percent of the Township's and 17 percent of the Village's owner-occupied units are valued over \$200,000, compared to 34 percent for Lapeer County.

Table 2-7: Housing Value						
	Almont Township		Almont Village		Lapeer County	
Less than \$50,0000	45	3.7%	185	21.4%	2,140	7.7%
\$50,000 to \$99,999	43	3.6%	86	10.0%	3,269	11.8%
\$100,000 to \$149,999	104	8.6%	221	25.6%	6,120	22.0%
\$150,000 to \$199,999	305	25.3%	227	26.2%	6,778	24.4%
\$200,000 to \$299,999	468	38.7%	128	14.8%	5,760	20.7%
\$300,000 and over	243	20.1%	17	2.0%	3,721	13.4%
Total	1,208	100.0%	864	100.0%	27,788	100.0%

Estimates and Projections

The demographic information used within this master plan is primarily taken from the 2010 U.S. Census. This information is useful in determining emerging trends, as well as providing a general understanding of the characteristics of the population.

Projections provide a basis for anticipating future land use and various community service demands. As noted in the previous discussion, the factor that will have the greatest influence on

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these demands is the anticipated number of new households. While there is no precise way of absolutely predicting the future, past trends offer a useful method of anticipating expected changes in the number of households and the number of residents. Several different techniques are customarily used to project anticipated household levels for a community. These include the constant proportion, growth rate, and arithmetic method. Each technique is based on certain assumptions regarding previous trends being carried forward into the future. These methods and their results for Almont are summarized as follows:

Constant Proportion

The constant proportion method assumes that the number of households in Almont Township and Almont Village will maintain the same ratio to Lapeer County's total households in the years 2020 and 2030 as they did in 2010.

Growth Rate

The growth rate method is an alternative technique which assumes that Almont's household growth rate between 2010 and 2020 will be similar to that which occurred between the 2000 and 2010. This method further assumes that the Almont's 2010 to 2030 household growth rate will be identical to what occurred between 1990 and 2010.

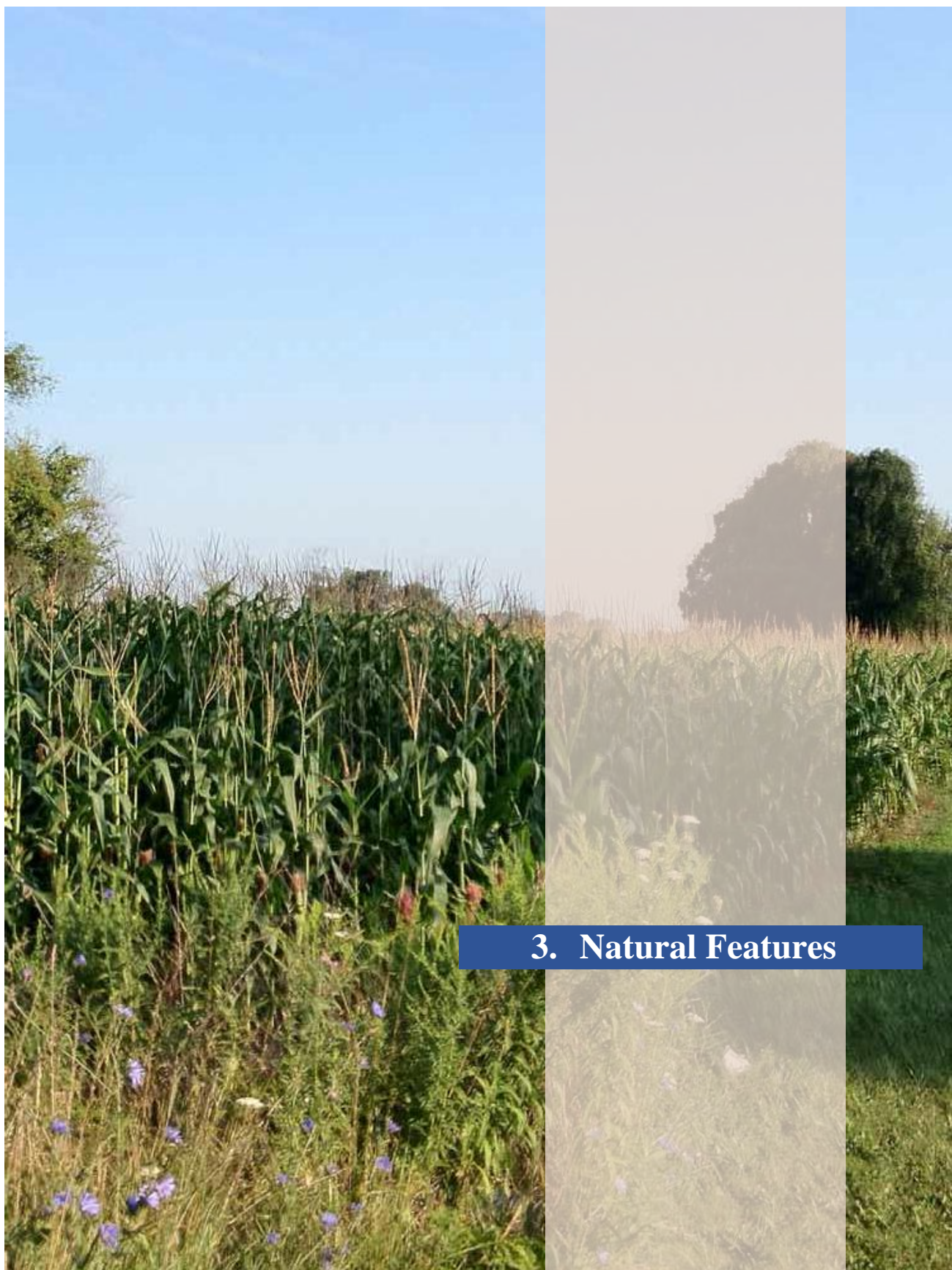
Arithmetic Rate

The arithmetic method is similar to the growth rate method, except that actual numbers rather than percentages are used.

Summary

Future population levels in Almont will depend on the rate of household growth and the size of the average household. Assuming the size of the average household in Almont will remain consistent through the year 2030, and applying that average household size to the previously identified household projection techniques, yields projected population levels through the year 2030. Each of these projection methods anticipates continued household and population growth in Almont through the forecast period (2030).

Table 2-8: Population and Housing Unit Projection Summary						
Almont Township						
	<u>2010</u>		<u>2020</u>		<u>2030</u>	
	<u>Pop</u>	<u>HH</u>	<u>Pop</u>	<u>HH</u>	<u>Pop</u>	<u>HH</u>
Constant Proportion	3,909	1,382	3,996	1,469	4,317	1,567
Growth Rate	3,909	1,382	4,292	1,578	7,048	2,591
Arithmetic Method	3,909	1,382	4,602	1,692	5,513	2,027
Almont Village						
	<u>2010</u>		<u>2020</u>		<u>2030</u>	
	<u>Pop</u>	<u>HH</u>	<u>Pop</u>	<u>HH</u>	<u>Pop</u>	<u>HH</u>
Constant Proportion	2,674	1,030	2,921	1,098	3,118	1,172
Growth Rate	2,674	1,030	2,761	1,038	3,407	1,281
Arithmetic Method	2,674	1,030	2,761	1,038	3,298	1,240



3. Natural Features

Introduction

Physical features exert important influences in shaping the development and character of a specific area. They are nature's contribution to Almont's environment. Collectively, these features can determine the overall physical character of the community.

When integrated thoughtfully into development proposals, physical features serve to enhance the character and appearance of the constructed environment. Conversely, ignoring physical features or misusing them can have significant, long-term negative consequences. Some well-defined physical features serve as a barrier to development and may be difficult to overcome, except at considerable expense. It is usually better to design with nature than to attempt to substantially change an area's physical environment.

Due to the nature of the existing development pattern in the Village and Township, it is important to ensure that the remaining available natural features are preserved and protected to the greatest extent possible. This section provides a detailed analysis of these features and offers solutions to assist in their long-term protection/preservation. The areas covered are as follows:

- Soils
- Wetlands
- Woodlands
- Watersheds



Soils

Soils play a major role in the long-term development of a community. With Almont Township being primarily an unsewered, rural community, the soil patterns have a major influence on directing the type, intensity, and location of development, as well as the prominence of long-term farming. Soil patterns also have an impact on watershed issues, construction issues relating to infrastructure and siting of buildings, and addressing drainage problems in specific areas. A generalized soils map is provided on the following page. Some of the beneficial uses of knowing the general soil characteristics in an area are identified below:

- *Siting Houses and Commercial Buildings* - Locate soils with the fewest limitations for construction;
- *Streets, Driveways, and Sidewalks* - Identify soils that have a high water table or high clay content, which can cause cracking;
- *Underground Utility Lines* - Identify soils that have properties that can cause breakage or corrosion of lines buried within them;
- *Control of Runoff and Soil Erosion* - Construction work compacts the soils and increases the amount of paved surfaces, thus increasing runoff;
- *Planting of Gardens and Landscaping* - Knowledge of the soils allows a homeowner/business owner to select plantings that have the best chance of survival;
- *Providing Suitable Recreation* - Identifying soils for the location of trails, play areas and picnic areas require a review of the drainage characteristics of the soil, the slope, the soil texture, the flood hazard, and the stoniness.

Soil Descriptions

Lapeer-Miami-Celina Association: Soils within this association occur in gently to strongly sloping areas and are well drained to moderately well drained. These soils are frequently found in a landscape consisting of small, hilly areas and steeper slopes next to major drainageways. This is the largest soil association comprising the Township and runs as a wide band extending through the west and central portion of the community. These soils are fairly well-suited to agriculture. An erosion hazard is the main limitation for farming. Limitations for residential development are slight to severe, depending on the slope. The soils make good foundations for houses and streets.

Conover-Blount-Brookston Association: This soil association occupies a predominate part the eastern half of the Township. These soils are level to gently sloping, with somewhat poorly drained and poorly drained conditions. The overall landscape where these soils occur is predominantly one of flat land forms with slopes of 0 to 2 percent. The excessive wetness and slow run-off is the chief limitation of these soils for residential and recreational purposes. Wetness and associated frost heaving also limit the installation of utilities and roads. Limitations for agricultural purposes involve early frost in the low areas.

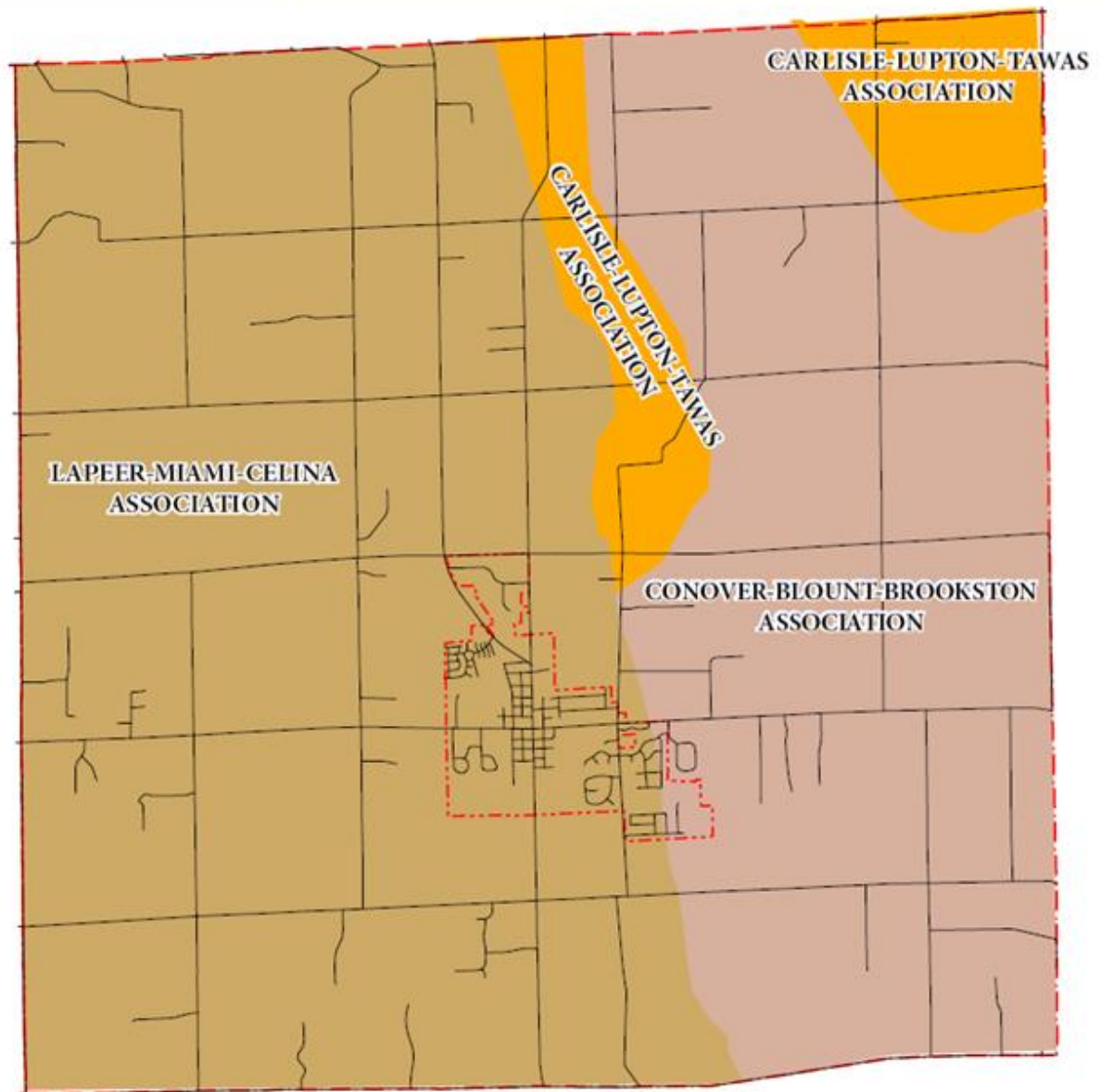
Carlisle-Lupton-Tawas Association: These soils are located in the northeast quadrant of the Township and occur in level and depressed areas. These areas feature very poorly drained peat and muck soils. While these soils are excessively wet and have low fertility, portions of the land where these soils occur are farmed. Many of these areas require artificial drainage improvements. Large areas of poorly drained soils that have not been artificially drained remain

SECTION 3.0

as woodlots. High water tables and instable organic soil materials are the chief limitation of these soils for residential development.

Map 3-1: Soil Associations

Soil Associations



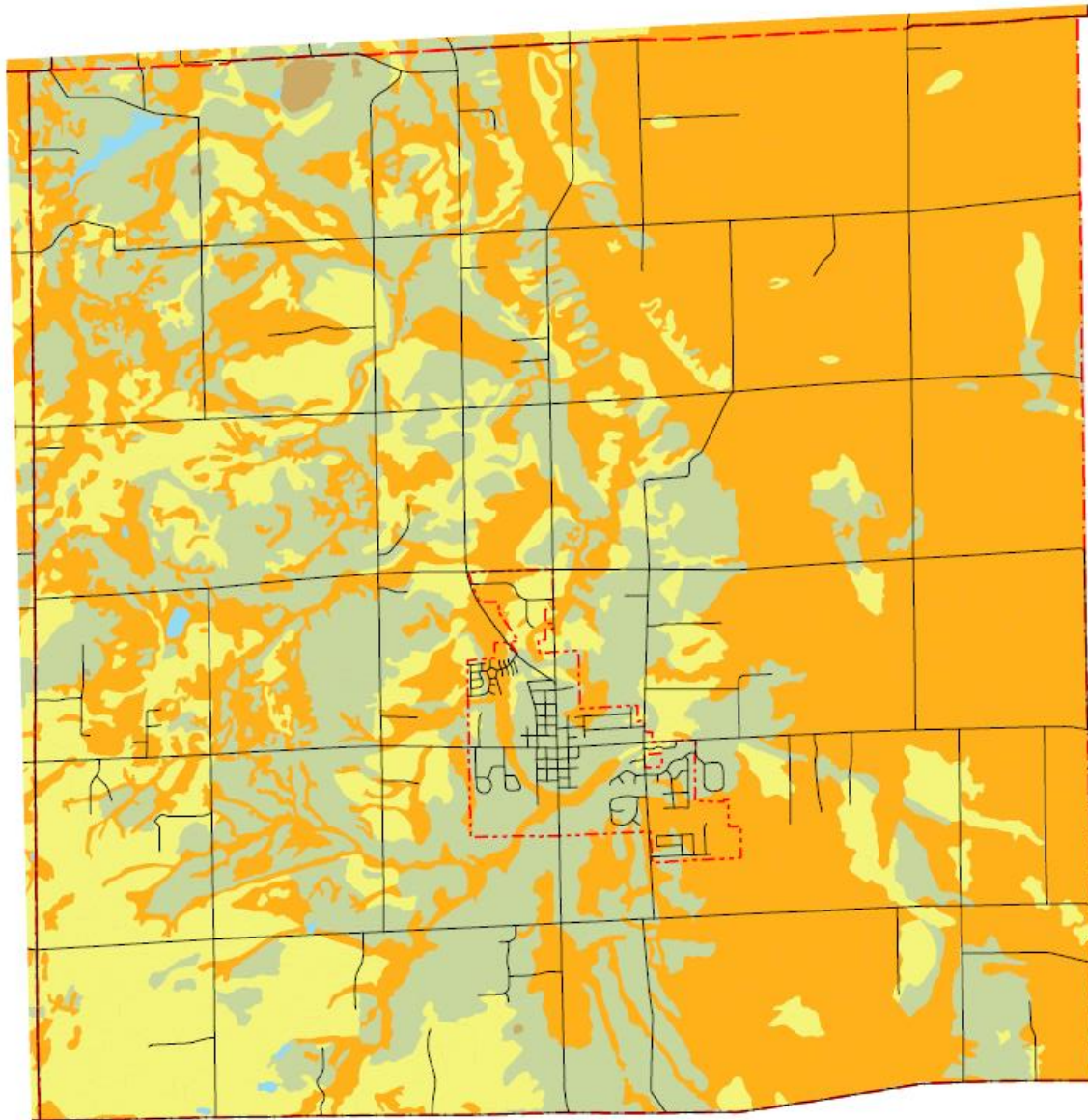
Almont Village and Township Lapeer County

Map Prepared By:
Almont Village and Township Planning Commissions

With Assistance From:
Community Planning & Management, P.C.



Residential Capabilities - Limitations for Septic



Almont Village and Township Lapeer County

Map Prepared By:
Almont Village and Township Planning Commissions

With Assistance From:
Community Planning & Management, P.C.

Legend

Limitations

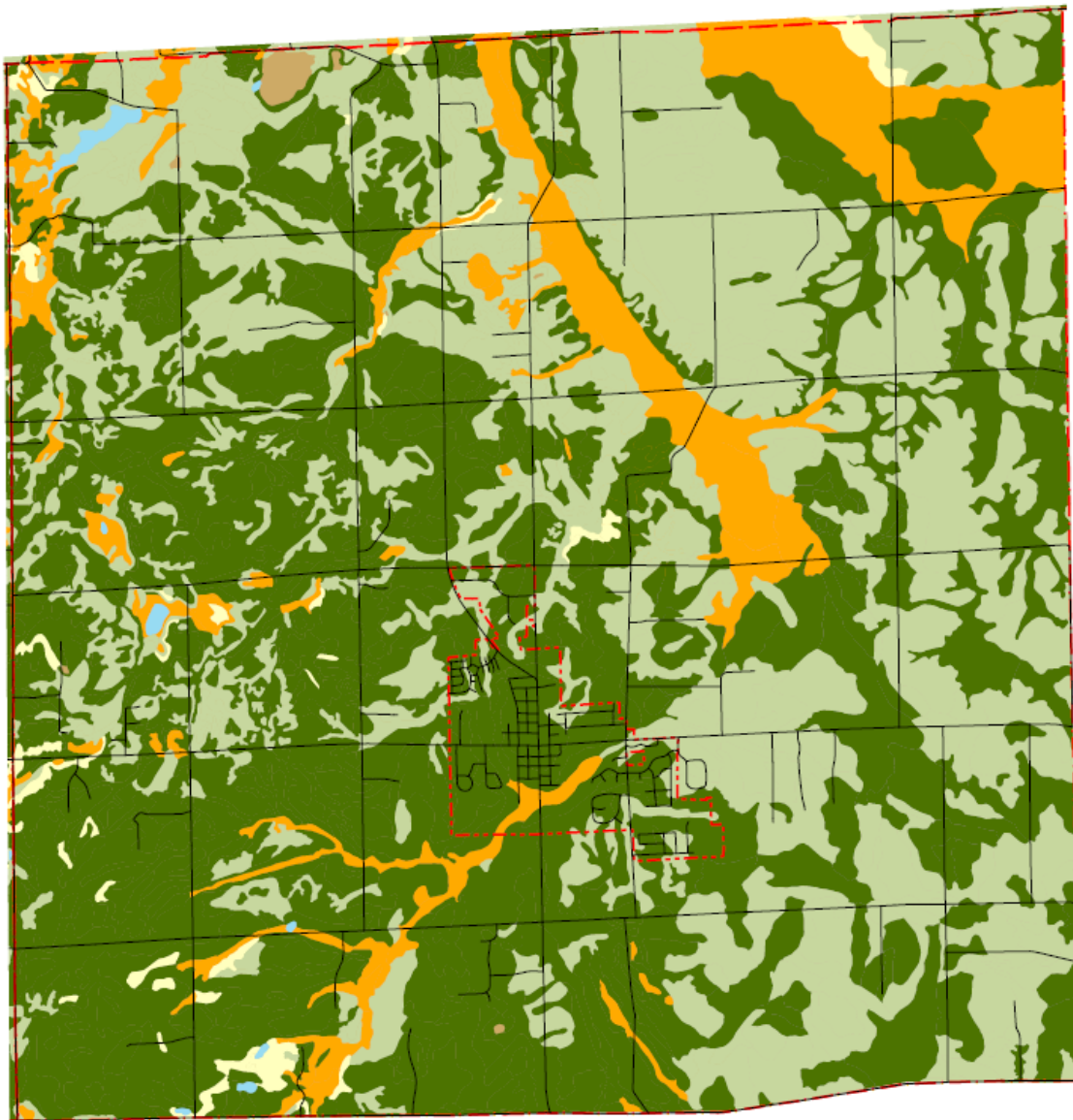
- Slight
- Moderate
- Severe



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Natural Features

Agricultural Suitability



Almont Village and Township

Lapeer County

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Community Planning & Management, P.C.

Legend

- Not Suited
- Poorly Suited
- Suited
- Well Suited
- Water



Wetlands

Significance of Wetlands

- Protect downstream water supplies by providing clean ground water as a result of the nutrient retention and sediment removal. Wetland vegetation traps these sediments and pollutants, thereby preventing them from being deposited in surface water bodies.
- Function as effective natural storage basins for floodwater. Wetlands may be considered large sponges that absorb large quantities of seasonal precipitation, gradually releasing it when the receiving channels are able to accept it.
- Protect the shoreline from erosion caused by wind and wave action and effectively serve as environmental shock absorbers.
- Provide a habitat for many types of plants and animals that thrive in the type of physical environment created by wetlands. These plants and animals provide an economic and recreational benefit as a result of hunting, fishing, and other leisure activities.

Impact on Almont

Almont contains numerous wetlands located throughout the community. The majority of the potential wetlands within the Township are either emergent or forested wetlands. These wetland areas can impact the developable area of each site within the Township especially due to their presence along many of the Township's roadways. Care must be taken to integrate these environmental assets into development sites to ensure their long-term viability even as development occurs.

Floodplain

A floodplain is an area of land along a lake, river, or other water feature that is susceptible to being inundated by water as a result of heavy rains, snow melt, or other factors. With the presence of the Clinton River within the Village, there are areas that are either unbuildable or have building limitations due to the floodplain.



Types of Wetlands

EMERGENT - Includes bogs, meadows, marshes, fens, and potholes. An important marsh type is the 'Great Lakes Marsh' that is hydrologically connected to the Great Lakes and rivals rainforests in terms of biological productivity.

SHRUB-SCRUB - Shrub swamps are similar to forested swamps, except that shrubby vegetation predominates.

FORESTED - Forested swamps occur where trees grow in moist soils. They are often inundated with floodwater from nearby rivers and streams.

OPEN WATER - Deeper, perennial pools within wetlands and shallow portions of lakes and rivers. The warmth of the water supports numerous aquatic organisms. Typically home to submerged plants (plants that grow underwater), which provide unique habitat resources such as substrates for macroinvertebrates, cover and forage for waterfowl, and spawning and nursing for fish.



NREPA Part 303

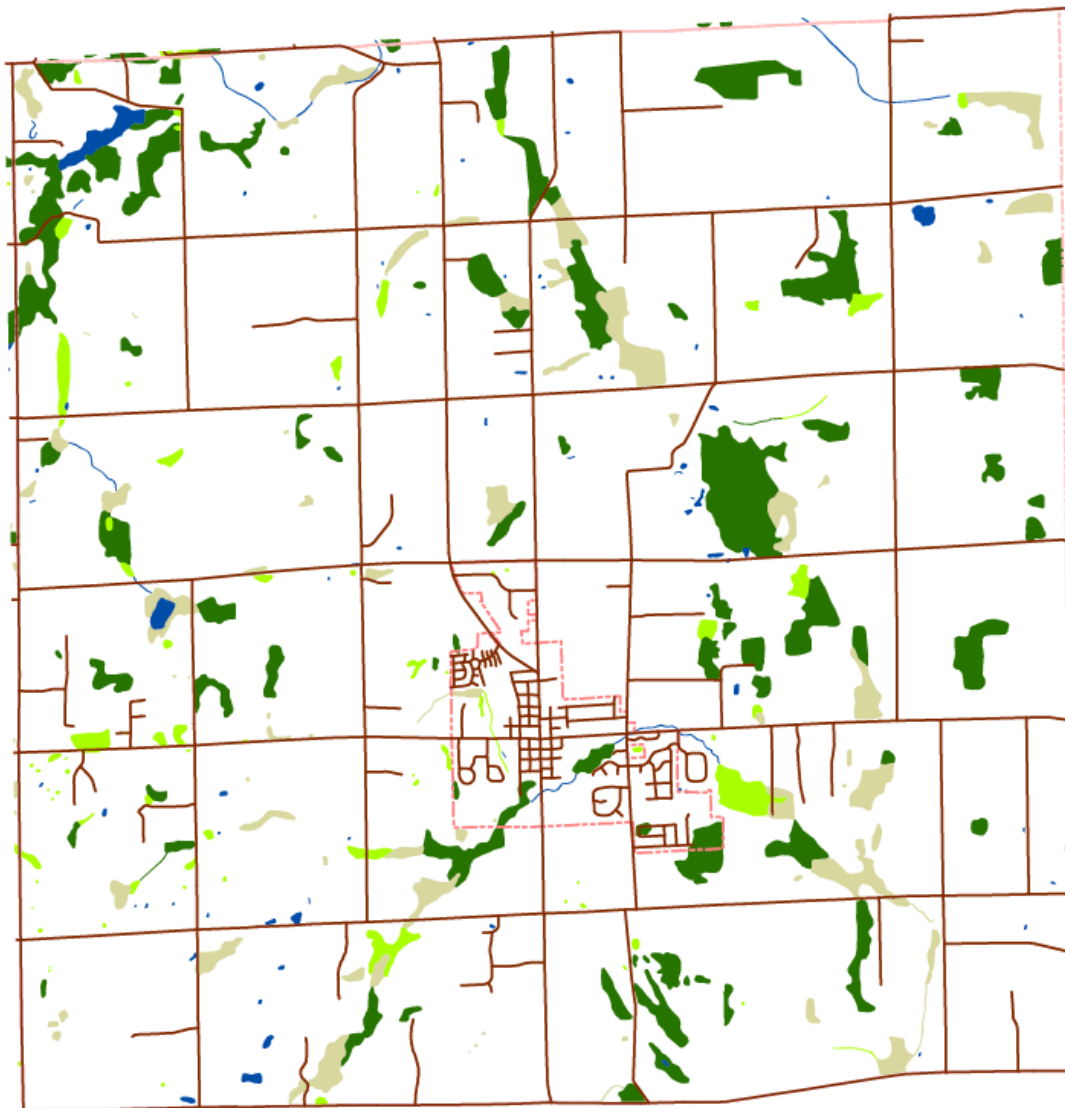
Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), authorizes the Michigan Department of Natural Resources and Environment (MDNRE), to regulate the types of activities which may impact wetlands within the State.

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Floodplain locations are reviewed by the Building Official at the time a permit application is submitted.

Map 3-4: Potential Wetlands

Potential Wetlands



Almont Village and Township Lapeer County

Map Prepared By:
Almont Township and Almont Village Planning Commissions

With Assistance From:
Community Planning & Management, P.C.

Legend

- Scrub-Shrub
- Forested
- Emergent
- Open Water/Unknown Bottom



Woodlands

Significance of Woodlands

In an environment such as Almont, the importance of woodlands, and trees in general, should not be underestimated. The abundance of these features does not minimize their importance on a site by site basis. Woodlands serve many useful environmental purposes that should be recognized for planning.

These include:

- Slope stabilization and erosion control
- Conserving water quality
- Maintaining a micro-climate
- Filtering pollution from the atmosphere
- Decreasing noise
- Providing a habitat for wildlife

Woodlands in Almont

Large tracts of undeveloped woodlands are distributed throughout Almont, based on information supplied on the Department of the Interior's Geologic Survey Maps. No noticeable change has occurred to these woodlands. They remain an important physical asset that have the potential to make a significant contribution to the Township's visual and economic environment. Obviously, those woodlands associated with a potential wetland should be preserved for not only the reasons noted above, but also for the wetland benefits. Stand-alone woodlands (not associated with a wetland) should also be incorporated into the overall design of future development sites to provide a more mature setting for development, maintain existing habitat and wildlife areas, and provide an overall aesthetic.



Types of Woodlands (commonly found in Michigan)

White Red Jack Pine - This grouping includes Jack Pine and is found primarily on sandy soils of the eastern upper peninsula and north central lower peninsula.

Spruce Fir - This grouping consists of White Cedar, Balsam Fir, White Spruce, and Black Spruce and exists primarily in the upper peninsula.

Oak Hickory - This group is mainly found in the sandy soils of southern Lower Michigan.

Elm Ash Cottonwood - This group is commonly referred to as lowland hardwoods. It is common in fertile soils and along streams.

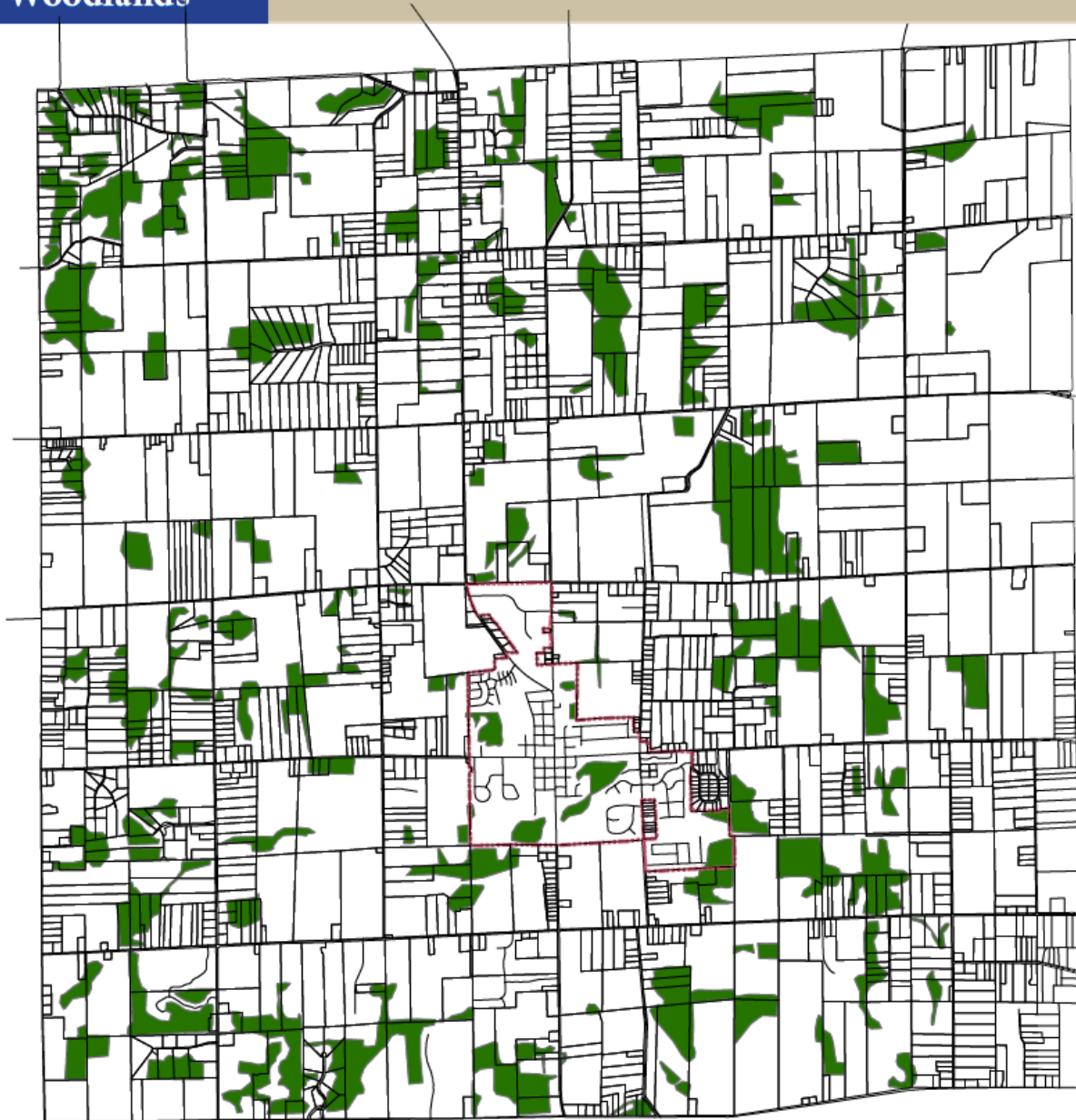
Maple Beech Birch - This group is typically found in northern Michigan and include Maples, Beeches, and Yellow Birches.

Aspen Birch - This group includes Aspens and Paper Birches and is found primarily in the northern Lower and south Upper Peninsula, as well as scattered throughout the State.



SECTION 3.0

Woodlands




Almont Village & Township Lapeer County

Map Prepared By:
Almont Village & Township Planning Commissions

With Assistance From:
Community Planning & Management, P.C.

Base Map: Lapeer County Equalization

Legend

 Woodlands



Watersheds

Significance of Watersheds

Communities across the nation are finding that their water resources are degrading in response to growth and development. Activity within a watershed will likely impact the quality of that watershed. For instance, if a new shopping center is built, rain water which was once absorbed into that vacant property will now runoff into the nearest drain, collecting dirt, oils, and other chemicals and carrying them into that drain and eventually into the rivers and lakes of the State.

Watershed management is one way to ensure that the water resources of an area are protected. As defined, a watershed is an area of land that catches rain or snow, eventually draining into a body of water (such as a marsh, stream, river, lake or groundwater).

There are several reasons to protect local watersheds, including economic benefits, recreation, flood prevention, scenery, and the overall quality of life. Some of the primary benefits that can be realized from watershed protection are:

- The restoration and enhancement of recreational areas/uses;
- The protection of aquatic life, wildlife, and habitat, including native landscapes and vegetation;
- The protection of public health through improved water quality;
- The reduction of impacts from peak water flows due to proper flood management.

Watersheds in Almont

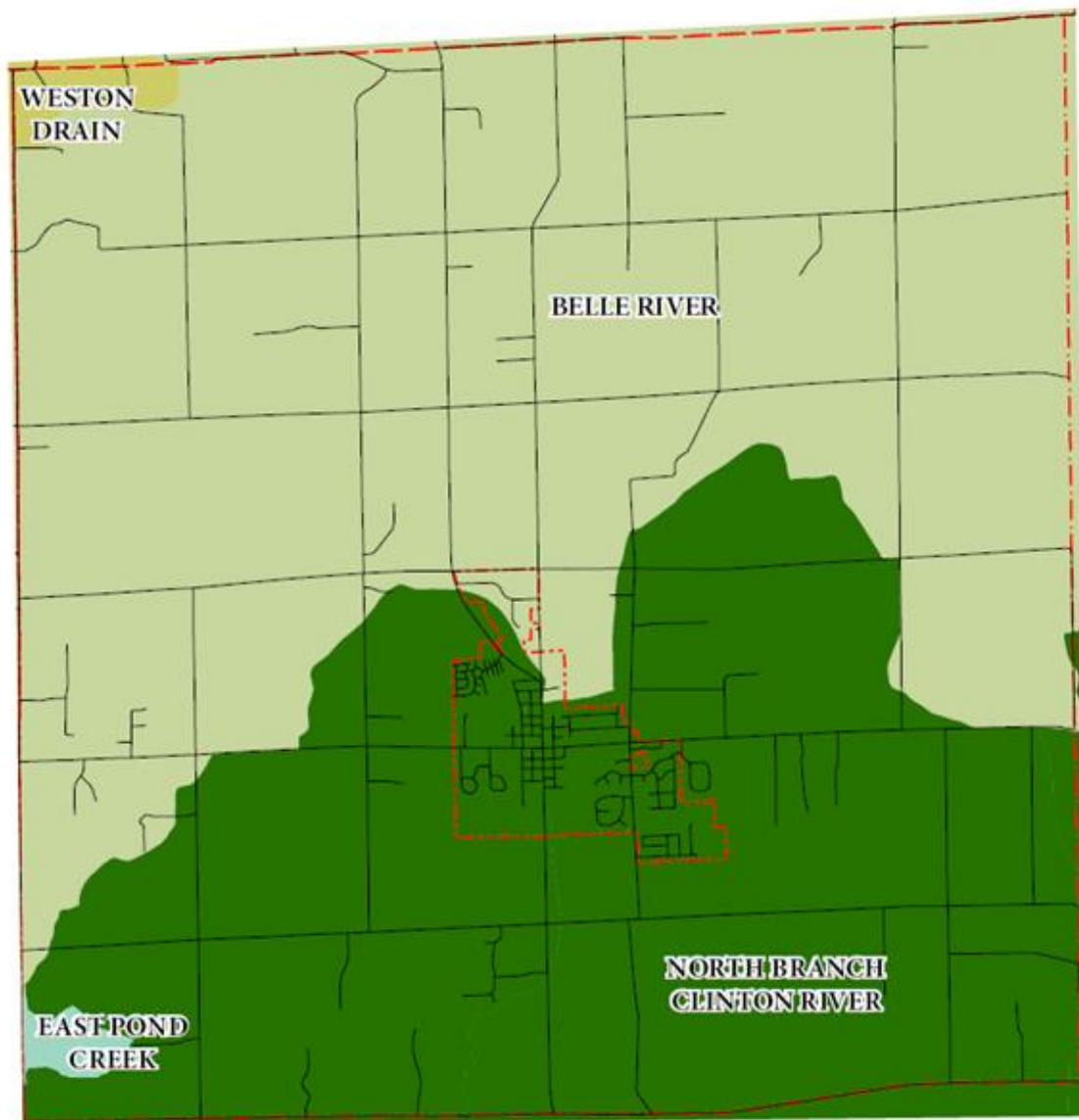
The southern portion of Almont Township and the majority of the Village is located in the North Branch of the Clinton River watershed. The majority of the northern portion of the Township is located within the Belle River Watershed.

- North Branch of the Clinton River - The North Branch of the Clinton River Subwatershed is located primarily in the southern half of the Township, encompassing the majority of the Village. The North Branch of the Clinton River Subwatershed contains approximately 200 square miles. A small portion of the southwestern corner of the Township is in the East Pond Creek subwatershed.
- Belle River - The Belle River Watershed occupies the northern portion of Almont Township. It is approximately 227 square miles in size and encompasses communities in Lapeer, Macomb, and St. Clair Counties.



SECTION 3.0

Watersheds



Almont Village & Township Lapeer County

Map Prepared By:
Almont Village & Township Planning Commissions

With Assistance From:
Community Planning & Management, P.C.

Base Map: Lapeer County Equalization

Legend

- Belle River
- East Pond Creek
- North Branch Clinton River
- Weston Drain



Almont's Environmental Responsibility

As noted, Almont is located in two major watersheds – the North Branch of the Clinton River and the Belle River Watershed. Almont's development decisions have lasting impacts on not only the residents and businesses within the Almont community, but also the residents and businesses in these watersheds. The Township and Village should continue to collaborate with appropriate watershed groups and consider implementing Best Management Practices (BMPs) which are conducive to maintaining water quality.

The preservation of water resources is imperative to a healthy environment. Water resources are an integral component of natural areas in Almont and are part of the community's character, recreation network, economic success, and general quality of life.

Best Management Practices

Through the use of BMPs, the Plan encourages Low Impact Development (LID) techniques. LID strives to replicate virtually all components of the natural water cycle by:

- Minimizing total runoff volume,
- Controlling peak rate of runoff,
- Maximizing infiltration and groundwater recharge,
- Maintaining stream baseflow,
- Maximizing evapotranspiration, and
- Protecting water quality.

The goals and policies for LID and storm water management should include elements that:

- Protect the land's natural ability to absorb, clean, and store storm water;
- Minimize impervious surfaces in new construction and redevelopment projects to reduce the amount of runoff and improve infiltration;
- Use BMPs throughout the community to reduce the impacts of storm water;
- Implement community programs that improve water quality and educate the public about their role in water quality; and
- Link protection of water quality through storm water management to the protection of residents' health, safety, and welfare.

Mitigate Existing Impervious Surfaces [Imperviousness]

By managing runoff from impervious surfaces before it enters the storm sewer system or nearby waterbody, peak flow rates, total volume runoff, and pollutant concentrations can be reduced.

The following concepts can be incorporated into regulation or policy to mitigate existing impervious surfaces:

- Vegetated parking lot islands;
- Vegetated road medians (in conjunction with the Road Commission of Lapeer County);
- Green roofs;
- Pervious pavement / pavers;
- Parking space requirement reduction (both number and size).

SECTION 3.0

Infiltration Techniques [Infiltration]

Using infiltration techniques to manage runoff reduces peak flow rates, total volume runoff, and pollutant concentrations that would otherwise enter the storm sewer system and impact a nearby waterbody. Where soils are conducive to infiltration, techniques can be utilized that promote groundwater recharge.

The following concepts can be incorporated into regulation or policy to reduce storm water impacts through infiltration:

- Rain gardens / tree boxes / bioretention;
- Infiltration basins;
- Infiltration trenches;
- Porous pipe and underground infiltration systems; and
- Water spreading.

Filtration Techniques [Filtration]

Filtration techniques are similar to infiltration techniques in that they reduce peak flow rates, total volume runoff (if bio-filtration is used), and pollutant concentrations. They differ in that filtration is typically used in areas where the soils are not appropriate for infiltration. Subsequently, filtration techniques bring in an alternative filtering media, such as sand, and use an underdrain to direct the treated water to a storm sewer system or waterbody.

The following concepts can be incorporated into regulation or policy to reduce storm water impacts through filtration:

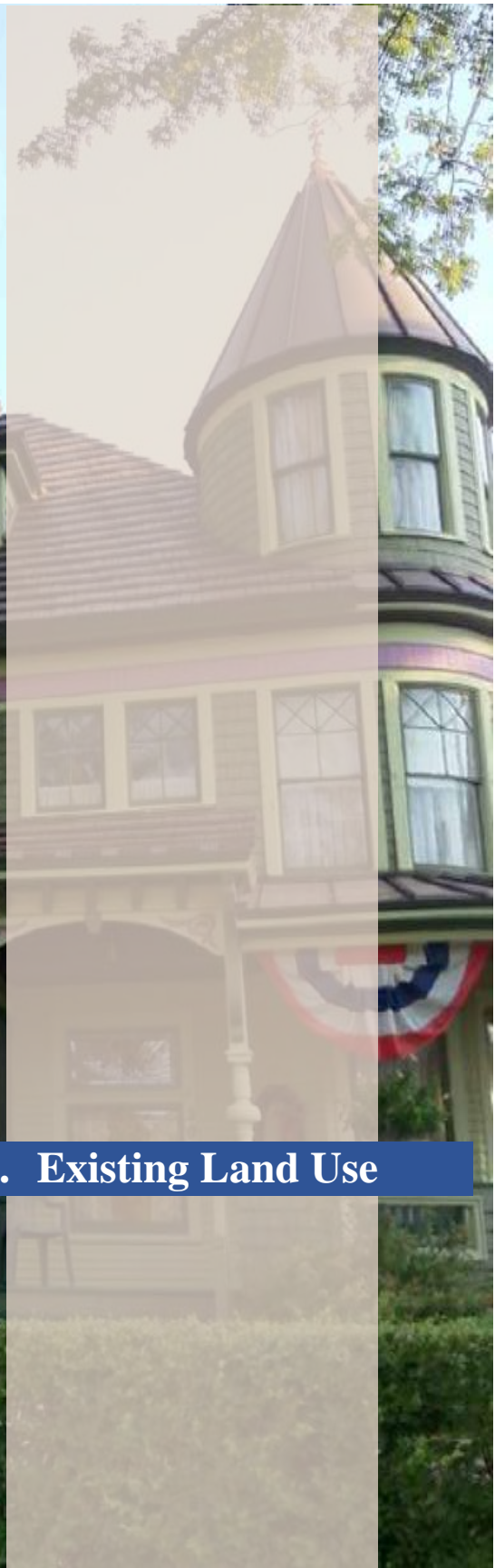
- Sand/organic/media filters (surface and underground);
- Pocket filters;
- Intermittent filters;
- Recirculating filters;
- Filter strips; and
- Perimeter sand filters.

Vegetative Buffers and Natural Conveyance [Natural Buffers]

Using vegetative conveyance to manage runoff reduces peak flow rates, pollutant concentrations, and in some cases total volume runoff that would otherwise enter the storm sewer system or nearby waterbody. The following concepts can be incorporated into regulation or policy to reduce storm water impacts through vegetative buffers and natural conveyance:

- Herbaceous and forested riparian buffers;
- Wet and dry swales; and
- Vegetated channels.





4. Existing Land Use

Introduction

The character of our physical environment is influenced by many factors. Chief among these is the use of land, its distribution within the community, and the relationship of such uses to one another. These ingredients strongly influence the overall character and image of the community. They also influence quality of life and our relative degree of satisfaction with our surroundings.

Land use characteristics and relevant physical features are among the most perceivable aspects of the land use planning process. These features establish the observable setting upon which the future of the community will be based. They also influence the development potential of the community.

The main feature of this chapter is an examination of Almont's land use characteristics on a classification basis. Each of Almont's individual land use categories are discussed, including the amount of land devoted to each category and the distribution of uses within the community. Current information will also be compared to previous land use surveys in order to illustrate trends.

Methodology

Almont's boundaries are a product of the Northwest Ordinance of 1787, which established a uniform system of dividing land into a grid pattern. This system was devised to assist in the eventual settlement of the vacant interior portions of the United States. Townships created as a result of this process were subdivided into 36 one-mile square divisions known as sections. Almont Township is organized in this way, with the Village of Almont, centrally located within the Township, occupying over one square mile.

Existing land use data for Almont was gathered during a field survey of the community, conducted in the summer of 2012. Land use features were initially recorded on a parcel-by-parcel basis on a base map. This information was subsequently transferred to an updated base map according to individual categories.



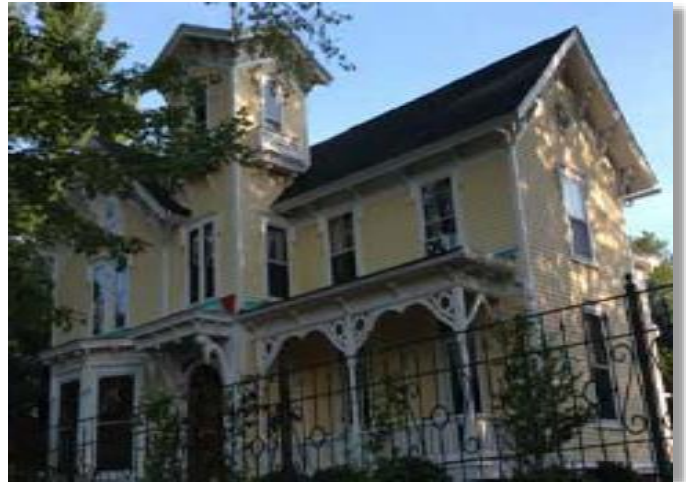
Land Use Categories

Residential

Three categories of residential land uses were recorded during the field surveys: Agricultural or Single-Family Residential on Acreage, Single-Family, and Multiple-Family. Single-family home sites occupy a large share of Almont's developed land. More than 2,300 acres of land are being used for this purpose, representing 10.0 percent of the total area of land in the community.

Agricultural land, or residences on greater than 5 acres of land, constitutes the largest amount of area in the community. Farmland and homes on large acreage occupy over 19,000 acres of land.

Single-family homes are located in private developments and along the frontages of the Township's section line road system, as well as in the neighborhoods of the Village. Almont Township has only one platted subdivision, centrally located along Almont Road. Much of the new residential development has taken place in the southern half of the Township, especially the southeast corner.



SECTION 4.0

Existing Land Use

Office/Commercial

Commercial and office development in Almont constitutes 101 acres of land, or slightly less than half of 1 percent of the community's acreage. Approximately half of this acreage is located with the downtown area of the Village. General commercial land uses account for much of the Township's commercial acreage. This category of commercial land refers to uses that require freestanding locations along major thoroughfares and rely on easily visible and convenient access. Automobile-oriented businesses, including gasoline service stations, repair garages and car dealerships, are examples of this type of use. Commercial recreation activities, such as golf driving ranges and plant nurseries, all fall into this broad category. All commercial sites are located along, or in close proximity to M-53.



Industrial

Industrial properties account for 240 acres of the total land area in Almont, with the majority being within the Township. An industrial park is located on the east side of Van Dyke within the Village. Existing industrial activities in the Township are primarily concentrated along M-53 between Dryden and Hollow Corners Roads. Other industrial sites are scattered along M-53, south of this area.



Public and Semi-Public

Public uses include schools, parks and other Township and Village-operated facilities. The largest of these sites is the high school located along Howland Road. Semi-public uses include land occupied by churches, utilities and various non-profit organizations. Over 136 acres of land are being used for this purpose in Almont.

Right-of-Way

The quantity of land used for right-of-way purposes is one indicator of a community's degree of development. More land is required for road purposes in communities that have more land being used for residential, commercial, and industrial purposes.

A road right-of-way includes more than the land upon which the actual paved surface is built. It includes the wider path or corridor within which the paved surface is located. The width of the right-of-way varies, depending on the type of road. Section line roads and their equivalent in Almont Township were assumed to have a right-of-way width of 120 feet; local subdivision streets and private roads have 60-foot rights-of-way. The Van Dyke Highway has a right-of-way width of approximately 120 feet. Road right-of-way uses account for 790 acres of land.

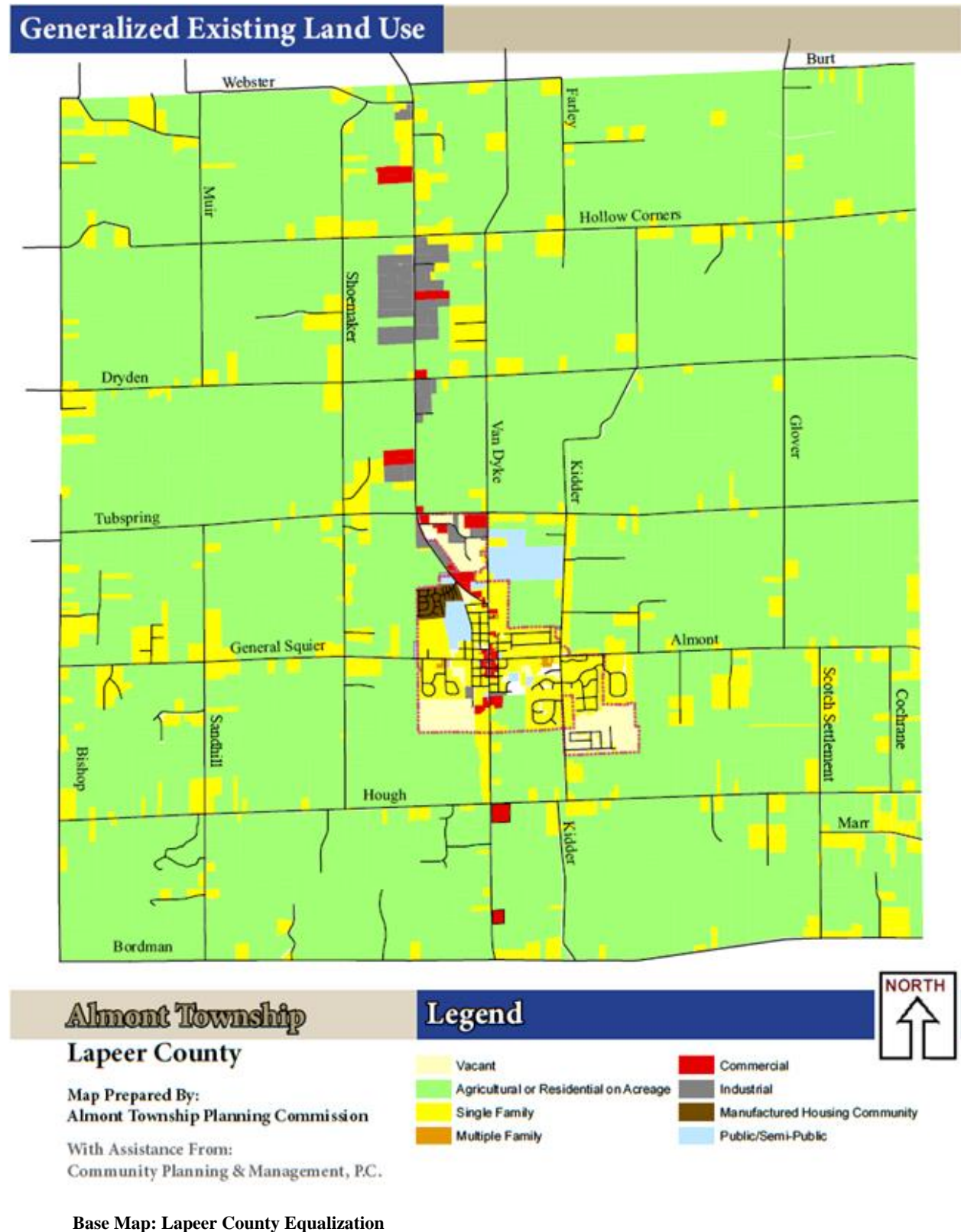
Water

Several small lakes are located throughout the Township. These bodies of water occupy 90 acres.

Table 4-1: Land Use Acreage		
	Acres	%
Vacant	215	0.9
Agricultural or Residential on Acreage	19,352	83.4
Single Family	2,309	9.9
Multiple Family	7	0.3
Commercial/ Office	101	0.4
Industrial	240	1.0
Manufactured Housing Community	40	0.2
Public/ Semi-Public	136	0.5
Right-of-Way	790	3.4
Total	23,190	100.0

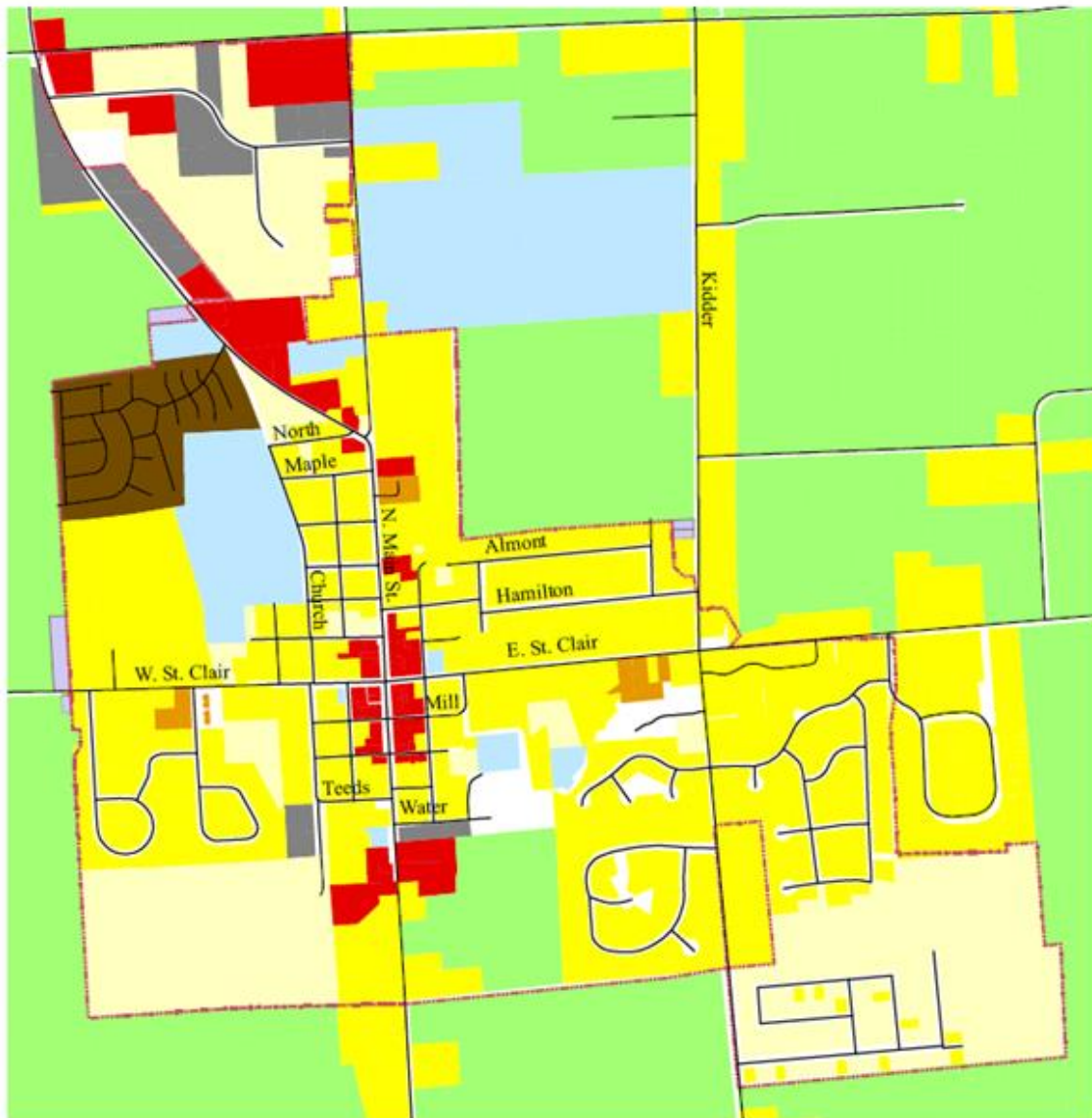
SECTION 4.0

Map 4-1: Generalized Existing Land Use Almont Township



Map 4-2: Generalized Existing Land Use Village of Almont

Generalized Existing Land Use



Village of Almont Lapeer County

Map Prepared By:
Village of Almont Planning Commission

With Assistance From:
Community Planning & Management, P.C.

Base Map: Lapeer County Equalization

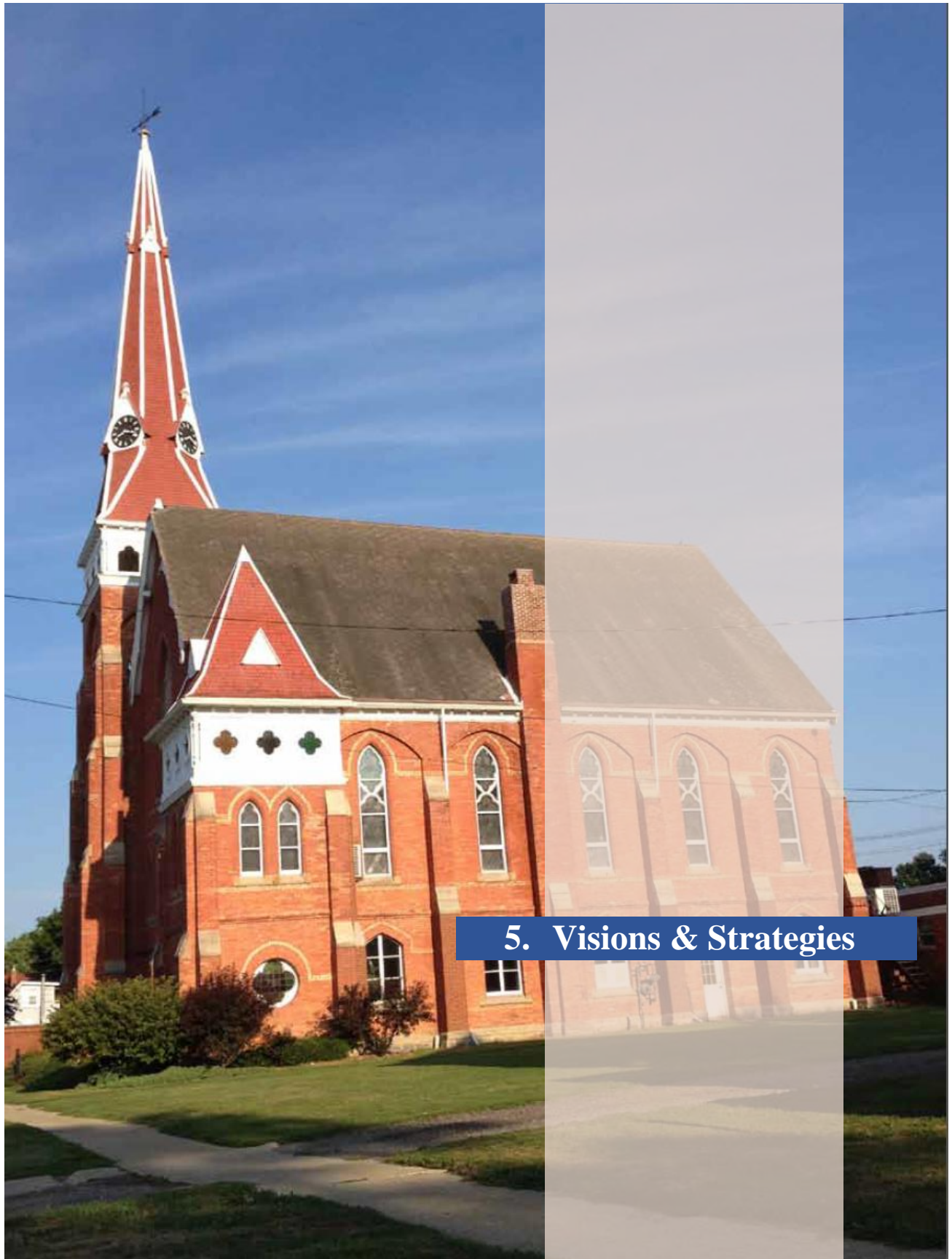
Legend

 Vacant	 Commercial
 Agricultural or Residential on Acreage	 Industrial
 Single Family	 Manufactured Housing Community
 Multiple Family	 Public/Semi-Public



SECTION 4.0

Existing Land Use



5. Visions & Strategies

Vision and Strategies

Introduction

In the broadest sense, the master plan is a guiding policy. The Plan contains several policies, each supported by a group of objectives designed to serve as a guide to consistent and rational public and private decisions in the use and development of land and public improvements.

Purposes of the Master Plan

The purposes of the master plan are:

1. To improve the physical environment of the Village and Township as a setting for human activities, thus promoting general health, safety, and welfare by making Almont more functional, beautiful, desirable, healthful, interesting, and efficient.
2. To facilitate the democratic determination and implementation of Township and Village policies and physical development. The Plan is primarily a policy instrument. The Plan constitutes a declaration of long-range visions and strategies and provides the basis for a program to accomplish visions. By placing the responsibility for determining policies with the Planning Commission and providing an opportunity for citizen participation, the Plan facilitates the democratic process.
3. To affect political and technical coordination in community development.
4. To inject long-range considerations into the determination of short-range actions.
5. To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the Township and Village.

As an expression of desirable physical development, the master plan is an affirmation of visions and strategies.

Policy Basis

Only through careful analysis of existing conditions and the forces which have brought them about, can Almont understand its inter-relationship, identify its underlying purpose, anticipate future problems, and devise solutions.

Accordingly, Almont identifies its visions and strategies by relating them to current problems and issues and to tangible alternative solutions. At the same time, the Township and Village must attempt to anticipate future problems and recommend the steps necessary to prevent their occurrence or reduce their severity.

No Statement of Policy or set of objectives, however carefully and analytically developed, will be equally relevant at all times. Movements of people and the stimulation of activities relieve one set of problems and leave others in their wake. For example, when the automobile replaced the horse the streets became cleaner, but the air dirtier. As our production rises, distribution, rather than production of consumer goods, becomes the problem. As urbanization continues, flooding becomes a problem in previously well-drained areas because of increased water runoff.

Increases in population and income affect recreation demand and create weekend traffic congestion in areas usually free of such conditions.

While policy formation in practice is not as tidy and logical as it is in theory, it is important to note that policy decisions tend to move in sequence from the general to the specific. In this chapter, less emphasis is being placed on very general goals because it is presumed that they reflect universally accepted values (i.e., create a community of the highest quality in which to work, live, and recreate, ensuring optimum protection of health, safety, welfare, etc.).

This section attempts to reflect the community structure and quality of community life which the Township desires. Decisions cited in this chapter and the resulting objectives are translated in a master plan that reflects Almont's key decisions in selecting future development patterns.

In this chapter, objectives mean those necessary steps, put into words, that amplify and implement policy and relate it to "short-range decisions," specific recommendations and, finally, to detailed regulations.

Policy Purpose

Clear-cut statements of policy can go far to minimize the perceived arbitrariness of certain planning and planning-related actions. They can guide and substantiate honest, intelligent decisions. They can also serve the Community Planner and the Planning Commission as an anchor of objectivity. Policy statements also inform the public regarding the thinking of the Planning Commission regarding land use decisions.

Almont Township Visions and Strategies

Policy Concepts

Vision: The Township strives to retain the rural, country atmosphere of the community.

Strategies:

1. Place the general welfare of the community, as a whole, ahead of the specific interests of development.
2. Select and promote a defined direction for development.
3. Discourage development and policies that could be detrimental to the character of the Township.
4. Preserve historic and natural features that contribute to the character of the Township, whenever possible.
5. When development is proposed, promote high quality, aesthetically-pleasing development.

SECTION 5.0

Natural Resources

Vision: Protect and enhance the abundant supply of environmentally significant and aesthetically pleasing natural features that enhance the quality of life for residents.

Strategies:

1. Integrate preservation of natural features into the development process.
2. Preserve the rolling, open topography of the west side of the Township.
3. Rehabilitate mining sites to blend with adjacent land uses.
4. Preserve the Township's and Village's woodlands and water features.
5. Protect natural resources from intrusions by development that would jeopardize their delicate balance.
6. Discourage land uses that would negatively affect ground water supplies.
7. Encourage environmentally sensitive areas to be set aside as open or recreational space.



Residential

Vision: Residential structures of all forms will be designed in a manner that compliments the rural character of Almont.

Strategies:

1. Maintain the rural and low density residential character of the Township.
2. Encourage a high percentage of home ownership for all forms of residential development.
3. Protect residential neighborhoods from the intrusion of incompatible uses.
4. Encourage the use of innovative planning and zoning techniques, such as planned unit developments (PUDs) and cluster developments, which preserve environmentally sensitive areas of the Township.
5. Require that open space and recreation be provided for all forms of residential development within the Township, including large lot development on acreage, subdivision development, open space development or multiple family development.

6. Plan for medium and higher density residential development only in those areas of the Township that have suitable access and can provide an acceptable means of sewage treatment and water service.
7. Provide an alternative to sprawl development by encouraging cluster development in low to moderate density areas.
8. Encourage the upkeep and preservation of residences with historic value.
9. Encourage adequate cable and internet services to all residential homes.

Agriculture

Vision: Minimize the premature conversion of productive agricultural lands to suburban uses. The master plan encourages the long-term survival of farming as a viable and economical land use.

Strategies:

1. Provide opportunities for agriculture to exist compatibly with single-family homes.
2. Establish buffer or transition zones between existing farms and incompatible uses.
3. Recognize the role that agriculture has played in the Township's history and in establishing an identity for the community.
4. Provide flexibility to farmers recognizing their need to convert farmland to other uses.
5. Discourage utilities in areas that would lead to the conversion of farmland for suburban uses.
6. Consider a range of appropriate alternative measures for preserving existing farmland.
7. Recognize that productive agricultural land is an irreplaceable asset.



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Commercial

Vision: The Township will accommodate potential commercial needs of the Township or surrounding region.

Strategies:

1. Allow commercial and office uses only in places of safe and easy access.
2. Recognize the Township's mutually beneficial relationship with the Almont Central Business District (CBD).
3. Support efforts to diversify the Township's commercial base.
4. Provide opportunities for commercial uses that meet the daily needs of Almont residents.
5. Encourage the development of planned commercial complexes and office parks.
6. Avoid commercial development where it negatively impacts residential development.
7. Recognize that Township residents have easy access to regional shopping centers that are located within a convenient driving radius from the community.
8. Upgrade commercial development standards to improve the curb appeal of all new commercial development in the Township as they relate to signage, landscaping, building appearance, setbacks, and overall site design.
9. Encourage office development in areas designated for commercial purposes.
10. Combine commercial curb driveways and parking lots and discourage excessive curb cuts along major roads.



Industrial

Vision: The Township shall allow for the development of a clean, high-quality industrial base to facilitate an environment that allows residents to both work and live in Almont.

Strategies:

1. Plan for expansion of the Township's industrial base that does not detract from the rural character of the community.

2. Support the development of non-nuisance light industries and high-tech/research facilities that do not have adverse environmental impacts or are offensive because of noise or visual characteristics.
3. Recognize the contribution that industrial development makes to the community's tax base and the relationship of a stable tax base to maintaining the overall quality of life in the community.
4. Concentrate industrial uses only at those locations that can support such development based on the availability of suitable transportation access.
5. Encourage industrial use/development to be behind commercial development along M-53. Encourage shared driveways when possible.
6. Utilize existing properly located industrial sites as a base for future expansion.
7. Encourage the development of planned industrial subdivisions that provide necessary support facilities.
8. Upgrade industrial development design standards.
9. Provide adequate buffer areas where industrial and residential uses interact or abut.
10. Discourage heavy industrial uses that create excessive noise and/or vibration, or that require outdoor storage in areas of incompatible uses.

Recreation and Open Space

Vision: Provide adequate recreational facilities for the residents of Almont Township.

Strategies:

1. Provide a range of recreational facilities and activities to Township residents.
2. Encourage cooperation with the Almont School District in providing recreational facilities and programs.
3. Relate the location of future recreational facilities to existing and anticipated population growth areas, as well as to other community facilities.
4. Consider the availability and access to private and commercial recreational opportunities available in the Township or nearby communities in evaluating future recreation needs.
5. Encourage the interconnection of open spaces for potential recreational uses.
6. Encourage the use of railroad rights-of-way and utility corridors as suitable corridors for pedestrian/bicycle paths.
7. Explore the reuse of abandoned mining sites for recreation purposes.
8. Encourage well-designed and well-operated recreational facilities.

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9. Acquire scenic easements reinforcing the open space preservation objectives and community appearance.
10. Provide younger members of the community with an opportunity to participate in the development, operation, and maintenance of recreational facilities and programs.
11. Implement the Parks and Recreation Master Plan.

Streets and Roads

Vision: Aware of its limited influence in directing improvements in the Township's major road system, the Township will plan a network of safe roads to assure proper local access and movement in the community.

Strategies:

1. Improve and expand the Township's existing road system to handle the anticipated traffic created by increases in the community's population and businesses.
2. Recognize issues of pedestrian traffic when considering development plans.
3. Permit the development of private or public roads when they contribute to the rural character of the community and which meet accepted planning, engineering, design, and maintenance standards.
4. Require acceleration/deceleration tapers and bypass lanes in conjunction with development along all major roads.
5. Encourage the development of "dust-free" roads without compromising the rural character of the Township.
6. Establish well-defined truck routes, especially for gravel trucks.
7. Plan road improvements to coincide with development.
8. Provide a continuous vehicular circulation pattern within adjoining single-family subdivisions.
9. Limit the number of driveways allowed for commercial development and consolidate access whenever possible.
10. Reduce noise pollution associated with traffic in the Township.
11. Correct hazardous and unsafe areas by improving street alignments, where possible.
12. Support complete street legislation and multi-modal transportation options.
13. Encourage the construction of sidewalks in subdivisions.

Public Facilities

Vision: The Township will carefully plan for the extension of public services to correspond to the increased development of the Township in the most cost effective and efficient manner possible.

Strategies:

1. Encourage cooperation with adjacent communities relative to the shared responsibility of providing public services that cannot be realistically provided by individual communities.
2. Consider the expansion of the Village's sewer and water system, or the possibility of the future development of a Township system.
3. Recognize the fact that the availability of a public sewer and water system attracts and demands urban development.
4. Encourage large lots and on-site disposal systems where sewer extensions are not foreseeable within the planning period.
5. Plan for the most efficient and effective method of providing emergency services.
6. Consider the development of a Township Hall.
7. Encourage the placement of all utilities underground in shared easements.
8. Consider the need for a master storm water drainage plan that addresses existing and anticipated surface water drainage problems.
9. Encourage the establishment of a Township-wide recycling center.
10. Study the possibility of acquiring land for community facilities and/or services.

Almont Village Visions and Strategies

Policy Concepts

Vision: The Village will endeavor to retain its rural heritage while continually striving to provide the highest possible quality of life for the Almont community.

Strategies:

1. Place the general welfare of the Almont community, as a whole, ahead of any one individual interest and increase transportation.
2. Select and promote a defined direction for responsible development and redevelopment.
3. Discourage development and policies that could be detrimental to the character of the Village and broader Almont community.
4. Preserve historic and natural features that contribute to the character of the Village, whenever appropriate.
5. Promote high-quality, aesthetically-pleasing development.
6. Promote collaboration between the Village and its neighboring political jurisdictions, whenever appropriate, and organizations and community foundations by coordinating and advertising each other.

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Natural Resources

Vision: The Village will protect its natural resources and act as a thoughtful caretaker of its environmental assets.

Strategies:

1. Balance growth and the need to protect natural resources by reviewing the zoning ordinance.
2. Protect public health through careful stewardship of air, water, soil, and wildlife resources so that future generations may enjoy these resources in a condition that is equivalent to or better than their current state by reviewing the zoning ordinance.
3. Coordinate with other political jurisdictions in an effort to clean existing streams and rivers while working collaboratively with neighboring entities to promote the protection of regional resources, and work with Clinton River Watershed Council (CRWC) on events.
4. Integrate preservation of natural features into the development process in the zoning ordinance.
5. Provide for long-term maintenance of existing storm drains.
6. Partner collaboratively with Almont Township in an effort to protect natural resources which enrich both jurisdictions.

Residential

Vision: The Village will plan for a variety of dwelling types to best house a representative cross-section of users. These dwelling units should complement the rural character of the community.

Strategies:

1. Encourage diversified housing types including missing middle housing such as duplexes, triplexes, four-plex, etc., by reviewing the zoning ordinance.
2. Preserve currently existing residential structures along M-53 (Main Street).
3. Rehabilitate or remove blighted residential structures and act to mitigate any potential blighting influences.
4. Encourage a high percentage of home ownership and permanent housing types.
5. Provide sufficient open space for each dwelling unit through generous yard spaces or common open space areas by reviewing the zoning ordinance.
6. Expand utilities to residences on a case-by-case limited capacity.

Agriculture

Vision: The Village recognizes the historical importance of agriculture to the character of the community and will act to preserve farmland, in conjunction with the other goals and strategies of this master plan.

Strategies:

1. Provide a permanent farmer's market for locally-provided farm products.
2. Establish buffer or transition zones between existing farms and incompatible uses.
3. Provide flexibility to farmers, recognizing their need to convert farmland to other legal uses.
4. Partner collaboratively with Almont Township in an effort to protect agricultural resources which enrich both jurisdictions.

Commercial

Vision: Support commercial opportunities that will strengthen the long-term economic viability of the Village and position it to adapt to anticipated changes in the regional and global economies.

Strategies:

1. Support the Almont Downtown Development Authority (DDA) in its efforts to rehabilitate and strengthen business and buildings within its boundaries, and engage/work towards gaining Redevelopment Ready Community (RRC) certification.
2. Encourage the upgrading and rehabilitation of buildings within the CBD.
3. Encourage consolidated commercial centers rather than unplanned linear Commercial Districts.
4. Encourage the use of residential structures for home-based occupations and commercial purposes, when appropriate, in areas neighboring the CBD by reviewing the zoning ordinance.
5. Provide for a diverse range of retail goods and services within the Village and allowing mixed use in the downtown areas.
6. Promote a unique commercial identity for the Village that will serve to attract people from throughout the region.
7. Encourage communication and dialogue with Almont Township in an effort to promote commercial development that strengthens the Almont community.
8. Update and enforce design guidelines and standards.



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9. Consider and possibly adopt architectural controls and/or a form-based zoning ordinance, including rear building facades in downtown area.
10. Offer assistance and encourage outside signage that fosters pedestrian-oriented lighting and visibility.
11. Promote second-story commercial and residential space to increase occupancy of properties and more appropriate usage of buildings.
12. Encourage the establishment and development of residential complexes within the Authority District.
13. Strive to maintain the historic character of existing structures and encourage new development to conform to the historic identity.
14. Facilitate improvement, renovation, and redevelopment of interiors and exteriors of commercial buildings.
15. Encourage cooperation and unity among development area merchants via a business and retail organization.
16. Identify major commercial redevelopment site and develop a plan to market those properties.
17. Begin the process for implementing principles for the RRC program, including an assessment of the plan review process, developing a redevelopment plan for defined areas of the community, etc.



Industrial

Vision: Support industrial opportunities that will strengthen the long-term economic viability of the Village and strengthen the overall tax base of the region.

Strategies:

1. Direct industrial growth to the industrial park.
2. Encourage the growth of clean, high-tech research industrial facilities.
3. Provide excellent utility service and transportation infrastructure to support development.
4. Recognize the contribution that industrial development makes to the community's tax base and the relationship of a stable tax base to maintaining the overall quality of life within the Almont community.

5. Encourage communication and dialogue with Almont Township in an effort to promote industrial development that strengthens the Almont community.
6. Partner collaboratively with neighboring and regional political jurisdictions through organizations such as the Next Michigan Development Corporation in an effort to maximize collective resources.

Recreation and Open Space

Vision: Provide adequate recreational facilities for the residents of the Almont community.

Strategies:

1. Provide high-quality recreational facilities and activities to Almont residents of every age group, including youth, families and senior citizens, by following the parks and recreation plan.
2. Encourage cooperation with the Almont School District in providing recreational facilities and programs.
3. Consider partnering with Almont Township to create suitable corridors for pedestrian and bike paths.
4. Continue to provide younger members of the community with an opportunity to participate in the development, operation, and maintenance of recreational facilities and programs.
5. Promote community ownership in the provision of recreational services and provide a transparent and accessible process through which individuals can offer feedback for continuous improvement.
6. Enhance the overall appearance of the Community Park, with a specific focus on using durable materials to maintain smaller park amenities (grills, benches, etc.) while maintaining a broad focus on land acquisition and facility construction or enhancement.
7. Expand recreational activities with an emphasis on drawing visitors from the broader thumb region and throughout the State into the Community Park.
8. Continuously analyze opportunities to enhance modes of recreation transportation throughout the park (including the expansion of the walking trail and creation of a children's bicycle path).
9. Maintain a master parks and recreation plan that will enhance recreational activities and the quality of community parks.

Transportation (Including Streets and Roads)

Vision: Maintain streets and roads within the Village while planning for advances in transportation that will promote regional mobility.

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Strategies:

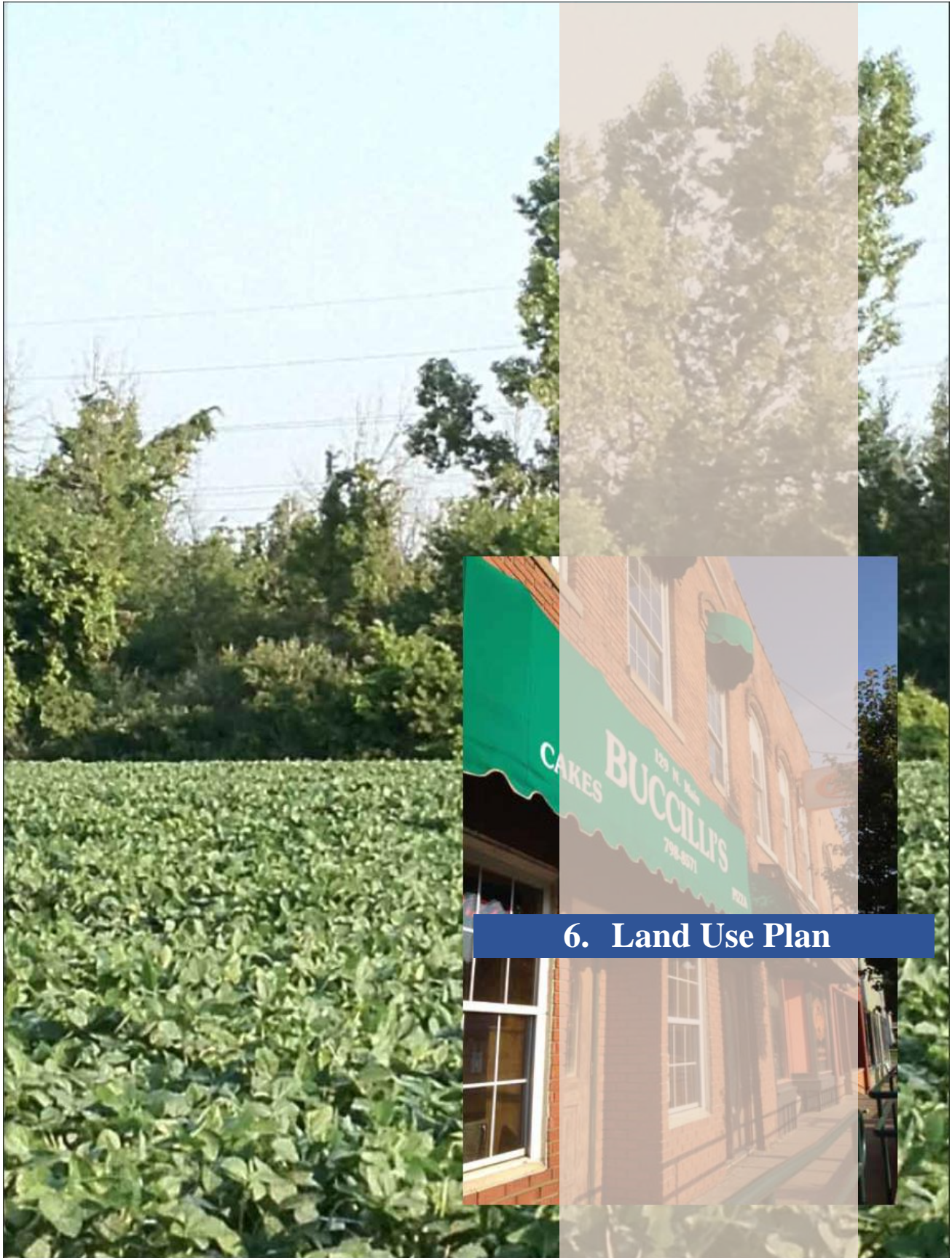
1. Encourage improvements that will balance the need to draw traffic to the CBD and the need to promote public safety, upgrading existing parking, and put in Capital Improvement Plan (CIP).
2. Work with Greater Lapeer Transportation Authority GLTA to provide improved opportunities for pedestrian circulation along existing roads.
3. Collaboratively partner with neighboring and regional communities, when appropriate, to participate in efforts to establish regional transportation systems such as Lyft and Uber and advertise service.
4. Encourage streetscaping within the downtown area enhance the walkability, pedestrian-oriented lighting and visibility, and making a sense of place.
5. Support a complete streets policy to reduce congestion and provide multi-modal transportation options.

Public Facilities

Vision: The Village will provide high-quality public facilities that meet the needs of the Almont community.

Strategies:

1. Collaboratively partner with Almont Township in the delivery of future public services and facilities that cannot be realistically provided by an individual community.
2. Promote the need for a master storm water drainage plan that addresses existing and anticipated surface water drainage problems.
3. Conduct a study to provide for cost-effective extensions of water and sewer services.



6. Land Use Plan

Introduction

Community planning is concerned with the rational utilization of land and the provisions of public services and facilities. The master plan strives to improve the quality of life within Almont through proper planning for the development of vacant land and the redevelopment of existing areas. To achieve this, the master plan is comprehensive, long-range, and regional in scope.

The Plan is general enough to permit progressive refinements and allow for unforeseen contingencies and should not be viewed as a precise “blueprint for the future.” Nevertheless, the Plan should not be deviated from without good and documentable cause. The Plan should serve as a narrative and graphic framework within which decisions related to development can be made realistically and with practicality of application. The Plan is more than just a mosaic presentation. Within the graphics and mapping are spatial distributions and relationships aligned with the Township’s and Village’s selected goals and objectives. This section outlines the land use plan for the Township and the Village. The Village Plan can be found towards the end of the document and the Township Plan begins in the following paragraph:

ALMONT TOWNSHIP LAND USE PLAN

Concept Plan

The potential physical arrangement and distribution of various land uses on vacant land is finite in number. Regional considerations, existing land use, the road network, soils, topography, population growth, and economic potential each act to narrow the number of possible optimum arrangements. The resulting alternatives are given further expression by the selected goals and objectives which provide the policy framework upon which future land use determinations in the Township will be guided. Collectively, these factors and influences shape future growth potential into a selected conceptual physical arrangement of land use distribution.

The conceptual development plan offers the basic land use framework from which a more refined and detailed pattern will be derived. The concept plan envisions that the greatest intensity of development will occur in a lineal fashion along the Township’s principal transportation corridor (M-53).

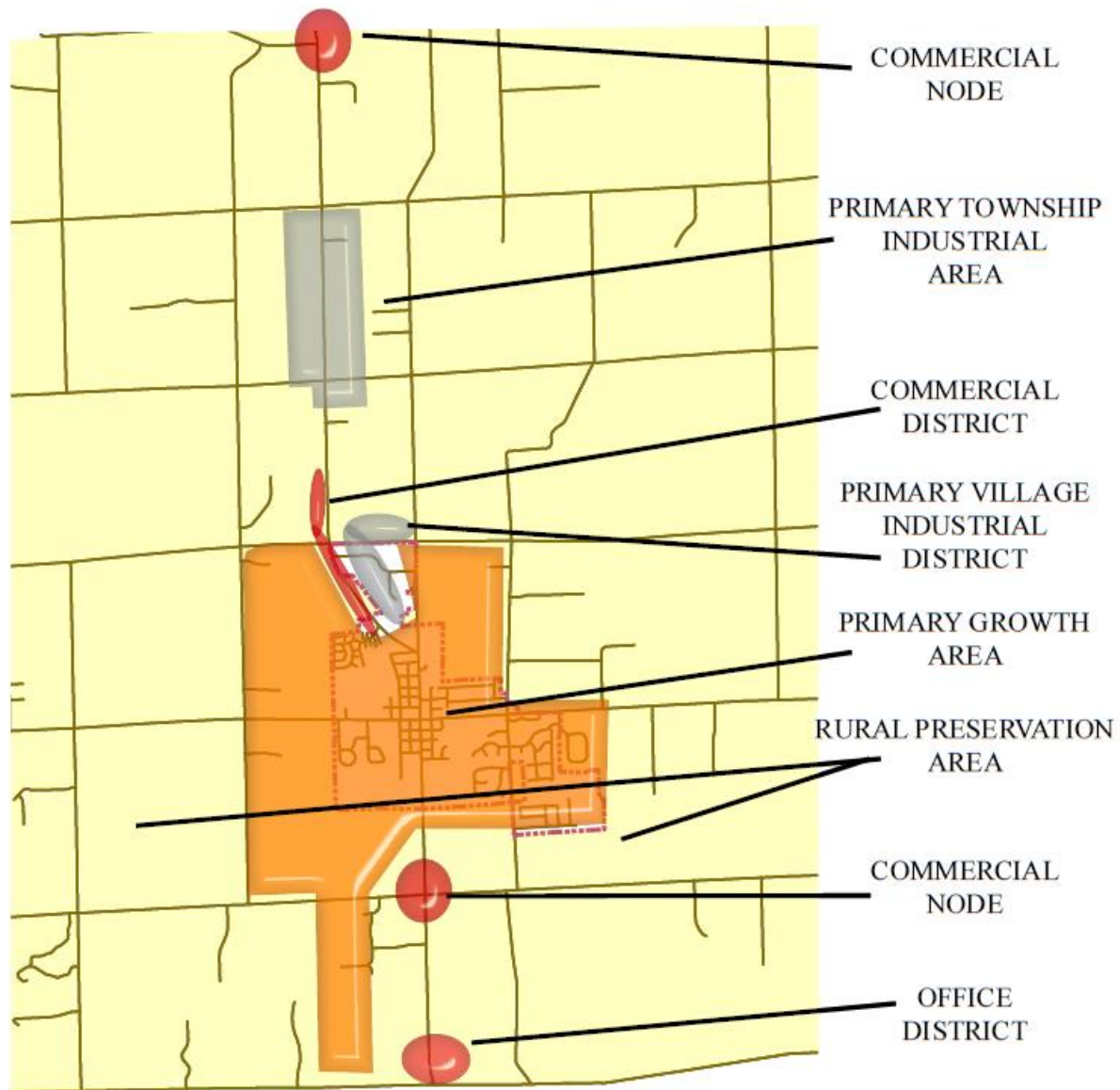
The principal development area is located in the southern end of the Township, between the Village limits and Bordman Road. This area contemplates a major commercial and office development area, supported by a more concentrated pattern of residential development and highway traffic on M-53.

A secondary development area is indicated west of the Village of Almont. Residential development south and west of the Village is expected to occur in a more compact pattern consistent with net densities of roughly one (1) unit per acre. Near the northwest corner of the Village, next to the existing mobile home park, the Concept Plan designates an area suitable for additional mobile home development.

A linear Industrial District extends south along the east side of Van Dyke, from Hollow Corners Road to roughly a ¼ mile south of Dryden Road. The district is also located on the west side of Van Dyke. Here, the district extends south from Hollow Corners to Tubsprings Road. This industrial designation then jogs east along Tubsprings to Howland Road at a depth of ¼ mile.

The Village Industrial Park runs parallel to this development area on the opposite side of Tubsprings Road.

Map 6-1: Concept Plan



Almont Township Lapeer County

Concept Plan



Map Prepared By:
Almont Township Planning Commission

With Assistance From:
Community Planning & Management, P.C.

Base Map: Lapeer County Equalization

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Land Use Plan

Several commercial nodes are planned within the Township. The first commercial node is indicated north of Tubsprings in the area formerly occupied by the airport. A second node is located at the northwest corner of Van Dyke and Hollows Corners Road and runs approximately ¼ mile. The final commercial node is indicated at the northern extent of the corridor at the Imlay Township border.

The remainder of the Township is designated for low density purposes, with a net density of roughly one-half (½) dwelling unit per acre.

RESIDENTIAL/AGRICULTURAL AREA PLANS

Housing provides one of the most basic of all human needs -- the need for shelter. It is provided in a number of different forms, including detached single-family homes, multiple-family buildings, mobile homes, and numerous variations on these basic types. Predominant housing types within a community are dependent upon a number of factors, including local preferences, the availability of land, and economic characteristics, among others. Different housing types have varying land use requirements that need to be considered as part of the long-term planning process. Since the amount of land used for residential purposes frequently occupies large areas of the community, the characteristics of the housing type often influence the overall character of the community.

This section of Almont's Land Use Plan reviews the characteristics and the potential of the Township's residential areas. It begins with an examination of residential and agricultural development and preservation concepts, then considers development densities within the Township which are consistent with the goals and objectives established in the previous section of the master plan. The density requirements and development concepts form a basis for defining the desired character of the various areas of the Township.

AGRICULTURAL PRESERVATION PLAN

Farming played an important role in the settlement and growth of Almont Township. While the Township's demographics have changed in recent decades, farming continues to be an important land use feature. Not only does agriculture make an important contribution to the community's tax base, it is also one of the principal features which contributes to the Township's open, rural character. Almont Township's image and identity are related to its agricultural base. The desirability of maintaining the community's rural character and preserving farmland is included within the Goals and Objectives portion of the master plan.

The benefits of agricultural preservation go beyond the aesthetic advantages of maintaining open space. The conversion of farmland to urbanization carries with it the frequently hidden costs of extending and/or expanding services such as schools, roads, police, fire, and utilities to newly developed subdivisions. Frequently, these costs go unrecognized before development occurs. Dealing with the costs of this land conversion can be expensive to taxpayers. Several groups interested in farmland preservation have documented the fiscal impacts associated with agricultural preservation.

The American Farmland Trust Study, for example, estimates that farmland and open space require only 11 cents in public services for every dollar in taxes generated by that land use, whereas low-density residential development requires \$1.28. A similar study in Dutchess County, New York, showed that for every dollar in taxes paid by an average rural residential unit, \$1.36 was required in public services. Yet, for every dollar paid by an average farm in the County, only 21 cents was demanded in services. Other studies reach similar conclusions, which further support the desirability of preserving farmland from a monetary basis. In spite of these benefits, farmland preservation remains a complex issue without any one single solution.

While agricultural preservation is an issue with National implications, the Federal Government has done little to reduce the annual loss of approximately 1.5 million acres of farmland. Clearly, the greatest impact on this issue has occurred at the local level. In order for these programs to succeed, however, farmland must be viewed as an important natural, non-renewable resource rather than vacant land waiting to be developed.

A continuation of development trends and practices in other portions of southeast Michigan suggest a dim future for the Township's farmland. Portions of the remaining farmland in the Township have been approved for other uses in recent years, further reducing the inventory. To preserve some land for agricultural purposes on a long-term basis, policies and programs must be established to avoid a further erosion of this important natural resource. In pursuit of this goal, the master plan examines a range of different techniques for agricultural preservation. The master plan supports the use of these techniques based on feasibility and practicality. A summary of several techniques is provided as follows.

Farmland and Open Space Preservation Program

In 1974, the Michigan Legislature passed Public Act 116, the Farmland and Open Space Program. This program provides tax benefits to agricultural landowners in exchange for an agreement to maintain the land for farming purposes for a specified period of time. Parcels enrolled in P.A. 116 may be exempt from special assessments for improvements associated with urban development, including sanitary sewers, water mains, or street lighting.

Since the use of lands enrolled in this program are restricted to agricultural purposes, and since parcels may be enrolled for extended periods of time (sometimes 50 years), this program may be viewed as a "de-facto form of zoning." P.A. 116 is widely used throughout Michigan. Its success, however, is attributable primarily to its benefits as a tax relief program for farmers, rather than as a method of preserving farmland. This program has been more widely used in rural counties, where development pressures are minimal.

In 1996, the Act was amended to authorize the State to purchase a property's development rights. This practice is commonly referred to as the "Purchase of Development Rights" or "PDR." With PDRs, the landowner receives cash in exchange for the sale of development rights. The landowner still maintains ownership of the property; however, the property is generally restricted to agricultural uses.

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Lower Density Zoning Requirements

Any successful attempt to preserve farmland requires the ability to control the use of land, especially the encroachment of urban uses into agricultural areas. Within Michigan, the authority to control land use is vested with Local Governments in the form of zoning. For all its potential as a useful agricultural preservation technique, zoning, more often than not, falls far short of its expectations. Many agricultural zoning districts are agricultural in name only and represent little more than holding zones for future urban development.

The ability of a local community to restrict development through the establishment of agricultural zoning districts rests largely on two major factors: 1) the exclusion, or near exclusion, of non-farmland uses within Agricultural Districts; and 2) the establishment of sufficiently large minimum lot sizes or low densities to discourage the development of single-family homes in agricultural areas. The latter is one of the most direct methods of limiting the amount of non-farm development in agricultural zoning districts.

Minimum acreage requirements, however, are rarely effective unless the lot sizes are sufficiently large enough to discourage non-farm single-family development. For example, 5- or 10-acre minimums are ineffective and may, in fact, be responsible for retiring more farmland prematurely than small lot zoning standards. Frequently, no more than 1 acre of land is needed to accommodate the placement of the home, including all required setbacks and yard areas. The remaining land is not used for any productive purpose. It is too large for the homeowner to mow and too small for the farmer to farm. This results in a proliferation of parcels which barely exceed the 10-acre limit. Such parcels frequently have unsuitable access, may have limited usage, or result in misuse of prime agricultural land. The Township's zoning ordinance, along with the State Land Division Act, which both restrict length to width to a four-to-one ratio, has curbed the continued development of this type of lot division.

Purchase or Transfer of Development Rights

These concepts involve the exchange or purchase of the development rights of one parcel of land in an agricultural area to another non-farm parcel. This technique recognizes the value of farmland for non-farm purposes. Under this approach, property owners in a Preservation District are able to sell their development rights to those owning land in a designated development district, where more intense development may be more appropriate. A variation of this approach includes purchasing the development rights of the property rather than transferring them to another site.

While this concept offers an innovative and potentially useful approach to farmland preservation, it can be complicated and expensive to implement, particularly if the local unit of government is involved in purchasing the development rights. To be successful, this type of program has to be organized to operate effectively in conjunction with the private real estate market system. In 1996, the State amended the Zoning Act to include provisions authorizing Townships to purchase development rights for farmland or contiguous acreage. Under this program, the Township would be required to adopt an ordinance or zoning ordinance revision which establishes financing and administration rules consistent with the State Act.

Conservation Easements

A conservation easement is a legal agreement through which property owners voluntarily restrict their land to a specific use, such as farming or forestry, in exchange for tax benefits. A landowner who conveys an agricultural easement to a public or private organization retains all rights necessary to continue the farming operation. However, non-farm development rights are separated and retained. Numerous tax benefits are available to property owners who enter into these agreements.

Buffer Strips

Buffer strips are setbacks between active farmland and adjoining residential home sites. Those setbacks can be effective devices for separating dwelling units from those aspects of a farming operation that may be considered incompatible with residential uses. Establishment of these buffers may be accompanied by an official notification that new residents are moving into an agricultural area.

Open Space Concept

The theory of open space zoning is to preserve agriculture, natural features, or open space by concentrating the residential land uses in an area best suited for that use in exchange for the development rights on the remaining parcel. The farm or the open space is assured as a perpetual easement or land use. The residential area is established as a small neighborhood rather than individual homes side-by-side along each Country road. Each land use pays taxes based on its market value and its existing land use.

The residential area is usually developed as a cluster or a site condominium project with the individual homeowners sharing common open space and road systems. The overall density of this section of the community is not increased, but the two land uses complement each other rather than conflict. This concept is discussed in more detail later in this Plan.

Conclusions

Clearly, the decision of a farm household to continue farming in the future is a complex issue involving many interrelated factors that are often impacted by broader economic issues that are well outside the Township's ability to either predict or control. As land values and property taxes increase, additional strains are placed on the economic viability of farming.

The success of any farmland preservation program ultimately rests on the willingness of agricultural property owners to participate. Such participation, however, depends on whether the program will economically benefit the property owner and how the program will be administered. Clearly, the master plan cannot compel someone to continue farming. It can, however, recommend the use of various incentives or options that enable a farmer to realize some development benefits, while continuing to farm large portions of their property. No single program can solve this problem by itself. Rather, a combination of techniques should be considered as a way of preserving the Township's remaining agricultural land.

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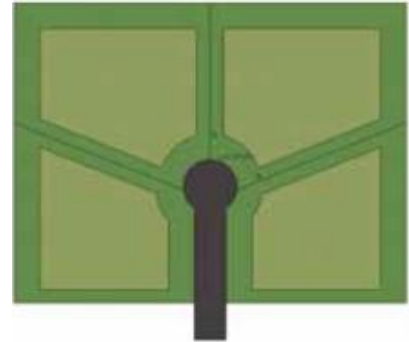
Residential Development Concepts

Traditional Neighborhood Development

This type of development is only truly feasible along the Village/Township boundary or at a large scale. This type of development provides many of the amenities needed for the residents of the development within the site boundaries. These amenities can include retail areas, enhanced open space or park areas, and educational facilities. This concept involves the idea of “walkability” and human scale, allowing residents, especially children, the opportunity to walk or ride bicycles safely within the development area. The layout of the development area usually consists of a grid pattern creating walkable street blocks with larger service roads creating the sites edge, centrally located common facilities, these include areas such as municipal buildings, parks, schools, and the like, and finally local commercial areas conveniently located to serve the residents.

Open Space Policy

The concept involved with open space planning is to create a situation where both public and private interests benefit. Open space allows the developer to condense the buildable area, reducing infrastructure costs, while still allowing the normal housing yield based on total developable land, not total land*. The goal is to preserve areas that are not only regulated by governmental agencies, but to also preserve lands that would preserve a sense of character or would enhance the aesthetic or environmental quality. The first step in developing an open space project is to conduct a site analysis that would depict areas that are environmentally sensitive and need to be preserved**. The second step would be to outline areas that are suitable for development. This would be followed by the placement of dwelling units that maximize views, vistas, and settings. The final stage is to draw in lot lines. In this stage, it is recognized that each lot will be smaller than required by normal ordinance. This should be permitted as long as the lot size differences are dedicated as permanent common open or recreational space. The Township favors open space developments over conventional subdivision design. Steps must be taken to create regulations which encourage the open space development option in Almont Township.



**CONVENTIONAL
DEVELOPMENT**



**OPEN SPACE
DEVELOPMENT**

Residential Density Designations

The purpose in planning areas of varying residential densities by location within the Township is two-fold: first, such delineation of future desired density patterns gives the Township a locational guideline to avoid haphazard development; and second, future density patterns within defined neighborhoods provide the basis

ALMONT

for determining the various community facility needs of the area's residents, as shown in the Community Facilities Plan Chapter.

- * It is important to realize that not all land is developable. Due to restrictions created by environmentally sensitive areas such as wetlands, woodlands, topography, and floodplains, along with any other lands deemed undevelopable by governmental regulations, the developer may not be able to develop his/her land to its fullest potential.
- ** The site analysis should include, but is not limited to, any and all easements, wetlands, woodlands, soil limitations, topography, vegetation, existing structures (both on site and within 200 feet), floodplains, and cultural amenities.

The distribution of proposed land uses also provides for a variety of other types of residential uses to meet the housing needs of the Township's various population segments. There is latitude within the residential categories to encourage the use of innovative approaches to land development, such as the use of common areas for active and passive recreation. Residential density ranges which are related to existing conditions and future goals of the Township are shown below.

"Density" as referred to in this Plan, does not guarantee any specific number of lots from any individual parcel or group of parcels. Rather, density refers to the number of lots which can be platted on a given parcel, while meeting all the criteria and regulations applicable to a conventional subdivision development. Such density calculations will specifically exclude rights-of-way, lakes, rivers, streams, floodplains, protected environmental resources, storm water, retention and detention areas, and any other site feature which preclude residential lot development. The shape and size of parcel, the availability of access, and land assembly problems may also reduce the allowable density on a parcel or tract of land. In fact, a parcel of land needs to be designed as a conventional subdivision in order to determine the "lot yield."

Agricultural-Residential Density

Approximately 20,477.5 acres are planned for this designation. This designation is consistent with the previous policy of larger lot development throughout most of the Township. Minimum lot sizes consistent with this classification are 2 acres; however, these areas are encouraged to be developed as open space developments as described in the previous section. Such open space developments may include much smaller lot sizes, as permitted by the septic limitations of the soils or other sanitary treatment options, in exchange for permanent open space. Open space developments are the preferred development option in this plan designation area. Areas designated as Agricultural-Residential are not intended to be served with public utilities.

Low Density

A total of approximately 1,330.2 acres of land are dedicated to the low-density classification. These areas are found primarily south and west of the Village, with another designation adjacent to the northwest corner of the Village. Single family units at a density consistent of one unit per acre is the recommended development type for this residential classification. As with the Agricultural-Residential designation, open space developments are the preferred development type. Areas designated as Low Density Residential are not intended to be served with public utilities.

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Mobile Home Park

This category is directly adjacent to the mobile home park that is currently under the jurisdiction of the Village. A total of 50 acres are designated as Mobile Home Park within the Plan. The recommended density of this district is five (5) to seven (7) units per acre. Density for Mobile Home Districts are largely the authority of the Manufactured Housing Commission.

Capacity Development Estimates

Based on 2010 Census results, Almont Township contained 1,382 housing units and a population of 3,909 persons. Figures for 2000 determined that the Township had 1,124 housing units and 3,238 persons. It is important to realize that the Village of Almont is not included in these totals. Vacant areas designated for residential purposes on the master plan illustration were then considered to arrive at a theoretical capacity population or “build-out” estimate for the Township. When these vacant lands were considered, the totals increased to 9,688 housing units and 26,887 persons. Assumptions regarding housing density and household size are shown in Table 6-1.

Table 6-1: Housing Density and Size					
Residential Designation	# of Acres	Units per Acre	Persons Per Household	Housing Units	Capacity Estimation
Agricultural - Residential	20,477	0.4	2.8	8,191	22,935
Single Family - Low	1,330	0.9	2.8	1,197	3,352
Mobile Home Park	50	5.0 - 7.0	2.0	300	600

The Township’s estimated total housing inventory at full development is 9,688 units. The estimated population at capacity approaches 27,000 persons. These estimates assume that all remaining vacant land will be developed at maximum potential yield. The estimates do not account for parcel configuration, the availability of access, land assembly problems, or environmental limitations such as the presence of wetlands. These factors, alone or in combination, will likely reduce the estimates. Changes in the composition of the average household could have a similar impact.

Planned Unit Development

A Planned Unit Development (PUD) area is included as part of the master plan. The PUD is located at the southwest corner of Dryden Road and M-53. This overlay designation is unique in that it provides for large scale mixed use developments which are broader in regional orientation and incorporate several anchor uses accompanied with the supporting residential developments. Innovative design, with respect to vehicular and pedestrian circulation, building placement and style, and natural resource preservation are prerequisites of this type of development.

Because the property abuts the Township’s main transportation corridor, the uses must not include separate ingress/egress drives. Rather, such uses must be serviced by internal road/drive networks to reduce traffic conflicts in these high traffic areas.

In the case of a PUD, creative and innovative designs shall be incorporated into the development. PUDs must be designed to provide a proper transition from non-residential uses to residential uses. Ideally, the design should incorporate residential uses in areas which abut residential uses

outside the PUD development area, at a similar scale or step in intensity. All such developments shall be in character with the community as a whole and shall be designed to incorporate elements which will enhance the overall health, safety, and welfare of the community.

The PUD designations in this Plan are designed to provide for totally integrated development. Future lot splits and sales of properties within the PUD designated area could eventually prevent the objectives of this Plan from being fulfilled. It is, however, the goal of the Township to encourage integrated mixed-use developments at this location. Absent the existence of an integrated development meeting all the goals and objectives of this Plan, the area should be developed consistent with the underlying Plan designation. PUDs may be considered at other similar locations in the Township.

Commercial Areas Plan

This section of the Land Use Plan considers the characteristics of Almont Township's existing commercial base and the extent to which new commercial development may be needed to accommodate anticipated market demands. The methodology used to make this determination includes analysis of the nature and extent of the Township's existing commercial establishments and the types of retail goods and services that they provide. Commercial characteristics are related to the market projections to determine, in more detail, anticipated commercial demand by retail category. Market demand is also related to commercial land use and zoning patterns to determine whether or not existing and anticipated commercial acreage quantitatively meets future needs. Based on this analysis, the extent and potential of commercial areas in the Township are identified.

Existing Commercial Development

According to the existing land use survey conducted in 2012, approximately 101 acres of land are currently developed for commercial purposes in Almont Township. All the 41 acres of commercial development is located along, or proximate to, Van Dyke (M-53). Much of the commercial is either of an industrial character or is agriculturally related. Convenience or comparison commercial facilities are almost nonexistent within the Township. Most of those services are offered in the Village of Almont Downtown.

Future Commercial Areas

Future commercial development in Almont Township is conditioned, to some extent, on the pattern of development portrayed by the existing land use survey. Portions of the Township that may be suitable for future commercial purposes are influenced by existing development and zoning patterns, anticipated future residential areas described in the preceding section, and the commercial goals and objectives developed by the Township. The commercially designated sites account for 191.8 acres of land, or about .9 percent of the Township's total land area. When determining the appropriate zoning designation for a property that is planned for commercial, the Township must consider the location of the property, the surrounding land uses, the surrounding zoning pattern among other existing conditions.

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General Commercial

The location of general commercial uses is designated in nodes along Van Dyke Avenue. Offices, neighborhood business, or commercial ventures that require exposure along heavily-traveled roads may be appropriate uses. Unless carefully planned and regulated, this form of commercial activity can result in strip development which has many undesirable side effects.

Strip commercial development is a consequence of many factors, some of which are regional in scope. These areas evolve in a piecemeal fashion, with little attention directed to the relationship of adjoining uses. Common characteristics of these areas include the following:

- Dangerous disruption of traffic flow as a result of poor or multiple points of access.
- Uncontrolled turning movements and poor parking circulation.
- Inadequate parking facilities.
- No coordination of complementary commercial functions and activities.
- Random arrangement of buildings.
- Potential blighting influences, particularly in adjacent residential neighborhoods.
- Inability to make several purchases at one central location.
- Poor coordination of service-related functions.
- Excessive and/or distracting signage.
- Absence of landscaping to soften harsh visual images in these districts.

The commercial designation recognizes the need to address these concerns through careful site planning, with an emphasis on controlled and shared access, uniform setbacks, limitations on the location, size, and quantity of signage, as well as the continued use of landscaping to soften the appearance of these Commercial Districts.

The Land Use Plan allocation of 191.8 acres of land for commercial development is well above the estimated year 2020 demand. A 10-year projected commercial demand by category is shown in Table 6-2.

Table 6-2: Projections/Need					
	2000	2010	2020	Master Plan Allocation	Difference
Total	40.1	38.3	52.8	191.8	+139.0

In addition to the specific commercial areas identified on the Land Use Plan, the Township has also considered the potential for a commercial user to locate along the Van Dyke corridor on property that has been identified on the Plan Illustration for residential purposes. Although only a small portion of the Van Dyke corridor is identified on the Land Use Plan as commercial, any of the properties located on Van Dyke may be appropriate to accommodate a large commercial user. In determining whether residentially planned property along Van Dyke would be appropriate for this type of commercial user, the Township will review a request based on the applicant's ability to demonstrate that existing commercially zoned and/or planned land within the Township is not suited to accommodate such a development.

Retail Zoning

The development of additional commercial uses in the Township is dependent on a number of factors, the most important of which is the availability of a sufficient amount of land zoned for commercial purposes. In some instances, municipalities, in their zeal for tax base, zone more land than can be absorbed within the market for retail use. This excess of zoned retail land over reasonable anticipated demand is commonly termed over zoning. It is worthwhile to analyze how projected commercial acreage demands compare with existing commercially zoned acreage totals.

The amount of land zoned for commercial purposes in Almont Township totals approximately 119 acres. This is nearly 39.7 acres less than the commercial allocation shown on the master plan illustration. The amount of land planned for commercial purposes reflects a Township policy to accommodate any potential commercial growth in extensive areas of the community, particularly the frontage along Van Dyke. This practice, however, may encourage marginal, sporadic, and strip commercial development and the problems that are frequently associated with this type of arrangement. Because planned commercial largely exceeds the anticipated commercial demand in the community, commercial development standards will have to be upgraded to compensate for any potential loss of land value.

Commercial Summary

The master plan map designates areas for commercial development. This master plan also recognizes that timing and land use compatibility issues are major factors in considering a rezoning. The policy of this Plan is to support a commercial rezoning when such rezoning is compatible with the land use or zoning district on at least one side of the parcel in question and is located within an area planned for future commercial. This policy ensures a measure of compatibility by implementing a timing mechanism that is intended to protect existing residential uses in the area, as well as to limit piecemeal commercial development.

Industrial Areas Plan

Land reserved for industrial purposes provides important economic benefits for the community. Not only does industrial development offer a source of jobs, it also makes a strong contribution to the Township's developed tax base.

Recognizing the importance of the Township's industrial base, this element of the Land Use Plan examines the characteristics of this category of land uses in more detail. This examination includes a review of existing industrial development and zoning patterns. It also considers the relationship of these industrial uses to broader regional development trends. This section concludes with a quantitative estimate of the amount of industrial development at capacity for the Township.

Existing Characteristics

The 2012 existing land use survey revealed that approximately 240 acres of land were developed for various industrial purposes in Almont Township. This accounts for less than 1 percent of the Township's total developed land.

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The existing land use survey also noted that the Township concentrated its industrial uses, most of which exist along the Van Dyke Corridor.

The quantity and distribution of industrially zoned property in the Township reflects only a portion of the master plan's recommendations. Approximately 260 acres are currently zoned for industrial purposes, as opposed to the approximately 390.8 acres that are master planned for industrial purposes. This acreage is located almost exclusively along the M-53 Corridor. Only one industrial zoning classification is currently planned for in the Township.

Regional Development Influences

To more fully understand the Township's existing industrial development pattern and future development potential, it is necessary to view Almont Township in a larger regional context. Almont Township is located outside of one of Macomb County's dominant industrial corridors, Van Dyke; this trend continues into Almont Township and Lapeer County. The Township is positioned, however, to take advantage of the convenient regional access offered by I-69 to the north. This expressway may make the Township more attractive to prospective industrial operations that require access to this expressway.

Future Industrial Areas

The Land Use Plan allocates approximately 390.8 acres of land within the M-53 corridor for industrial purposes. This far exceeds the amount of land being used for this purpose and recognizes the need to provide a reasonable quantity of appropriately located industrial land to balance the Township's tax base and to provide a source of jobs for area residents.

The most desirable current/future industrial sites outside of the Village are located at the intersection of Dryden Road and M-53. Not only does this site offer the convenient access necessary to support industrial land uses, it also is not located near any existing neighborhood areas, which may present compatibility concerns. The presence of several industrial sites already within this area further supports this designation.

A significant quantity of land within this corridor is currently being farmed. The Plan recognizes agricultural as an acceptable interim use for an indefinite period of time. Any future industry developed in this corridor should have a light industrial or preferably office research character and be aesthetically compatible with the area.

Most of the land allocated for industrial purposes by the master plan is conceptualized as being light industrial. This concept is intended to accommodate light assembly operations, warehousing, and similar activities.

Locational Considerations

Industrial areas should also have access to major transportation corridors, including highways and/or railroad lines, to accommodate the high volumes of traffic that are generated by these uses. The location of industrial areas must take into account their intensity and the potential for nuisances that may be associated with particular industrial use types. Depending on the type of uses proposed, the relationship of Industrial Districts to less intensive use areas such as residential neighborhoods must be carefully planned and conflicts avoided whenever possible.

When the edges of residential and industrial areas meet, measures should continue to be taken to mitigate potential compatibility problems.

These areas planned for future industrial purposes are located to capitalize on the presence of a regional freeway corridor through the community. The master plan encourages industrial uses that do not detract from the overall rural residential character of the community. The Plan also strives to minimize or mitigate any potential compatibility problems that may appear wherever industrial and non-industrial uses share a common boundary. Where these situations exist, careful attention should be directed to site plan review to mitigate any potential nuisances through careful building placement, as well as parking placement, which should be located in the side or rear yard, appropriate setbacks, and the provision of buffering and screening.

The small size of industrial lots is also a concern. Industrial uses, create a significant amount of wastewater, while also creating the need for large amounts of potable water. Due to the fact that the Township is not currently served by public utilities such as water and sewer, adequate space must be provided for conventional well and septic systems without contaminating groundwater.

Village of Almont Land Use Plan

Introduction

Land Use Plans are essential for growing communities in an efficient and equitable manner. They are intended to ensure that land is used in ways which balance the rights of individuals with the public good. Indeed, the entire purpose of entering into the joint master plan process with Almont Township is to foster a collaborative effort to rationally utilize collective resources.

Concepts

Before introducing the specifics of this land use plan, it is important to note several concepts which were considered during the formation of the plan. In addition to seeking to fulfill jointly held goals, the limitation of sprawl with the master plan is of utmost concern. Sprawl increases the cost of public services and reduces the stability of the Village. The extension of M-53 north of Almont was also considered; however, because there are no existing plans for this extension, developing the land use plan around the extension was not pertinent. Should plans be created for the extension of M-53, the Land Use Plan will need to consider issues of traffic alleviation and creating convenient access to Almont's Central Business District (CBD).

This Plan illustrates the proposed physical arrangement of land use to meet the space requirements of Almont as it approaches the future. Generally, the Plan presents the proposed distribution and location of farmland, residences, industry, commerce, and recreational facilities. It is based upon the analysis of existing conditions, future development suppositions, and the policies and objectives established in the preceding sections.

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Land Use Plan

Farming is a historic and valued tradition within Almont and Lapeer County. Agriculture adds character to the rural residential nature of the Village. Farmland is an irreplaceable asset to the community and should be preserved as much as possible. Prime farmland should be reserved for long time agricultural use and not be utilized for urban development. At this time, few farms operate within the Village limits; however, these uses can be protected through careful planning. While some of the outlying portions of the Village are used for agricultural uses, it is not the intent of this plan to preserve these land uses. Agricultural uses are not proposed to be provided for in this or other Future Land Use Districts of the Village.



Action needs to be taken to preserve Almont's farmland. Michigan Public Act 116 of 1974 allows for the sale of development rights to farmland. Several Almont residents have already taken advantage of the opportunity to sell development rights to their farms to help preserve this valuable asset. In addition to this opportunity, urban development needs to be restricted from impeding upon existing farmland. Limiting the extension of utility services from reaching existing farmland can aid this goal. The limitation of sprawl was of the utmost concern for the master plan.

Residential

For the most part, Almont's population is housed in conventional single-family homes. Within the Village, these dwellings are located in platted subdivisions on smaller lots which yield a more dense development pattern.

One housing matter, however, is certain: the size of households is decreasing. This has been the trend across the nation for some time and is also reflected in local household data provided by the census. Over the past decade, the size of households in the Village has decreased -4.8 percent and -5.6 percent in the Township. This trend is expected to continue



and municipalities should make necessary adjustments. Smaller households will not require as much space per dwelling as have been built in the recent past. Development strategies should be created which reflect this need for smaller homes. These strategies could include the following:

- The ability to convert a single house into multi-family homes where appropriate
- Condominium and townhome development
- Encouraging high standards for existing mobile homes

Housing in the Village should consist of a range of housing types for varying sizes of households, especially missing housing types such as duplexes. These housing models should be interspersed among each other as much as is reasonable to provide diversity of ages, income levels, and architectural distinction in each neighborhood. It will also help to stabilize neighborhoods in the event that one model of housing becomes less practical for a significant number of households. This practice should help to reduce vacancy rates in particular neighborhoods. In addition, neighborhoods should have unique characteristics that set them apart from one another. Design standards may be developed for each neighborhood to which housing units should conform. Design standards should take into consideration the historic and architectural aspects of the proximity to which they will apply. Other characteristics apart from design could be incorporated into the Plan such as landscaping, landmarks, water features, etc.

Location Criteria

Investment needs to be made into our current housing stock, particularly in the Village's historic homes which make up the backbone of Almont's residential areas. Special attention should be paid to the West St. Clair Street Historic District which is a part of the National Register of Historic Places. The Currier House on East St. Clair is also a part of the national register. There are many other historic homes in Almont which are a part of the community's rich heritage and should be protected. In addition, blight and unsightly property should be reduced to increase the value and appeal of Almont's residences.

Manufactured Housing Community

The manufactured housing community classification is intended to provide sites for development under the Michigan Mobile Home Commission Act for single-family manufactured housing units. There does not appear to be demand for mobile home park development based on the fact that property currently approved for this land use has remained undeveloped.

Location Criteria

These establishments should have adequate water and sewer and be located along a major roadway.

Multi-Family Residential

This land use classification is intended to provide sites for a range of residential dwelling types that take advantage of the municipal infrastructure available in the village, while supporting the urban character of city, and provide a range of housing opportunities for different household types and incomes. These residential areas are to be provided for a human scale development

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regarding landscaping, signage, lighting, etc. The uses intended for this land use classification include detached single-family dwellings, duplexes, triplex, and larger multiple-unit complexes associated uses such home occupations and other accessory uses and essential public facilities by right and generally complementary uses such as schools, churches, day nurseries, and public uses such as parks by special use permit.

Location Criteria

This classification should be located along a major roadway and provide adequate water and sewer. This classification may serve as a buffer between single family neighborhoods and more intense land uses.

Office

The office classification should act as a transition or buffer area between more intense uses than single-family residential neighborhoods. A variety of uses that are office related, administrative, professional, and related service occupation are suitable. These uses are generally low intensity, low noise, low traffic, and less likely to cause a nuisance to single-family neighborhoods.

Location Criteria

There area should provide adequate buffering to abutting single-family residential and have adequate water and sewer service.

Downtown

The master plan envisions the consolidation of commercial development by functional classification at key locations along and with access to M-53 which are related to current development patterns. These commercial areas are tethered by the CBD. The flux of commercial development in Almont is located along Van Dyke Road within the Village limits. The CBD contains small businesses which are mostly local commercial establishments. The CBD is more easily accessed by non-motorized forms of transportation than most other commercial locations in the Township. It is well located in the center of town and experiences a desirable density of commercial lots so that each business can effectually help each of the others by drawing common consumers. The density allows customers to park once and shop in several convenient locations. Enhancement of this commercial focal point is an important component of Almont's image and identity. Placemaking strategies such as improved streetscaping and outdoor seating are encouraged.



The former Land Use Plan envisioned the restriction of commercial development to the CBD and the M-53 Corridor directly north and south of the CBD. In practice, commercial development has expanded along the whole of the M-53 corridor and lacks density, direction, and identity. Instead of a commercial center, a commercial strip has begun to form through the center of the Township. There are several reasons why this has taken place, including land prices and unique

circumstances at the time of development; however, action must be taken to limit the sprawl from continuing further to promote the best interests of Almont's citizens and businesses.

One specific way for the Village to accomplish the goal of creating commercial growth is to allow for and encourage the use of residential structures for commercial purposes. Policy that encourages residences to be used for this purpose could greatly benefit the CBD. It would provide for diversity of commercial forms in the Village without requiring the challenges often posed by new construction.

Commercial

This classification is primarily for commercial establishments that cater to auto-oriented uses outside the traditional downtown. The principle uses to be in this classification include automotive sales and services, convenience stores, commercial recreation facilities, schools, public uses, retail establishments, conventional restaurants, temporary outdoor sales, and professional or administrative offices. Uses allowed through a special land use include religious and institutional uses, drive-through restaurants, and hotels and motels.

Location Criteria

Located near M-53/Van Dyke Road and outside the traditional downtown area. They shall have adequate water and sewer services.

Industry

Most of Almont's residents commute to work outside of Almont and are not employed by the industries within Almont. Further employment opportunities close to home could be created by growth in industrial and commercial sectors. Almont's regional setting, along one of southeast Michigan's historic growth corridors, suggests that the potential may exist for an expansion of the existing industrial base to one that provides a wider range of employment opportunities and a broader tax base. Almont's industrial sector is primarily located within the State-Certified Industrial Park east of Van Dyke and south of Tubspring Road. The Village's Industrial Park was created in order to promote industrial growth within the Village yet continue to promote traditional town growth. The Industrial Park is suitable for low-impact, non-nuisance industries. Operations located in the Industrial Park have access to public utilities which are critical to their business procedures, including water, sewer, storm sewer, and fiber optic internet utilities. It is a valuable location for industries which find access to I-69 important. Industrial development of this kind can be promoted through the Village's participation in the Next Michigan Development Corporation initiative, a regional effort emphasizing future growth along the I-69 Regional Corridor.

Becoming Redevelopment Ready

One of the goals established by the Plan is for the Community to become more redevelopment ready. In terms of the Master Land Use Plan, becoming redevelopment ready means reassessing the development review process in each community to ensure that the review process does not contain



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road blocks, is easy to understand, and is as efficient as possible all while ensuring the standards of the community are upheld. Further, the Plan suggests that a redevelopment plan be developed for the community, this plan provides an assessment of those properties in the community which may need particular attention for long term redevelopment and the methods in which each one of those properties may be best redeveloped. Since the Village contains most of the properties which may be most in line with this type of planning assessment, this Plan may be best suited to be conducted by the Village Council/Planning Commission along with the Downtown Development Authority (DDA). If the Township has certain areas it feels should be addressed, it would also be appropriate to participate. The timeframe for the completion of the Plan should not exceed two to three years from the adoption of the Master Land Use Plan. Finally, once developed, it will be important to review and update the Redevelopment Plan on a regular basis to ensure the Plan remains focused on the appropriate properties, is up to date on available techniques and tools for redevelopment, and still maintains the goals and direction of the community.

Recreation

Almont presently has a variety of recreational activities available to its residents. Almont Community Park provides a picnic area and a play area for children. It is also the site of local events including Music in the Park. Its location at the end of Water Street near the Clinton River is ideal for a park of its kind. A trail leading from Kidder Road to the community park has been paved to allow for residents of nearby subdivisions to access the park more easily from their homes. The path is accessible to both pedestrians and bicyclists. The existence of this path encourages recreation, family interactions, and healthy lifestyle habits.

Future discussion may include potential construction of a community or recreation center. Although many decisions regarding this project would need to be made, the location of the center is what is significant for this section of the plan. Many sites may be proposed throughout the decision-making process; however, it is important that the site be low impact to the environment.

Planned Unit Development (PUD)

This category is intended to provide an opportunity for a mixture of uses not ordinarily permitted in the same zoning district along with the clustering of development to protect natural features. In return for the flexibility provided through this zoning district, the applicant would be required to provide a concept plan with site development details to show how the property would be designed to protect uses from nuisances and promote the functioning of the development.



The PUD could potentially include any uses allowed in any of the zoning districts in the zoning ordinance. The range of uses allowed and the conditions under which they would be permitted in any given PUD rezoning would be outlined in the village council's approval of that specific PUD rezoning approval.

These can also be properties that are prime for redevelopment. These sites have unique circumstances where a variety of uses or flexibility for the design of the site would aid in the redevelopment of these properties. Some of the prime redevelopment properties include:

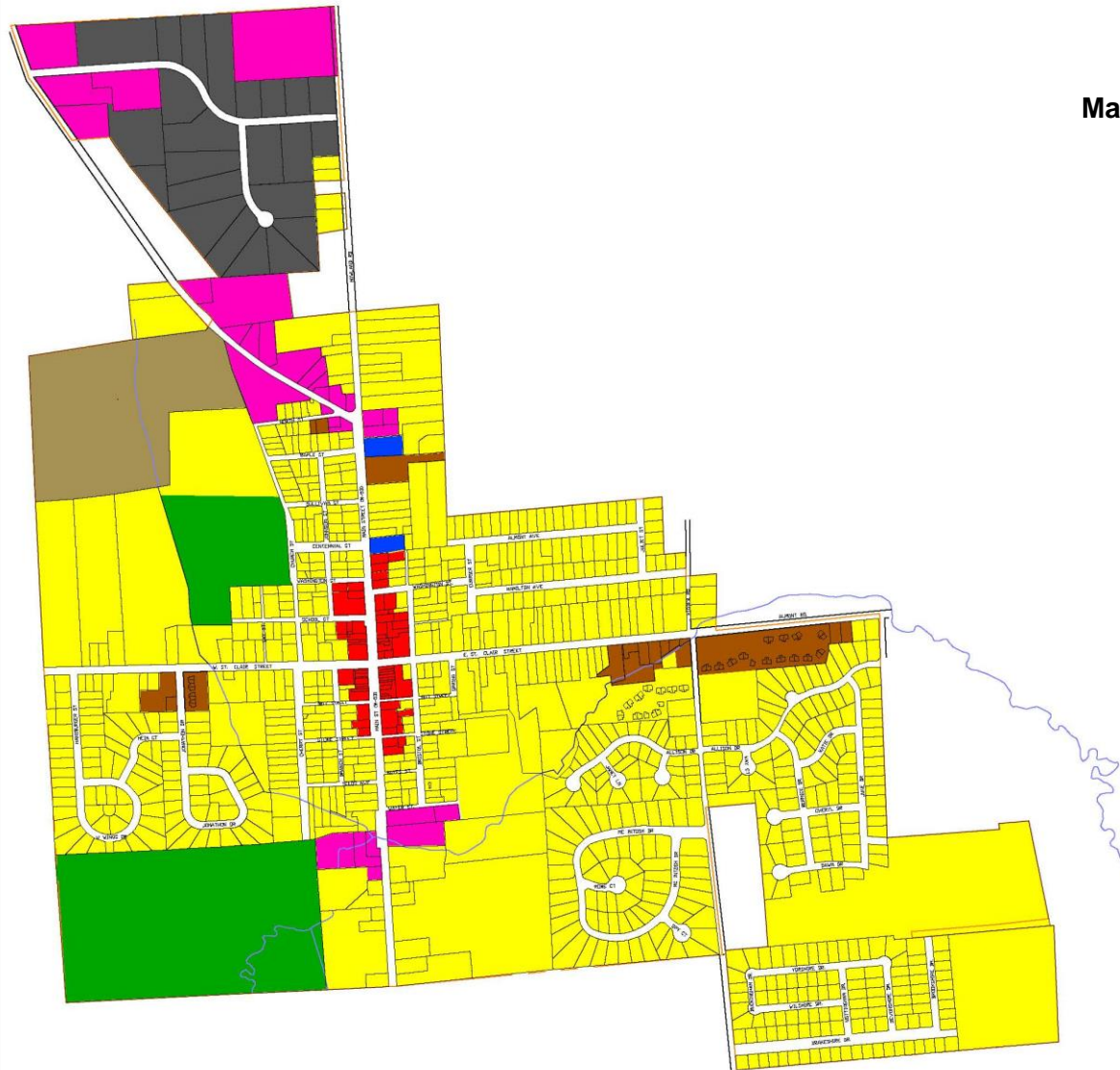
- Located near Cherry Street and Teeds Road, there is a previous junk yard within the Village. This property consist of two parcels is underutilized for what its potential use could be and may be contaminated. These properties combined are approximately 2 acres. The property is located near existing single-family homes and agricultural farm fields. This property is located within walking distance from the downtown area.
- The currently agricultural land located at the end and SW of Cherry Street. The property is approximately 91 acres in size. The property is underutilized for what the use could be. This property is located near existing single-family homes and more agricultural land located in the Township. This property is located at the boundary of the Township and Village on the southwest side. This area is located within walking distance from the downtown area.
- Known locally the Saddlery C-1 is a currently vacant commercial and apartment. This property is located off M-53. Due to its location near commercial uses and residential, it could easily cater to several uses that are allowed in PUD. There may also be some contamination on-site.

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VILLAGE OF ALMONT

Map 6-2: Village of Almont Future Land Use Map

- SINGLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- MULTIPLE FAMILY RESIDENTIAL
- DOWNTOWN
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- PUD PLANNED UNIT DEVELOPMENT



SCALE - 1" = 900 FEET

ROWE PROFESSIONAL SERVICES COMPANY

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FAIRVIEW: 2700 N. 3RD ST., SUITE 200, FAIRVIEW, NJ 08033-1401
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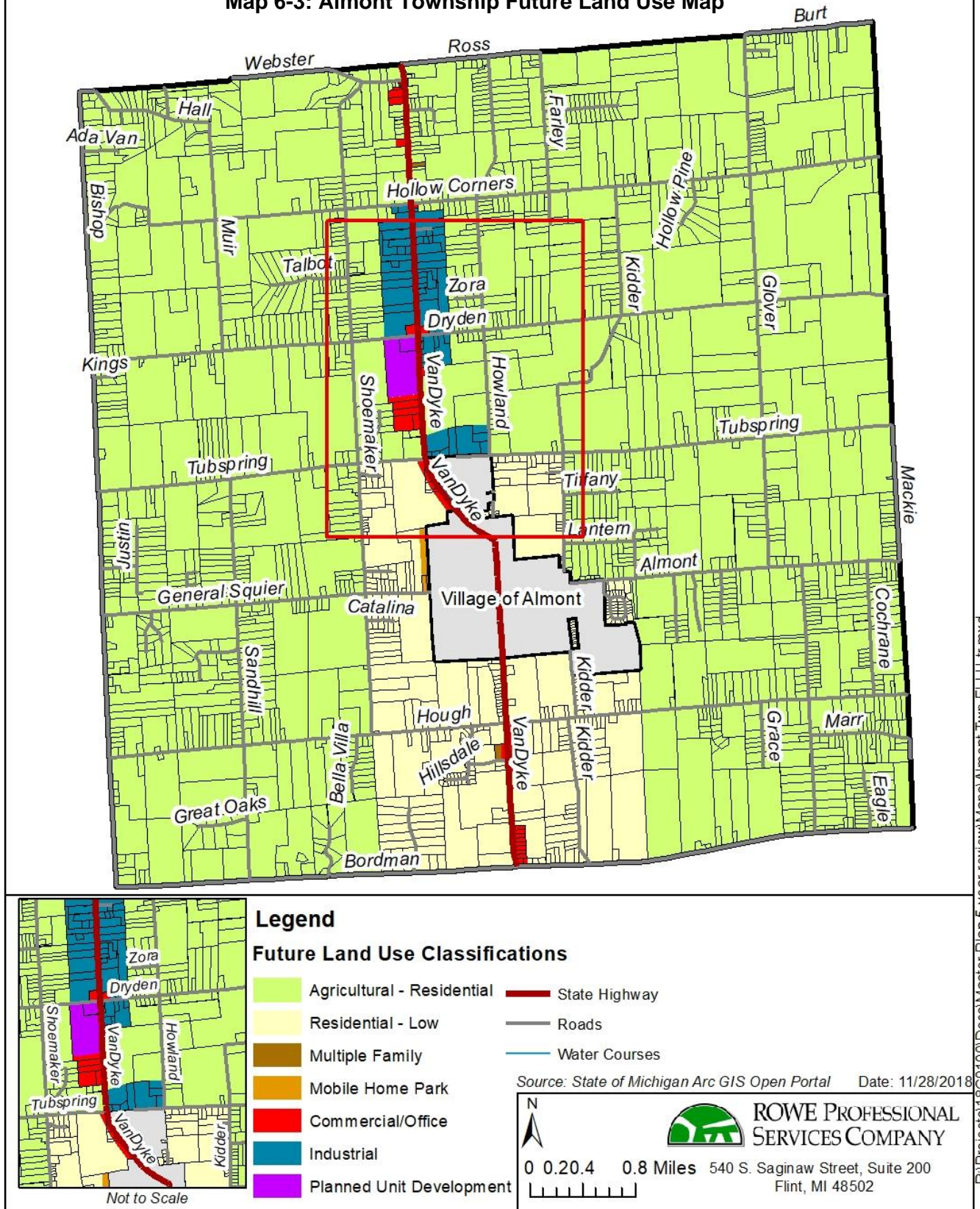
NEWARK: 200 N. 3RD ST., SUITE 200, NEWARK, NJ 07102-1401
TEL: 609-261-7000 FAX: 609-261-7001

ALMONT

Master Land Use Plan

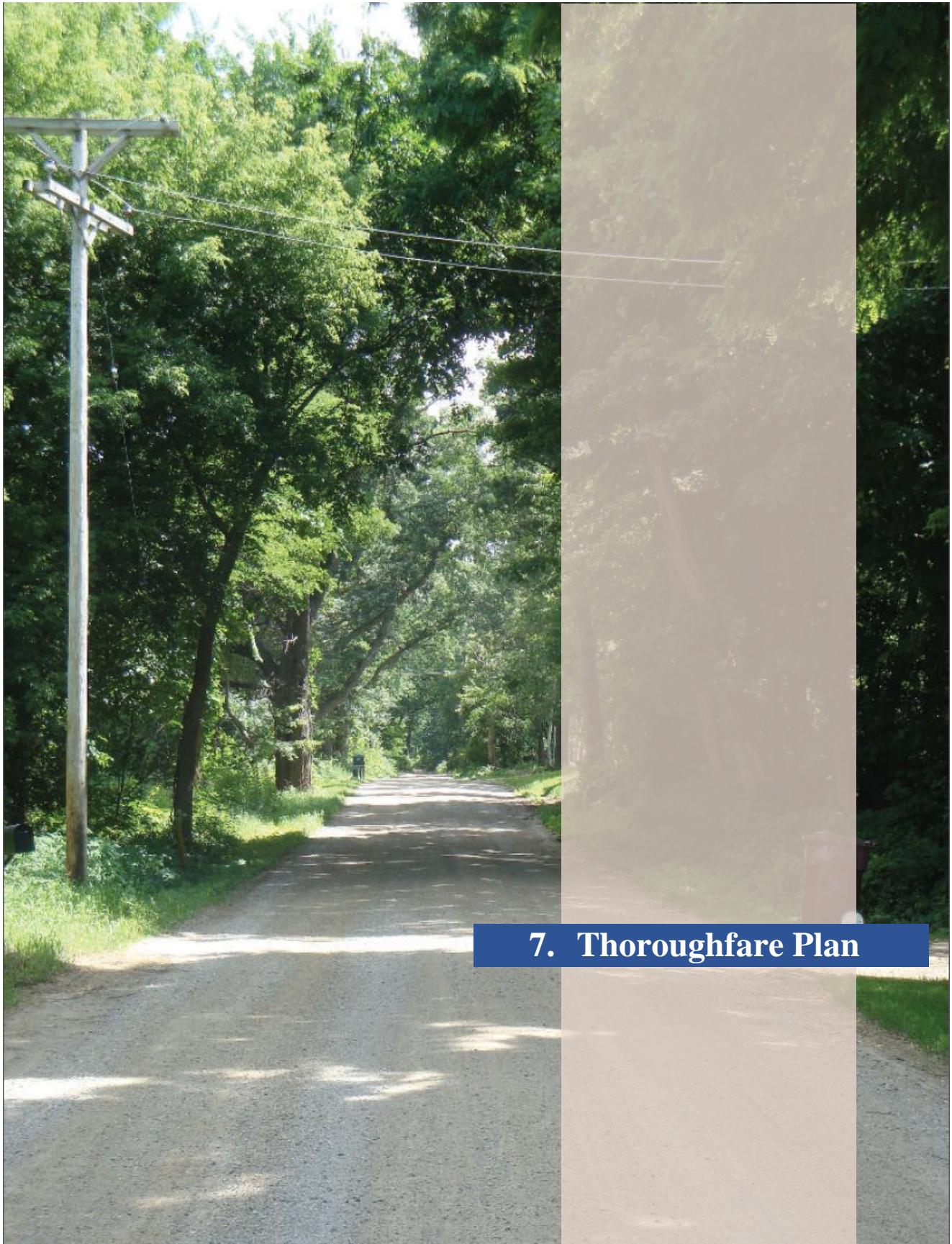
Almont Township

Map 6-3: Almont Township Future Land Use Map



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Land Use Plan



7. Thoroughfare Plan

Introduction

The automobile has had a dramatic impact on land use development and human settlement patterns. Improved transportation facilities are, in large part, responsible for changes in our urban landscape from a more physically compact to a dispersed development pattern. Direct evidence of this change is apparent throughout southeast Michigan. Household growth in Lapeer, Oakland, and Macomb Counties over the last half century would not have been possible without the automobile and the extensive network of roads serving the region.

Recognizing the direct functional relationship that exists between land use patterns and the movement of goods and people, there is an obvious need to coordinate land use planning activities with plans to upgrade and expand the capacities of the local and regional thoroughfare system.

Preparation of a Thoroughfare Plan has several practical applications that have important consequences for the community's ultimate development pattern. Through the identification of future right-of-way locations and standards, a community establishes the system of streets and roads that will provide access for future development. Furthermore, the cost of acquiring future road right-of-way can be significantly reduced if the necessary reservation is done well in advance of future road construction. Establishing right-of-way locations and standards through the master plan process provides the community with some authority to request right-of-way reservations through the land development process.

Designating right-of-way widths also helps a community establish consistent setback requirements, which is accomplished through the administration of a zoning ordinance. This minimizes the potential of having to acquire homes or businesses when road widening becomes necessary.

The Thoroughfare Plan provides the community with an opportunity to coordinate local transportation planning activities with those occurring on a County, Regional, and State-wide basis. Roads are the physical improvements that link communities together. Coordinating the planning associated with the regional transportation system offers some opportunities to consider mutually compatible land use policies relating to these systems. Finally, roads make a significant contribution to the community's image and identity. Streets offer an opportunity for urban design improvements in the way of landscaping and monuments as well as pedestrian amenities. Too often, this opportunity is neglected with streets becoming cluttered with excessive signage and overhead utilities.

Three topics are considered in this report. The first of these is an identification of thoroughfare planning concepts. Broadly accepted concepts are offered as a way of providing a common basis of understanding or vocabulary.

The next section describes the characteristics of Almont's local road system. This includes traffic volumes along major roads and identification of major traffic generators, among other factors.

The report concludes with a description of the Thoroughfare Plan and how the Plan relates to the community's overall Master Land Use Plan. Major proposals and recommendations for the future are also offered.

Orderly development and a desirable environment can only be achieved if full consideration is given to the relationship between the type and intensity of land uses and the need for proper access and the resulting traffic generation movements. Improved planning of the thoroughfare system will likely result in a better development patterns and, consequently, a much improved environment and efficient use of land.

Concepts and Standards

Transportation Planning Concepts

Roads are grouped into a number of different classifications necessary for administrative, design, and planning purposes. Most classification systems make a distinction based on the intended purpose of the road and the geographic areas it is intended to serve. Common road classifications include freeways/highways, major thoroughfares, collectors, and local roads. Each classification carries with it suggested minimum design standards.

The benefit of a classification system extends beyond providing a common understanding or transportation planning vocabulary. Such a system establishes a functional system, permitting a community to relate categories of streets to various land use activities that they are best suited to serve. Classification systems should reflect the specific category and intensity of land use that they are designed to serve. In applying a classification system, the through-traffic movements and the access requirements of abutting property should be considered.

Expressway/Highway - This class is devoted entirely to traffic movement with little or no land service function; thus, it is characterized by at least some degree of access control. Except in rare instances, this classification should be reserved for multi-lane, divided roads with few, if any, intersections at grade. Expressways serve large volumes of light speed traffic and are primarily intended to serve long trips.

Major Thoroughfare - This class of streets brings traffic to and from the expressway or highway and serves those major movements of traffic within or through the community that are not served by expressways or highways. Major thoroughfares the principal traffic generators within the community, as well as important rural routes. Major thoroughfares handle trips between different areas of the community and should form a reasonably integrated system. The length of the typical trip on the system should exceed 1 mile.

Collector - This class of streets serves internal traffic movements within an area of the community, such as a subdivision, and connects this area with the major thoroughfare system. Collectors do not handle long through-trips and are not, of necessity, continuous for any great length. In grid-iron street patterns, however, a street of several miles in length may serve as a collector, rather than a major thoroughfare, if the predominant use is to reach the next junction with an major thoroughfare and then turn off.

Local - The sole function of local streets is to provide access to adjacent land. These streets make up a large percentage of the total street mileage of the community, but carry a small proportion of the vehicle miles of travel. In and around the Central Business District (CBD), local streets may carry traffic volumes measured in thousands, but this is the exception. Local residential streets, especially in the outlying areas of the Township, in most cases, carry daily volumes of 1,000 or less.

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The County begins with an alternate method of classifying roadways. The County primary road system provides access to higher types of roads and connects abutting communities and nearby areas. The following are classified as primary roads: Dryden Road, General Squire/Almont Road, and Glover Road. The County local road system consists of all Township secondary feeder roads to the primary system, Township residential streets, and County park drives. The remaining roads within the Township are deemed as local roads. It should be noted that Van Dyke is not included within these classifications.

Standards

The configuration of the highway system throughout much of the nation, including southeast Michigan and Almont, is, in large part, a product of the Northwest Ordinance of 1787. This noteworthy legislation continues to exert a broad and lasting impact on land use and transportation patterns.

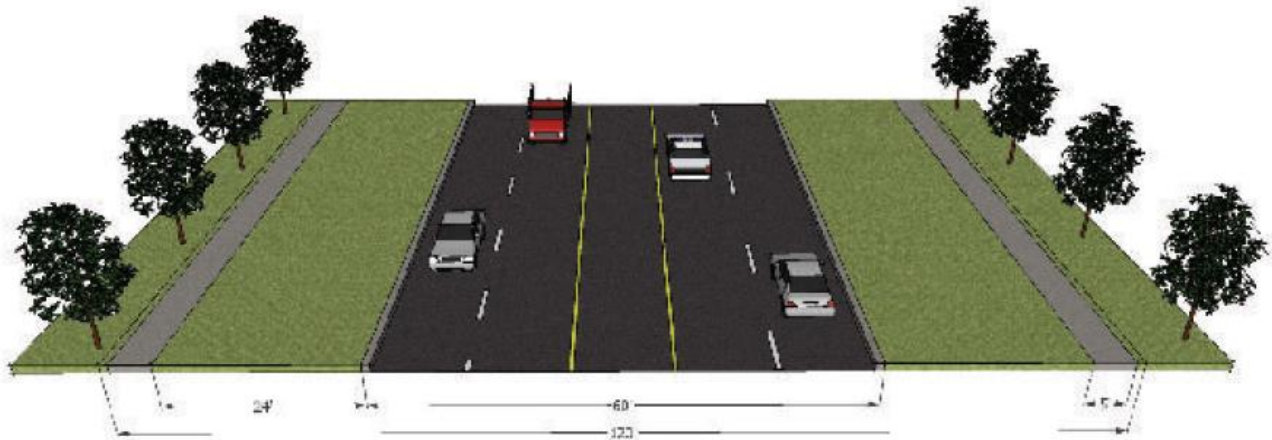
The Northwest Ordinance of 1787 divided the Country into 1-mile square grids, which serve as the paths for an extensive network of major thoroughfares or section line roads. This pattern is likewise evident in Almont Township. The Village is largely laid out in a smaller, tighter traditional street grid pattern, typical of a historical village design.

Road standards, including rights-of-way and pavement widths and specifications, were developed by the Inter-County Highway Commission and remain in use today by the Lapeer County Road Commission. Cross-section standards and right-of-way designations recommended for various categories of road are specified as follows:

Road Cross Section

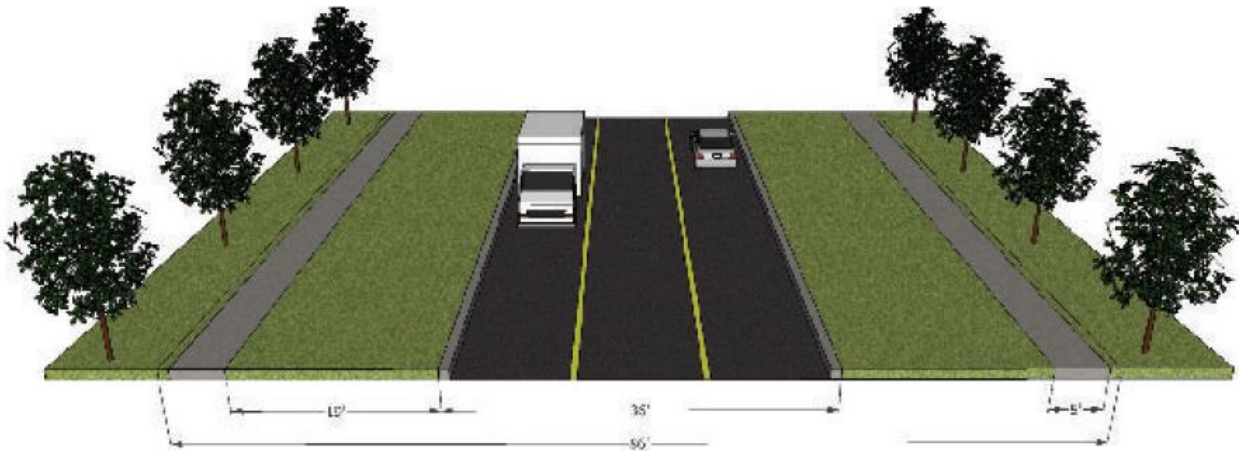
Major Roadway (120)

Figure 7-1 Road Cross Section Diagrams



Road Cross Section

Collector Roadway (86)



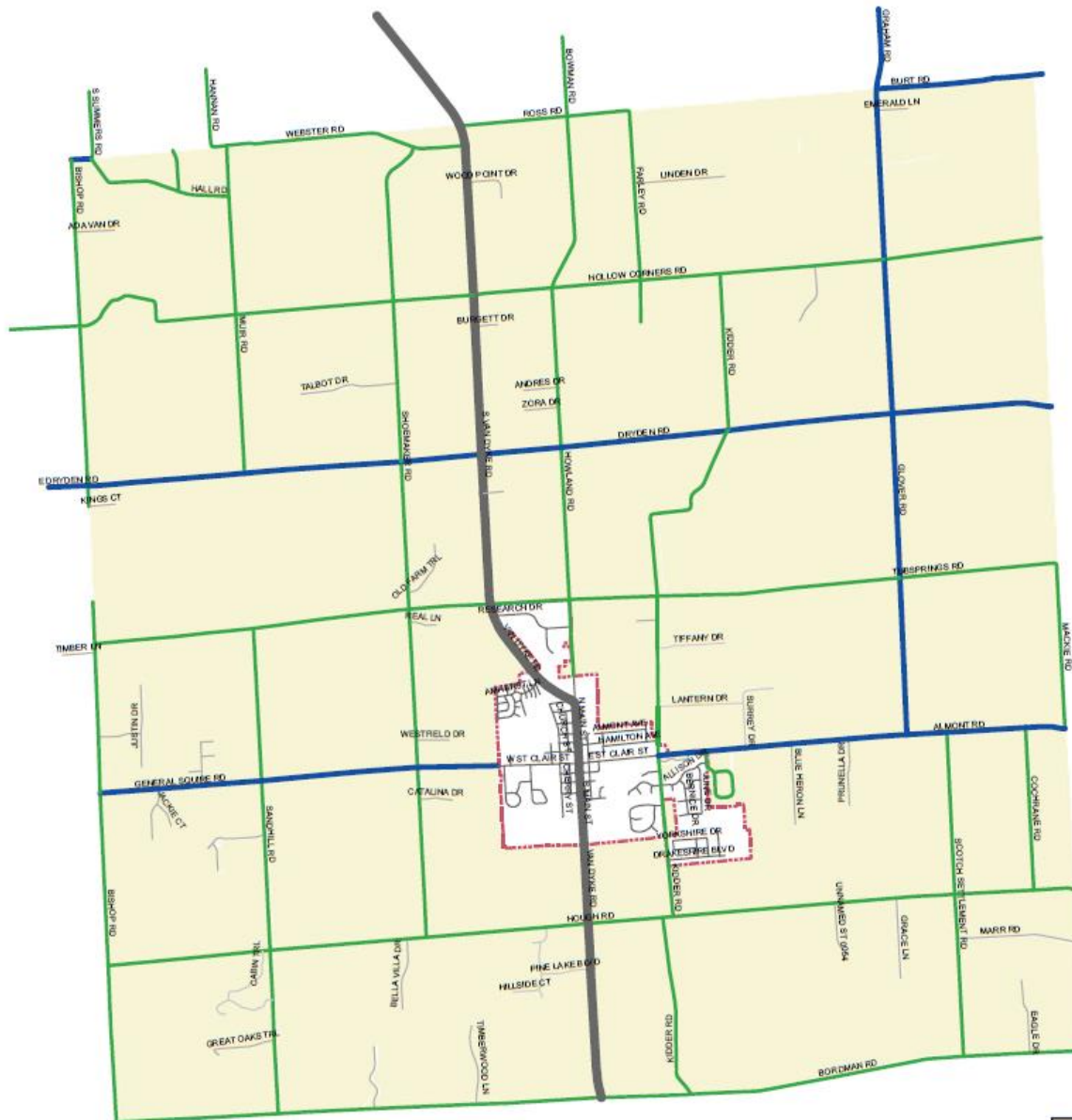
Road Cross Section

Local Roads



SECTION 7.0

Road Classification



Almont Village and Township

Lapeer County

Map Prepared By:
Almont Township and Almont Village Planning Commission

With Assistance From:
Community Planning & Management, P.C.

Legend

- COUNTY LOCAL
- COUNTY PRIMARY
- PRIVATE ROAD
- STATE TRUNK HWY
- VILLAGE STREET



ALMONT

Master Land Use Plan

Existing Condition

Traffic Volumes

The heaviest traffic volumes in Almont Township are concentrated along M-53, which bisects the community. Between 10,000 and 20,000 trips occur along Van Dyke daily. This traffic is generated mainly by one of two means. The first being typical “bedroom” community traffic, caused by traffic leaving and returning from out of Township occupations. The second means of traffic generation is caused by through-traffic, due to Almont’s location along M-53 which is one of the main arterial to northern Michigan. This traffic is customarily generated at rush hours (southbound in the a.m. and northbound in the p.m.) on weekends and on holidays.

Other roads with significant traffic totals include Dryden Road, Glover Road, General Squire, amongst several others. However, the total daily volumes are substantially less than that seen on Van Dyke. Total daily volumes on these roads range from approximately 1,500 to 4,000 vehicles per day.

As traffic volumes increase, so do the difficulties of accommodating more vehicles. The number of accidents generally rises along with the increase in traffic volume. The major exception is freeways, which have considerably fewer accidents than may be expected from their volumes owing to their superior design standards.

Traffic Generation

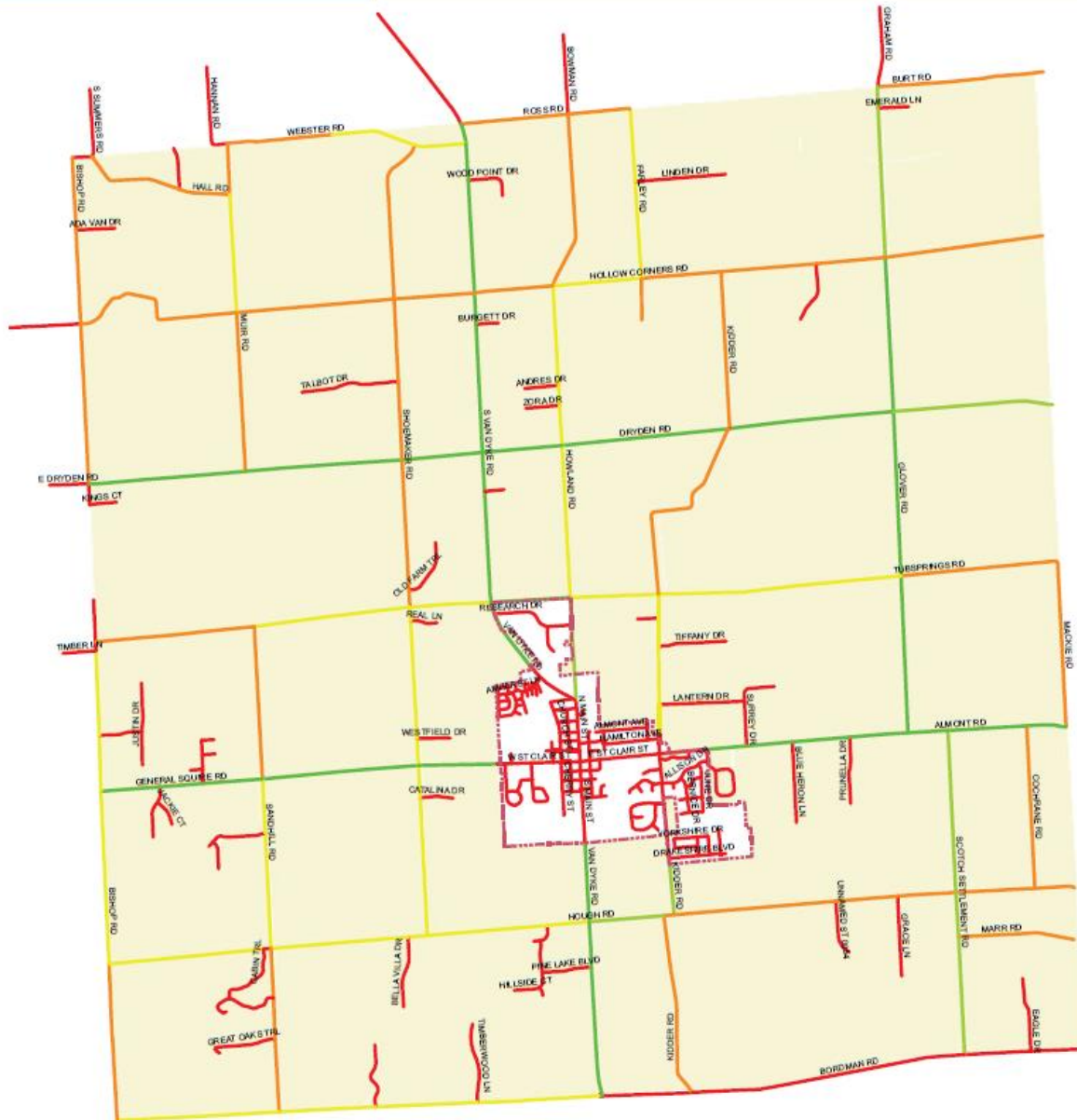
Almont can be seen largely as a bedroom community. The Village and the Township do have a number of industrial and commercial establishments; however, many workers travel outside of the community for their jobs. Therefore, traffic is largely generated by Almont’s 2,412 households (Township and Village combined). Individual residential units create between 3 and 12 vehicle trips per day, depending on the type of unit. Typically planning estimates would utilize slightly less than ten (10) trips per household on average for a community such as Almont. The actual number of trips generated by residential uses is influenced by several factors, such as household income, car ownership, household composition, and occupation location.

A final category of vehicle trip includes through-traffic, where neither the origin or destination point is located in the community. This type of trip is likely where an interstate freeway or State trunkline crosses the community such as M-53.

Each of the above-stated traffic generators places demand on the Township's road system and suggests the need to carefully consider the relationship between land use and transportation planning. Map 7-2 shows the traffic counts in 2003 when the master plan was first adopted. The second traffic count map is from Lapeer County’s traffic counts from 2017. Due to the two maps traffic counts being different, it is hard to make a clear trend indication.

Map 7-2: Traffic Counts

Traffic Counts



Almont Village and Township

Lapeer County

Map Prepared By:
Almont Township and Almont Village Planning Commission

With Assistance From:
Community Planning & Management, P.C.

Legend

- No Count
- 1 - 250
- 251 - 1000
- 1001 - 1500
- 1501 - 17500

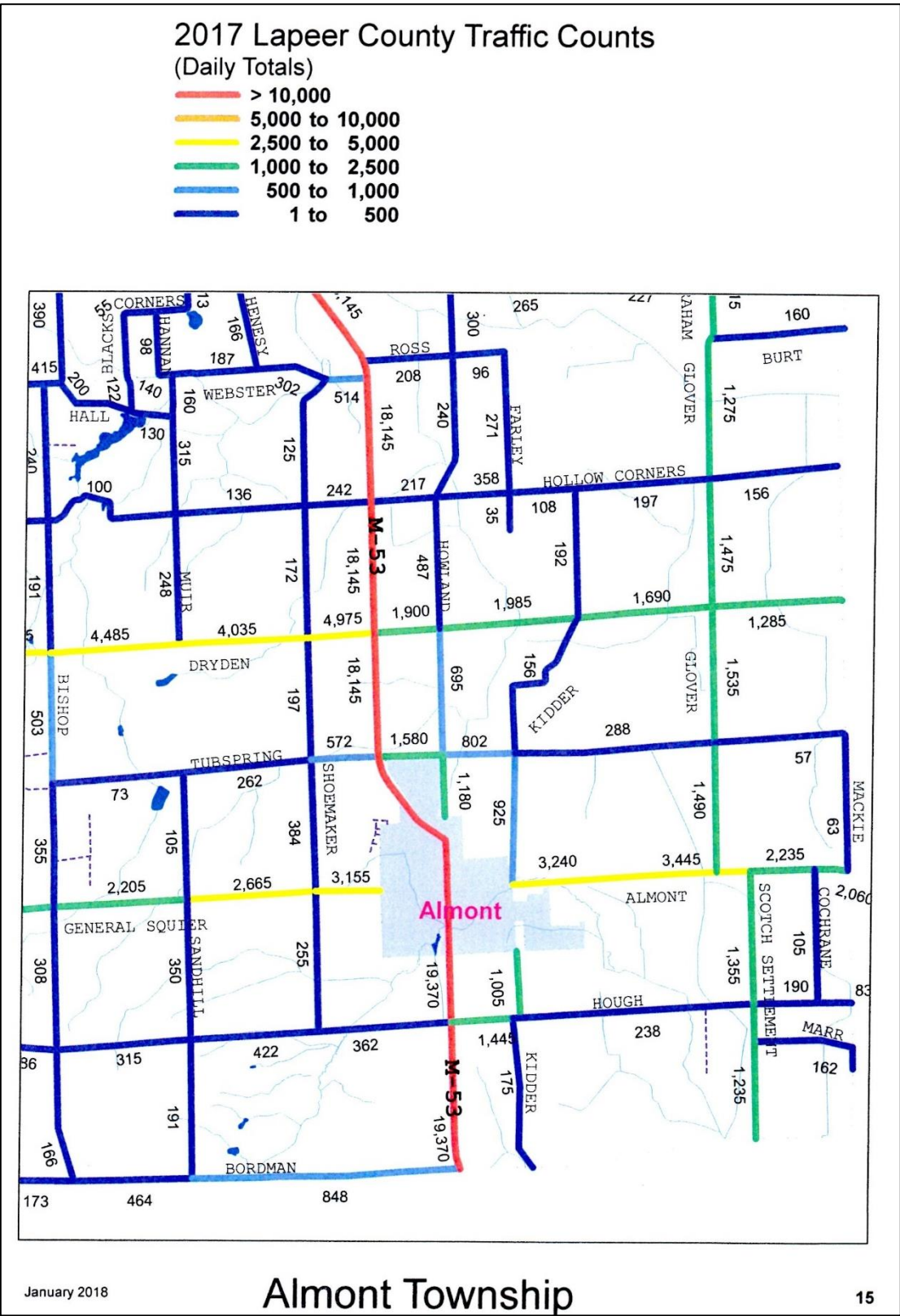
NORTH



ALMONT

Master Land Use Plan

Map 7-3: 2017 Lapeer Traffic Counts



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Adequacy of Existing System

Major Streets - The major street system serving Almont Township principally follow section line alignments. This system provides a framework for major and secondary roads, which permits access both through and within the Township. The principal function of these major streets is to efficiently move large volumes of traffic. Routes that provide continuous access can best achieve this purpose.

Improvements to the major road system in the foreseeable future should include right-of-way reservations to equal the recommended standards of the master plan, which is 120 feet in most instances, and pavement widening and resurfacing, where necessary, to improve the carrying capacity of these roads.

The only major streets within the Village are M-53 (Main Street), St. Clair, and Kidder.

Subdivision/Residential Streets - Most of the Township's residential streets in newer subdivisions are constructed to Lapeer County Road Commission standards. These standards incorporate a 66-foot right-of-way width, with a 28-foot-wide pavement cross-section measured from the back of the curb. Some subdivisions are constructed to different cross-section standards. These feature slightly narrower pavement widths and open drainage.

Many of the Township's existing subdivisions are located adjacent to undeveloped land. Stub streets should be provided to permit the eventual extension of a continuous road system to this adjoining acreage. Piecing together this type of circulation system, including collector roads where necessary, should be an important planning objective.

Within the Village, the majority of streets would be considered residential streets. The main issue with Village residential streets is the upkeep and maintenance of those streets.

Private Roads - Almont Township allows for the construction of private roads to facilitate the development of single-family home sites in the more rural portions of the Township that are not intended to be served by municipal utilities. Traditionally, this development option allowed property owners to divide their property for single-family purposes by serving those lots with a gravel road that did not conform to established Lapeer County Road Commission standards. The individual property owners, who share frontage on the road, jointly share maintenance responsibilities. The Township however, now requires that roads within the Township meet specifications of the Lapeer County Road Commission. This was done to help address long term maintenance issues seen with earlier private roads that fell into disrepair due to their typical lesser construction.

Specifications for new roads may be gravel provided the new road has immediate access to a gravel County road. If the site has access to a paved County road, the newly constructed road must be paved.

Within the Village, private residential roads are not permitted.

Thoroughfare Plan

The Thoroughfare Plan incorporates the relevant goals and objectives considered earlier, along with the inventory information and concepts and standards introduced in this section. Major proposed improvements needed to support the land use and community facility elements of the Plan are identified below. It is important to realize that periodic review of the Thoroughfare Plan is needed, especially if there are any major differences in land uses not accounted for by the Future Land Use section of the master plan, major road improvements or roadway projects, etc.

Traffic Planning Principles

Certain general principles have been recognized by planners and traffic engineers as conducive to sound transportation planning for urbanizing communities. These principles may be summarized as follows:

1. There must be coordination between the Thoroughfare Plan and existing and proposed land usage in order to achieve a traffic way system that may efficiently service the land use patterns.
2. Because of its permanency, the existing road system must form the basis for long-range transportation planning, with modifications in the system made, where necessary, to accommodate future needs.
3. Existing and anticipated traffic volumes must be considered and provisions made to accommodate the increased traffic and changing trip movements generated by population growth.
4. There must be correlation between the Thoroughfare Plan and residential neighborhood units so that the Plan will provide for adequate service to the neighborhoods, however, wherever feasible, not bisect them with heavily-traveled routes.
5. A comprehensive network of direct, continuous routes must unite all parts of the community insofar as is compatible with geography and land use so that improvement is achieved in the overall traffic flow and trip time throughout the community.
6. Modern design standards must be utilized in planning width of right-of-way and pavement and other development characteristics of the roads.
7. The Plan must consider the proposals of road planning agencies throughout the region in order to achieve a complete and functional road system.

Overall Roadway System

As a whole, the Community paving of roadways and streets within the Township and Village are deemed as positives provided that the paving projects are context sensitive and do not impair the overall existing character of the area, whether within the Village or in the outlying areas of the Township.

The Township, through the Genesee County Metropolitan Planning Commission, receives 2017 PASER rankings ranked from good/excellent to poor. As seen in Map 7-4, the majority of the

SECTION 7.0

main paved roads in the Township are ranked to be poor, requiring some type of structural improvement.

The Village also received Genesee County Metropolitan Planning Commission PASER rankings of all roadway in the Village. In the most recent 2017 PASER Survey, the majority of the roads are classified as being poor, as seen on . A large majority of the local and federal aid roads are considered to be “poor”. There are a handful of local roads that area considered in good and fair condition.

Van Dyke/M-53

While the communities have no real control over Van Dyke/M-53 and any possible expansions to the expressway, the possibility of this happening needs to be accounted for. Whichever configuration is chosen for the M-53 corridor, it should provide adequate access to the Village area, and to the industrial sector of the Township between Dryden and Hollow Corner Roads. This route should also minimize impacts on the existing land uses, particularly the rural farmland character of the Township.

Major Roads (Includes Secondary)

The master plan encourages the extension of the section line road system to provide improved traffic flow in and through the Township. While the existing 1-mile square section line road system is fairly well established in the Township, there are numerous deficiencies in the system that should be completed as development occurs.

Two additional roads besides the section line roadways are considered to be major roadways. These roads are Kidder and Farley Roads. All the roads under this classification carry a 120-foot road right-of-way.

Two segments of roadway that have been noted as being desirable for paving are Howland, from Dryden to Tubspring; as well as Tubspring, from Kidder to Glover. Howland would provide an alternative access north and south, parallel to M-53 while Tubspring would allow additional east/west paved access, especially for emergency services from the Fire Hall.

Van Dyke Improvements

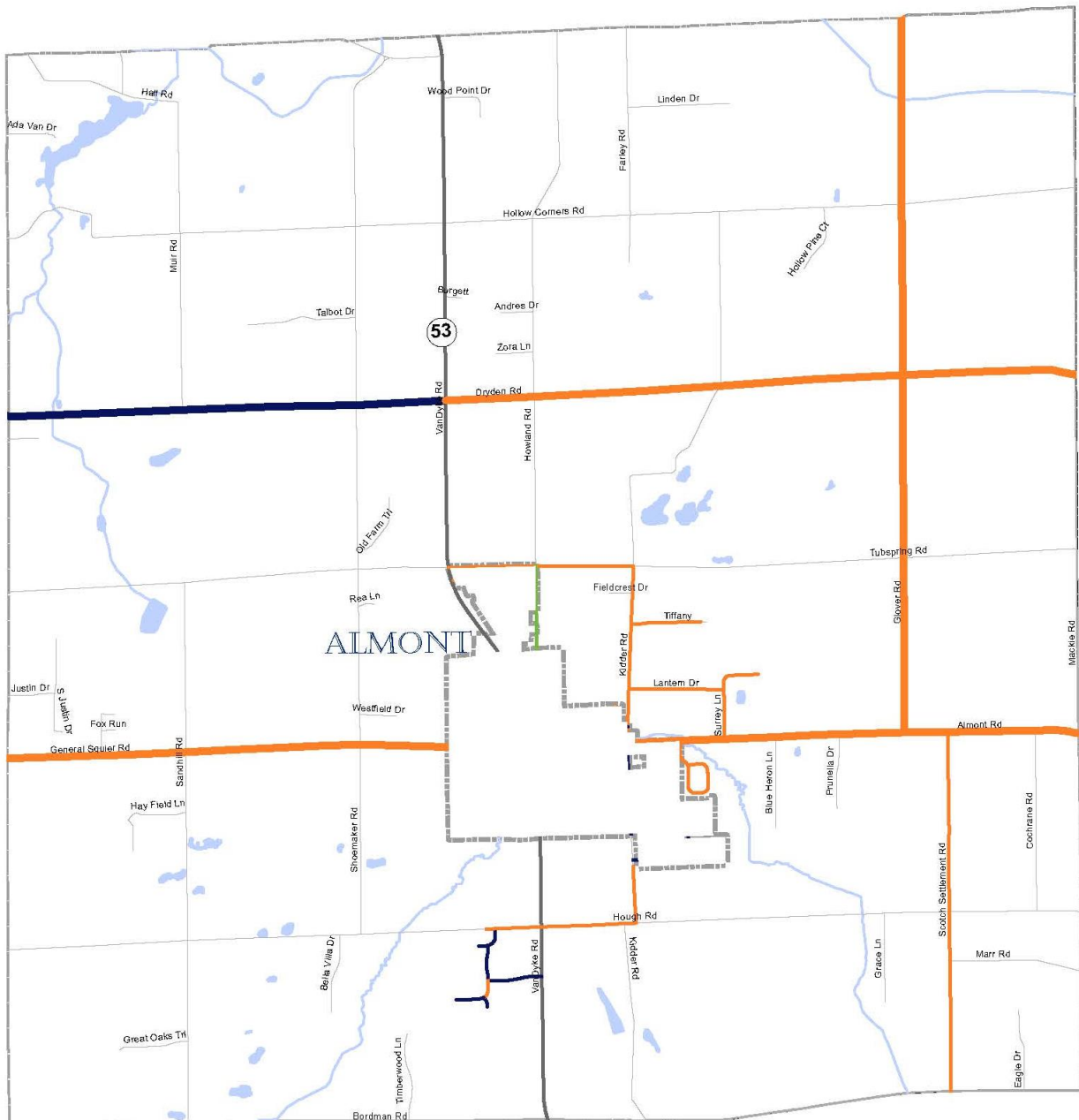
The Van Dyke corridor is under the jurisdiction of the Michigan Department of Transportation (MDOT). The need to develop a working partnership is necessary to ensure the roadway efficiency is maintained and hopefully improved. Particular attention should be directed to improving traffic flow along Van Dyke, especially access to existing and proposed uses located along this road. Consolidation or joint use of driveways should be encouraged wherever possible. Acceleration/deceleration tapers and bypass lanes should also be required when justified by the intensity of development or peak-hour left turn movements.

Map 7-4: Almont Township Pavement Program Paved Road Surface Ratings

2017 PASER Survey

Almont Twp - All Roads

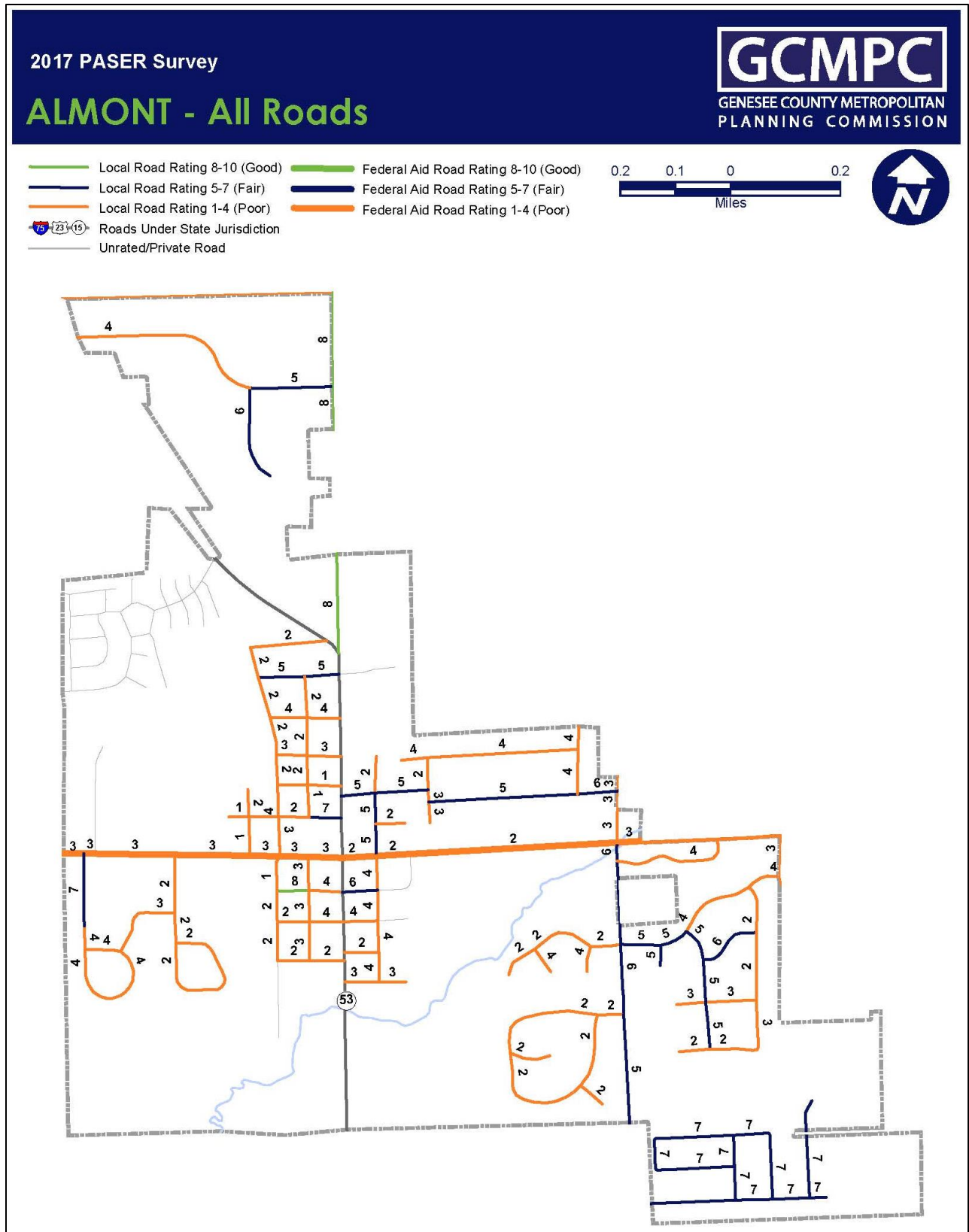
GLS Region V Planning & Development Commission



SECTION 7.0

Thoroughfare Plan

Map 7-5: Village of Almont PASER Survey



Collector Roads

In some situations, there remains a need for a modified collector road system to provide access to the interior undeveloped acreage bounded by section line roads. These roads are intended to have an 86-foot-wide right-of-way and generally follow half or quarter section lines. However, topography, drainage, and existing land use characteristics may alter the precise location of these roads or even limit their development in other areas. Additionally, other opportunities for the eventual development of these roads has been limited by extensive private road development in parts of the Township. Therefore, the Thoroughfare Plan does not plan for any new collector roads to be constructed and will rely on low density private roads and interconnected residential developments to provide access throughout each section of the Township.

Residential Streets

Within the Community, many of the community's single-family developments were developed as freestanding subdivisions or private roads. These roads serve as a direct means to get from one's home to a neighbor's home or to the larger network of the County roads. However, these streets can carry limited numbers of longer local trips if designed correctly. As these developments occur, one preferred planning policy is to require stub streets to adjoining property to facilitate property to property connection for these local trips.

There are several advantages to this concept that merit consideration. First, it permits continuous vehicular and pedestrian circulation through residentially developed areas, without using section line roads and thereby making the section line roads operate much more inefficiently. Further, these connections facilitate better access for emergency vehicles and improved response time for police, fire, or rescue vehicles.

The problem of continuous access is especially a problem with private roads which rarely offer any opportunities to connect with adjoining property or other private roads. Access for emergency vehicles is further complicated at times by the excessive length of these private roads with no secondary means of access. However, as each new development occurs, the Township will review the development for safety and access ensuring that all developments meet acceptable standards.

Within the Village, the majority of streets would be considered residential streets. As any remaining properties development within the Village, the residential streets should provide the same level of interconnection that the remainder of the Village streets provide.

Natural Beauty Roads

Frequently, local County roads make a significant contribution to a community's sense of rural character. Gravel roads, with dense vegetation along both sides of the road, are common features in rural settings across the County. This sense of character is frequently lost as roads are widened and paved to accommodate higher traffic volumes associated with suburban development. The Natural Beauty Roads Act of 1970 allows County Road Commissions to designate specific roads as natural beauty roads. This legislation is designed to minimize road improvements, such as widening or brush removal, unless needed to improve safety. Limiting unnecessary road improvements helps to ensure that the rural character of the road is maintained.

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The only natural beauty road in the Township is Sandy Hill, from Bordman to Hough Road. This 1-mile stretch has been officially designated by the County. Efforts were made to designate Kidder Road from Bordman to Hough, but were never followed through on.

Character of Road – A natural beauty road shall have outstanding natural features along its borders. This can include native trees and other native vegetation - such as shrubs, wildflowers, grasses, and ferns - as well as open areas with scenic or natural vistas which, singly or in combination, set the road apart from other roads as being something unique and distinct.

Length – A minimum of ½ mile will be considered for designation as a natural beauty road. Stretches shall be continuous except where broken by a non-qualifying portion. Non-qualifying portions should normally not exceed ½ mile in length.

Roadside Development – Qualifying roads should preferably have no development along them, but such development as exists at the time the road is designated should be compatible with the surroundings, and should not detract from the natural unspoiled character and visual impact of the road area.

Road Bed – Natural beauty roads may be dirt, gravel, or hard surface.

Function of the Road – Roads shall be county-local roads before they are considered for designation. They shall not be collectors or primary roadways.

Access Management

Access management and internal circulation are critical elements in creating a safe and efficient roadway system. The capacity of a regional or major thoroughfare can be enhanced and its useful life extended by careful attention to access controls and circulation between adjacent sites. This coordination and review will also likely reduce the total number of access drives as well as the total number of conflict points. The communities have the ability now to implement access management standards which will allow for the property planning and placement of access drives in the communities. If not implemented now, these standards will only become more difficult to implement as the Township continues to face growth pressures.

The concept of access management techniques is that the owners of property along a specified roadway, specifically those owning commercial, office, or industrial property will be given access to their property, but not unlimited access. There are many access management standards which can be implemented within the



communities. These include driveway spacing, limiting the number of access drives, shared drives, and others. As part of the master plan, the communities have noted the following objectives for access management.

Joint Access Easement

Another method of reducing the need for access drives onto major thoroughfares is to provide joint or cross access easements between sites. During the site planning process, consideration should be given to the alignment of parking lot maneuvering lanes which would allow for continuous and safe travel between parking lots. Joint access easements allowing for such travel should be required prior to site plan approval. These documents will need to be reviewed by the Attorney as well as the Engineer for each applicable community.

Maximizing Corner Clearance

Curb cuts for properties located on a corner parcel require special attention. Access drives and curb cuts should provide the maximum amount of spacing possible from the intersection to the curb cut. Further, in most cases, the access drive should be limited to the secondary roadway rather than the primary. This will help in channeling vehicles to a common intersection rather than creating new turning areas.

Maximize Clear Vision

Particular attention should be given to the areas of the Township where commercial access drives would be located on curves or undulating portions of roadways. This is not as prevalent in the Village. Clear vision for motorists in this area should be reviewed carefully due to potential blind spots.

If possible, access drives should be located in such a manner where clear vision in both directions is maximized. Further, structures such as fences, signs, and other entry structures must be kept clear of the clear vision triangle.

Table 7-1: Typical Access Management Standards

Posted Speed	Driveway Spacing (in feet)	
	Minimum	Recommended
30	150	185
35	175	245
40	200	300
45	315	350
50	350	455

Maximize Drive Offset

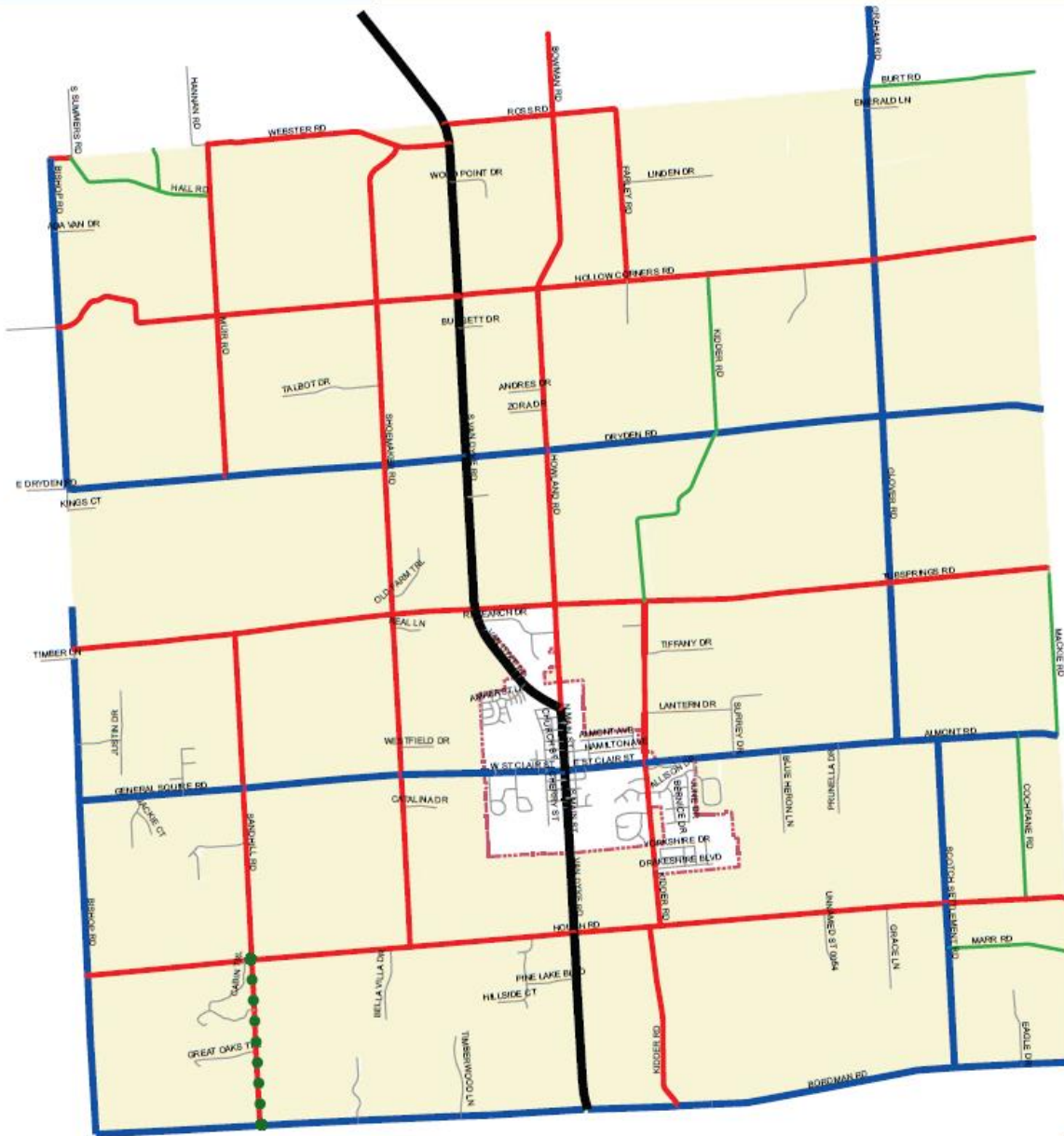
In their review of site plans, the Planning Commission needs to pay particular attention to driveway offsets. Driveways and roadways on opposite sides of the road can increase the potential for conflict. Therefore, if drives cannot be aligned across a street, the distance between driveway center lines should be maximized. The Planning Commission must insist on existing drives and improvements being shown on the site plan which are within 100 to 200 feet of the subject site. This will show all potential conflict areas and allow the Planning Commission to make an educated decision. Further, the Planning Commission may wish to implement zoning ordinance provisions which require safe driveway and offset distances between existing and proposed access drives.

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Interior Parking Lot Review

The Planning Commission must also give attention to interior parking lot configuration. Review of parking lot efficiency and safety will allow for traffic to move onto the site quickly without generating traffic backups onto the adjacent roadway. Particular attention should be given to maneuvering lanes which cross the main access drive. This may cause conflict or the need for slowing or stopping. Further attention must be given to the potential conflict between pedestrians and automobiles.

Thoroughfare Plan



Almont Village and Township Lapeer County

Map Prepared By:
Almont Township and Almont Village Planning Commission

With Assistance From:
Community Planning & Management, P.C.

Legend

- Collector
- Secondary
- Major
- Highway
- Natural Beauty Road



Bicycle Paths

Bicycling, jogging, and walking are among the most popular forms of recreation and is seen more and more as an alternative means of transportation. Because of this expanded interest, it is necessary to incorporate improvements and facilities designed for bicycles and pedestrians into local recreation planning activities. Bicycle and pedestrian circulation systems can make existing park and school sites more accessible. The use of these paths can also be an enjoyable recreation activity of and by themselves. Aside from these obvious benefits, bicycle and pedestrian paths have broader benefits. The ultimate goal of a comprehensive bicycle/pedestrian path system is to bring local recreation activities to everyone's doorstep.

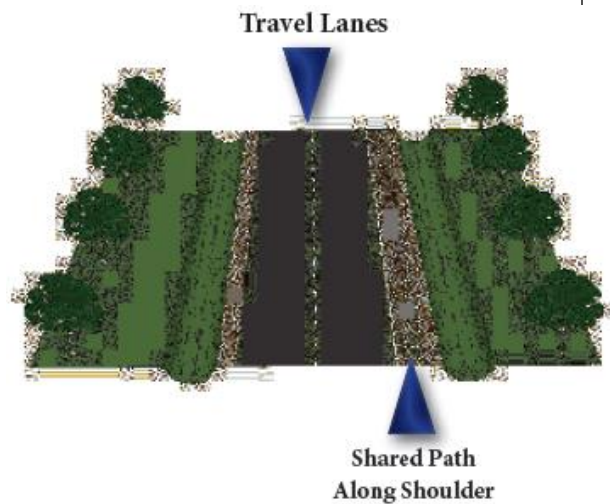


Figure 7-2 Shared Path on Shoulder Diagram

Currently, there is no overall comprehensive plan for pathways to be developed as a part of the overall community. The Parks and Recreation Plan does envision a limited pathway system within the Village, but this system does not extend out into the Township. The two communities may wish to establish policies regarding the development of a sidewalk/pathway system that would help ensure a connection between public places, as well as those more densely developed areas of the Township and the downtown of the Village. Ultimately, at least one main north/south and east/west connection should be established providing connection throughout the community as well as those communities which surround Almont. These concepts and planned connections could be identified and presented through a pathway plan, as a part of a complete streets policy, or both.

One roadway that has been noted as a thoroughfare which may be desirable for a pathway or shared roadway is Van Dyke/M-53. With the volumes and speed of traffic on the Township portions of M-53, careful consideration would have to be given to how the pathway is configured in relationship to the road. Those portions within the Township, which have higher speeds may need a separated pathway, while those in the Village where speeds are lower or where a pathway within the road right-of-way is not feasible may utilize a shared road concept.

Coordination with the State and the County Road Commission is desirable as road improvements come forward for M-53 or any other major roadway within the Township to determine the desirability of having a pathway system incorporated as a part of any significant roadway improvements.

Coordination with Other Agencies

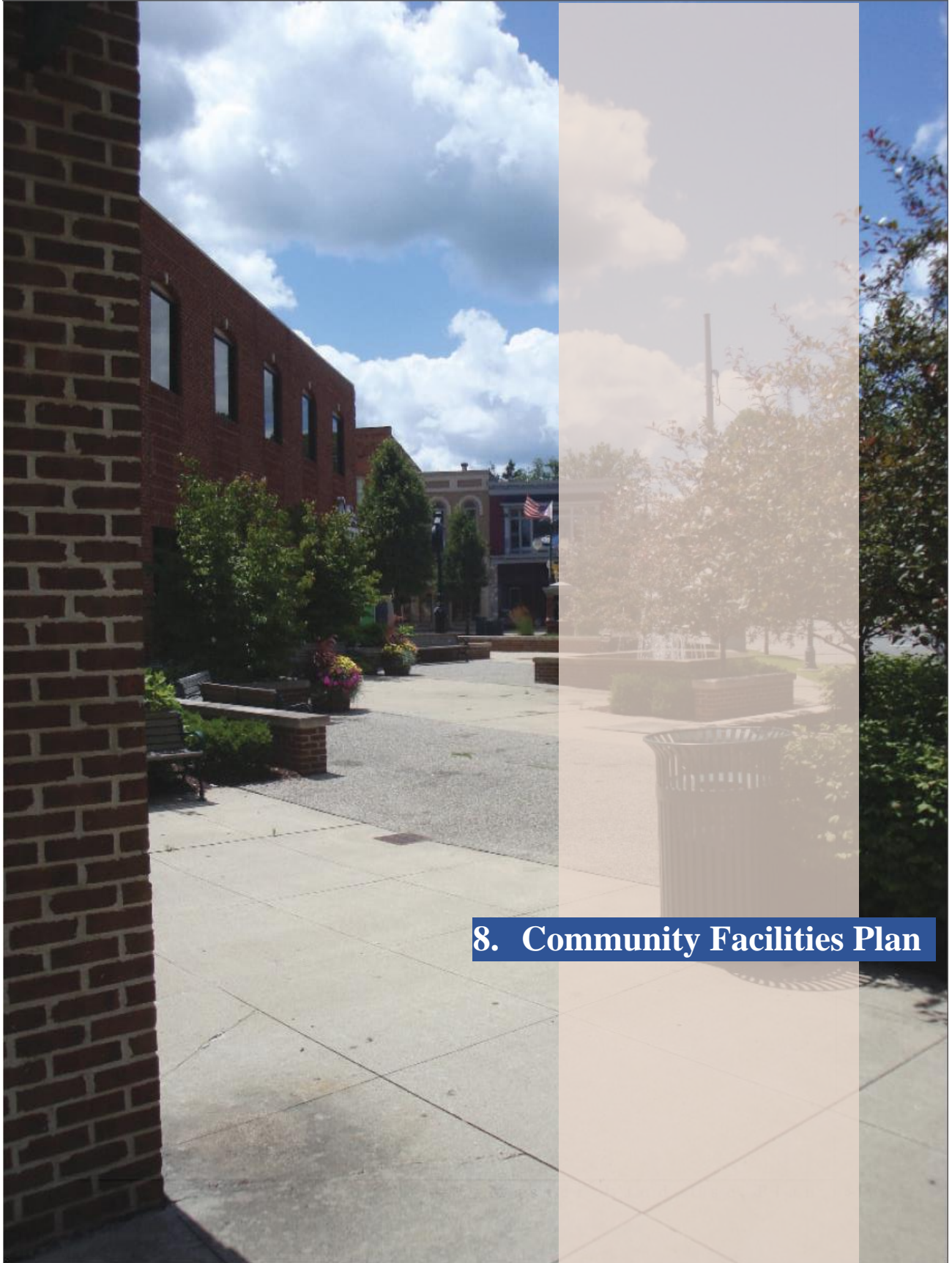
Almont Township nor the Village has any direct control over the maintenance or improvement of the road system serving the community. Aside from the M-53 Freeway, which is under the jurisdiction of MDOT, the principal control over the remainder of local roads rests with the Lapeer County Road Commission. The Village maintains and operates the majority of the roads within the Village.

In spite of their limited control, the Township can influence the road improvement process by maintaining an ongoing relationship with those agencies responsible for transportation issues, including MDOT and the Road Commission. Sharing local planning issues with officials at these agencies assists them in their efforts to allocate available funding to address existing or anticipated transportation needs.

Almont Township, along with those applicable areas in the Village, should require in their continuing planning and implementing of ordinances sufficient setbacks so that additional right-of-way requirements can be met clear of obstruction. The linear commercial and industrial uses should be closely regulated with respect to driveway spacing, turning movements, acceleration/deceleration lanes, bypass lanes, parking, setbacks, signs, and displays. With the many hazards already along its major roads, the Township should rigidly enforce these and other requirements necessary to protect the public health, safety, and welfare.

Conclusion

Renewed growth and expansion in the Township as well as infill or redevelopment in the Village can be expected in the years ahead. The roadway network proposed in the Thoroughfare Plan will provide the necessary transportation framework for the next decade or two. As is the case with any plan, periodic review of the roadway network is necessary. It is imperative to adhere to the standards for right-of-way widths and pavement widths in all road and street improvements. As subdivision plats or site condominium plans are presented for approval, adequate rights-of-way should be required from the developer. Similarly, when a site plan for any type of use is submitted for approval by either community, adequate rights-of-way should be reserved. Implementation of the Plan should occur as appropriate so as to protect the interests of all residents and their ability to have proper access.



8. Community Facilities Plan

Introduction

Community facilities are an important part of a municipality's overall development and, consequently, need to be considered in the preparation of the master plan. Those community facilities considered in this report include schools, parks, protective services, libraries, and other municipal buildings.

Each of these facilities has an impact on the community's future land use pattern and are important to the operation of a community. These facilities also make a significant contribution to a community's overall identity. Often, the impression created by a particular community is directly related to its municipal buildings, schools, parks, libraries, and other public buildings. This is particularly true for those suburban communities where development is dispersed over a large geographic setting as compared to the more compact physical form of many older cities.

Some types of community facilities, particularly schools, and parks have acreage requirements that need to be considered during the master plan process. It is desirable to allocate land for these facilities as a community grows so that neighborhoods are not left deficient in community facilities at the time of total development. Considering these needs as part of the community's total development offers a practical basis for a community to address these needs during the budgetary process.

Quality of Life

All of the topics discussed under the Community Facilities section of the Master Land Use Plan help to establish and develop Almont's quality of life. Well-developed parks, open spaces, and recreational amenities, as well as a strong school system, are features that will help make the community an attractive place for retaining existing residents as well as drawing new residents in. In addition, public safety services are essential for providing a sense of safety and community.

Schools

While the communities have no control over school operations or functions, school needs, particularly the location of schools, impact the community's overall land use plan. Schools are, therefore, considered as part of this analysis for coordination purposes.

The Almont Police Department has a full-time police liaison officer for the Almont School District. The Village of Almont is served solely by the Almont School District. Almont Township is served mainly by Almont School District but also Imlay City School District and Dryden School District.

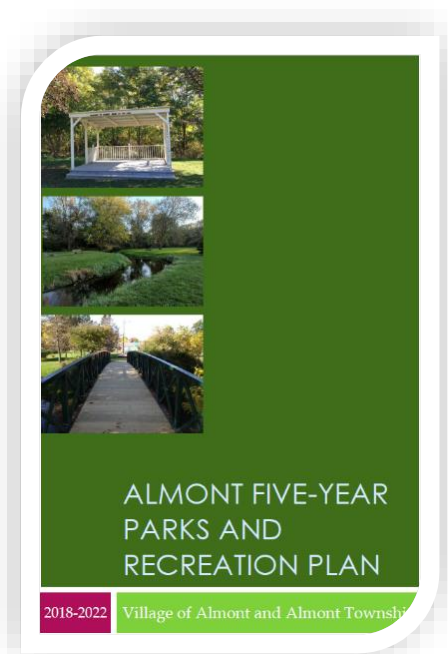
Almont High School Grades 9-12 4701 Howland Road	2017-2018 Enrollment 520
Almont Middle School Grades 5-8 4624 Kidder Road	2017-2018 Enrollment 465
Orchard Primary Grades K-4 and Early Development 4664 Kidder Road	2017-2018 Enrollment 529

ALMONT

Development trends within the Township and enrollment levels should be monitored to provide the necessary coordination between school needs and future land use patterns.

Recreation Plan

The Village of Almont and Almont Township developed a Five-Year Parks and Recreation Plan in 2018 to qualify the Village and Township to apply to the MDNR grants for five years after its adoption, as well as to provide a road map for the Parks and Recreation Board as the Village and Township works towards improving recreational opportunities for the community. The plan identifies three Village-owned parks/facilities, one Township-owned park/facility, two public schools' areas with recreational space, and six private facilities that are located within a 30-mile radius of the Almont community that provide recreational activities. The Village of Almont and Almont Township are also located within a 30-mile radius of four State parks/facilities and two County parks and other parks that include Seven Ponds Bird Sanctuary and Arboretum and the Polly Ann Trail.



Many of the different amenities within the parks and facilities include picnic tables, benches, barbeque grills, ball diamond, swing set, flag pole, baseball diamonds, tennis courts, sledding hill, playground equipment, and picnic pavilions with kitchen and bathroom facilities, etc.

There are public schools and private facilities located throughout the Village and Township that provide a variety of activities that residents and visitors can enjoy. These amenities include a running track, basketball nets, soccer fields, indoor gymnastics, playground, tennis courts, and ball diamonds. The Township specifically owns a park in the ball fields and other sport fields in the Village.

The two County parks listed in the inventory, Tarzewski County Park and General Squire Park, both provide a wide range of amenities. The Tarzewski Park facilities include a children's pay pool, water slides, boat rentals, a picnic

Figure 8-1: Almont Community Five-Year Parks and Recreation Plan Cover

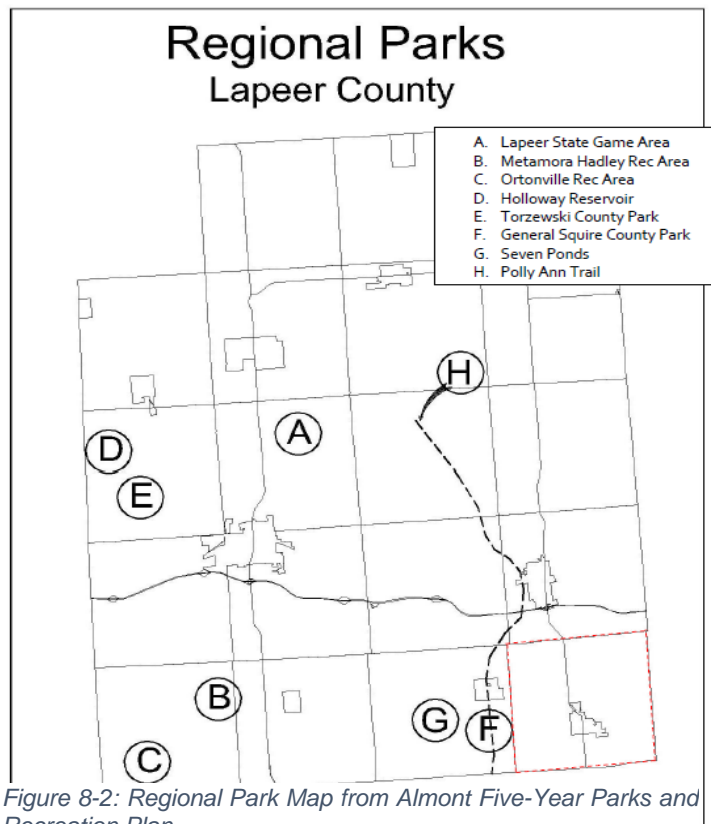


Figure 8-2: Regional Park Map from Almont Five-Year Parks and Recreation Plan

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area, nature trails, a ball diamond, fishing, cross-country skiing, sledding, an amphitheater, and pavilions. The General Square Park provides a baseball diamond, water play area, a picnic area, cross-country skiing, nature trails, sledding, fishing, restrooms, and meeting halls. Within the Parks and Recreation Plan, there are specific goals and objectives and an action plan to implement the Parks and Recreation Plan. Many of these concepts have been included in the master plan, but for more specifics on the parks and recreation materials, please see the full Parks and Recreation Plan.

Goals and Objectives

The primary focus of the recreation goals for the Village and Township of Almont is developing additional recreational programming and defining key opportunities for developing vacant properties in the area. There are five major goals within the plan as well as objectives. The goals with objectives are listed below:

1. Provide a variety of activities and recreational opportunities for residents of every age group, including youth, families, and senior citizens.

Discussions among Township Board members and input received from survey responses highlighted the fact that some age groups within the community are under-served. In addition, it was recognized that facilities that have activities for all ages increase the potential for use by families playing together, and strengthening families is a community priority.

2. Promote community ownership in the provision of recreational services and provide a transparent and accessible process through which individuals can offer feedback for continuous improvement.

Existing volunteer efforts in recreation in the community as well as enthusiastic participation by recreation providers and other members of the public in the recreation planning process indicate public interest in recreation. Ensuring continued public support is critical for on-going improvements, and responsiveness to public comments and concerns is a key element of maintaining that support.

3. Enhance the overall appearance of the Community Park, with a specific focus on using durable materials to maintain smaller park amenities (grills, benches, etc.) while maintaining a broad focus on land acquisition and facility construction or enhancement.

In the previous plan, the community expressed concerns about the condition of Community Park. As the park grows and programming grows, the community should seek to make the improvements to the park attractive to residents and promote safety and visibility.

4. Expand recreational activities with an emphasis on drawing visitors from the broader thumb region and throughout the State into the Community Park.

Recreational facilities and activities have the potential to attract people to the Almont Community. These visitors have the potential to enhance the community's local economy by serving as customers for local businesses and possibly as future residents.

5. *Continuously analyze opportunities to enhance modes of recreation transportation throughout the park (including the expansion of the walking trail and creation of a children's bicycle path).*

Promoting physical activity is key to promoting long-term health in our community. According to the Centers for Disease Control, Lapeer County is the 11th unhealthiest in Michigan with an adult obesity rate of 34 percent and a rate of 17 percent for children 2 to 19. Providing opportunities for walking and biking can help people of all ages improve their physical fitness.

Recreation Plan Action Plan

The following is the action plan of the recently-developed Almont Village and Almont Township Parks and Recreation Plan. The Action Plan consists of a list of recommended parks and recreation improvements for the Almont Community, along with justification for each. Proposed improvements are displayed on Map 8-1, which shows the Almont Community Park and areas around it. This plan also includes cost estimates for each improvement and is flexible in terms of specific parcels and facility location. A simplification of the Action Plan is condensed and represented below:

1. *Improve Park*

The Clinton River has a significant potential as an educational and interpretive recreational facility. There is an established dirt footpath southwest of the bridge along the south side of the river; however, the area is overgrown with trees and shrubs. This area slopes upward from the river to the south. If the area were to be cleaned up, it could be an attractive nature trail and would improve accessibility to the Clinton River. The State recreational standards indicate a need for 1.5 miles of nature trails in the Village and Township.

2. *Acquisition of Property*

Acquisition of property adjacent to the park or a new site would expand the potential for park facility development and would allow the Village and Township to address a wider range of recreational needs.

3. *Recreational Trail Connections*

The plan calls for extension of trails to connect the Almont community park with the downtown and several neighborhoods in the community.

4. *Expanding Current Programming, Promotions and Partnerships*

Continue to support the current programming and allow for innovative programs and recreational amenities. The Township and Village should seek to develop innovative ways of marketing certain programs and projects through the parks program.

5. *Safety and Security*

The Parks and Recreation Board should ensure that the amenities and recreational structures are safe and reliable.

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6. *Facilities*

As the park program expands, it would be necessary to review potential opportunities through acquiring property to construct other facilities that would promote recreational activities in the community.

7. *Funding*

Utilize various grant opportunities and programs that are useful in leveraging funding for projects and property acquisition.

Map 8-1: Proposed improvements for Almont Community Park from the Almont Five-Year Parks & Recreation Plan



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Community Facilities Plan

Village's Downtown Development Authority (DDA) Plan

The Downtown Development Authority (DDA) for the Village of Almont has developed a Downtown Development and Tax Financing (TIF) Plan. The purpose of the Development Plan is to present the DDA's goals and planned projects that are expected to further the purpose of the DDA as well as the additional goals that are listed in the plan, whereas the TIF Plan projects the DDA's expectations for the revenue capture and compares them to the planned projects to ensure adequate funds will exist to accomplish the Development Plan. The DDA was originally established in 1984 and, since then, has been amended to extend the life of the plan to 2034. The most recent amendment was done in 2014 by the DDA Board. The boundaries of the DDA include the industrial park along Development Drive and Research Drive and business areas along M-53 including the central downtown area.

The land uses in the DDA District include a mixture of commercial and retail, business and professional offices,

Figure 8-4: The DDA Boundary Map.

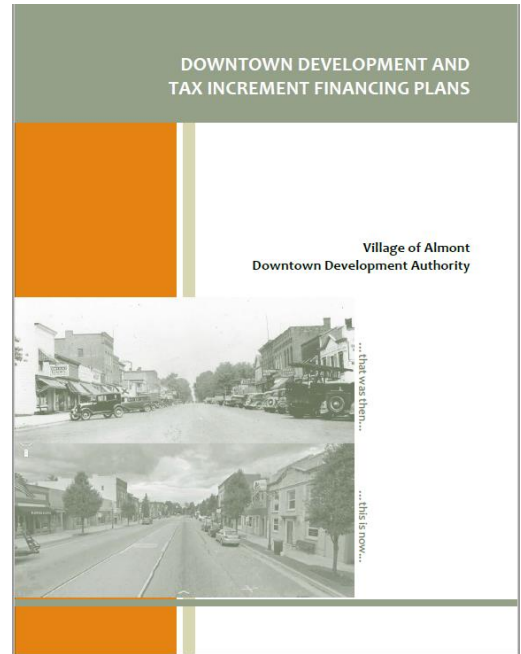
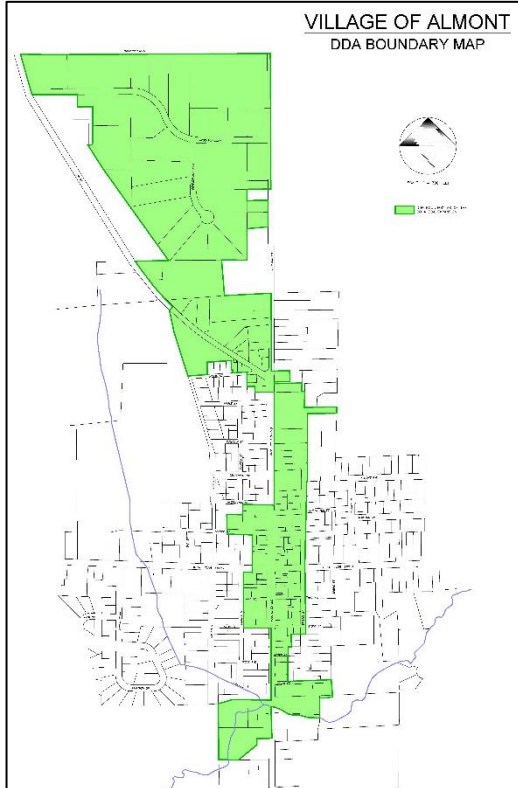


Figure 8-3: Village of Almont DDA and TIF Plans Cover.

and industrial and residential structures (both single- and multiple-family).

In addition to public improvements to be financed with funds under the direction of the DDA, the overall development plan includes private development and reinvestment within the DDA District and the Village. To this end, the DDA will:

1. Encourage renovation of rear building facades and creation of back entrances which are attractive and convenient to shoppers using the parking area behind the stores.
2. Facilitate improvement, renovation, and redevelopment of interiors and exteriors of commercial buildings.
3. Promote second-story commercial and residential space to increase occupancy of properties and more appropriate usage of buildings.
4. Strive to maintain the historic character of existing structures and encourage new development to conform to the historic identity.

5. Encourage the establishment and development of residential complexes within the DDA District.
6. Offer assistance and encourage outside signage that fosters pedestrian-oriented lighting and visibility.
7. Engender cooperation and unity among development area merchants via a business and retail organization. For more information about the DDA, please review the DDA Plan and TIF Plan.

Library

Libraries are sometimes given a lower priority in municipal development. However, libraries, together with recreation programs, form an integral element in the character and reputation of desirable communities. Libraries today provide a diverse range of services that touch a broad spectrum of the community, including children and adults, as well as business and industry.

<http://www.adlmi.org/>

Currently, the library has over 20,000 material items on hand for patron use. These items include books, magazines, book on tape, large print books, videos, and CDs. The library also provides a wide range of services for its residents, such as computer software, copy machines (including a color copier), computers with access to the Internet, access to the Internet from home computers, e-mail service, and fax services.

The Almont Library is located within the limits of the Village and is run by the Library Board, which reports to both the Township Board and Village Council. The library is funded through a millage rate of 1.25 mils, which generates approximately \$290,000 in revenues.

Police

Twenty-four (24) hour police protection in the community is provided by the Village and then contracted out to the Township. The Village Police Department consists of six full-time and six part-time officers. The Township has contracted with the Village to provide the cost of three full-time officers and two patrol vehicles. The budget for providing police protection (public safety) is approximately \$700,000 based on the Village's budget. The Township pays the Village approximately \$300,000 annually for their dedicated protection. The Almont Police Department has a full-time police liaison officer for the Almont School District. The Almont Police Department is constructing a new police hall anticipated to be completed by fall of 2018.

<http://www.almontvillage.org/1/324/police.asp>

Fire and Emergency Services

Almont Township operates a volunteer Fire Department with a single station centrally located in the Township on Tubspring Road. The Fire Department has 30 firefighters, including the Chief, all paid on call and 15 Medical First Responders. Costs associated with the Fire Department are covered by a 1 mil assessment for fire services which, as of 2018, generates approximately \$245,000. The costs for the Medical First Responders are covered by the Township General Fund.

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The need for an additional fire hall is not foreseen within the timeframe of the master plan but will ultimately be necessary to accommodate the future land use pattern shown in the master plan.

Other Needs

As new construction continues in the community, it is important that the Fire Department be involved in all phases of the development review and approval process. During site plan and plat review, the Fire Department should be involved to assure that adequate access is provided to all new developments. Providing multiple access points and connections between existing and proposed development is necessary. In the event that one entrance is blocked, another route may be used. Long dead-end roads should be avoided for this reason.

Copies of approved site plans should be provided to the Fire Department for inspection purposes and for building inspection purposes. The Fire Department's file should also include the hazardous substances reporting form.

Conclusions

As the community of Almont continues its gradual evolution from a rural community and small downtown to one that is increasingly characterized by a more suburban development pattern surrounding the downtown, the demand to provide additional services commonly provided in a suburban setting will increase. The provision of services, however, needs to be coordinated and timed to coincide with development. This portion of the master plan provides the Township with an opportunity to anticipate the level of services that may be needed at a future point in time. Identifying these needs in advance of development is a useful tool for the budgeting process.

The two communities will need to cooperate moving forward to provide many of the other services described in this chapter. Schools, libraries, and recreation services are typically provided on a larger geographic basis. Certain economies of scale and saving can be realized with these larger service areas, as seen with the newly created Parks and Recreation Master Plan. Services that could not be efficiently or cost-effectively provided by a community acting alone may be provided by several communities working together. These cooperative arrangements should be continued and considered for other services, as applicable.



9. Village's Zoning Plan

Introduction

The purpose of the zoning plan is to identify any proposed changes to the zoning ordinance and to clarify the relationship between the zoning ordinance and the future land use map to implement the envisioned future depicted in the plan.

Zoning Plan

The Village vision for the community is the master plan. The zoning ordinance is the implementation of the master plan. This portion of the master plan is to help outline what needs to be done to the zoning ordinance to implement the vision. There is generally a one-to-one ratio of the future land use classification to the zoning ordinance districts. The one-to-one ratio will provide for a clear direction on a rezoning case. The clear one to one ratio is show Table 9-1. There are some proposed changes represented in the table.

There are not many proposed changes to the zoning ordinance and map. It is proposed that the P-1 Parking District be removed from the zoning ordinance. Currently, no property on the zoning map is zoned or future land use planned for this district. There were several classifications added in the 2018 update of the master plan to ensure a one-to-one ratio including separate office classification and planned unit development (PUD). The farmland and open space preservation and recreation classification do not have their own classification due to those uses being permitted in the zoning districts, except for farmland. There is no planned farmland to be located in the Village.

Table 9-1: Zoning Plan

FLU Plan	Zoning Ordinance
Farmland and Open Space Preservation	Open Space a permitted use in all zoning districts
Single-Family Residential	R-1 Single-Family District
Manufactured Housing Community	MHP Mobile Home Park District
Multiple-Family	RM Multiple-Family Residential District
Office	O-1 Professional Office District
Downtown	C-1 Central Business District
Commercial	C-2 General Commercial District
Industrial	I-1 Industrial District
	<i>P-1 Parking Remove</i>
<i>Planned Unit Development Added</i>	PUD
Recreation	Allowed as a permitted or SLU in all zoning districts

SLU = Special Land Use

Zoning Ordinance Changes

Commercial/Development

- Establish buffer or transition zones between existing farms and incompatible uses by reviewing the zoning ordinance.

- Encourage the use of residential structures for home-based occupations and commercial purposes, when appropriate, in areas neighboring the Central Business District (CBD) by reviewing the zoning ordinance.
- Consider and possibly adopt architectural controls and/or a form-based zoning ordinance, including rear building facades in downtown area.
- Require safe driveway and offset distances between existing and proposed access drives (Thoroughfare Plan recommendation).
- Encourage planned development patterns in order to provide for cost effective extensions of water and sewer services.
- Promote second-story commercial and residential space to increase occupancy of properties and more appropriate usage of buildings.
- Offer assistance and encourage outside signage that fosters pedestrian-oriented lighting and visibility.
- Provide for a diverse range of retail goods and services within the Village, mixed use in the downtowns area.

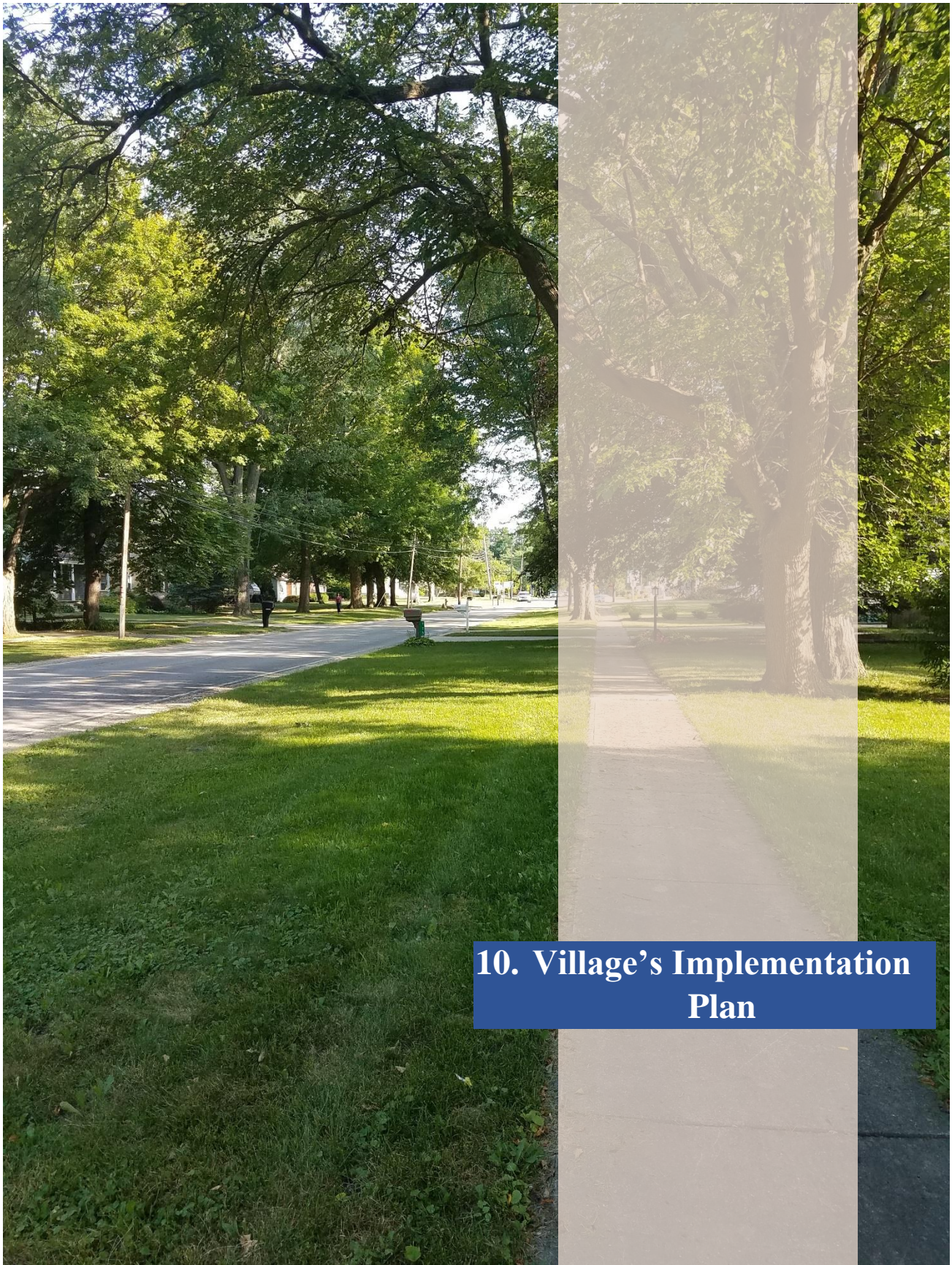
Housing

- Encourage diversified housing types, including missing middle housing such as duplexes, triplexes, four-plex, etc., by reviewing the zoning ordinance.
- Balance growth and the need to protect natural resources by reviewing zoning ordinance.
- Encourage a high percentage of home ownership and permanent housing types by reviewing the zoning ordinance.
- Provide sufficient open space for each dwelling unit through generous yard spaces or common open space areas, by reviewing the zoning ordinance.

Environment

- Protect public health through careful stewardship of air, water, soil, and wildlife resources so that future generations may enjoy these resources in a condition that is equivalent to or better than their current state by reviewing zoning ordinance.
- Integrate preservation of natural features into the development process by the zoning ordinance.

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10. Village's Implementation Plan

Introduction

The master plan identifies the vision for the next 20 years for the Village or Township; however, that vision will not be realized unless the Village or Township takes steps to make it happen. The purpose of the Implementation Plan is to identify the steps to implement the plan. The Village has outlined the following Implementation Plan.

Capital Improvement Plan (CIP)

Under the Michigan Planning and Zoning Enabling Act (MPEA), the Village is required to prepare and annually update a Capital Improvement Plan (CIP) because it operates an existing municipal water and sewer system. CIPs, at minimum, should include changes to the municipal utilities, public facilities, and other infrastructure upgrades. The following are policies related to infrastructure that should be incorporated into the plan:

- Collaboratively partner with Almont Township in the delivery of future public services and facilities that cannot be realistically provided by an individual community, develop police hall, and redevelop Village Hall.
- Encourage improvements that will balance the need to draw traffic to the Central Business District (CBD) and the need to promote public safety, upgrading existing parking, and put in CIP.
- Provide for long-term maintenance of existing storm drains.

Other Strategies

Outside of the zoning plan and the previous list of additional goals, there are several other strategies that utilize other partnerships/organizations and powers/authority. The Village must implement the strategies listed below and in the full list in the appendix.

- Need for a master maintained schedule for Storm Water Drainage Plan that addresses existing and anticipated surface water drainage problems.
- Continuously analyze opportunities to enhance modes of recreation transportation throughout the park (including the expansion of the walking trail and creation of a children's bicycle path).
- Support a complete streets policy to reduce congestion and provide multi-modal transportation options.
- Maintain a Master Parks and Recreation Plan that will enhance recreational activities and the quality of community parks.
- Identify major commercial redevelopment site and develop a plan to market those properties.
- Begin the process for implementing principles for the Redevelopment Ready Community (RRC) program, including an assessment of the plan review process.

- Strive to maintain the historic character of existing structures and encourage new development to conform to the historic identity.
- Support the Almont Downtown Development Authority (DDA) in its efforts to rehabilitate and strengthen business and buildings within its boundaries and engage/work towards gaining redevelopment readiness community certification.
- Provide a permanent farmer's market for locally provided farm products.

Strategic Plan

In the next five years, the Planning Commission has prioritized the implementation strategies that should be accomplished. For the full list of the strategies mentioned in the master plan, look at Table 10-2.

Table 10-1: Strategic Plan for the Next Five Years		
Strategy	Responsible Party	Timeline
Rehabilitate or remove blighted residential structures and act to mitigate any potential blighting influences.	Enforcement Officer and Village Attorney	2019
Conduct a study to provide for cost-effective extensions of water and sewer services.	Village Council	2019
Amend the zoning ordinance.	Planning Commission	2021
Conduct a five-year review of the master plan.	Planning Commission	2023

Table 10-2: Full Strategic Plan

Key: PC- Planning Commission, DDA- Downtown Development Authority, VC- Village Council, P+R- Parks and Recreation, VM- Village Manager, DPW- Department of Public Works			
Strategies	Concept Type	Priority	Responsible Party
Place the general welfare of the Almont community, as a whole, ahead of any one individual interest and increase transportation.	Policy Concepts	High	DDA, PC, and VC
Select and promote a defined direction for responsible development and redevelopment.	Policy Concepts	Medium	VM and DDA
Discourage development and policies that could be detrimental to the character of the Village and broader Almont community.	Policy Concepts	High	VC and PC
Preserve historic and natural features that contribute to the character of the Village, whenever appropriate.	Policy Concepts	High	DDA and PC
Promote high-quality, aesthetically-pleasing development.	Policy Concepts	High	DDA and PC
Promote collaboration between the Village and its neighboring political jurisdictions whenever appropriate and organizations, community foundations by coordinating and advertising each other.	Policy Concepts	Medium	DDA, VM, P+R Chairperson, and DPW
Explore new uses that reflect the local job market within the area.	Policy Concepts	Low	PC
Balance growth and the need to protect natural resources by reviewing the zoning ordinance.	Natural Resources	Medium	PC
Protect public health through careful stewardship of air, water, soil, and wildlife resources so that future generations may enjoy these resources in a condition that is equivalent to or better than their current state by reviewing the zoning ordinance.	Natural Resources	Medium	PC
Coordinate with other political jurisdictions in an effort to clean existing streams and rivers while working collaboratively with neighboring entities to promote the protection of regional resources, and work with Clinton River Watershed Council (CRWC) on events.	Natural Resources	Medium	P+R
Integrate preservation of natural features into the development process by the zoning ordinance.	Natural Resources	Low	PC
Provide for long-term maintenance of existing storm drains.	Natural Resources	Low	DPW
Partner collaboratively with Almont Township in an effort to protect natural resources which enrich both jurisdictions.	Natural Resources	Low	P+R

Table 10-2: Full Strategic Plan

Key: PC- Planning Commission, DDA- Downtown Development Authority, VC- Village Council, P+R- Parks and Recreation, VM- Village Manager, DPW- Department of Public Works

Strategies	Concept Type	Priority	Responsible Party
Encourage diversified housing types, including missing middle housing such as duplexes, triplexes, four-plex, etc., by reviewing the zoning ordinance.	Residential	High	PC
Preserve currently existing residential structures along M-53 (Main Street).	Residential	Low	PC
Rehabilitate or remove blighted residential structures and act to mitigate any potential blighting influences.	Residential	High	Enforcement Officer and Village Attorney
Encourage a high percentage of home ownership and permanent housing types, by reviewing the zoning ordinance.	Residential	High	PC
Provide sufficient open space for each dwelling unit through generous yard spaces or common open space areas, by reviewing the zoning ordinance.	Residential	Low	PC
Expand utilities to residences a case by case limited-capacity.	Residential	Low	VC
Provide a permanent farmer's market for locally provided farm products.	Agriculture	Low	DDA
Establish buffer or transition zones between existing farms and incompatible uses by reviewing the zoning ordinance.	Agriculture	Low	PC
Provide flexibility to farmers, recognizing their need to convert farmland to other legal uses.	Agriculture	Low	PC
Partner collaboratively with Almont Township in an effort to protect agricultural resources which enrich both jurisdictions.	Agriculture	Low	VC
Support the Almont DDA in its efforts to rehabilitate and strengthen business and buildings within its boundaries and engage/work towards gaining Redevelopment Ready Community (RRC) certification.	Commercial	High	DDA
Encourage consolidated commercial centers rather than unplanned linear Commercial Districts.	Commercial	Low	PC
Encourage the use of residential structures for home-based occupations and commercial purposes, when appropriate, in areas neighboring the Central Business District by reviewing the zoning ordinance.	Commercial	High	PC
Provide for a diverse range of retail goods and services within the Village, mixed use in the downtowns area.	Commercial	Low	PC

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Table 10-2: Full Strategic Plan

Key: PC- Planning Commission, DDA- Downtown Development Authority, VC- Village Council, P+R- Parks and Recreation, VM- Village Manager, DPW- Department of Public Works			
Strategies	Concept Type	Priority	Responsible Party
Promote a unique commercial identity for the Village that will serve to attract people from throughout the region.	Commercial	Medium	DDA
Encourage communication and dialogue with Almont Township in an effort to promote commercial development that strengthens the Almont community.	Commercial	Medium	DDA
Update and enforce design guidelines and standards.	Commercial	Low	PC
Offer assistance and encourage outside signage that fosters pedestrian-oriented lighting and visibility.	DDA Plan	Low	PC
Promote second-story commercial and residential space to increase occupancy of properties and more appropriate usage of buildings.	DDA Plan	High	PC
Encourage the establishment and development of residential complexes within the DDA District.	DDA Plan	Low	PC
Strive to maintain the historic character of existing structures and encourage new development to conform to the historic identity.	DDA Plan	Medium	PC and DDA
Facilitate improvement, renovation, and redevelopment of interiors and exteriors of commercial buildings.	DDA Plan	Medium	DDA and VM
Consider and possibly adopt architectural controls and/or a form-based zoning ordinance, including rear building facades in downtown area.	Commercial	Medium	DDA
Begin the process for implementing principles for the RRC program, including an assessment of the plan review process.	Commercial	High	DDA and VM
Encourage cooperation and unity among development area merchants via a business and retail organization.	DDA Plan	Low	DDA
Identify major commercial redevelopment site and develop a plan to market those properties.	Commercial	High	DDA
Direct industrial growth to the industrial park.	Industrial	High	DDA
Encourage the growth of clean, high-tech, and research industrial facilities.	Industrial	Medium	DDA and VM
Provide excellent utility service and transportation infrastructure to support development.	Industrial	Low	DDA
Recognize the contribution that industrial development makes to the community's tax base and the relationship of a stable tax base to maintaining the overall quality of life within the Almont community.	Industrial	Medium	DDA

Table 10-2: Full Strategic Plan

Key: PC- Planning Commission, DDA- Downtown Development Authority, VC- Village Council, P+R- Parks and Recreation, VM- Village Manager, DPW- Department of Public Works

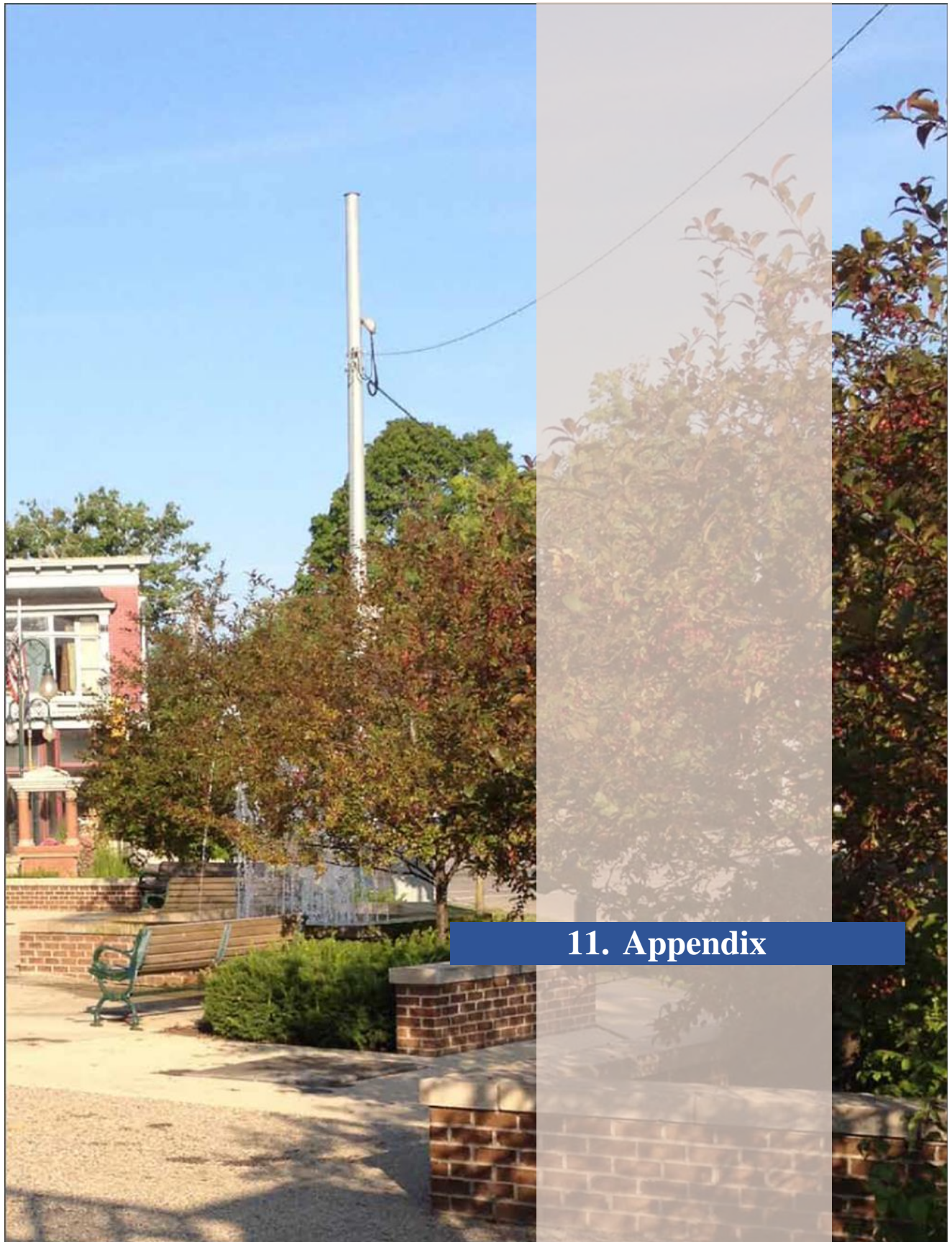
Strategies	Concept Type	Priority	Responsible Party
Encourage communication and dialogue with Almont Township in an effort to promote industrial development that strengthens the Almont community.	Industrial	Medium	DDA and VM
Partner collaboratively with neighboring and regional political jurisdictions through organizations such as the Next Michigan Development Corporation in an effort to maximize collective resources.	Industrial	Medium	DDA and VM
Provide high quality recreational facilities and activities to Almont residents for residents of every age group, including youth, families, and senior citizens; follow parks and rec plan.	Recreation and Open Space	High	P+R
Encourage cooperation with the Almont School District in providing recreational facilities and programs.	Recreation and Open Space	Medium	P+R
Consider partnering with Almont Township in order to create suitable corridors for pedestrian and bike paths.	Recreation and Open Space	Medium	P+R
Continue to provide younger members of the community with an opportunity to participate in the development, operation, and maintenance of recreational facilities and programs.	Recreation and Open Space	Low	P+R
Promote community ownership in the provision of recreational services and provide a transparent and accessible process through which individuals can offer feedback for continuous improvement.	Parks and Rec Plan	Medium	P+ R and VM
Enhance the overall appearance of the Community Park, with a specific focus on using durable materials to maintain smaller park amenities (grills, benches, etc.) while maintaining a broad focus on land acquisition and facility construction or enhancement.	Parks and Rec Plan	Low	P+R
Continuously analyze opportunities to enhance modes of recreation transportation throughout the park (including the expansion of the walking trail and creation of a children's bicycle path).	Parks and Rec Plan	Medium	P+R
Expand recreational activities with an emphasis on drawing visitors from the broader thumb region and throughout the State into the Community Park.	Parks and Rec Plan	Low	P+R and VC
Maintain a Master Parks and Recreation Plan that will enhance recreational activities and the quality of community parks.	Recreation and Open Space	High	P+R

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Table 10-2: Full Strategic Plan

Key: PC- Planning Commission, DDA- Downtown Development Authority, VC- Village Council, P+R- Parks and Recreation, VM- Village Manager, DPW- Department of Public Works

Strategies	Concept Type	Priority	Responsible Party
Encourage improvements that will balance the need to draw traffic to the Central Business District and the need to promote public safety, upgrading existing parking and put in CIP.	Transportation	High	DDA
Work with GLIA to provide improved opportunities for pedestrian circulation along existing roads, expand sidewalks and connect to Almont Township sidewalks.	Transportation	Medium	DDA and VC
Collaboratively partner with neighboring and regional communities, when appropriate, to participate in efforts to establish regional transportation systems such as Lyft and Uber and advertise service.	Transportation	High	Village Staff
Support a complete streets policy to reduce congestion and provide multi-modal transportation options.	Transportation	Low	PC
Encourage streetscaping within the downtown area enhance the walkability, pedestrian-oriented lighting and visibility, and making a sense of place.	Transportation	Medium	DDA
Collaboratively partner with Almont Township in the delivery of future public services and facilities that cannot be realistically provided by an individual community, develop police hall, and redevelop Village Hall.	Public Facilities	High	VC
Need for a master maintained schedule For Storm Water Drainage Plan that addresses existing and anticipated surface water drainage problems.	Public Facilities	Medium	DPW
Conduct a study to provide for cost-effective extensions of water and sewer services.	Public Facilities	High	VC



11. Appendix

Village of Almont Housing Analysis and Recommendations
July 2012

Household Size

Populations frequently decrease more quickly and more significantly than the number of households. As the population decreases, households tend to become smaller and spread themselves among the housing stock. This proves true for the Village. In the year 2000 there were 1,022 households living in Almont and, in 2010, that number actually increased to 10,30 households despite the loss of total population. As previously mentioned, the age of the population is a significant factor for the decrease of the number of people living in a household. Between 2000 and 2010, the size of Almont's households has decreased by -4.8 percent.

Race and Ethnicity

The racial and ethnic makeup of the Village has been changing over the past decade. There has been some increase in the number of people who identify themselves as Hispanic or Latino.

Table 11-1: Ethnicity

	2010	%	2000	%
Total population	2674	100	2803	100
Hispanic or Latino (of any race)	198	7.4	116	4.1
Not Hispanic or Latino	2476	92.6	2687	95.9

Source: US Census Table DP-1

The change in the racial makeup of the Village is mixed. Some racial groups have seen an increase yet others have decreased. There has not been a significant enough change in either the racial demographics or citizenship status of Almont's residents to determine if immigration plays a factor in housing provisions as shown in Table 11-2.

Table 11-2: Race and Citizenship

	2010	2000	% Change
Total population	2674	2803	-4.6%
One race	2644	2777	-4.8%
White	2489	2678	-7.1%
Black or African American	9	9	0.0%
Amer Indian or Alaskan Native	9	15	-40.0%
Asian	6	10	-40.0%
Some Other Race	131	65	101.5%
Two or More Races	30	26	15.4%
Foreign-born population	85	82	3.7%
Naturalized U.S. citizen	35	42	-16.7%
Not a U.S. citizen	50	40	25.0%

Source: US Census 2000 and 2010 tables DP-02, QT-P4, and DP-1

Tenure

In the year 2000, 96.6 percent of housing units in Almont were occupied but, in 2010, that number dropped to 92.3 percent. This is a significant percentage increase in the number of vacant units as shown in Table 11-3. Homeownership rates also decreased over the past decade. In 2000, the rate was 85.1 percent but, in 2010, the rate was only 75.7 percent. As a natural result, the

SECTION 11.0

number of renters living in Almont has grown. Renters increased from 11.5 to 16.6 percent; however, this rate is still significantly less than the national average of 35 percent.

Table 11-3: Tenure and Occupancy

	2010	2000	% Change
Total housing units	1116	1058	5.5%
Occupied housing units	1030	1022	0.8%
Owner occupied	845	900	-6.1%
Owned with mortgage or loan	558		
Owned free and clear	287		
Renter occupied	185	122	51.6%
Vacant housing units	86	36	138.9%

Source: US Census 2000 and 2010 Tables QT-H1 and QT-H14

Residency and Household Composition

Although many Almont residents have lived in the Village all their lives, others are relatively new to Almont. Figure 11-1 demonstrates when households moved into their current housing unit by year.

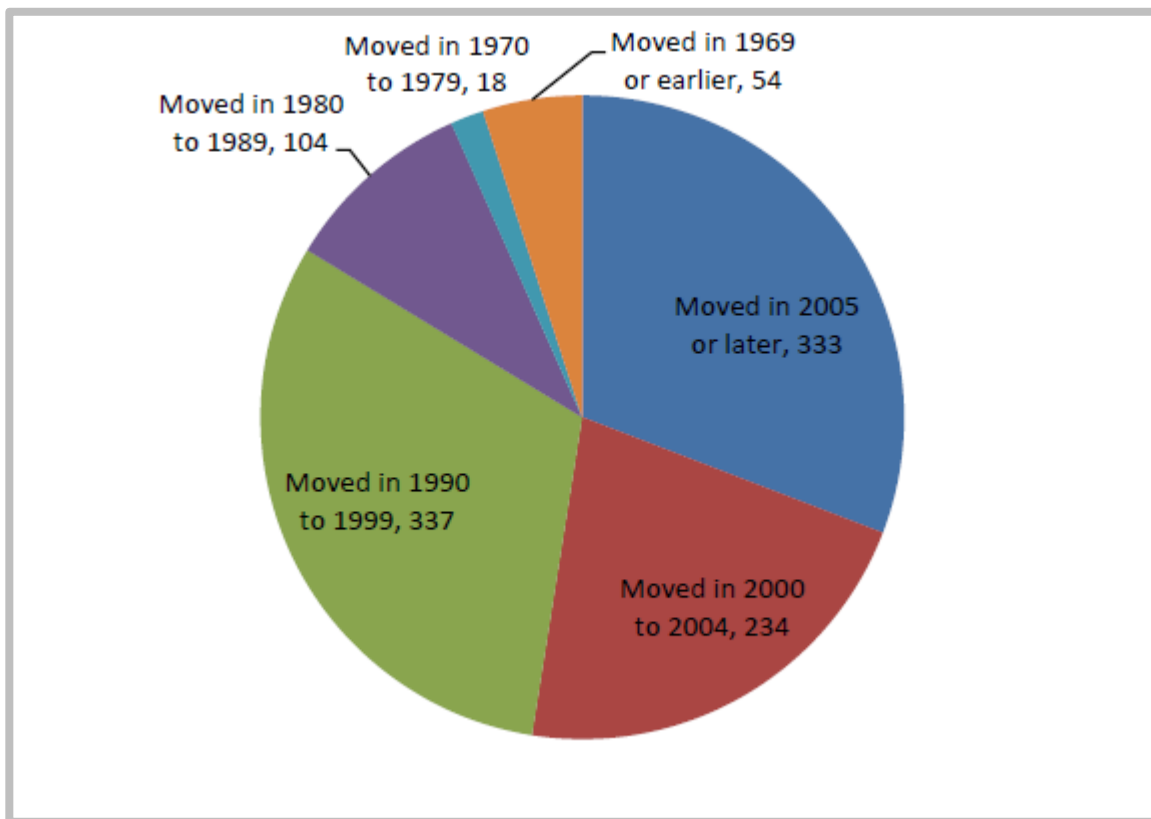


Figure 11-1: Year Resident Moved to Unit

Almont's residents live in a variety of housing models from apartments to single-family dwellings. Most homes are well-suited to house the average household size of 2.6 people. Table 11-4 shows the number of housing units in the Village which have varying numbers of bedrooms.

Table 11-4: Bedrooms

	# Units	% Units
No bedroom	0	0.0%
1 bedroom	114	10.1%
2 bedrooms	275	24.3%
3 bedrooms	529	46.7%
4 bedrooms	166	14.7%
5+ bedrooms	49	4.3%

Source: US Census Bureau ACS 5 yr est Table DP-04

The number of households with children has decreased somewhat over the past decade. Most of this is due to the loss of young families; however, the number of families with teenage children appears to have risen. The number of married couples has decreased by 13 percent, yet the number of female-headed households has also decreased as shown in Table 11-5. More households now have members over the age of 65 living with them. This could mean that investing in housing nearer the center of town where residents who can no longer drive can still walk to complete daily errands and exercise may be advisable.

Table 11-5: Tenure

	2010		2000	
Age of Householder				
under 65 owner	661	64.1%	735	71.9%
under 65 renter	158	15.3%	104	10.2%
65+ owner	184	17.9%	165	16.1%
65+ renter	29	2.8%	18	1.8%
Family Composition				
Family Households	728	70.7%	747	73.1%
Married	521	50.5%	599	58.6%
Female Headed*	88	8.5%	112	11.0%
Non-Family Households	302	29.3%	275	26.9%
Living Alone	267	25.9%	235	23.0%
Households with individuals under 18 years	384	37.30%	431	42.2%
Households with individuals 65+ years	228	22.10%	201	19.7%
Avg Household size	2.6		2.73	
Avg Family size	3.1		3.24	

*no husband present with children under 18

Source: US Census 2010 and 2000 Table DP-1

Income and Spending

The percentage of the population which is a part of the labor force has remained fairly constant over the years as shown in Table 11-6. The recent recession, however, has taken a toll on the number of people in the workforce who are able to be employed. This is clearly a significant factor in Almont residents' ability to afford housing. The median household income in 1999 was \$70,657 (adjusted for inflation to 2010 dollars). By 2010, that number dropped -31.8 percent to \$48,214.

SECTION 11.0

Table 11-6: Employment

	2010	%	2000	%
Population 16 years +	2047		2039	
In labor force	1419	69.3%	1435	70.4%
Employed	1217	59.5%	1398	68.6%
Unemployed	202	9.9%	37	1.8%
Not in labor force	628	30.7%	604	29.6%

Source: US Census ACS 5 yr Estimates Table DP-03 and Census 2000 Table DP-3

Although precise figures for housing costs are difficult to determine in Almont due to the small sample size, the US Census Bureau estimates that roughly 40 percent of home owners with a mortgage pay above 30 percent of their incomes on housing costs. In turn, over half of all renters pay more than 30 percent of their incomes on housing. Table 11-7 compares home affordability rates in Almont to that of other locations for evaluation.

Table 11-7: Housing Affordability

	SMOCAP above 30% (Homeowners)	GRAP above 30% (Renters)
Almont	40.4%	52.4%
Lapeer County	37.4%	53.2%
Michigan	35.9%	54.0%
United States	37.6%	50.8%

Source: US Census ACS 5 yr Estimates Table DP04

*Note: SMOCAP is Selected Monthly Owner Costs as a Percentage of income.
GRAP is Gross Rent as a Percentage of Income.

Part 2: Housing Supply

Housing Stock

Now that the nature of Almont's housing demand has been evaluated, an analysis of the Village's housing supply can be examined. Almont has a variety of housing models including mobile homes, apartments, condominiums, and single-family homes. A chart depicting the number of existing housing units built each decade shows how Almont has grown over the years.

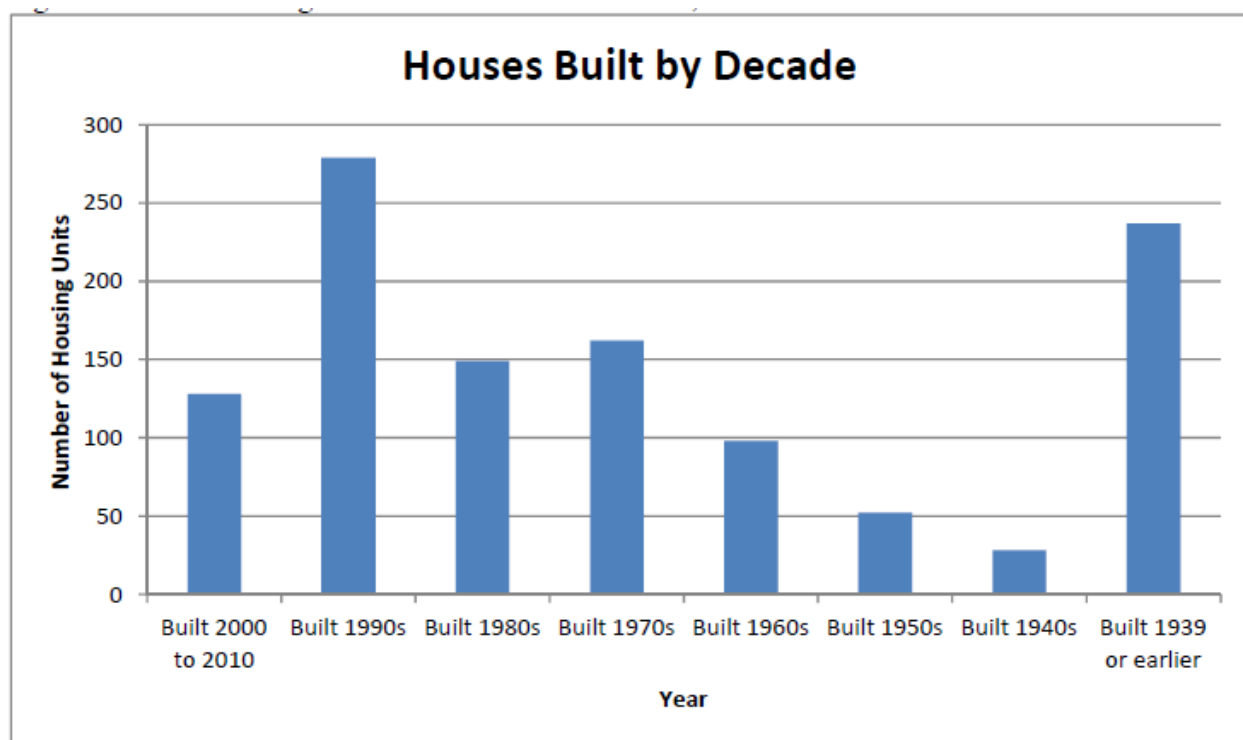


Figure 11-2: Years Existing Homes Were Built in Almont, MI
Source: US Census ACS 5 Year Estimates Table DP-04

As Figure 11-2 indicates, many existing homes are either very old or relatively new. Not as many houses were built between the 1940s and the 1960s; at least that are still in existence today. The historic nature of many homes in the Village is a desirable quality for many seeking homeownership. The more recent construction of the 1990s demonstrates the quick growth Almont was experiencing at that time. This growth in the housing stock has tapered off as economic changes have affected Almont's housing market.

Sales

The way that residents have selected to purchase and sell homes has changed over the past decade. Table 11-8 demonstrates the status of vacant housing units. Although the sales market has not been as favorable to sellers as in the 1990s, more people have chosen to put their homes up for sale rather than rent them to tenants. There are 5 percent fewer vacant housing units for rent and nearly 10 percent more of such units for sale.

Table 11-8: Occupancy and Costs

	2010	%	2000	%
Total housing units	1116	100%	1058	100%
Occupied housing units	1030	92.3%	1022	96.6%
Vacant housing units	86	7.7%	36	3.4%
Vacancies	86	100%	36	100%
For Rent	22	25.6%	11	30.6%
For Sale	32	37.2%	10	27.8%
Other Vacant	32	37.2%	15	41.7%
Median Gross Rent	\$593		\$673*	
Median SMOC	\$1,413		\$1,425*	

*Adjusted for inflation to 2010 dollars

Source: US Census 2000 and 2010 ACS 5 Year Estimates: Tables QT-H1, DP-4 and DP-04

Although there are fewer units for rent today than there were 10 years ago, the median cost of rental property has been reduced 11.9 percent. Demand for rental units has increased, however the price has gone down. Many rental units in Almont are still at higher than affordable rents as was displayed in Table 11-7 and as will be explored in greater detail later in this study. Selected Monthly Owner Costs (SMOC) have insignificantly changed for homeowners. Overall, the cost of homeownership has remained fairly stable.

Part 3: Matching Supply and Demand

Spending on Housing

In general, the cost of housing that is considered affordable for a consumer is no greater than 30 percent of one's income. For the following analysis, note that a few assumptions will be made. It will be assumed that a household will not spend more than 30 percent of their income on housing, that homeowners cannot afford to borrow over 90 percent of their home's value, and that homeowners cannot afford to spend more than 28 percent of their incomes repaying their mortgage. Using these assumptions, it is possible to construct a picture of the general state of housing affordability in the Village based on income category.

Owner's Market

Figure 11-3 portrays the affordability of housing for homeowners in Almont.

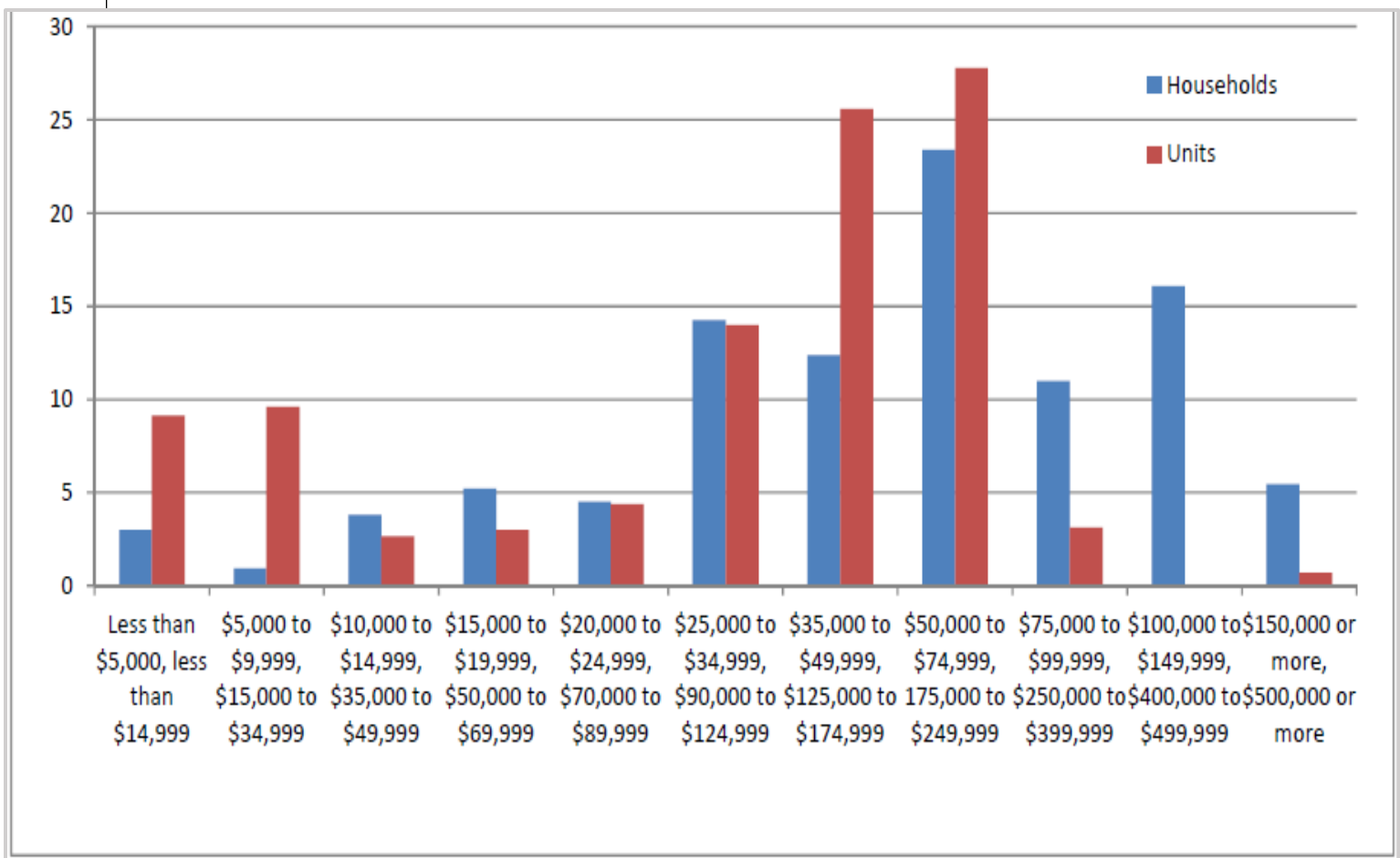


Figure 11-3: Owner Occupied Housing Affordability 2010
Source: US Census 2010 Tables B25118 and B25075.

Figure 11-3 shows the matchup of households of differing incomes which can afford housing of various values. For example, look at the very first pair of red and blue columns on the leftmost side of the chart. The chart shows that roughly 3 percent of households (the blue line) make less than \$5000 a year. In general, these households can only afford to purchase a house that is \$14,999 or less in value. It also shows that of all the housing units in Almont, about 9 percent of them (the red line) are valued at \$14,999 or less. Therefore, 9 percent of all housing units are within the purchasing power of the poorest 3 percent of Almont's homeowners. There is a surplus of housing for low income households in the owner's market.

Almont's owner's market is quite balanced for those with annual incomes between \$10,000 and \$34,999 where home sales is still competitive. A shift occurs when we look at households that make \$35,000 or more. There appears to be a shortage of housing for upper income residents of Almont, however a significant portion of this can be attributed to a decrease in property values. For many people in these income brackets, their homes were worth more when they purchased them than they are today. For instance, someone who makes \$150,000 annually may have

SECTION 11.0

purchased a \$400,000 home, but since that time the house's value dropped to \$325,000 yet they are still making the same mortgage payment as they did when the house had a greater value. Another explanation is that many people choose not to maximize their housing budgets. Although they could afford a more expensive home, they choose a less expensive one because maximizing their housing capacity is not important to them. This is a less frequent occurrence and only explains the housing discrepancy to a degree.

In any case, there is a great deal of competition for houses that are valued between \$175,000 and \$250,000. People who could afford a more expensive house have few options and are forced to buy a less expensive home or build a new home themselves. People who cannot afford a home more expensive than this value bracket are competing with people who have more money to offer.

Rental Market

Figure 11-4 shows the affordability of rental housing in the Village.

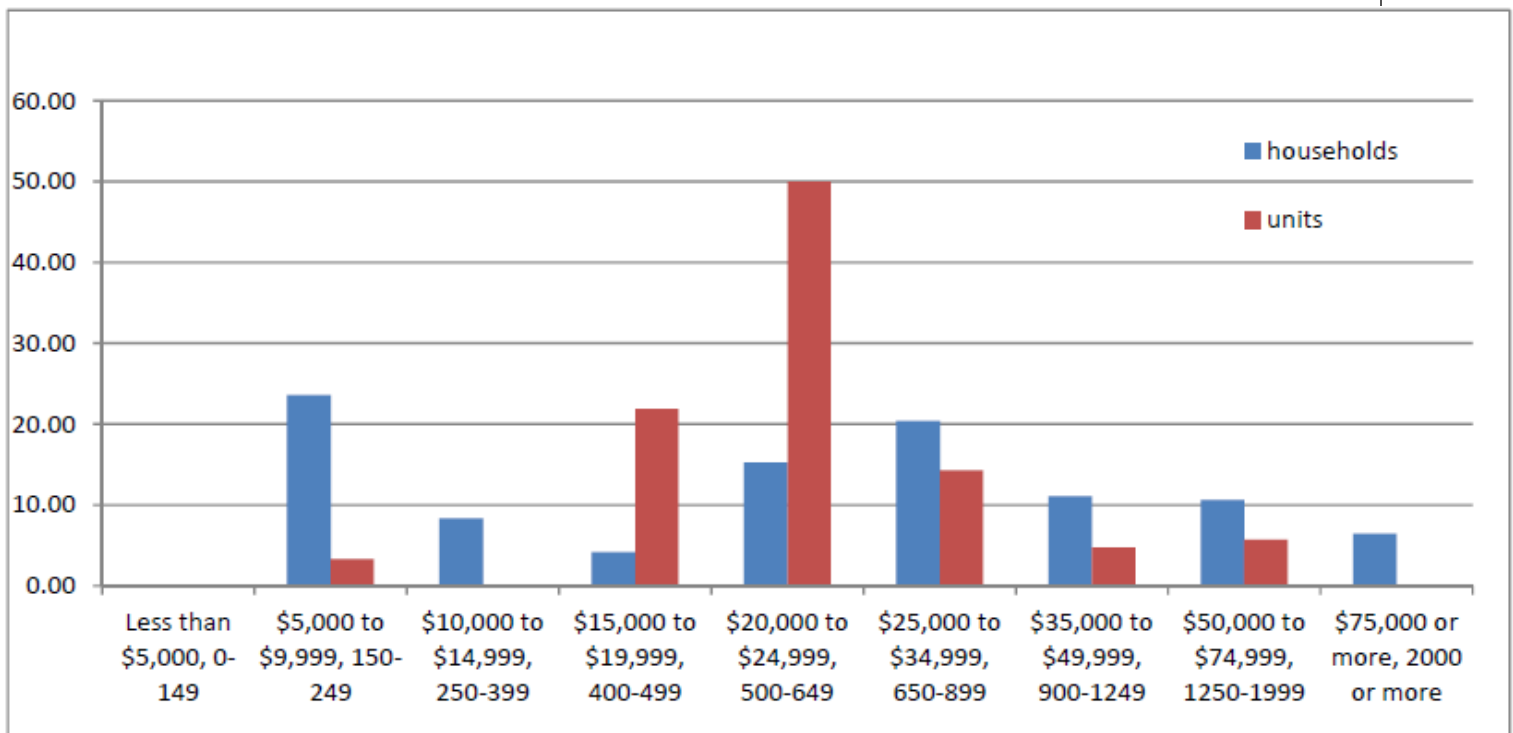


Figure 11-4: Renter Occupied Housing Affordability 2010
Source: US Census 2010 Tables B25118 and B25063

The rental market is generally more straightforward than the owner's market. When looking at the chart, a few things are immediately obvious. The first notable feature is the vast surplus of housing units for rent between \$500 and \$649 a month. Although roughly 15 percent of renters would maximize their housing budget by acquiring such housing, half of all rental units fall into this category.

A second implication of the chart is that there are very few low-income housing units for rent, despite the demand. The residents with the lowest incomes in Almont must pay higher rents than

they can afford. This may cause them to look for housing in other municipalities where it is more affordable to live.

There appears to be a lack of information to landlords regarding the state of Almont's rental market and what renters are looking for when they choose a housing unit to rent. More communication and information for landlords could help them to more appropriately price their housing units.

Implications

When comparing the owner's market with the renter's market, it is notable that there is a surplus of homes which low-income people could afford in the owner's market and a shortage of affordable homes for low-income people in the renter's market. Many people are unable to purchase a home due to past bankruptcy, foreclosure, etc. It would be beneficial to the Village for many of the homes that are for sale to instead be listed for rent. Fewer people are willing to rent today than there were ten years ago for undetermined reasons (see Table 11-8). This may be a reason for the low-income rental/owner disparity. Should more homes that lower income residents can afford be put on the rental market, the total number of homes on the market will be reduced. This could lead to higher property values for the remaining homes on the sales market and help stabilize Almont's housing market.

Affidavit of Publication

IN THE MATTER OF:

Village of Almont
STATE OF MICHIGAN

COUNTY OF Lapeer

Being duly sworn, deposes and says the annexed copy of a notice was taken from The Tri-City Times community newspaper published and circulated in said State and County and that said notice was published in said newspaper on the

3rd day of October

A.D. 2018, that he/she is the Publisher (and or with authority of publisher) of said newspaper and know well the facts stated herein.

Subscribed and sworn to before me this 3rd day of October A.D. 2018

[Signature]
Notary Public in and for said St. Clair County

My Commission expires January 27 2019

TRI-CITY TIMES-OCTOBER 3, 2018

ALMONT TOWNSHIP and VILLAGE OF ALMONT NOTICE OF PUBLIC HEARING ALMONT TOWNSHIP AND VILLAGE OF ALMONT MASTER PLAN

The Almont Township and Village of Almont Planning Commission shall hold a public hearing on the draft joint Almont Township and Village of Almont Master Plan update their October 23, 2018 meeting at 7:30 p.m. The hearing will be held at Almont High School, 4701 Howland Road. It is open to the public.

Copies of the draft plan are available at Township and Village Hall at 819/817 N. Main Street for inspection. The Township Hall is open from 8 a.m. to 1 p.m. Monday thru Friday. The Village Hall is open from 7 a.m. to 5 p.m. Monday thru Wednesday and 8 a.m. to 6 p.m. Thursday. Anyone wishing to comment on the plan but are unable to attend the public hearing should send any comments to the address below prior to October 23, 2018.

Master Plan Comments

Almont Township
Planning Commission
819 North Main Street
Almont MI, 48003

Village of Almont
Planning Commission
817 North Main Street
Almont MI, 48003

RESOLUTION

ALMONT TOWNSHIP, LAPEER COUNTY, MICHIGAN JOINT VILLAGE OF ALMONT AND ALMONT TOWNSHIP MASTER PLAN

WHERE AS the Almont Township established a Planning Commission to prepare plans for the development of the township, and

WHERE AS the Michigan Planning Enabling Act, PA 33 of 2008 establishes the procedures for the development and adoption of Master Plans, and

WHERE AS the Michigan Planning Enabling Act provides the Township Board with the option of assuming for themselves the right of final approval of a Master Plan adopted by the Planning Commission, and

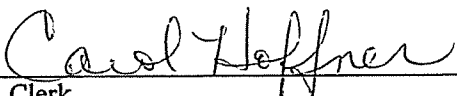
WHERE AS the Almont Township Planning Commission has prepared an update to the Joint Village of Almont and Almont Township Master Plan and has presented it to the Township Board to authorize a public hearing on the plan, now

THEREFORE BE IT RESOLVED that the Almont Township reserves for itself the right to final approval of the Joint Village of Almont and Almont Township Master Plan as authorized under the Michigan Planning Enabling Act.

Moved by: Hoffner Yeas 7

Supported by: Kudsin Nays 0


Supervisor


Clerk

8-13-18
Date

**VILLAGE OF ALMONT
RESOLUTION NO. 18-08-01**

**VILLAGE OF ALMONT, LAPEER COUNTY, MICHIGAN
VILLAGE OF ALMONT AND ALMONT TOWNSHIP MASTER PLAN**

WHEREAS, the Village Council established a Planning Commission to prepare plans for the development of the village, and

WHEREAS, the Michigan Planning Enabling Act, PA 33 of 2008 establishes the procedures for the development and adoption of Master Plans, and

WHEREAS, the Michigan Planning Enabling Act provides the Village Council with the option of assuming for themselves the right of final approval of a Master Plan adopted by the Planning Commission, and

WHEREAS, the Village of Almont Planning Commission has prepared an update to the joint Village of Almont and Almont Township Master Plan and has presented it to the Village Council to authorize a public hearing on the plan, now

THEREFORE, BE IT RESOLVED that the Village Council reserves for itself the right of final approval of the joint Village of Almont and Almont Township Master Plan as authorized under the Michigan Planning Enabling Act.

Moved by: Councilmember Schneider

Supported by: Councilmember Steffler

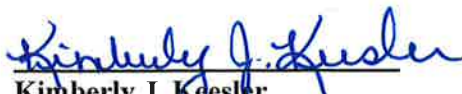
AYES: Dyke, Ligon, Love, Steven C. Schneider, Steffler, Schneider


NAY: None

ABSENT: Peltier

ABSTAIN: None

THIS RESOLUTION DECLARED ADOPTED THIS 8th DAY OF AUGUST 2018. I, Kimberly J. Keesler, Clerk/Treasurer of the Village of Almont, State of Michigan, do hereby certify that the foregoing Resolution No. 18-08-01 was duly adopted by the Almont Village Council during its regular meeting held in the Municipal Building in the Village of Almont on August 8, 2018.


Kimberly J. Keesler
Almont Village Clerk/Treasurer


Steve Schneider
Village President

RESOLUTION OF ADOPTION

ALMONT TOWNSHIP PLANNING COMMISSION, LAPEER COUNTY, MICHIGAN ALMONT COMMUNITY MASTER PLAN

WHERE AS the Township Board established a Planning Commission to prepare plans for the development of the township, and

WHERE AS Almont Township Planning Commission has prepared a draft update to the Almont Township Master Plan, and

WHERE AS that draft has been reviewed at a public hearing to gather public comments of the residents of Almont Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHERE AS the Almont Township Planning Commission has determined that the plan is appropriate the for future development of the township, and

WHERE AS the Township Board has reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, now

THEREFORE BE IT RESOLVED that Almont Township Planning Commission does hereby adopt the updated Almont Township Master Plan including all maps and documents included and submits the plan to the Township Board for final approval.

Moved by: Zender Yeas 5

Supported by: Stricter Nays 0

Stephen Q. Turner Robert J. [Signature]
Planning Commission Chairperson Planning Commission Secretary

10/23/18
Date

RESOLUTION OF ADOPTION

VILLAGE OF ALMONT PLANNING COMMISSION, LAPEER COUNTY, MICHIGAN ALMONT COMMUNITY MASTER PLAN

WHEREAS the Village Council established a Planning Commission to prepare plans for the development of the village, and

WHEREAS Village of Almont Planning Commission has prepared a draft update to the Village of Almont Master Plan, and

WHEREAS that draft has been reviewed at a public hearing to gather public comments of the residents of Village of Almont and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHEREAS the Village of Almont Planning Commission has determined that the plan is appropriate the for future development of the village, and

WHEREAS the Village Council has reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, now

THEREFORE BE IT RESOLVED that Village of Almont Planning Commission does hereby adopt the updated Village of Almont Master Plan including all maps and documents included and submits the plan to the Village Council for final approval.

Moved by: Schneider Yeas 5

Supported by: Peltier Nays 0

Thomas M Tadey
Planning Commission Chairperson

John W Cadwell
Planning Commission Secretary

10-23-18
Date

RESOLUTION OF ADOPTION

ALMONT TOWNSHIP BOARD, ALMONT COUNTY, MICHIGAN ALMONT COMMUNITY MASTER PLAN

WHEREAS the Township Board established a Planning Commission to prepare plans for the development of the township, and

WHEREAS Almont Township Planning Commission has prepared a draft update to the Almont Township Master Plan, and

WHEREAS that draft has been reviewed at a public hearing to gather public comments of the residents of Almont Township and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHEREAS the Almont Township Planning Commission has determined that the plan is appropriate for the future development of the township, and

WHEREAS the Township Board reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, and

WHEREAS the Almont Township Planning Commission adopted the updated Almont Township Master Plan including all maps and documents included and submitted the plan to the Almont Township for final approval, and

WHEREAS the Township board agrees that the plan is appropriate the future development of the township, now

THEREFORE BE IT RESOLVED that Township Board does hereby approve the Almont Township Master Plan including all maps and documents and hereby authorizes the submission of copies of the plan as adopted to the surrounding municipalities as required by the Michigan Planning Enabling Act.

Moved by: Streeter Yeas 6

Supported by: Kudsin Nays 0

Al B
Supervisor

Carol Hoffer
Clerk

11-12-18
Date

**VILLAGE OF ALMONT
RESOLUTION NO. 18-11-01**

A RESOLUTION OF ADOPTION OF THE ALMONT COMMUNITY MASTER PLAN

WHEREAS, the Almont Village Council established a Planning Commission to prepare plans for the development of the village; and,

WHEREAS, the Village of Almont Planning Commission has prepared a draft update to the Village of Almont Master Plan; and,

WHEREAS, the draft has been reviewed at a public hearing to gather public comments of the residents of the Village of Almont and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008; and,

WHEREAS, the Village of Almont Planning Commission has determined that the plan is appropriate for the future development of the village; and,

WHEREAS, the Almont Village Council reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008; and,

WHEREAS, the Village of Almont Planning Commission adopted the updated Village of Almont Master Plan including all maps and documents included and submitted the plan to the Village of Almont for final approval; and,

WHEREAS, the Almont Village Council agrees that the plan is appropriate for the future development of the village,

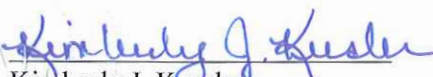
NOW, THEREFORE, BE IT RESOLVED that the Almont Village Council does hereby approve the Village of Almont Master Plan including all maps and documents and hereby authorizes the submission of copies of the plan as adopted to the surrounding municipalities as required by the Michigan Planning Enabling Act.

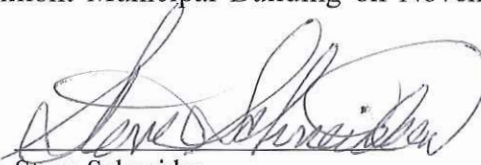
Moved by: President Pro-Tem Dyke
Supported by: Councilmember Peltier

Ayes: 7
Nays: 0

AYES: Love, Peltier, Steven C. Schneider, Steffler, Biolchini, Dyke, Schneider
NAY: None
ABSENT: None
ABSTAIN: None

THIS RESOLUTION DECLARED ADOPTED THIS 20th DAY OF NOVEMBER, 2018. I, Kimberly J. Keesler, Clerk/Treasurer of the Village of Almont, State of Michigan, do hereby certify that the foregoing Resolution No. 18-11-01 was duly adopted by the Almont Village Council during its regular meeting held in the Almont Municipal Building on November 20, 2018.


Kimberly J. Keesler
Almont Village Clerk/Treasurer


Steve Schneider
Village President