



City Hall
118 Orchard Street
Morenci MI 49256
(517) 458-6828

NOTICE OF ADOPTION OF MASTER PLAN

Please be advised that the City of Morenci Planning Commission has adopted a Master Plan for the City of Morenci. The adopted Master Plan is enclosed with this notice.

If there are any comments regarding the adopted Master Plan, please contact either Sean Seger, Secretary of the City of Morenci Planning Commission, or Michael S. Sessions, City Administrator / Clerk, for the City of Morenci. Comments may be addressed to Morenci City Hall, located at 118 Orchard Street, Morenci, MI 49256.

Sent on October 25, 2016



City Hall
118 Orchard Street
Morenci, MI 49256
(517) 458-6828

October 24, 2016

To Whom It May Concern:

All requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008) have been met in the preparation of the adopted Master Plan for the City of Morenci. The City of Morenci Planning Commission adopted such plan at it's meeting on October 20, 2016. If you have any questions regarding the adopted Master Plan, please contact either City Administrator / Clerk Michael Sessions or myself.

Please find an enclosed list of interested parties that the adopted Master Plan has been mailed to.

Sincerely,

Sean Seger
Secretary
Morenci Planning Commission

**List of Interested Parties for adopted Master Plan for the City of Morenci
(10/24/2016)**

Seneca Township
Planning Commission
5732 W. Ridgeville Road
Sand Creek, MI 49279

Medina Township
Planning Commission
16399 Lime Creek Rd
Hudson, MI 49247

Lenawee County
Planning Commission
301 N. Main Street
Adrian, MI 49221

Ashley Hutchison
D & P Communications
4200 Teal Rd.
Petersburg, MI 49270

Nick Krzeminski
Michigan Gas Utilities
205 West Garfield Avenue
Coldwater, MI 49036

Adam Smith
Consumers Energy
One Energy Plaza
Jackson, MI 49201

Patty Clark
Team Midwest Energy
1610 E. Maumee Street
Adrian, MI 49221

Brian Young
Time Warner Cable
205 Crystal Avenue
Findlay, OH 45840

Robert Stewart
Frontier Communications
224 W. Exchange Street
Owosso, MI 48867

Date mailed: 10/27/14

City of Morenci Representative who mailed notice: Wm. G. Hays



CITY OF MORENCI, MI

MASTER LAND USE PLAN

***Recommended to the Morenci City Council for
Distribution to Interested Parties on May 19, 2016***

***Approved by the Morenci City Council for Distribution to Interested
Parties on June 11, 2016***

Mailed to Interested Parties on June 17, 2016

***Public Hearing Held by Morenci Planning Commission on
October 24, 2016***

***Master Plan Adopted by Morenci Planning Commission on
October 24, 2016***

Produced by the Morenci Planning Commission

***Arthur Erbskorn, Chair
Chipper Connin, Vice-chair
Sean Seger, Secretary***

***Jeffrey D. Bell
Kay Holubik
Robb Sweet
Bradley Webster***

***Michael S. Sessions, City Administrator / Clerk
Benjamin Oram, Code & Zoning Administrator***

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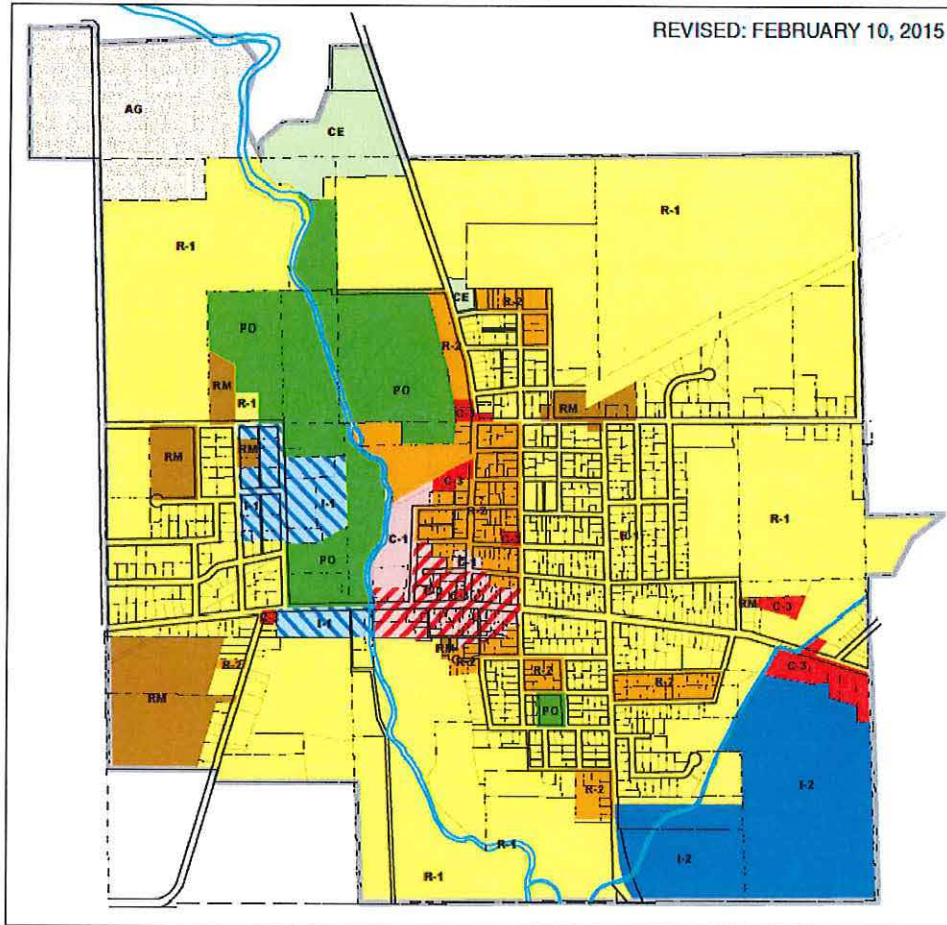
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CITY OF MORENCI ZONING MAP

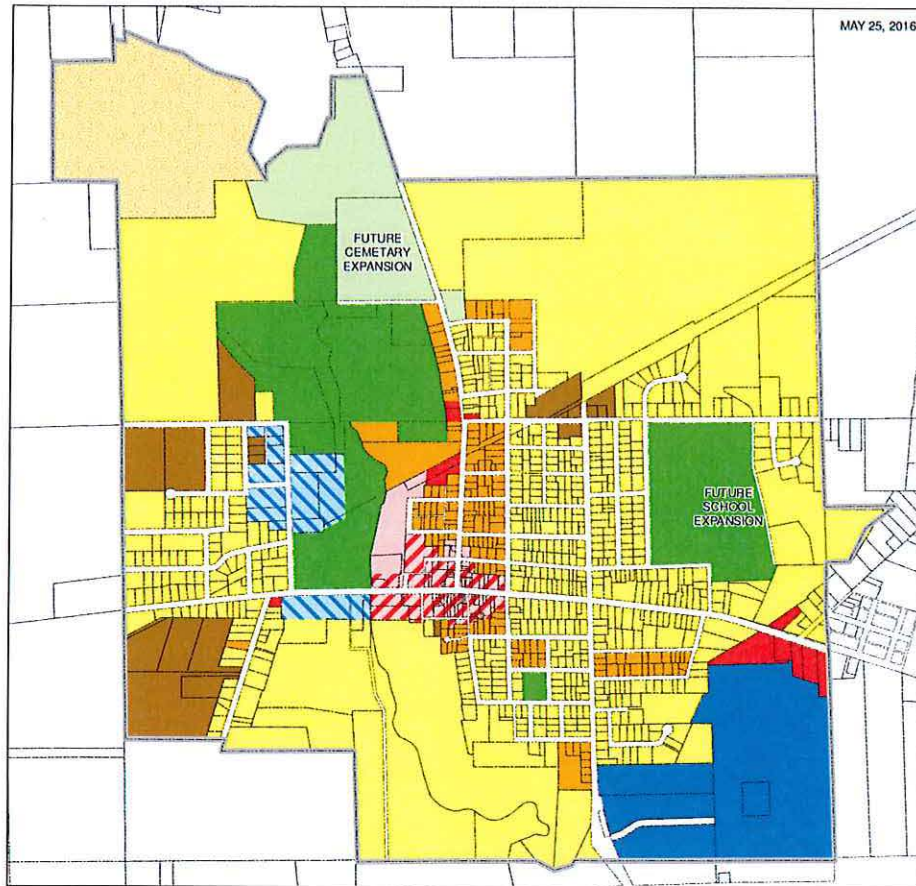
REVISED: FEBRUARY 10, 2015

CITY OF MORENCI LENAWEE COUNTY, MICHIGAN ZONING MAP

-  AG - AGRICULTURE
-  R-1 - SINGLE FAMILY RESIDENTIAL
-  R-2 - SINGLE FAMILY RESIDENTIAL
-  RM - MULTIPLE FAMILY RESIDENTIAL
-  C-1 - LOCAL COMMERCIAL
-  C-2 - GENERAL COMMERCIAL
-  C-3 - HIGHWAY COMMERCIAL
-  W - WAREHOUSING
-  I-1 - LIGHT INDUSTRIAL
-  I-2 - GENERAL INDUSTRIAL
-  CE - CEMETARY
-  PO - PUBLIC & OPEN SPACE

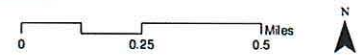


CITY OF MORENCI FUTURE LAND USE MAP



CITY OF MORENCI LENAWEE COUNTY, MICHIGAN FUTURE LAND USE MAP

- AGRICULTURAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- LOCAL COMMERCIAL
- DOWNTOWN COMMERCIAL
- HIGHWAY COMMERCIAL
- WAREHOUSING
- LIGHT MANUFACTURING
- GENERAL MANUFACTURING
- CEMETARY
- INSTITUTIONS & OPEN SPACE



INTRODUCTION

The purpose of this Master Land Use Plan is to establish a set of policies to guide the development and re-development of land within the City of Morenci. These policies are to be used as a guide for making future land use decisions.

The creation of the Master Land Use Plan is not the end of land use planning. Instead, it is a beginning, which provides a foundation of information relevant to the evaluation of land use proposals. The policies in this plan are based on analysis of existing land uses and the projection of desirable actions drawn from present and past experiences. However, since we live in a constant state of change, the plan should be amended as conditions change.

As a first step in the development of the plan, a questionnaire was sent to residents of the municipality to gauge their opinion on future land use projections. To begin, a review was made of existing land uses and the general social and physical conditions relevant to these land uses are described in the following pages. Secondly, an analysis of the review was made and the assets, opportunities and possible problems were defined. The third step involved the establishment of desirable actions relevant to land use goals and objectives. Finally, after considering the existing land uses, the potential opportunities and problems, and the goals and objectives, a land use plan, an existing land use map, and future land use map were created.

The Master Land Use Plan and Land Use maps, used in combination with the City of Morenci's Zoning Ordinance, provides the City with valuable tools to use in maintaining a pleasant and efficient pattern of land use.

COMMUNITY DESCRIPTION

HISTORY OF THE CITY OF MORENCI

- ♦ The City of Morenci has a rich history that has been chronicled by local residents with documentation maintained by the Stair District Library and the State Line Observer. A book written called "Our Journey in Time" which was published for the City's bicentennial in 1976 was the source of much of the information regarding the history of the community. In addition, the Lenawee County Historical Society in Adrian has valuable information about the County and City.
- ♦ Individuals established a small settlement in 1833 along Bean Creek as the area seemed rich in timber. The name given to the small settlement was Brighton. This name was later changed to Morenci as it was found that a community north of Morenci had laid prior claim to the name Brighton.
- ♦ Morenci was a slow growing community and it took until 1871 before it was established as an incorporated village. Joseph Hagerman was the first village president. Morenci would become a home rule city in 1934 when a city charter was adopted. Dr. James Blanchard was elected the first City mayor.
- ♦ A post office was established in 1838 and a railroad established presence in 1872. The railroad had a route through Morenci where freight and passenger service was provided to other communities. Stage lines existed between Morenci and Clayton, as well as Wauseon, OH, and Hudson, where the stage line stopped in Morenci on its way through.
- ♦ The Stair Auditorium was opened in 1908 and stood until the early 1960's. The Stair Auditorium was possible due to a generous donation from E.D. Stair. Mr. Stair also helped to build the Stair Gymnasium and the Stair Public Library. The Stair Public Library came into existence in 1930.
- ♦ Five (5) religious denominations organized and built churches throughout the years. The date that the churches were built are below:
 - United Methodist Church, 111 E. Main Street circa 1851
 - Congregational Church, 104 W. Locust Street circa 1872
 - First Baptist Church, corner of Summit and Locust circa 1860
(a new First Baptist Church was built in 1969 on Sims Hwy)
 - Church of the Nazarene, 751 N. Summit Street circa 1952
 - Lutheran Church, 800 W. Chestnut Street circa 1966
- ♦ Morenci's first school was established in 1835. A school located on Union Street succeeded the first school in 1856 and continued to stand until 1872. A new one-room brick elementary school was constructed on the same site in 1902 with an addition in 1929. The Page Street Elementary School opened in 1957 and a complex that contains the middle school and high school followed after.

- ♦ Morenci's first newspaper, "The Morenci Herald," was established in 1855. Newspapers had on-and-off success through the years, and it wasn't until the railroad came to Morenci in 1871 that newspapers were able to find sustainability. The newspaper to find the most success was the "Observer" which through the years has changed from the "Observer" to the "State Line Observer" to the "Morenci Observer" and finally back to the "State Line Observer."
- ♦ Firefighting in Morenci dates back to the establishment of the community in 1833 as the first firefighting group was established that year. The current iteration of the Morenci Fire Department dates back to 1871 and was originally named Hook & Ladder Company #1.
- ♦ The roots of banking in Morenci began in 1868 when Charles Wakefield came back and purchased a plot of land on the south side of West Main Street as a private banking institution for the general public. It wasn't until 1898 that Mr. Wakefield reorganized the bank under state law and formally opened the bank as C. C. Wakefield and Company. The Bank of Morenci would open in 1892 and its successor – The First National Bank – would come about in 1900. C. C. Wakefield and Company and the First National Bank consolidated operations in 1927 to become the Wakefield State Bank. The Wakefield State Bank would later become Bank of Lenawee County. Bank of Lenawee County would become First Federal Bank, while the opening of United Bank & Trust (now known as Old National Bank) would occur a bit later.
- ♦ Morenci has a long history of industrial growth, which dates back to 1835 when Jacob Baker and Horace Garlick opened a sawmill just north of the town. This was followed by Franklin Cawley, Dennis Wakefield, and George W. Wilson who built a sawmill in town in 1836. Several industries continued to come and go through the years; however, three of the most well-known industrial businesses still talked about today are Parker Chemical (closed in the late 1980s, early 1990s), M & S Corporation (re-located to Hudson, MI, in 2001), Morenci Rubber Plant (closed in the 1980s), and Eklund Broach Company. Today Eklund Broach Company is the only industrial company left of those four and is now known as the General Broach Company. Three (3) other companies – Palm Plastics / Schollar Arca (closed in 2012), Roth Fabricating, and Versacut – have formed the industrial landscape of Morenci in the past 10 years. Kamco Industries, Inc. purchased the former Palm Plastics building in 2015 and started operations at the facility in 2016. They plan to employ an upwards of 100 individuals.
- ♦ Three (3) hospitals have existed in Morenci through the years. The first hospital was built on July 24, 1908 by Charles A. Blair, M.D. and was named in memory of his son – Hal C. Blair – and existed until the late 1920's. The second hospital – Blanchard Hospital – was established by Dr. James A. Blanchard on January 15, 1935, and was closed in 1961 as the Morenci Area Hospital opened on Sims Highway to replace the Blanchard Hospital. The Morenci Area Hospital ceased to be in existence by the turn of the century.

NATURAL CONDITIONS

OVERVIEW

- ♦ Natural features such as agricultural fields, Bean Creek, and woodlands help define the City of Morenci as much as its beautiful architecture does. These features have been preserved and in some cases enhanced since the City was founded in the Nineteenth Century, but today they are in greater need of protection than ever before. It is important that the needs and rights of landowners and new residents be balanced with the very real need to preserve the natural aspects of Morenci.

LOCATION

- ♦ The City of Morenci is located in southern Lenawee County. The southern City limits are bounded by Fulton County in Ohio and the remaining boundaries border Medina and Seneca Townships in Lenawee County.

TREE AND WOODLAND

- ♦ The City of Morenci is a Tree City USA and has made a strong commitment to promoting woodland growth. Woodland growth protects public health through the absorption of air pollutants, through the reduction of excessive noise, and through its cooling effect in the summer months. Woodlands provide for public safety through the prevention of erosion, siltation, and flooding. Trees and woodland growth are an essential component of the general welfare of the City by maintaining play areas for children and natural beauty, recreation and irreplaceable heritage for existing and future residents. The protection of such natural resources is a matter of paramount public concern in the interest of health, safety and general welfare of the residents of the City.

MANAGING STORM RUNOFF

- ♦ Waterways are very important in the City of Morenci. In 1992, the City financed a sanitary and storm water separation project to make the two (2) systems separate from each other. The separation of the two (2) systems is vital to ensure that storm water is cleansed of pollutants and excess nutrients from fertilizers prior to allowing such to enter Bean Creek.
- ♦ When development and redevelopment occurs in the City of Morenci, care should be taken to protect the City's waterways. Impervious surfaces (those that do not absorb water) should be limited as much as possible. The size of parking areas should not be excessive for the needs of the development (parking area ordinances should be reviewed to ensure that water is allowed to be absorbed).

SOILS

- ♦ The United States Department of Agriculture Natural Resources Conservation Service indicates that the primary soils in Morenci are Brady and Macomb Loams, as well as Bronson Sandy Loam. These soils are poorly to moderately drained soils. These soils are normally found in pastures and wooded areas giving way to the

historic nature of the community. These soils are typically not good to develop on and can often some challenges.

Source: United States Department of Agriculture Natural Resources Conservation Service Website

TOPOGRAPHY

- ♦ The topography of Morenci is mostly flat with slight changes in elevation. The highest elevation recorded by the United States Geologic Survey (USGS) is 764 feet.

Source: United States Geologic Survey Website

WATERSHED

- ♦ Morenci is mapped into the Maumee Watershed by the Michigan Department of Natural Resources. The Maumee Watershed extends from as far north as Addison, Michigan, to as far south as Shelby County, Ohio. The Maumee Watershed also extends as far west as Fort Wayne, Indiana, and as east as Toledo, Ohio.
- ♦ Bean Creek is the main artery of the Maumee Watershed that extends into Morenci. Bean Creek is the center of two major recreational places within Morenci – Riverside Park and Wakefield Park – that makes up the natural features of both of those recreational places.
- ♦ Issues exist with the Maumee Watershed, including obstructions that deflect the flow of the river and cause erosion of its banks. Additionally, rubbish has been dumped into Bean Creek at Riverside Park that volunteers from the City have removed on several occasions.
- ♦ The Maumee Watershed is the discharge location for wastewater from the City's sanitary and storm water management systems.

TRANSPORTATION PLAN

OVERVIEW

- ♦ The Transportation Plan's main goal is to plan for a road network that will serve the residents and businesses anticipated in the Master Plan. This includes the network of state, county, and local roadways.

FUNCTIONAL CLASSIFICATION

- ♦ Traffic is concentrated on certain roadways due to the roads' physical condition, level of use, direction of travel, and overall land-use patterns. The road classification system established by the federal governments and recognized by the State of Michigan classifies roads as the following: principal arterials, minor arterials, collectors, and local streets. Here in Morenci the primary types of roads that are used from the aforementioned classification system are collectors and local roads. Examples of collectors are roads that connect local streets to each other. Local streets are basically residential streets. To think of it more simply, collector streets carry through traffic, while local streets carry local traffic.
- ♦ This functional classification is what makes up Act 51 Funding that Morenci receives from the State of Michigan each month. This funding is based on the thought that 20

percent of the roads carry approximately 80 percent of vehicle miles traveled (collector roads vs. local streets).

- ♦ It is desirable to physically separate these two road types as much as possible to eliminate conflicting traffic movements, traffic congestion, delays, and crashes. In order to function successfully, the overall traffic circulation system must be carefully integrated.

NON-MOTORIZED PEDESTRIAN FACILITIES

- ♦ Sidewalks and pedestrian safety paths are pedestrian-oriented facilities that are an integral part of the City's transportation network. They are generally located within the street right-of-way. Sidewalks are most prevalent and justified at points of community development such as schools, local businesses, subdivisions, and industrial developments where pedestrian concentrations are high. Efforts in recent years have been to complete non-motorized pedestrian facilities near Morenci Area Schools, as well as redo sidewalks in the downtown of Morenci.

ACCESS MANAGEMENT RECOMMENDATIONS

- ♦ Most streets provide two (2) functions: to move traffic and provide access to land uses that abut them. However, these functions can often conflict because each access point interrupts traffic movement as vehicles turn off and onto the roadway. In order to balance these two (2) road functions, access management techniques should be used. The access management provides ways in which the road network's capacity can be maximized, by reducing the impact of development abutting the major road network.
- ♦ The access management techniques primarily apply to more intensive, non-residential land uses. Access management is usually implemented through the site plan review process, and these techniques are suggested as guidelines in that process.

RESTRICTING ACCESS POINTS

- ♦ It is a goal of the Planning Commission to limit the number of driveways permitted for each land use during the site plan review phase for commercial and industrial properties. This can help preserve the traffic movement function of a roadway. If additional driveways are proposed, additional street frontage for the subject site and appropriate spacing between existing driveways should be provided.
- ♦ Even if only one (1) access point is proposed, the appropriate location should be selected to preserve the function of the roadway and, more importantly, to assure public safety. Driveways located too close together are safety hazards and they can negatively impact road capacity. Shared driveways should be discouraged, along with driveways that are not made of concrete or other aggregate surfacing. By working with the Code & Zoning Administrator, individuals interested in bringing residential development to Morenci will be able to create an access point that is reasonable for their property.

GOVERNMENTAL STRUCTURE

CITY OFFICERS

- ♦ The City of Morenci was incorporated as a Village in 1871. In 1934, Morenci became a home rule city under the Michigan Home Rule City Act (Act 279 of 1909).
- ♦ The City's legislative body consists of one (1) elected Mayor and six (6) elected Councilmembers. The City's legislative body is responsible for appointing various employees to positions within local government. A list of key positions that the City's legislative body appoints is the following: City Administrator / Clerk, Superintendent, Police Chief, Fire Chief, EMS Director, and City Treasurer / Utility Clerk.
- ♦ The Mayor holds his office for two (2) years, while Councilmembers hold their offices for the term of four (4) years from just after the odd year November elections when elected and until their successors are qualified and enter upon the duties of their offices.

DUTIES OF OFFICERS

- ♦ **Mayor** is the highest elected official of the City and shall preside at meetings of the Council. The Mayor shall be considered a member of the Council, and shall have the right to vote upon any question before the Council. He / she shall from time to time give the Council information concerning the affairs of the City, and recommend measures, which he / she considers expedient.
- ♦ **Councilmembers** are elected officials who serve on the Council. They shall have the right to vote upon any question before the Council.
- ♦ **The City Administrator / Clerk** shall keep the corporate seal and all documents, official bonds, papers, files and records of the City. He / she shall be Clerk of the Council, and shall attend its meetings. He / she shall record all the proceedings and resolutions of the City. He / she shall when required, make and certify, under the seal of the City, copies of the papers and records filed and kept in his / her office. He / she shall also certify all elections in the City.

Additionally, the City Administrator / Clerk shall work with all Department Heads to ensure that projects are completed. He / she shall serve as the human resource contact for all employees, and shall provide guidance to all Department Heads on staffing. He / she is the direct supervisor for Administrative Department employees, and serves at the pleasure of the Council.

- ♦ **The City Superintendent** shall have authority over streets, water, wastewater, and other activities of the City that deals with infrastructure. He / she shall serve at the pleasure of the Council, and supervise the department known as the Department of Public Works (DPW).
- ♦ **The EMS Director** shall have the power to organize an EMS and respond to medical calls in Morenci. He / she shall supervise the department known as the EMS, and serves at the pleasure of the Council.

- ♦ **The Fire Chief** shall have the power to organize a fire department and fight fires in Morenci. He / she shall supervise the department known as the Fire Department, and serves at the pleasure of the Council.
- ♦ **The Police Chief** shall have authority to enforce state laws and local ordinances in the City. He / she shall supervise the department known as the Police Department, and serves at the pleasure of the Council.
- ♦ **The City Treasurer / Utility Clerk** shall have custody of all moneys, bonds and other mortgages, notes, leases, and evidences of value belonging to the City; he / she shall receive all moneys belonging to, and receivable by the corporation, and keep an account of all receipts and expenditures thereof; he / she is also in charge of water billing and water shut-offs. He / she reports to the City Administrator / Clerk.

BOARDS AND COMMISSIONS

- ♦ **The Planning Commission** is an advisory body to the City Council. The Commission has both advisory and administrative responsibilities including: recommending ordinance and zoning map amendments, preparing a master plan, reviewing site plans and other special land uses.
- ♦ **The Zoning Board of Appeals (ZBA)** hears and decides matters as described in the Zoning Ordinance. The ZBA shall not have the power to alter or change the zoning district classification of any property, or to make any changes in the terms of the ordinance. The powers of the ZBA include interpretation of zoning map, administrative review, and variances from the zoning ordinance.
- ♦ **Downtown Development Authority (DDA)** of the City is given all powers and duties prescribed for a DDA pursuant to Act 197 of Public Acts of 1975 of the State of Michigan, commonly referred to as the Downtown Development Authority Act.
- ♦ **Board of Review** of the City is given the powers to make independent judgment of decisions made by the City assessor. These decisions shall be made after a citizen has made a challenge.
- ♦ **International Property Maintenance Code (IPMC) / Construction Board of Appeals** hears and decides on matters as it relates to the IPMC and the building code. This board hears cases on appeal from decisions made after challenges by a citizen regarding an IPMC or building code issue.

POPULATION FOR MORENCI AREA

| Numeric Change | Percentage | | | |
|----------------------------|--------------|--------------|---------------|--------------|
| | Change | | | |
| Community | 2000 | 2010 | 2000-2010 | 2000-2010 |
| City of Morenci | 2,398 | 2,220 | (8.01) | (178) |
| Chesterfield Township (OH) | 1,050 | 1,012 | (3.75) | (38) |
| Medina Township | 1,227 | 1,090 | (11.2) | (137) |
| Seneca Township | 1,303 | 1,230 | (5.6) | (73) |
| Total | 5,978 | 5,552 | (7.12) | (426) |

Source: US Census Bureau.

Population Trends for Morenci Area, 1930-2000

| Community | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| City of Morenci | See note * | 1,845 | 1,983 | 2,053 | 2,132 | 2,110 | 2,342 | 2,398 | 2,220 |
| Chesterfield Township (OH) | | | | | | | | | |
| | 884 | 932 | 887 | 970 | 986 | 1,110 | 1,055 | 1,050 | 1,012 |
| Medina Township | 1,359 | 1,215 | 1,345 | 1,301 | 1,227 | 1,455 | 1,368 | 1,227 | 1,090 |
| Seneca Township | 2,983 | 1,185 | 1,262 | 1,297 | 1,337 | 1,377 | 1,276 | 1,303 | 1,230 |
| * (Morenci was part of Seneca Township in the 1930 census, as Morenci was a Village prior to 1934; Village population was 1,773 then) | | | | | | | | | |
| Total | 5,226 | 5,177 | 5,477 | 5,621 | 5,682 | 6,052 | 6,041 | 5,978 | 5,552 |

Source: US Census Bureau decennial census, 1930-2010

HOUSING PROFILE

- ♦ The City of Morenci has a variety of housing for all income levels that is predominantly occupied. Availability of housing for people wishing to move to the City is limited, but there are a few options for growth within the City, particularly where the former hospital stood on Sims Highway and near Morenci Area Schools. In order for the City to attract residents, it is important for quality housing to be available that is aesthetically pleasing.

Total Housing Units, 2000-2010

| Community | Numeric Change | Percentage | | |
|------------------------------|-------------------|--------------|---------------|-----------|
| | | 2000 | 2010 | 2000-2010 |
| City of Morenci | 942 | 951 | 0.9 | 9 |
| Chesterfield Township (Ohio) | 394 | 407 | 3.2 | 13 |
| Medina Township | 484 | 467 | (3.6) | (17) |
| Seneca Township | 489 | 513 | 4.7 | 24 |
| Total | 2,309 | 2,338 | (1.24) | 29 |

Source: US Census Bureau.

Housing Tenure, 2000

| Community | Total Dwellings | Occupied Owner | Dwellings Renter | Vacant Dwellings Total Vacant |
|------------------------------|--------------------|-------------------|---------------------|----------------------------------|
| City of Morenci | 942 | 636 | 241 | 65 |
| Chesterfield Township (Ohio) | 394 | 327 | 52 | 15 |
| Medina Township | 484 | 379 | 72 | 33 |
| Seneca Township | 489 | 391 | 78 | 20 |
| Total | 2,309 | 1,733 | 443 | 133 |

Source: US Census Bureau.

Housing Tenure, 2010

| Community | Total Dwellings | Occupied Owner | Dwellings Renter | Vacant Dwellings Total Vacant |
|------------------------------|--------------------|-------------------|---------------------|----------------------------------|
| City of Morenci | 951 | 576 | 245 | 130 |
| Chesterfield Township (Ohio) | 407 | 318 | 58 | 31 |
| Medina Township | 467 | 359 | 58 | 50 |
| Seneca Township | 513 | 403 | 63 | 47 |
| Total | 2,338 | 1,656 | 424 | 258 |

Source: US Census Bureau.

- ♦ In the past 20 years, primary housing development within the City has been centered around the Silver Creek subdivision near the Morenci Area Schools, the West Coomer Street area, and the area on North Summit Street / East Congress Street where the old middle school used to sit.

- ♦ While not having an abundance of opportunities for new housing development, there are still areas in the aforementioned areas that would conform to zoning regulations when it comes to lot regulations and size. Future housing development should be centered on the development of the aforementioned areas.

INCOME PROFILE

Median Income, 2010

| Community | 2000 | 2000 | 2010 | 2010 |
|------------------------------|--|----------------------|-------------------------|----------------------|
| | Median Household Income | Median Family Income | Median Household Income | Median Family Income |
| City of Morenci | 40,050 | 46,324 | 36,920 | 48,011 |
| Chesterfield Township (Ohio) | Data not available from US Census Bureau | | | |
| Medina Township | 40,347 | 44,519 | 45,972 | 47,000 |
| Seneca Township | 44,107 | 47,596 | 48,365 | 60,000 |
| Average | 41,501 | 46,146 | 43,752 | 51,670 |

Source: US Census Bureau.

Per Capita Income

| Community | 2000 | 2010 |
|------------------------------|--|--------|
| City of Morenci | 16,557 | 15,197 |
| Chesterfield Township (Ohio) | Data not available from US Census Bureau | |
| Medina Township | 18,008 | 21,222 |
| Seneca Township | 17,758 | 20,733 |

Source: US Census Bureau.

COMMUNITY FACILITIES

SCHOOLS

- ♦ The Morenci Area School District serves the City of Morenci and parts of Medina, Seneca, Dover, Hudson, and Fairfield Townships. The district has one (1) elementary school, one (1) middle school, and one (1) high school. There are eight (8) colleges within the area: Adrian College, Siena Heights College, Hillsdale College, University of Michigan, Eastern Michigan University, Jackson College, University of Toledo, and Washtenaw Community College.

TRANSPORTATION

- ♦ Morenci is located on M-156, a state highway that extends from M-34 outside of Clayton, Michigan, to Ohio State Route 108 that proceeds south into Ohio. M-156 is

a north and south state highway. Estimated traffic volumes along M-156 average 1,700 vehicles per 24-hour period. Morenci Road runs west to east through the municipality and connects vehicles to Hillsdale County and Ohio.

HEALTH CARE FACILITIES

- ♦ Morenci Health Center (ambulatory care site) is located on West Coomer Street in Morenci.
- ♦ Bixby ProMedica Hospital in Adrian is located 20 miles north.
- ♦ Fulton County Health Center in Wauseon, Ohio is located 17 miles south on Ohio State Route 108.
- ♦ Flower Hospital in Toledo is located 32 miles east.
- ♦ Hillsdale Community Health Center is located 31 miles northeast.
- ♦ University of Michigan Hospital, which includes Mott Children's Hospital in Ann Arbor, is located 55 miles northeast.

POLICE PROTECTION

- ♦ Currently, Morenci's police force includes one (1) full-time police chief, one (1) full-time sergeant, and several part-time officers. In addition, the Lenawee County Sheriff's Department and the Michigan State Police provide additional coverage in the area.

FIRE & EMS SERVICES

- ♦ The Morenci Fire Department includes a 35 member part-paid fire department serving the City as well as Medina and Seneca Townships in Lenawee County and Chesterfield Township in Fulton County, Ohio. The fire station serving this area is in the City of Morenci at the corner of E. Main Street and Baker Street.
- ♦ The Morenci Area EMS, a function of the City of Morenci, includes a roster of over 10 employees who serve the City as well as Medina and Seneca Townships in Lenawee County and Chesterfield Township in Fulton County, Ohio. The EMS station serving this area is located at the corner of Sims Highway and West Coomer Street in the City of Morenci.

| |
|------------------|
| UTILITIES |
|------------------|

WATER TREATMENT

- ♦ Existing treatment of raw water is limited to iron filtration and the addition of chlorine at the well site before water enters the distribution system.
- ♦ Water usage is roughly 0.648 million gallons a day (mgd). Average daily demands are expected to increase if new development occurs in the City. 892 service connections currently provide potable water to 2,220 residents.

ELECTRIC SERVICE

- ♦ Consumers Energy and Midwest Energy Cooperative provide electric service to the City. Consumers Energy powers every electric customer in the City with the exception of Skyline Industrial Park, which is serviced by Midwest Energy Cooperative.

GAS SERVICE

- ♦ Gas service in Morenci is provided by Michigan Gas Utilities.

WASTEWATER COLLECTION

- ♦ All wastewater in Morenci is drained into the Morenci Wastewater Lagoons. The lagoons treat wastewater in a three-stage system where wastewater goes into an initial holding pond and then transfers to two (2) other ponds, as organic anaerobic interactions occur to treat the wastewater in each pond. The City added a third lagoon in 1993 to increase its holding capacity. Long-term plans are to complete a lagoon dredge to remove sediments from the ponds. Such dredging is expected to occur in the next 10 years.
- ♦ The City of Hudson tests samples and to ensure that wastewater discharge is at the correct standards as set by the Michigan Department of Environmental Quality (MDEQ).
- ♦ The Morenci Wastewater Lagoons discharge into Bean Creek.

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| <h2>PARKS AND RECREATION</h2> |
|--------------------------------------|

- ♦ Morenci maintains 28 acres of park and recreation land within the City limits.

Wakefield Park, 15 acres:

1. Three pavilions (rental available through City Office)
2. One softball diamond - used for Morenci Little League and slow pitch teams
3. One Little League Field - used for Morenci Little League
4. One T-Ball Field - used for Morenci Little League
5. Concession stand
6. Playground equipment
7. Tennis Courts
8. Skate Park
9. Sand Volleyball Courts
10. Annual Morenci Town & Country Festival is held in park

Stephenson Park, 2 acres:

1. T-Ball Field - used for Morenci Little League
2. Basketball Court
3. Shuffleboard Court
4. Playground equipment

Riverside Natural Area, 11 acres:

1. Natural area where you can fish or hike through the woods

Morenci Area Schools:

1. Baseball diamond for school
2. Football field for school
3. Softball diamond for school and Morenci Little League
4. Playground with equipment - used by elementary school students
5. Track for school and public

Major recreational activities nearby include:

1. Bowling
2. Camping – Green Valley Campground, Sunny’s Campground, and Harrison Lake Campground
3. College and University sporting events
4. Lake Hudson Recreational Area
5. Michigan International Speedway
6. Racing – Oakshade Raceway
7. Toledo Zoo

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| PUBLIC FACILITIES |
|--------------------------|

| <u>Facility</u> | <u>Address</u> |
|--|--------------------------|
| 1. Morenci City Hall | 118 Orchard Street |
| 2. DPW Garage | 597 Chestnut Street |
| 3. Morenci Area EMS | 13013 Sims Hwy |
| 4. Stair District Library | 228 W. Main Street |
| 5. Oak Grove Cemetery | 12440 Lime Creek Hwy |
| 6. Morenci Fire Department | 249 W. Main Street |
| 7. Morenci Water Plant | 485 W. Main Street |
| 8. Morenci Elementary School | 517 E. Locust Street |
| 9. Morenci Middle & High School | 700 E. Coomer Street |
| 10. Morenci Area Schools Administration Building | 500 Page Street |
| 11. Morenci Area Schools Bus Garage | 140 N. Washington Street |
| 12. Wakefield Park | 500 W. Main Street |
| 13. Stephenson Park | |
| 14. Riverside Natural Area | 11086 Lime Creek Hwy |

Zoning Districts

ZONING PLAN

- ♦ One (1) of the purposes of the City of Morenci's Master Land Use Plan is to act as a basis for the Zoning Ordinance. To this end, the Plan contains a special element known as a "zoning plan". The purpose of a zoning plan is to describe the various zoning districts controlling area, bulk, location, and use of buildings and property.
- ♦ The City's Zoning Plan is intended to encourage short-term implementation of the long-range land use recommendations, while the purpose of the Master Land Use Plan is to plan for 20 years outward. Rezoning of certain areas shall not be done until growth necessitates such rezoning.
- ♦ The City's Zoning Ordinance takes into account "density" when looking at what entails each zoning district. The idea of low and high-density areas is stressed by the different regulations set forth in each zoning district. Density refers to the concentration of the population in certain locations in a community.

ZONING DISTRICTS

The City of Morenci's Zoning Ordinance currently divides the City into the following zoning districts: agriculture, residential districts, parks and open spaces, commercial, industrial and warehouse districts.

RESIDENTIAL

- ♦ Residential land use in the City is located alongside the following feeder streets into Morenci: Main Street, North Street, Gorham Street, and Coomer Street. Residences are primarily single-family in nature, although there are scattered two-family and multiple-family housing units in the City, especially on Gorman and Coomer Streets where multiple-family housing units exist with apartment buildings York Hills and Sunrise Apartments, and apartment-like condos at Whitman Crossing. Buildings in the central business district, which is zoned as C-2, contain mixed-use buildings where residential apartments are found in the upper stories of those buildings.
- ♦ Three (3) residential districts exist in the City, which are: R-1, R-2, and RM. R-1 and R-2 are one-family residential districts that allows them to be low-density districts. The only difference in the two districts is lot size requirements. RM stands for multiple-family residential, and its purpose is for a high-density of people to be able to live in the district.

All three (3) zoning districts are designed to encourage, stabilize and protect an environment suitable for residences. Uses are limited to housing and uses normally associated with residential neighborhoods.

COMMERCIAL

- ♦ The downtown is the most concentrated commercial area in the City. The downtown serves the convenience needs of local residents as it provides the main area for residents to purchase goods and services. A few commercial areas do exist

on the west and east area of the community, as well, but the majority of commercial activity completed by residents is in the downtown.

- ♦ LOCAL COMMERCIAL DISTRICT (C-1) is intended to provide for an integrated grouping of stores that provide services for the recurring and daily needs of neighborhood residents. Uses permitted include office buildings, financial services, for-profit businesses, funeral homes, churches, and medical offices. The intent of the Local Commercial District is to provide for low-density businesses that do not require the need of major thoroughfares. Lot, yard, setback, and parking requirements govern what property owners can do in the C-1 district.
- ♦ CENTRAL BUSINESS DISTRICT (C-2) is the principal commercial center for the City. Uses permitted in the Central Business District include: retail, service, administrative offices, financial services, theaters, newspapers, hotels, and other accessory structures that are customarily incidental to uses permitted within the district. Parking is readily accessible on-street and off-street, and a use mentioned above is not required to provide such as a means of operating within the Central Business District. Lot, yard, and setback requirements are not needed within the Central Business District as the district is designed to be a high-density area.
- ♦ GENERAL COMMERCIAL DISTRICT (C-3) is designed to be located on major thoroughfares where a mixture of retail and service can exist. Requirements relating to lot, yard, setback, and parking requirements govern what property owners can do in the C-3 district. All uses permitted in the C-1 and C-2 districts are allowed in the C-3, in addition to businesses where outdoor sales space is required, businesses that require a drive-in or open front space, plant nurseries, automobile service shops, auto washes.

INDUSTRIAL

- ♦ The City has two (2) zoning district dedicated to industry. The two (2) zoning districts were created based upon the history and establishment date of each district that they serve. Both districts are similar in that they exist for the purpose of business to take raw material and create product out of them; however, they differ, in that one (1) is exclusive to manufacturing, while the other's goal is manufacturing but other uses are still allowed. The two (2) districts also differ in lot, yard, and setback requirements.
- ♦ INDUSTRIAL DISTRICTS (I-1) is designed to allow for manufacturing of raw materials, in addition to wholesale and warehousing, public utility uses, storage yards of construction equipment and building supplies, and incidental retail and service establishments that include food or beverage when consumed completing inside a building, truck or tractor sales, dog kennel services, and automobile service stations.
- ♦ SKYLINE INDUSTRIAL DISTRICT (I-2) is a planned industrial park on the south side of the community. The I-2 district differs from the I-1 district as the I-2 district only allows for businesses that conduct manufacturing activities, are public utilities, or are for municipal purposes.

AGRICULTURE

- ♦ AGRICULTURAL DISTRICT (AG) is designed to set aside land for agricultural development. Only a small portion of land in the City is zoned as agriculture (uses related to single-family dwelling units, farming, and public use are allowed in the Agricultural District). It is not anticipated that this will change in the period that this plan encompasses. Future commercial, industrial, and residential development that does not include agricultural related activities is centered in zones where adequate continues to exist for such development.

WAREHOUSE

- ♦ WAREHOUSE DISTRICT (W) was created to allow for land to be used for storage uses as a principal enterprise that is independent from storage that is merely incidental to the main use. All W district land use has been rezoned to other zoning definitions; however, language related to the W district continues to exist in the City of Morenci's Zoning Ordinance.

PARK AND OPEN SPACE

- ♦ PARK AND OPEN DISTRICT (PO) is intended set aside land and protect it for uses that are suitable for parks, recreation, and open spaces. Land that is zoned PO include all parks in the City, along with land that is thought to be for future park development.

CEMETERIES

- ♦ CEMETERIES (CE) are intended to be places where loved-ones are placed and remembered by the community. No exact language exists in the City of Morenci's Zoning Ordinance regarding CE districts; however, part of this plan is to place such language in the ordinance regarding CE districts to ensure that regulations exist to govern such land use.

BULK, HEIGHT, AND SETBACK REQUIREMENTS

| District | Lot Size | Min Width | Max lot Coverage | Yard Setbacks | | | Max Height |
|------------------------------------|--|--------------|---------------------|---------------|--|------|-------------------|
| | Per Dwelling Unit | In Feet | | Front | Total Two Sides | Rear | |
| AG, Agricultural | 43,560 sf | 150 | 20% | 50 | 35 | 35 | 80 feet |
| R-1, One-family Residential | 9,600 sf | 80 | 30% | 30 | 15 | 20 | 35 & 3 Stories |
| R-2, One-family Residential | 7,500 sf | 66 | 30% | 30 | 15 | 20 | 35 & 3 Stories |
| RM, Multiple-family Residential | (depends on number of dwelling units) | - | 30% | 50 | 50 | 50 | 35 & 3 Stories |
| C-1, Local Commercial | - | - | - | 30 | (other requirements exist on setbacks for sides and rear in C-1, C-2, and C-3 districts that is spelled out in the zoning ordinance) | | 35 & 3 Stories |

| | | | | | | | | |
|-------------------------|---|---|-----|---|--|----|--|----------------|
| C-2, Central Business | - | - | - | 30 | {other requirements exist on setbacks for sides and rear in C-1, C-2, and C-3 districts that is spelled out in the zoning ordinance} | | | 35 & 3 Stories |
| C-3, General Commercial | - | - | - | 30 | {other requirements exist on setbacks for sides and rear in C-1, C-2, and C-3 districts that is spelled out in the zoning ordinance} | | | 35 & 3 Stories |
| I-1, Industrial | - | - | - | 50 | 40 | 50 | | 35 & Stories |
| I-2, Skyline Industrial | - | - | 50% | 50 | 20 | 50 | | 45 & 4 Stories |
| | | | | (a 50 foot setback shall exist if industrial site abuts any nonindustrial district) | | | | |

FUTURE LAND USE MAP

The Planning Commission has created a future land use map that takes into account the same zoning districts as the current zoning map. There are a few issues with the current zoning map in relation to the zoning ordinance that will need to be addressed. This is related to the establishment of language for the Cemeteries (CE) zoning district, and the creation of a School Expansion (S) zoning district.

FUTURE LAND USE MAP ZONING CHANGES

The Planning Commission has studied the current zoning map and has come up with several areas for future land use changes. In establishing these areas, the Planning Commission has taken into account factors such as: compatibility to existing land uses, infrastructure and services, streets, and fiscal impacts. The following areas have been identified as future land use changes, and the reasons why they have been chosen:

Corner of W. Coomer Street & Sims Hwy

When looking at the current zoning map for the City of Morenci, it was established that the land from Sims Hwy to Lincoln Street, save the Morenci Health Center site, to the area from W. Coomer Street to W. Walnut Street is owned by the City of Morenci. Further, when reviewing the current zoning map, it is established that half of the land is zoned as RM, while the other half of the land is zoned R-1. It is thought that since the City owns this land it should be zoned contiguous with the rest of the City land. The following reasons are behind this future land use change:

Compatibility to Existing Land Uses: The existing land use for this land is R-1. To market it better, and for it to be contiguous with the other land that the City of Morenci owns in this area, it's decided that in the future all of the land should be zoned the same – RM. The RM zoning district was chosen due to the proximity to the Morenci Health Center and Morenci Area EMS. It is desired that this land be either condos and / or senior housing in the future to provide for immediate access to the aforementioned services. It is not

desirous for this area to have apartment-like housing, however, it is recognized that the RM zoning district allows for such if the Planning Commission grants special approval.

Infrastructure and Services: Utilities running into this area include a 10' sanitary sewer main and a 12' water main on W. Coomer Street. A 4' water main runs to about the location of the First Baptist Church on Sims Hwy. Plans are to loop the water main in the future to provide continuous service. This could be an improvement that occurs with any new development on this land. Adequate storm drainage would need to be considered if a development occurs.

This land is right next to the Morenci Area EMS and Morenci Health Center providing immediate access to medical resources within the City of Morenci. This is a primary reason for why this area is ideal for condos and / or senior housing in the future.

Streets: Sims Hwy and W. Coomer Street are major streets that lead into this land. They would be ideal streets for access points to lead into the area for access to the overall development, but should not be the main access point for individual developments. An access point should be created within any future development for such. Lincoln Street to the east and W. Walnut Street to the south are classified as local streets capable of having main access points off of them.

Fiscal Impacts: Any type of new development would increase the tax base of the municipality. If the development was aimed towards condos and / or senior housing, the tax base would likely increase faster than if the development were single-family homes (large investment vs. small investments over time).

In the 2014 Planning Commission survey, 112 respondents (75.17 percent) made mentioned that senior living homes were necessary with 39 respondents (24.83 percent) stating no out of 149 responses. This helps to show that some demand exists for condos and / or senior living homes, and that the fiscal impact could be realized.

C-3 Zoning District East of N. Washington Street

It has been noticed that a C-3 zoning district exists off of an RM zoning district on N. Washington Street. The C-3 zoning district does not contain any access points to a road, other than a small service drive that is unidentifiable on a map, and is essentially landlocked by other uses. In the future, the Planning Commission desires to see this piece of land zoned as R-1 to be contiguous with the zoning districts to the south, east, and north of the property. The land is suited towards being a single-family residence.

Compatibility to Existing Land Uses: The change in zoning district from C-3 to R-1 would be compatible with the existing land uses for the area, which are primarily educational and residential. The property today is not being used in conjunction with commercial activities, but instead, has reverted more to a residential use (gardening).

Infrastructure and Services: Sanitary, storm, and water infrastructure is readily available to this site. A 12' water main runs down N. Washington Street, while two 10' mains – sanitary and storm – run to the north of the desire future land change.

Streets: A service drive serves the land off of N. Washington Street. The land does not have any additional access to the major or local streets.

Fiscal Impact: The land is secluded from a street, and could be well suited for a family that would like to live in the City of Morenci, but not necessarily directly next to other residences. The fiscal impact for the City of Morenci is higher as R-1 than if the property continued to be zoned as C-3 as the road access points present a challenge for a C-3 zoning.

C-3 Zoning at the Corner of Cawley Street and N. Summit Street

The land that is currently zoned C-3 at the corner of Cawley Street and N. Summit Street is the current location of Eagle Funeral Home. This zoning places a C-3 section in the middle of a residential area. This necessitates the to look at the future land use of this land to ensure the residential aspects of the neighborhood are kept. The thought would be for the future land use to be R-2 to allow for the building in this zoning district to change to a duplex easily, if the current use were to discontinue.

Compatibility to Existing Land Uses: The change in the zoning district from C-3 to R-2 is compatible with the current zoning in this area as the zoning to the north, west, and south is R-2 and the zoning to the east is R-1. R-2 zoning would be contiguous with the current zoning.

Infrastructure and Services: This area is serviced by a 6' water main, 10' sanitary main, and a 12' storm main. The current infrastructure is in place in this area for future development.

Streets: A major and local street services the area. The creation of additional access points to the area is not needed.

Fiscal Impact: By having a future rezoning to R-2 from C-3 the potential for fiscal impact is null. The current building, and only building in this zoning district is unlikely to change anytime soon. With a future land use of R-2, the

current use for that building would be able to continue until it is discontinued, which does not appear likely anytime soon.

Corner of North Street and W. Main Street

The Sunoco Station sits at the corner of North Street and W. Main Street. At this corner, a C-3 zoning district exists in the middle of a C-2 zoning district. To make the piece of land contiguous with its surroundings, the goal is for this land use to be C-2 in the future. It is recognized that the current use of a gas station could continue until the use was discontinued, however, when if a zoning change occurs, it would limit the current use and what can occur with the land outside of the permitted uses of the C-2 zoning district.

After the zoning change was to occur, the goal would be to review the C-2 zoning district language to allow for gas stations as a conditional use. This would allow for future expansion of square footage at the current gas station without significant issues, other than conditional use approval by the Planning Commission, along with Site Plan Approval.

Compatibility to Existing Land Uses: While the current use is commercial being in the C-3 zoning district and the C-2 zoning district is commercial, the permitted uses and the setback requirements are much different from the C-2 zoning district to the C-3 zoning district. By changing the future land use to C-2, it would ensure that the overall nature of the C-2 district is preserved for what it is – a zero-lot line area – that emphasis walkability.

Infrastructure and Services: This area is serviced by a 4' and 10' water main in the rear parking lot, a 10' sanitary main, and a 10' storm main. The current infrastructure is in place to continue the current land use and land uses within the C-3 zoning district.

Streets: This is a central point of the downtown with two major streets at the cross-section of it. No parking or additional access points are needed.

Fiscal Impact: No true fiscal impact will be realized, as no new development would occur. The only potential impact felt will be the preservation of the character and aesthetics of the C-2 zoning district.

R-1 Land South of Oak Grove Cemetery

The land to the south of Oak Grove Cemetery is currently zoned as R-1, and it's primary land use is as agriculture as it is currently farmed. The Oak Grove Cemetery has around 700 plots left at its disposal, and it's unlikely that all 700 plots will be purchased and used within the next ten (10) years; however, it is imperative to plan for future cemetery expansion eventually. Cemetery operations account for around five (5) percent of the overall

general operating funds for the City of Morenci in a given fiscal year with those types of operations supported by the fees produced for grave burials, foundation markers, and the selling of plots.

Compatibility to Existing Land Uses: The land in this area is currently zoned as R-1. The future land use zoning is CE. This would be compatible with the area as the area to the north of the current area is zoned as CE, so the CE would be contiguous to the future land use zoning.

Infrastructure and Services: The current infrastructure is adequate for a future land use as a cemetery.

Streets: Additional access points would need to be created onto North Street (M-156); however, this would not create potential issues in the future as the access points would be limited to service drives into the cemetery.

Fiscal Impact: This would create a negative fiscal impact to the municipality, as it would take current taxed land off of the tax roll. Potential benefit would be to community spirit, as residents would be provided the opportunity to grieve the loss of loved-ones.

Morenci Area Schools Land

The land where the Morenci Area Schools is located is zoned as R-1. That is appropriate zoning for the schools as schools are allowed as a school is permitted as a use within such district. To properly plan in the future, however, it is a goal to create a school expansion-zoning district (S) to appropriately plan.

Compatibility to Existing Land Uses: A school district is considered an expansion of a residential area. The current land use is a school, so the compatibility to existing land use has been met.

Infrastructure and Services: The current infrastructure is adequate as the current land use is already in place.

Streets: No real impact on streets as the current land use is already in place.

Fiscal Impact: The potential fiscal impact to the City of Morenci will be increased if additional buildings are constructed as they would need municipal utilities, such as sanitary and water service. Otherwise, the taxable value of this area will not increase, as a school is exempt from paying property taxes.

2014 Planning Commission Survey

In order to come up with the information provided in the Master Plan, the Planning Commission conducted a resident survey in 2014. The results of the Planning Commission survey have dictated much of the priorities, objectives, and recommendations of the Master Plan. The results of the survey are below.

QUESTION 1

How would you rate the following services? (1 means poor; 5 means very good)

| Answer Options | Very Good | Good | Average | Poor | Very Poor | N/A | Rating Average | Response Count |
|---------------------------|-----------|------|---------|------|-----------|-----|----------------|----------------|
| Assessing | 7 | 29 | 76 | 19 | 7 | 15 | 3.07 | 153 |
| Building Department | 11 | 36 | 77 | 11 | 3 | 15 | 3.30 | 153 |
| Cemeteries | 24 | 64 | 48 | 16 | 12 | 3 | 3.44 | 167 |
| City Government | 9 | 47 | 68 | 26 | 11 | 3 | 3.11 | 164 |
| Code Enforcement | 6 | 31 | 70 | 29 | 15 | 8 | 2.89 | 159 |
| EMS Services | 46 | 81 | 33 | 4 | 0 | 2 | 4.03 | 166 |
| Fire | 66 | 76 | 19 | 2 | 0 | 2 | 4.26 | 165 |
| Library | 85 | 52 | 26 | 1 | 2 | 2 | 4.31 | 168 |
| Leaf Collection | 16 | 44 | 48 | 30 | 24 | 3 | 2.99 | 165 |
| Parks | 29 | 74 | 54 | 6 | 1 | 1 | 3.76 | 165 |
| Police: Traffic Control | 24 | 62 | 62 | 11 | 3 | 2 | 3.57 | 164 |
| Police: Crime Enforcement | 22 | 62 | 53 | 14 | 5 | 3 | 3.53 | 159 |
| Sewer | 19 | 75 | 55 | 9 | 3 | 3 | 3.61 | 164 |
| Street Lighting | 12 | 60 | 65 | 23 | 4 | 0 | 3.32 | 164 |
| Street Maintenance | 9 | 33 | 49 | 40 | 33 | 2 | 2.66 | 166 |
| Town & Country Festival | 35 | 61 | 50 | 9 | 4 | 6 | 3.72 | 165 |
| Water | 37 | 74 | 40 | 7 | 4 | 3 | 3.82 | 165 |
| <i>answered question</i> | | | | | | | | 169 |

Residents rated library, Fire, and EMS Services the highest while residents rated Street Maintenance, Leaf Collection, and Code Enforcement the lowest. The N/A answer indicates that the resident did not understand the question or was unfamiliar with the service offered. The goal is to conduct an additional survey in five (5) years and compare the ranking in 2014 to the survey then. This would indicate whether an improvement has been made or not.

QUESTION 2

How would you rate these conditions within Morenci? (1 means poor; 5 means very good)

| Answer Options | Very Good | Good | Average | Poor | Very Poor | N/A | Rating Average | Response Count |
|----------------------------------|-----------|------|---------|------|-----------|-----|----------------|----------------|
| Downtown Parking | 40 | 82 | 35 | 7 | 2 | 0 | 3.91 | 166 |
| Property Maintenance: Commercial | 10 | 64 | 69 | 18 | 2 | 2 | 3.38 | 165 |

| | | | | | | | | |
|---|----|----|----|----|----|---|------|-----|
| Property Maintenance: Residential | 6 | 23 | 87 | 33 | 11 | 2 | 2.88 | 162 |
| Visual Appearance: Main Street | 12 | 71 | 61 | 12 | 7 | 0 | 3.42 | 163 |
| Visual Appearance: North Street | 6 | 38 | 79 | 30 | 9 | 1 | 3.01 | 163 |
| Visual Appearance: Commercial District Flower Plantings | 43 | 80 | 36 | 3 | 1 | 0 | 3.99 | 163 |
| Visual Appearance: Commercial Signs | 12 | 63 | 73 | 10 | 3 | 2 | 3.44 | 163 |

answered question

166

Residents rated Visual Appearance: Commercial District Flower Plantings and Downtown Parking as the highest while residents rated Property Maintenance: Residential and Visual Appearance: North Street as lowest. From these results, it appears that residents believe that the visual appearance of Main Street is better than North Street, and that commercial properties are kept up better than residential properties.

QUESTION 3

Where do you usually purchase these goods / services?

Morenci

| Answer Options | Primary Choice | Primary Choice Percentage | Secondary Choice | Secondary Choice Percentage |
|------------------------------------|-------------------|---------------------------------|---------------------|-----------------------------------|
| Appliances | 3 | 2.22% | 2 | 2.00% |
| Building / Maintenance Services | 49 | 35.51% | 14 | 14.29% |
| Clothing | 2 | 1.35% | 7 | 5.56% |
| Entertainment | 9 | 6.52% | 12 | 11.65% |
| Gifts | 8 | 9.42% | 14 | 12.84% |
| Medical / Dental | 61 | 39.35% | 22 | 20.95% |
| Professional Services | 36 | 27.07% | 12 | 13.64% |

Adrian

| Answer Options | Primary Choice | Primary Choice Percentage | Secondary Choice | Secondary Choice Percentage |
|------------------------------------|-------------------|---------------------------------|---------------------|-----------------------------------|
| Appliances | 88 | 65.19% | 23 | 23.00% |
| Building / Maintenance Services | 65 | 47.10% | 32 | 38.78% |
| Clothing | 84 | 56.76% | 36 | 28.57% |
| Entertainment | 52 | 37.68% | 27 | 26.21% |
| Gifts | 75 | 50.68% | 28 | 25.69% |
| Medical / Dental | 43 | 27.74% | 31 | 29.52% |

| | | | | |
|-----------------------|----|--------|----|--------|
| Professional Services | 64 | 48.12% | 22 | 25.00% |
|-----------------------|----|--------|----|--------|

Toledo Area

| Answer Options | Primary Choice | Primary Choice Percentage | Secondary Choice | Secondary Choice Percentage |
|---------------------------------|----------------|---------------------------|------------------|-----------------------------|
| Appliances | 28 | 20.74% | 36 | 36.00% |
| Building / Maintenance Services | 8 | 5.80% | 24 | 24.49% |
| Clothing | 33 | 23.91% | 39 | 30.95% |
| Entertainment | 28 | 20.29% | 30 | 29.13% |
| Gifts | 31 | 20.95% | 32 | 29.36% |
| Medical / Dental | 18 | 11.61% | 17 | 16.19% |
| Professional Services | 18 | 13.53% | 20 | 22.73% |

Wauseon

| Answer Options | Primary Choice | Primary Choice Percentage | Secondary Choice | Secondary Choice Percentage |
|---------------------------------|----------------|---------------------------|------------------|-----------------------------|
| Appliances | 8 | 5.93% | 27 | 27.00% |
| Building / Maintenance Services | 8 | 5.80% | 19 | 19.39% |
| Clothing | 16 | 11.59% | 29 | 23.02% |
| Entertainment | 28 | 20.29% | 26 | 25.24% |
| Gifts | 15 | 10.14% | 26 | 23.85% |
| Medical / Dental | 22 | 14.19% | 26 | 24.76% |
| Professional Services | 9 | 6.77% | 22 | 25.00% |

Internet

| Answer Options | Primary Choice | Primary Choice Percentage | Secondary Choice | Secondary Choice Percentage |
|---------------------------------|----------------|---------------------------|------------------|-----------------------------|
| Appliances | 3 | 2.22% | 3 | 3.00% |
| Building / Maintenance Services | 0 | 0.00% | 1 | 1.02% |
| Clothing | 6 | 4.35% | 8 | 6.35% |
| Entertainment | 8 | 5.80% | 2 | 1.94% |
| Gifts | 11 | 7.43% | 5 | 4.59% |
| Medical / Dental | 0 | 0.00% | 0 | 0.00% |
| Professional Services | 0 | 0.00% | 1 | 1.14% |

Other (Geographical Area Not Listed)

| Answer Options | Primary Choice | Primary Choice Percentage | Secondary Choice | Secondary Choice Percentage |
|----------------|----------------|---------------------------|------------------|-----------------------------|
|----------------|----------------|---------------------------|------------------|-----------------------------|

| | | | | |
|---------------------------------|----|-------|----|--------|
| Appliances | 5 | 3.70% | 9 | 9.00% |
| Building / Maintenance Services | 8 | 5.80% | 8 | 8.16% |
| Clothing | 7 | 5.07% | 7 | 5.56% |
| Entertainment | 13 | 9.42% | 6 | 5.83% |
| Gifts | 6 | 4.05% | 4 | 3.67% |
| Medical / Dental | 11 | 7.10% | 9 | 8.57% |
| Professional Services | 6 | 4.51% | 11 | 12.50% |

The purpose of this question was to gauge where residents purchase goods and receive services. It appears with the exception of Medical / Dental services; residents in Morenci conduct most of their business outside of the community. This provides future opportunities for any business owner looking to open a business in Morenci.

QUESTION 4

How often do you and / or your family use the following City facilities? (1 means never; 5 means daily)

| Answer Options | Never | Rarely | Monthly | Weekly | Daily | Rating Average | Response Count |
|--------------------------|-------|--------|---------|--------|-------|----------------|----------------|
| Library | 24 | 62 | 40 | 26 | 5 | 2.53 | 157 |
| Riverside Natural Area | 78 | 58 | 16 | 4 | 2 | 1.70 | 158 |
| Stephenson Park | 69 | 63 | 13 | 6 | 4 | 1.79 | 155 |
| Wakefield Park | 14 | 67 | 53 | 24 | 2 | 2.58 | 160 |
| <i>answered question</i> | | | | | | | 162 |
| <i>skipped question</i> | | | | | | | 7 |

Resident response to how often public facilities are used was sought with this question. As it appears by the responses, residents in Morenci use Wakefield Park the most with the Stair District Library right behind it.

QUESTION 5

Please indicate your opinions on the followings issues.

Yes

| Answer Options | Yes | Percentage of Yes | No | Percentage of No | Number of Responses Altogether |
|--|-----|-------------------|----|------------------|--------------------------------|
| Should the City attract more industry? | 153 | 96.23% | 6 | 3.77% | 159 |
| Should the City promote development of more stores and shopping areas? | 128 | 88.28% | 17 | 11.72% | 145 |
| Should the city encourage development of: Single-family housing? | 116 | 81.69% | 26 | 18.31% | 142 |

| | | | | | |
|---|-----|--------|-----|--------|-----|
| Multi-family housing? | 60 | 42.55% | 81 | 57.45% | 141 |
| Senior citizen housing? | 112 | 75.17% | 37 | 24.83% | 149 |
| Extended care facilities? | 84 | 61.76% | 52 | 38.24% | 136 |
| Urgent care facilities? | 120 | 84.51% | 22 | 15.49% | 142 |
| Day care facilities? | 62 | 48.44% | 66 | 51.56% | 128 |
| Downtown living? | 57 | 43.51% | 74 | 56.49% | 131 |
| Downtown building facades? | 100 | 75.19% | 33 | 24.81% | 133 |
| Should the City promote tourism? | 82 | 60.74% | 53 | 39.26% | 135 |
| Should the City add small neighborhood parks? | 35 | 23.33% | 115 | 76.67% | 150 |
| Would you utilize a biking path? | 91 | 59.87% | 61 | 40.13% | 152 |
| Would you utilize a walking path? | 121 | 77.56% | 35 | 22.44% | 156 |

This question asked residents opinion on what type of development the City should encourage in the future. The results indicated that the majority of residents would utilize additional public facilities except for a small neighborhood park. The results also indicate that residents encourage additional development with the exception of addition multi-family housing.

QUESTION 6

How many years have you been a City resident?

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1 - 5 years | 16.0% | 26 |
| 6 - 10 years | 9.3% | 15 |
| 11 - 15 years | 8.6% | 14 |
| 16 - 20 years | 7.4% | 12 |
| 21 - 30 years | 12.3% | 20 |
| 31 - 40 years | 11.1% | 18 |
| 41 - 50 years | 11.1% | 18 |
| 51 - 60 years | 10.5% | 17 |
| 61 - 70 years | 9.9% | 16 |
| 71 - 80 years | 3.1% | 5 |
| 81 - 90 years | 0.6% | 1 |
| <i>answered question</i> | | 162 |

QUESTION 7

What is your household income?

| Answer Options | Response Percent | Response Count |
|------------------|------------------|----------------|
| Less than 10,000 | 3.9% | 5 |
| 10,000 - 14,999 | 5.4% | 7 |
| 15,000 - 19,999 | 4.7% | 6 |
| 20,000 - 24,999 | 7.0% | 9 |
| 25,000 - 29,999 | 3.9% | 5 |
| 30,000 - 34,999 | 10.1% | 13 |
| 35,000 - 39,999 | 5.4% | 7 |

| | | |
|--------------------------|-------|-----|
| 40,000 - 44,999 | 8.5% | 11 |
| 45,000 - 49,999 | 7.8% | 10 |
| 50,000 - 59,999 | 10.9% | 14 |
| 60,000 - 74,999 | 12.4% | 16 |
| 75,000 - 99,999 | 10.1% | 13 |
| 100,000 - 124,999 | 3.9% | 5 |
| 125,000 - 149,999 | 3.9% | 5 |
| 150,000 - 199,999 | 2.3% | 3 |
| 200,000 or more | 0.0% | 0 |
| <i>answered question</i> | | 129 |

QUESTION 8
How old are you?

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 18 - 24 | 0.6% | 1 |
| 25 - 34 | 13.0% | 21 |
| 35 - 44 | 9.9% | 16 |
| 45 - 54 | 21.0% | 34 |
| 55 - 64 | 21.0% | 34 |
| 65 - 74 | 17.3% | 28 |
| 75 - 84 | 12.3% | 20 |
| 85 + | 4.9% | 8 |
| <i>answered question</i> | | 162 |

QUESTION 9
What area of the City do you reside in?

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| Southwest | 11.5% | 18 |
| Southeast | 26.8% | 42 |
| Northeast | 42.0% | 66 |
| Northwest | 17.2% | 27 |
| Outside of Morenci | 2.5% | 4 |
| <i>answered question</i> | | 157 |

QUESTION 10
Indicate the status of your residential dwelling.

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| Own Home | 89.4% | 143 |
| Rent Single-family Home | 4.4% | 7 |
| Rent Duplex | 3.1% | 5 |
| Rent Multi-family Home | 0.6% | 1 |
| Rent Apartment | 2.5% | 4 |
| <i>answered question</i> | | 160 |

QUESTION 11**How many individuals live in your household?**

| Answer Options | Response Percent | Response Count |
|--------------------------|------------------|----------------|
| 1 | 23.4% | 37 |
| 2 | 39.9% | 63 |
| 3 | 10.1% | 16 |
| 4 | 10.8% | 17 |
| 5 | 10.1% | 16 |
| 6 | 4.4% | 7 |
| 7 | 1.3% | 2 |
| 8 + | 0.0% | 0 |
| <i>answered question</i> | | 158 |

The purpose of the last six (6) questions was to gain an understanding as to where the survey responses came from. It appears that the responses came from a fairly representative group of individuals who had lived in the community for a varying amount of time. Unfortunately, though, it appears that the majority of the respondents were from the Northeast corner of the community, and were above the age of 45 years old. Regardless, the survey serves as a basis in establishing goals, objectives, and action steps to strive to reach in the next five (5) years.

2016 COMMUNITY GOALS, OBJECTIVES, AND ACTION STEPS

By studying the information on the history of the community and by reviewing the data created by our residents during the 2014 Planning Commission survey, we can then establish Community Goals, Objectives, and Action Steps that will provide better guidance to the Planning Commission and the City Council when considering new development and / or services within the municipality. This plan also provides general guidance as to capital improvements related to streets and utilities.

Community & Economic Development

Goal: Encourage promoting Morenci's small-town atmosphere, while creating economic opportunities for residents.

Objective 1: Establish an active Downtown Development Authority (DDA) aimed at creating an enhancing business experience for downtown business owners.

Action Step: Re-define the DDA's Tax Increment Finance (TIF) Plan.

Action Step: Encourage the DDA to explore Main Street approach for downtown development.

Action Step: Encourage the DDA to activate a space and / or building within the DDA district.

Objective 2: Continue to support the Morenci Area Chamber of Commerce's efforts to promote business activity within the community.

Action Step: City leaders participating within the membership ranks of the Morenci Area Chamber of Commerce.

Action Step: Partner with the organization to establish a brand for the community that will successfully help business owners within the community.

Objective 3: Sell off existing vacant City land – such as the former hospital property and Mill Street lot.

Action Step: Continue to list property for sale with a realtor and encourage the development of the properties. It is desirable that the hospital property is developed as senior housing and / or condos and the Mill Street lot for commercial development.

Objective 4: Encourage development of the Skyline Industrial Park.

Action Step: Continue to be an active partner with economic development efforts at the county-level to usher industrial development into Lenawee County.

Action Step: Continue to list Skyline Industrial Park for sale with a realtor to encourage its sale.

Action Step: Continue to rent out vacant Skyline Industrial Park property to local farmers to generate General Fund revenue for the municipality.

Objective 5: Encourage development of the lot next to the State Line Observer and an aesthetic fix to the wall on the south side of the State Line Observer.

Action Step: Form a committee of interested individuals who would like to see the vacant lot development, along with an aesthetic fix to the wall on the south side of the State Line Observer.

Action Step: Create a funding method to the development of the lot next to the State Line Observer and an aesthetic fix to south side of the State Line Observer wall.

Housing

Goal: Increase the quality of the building stock within the community, while ensuring the integrity of the current building stock is not compromised.

Objective 1: Promote the maintenance of existing building stock.

Action Step: Strict and consistent enforcement of code, property maintenance, and zoning ordinances.

Action Step: Actively work with residents to educate them on the importance of cleaned-up properties and safe building stock.

Objective 2: Encourage new housing development on the east side of the community – existing area east of Morenci Area Schools and location of old middle school lot – along with condo and / or senior living on the west side of the community – location of the old hospital.

Action Step: Continue to work with developers to develop single-family residences in areas on east side of community.

Action Step: Promote the old hospital area as a prime location for condos and / or senior living.

Objective 3: Promote aesthetic pleasing design and landscaping to increase property values of surrounding properties.

Action Step: Construct sidewalks to increase walkability and connect neighborhoods.

Action Step: Encourage trees in the boulevards, green space, and constructed parking spaces for aesthetic pleasing design.

Objective 4: Limit street access points, along with encouraging residential parking in compliance with the City's zoning ordinance.

Action Step: Review site plans for projects that limit street access points to increase public safety.

Action Step: Encourage the construction of residential parking away from grass and dirt parking areas to aggregate, concrete, and / or asphalt.

Action Step: Review of site plans to ensure that proper street access is being limited, in addition to encouraging the construction of parking areas to be aesthetic pleasing.

Objective 5: Encourage downtown living and the creation / rehabilitation of such living spaces.

Action Step: Promote the use of downtown living in the C-2, Central Business District by utilizing rental rehabilitation grants through the State of Michigan.

Public Safety and City Infrastructure

Goal: Continue to work on methods to improve public safety for residents, in addition to improving existing infrastructure.

Objective 1: Explore the longevity of the existing facility for the Morenci Area EMS.

Action Step: Perform a feasibility study on renovating the current facility, constructing a new Morenci Area EMS facility at the current location, or constructing a new Morenci Area EMS facility at a different location.

Action Step: Complete such plan from the above action step.

Objective 2: Complete Capital Outlay and Capital Improvement Schedules to predict future infrastructure projects and large equipment purchases.

Action Step: City Administrator / Clerk working with City Department Heads to put together Capital Outlay and Capital Improvement Schedules with the Morenci City Council approving such plans.

Action Step: Execute such plans to the best ability of the City based upon need and funding availability.

Action Step: Execution of such plans should adequately address growing needs of various departments when it comes to equipment and vehicles.

Objective 3: Update the City Parks and Recreation Plan to encompass continuous improvements that are needed to such amenities in the City.

Action Step: Start the process of updating the City Parks and Recreation Plan.

Action Step: Continue to fund improvements in municipal parks to ensure that they continue to be the “hub” for recreation in the community.

Objective 4: Upgrades to Sanitary, Storm, and Water Infrastructure.

Action Step: Complete the Asset Management Plan process that the City began in 2015.

Action Step: Identify areas of the City where new sanitary, storm, and / or water infrastructure is needed.

Action Step: Group projects for new sanitary, storm, and / or water infrastructure with road projects to ensure that all faucets of infrastructure are addressed.

Action Step: Explore ways to adequately fund such improvements.

Objective 5: Continuation of 24 hour / seven (7) day a week Police Department

Action Step: Make it a priority to continue to fund a 24 hour / seven (7) day a week Police Department during municipal budgeting each year.

Action Step: Continue funding a full-time Police Chief position and Sergeant position.

Objective 6: Bridges and Roads.

Action Step: Complete the Asset Management Plan process that the City began in 2015 in identifying ways to repair and fix streets.

Action Step: Group projects for new sanitary, storm, and / or water infrastructure with road projects to ensure that all faucets of infrastructure are addressed.

Action Step: Explore ways to adequately fund such improvements.

Action Step: Continue to apply for bridge grants through the State of Michigan for reconstruction of the East Main Street Bridge and preventative maintenance of the West Main Street Bridge.

Priorities

The following are priorities of this Master Plan. The priorities are in no particular order.

- Completion of Asset Management Plan
- Rehabilitation of existing EMS building or the build-out of a new facility
- Improvements to municipal parks
- Continue development on a Capital Improvements Plan
- Sell-off of vacant City land
- Establishment of an active Downtown Development Authority (DDA), and support of the Morenci Area Chamber of Commerce's plan for business promotion and the overall promotion of the community
- Reconstruction of East Main Street Bridge
- Identify future road projects, coupled with sewer, storm, and water improvements to improve public infrastructure
- Construct new sidewalks to increase the connectivity of the community and neighborhoods
- Continue to find ways to improve existing building stock, while encouraging the development of new building stock