



Village of Parma Master Plan

2019 Edition

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Table of Contents

Introduction

Why Plan? 1-2

What is a Master Plan? 1-2

 Master Plan Principles 1-2

 Future Land Use and Zoning 1-3

 Use of the Master Plan 1-4

 Keeping the Plan Current 1-6

How Did the Plan Develop? 1-6

Who Will Implement the Plan? 1-6

 Planning Commission 1-6

 Zoning Board of Appeals 1-7

 Village Board 1-7

 Other Planning Efforts 1-7

Community Description and Issue Identification

Location 2-2

Population/Demographics 2-3

Natural Resources 2-5

 Topography 2-5

 Soils 2-6

 Water Resources (Hydrology) 2-6

Community Facilities and Services 2-7

 Downtown Parma 2-7

 Village Office 2-7

 Police, Fire, and Rescue Services 2-7

 Healthcare Facilities 2-7

 Parks, Recreation, Churches, and Cemeteries 2-8

 Schools and Libraries 2-8

 Utilities 2-8

Transportation 2-9

 Roadways 2-9

 Other Modes of Transportation 2-10

Existing Land Use 2-10

 Central Village 2-12

 Underdeveloped Area 2-12

 MACI/LDFA Area 2-13

2018 Village Survey 2-13

 Development and Growth Issues 2-13

 Community Facilities and Services 2-14

 Commercial Services 2-14

 Quality of Life 2-15

Community Policies and Plans

Goals/Objectives/ 3-2

 Overriding Goal 3-2

 Residential Development Goal 3-2

 Downtown Development Goal 3-3

 Industrial Development Goal 3-4

 Public Facilities 3-4

 Tourism Goal 3-5

Future Land Use Plan 3-6

 Low Density Residential 3-6

 Medium Density Residential 3-6

 General Commercial 3-6

 Downtown Commercial 3-6

 Light Industrial 3-7

 General Industrial 3-7

 Institutional (Overlay) 3-7

Zoning Plan 3-7

 Zoning Districts 3-7

 Dimensional Standards 3-9

 Rezoning Criteria 3-10

 Relationship to the Future Land Use Map 3-10

 Implementation of Policies 3-12

Appendices

Demographics

Population History A-2

Population Projections A-3

Village of Parma & the Parma Area A-4

Parma Area Comparative Historic Population Growth A-5

American Community Survey A-6

Age and Gender A-7

Race and Ethnicity A-8

Disabilities A-9

Educational Attainment A-10

School Enrollment A-11

Households and Families A-12

Income A-13

Employment by Industry A-14

Employment by Occupation A-15

Dwellings and Vacancy Rates A-16

Housing Types A-17

Housing Costs A-18

Means of Travel to Work A-19

Travel Time to Work A-20

Mapping

Base Maps B-2 and -3

Topography B-4 and -5

Agriculture B-6 and -7

Hydric Soils B-8 and -9

Hydrology B-10 and -11

Community Facilities B-12 and -13

Transportation B-14 and -15

Airport Zones B-16 and -17

Property Assessment B-18 and -19

Aerial B-20 and -21

Future Land Use B-22 and -23

Zoning B-24 and -25

Fall 2018 Community Survey

Development and Growth Issues C-2

Community Facilities and Services C-4

Commercial Services C-8

Downtown Parma C-12

Quality of Life C-14

General Information C-18

General Comments C-20

Capital Improvements Program

What is a Capital Improvements Program? D-2

Why Prepare a Capital Improvements Program? D-2

Developing a Capital Improvements Program D-3

 Establishing Objective Criteria D-3

 Establishing a Process D-4



Main Street

CHAPTER 1
INTRODUCTION



Why Plan?

Municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for municipalities to develop an overall vision for the next 20+ years and to conduct a comprehensive review of their facilities and services. A successful plan also contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831) requires each planning commission to prepare and adopt a “master plan as a guide for development within the planning jurisdiction.” The MPEA authorizes a planning commission to: *do all of the following, as applicable:*

- *Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;*
- *Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;*
- *Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government’s programs within these agencies.*

What is a Master Plan?

A master plan provides a framework within which the Village of Parma can evaluate its present condition and develop a vision for the future. The master plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help the Village of Parma to continue to be a highly desirable community in which to live, work, and visit.

Master Plan Principles

Before using the master plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The plan is flexible.** The document is not meant to be a monument cast in stone, never to be adjusted or changed given that it plans for the next 20+ years. The plan is a general guide to be used by the government to give direction for the future of the Village of Parma. It should be reviewed periodically and altered as general conditions in the community change.
- **The plan allows for orderly development.** The land use allocations reflected in the plan are based upon the best available projections of future population levels for the Village of Parma. The plan must realistically provide sufficient land area to meet the anticipated

needs and demands of residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.

- **The plan must encourage public understanding and participation.** The plan should be written in a way that aids public understanding of the planning process and describes how goals for the Village of Parma are to be achieved.
- **The plan must be the result of a general consensus of the community.** Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The plan must balance property rights.** The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The plan is not a zoning map.** The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that zoning districts will take the shape of the Plan as rezoning requests are received and reviewed by the community.
- **Zoning is not a substitute for a master plan.** The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the plan puts zoning decisions at risk of invalidation.** Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for the Village of Parma.

Future Land Use and Zoning

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- | | | |
|------------------------|----------------------|------------------------|
| • Community character | • Community needs | • Existing development |
| • Adaptability of land | • Available services | • Existing zoning |

The connection between the master plan and the zoning ordinance of the Village of Parma is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map is critical. That link is established through the zoning plan element of the master plan (see Chapter 3).

Use of the Master Plan

Completion of the master plan is not the end of the process. Continuous and effective use of the plan is necessary to ensure its validity. Failure to follow the plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of the plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a master plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the master plan include:

- **Zoning Decisions.** Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the master plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).

- **Utility Extensions/Capital Improvements.** A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways, new public buildings, and other public improvements. This information may be included in a capital improvement plan (CIP). The CIP is a six-year plan, updated annually, of proposed capital expenditures in a municipality.

Development of the CIP is the responsibility of the planning commission, with considerable input from municipal staff (e.g., engineers, planners, administrators, etc.), or the village council, with considerable input from the municipal staff and the planning commission. Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact.** The master plan (as a reflection of the intensity of land use) should reflect the degree to which the Village of Parma desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning.** The master plan—through the provision of future residential lands—will create a need for recreation/open space land. The master plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the plan, these services may be noted in the parks and recreation plan.

A review of future land use is also important. If the master plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the future land use map cannot indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (DNR) requires that the Village of Parma have a current (i.e., no more than 5 years old) parks and recreation plan.

- **Approval of a public way, space, building or structure.** An often overlooked provision in state law is a requirement that the Village's planning commission review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the master plan, prior to any action taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements.** There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the master plan, transportation engineers and planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated master plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the plan to ensure that it is kept current. Village officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the Plan can be done at that time to keep it up-to-date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses

have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the Master Plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20+ year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

How Did the Plan Develop?

This document is a new edition of the *Village of Parma Master Plan*. The Village adopted its first master plan in 1996.

Citizen participation is extremely important to the success of many planning efforts. Citizen participation helps guarantee that the vision outlined for the Village of Parma's future accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- Meetings of the planning commission where the plan was included on the agenda (open to the public)
- A community survey conducted in the fall of 2018 and
- A public hearing on the master plan.

Who Will Implement the Plan?

Three distinct bodies in the Village are charged with planning and zoning: the planning commission, the zoning board of appeals, and the village council. All of their decisions and recommendations should be based upon the master plan. Decisions not based upon the plan should trigger the review and possible amendment of the document.

Planning Commission

Development and approval of the master plan is an important responsibility of the planning commission. The commission is charged with the development of zoning and other ordinances (over which the village council has final authority). The planning commission also recommends approval or rejection of requests to the village council for rezonings and various other zoning proposals.

Zoning Board of Appeals

The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when its meaning or intent is not clear. ZBA decisions are final. Appeals are made to the circuit court.

Village Council

As the legislative body for Parma, the village council is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. The council may also adopt the master plan. It also appoints members to the planning commission and the ZBA.

Other Planning Efforts

Village staff and other Village committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include housing, key transportation corridors, historical districts, and the other plans. Future updates to those plans should complement the goals of the master plan. In turn, those documents should be consulted whenever the plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.



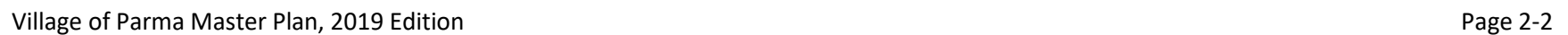
Church Street

CHAPTER 2

COMMUNITY DESCRIPTION AND ISSUE IDENTIFICATION



The Village of Parma is located in western Jackson County in south-central Lower Michigan. The I-94 Interchanges with Parma and Dearing Roads (as well as Michigan Avenue) provide easy access to the community, Jackson is located to the east, providing Villagers nearby access to Jackson's cultural, higher educational, shopping, and employment opportunities. Albion is located to the west. Ann Arbor is located further to the east and Battle Creek is located further to the west. Lansing is located to the north.



The Village of Parma is divided geographically into three distinct areas (see the Base maps):

- **Central Village.** The historic center of the municipality is referred to as the Central Village for the purposes of this plan. It is located at the intersections of Michigan Avenue and Main Street with Union Street (Parma Road). The Parma Road I-94 Interchange is located to the north. Properties within the Central Village west of Union Street are also part of Parma Township. Properties to the east of Union Street are also part of Sandstone Township.
- **Underdeveloped Area.** Farmland comprised the properties in the Underdeveloped Area in 2018. They are located on the west side of Parma Road, just north of the Parma Road I-94 Interchange. Norton Road also provides access to the westernmost parcel. Properties in the Underdeveloped Area are also part of Parma Township. A PA 425 agreement vests control of the properties to the Village of Parma.
- **MACI/LDFA Area.** The Michigan Automotive Compressor Incorporated (MACI) complex and properties owned by the Parma Local Development Finance Authority (PLDFA) are referred to as the MACI/LDFA Area for the purposes of this plan. They are accessed from MACI Boulevard, located just south of the I-94 Dearing Road Interchange. Properties in the MACI/LDFA Area are also part of Sandstone Township. A PA 425 agreement created the PLDFA and vests control of the properties to the Village of Parma although the administration of zoning and building codes and the authority to rezone remains with Sandstone Township. The PLDFA is currently set to expire in 2021 when the MACI/LDFA Area will revert to Sandstone Township.

Population/Demographics

See Appendix A for detailed information on the Village of Parma's population trends. However, the data contained in that appendix is summarized below:

- **General Population.** The population of the Village of Parma was 769 in 2010, according to the U.S. Census. It is projected that the population will grow to 816 by 2035 and 822 by 2045. All residents currently live within the Central Village.
- **Age & Gender.** The median age of Village of Parma residents was estimated to be 36.2 years in 2016, according to the American Community Survey. Generation X —people between 35 and 54 years of age in 2016— was estimated to be the largest age group, comprising an estimated 33.3% of residents. The iGeneration and younger —people 14 years of age and younger— was estimated to be the second largest age group, comprising an estimated 25.6% of residents. Millennials —people between 15 and 34 years of age— were estimated to be the third largest age group, comprising an estimated 21.9% of residents. Baby Boomers —people between 55 and 74 years of age— were estimated to be the fourth largest age group, comprising an estimated 14.7% of residents. The Silent Generation and older

—people 75 years of age and older— was estimated to be the smallest age group, comprising an estimated 4.4% of residents. Females comprised an estimated 50.7% of the Village’s population.

- **Race & Ethnicity.** The Village of Parma has a homogeneous population. An estimated 96.3% of Village residents were white in 2016 and 3.7% were members of some other race. Only an estimated 2.5% of residents considered themselves to be Hispanic (Latino/Latina).
- **Disabilities.** An estimated 12.7% of Village residents were disabled in 2016. An estimated 39.3% of residents at least 65 had some type of disability and an estimated 24.6% had an ambulatory disability. Only an estimated 15.3% of residents 18 to 64 years old in 2016 were disabled and only an estimated 7.2% had an ambulatory disability.
- **Educational Attainment.** An estimated 88.3% of the 477 Village residents at least 25 years old in 2016 graduated from high school while an estimated 11.7% did not obtain a high school diploma. An estimated 22.9% had some college education, but no degree. An estimated 30.8% had some type of college degree (e.g., associate’s, bachelor’s, or graduate).
- **School Enrollment.** An estimated 55.6% of 257 Village residents at least 3 years of age and enrolled in school in 2016 were attending elementary school (i.e., grades 1-8). An estimated 25.3% were attending high school. An estimated 9.8% attended nursery school or kindergarten. An estimated 9.3% were attending college or graduate school.
- **Households & Families.** Most residents lived in the estimated 256 Village households in 2016. Families comprised an estimated 85.9% of households. However, an estimated 13.3% of households consisted of a single person. Other non-family households comprised an estimated 0.8% of households. The estimated size of the average household was 2.88 people and the average family size was 2.95 people.
- **Household Income.** The Village’s median household income in 2016 was estimated to be \$56,111 and the median family income was \$57,500. The per capita income was \$22,373.
- **Employment by Industry.** An estimated 26.4% of the 330 employed Village residents at least 16 years old in 2016 worked in the educational and healthcare and social assistance industries. An estimated 23.3% were employed in the manufacturing industry. An estimated 16.1% worked in the retail and wholesale trade industries. Each of the other industries (34.2%) employed less than 10.0% of residents.
- **Employment by Occupation.** An estimated 25.2% of the 330 employed Village residents at least 16 years old in 2016 worked in sales and office occupations. An estimated 23.6% were employed in management, business, science, and arts occupations. An estimated

21.8% were employed in production, transportation, and material moving occupations. An estimated 20.6% worked in service occupations. An estimated 8.8% worked in natural resources, construction, and maintenance occupations.

- **Dwellings & Vacancy Rates.** It is estimated that the Village contained 307 dwellings in 2016. An estimated 83.3% were occupied. An estimated 2.3% were used seasonally/occasionally. The remaining estimated 14.4% were vacant.
- **Housing Types.** It is estimated that 86.0% of the Village's 307 dwellings in 2016 were single-family homes. Approximately 12.4% of units were estimated to be located in multi-unit buildings. An estimated 1.6% of dwellings were mobile homes.
- **Housing Costs.** It is estimated that 16.9% of the Village's 204 owner-occupied households with a mortgage in 2016 spent at least 35% of household income on housing. An estimated 3.3% of the Village's 60 owner-occupied households without a mortgage spent at least 35% of household income on housing. It is also estimated that 26.0% of the Village's 50 renter-occupied households spent at least 35% of household income on housing.
- **Means of Travel to Work.** Of the 328 employed Village residents at least 16 years old in 2016, an estimated 89.2% drove alone. An estimated 7.6% of workers carpooled. An estimated 4.6% of workers used some other form of transportation. An estimated 4.9% of workers worked at home.
- **Travel Time to Work.** Of the 312 employed Village residents at least 16 years old in 2016 who commuted to work, an estimated 54.8% had a commute time of 15-29 minutes. An estimated 19.2% had a commute time of 10-14 minutes. An estimated 8.3% had a commute time of 30-59 minutes. An estimated 6.4% had a commute time of 5-9 minutes. An estimated 6.4% had a commute time of less than 5 minutes. An estimated 2.9% had a commute time of 60-89 minutes. An estimated 1.9% had a commute time at least 90 minutes.

Natural Resources

The natural resources available in Parma shape the type and manner of development which may occur in the Village. Those resources can also shape the overall identity of the community. At the same time, natural features can be dramatically affected by land development. Because of this, the natural assets that a community contains should be considered in long-range planning and when reviewing specific site plans.

Topography

The topography of the Village is fairly flat. The Central Village is higher on the south side of Main Street and Michigan Avenue than to the north. The high point of 1,016 feet above sea level is located at the southwest corner of the Grove and Union Streets intersection. The low point of 976 feet above sea level is located along the northwest border of the Central Village. The Underdeveloped Area has a high point of 982 feet above

sea level located along its southern boarder (adjacent to I-94). The low point of 950 feet above sea level is located along the northern border of the Underdeveloped Area. The MACI/LDFA Area has a high point of 982 feet above sea level along its northern border (adjacent to I-94). The low point of 948 feet above sea level is located in the southwest corner of the intersection of Dearing Road and MACI Boulevard.

Soils

Soils that are agriculturally productive and those that drain poorly are important to identify:

- **Agricultural Soils.** Some of Jackson County's most productive agricultural soils are located in Parma (see the Agriculture maps). A band of those soils covers most of the properties on the north side of Main Street and Michigan Avenue in the Central Village. Bands of the most productive agricultural soils extend into parts of the Underdeveloped Area from the east and the west. A band of those soils also covers large portions of the underdeveloped western parcels in the MACI/LDFA Area.
- **Hydric Soils.** Hydric soils are poorly drained and subject to occasional flooding. Along with other sources such as the National Wetlands Inventory and aerial photographs, they can be used to identify wetlands and other sensitive lands. Hydric soils are also associated with lakes and streams. Hydric soils cover most of the Central Village north of Main Street and Michigan Avenue (see the Hydric Soils maps). Those soils extend into parts of the Underdeveloped Area. Hydric soils also cover large portions of the underdeveloped western parcels in the MACI/LDFA Area.

Water Resources (Hydrology)

The Village of Parma lies partly within the Upper Grand River Watershed and partly within the Kalamazoo River Watershed, both of which drain into Lake Michigan. The Central Village is divided between the two watersheds with the majority of properties draining into the Grand River (see the Hydrology maps). However, a significant number of Central Village properties drain into the Kalamazoo River, from Pine Street southwest to Dean Street and the western border of the Village. The Underdeveloped Area is also located in both watersheds. Roughly the western third drains into the Kalamazoo River. All of the MACI/LDFA Area is located in the Upper Grand River Watershed.

No lakes, ponds, or streams are located in the Central Village although a pond is located to the northeast (see the Hydrology maps). Mockey Brook follows the northern border of the Underdeveloped Area and there is an adjacent pond located in the southeast corner of the intersection of Parma and County Farm Roads. Various ponds are also located in and near the MACI/LDFA Area. A variety of wetlands are located in and near the Central Village. A large wetland is located in the Underdeveloped Area. A wetland also covers significant portions of the underdeveloped western parcels in the MACI/LDFA Area. No part of the Village is located in a floodplain (as defined by the Federal Emergency Management Agency's (FEMA's) Federal Flood Insurance Program).

Community Facilities and Services

A developing community has constant needs for new, enlarged, and improved community facilities and services. Community facilities and services can be defined as those —public or private— which benefit the public. Some facilities and services, such as schools or fire protection, are necessities while others, such as cultural facilities and programs, contribute to the desirability of the community. This section is included within the Master Plan so that the Village can better coordinate the future siting of new projects in relation to the Future Land Use Plan. The location of community facilities and other public and quasi-publicly owned properties are shown on the Community Facilities map.

Downtown Parma

The Village of Parma hosts a small historic downtown in its Central Village. Downtown Parma is located in the triangle formed by Union Street (Parma Road) to the east, the Norfolk Southern Railway to the northwest, and Michigan Avenue to the southwest. Historic buildings with traditional storefronts —located on both sides of Main Street— define Downtown Parma and contain a mix of service oriented establishments.

Village Office

The Parma Village Office is located in Downtown Parma on the south side of Main Street, between Church Street and Union Street, in the Central Village (see the Community Facilities map). The Village Council, the Planning Commission, and other Village committees meet in the Village Office and the Village Clerk is housed there. The Clerk also serves as a notary.

Parma Village Office

117 W. Main Street • PO Box 127
Parma, MI 49269

(517) 531-4785

<http://www.villageofparma.org>

Police, Fire, and Rescue Services

Fire protection and emergency medical services are provided by the Parma Sandstone Fire Department which is comprised of approximately 25 paid on-call firefighters. The Department serves the Townships of Parma and Sandstone (including the Village of Parma) and its fire station is located in the Central Village on the east side of Union Street (Parma Road), south of the Norfolk Southern Railway and adjacent to Downtown Parma (see the Community Facilities map). The Department also participates in Jackson County's mutual aid system. The Village of Parma is policed by the Jackson County Office of the Sheriff and the Michigan State Police.

Healthcare Facilities

There are no major healthcare facilities in the Village of Parma. However, they are available in the Cities of Jackson and Albion. Henry Ford Allegiance Health (Jackson) and Trillium Hospital (Albion) are capable of providing long-term care. Additional specialized care is available in Lansing and Ann Arbor.

Parks, Recreation, Churches, and Cemeteries

Groner Memorial Park is maintained by the Village of Parma and located in the Central Village on the west side of Elizabeth Street, south of Grove Street. The Parma Elementary School campus is adjacent to the park. Together, the school grounds and the park provide the recreation facilities available in the Village (i.e., picnic pavilion, playgrounds, ballfields, track/walking trail, and basketball court). The Village of Parma does not contain any cemeteries although Parma Cemetery is located nearby on the west side of Parma Road (between the Central Village and the Underdeveloped Area).

Schools and Libraries

The Village of Parma is served by the Western School District, along with significant portions of the Townships of Parma, Sandstone, and Spring Arbor. The district is comprised of Bean, Parma, and Warner Elementary Schools; Western Middle School; Western High School; and Western Career Prep High School. The Middle School and High School are located on Dearing Road, approximately 3 miles east of the Central Village. The Parma Elementary School is located in the Central Village at the intersection of Elizabeth and School Streets; Groner Park is adjacent to the campus. Parma Elementary serves students enrolled in kindergarten through 5th grade.

The Western School district is part of the Jackson County Intermediate School District (JCISD). Various colleges are within commuting range of the Village of Parma, including Jackson College, Albion College, Baker College, and Spring Arbor University. The Parma Branch of the Jackson District Library (JDL) is located within an old railroad depot in Downtown Parma (see the Community Facilities map). There are 12 other branches of the JDL, including the main Carnegie Branch in Downtown Jackson.

Utilities

- **Municipal Water Service.** Village of Parma water service is available to all properties within the Central Village and 94% of them were connected in 2018. The Michigan Automotive Compressor Incorporated (MACI) complex (and potentially to other developable portions of the MACI/LDFA Area) is also hooked up to Village of Parma water. Consequently, the Village service is available to Sandstone Township properties along Michigan Avenue eastward from the Central Village to Blackman Township and south along Dearing Road (from Michigan Avenue) to MACI Boulevard. A Village water main would need to be extended northward from the Central Village in order to provide service to the Underdeveloped Area.
- **Municipal Sewer Service.** Village of Parma sewer service is available to all properties within the Central Village and 100% of them were connected in 2018. Sewer service to the Michigan Automotive Compressor Incorporated (MACI) complex (and potentially to other developable portions of the MACI/LDFA Area) is provided through a unique local agreement among the Village of Parma, the Townships

of Sandstone and Spring Arbor, and the City of Jackson; the sewage is ultimately treated at the City of Jackson Wastewater Treatment Plant. A sewer main would need to be extended northward from the Central Village to provide service to the Underdeveloped Area.

- **Electricity, Gas, Telephone, Cable Television, and Internet Services.** Consumers Energy provides electricity to households, businesses, and institutions throughout the Village. SEMCO is the provider of natural gas. Landline telephone service is provided through Frontier Communications and internet access is also available through that company. Wow! provides cable television service as well as internet access. Cell phone and satellite television services are available from various providers.
- **Solid Waste Disposal.** Residential trash collection and recycling services are provided by the Village of Parma through a contract with Granger. Commercial and institutional customers contract directly with the trash hauler of their choice.

Transportation

A few modes of transportation affect the Village of Parma.

Roadways

Several classes of roadways traverse the Village of Parma. Village local streets/county local roads are designed to provide access to the properties they abut. Village major streets/county primary roads are designed to serve through traffic as well as provide direct access to the properties they abut. State highways are designed to provide connections among communities across Michigan. Private streets/roads are designed to provide access to the properties they serve. Village streets are maintained by the Village of Parma. County roads are maintained by the Jackson County Department of Transportation. State highways are maintained by the Michigan Department of Transportation. Private streets are maintained by their owners.

- **State Highways.** Interstate 94 (I-94) is the only state highway traversing portions of the Village of Parma (see the Transportation maps). I-94 traverses the southern border of the Underdeveloped Area and is accessed via the I-94 Parma Road Interchange. I-94 also traverses the northern border of the MACI/LDFA Area and is accessed via the I-94 Dearing Road Interchange.
- **Village Major Streets/County Primary Roads.** Michigan Avenue is the sole county primary to traverse Parma's Central Village; it is built to Class A road standards (see the Transportation maps). Village major streets within the Central Village include: Church Street (Main Street to Michigan Avenue), Elizabeth Street, Grove Street (Union Street to Elizabeth Street), John Street (north of School Street), Main Street, Mill Street, and Union Street. Parma Road is a county primary that traverses the eastern border of the Underdeveloped

Area of the Village. Dearing Road is a county primary that traverses the eastern border of the MACI/LDFA Area of Parma; it is built to Class A road standards.

- **Village Local Streets/County Local Roads.** Village local streets within the Central Village include: 3rd Street, Church Street (south of Michigan Avenue), Dean Street, Eastlawn Avenue, Forest Lane, Fulton Boulevard, Grant Street, Grove Street (west of Union Street and East of Elizabeth Street), James Street, Moe Street, Parker Street, Railroad Street, and Westlawn Avenue (see the Transportation maps). Norton Road is a county local road that extends slightly into Parma's Underdeveloped Area from the west. MACI Boulevard is a county local road that extends into the eastern half of the MACI/LDFA Area; it is built to Class A road standards.
- **Private Streets/Roads.** Pine Drive is a private street within Parma's Central Village (see the Transportation map).

The Village of Parma supports the goal of complete streets, which “means roadways, planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle,” as defined by Public Act 51 of 1951 (State Trunk Line Highway System), as amended. Accordingly, Village officials will include appropriate non-motorized facilities as part of its street improvement projects and will advise the Jackson County Department of Transportation on future road projects within the Village regarding the inclusion of appropriate non-motorized facilities. The Village will also support separate trail and sidewalk construction.

Other Modes of Transportation

Various other modes of transportation affect the Village of Parma:

- **Jackson County Airport – Reynolds Field.** Parma's Central Village and Underdeveloped Area fall within the Jackson County Airport's Zone D (see the Airport Zones map). Buildings and other structures 200 feet tall or more within Zone D must be reviewed for compliance with Jackson County Airport zoning regulations and may require permits from the Michigan Department of Aeronautics and the Federal Aviation Administration (FAA). Parma's MACI/LDFA Area falls within Jackson County Airport's Zone C. Buildings and other structures 100 feet tall or more within Zone C must be reviewed.
- **Pipelines.** Underground pipeline corridors do not traverse any parts of the Village of Parma according to the National Pipeline Mapping System (<https://www.npms.phmsa.dot.gov/>). However, a gas transmission pipeline does traverse Sandstone Township between the Central Village and the MACI/LDFA Area, west of Harrington Road.

- **Railroads.** A railroad right-of-way traverses the northern half of Parma's Central Village from the northeast to the southwest as well as the southernmost border of the MACI/LDFA Area (see the Transportation maps). The Norfolk Southern Railway operates a freight service using the right-of-way and AMTRAK operates a passenger service between Metro Detroit and Chicago.

Existing Land Use

An inventory of existing land use is an important factor in the development of a future land use map for the Village of Parma. Rather than conduct a windshield survey, assessing data compiled in 2018 was utilized as a proxy for existing land use. The Village Assessor assigned a numeric code/description to each property as part of the assessment process and those codes/descriptions were recorded in the 2018 Jackson County GIS geodatabase used for this analysis. Those codes/descriptions were then translated into broad land use categories. Using this process the Village of Parma can be divided into the following land uses: agricultural, residential, commercial, industrial, and exempt (see the Property Assessment map).

The entire Village of Parma covers approximately 626.6 acres, excluding streets (according to the 2018 Jackson County GIS geodatabase). Properties in the entire Village were assessed for a variety of uses in 2018. Exempt properties comprised approximately 32.7% of the entire Village. Residentially assessed properties comprised approximately 25.9% of the entire Village. Agriculturally assessed properties comprised approximately 22.1% of the entire Village. Approximately 17.9% of the entire Village was comprised of industrially assessed properties. Approximately 1.3% of the entire Village was comprised of commercially assessed properties.

**2018 Property Assessment
Village of Parma**

Land Use	%
Agricultural Assessment	22.1%
Residential Assessment	25.9%
Commercial Assessment	1.3%
Industrial Assessment	17.9%
Exempt from Assessment	32.7%
Total	100.0%

Central Village

The Central Village covers approximately 210.9 acres, excluding streets (according to the 2018 Jackson County GIS geodatabase). Properties in the Central Village were assessed for a variety of uses in 2018. Residentially assessed properties comprised approximately 77.0% of the Central Village (approximately 22.8% of them were assessed as ‘residential vacant’). Exempt properties comprised approximately 10.3% of the Central Village. Agriculturally assessed properties comprised approximately 8.3% of the Central Village. Approximately 4.0% of the Central Village was comprised of commercially assessed properties (approximately 13.1% of them were assessed as ‘commercial vacant’). Approximately 0.4% of the Central Village was comprised of industrially assessed properties.

**2018 Property Assessment
Central Village**

Land Use	%
Agricultural Assessment	8.3%
Residential Assessment	77.0%
Commercial Assessment	4.0%
Industrial Assessment	0.4%
Exempt from Assessment	10.3%
Total	100.0%

Underdeveloped Area

The Underdeveloped Area covers approximately 121.2 acres, excluding streets (according to the Jackson County GIS geodatabase). Properties in the Underdeveloped Area were assessed for a single use in 2018. Agriculturally assessed properties comprised 100.0% of the Underdeveloped Area.

**2018 Property Assessment
Underdeveloped Area**

Land Use	%
Agricultural Assessment	100.0%
Total	100.0%

MACI/LDFA Area

The MACI/LDFA Area covers approximately 294.5 acres, excluding streets (according to the 2018 Jackson County GIS geodatabase). Properties in the MACI/LDFA Area were assessed for a couple of uses in 2018. Exempt properties comprised approximately 62.2% of the MACI/LDFA Area. Industrially assessed properties comprised 37.8% of the MACI/LDFA Area.

2018 Property Assessment MACI/LDFA Area

Land Use	%
Industrial Assessment	37.8%
Exempt from Assessment	62.2%
Total	100.0%

2018 Village Survey

Village of Parma residents and property owners were asked to answer a short questionnaire in the fall of 2018 in order to provide an opportunity for input into the development of the 2019 edition of the *Village of Parma Master Plan*. A total of 33 surveys were returned. The results of the survey are summarized below. See Appendix C for a complete analysis of the survey.

Development and Growth Issues

	<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Opinion</i>
I am satisfied with the mix of business types within Downtown Parma.	0%	23%	26%	29%	19%	3%
The Parma/LDFA (MACI) industrial park should be improved and expanded in order to attract more industry.	13%	37%	37%	7%	3%	3%
Parma should encourage alternatives to single-family housing and apartment complexes (e.g., townhouses, condominiums, work/live, etc.).	7%	24%	7%	41%	21%	0%
I feel there is a good mix of uses in the Downtown.	0%	16%	29%	29%	16%	10%
Parks and Recreation						
Parma's park, recreation facilities, and programs meet my needs.	0%	43%	37%	10%	7%	3%
Non-motorized trails should be developed in Parma.	10%	53%	17%	7%	10%	3%

	<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Opinion</i>
I would support a millage to repair and maintain roads and streets in the Village.	10%	30%	13%	23%	20%	3%
I would like to see Village information provided by email.	6%	29%	29%	26%	3%	6%

Community Facilities and Services

	<i>Excellent</i>	<i>Good</i>	<i>Average</i>	<i>Poor</i>	<i>Very Poor</i>	<i>No Opinion</i>
Utility and tax bill payments at Parma Village Hall	36%	27%	27%	6%	0%	3%
Emergency response by the Parma Sandstone Fire Department	38%	31%	6%	3%	3%	19%
Residential trash and recycling services provided by Granger	27%	58%	15%	0%	0%	0%
Brush and leaf pickup services provided by the Parma DPW	27%	27%	24%	15%	0%	6%
Parma's public water supply and distribution system	28%	38%	13%	0%	6%	16%
Parma's wastewater collection system and treatment facility	23%	30%	23%	0%	3%	20%
Parma's road and street network	6%	15%	21%	45%	9%	3%
Elected and appointed boards and commissions	3%	6%	34%	16%	19%	22%
Public sidewalks	3%	0%	34%	41%	19%	3%
Overall, what is your opinion of Parma as a place to live?	6%	55%	27%	12%	0%	0%

Commercial Services

	<i>Parma</i>	<i>Jackson</i>	<i>Ann Arbor</i>	<i>Lansing</i>	<i>Spring Arbor</i>	<i>Albion</i>	<i>Concord</i>	<i>Springport</i>	<i>Internet</i>	<i>Other</i>
Groceries	15%	100%	3%	0%	15%	3%	0%	0%	9%	0%
Clothing	0%	100%	6%	3%	0%	3%	0%	0%	21%	3%
Appliances	0%	91%	3%	0%	6%	0%	0%	0%	6%	9%
Medical	3%	85%	12%	0%	0%	15%	0%	0%	3%	6%
Prescriptions	0%	85%	0%	0%	3%	0%	0%	0%	6%	12%
Entertainment	0%	93%	10%	23%	0%	7%	0%	0%	17%	10%
Hardware	3%	100%	0%	0%	9%	3%	6%	0%	9%	0%
Lumber	0%	100%	0%	0%	13%	0%	0%	0%	0%	0%

	<i>Parma</i>	<i>Jackson</i>	<i>Ann Arbor</i>	<i>Lansing</i>	<i>Spring Arbor</i>	<i>Albion</i>	<i>Concord</i>	<i>Springport</i>	<i>Interpret</i>	<i>Other</i>
Banking	45%	70%	0%	3%	3%	0%	0%	0%	3%	0%
Beauty Salon/Barber	9%	88%	0%	0%	0%	0%	0%	0%	0%	6%
Restaurants	18%	94%	15%	27%	21%	30%	12%	3%	0%	15%

Downtown Parma

	<i>Very Good</i>	<i>Good</i>	<i>Average</i>	<i>Poor</i>	<i>Very Poor</i>	<i>No Opinion</i>
Street and pedestrian lighting in Downtown	3%	65%	23%	6%	0%	3%
Visual appearance of Downtown	0%	31%	45%	21%	3%	0%
Parking in Downtown	3%	45%	42%	6%	3%	0%
Visibility of Directional Signs Downtown	3%	45%	39%	6%	0%	6%

What other uses would you like to see in Downtown Parma?

open Cafe restaurant store groceries

This was an open-ended question with responses from 17 people, as represented by the above word cloud.* The need for restaurants (i.e., reopening the café) and basic retail stores were the most common responses.

Quality of Life

What do you like best about Parma?

quiet community Small close Small town safe school town

This was an open-ended question with responses from 22 people, as represented by the above word cloud. The most common response was the small-town feel of Parma. Positive comments about the schools were also common.

* A word cloud is a visual representation of common words contained in the various comments provided in response to the question. The more common the word, the larger it is represented in the word cloud.

What do you like least about Parma?

A word cloud showing responses to the question 'What do you like least about Parma?'. The words are in various shades of blue. The most prominent words are 'community', 'need', 'people', 'Lack', 'homes', 'come', 'restaurant', 'dogs', 'board', and 'looking'.

This was an open-ended question with responses from 23 people, as represented by the above word cloud. The most common responses regarded concern over the appearance of homes, barking dogs, and other nuisances. Frustration over utility billing was also addressed.

What three things does Parma need the most?

A word cloud showing responses to the question 'What three things does Parma need the most?'. The words are in various shades of blue. The most prominent words are 'restaurant', 'Better', 'People', 'streets', 'enforce', 'police', 'new', and 'Parma'.

This was an open-ended question with responses from 24 people, as represented by the above word cloud. Many responses included calls for a restaurant and more retail. There were also comments regarding the need for policing and governance.

General Comments

Please provide any general comments:

A word cloud showing general comments from 17 people. The words are in various shades of blue. The most prominent words are 'Parma', 'Village', 'better', 'needs', 'resident', 'sidewalks', 'town', 'years', 'Junk', 'businesses', 'streets', 'community', 'ordinance', and 'well seen'.

This was an open-ended question with responses from 17 people, as represented by the above word cloud. The most common responses regarded concern over the physical condition/maintenance of the Village. The use of off-road vehicles and Village website suggestions were also commented upon.



Old Parma High School

CHAPTER 3
COMMUNITY POLICIES AND PLANS



Goals/Objectives/Policies

In order to establish a rational, orderly and efficient land use development pattern and related programs over the next 20 years, it is first necessary to define a series of goals and objectives. These will provide the written framework for the graphic depiction of future land use patterns and the activities necessary to implement the Plan. The Goals, Objectives and Policies identified below are not listed in any particular order of importance or priority.

Goals are desirable end states that are broadly defined, to encompass a wide variety of ways to achieve those end states. Objectives are statements identifying more specific components of the desired goals. Policies are even more detailed explanations of the processes and activities that should be followed to achieve the defined objective (and ultimately the desired goal).

Overriding Goal

The overriding goal of this plan is to retain the area's small town atmosphere, while at the same time improving the overall quality of life through improving Downtown Parma, promoting planned, steady growth in population and associated land uses, providing adequate utilities and public and private community services, improving the existing housing stock, promoting new quality housing that is affordable to a wide variety of incomes, and providing various recreational opportunities for residents of all ages.

Residential Development Goal

A variety of quality housing to meet the needs of the various life styles which the area attracts.

Objectives

- A. Provide housing for people of various economic levels which meets or exceeds current code requirements.
- B. Provide a variety of housing types while improving housing conditions.
- C. Achieve a balanced system of housing.

Policies

- 1. Encourage home ownership of various types, primarily single-family as well as assisted living housing.
- 2. Encourage the rehabilitation of substandard dwellings, and the preservation of quality homes in the area.
- 3. Encourage developing new areas for residential expansion and encourage the in-filling of vacant lots in established residential areas for single units.
- 4. Renegotiation of the Intergovernmental Conditional Transfer of Property by Contract (PA 425 of 1984) agreement with Parma Township regarding the Underdeveloped Area to include zoning control.

Downtown Development Goal

An attractive downtown area with a variety of shops and services for both residents and visitors.

Objectives

- A. Encourage a variety of shops that offer consumers a wider selection and choice of available products.
- B. Provide an attractive, safe and organized setting for both consumers and shop owners in the form of a traditional downtown.
- C. Provide for adequate parking and easy access to all buildings.
- D. Allow for limited commercial development along Union Street and Michigan Avenue (west of Union Street) that will complement Downtown Parma.
- E. Recruit new shopping options for Parma, including professional offices and services, such as medical, legal, etc.
- F. Update the Village's Downtown Revitalization Plan.

Policies

- 1. Frequently survey existing shop owners to assess their perceived problems of the area, and to detect, and correct, any problems they could be experiencing.
- 2. Establish, and frequently update, a list of available buildings and sites in the downtown area, and make readily available information on tax rates, ownership, price, etc., for potential buyers.
- 3. Study currently vacant or underutilized areas to determine which areas should be set aside for vehicular parking, keeping in mind easy access to all existing buildings, or redevelopment into other types of uses.
- 4. Improve signage in the downtown area by having a uniform system with which people can identify, is easily read, and which helps to promote a positive and organized image of the Village.
- 5. Promote the Parma area and encourage an increased mixture of service and retail businesses through expanding existing businesses and by attracting new ones.
- 6. Improve the appearance of Downtown Parma by encouraging pride in ownership among shop owners and residents, as well as creating a uniform design theme for the area.
- 7. Control the type and extent of commercial development along North Union Street and along Michigan Avenue (west of Union Street) to ensure it is compatible with downtown businesses.
- 8. Update the Village's Downtown Revitalization Plan.

Industrial Development Goal

Limited "clean" industrial development oriented to the skills and characteristics of the area's workforce.

Objectives

- A. Renegotiate the Intergovernmental 'Conditional Transfer of Property by Contract (PA 425 of 1984)' agreement with Sandstone Township regarding the 'MACI/LDFA Area'.
- B. Collaborate with Sandstone Township to promote and encourage quality industrial development.

Policies

- 1. Establish public body to promote private development and ownership in the MACI/LDFA Area.
- 2. Search for potential sources of funding to further develop the MACI/LDFA Area.
- 3. Develop a light industrial attraction program, including a target industry identification study and market program.
- 4. Ensure that appropriate zoning and land use controls are put in place to ensure quality development.
- 5. Renegotiation of the Intergovernmental Conditional Transfer of Property by Contract (PA 425 of 1984) agreement with Sandstone Township regarding the MACI/LDFA Area to include zoning control.

Public Facilities

Make the Village a more desirable place to live and visit by improving or expanding public facilities.

Objectives

- A. Enhance the overall quality of municipal water and sewer services to promote economic development.
- B. Improve Village streets and sidewalks.
- C. Provide safe separation of pedestrian, bicycle and automobile routes especially where two or more of these forms of transportation use the same system (i.e., complete streets).
- D. Improve Groner Memorial Park and allow for current and future expansion of new parks and recreation facilities.

- E. Continue to provide municipal trash service.
- F. Continue to coordinate with the Townships on joint fire and emergency medical services.

Policies

1. Undertake studies to identify potential improvements to the municipal water and sewer systems.
2. Identify sources of financing for water and sewer service improvements.
3. Survey existing curbs, gutters and sidewalks; assess needs; and implement a program to repair, replace, or construct new street amenities.
4. Assess existing recreational facilities' needs and study the need for new facilities in a Recreation Plan. Apply for State funds to implement programs in which the area is found to be lacking.
5. Reevaluate the contract for municipal trash service on a regular basis.

Tourism Goal

An attractive Village business district for tourists and travelers.

Objectives

- A. Encourage a mix of business and public spaces and activities that will accommodate tourists and local residents.
- B. Develop an organizational structure and promotion campaign designed to attract tourist-oriented businesses and tourist traffic.

Policies

1. Update the Village's Downtown Redevelopment Plan and provide for public and private improvements in the Plan.
2. Establish or promote the development of trails (particularly a bike/walking path between Parma and Jackson), which would be used for various seasonal sports, such as cross-country skiing, horseback riding, bicycling hiking and nature walks. Investigate various funding sources.

Future Land Use Plan

The form and vitality of any community is defined largely by how its citizens see the way land is used and how that use relates to their daily life. The way land is used is linked directly to the quality of life found in the Village of Parma. Accordingly, it is important to plan for future development in the community (see the Future Land Use Maps, Appendix B).

The future land use plan is a general guide which is not meant to be rigidly administered because changing conditions may affect the assumptions used to develop the document. However, changing conditions do not necessarily mean that the master plan must change. Rather, the planning commission must examine those changes and decide if the principles on which the document was based are still valid. If so, the plan should be followed.

The relationship between a master plan and a zoning ordinance is often misunderstood. A master plan is a *guide* for land use for the future while the zoning ordinance *regulates* the use of land in the present. The master plan is not a binding legal document while the zoning ordinance is a law that must be followed.

As more growth occurs, the Village must address difficult zoning issues brought on by the pace and increasing complexity of development plans proposed by residents and property owners. The need to provide flexibility while maintaining some degree of control may create the need for innovative zoning solutions.

Low Density Residential

The purpose of the Low Density Residential classification is to allow the development and maintenance of neighborhoods containing single-family dwellings.

Medium Density Residential

The purpose of the Medium Density Residential classification is to allow the development and maintenance of neighborhoods in the Central Village and the Underdeveloped Area containing two-family and multiple-family dwellings as well as manufactured housing (e.g., mobile homes).

General Commercial

The purpose of the General Commercial classification is to maintain the existing commercial area along Michigan Avenue, east of Downtown Parma, as well as the small commercial area on either side of Union Street at the northern border of the Central Village.

Downtown Commercial

The purpose of the Downtown Commercial classification is to allow for mixed use commercial and residential development in Downtown Parma.

Light Industrial

The purpose of the Light Industrial classification is to maintain the existing light industrial zoning in the Central Village.

General Industrial

The purpose of the General Industrial classification is to encourage the continued industrial development of the MACI/LDFA Area.

Institutional (Overlay)

The purpose of the Institutional classification is to recognize the existence of the various community facilities within the Village while also identifying what the preferred future land use classification should be if any of those facilities ceases to exist. The portion of the Village's Recreation Open Space (RC-1) zoning district covering Groner Memorial Park and Parma Elementary School is also acknowledged by the classification.

Zoning Plan

The joint master plan provides the legal basis for zoning in the Village of Parma. Accordingly, the plan is required to contain a special plan element, known commonly as the zoning plan, by Michigan's planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), "special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations."

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended— requires "a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises" because the Village of Parma has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA —the Michigan Zoning Enabling Act (PA 110 of 2006), as amended— requires the planning commission to adopt and file with the village council "a zoning plan for the areas subject to zoning" (Sec. 305 (a)). Finally, the MPEA also requires the zoning plan to "include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map" (Sec. 33 (2) (d)).

Zoning Districts

Chapter 152 —Zoning Code— of the Village of Parma Code of Ordinances divides the Village into the following zoning districts (see the 2018 Zoning Map, Appendix B).

- **Recreation Open Space District (RC-1).** “The intent of this District is to set aside those lands which, because of their physical characteristics, would be suitable for recreation and open space use” (Sec. 152.051).
- **Residential Districts.** “The Single-Family Residential District, and Multiple-Family Residential Districts are designated principally for residential use and are limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life. The residential districts are designated to regulate the location of residential uses and dwellings according to a well-considered plan which reflects the different types of residential uses and dwellings, the different densities of population and the intensity of land use desired; potential nuisances and hazards which may cause unhealthy conditions; and the relationship of residential uses and dwellings to other areas devoted to agricultural, commercial, or industrial use and to streets. The purpose of each residential district is further stated below” (Sec. 152.052(A)).
 - **Single Family Residential District (RS-1).** “This District is designed to provide residential areas principally for moderate densities where necessary urban services and facilities, including central sewerage and water supply systems can be feasibly provided” (Sec. 152.052(B)).
 - **Multiple-Family Residential District (RM-1).** This District is designated to permit a high density of population and a high intensity of land use in those areas which are served by a central sanitary sewerage system, and which abut or are adjacent to such other uses or amenities which support, complement, or serve such a density and intensity” (Sec. 152.052(C)).
- **Commercial Districts.** “The Neighborhood Commercial District is designated to permit compatible commercial enterprises at appropriate locations to encourage efficient traffic movement, parking, and utility service; advance public safety; and protect surrounding property. The Commercial District is designed to regulate the location of these business uses according to a well-considered plan which determined the types of the uses and the intensity of land, street and highway use in each such district; potential nuisances and hazards which may cause unsafe conditions; and the relationship of commercial uses to each other and to other areas devoted to agriculture, residential, or industrial use and to streets and highways. The purpose of each commercial district is further stated below” (Sec. 152.053(A)).
 - **Local Commercial District (C-1).** “This District is designed to encourage planned and integrated groupings of stores that will retail convenience goods and provide personal services to meet regular and recurring needs of neighborhood residents. To these ends, certain uses, which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this District, have been excluded” (Sec. 152.053(B)).

- **Neighborhood Commercial, Mixed Use District (CX-1).** “This District is intended to be used in that area of the village which has been designated as the Central Business District in the village’s adopted comprehensive plan where municipal parking facilities are available within reasonable walking distances. The CX1 Neighborhood Commercial, Mixed Use District is intended to provide for a traditional mixture of small office buildings, specialty retail stores, entertainment, public spaces and related activities that are mutually supporting and serve the needs of the village and surrounding areas. The District regulations are designed to encourage a lively social environment and economically viable downtown with a wide variety of uses, including residences in upper floors, in a pedestrian oriented setting, with common parking” (Sec. 152.053(C)).
- **Mobile Home Residential District (MH-1).** “The purpose of this District is to provide for the development of mobile home parks and to regulate mobile home parks with the character of residential neighborhoods. It is the intent of this chapter that mobile home parks be located in areas of the village that are served adequately by public facilities and services such as access streets, police and fire protection, and public water, sanitary sewer, and storm drainage facilities, and public recreation areas” (Sec. 152.054).
- **Industrial District.** It is recognized by this chapter that the value to the public of designating certain area for certain types of industrial uses is represented in the employment opportunities afforded to citizens and the resultant economic benefits conferred upon the village. In order that this value may be maintained and this use encouraged, this chapter has established one zoning district designed to regulate the location of industrial uses according to a well-considered plan which reflect the types of the uses and the intensity of land, street, and highway use in each such district; potential nuisances and hazards which may cause unsafe and unhealthy conditions; and the relationship of industrial uses to each other and to other area devoted to agricultural, residential, or commercial use and to streets, highways, and other means of transportation. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of these districts have been excluded. The purpose of the Industrial District is further stated below” (Sec. 152.055(A)).
 - **Light Industrial District (I-1).** “This District is designed to provide suitable space for light industrial uses which operate in a safe, non-objectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from adjoining non-industrial zoning district. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter” (Sec. 152.055(B)).

Dimensional Standards

The following bulk, height, and setbacks for each district are included Appendix A.

<i>District</i>	<i>Symbol</i>	Lot Requirements			Minimum Yard Requirements			Max. Building Height		
		<i>Min. Area</i>	<i>Min. Width</i>	<i>Max. Coverage</i>	<i>Front</i>	<i>Side</i>	<i>Rear</i>	<i>Principal</i>	<i>Accessory</i>	<i>Storage</i>
Residential	RS-1	10,000 sq. ft.	100 ft.	30%	20 ft.	10 ft. per	20 ft.	35 ft.	25 ft.	10 ft.
Multi-Family Residential	RM-1	10,000 sq. ft.	80 ft.	25%	25 ft.	10 ft. per	25 ft.	25 ft.	25 ft.	10 ft.
Mobile Home Residential	MH-1	See Sec. 152.054						20 ft.	15 ft.	10 ft.
Local Commercial	C-1	10,000 sq. ft.	75 ft.	50%	25 ft.	10 ft. per	25 ft.	35 ft.	25 ft.	N/A
Central Business District	C-5	5,000 sq. ft.	50 ft.	75%	10 ft.	10 ft. per (if detached)	25 ft.	40 ft.	N/A	N/A
Light Industrial	I-1	20,000 sq. ft.	80 ft.	25%	35 ft.	20 ft.	35 ft.	35 ft.	N/A	N/A

Rezoning Criteria

The most common zoning application of the land use plan is during the rezoning process. A rezoning should be required to meet set criteria in order to be considered consistent with the land use plan. The Planning Commission and Village Council must consider the following criteria when considering a rezoning request:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Village's Master Plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

This section equates the various zoning districts included on the zoning map with the various classifications included on the future land use map (see the Zoning Maps, Appendix B). Please note that zoning control for the Underdeveloped Area and the MACI/LDFA Area are vested with Parma Township and Sandstone Township, respectively. The pertinent township zoning districts for those areas are also listed.

- **Low Density Residential.** The Low Density Residential classification is addressed generally on the future land use map. The following zoning district equates to that classification:
 - Single Family Residential District (RS-1)

- **Medium Density Residential.** The Medium Density Residential classification is addressed generally on the future land use map. The following zoning districts equate to that classification:
 - Multiple-Family Residential District (RM-1)
 - Mobile Home Residential District (MH-1)
 - Mobile Home Park (MHP) – *Parma Township*
- **Downtown Commercial.** The Downtown Commercial classification is addressed generally on the future land use map. The following zoning district equates to that classification:
 - Neighborhood Commercial, Mixed Use District (CX-1).
- **General Commercial.** The General Commercial classification is addressed generally on the future land use map. The following zoning district equates to that classification:
 - Local Commercial District (C-1)
- **Light Industrial.** The Light Industrial classification is addressed generally on the future land use map. The following zoning district equates to that classification:
 - Light Industrial District (I-1)
- **General Industrial.** The General Industrial classification is addressed generally on the future land use map. The following zoning district equates to that classification:
 - Limited Industrial (LI) – *Sandstone Township*
- **Institutional.** The Institutional classification (i.e., community facilities or public/quasi-public areas) is addressed generally on the future land use map. Although they are identified on the future land use map, they do not equate to any district on the zoning map. However, it should be noted that the Village's Recreation Open Space (RC-1) zoning district does cover Groner Memorial Park and Parma Elementary School.

Implementation of Policies

The successful pursuit of plan goals and objectives requires an aggressive implementation strategy. Accordingly, the following table establishes the priority, responsible parties, and possible funding sources for each policy. A key defining time frame (i.e., near, mid, and long term) and the abbreviated codes for the responsible parties and possible funding sources are located at the end of the table.

	Policy	Time Frame	Responsibility	Possible Funding
	Residential Development	—	—	—
1.	Encourage home ownership of various types, primarily single-family as well as assisted living housing.	S • M • L	PC • VC	GF
2.	Encourage the rehabilitation of substandard dwellings, and the preservation of quality homes in the area.	S • M • L	BI • ZI	GF
3.	Encourage developing new areas for residential expansion and encourage the in-filling of vacant lots in established residential areas for single units.	M • L	PC • VC	GF
4.	Renegotiation of the Intergovernmental Conditional Transfer of Property by Contract (PA 425 of 1984) agreement with Parma Township regarding the Underdeveloped Area to include zoning control.	L	PC • VC	GF
	Downtown Development	—	—	—
1.	Frequently survey existing shop owners to assess their perceived problems of the area, and to detect, and correct, any problems they could be experiencing.	M • L	DDA • C	DDA • GF
2.	Establish, and frequently update, a list of available buildings and sites in the downtown area, and make readily available information on tax rates, ownership, price, etc., for potential buyers.	S • M • L	DDA • C	DDA • GF
3.	Study currently vacant or underutilized areas to determine which areas should be set aside for vehicular parking, keeping in mind easy access to all existing buildings, or redevelopment into other types of uses.	M	PC • DDA	DDA • GF
4.	Improve signage in the downtown area by having a uniform system with which people can identify, is easily read, and which helps to promote a positive and organized image of the Village.	S	PC • DDA	DDA • GF
5.	Promote the Parma area and encourage an increased mixture of service and retail businesses through expanding existing businesses and by attracting new ones.	M • L	PC • DDA	DDA • GF
6.	Improve the appearance of Downtown Parma by encouraging pride in ownership among shop owners and residents, as well as creating a uniform design theme for the area.	S • M • L	PC • DDA	DDA • GF
7.	Control the type and extent of commercial development along North Union Street and along Michigan Avenue (west of Union Street) to ensure it is compatible with downtown businesses.	M	PC	GF
8.	Update the Village's Downtown Revitalization Plan.	S • M	PC • DDA	DDA • GF
	Industrial Development	—	—	—
1.	Establish public body to promote private development and ownership in the MACI/LDFA Area.	S	LDFA • VC	LDFA • GF
2.	Search for potential sources of funding to further develop the MACI/LDFA Area.	S • M • L	LDFA • VC	LDFA • GF

	Policy	Time Frame	Responsibility	Possible Funding
3.	Develop a light industrial attraction program, including a target industry identification study and market program.	M	LDFA • VC	LDFA • GF
4.	Ensure that appropriate zoning and land use controls are put in place to ensure quality development.	M • L	LDFA • PC • VC	LDFA • GF
5.	Renegotiation of the Intergovernmental 'Conditional Transfer of Property by Contract (PA 425 of 1984)' agreement with Sandstone Township regarding the MACI/LDFA Area to include zoning control.	S	LDFA • VC	LDFA • GF
	Public Facilities	—	—	—
1.	Undertake studies to identify potential improvements to the municipal water and sewer systems.	S • M • L	DPW • VC	DPW • GF
2.	Identify sources of financing for water and sewer service improvements.	S	DPW • VC	DPW • GF
3.	Survey existing curbs, gutters and sidewalks; assess needs; and implement a program to repair, replace, or construct new street amenities.	S • M	DPW • VC	DPW • GF
4.	Assess existing recreational facilities' needs and study the need for new facilities in a Recreation Plan. Apply for State funds to implement programs in which the area is found to be lacking.	M • L	PC • VC	GF
5.	Reevaluate the contract for municipal trash service on a regular basis.	S • M • L	VC	GF
	Tourism	—	—	—
1.	Update the Village's Downtown Redevelopment Plan and provide for public and private improvements in the Plan.	S • M	PC • DDA	GF
2.	Establish or promote the development of trails (particularly a bike/walking path between Parma and Jackson), which would be used for various seasonal sports, such as cross-country skiing, horseback riding, bicycling hiking and nature walks. Investigate various funding sources.	M • L	PC • VC	GF

Key:	Time Frame:	Responsibility:	Possible Funding:
	S = Short Term (1-3 years) M = Medium Term (3-5 years) L = Long Term (5+ years)	VC = Village Council PC = Planning Commission DDA = Downtown Development Authority LDFA = Local Development Finance Authority BI = Building Inspector ZI = Zoning Inspector DPW = Department of Public Works C = Village Clerk	GF = General Fund DDA = Downtown Development Authority LDFA = Local Development Finance Authority DPW = Department of Public Works



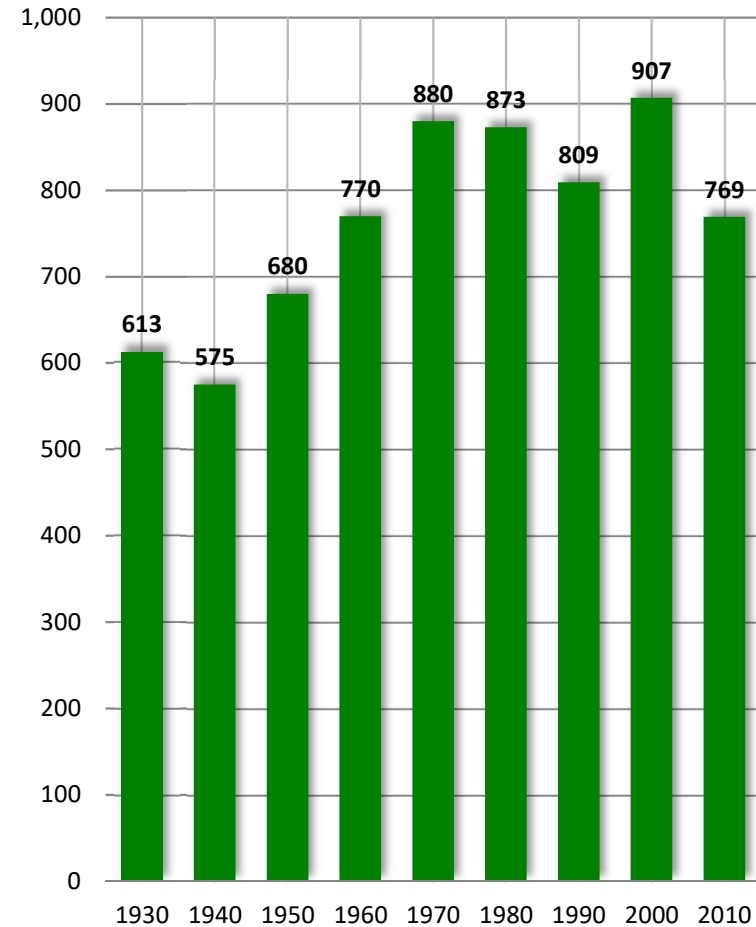
Methodist Church

APPENDIX A
DEMOGRAPHICS



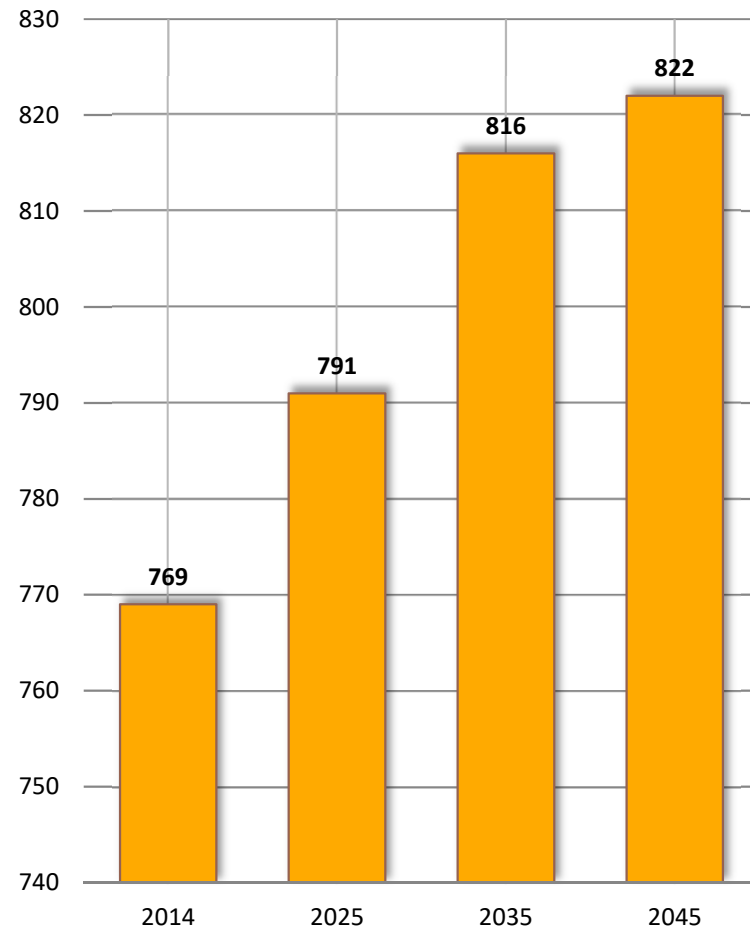
Population History

- The Village was home to 769 people in 2010, according to the U.S. Census
- The adjacent figure shows that the population:
 - Increased -6.2% between 1930 and 1940
 - Increased 18.3% between 1940 and 1950
 - Increased 13.2% between 1950 and 1960
 - Increased 14.3% between 1960 and 1970
 - Increased -0.8% between 1970 and 1980
 - Increased -7.3% between 1980 and 1990
 - Increased 12.1% between 1990 and 2000
 - Increased -15.2% between 2000 and 2010



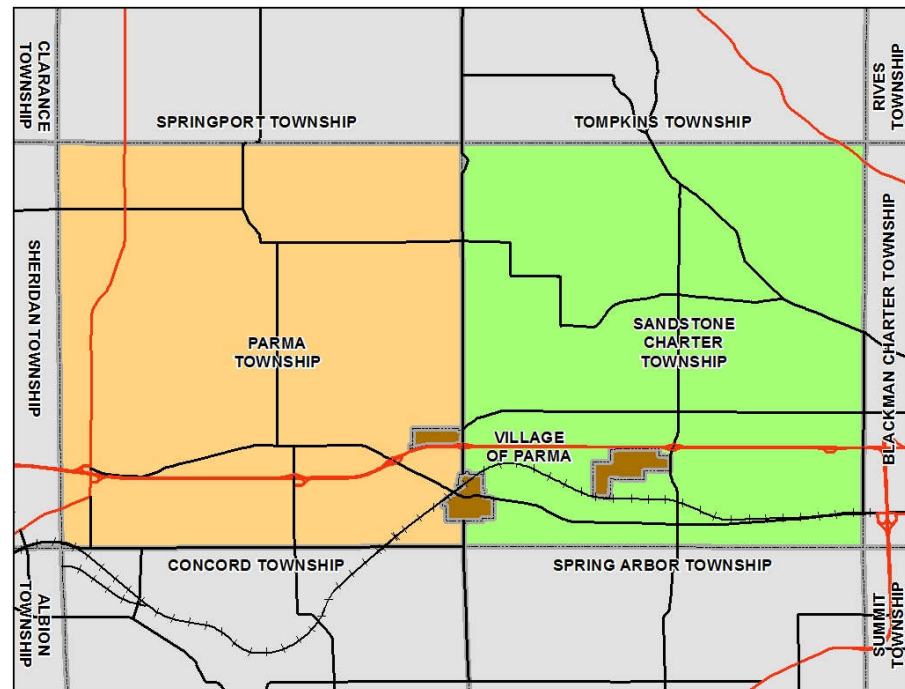
Population Projections

- The population projections utilized in this plan were developed for the Jackson Area Comprehensive Transportation Study (JACTS)
 - The 2014-2045 projections are grounded on historic census trends and Regional Economic Models Inc. (REMI) forecasts
- Utilizing that information, it is reasonable to expect that:
 - The population will increase 6.9% by 2045
 - The 2014 population for the Village is estimated to remain stable (0.0%) at 769 residents
The American Community Survey (ACS) estimates that the population was 753 residents in 2016 (i.e., 2012-2016)
 - The 2025 population is projected to be 791 people, a 2.9% increase from 2014
 - The 2035 population is projected to be 816 people, a 3.2% increase from 2025
 - The 2045 population is projected to be 822 people, a 0.7% increase from 2035



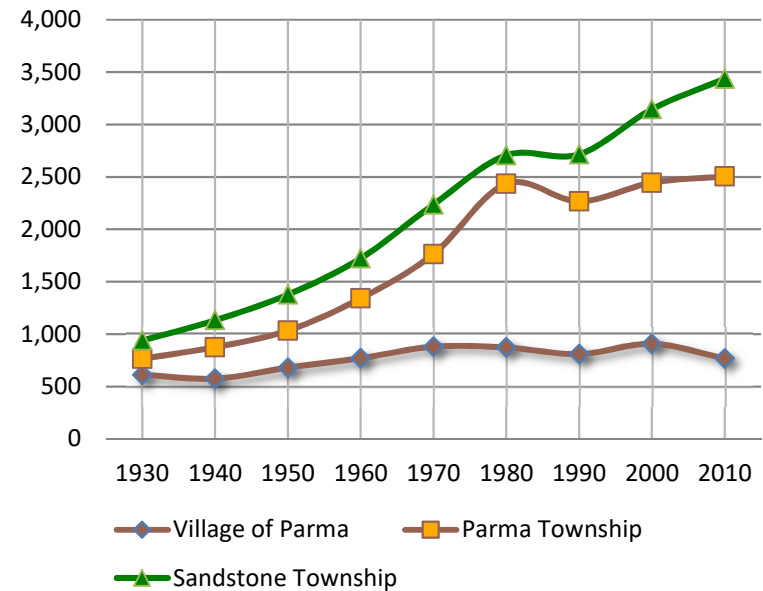
Village of Parma & the Parma Area

- For the purposes of the Master Plan, the Parma Area is comprised of the Village of Parma as well as Parma Township and Sandstone Charter Township
- The Village of Parma is located partially in Parma Township and partially in Sandstone Charter Township
- Residents, property owners, and business owners within the Village of Parma are also residents, property owners, and business owners of either Parma Township or Sandstone Charter Township, depending on their location in the Village.



Parma Area Comparative Historic Population Growth

- Parma Township and Sandstone Charter grew much faster than the Village of Parma between 1930 and 2010
- Only 11.5% of Parma and Sandstone Charter Township residents lived in the Village of Parma in 2010, compared to 26.5% in 1930.

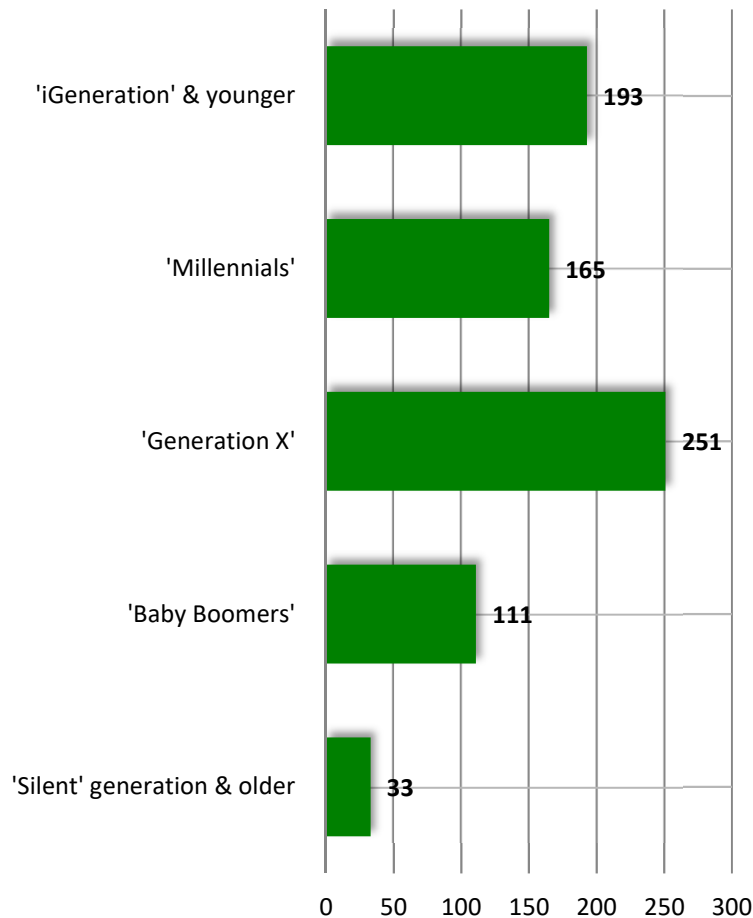


	1930	1940	1950	1960	1970	1980	1990	2000	2010
Village of Parma	613	575	680	770	880	873	809	907	769
Parma Township	765	876	1,034	1,341	1,764	2,435	2,267	2,445	2,504
Sandstone Township	939	1,133	1,378	1,723	2,237	2,707	2,715	3,145	3,437
Parma Area	2,317	2,584	3,092	3,834	4,881	6,015	5,791	6,497	6,710
% in Village	26.5%	22.3%	22.0%	20.1%	18.0%	14.5%	14.0%	14.0%	11.5%

American Community Survey (ACS)

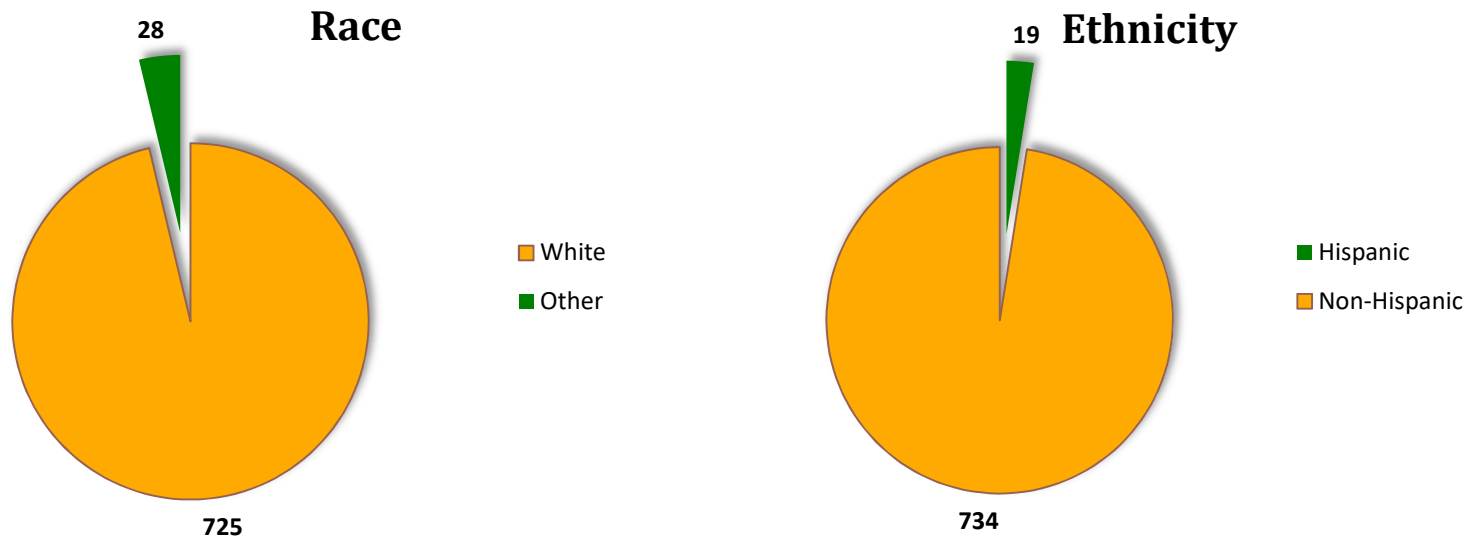
- The use of estimates provided by the U.S. Census Bureau's American Community Survey (ACS) provides more up-to-date demographics than the decennial census
- Reporting jurisdictions the size of the Village of Parma are provided five-year average estimates on a regular basis
- The reporting period available and utilized for this plan is 2012-2016
- The ACS states that "median income divides the income distribution into two equal groups, one having incomes above the median, and [the] other having incomes below the median"
- The ACS states that per capita income is the average "obtained by dividing aggregate income by [the] total population of an area"

Age & Gender: 2012-2016



- The estimated median age of the Village of Parma's 753 residents was 36.2 years in 2016
- The adjacent figure illustrates the generations to which those residents belonged in 2016:
 - The 'iGeneration' & younger generations (i.e., people ≤ 14 years old) — 25.6%
 - The 'Millennials' generation (i.e., people 15-34 years old) — 21.9%
 - The 'Generation X' generation (i.e., people 35-54 years old) — 33.3%
 - The 'Baby Boomers' generation (i.e., people 55-74 years old) — 14.7%
 - The 'Silent' and older generations (i.e., people ≥ 75 years old) — 4.4%
- Finally, it is estimated that females comprised 50.7% of the Village's population in 2016

Race & Ethnicity: 2012-2016



The population of the Village of Parma was fairly homogenous in 2016, but racial and ethnic minorities comprised a significant portion of the Village's 753 residents

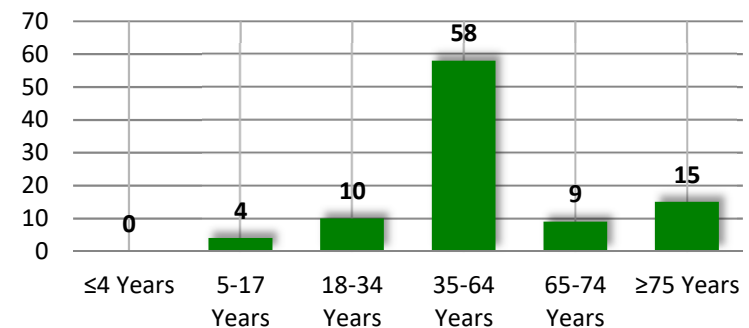
- An estimated 96.3% of the Village's population was white, 0.0% was Black, and 3.7% were members of some other race
- An estimated 2.5% of the Village's residents considered themselves Hispanic

Disabilities: 2012-2016

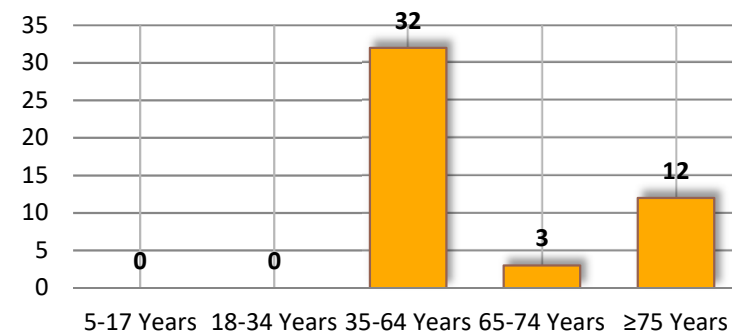
Disabled residents were a significant component of the Village of Parma's estimated 753 noninstitutionalized civilian residents in 2016

- An estimated 12.7% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) and 6.5% had an ambulatory disability
- ≤4 years old
 - Disabled in some way — 0.0%
- 5-17 years old
 - Disabled in some way — 1.8%
 - Had an ambulatory disability — 0.0%
- 18-64 years old
 - Disabled in some way — 15.3%
 - Had an ambulatory disability — 7.2%
- ≥65 years old
 - Disabled in some way — 39.3%
 - Had an ambulatory disability — 24.6%

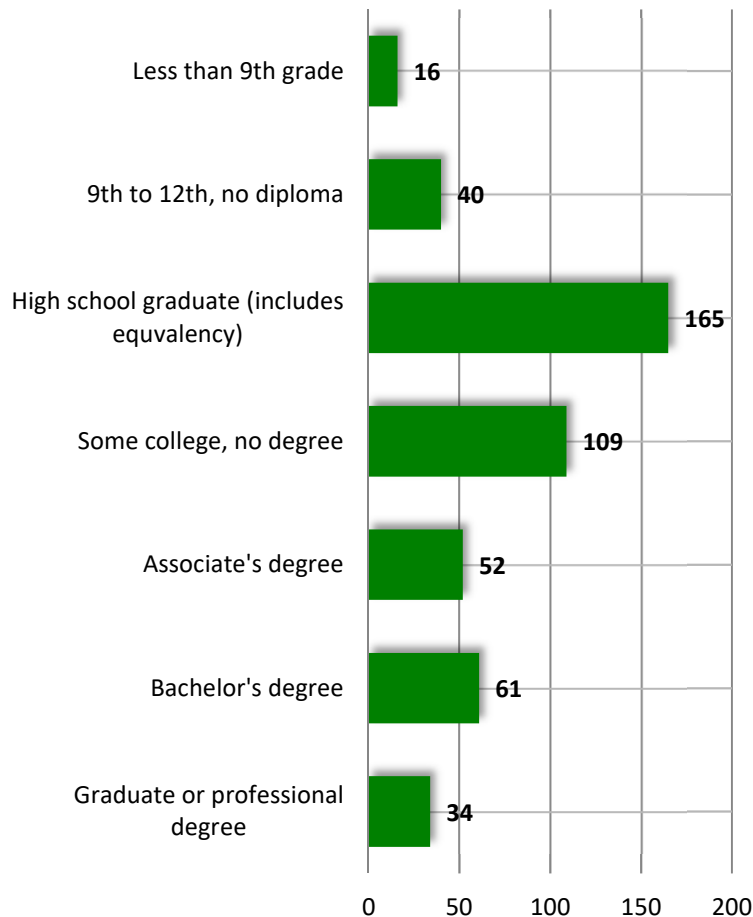
Some Type of Disability



Ambulatory Disability



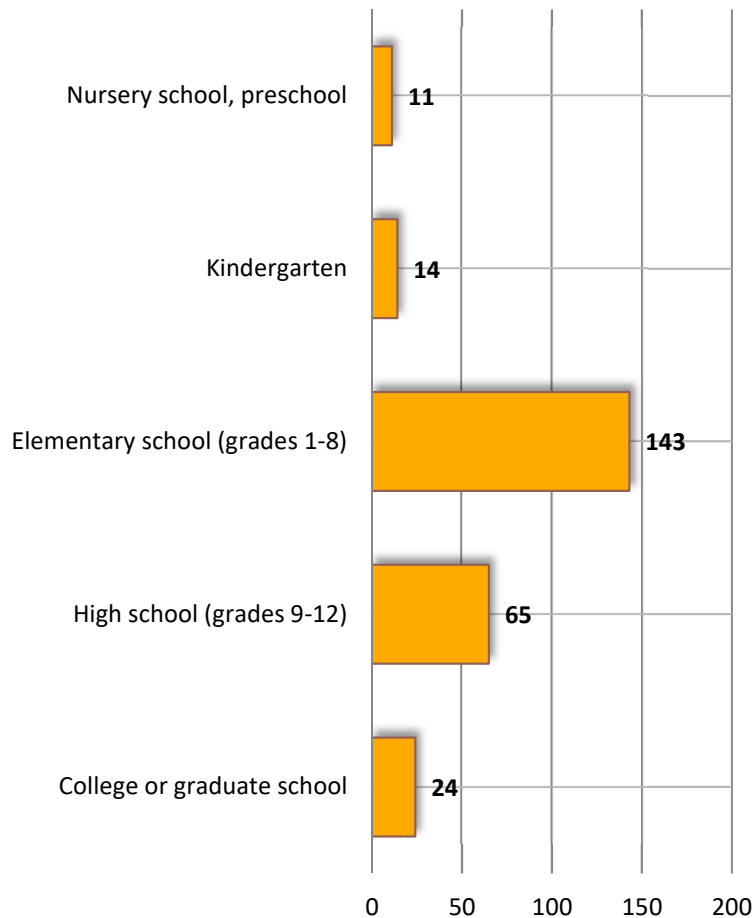
Educational Attainment: 2012-2016



The estimated educational attainment of the 477 residents 25 years old or older in 2016 was as follows:

- Less than a 9th grade education — 3.3%
- 9th to 12th, grade education, no diploma — 8.4%
- High school graduate (includes equivalency) — 34.6%
- Some college education, no degree — 22.9%
- Associate's degree — 10.9%
- Bachelor's degree — 12.8%
- Graduate or professional degree — 7.1%

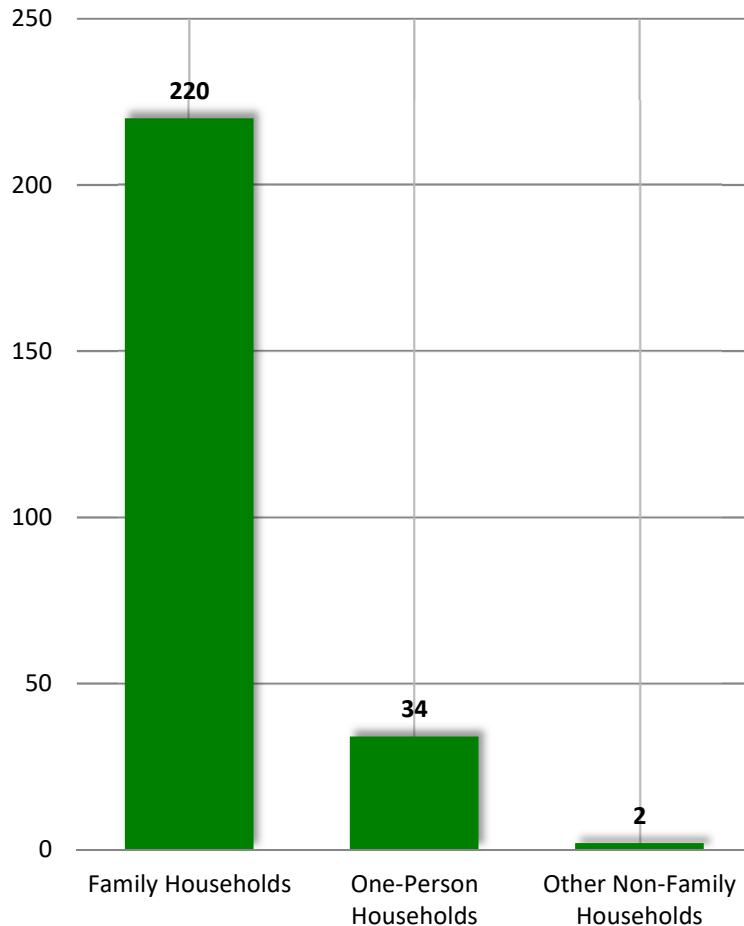
School Enrollment: 2012-2016



The estimated school enrollment of the 257 people estimated to be 3 years old and older in 2016 was as follows:

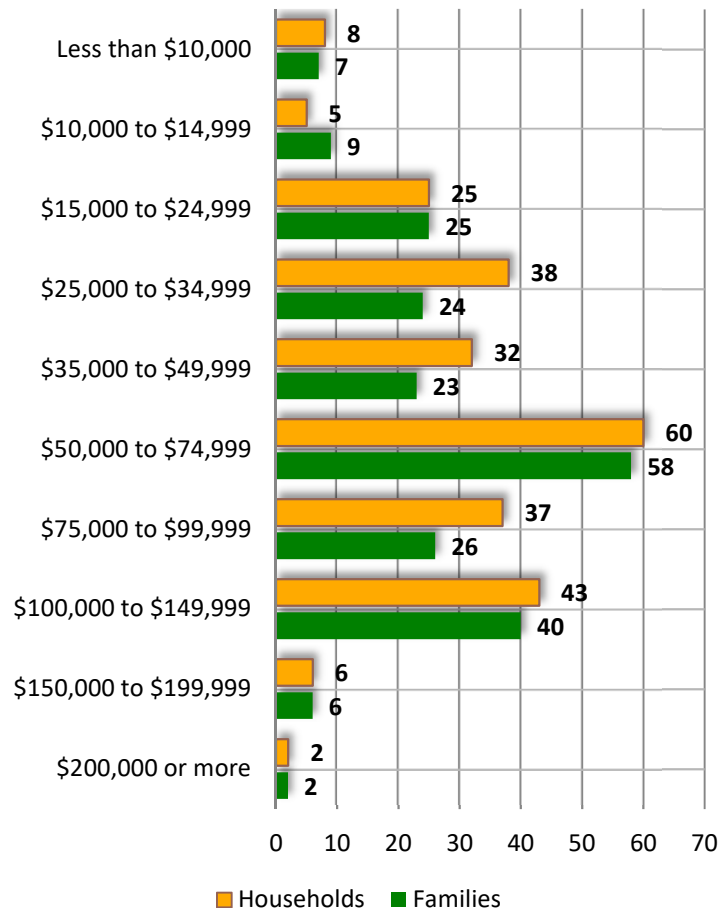
- Nursery school, preschool — 4.3%
- Kindergarten — 5.5%
- Elementary school (grades 1-8) — 55.6%
- High school (grades 9-12) — 25.3%
- College or graduate school — 9.3%

Households & Families: 2012-2016



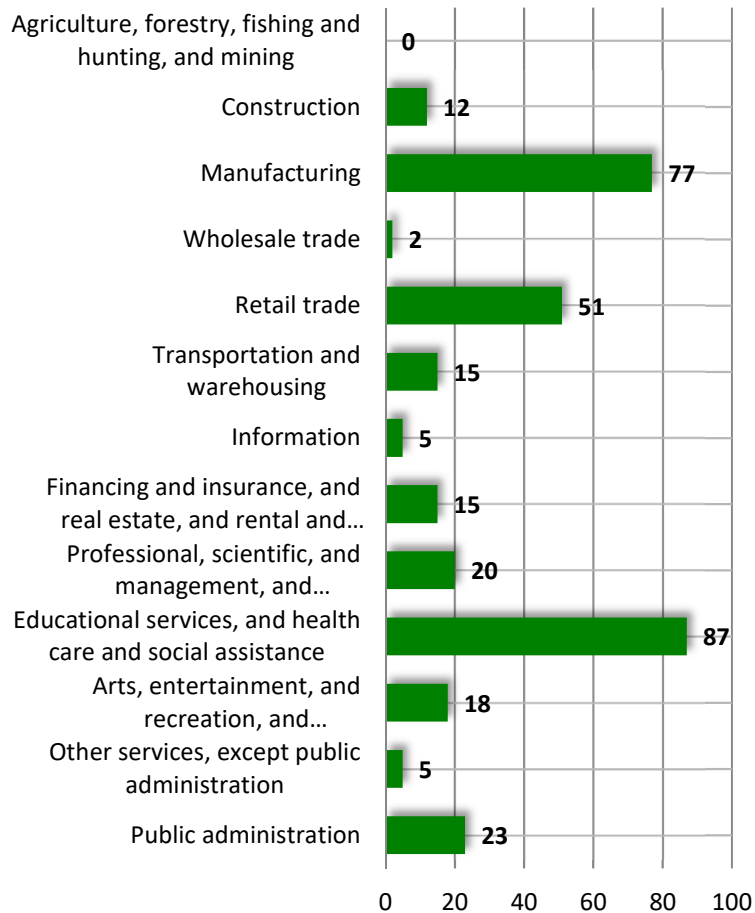
- The Village had an estimated 753 residents in 2016
- An estimated 736 of those residents lived in an estimated 256 households
 - Families comprised an estimated 85.9% of those households
 - An estimated 13.3% of households were comprised of a single person
 - Other non-family households comprised the remaining estimated 0.8% of households
 - The estimated average household and family size was 2.88 people and 2.95 people, respectively (please see the ACS note)
- Group quarters (e.g., nursing homes, etc.) were home to an estimated 17 people in 2016, an estimated 2.3% of the population

Income: 2012-2016



- Households with an income of:
 - \$24,999 or less comprised an estimated 14.8% of Village households
 - \$25,000-\$49,999 comprised an estimated 27.3% of Village households
 - \$50,000-\$99,999 comprised an estimated 37.9% of Village households
 - \$100,000 or more comprised an estimated 19.9% of Village households
- Families with and income of:
 - \$24,999 or less comprised an estimated 18.6% of Village households
 - \$25,000-\$49,999 comprised an estimated 21.4% of Village households
 - \$50,000-\$99,999 comprised an estimated 38.2% of Village households
 - \$100,000 or more comprised an estimated 21.8% of Village households
- Median Incomes:
 - Household -- \$56,111
 - Family -- \$57,500
 - Non-Family -- \$34,000
 - Per Capita -- \$22,373

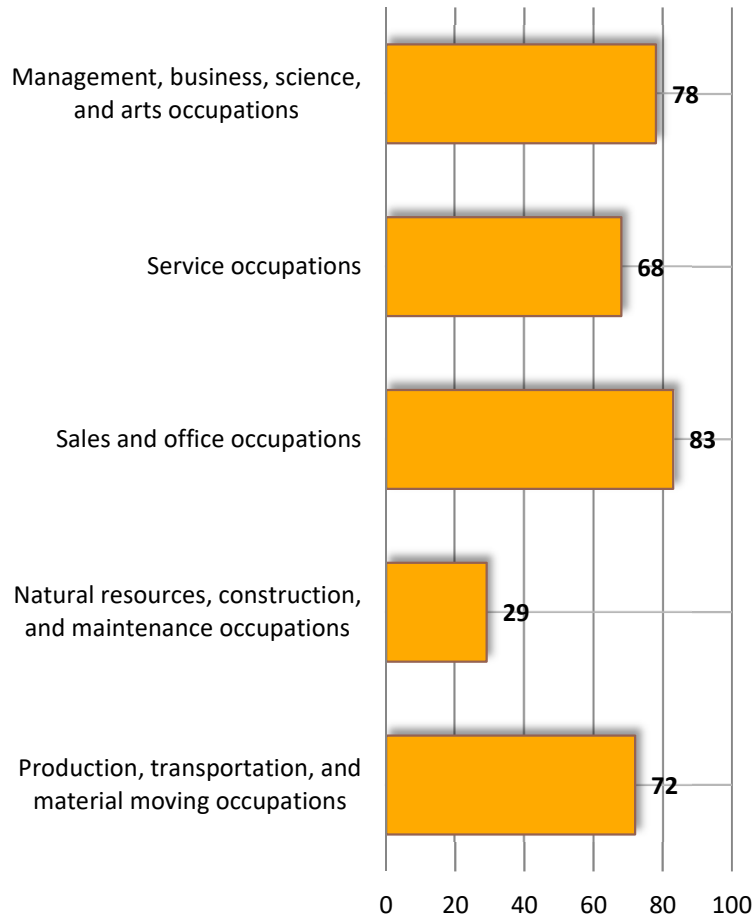
Employment by Industry: 2012-2016



The estimated employment by industry of the 330 civilian employees 16 years old or older in 2016 is:

- Agriculture, forestry, fishing and hunting, and mining — 0.0%
- Construction — 3.6%
- Manufacturing — 23.3%
- Wholesale trade — 0.6%
- Retail trade — 15.5%
- Transportation and warehousing — 4.5%
- Information — 1.5%
- Financing and insurance, and real estate, and rental and leasing — 4.5%
- Professional, scientific, and management, and administrative and waste management services — 6.1%
- Educational services, and health care and social assistance — 26.4%
- Arts, entertainment, and recreation, and accommodation and food services — 5.5%
- Other services, except public administration — 1.5%
- Public Administration — 7.0%

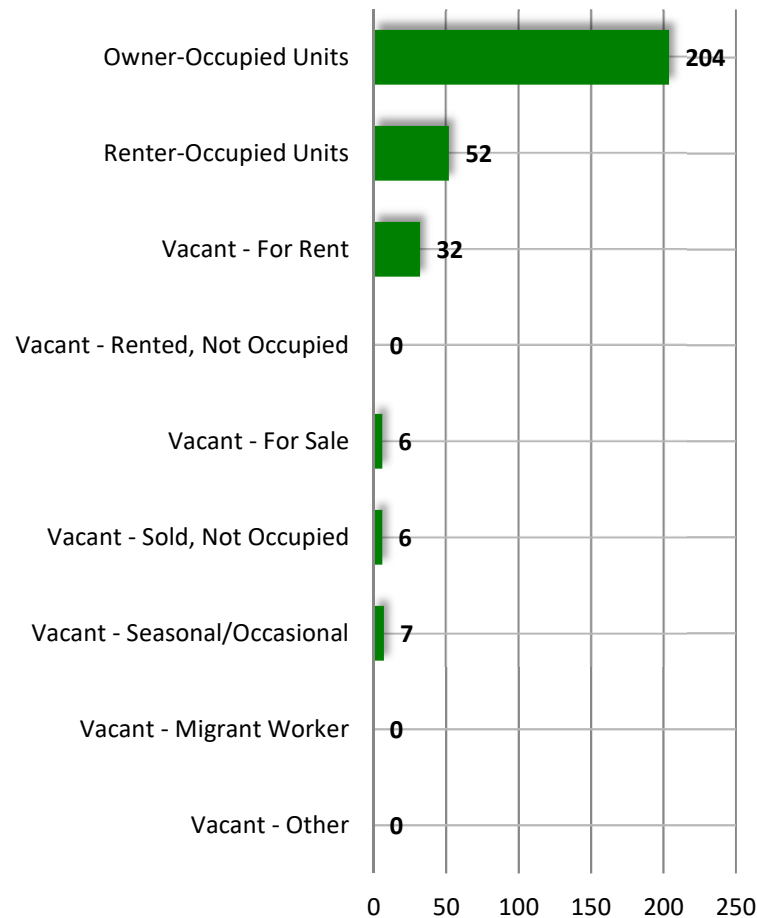
Employment by Occupation: 2012-2016



The estimated employment by occupation of the 330 civilian employees 16 years old or older in 2016:

- Management, business, science, and arts occupations — 23.6%
- Service occupations — 20.6%
- Sales and office occupations 25.2%
- Natural resources, construction, and maintenance occupations — 8.8%
- Production, transportation, and material moving occupations — 21.8%

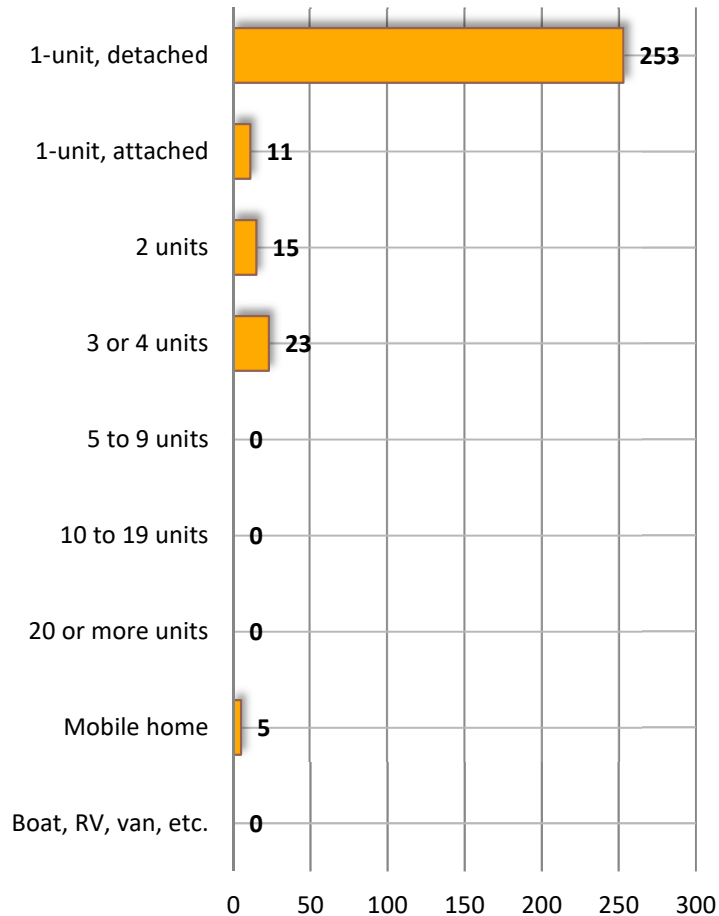
Dwellings & Vacancy Rates: 2012-2016



The Village of Parma had an estimated 307 dwelling units in 2016:

- An estimated 83.3% of those dwellings were occupied
 - Owner-occupied — 66.4%
 - Renter-occupied — 16.9%
- An estimated 16.7% of those dwellings were vacant
 - For rent — 10.4%
 - For Rent, Not Occupied — 0.0%
 - For sale — 2.0%
 - Sold, Not Occupied — 2.0 %
 - Used seasonally/occasionally — 2.3%
 - Used to house migrant workers — 0.0%
 - Otherwise vacant — 0.0%

Housing Types: 2012-2016



The Village of Parma had an estimated 307 dwelling units

- An estimated 86.0% of dwellings were single units
 - An estimated 82.4% of dwellings were detached single units
 - An estimated 3.6% of dwellings were attached single units
- An estimated 12.4% of dwellings were in multi-unit buildings
 - An estimated 4.9% of dwellings were in duplexes
 - An estimated 7.5% of dwellings were in 3-4 unit buildings
 - An estimated 0.0% of dwellings were in 5-9 unit buildings
 - An estimated 0.0% of dwellings were in 10-19 unit buildings
 - An estimated 0.0% of dwellings were in 20 or more unit buildings
- An estimated 1.6% of dwellings were mobile homes

Housing Costs: 2012-2016

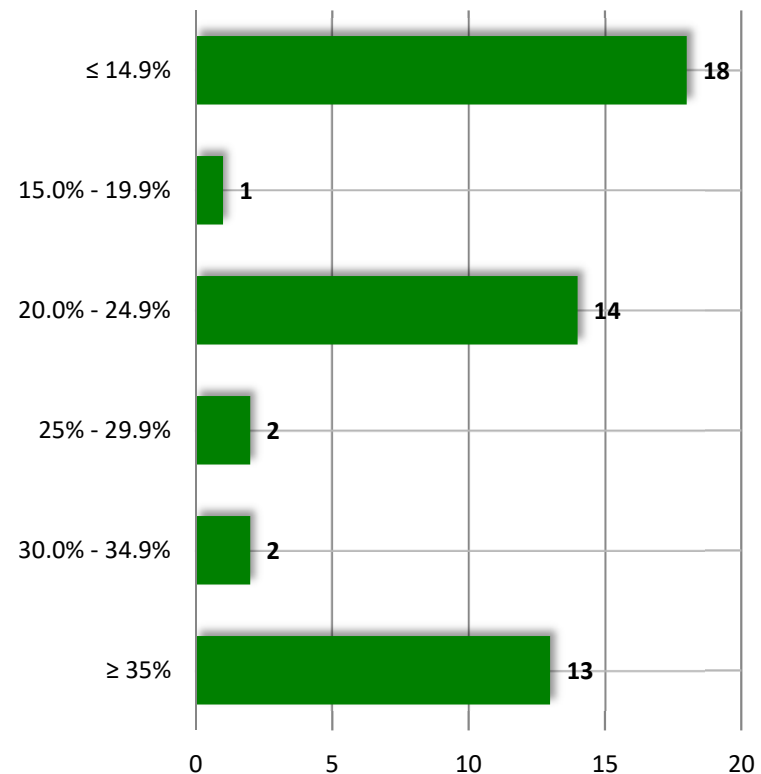
The Village of Parma had an estimated 50 renter occupied households in 2016 for which gross rent as a percentage of household income was determined:

- An estimated 30.0% of households who rented spent $\geq 30\%$ of household income on rent
 - An estimated 26.0% of rental households spent $\geq 35\%$ of household income on rent
 - An estimated 4.0% of rental households spent 30.0% - 34.9% of household income on rent
- The estimated median monthly rent paid by the 155 rental households for which rent was charged was \$819.00 in 2016

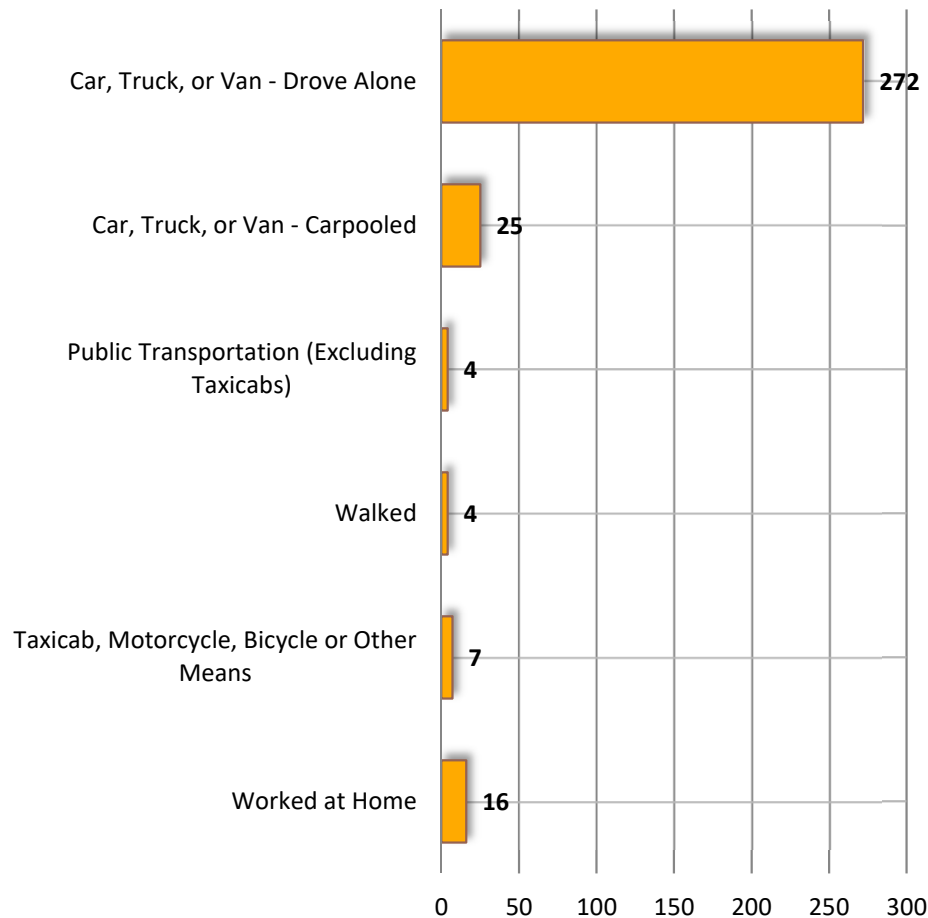
The Village of Parma had an estimated 204 owner occupied households in 2016:

- Of the estimated 144 owner-occupied households in 2016 with a mortgage:
 - The median monthly owner cost was \$887.00
 - An estimated 16.9% of those households spent $\geq 35.0\%$ of household income on housing
- Of the estimated 60 owner-occupied households in 2016 without a mortgage
 - The median monthly owner cost was \$ 381.00
 - An estimated 3.3% of those households spent $\geq 35.0\%$ of household income on housing

Gross Rent as a Percentage of Household Income



Means of Travel to Work: 2012-2016



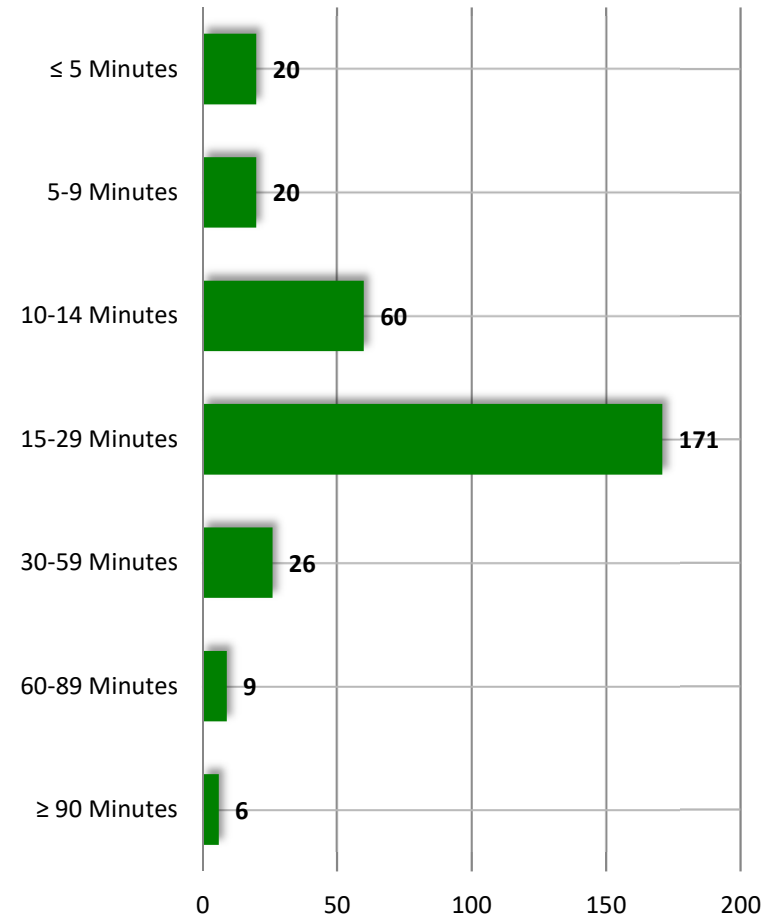
The Village of Parma had 328 residents, 16 years or older, for whom travel to work data was estimated in 2016

- An estimated 90.5% of people drove alone (82.9%) or carpooled (7.6%)
- An estimated 4.6% used some other means of travel
- An estimated 4.9% worked at home

Travel to Work: 2012-2016

The Village of Parma had 312 residents, 16 years or older, for whom travel time to work data was estimated in 2016

- ≤5 minutes — 6.4%
- 5-9 minutes — 6.4%
- 10-14 minutes — 19.2%
- 15-29 minutes — 54.8%
- 30-59 minutes — 8.3%
- 60-89 minutes — 2.9%
- ≥90 minutes — 1.9%

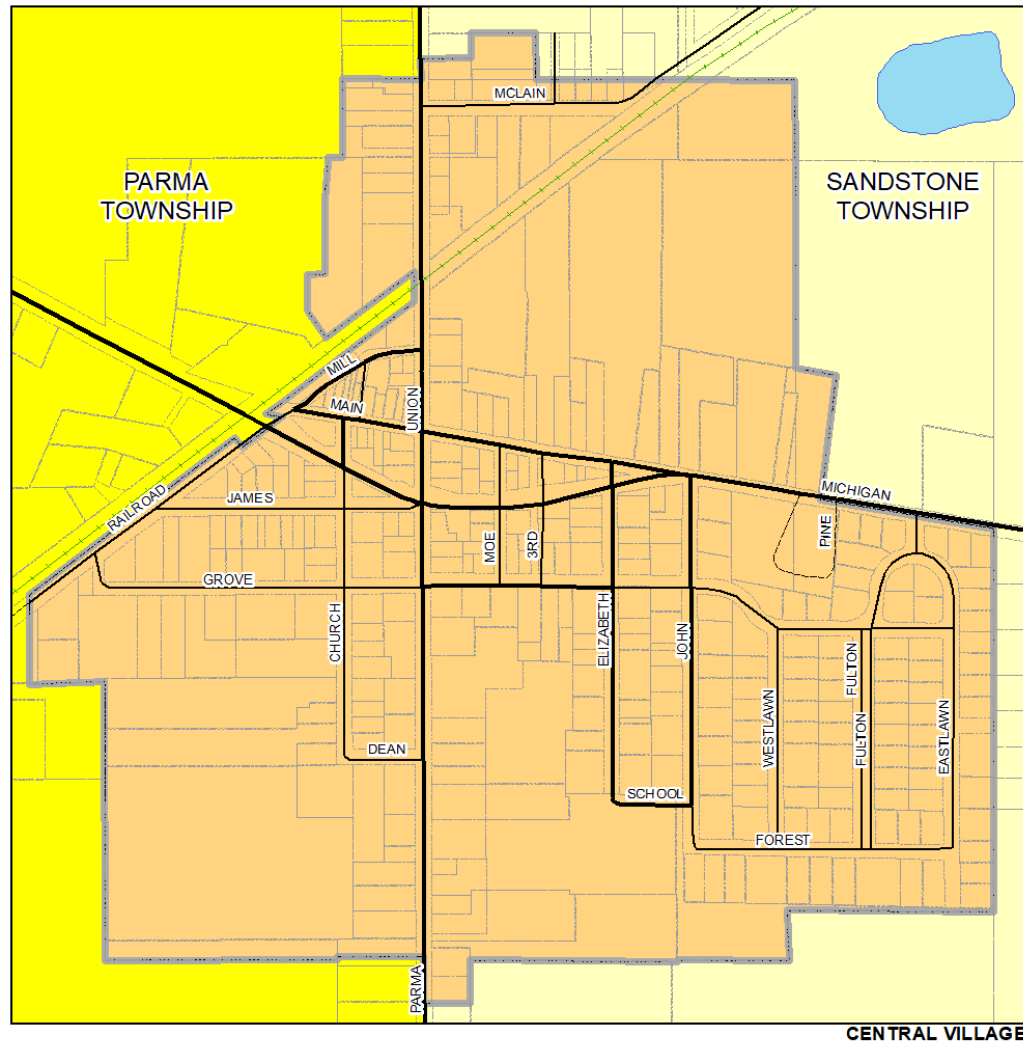




Parma Interurban Station









APPENDIX B
MAPPING

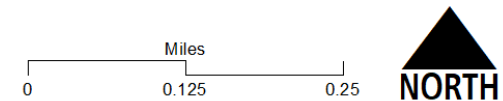
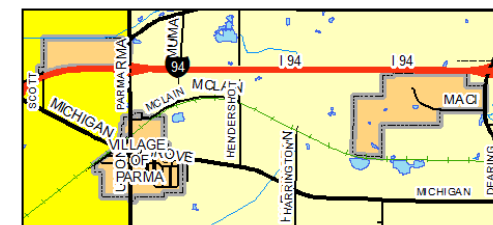


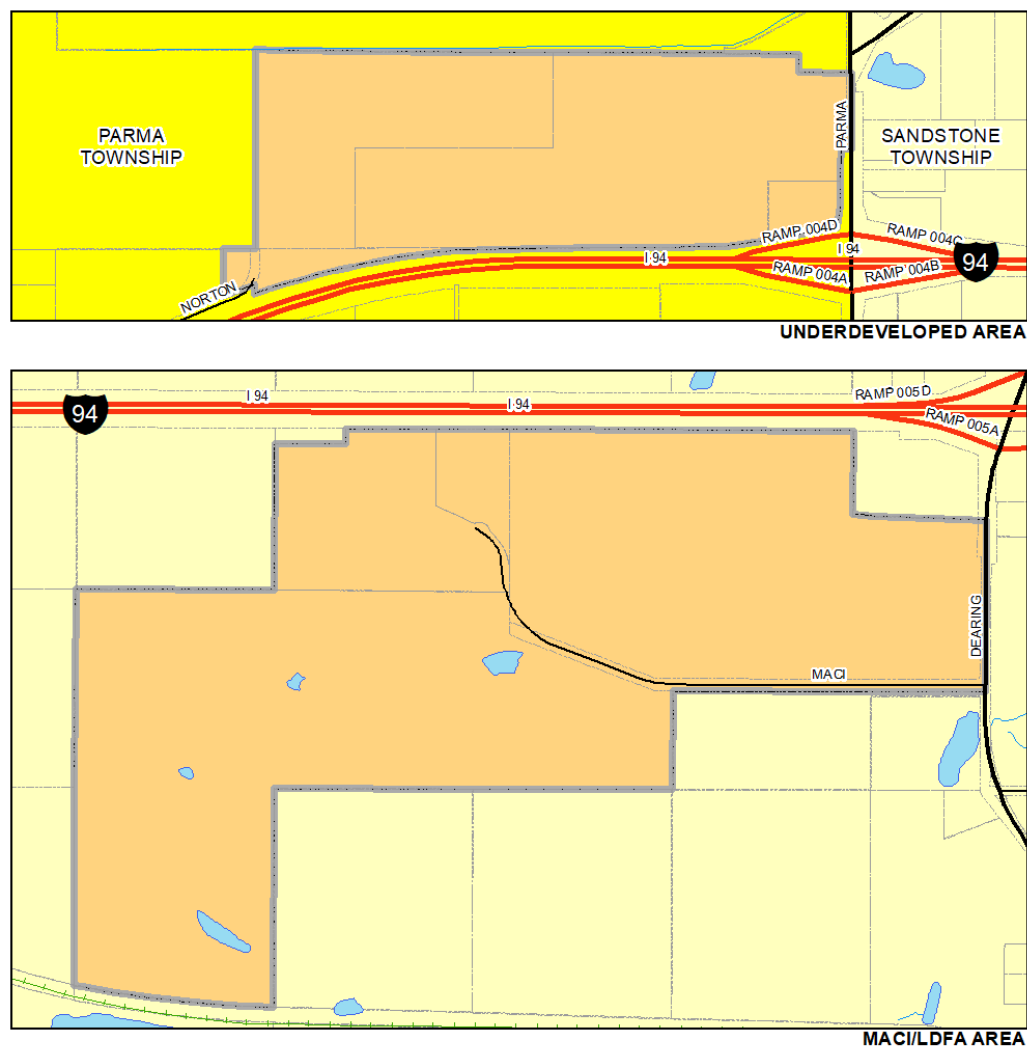


VILLAGE OF PARMA BASE MAP

LEGEND









-  VILLAGE OF PARMA
-  PROPERTIES
-  INTERSTATE
-  VILLAGE MAJOR STREETS
-  VILLAGE LOCAL STREETS
-  RAILROADS
-  RIVERS AND STREAMS
-  LAKES AND PONDS

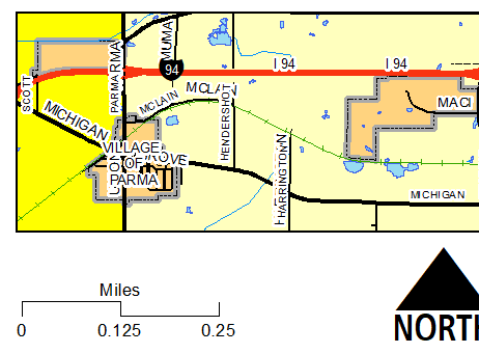


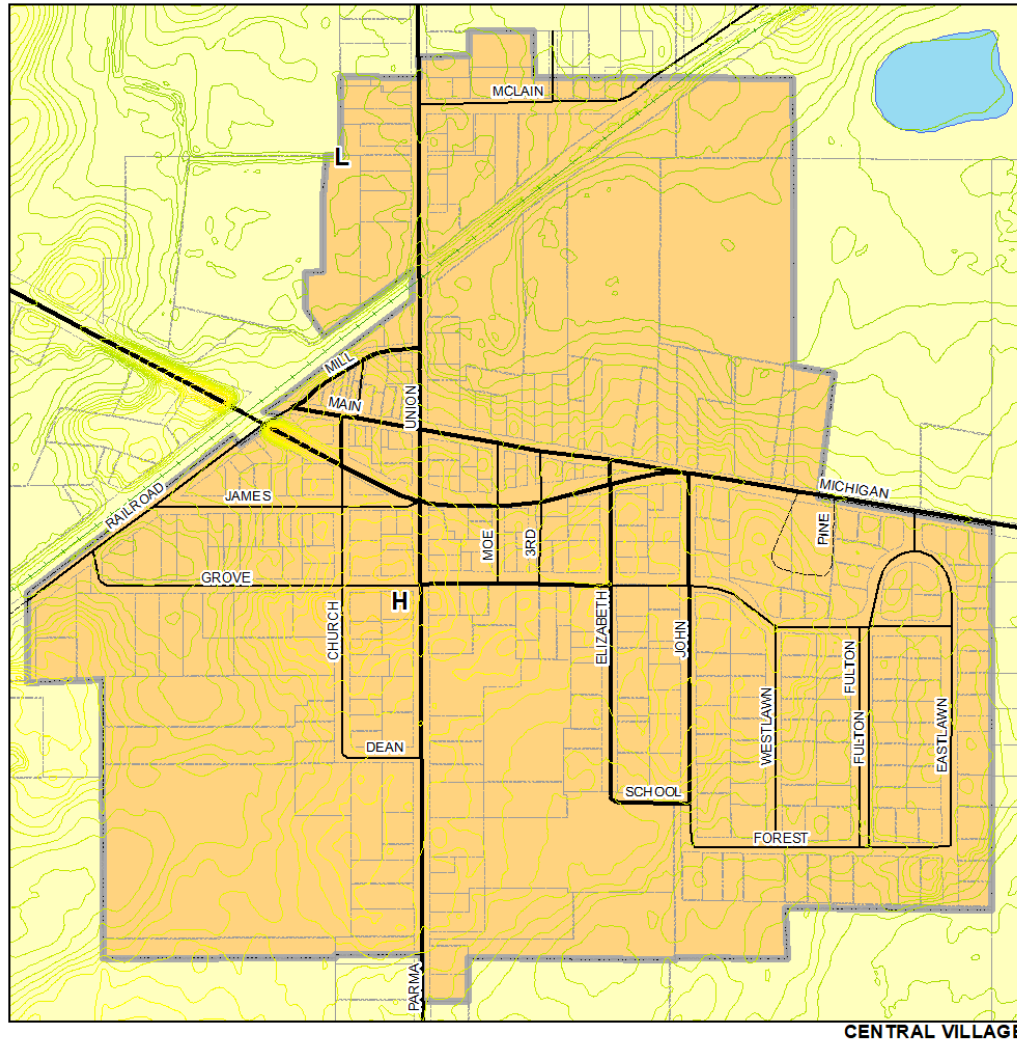


VILLAGE OF PARMA BASE MAP

LEGEND

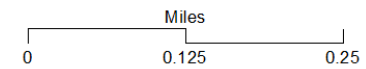
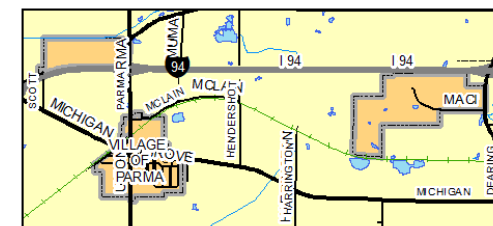
-  VILLAGE OF PARMA
 PROPERTIES
 INTERSTATE
 VILLAGE MAJOR STREETS
 VILLAGE LOCAL STREETS
 RAILROADS
 RIVERS AND STREAMS
 LAKES AND PONDS

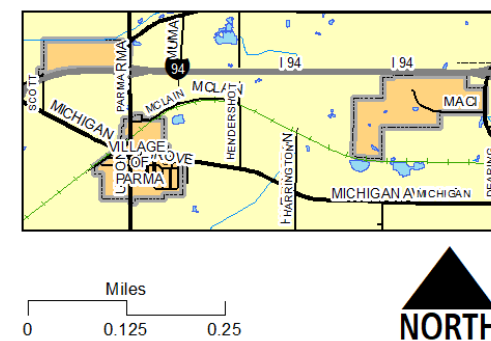
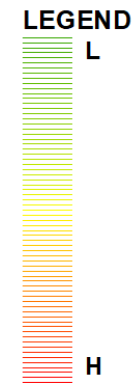
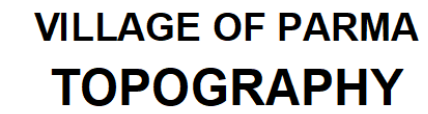


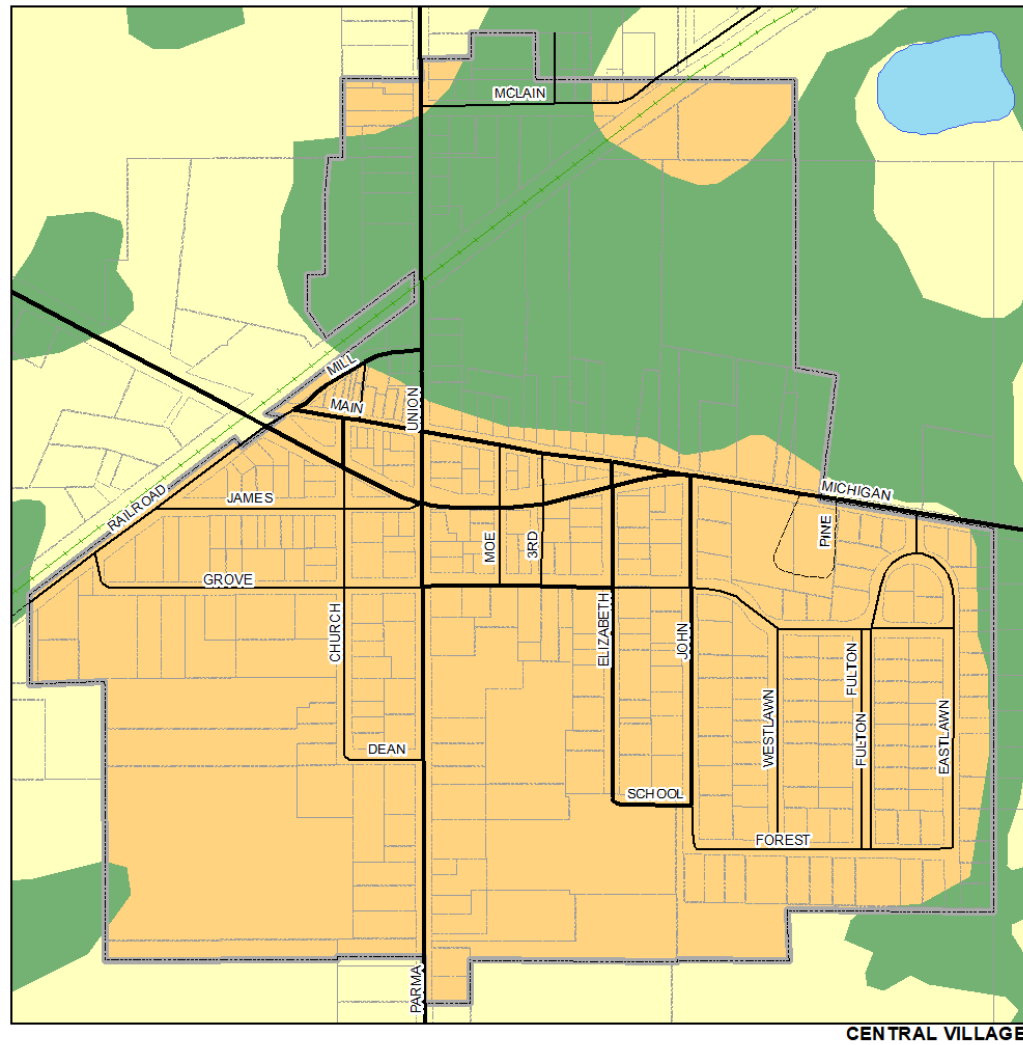


VILLAGE OF PARMA TOPOGRAPHY

LEGEND



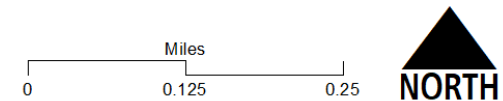
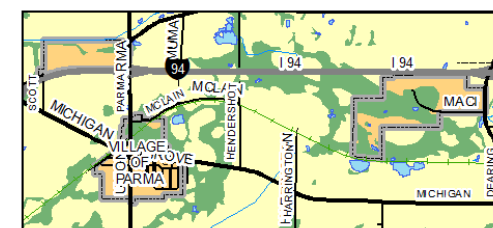


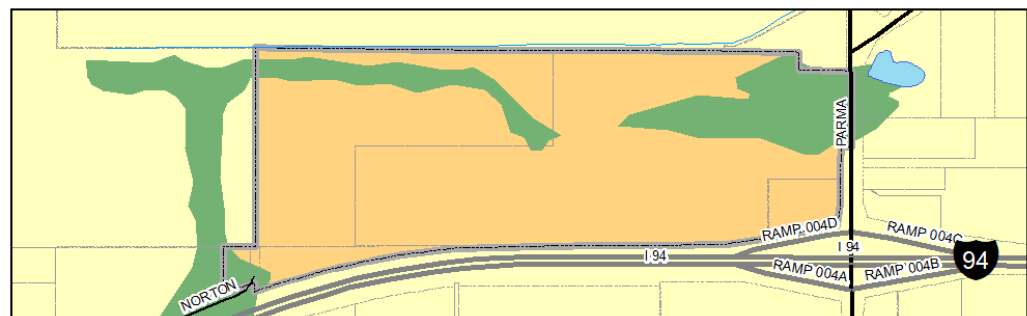


VILLAGE OF PARMA AGRICULTURE

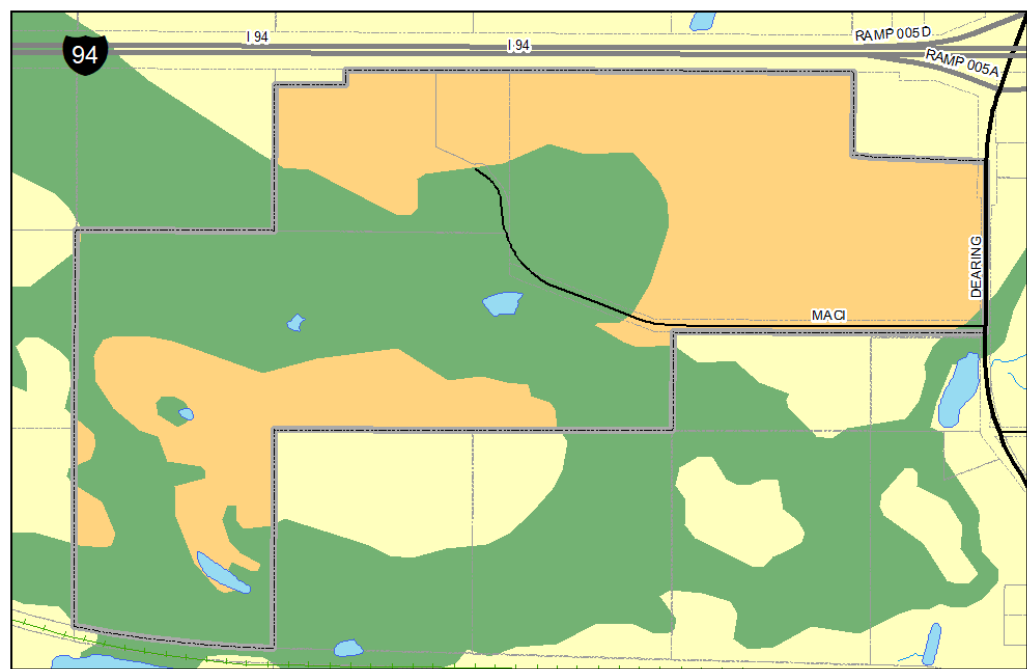
LEGEND

MOST PRODUCTIVE AGRICULTURAL SOILS





UNDERDEVELOPED AREA

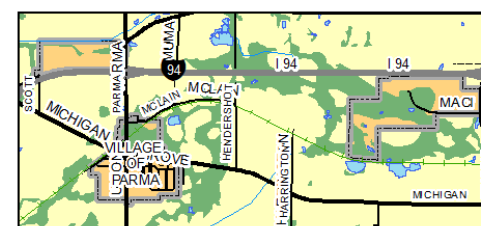


MACI/LDFA AREA

VILLAGE OF PARMA AGRICULTURE

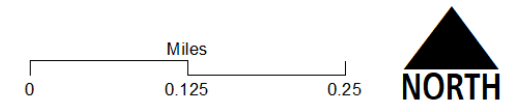
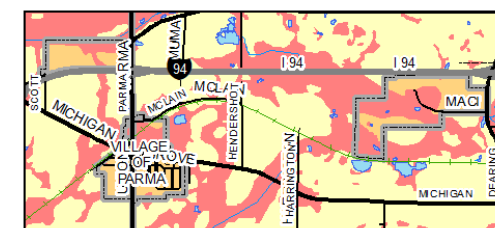
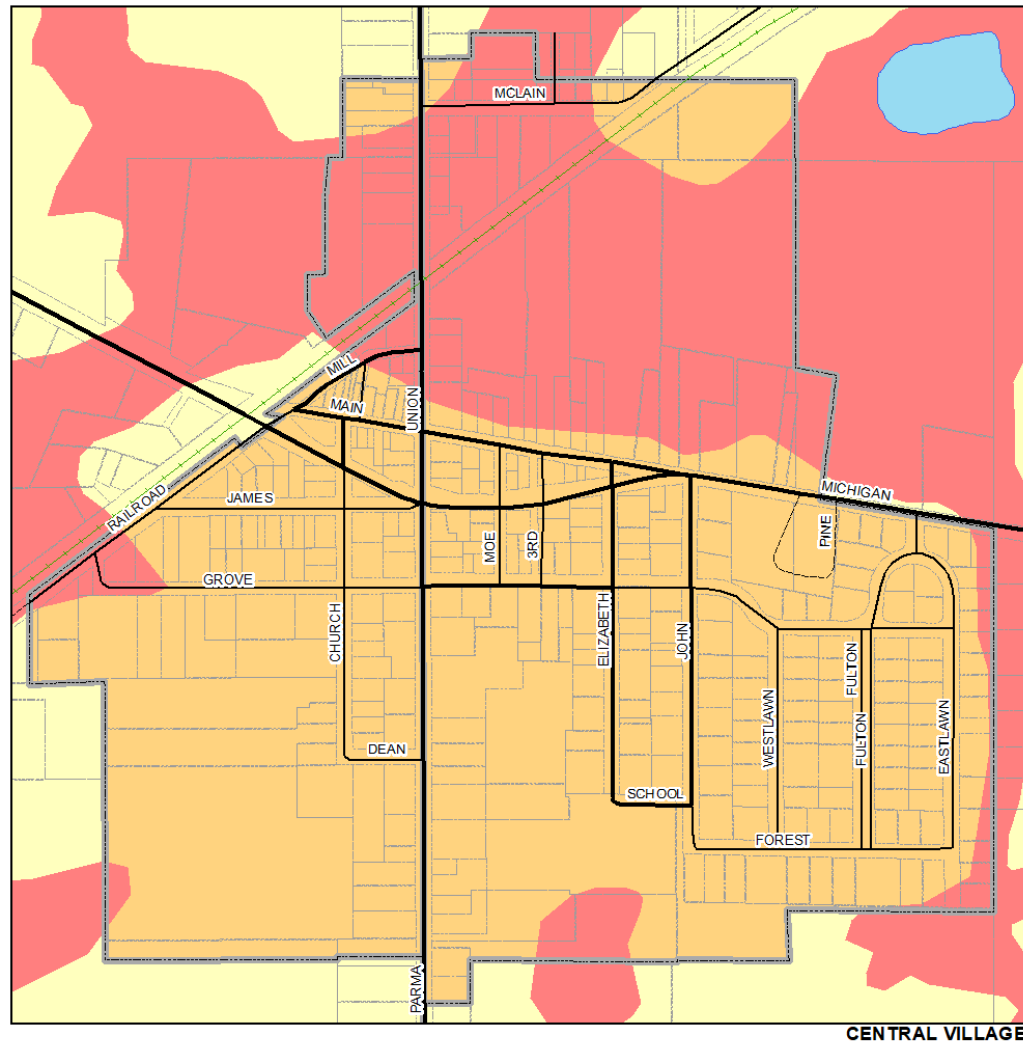
LEGEND

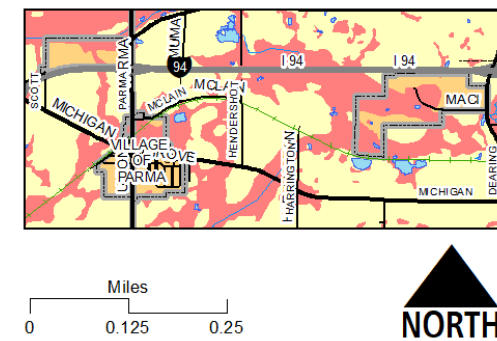
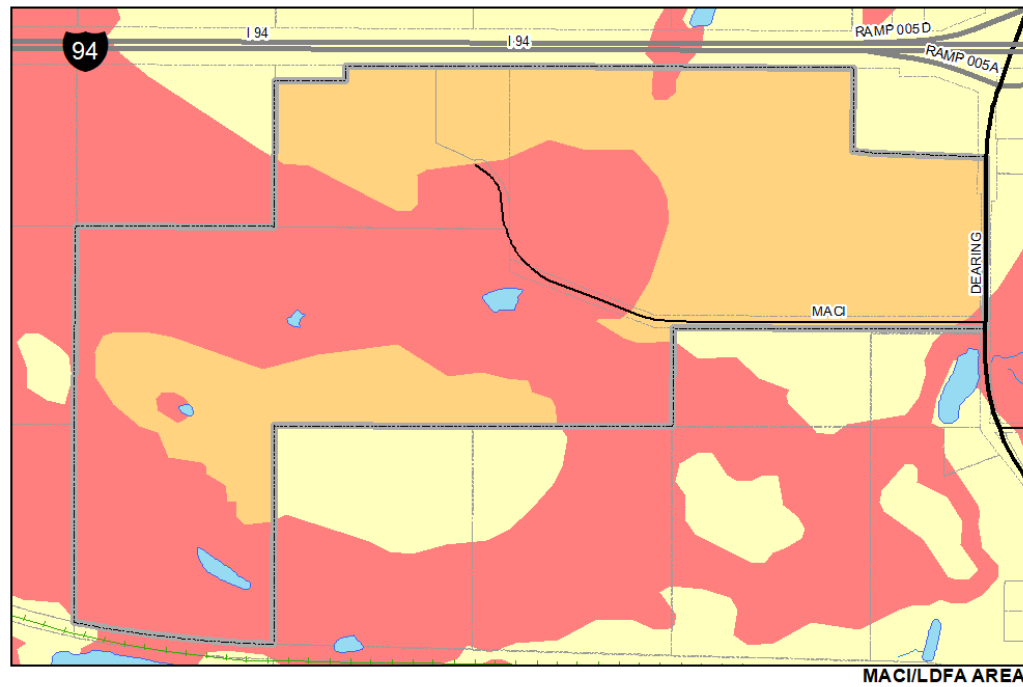
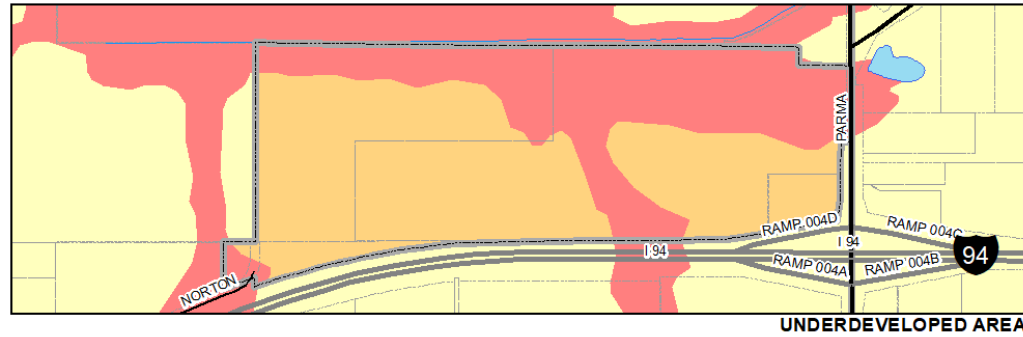
MOST PRODUCTIVE AGRICULTURAL SOILS

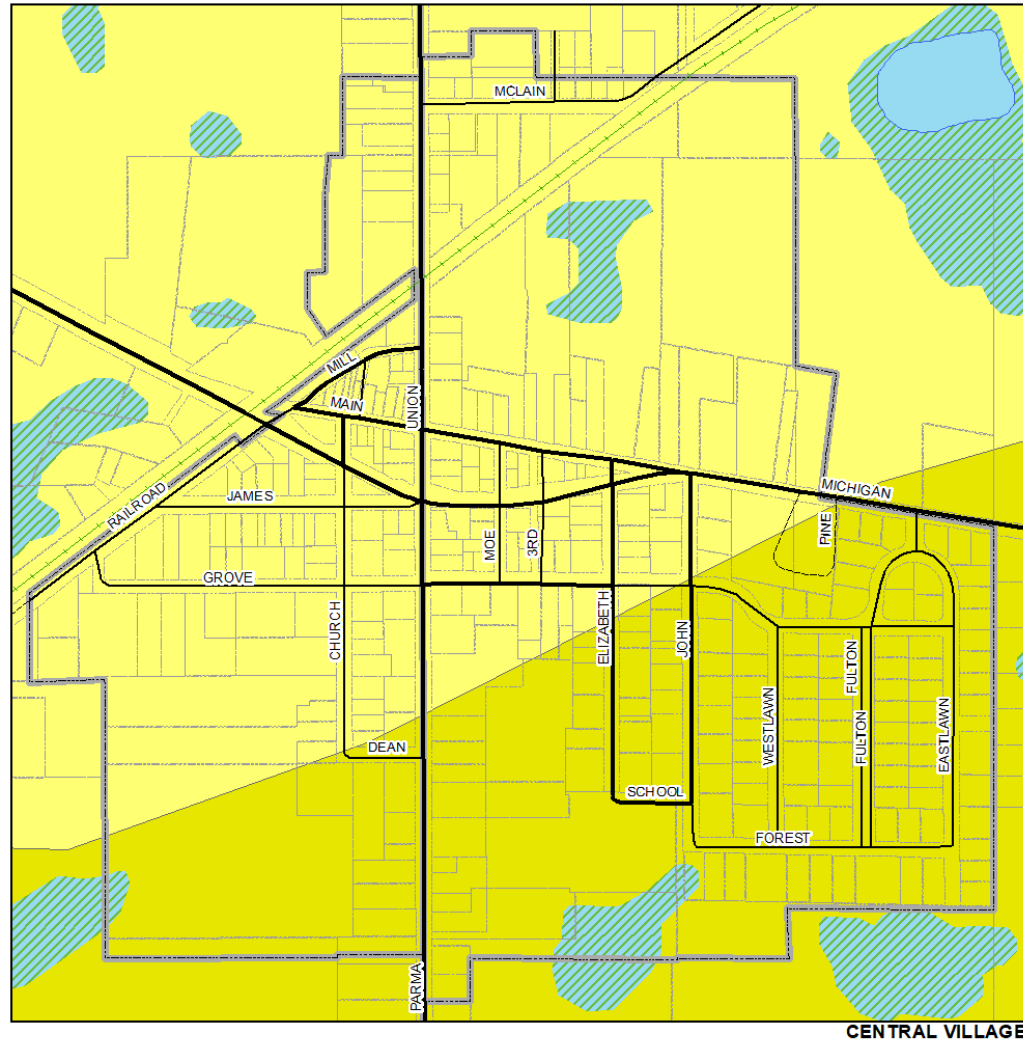


A horizontal number line is shown with three tick marks labeled 0, 0.125, and 0.25. The word "Miles" is written above the line between 0 and 0.125.





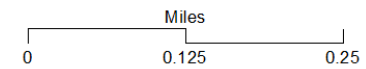
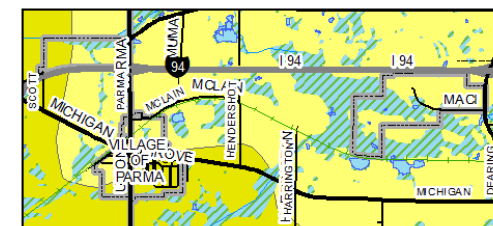


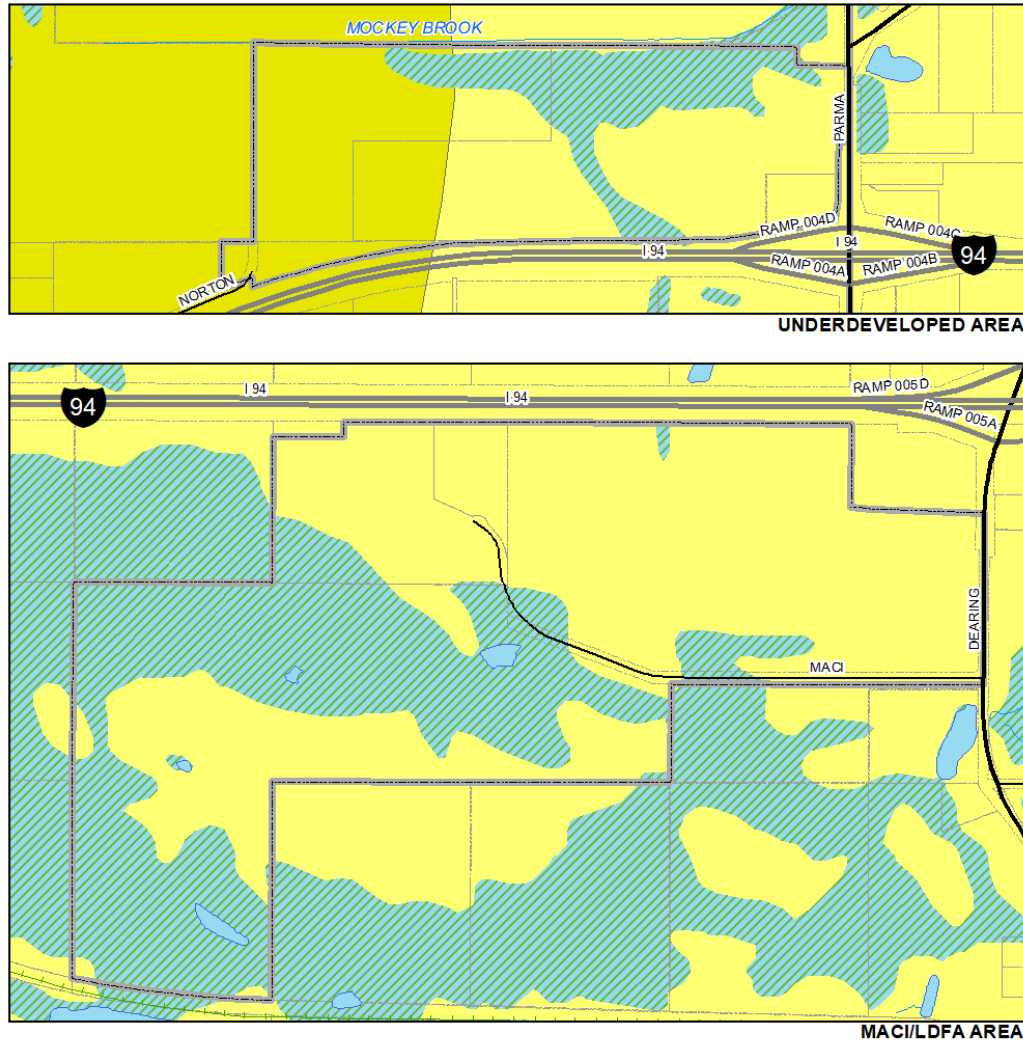


VILLAGE OF PARMA HYDROLOGY

LEGEND

- RIVERS AND STREAMS
- LAKES AND PONDS
- WETLANDS
- UPPER GRAND RIVER WATERSHED
- KALAMAZOO RIVER WATERSHED

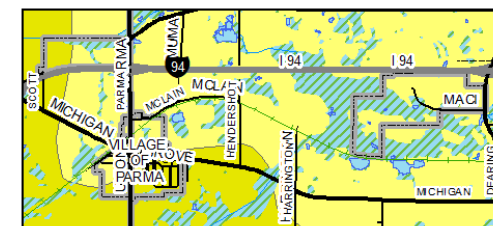




VILLAGE OF PARMA HYDROLOGY

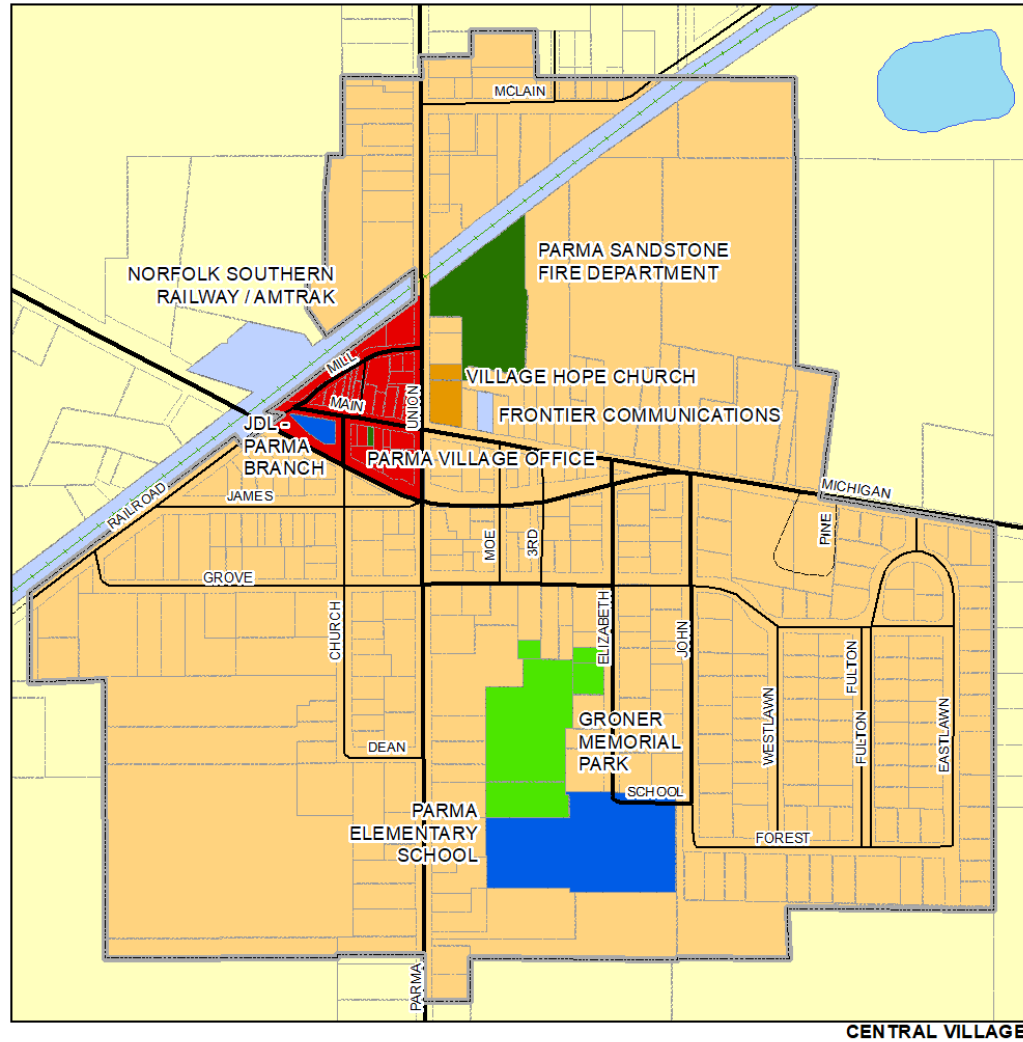
LEGEND

- RIVERS AND STREAMS
- LAKES AND PONDS
- ▨ WETLANDS
- UPPER GRAND RIVER WATERSHED
- KALAMAZOO RIVER WATERSHED



Miles
0 0.125 0.25

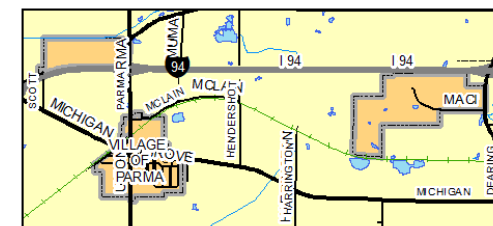




VILLAGE OF PARMA COMMUNITY FACILITIES

LEGEND

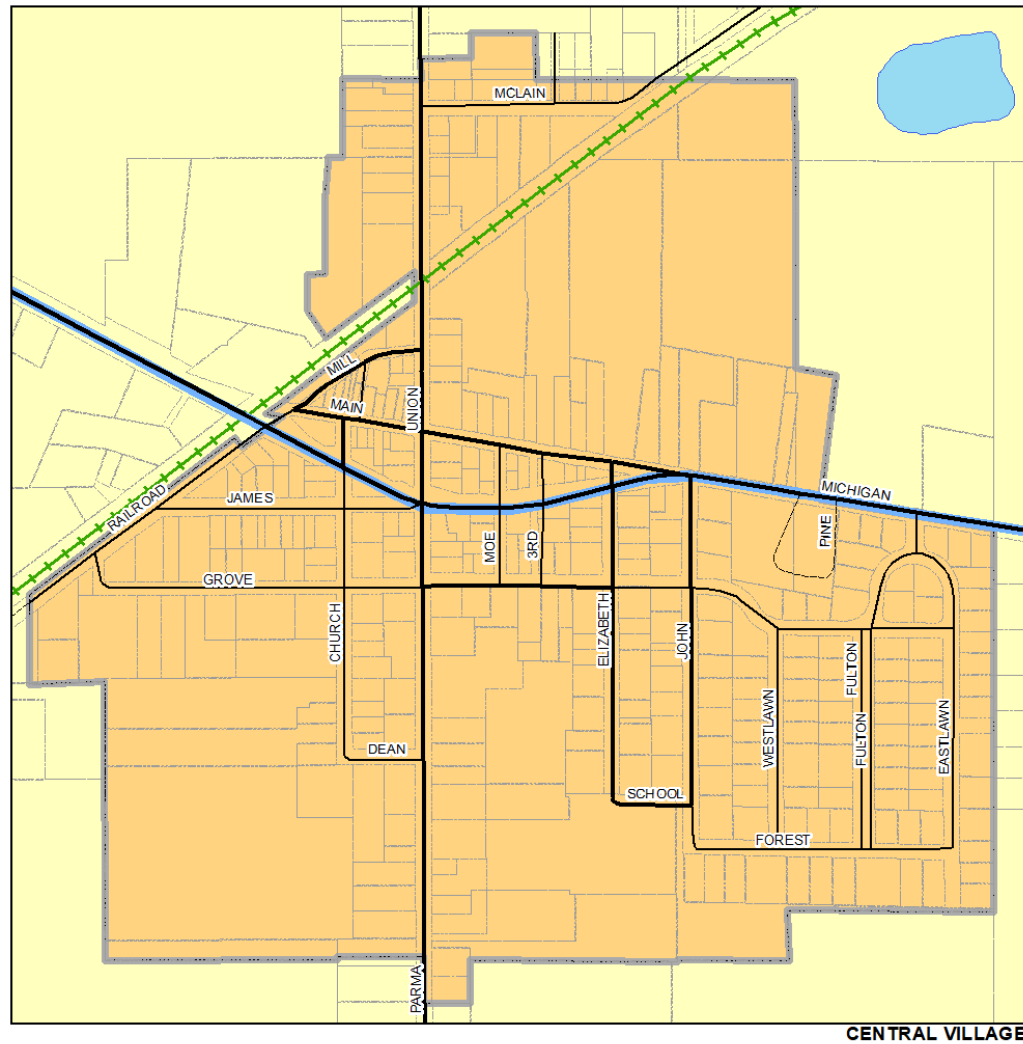
- DOWNTOWN PARMA
- MUNICIPAL FACILITIES
- PARKS
- SCHOOLS & LIBRARIES
- RAILROADS & UTILITIES
- CHURCHES





- DOWNTOWN PARMA
- MUNICIPAL FACILITIES
- PARKS
- SCHOOLS & LIBRARIES
- RAILROADS & UTILITIES
- CHURCHES

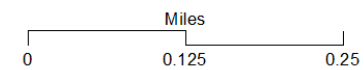
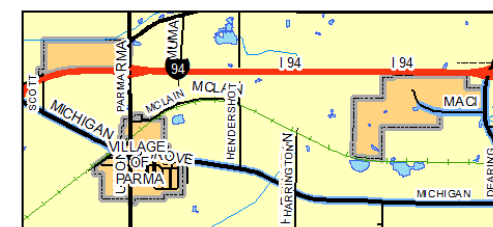


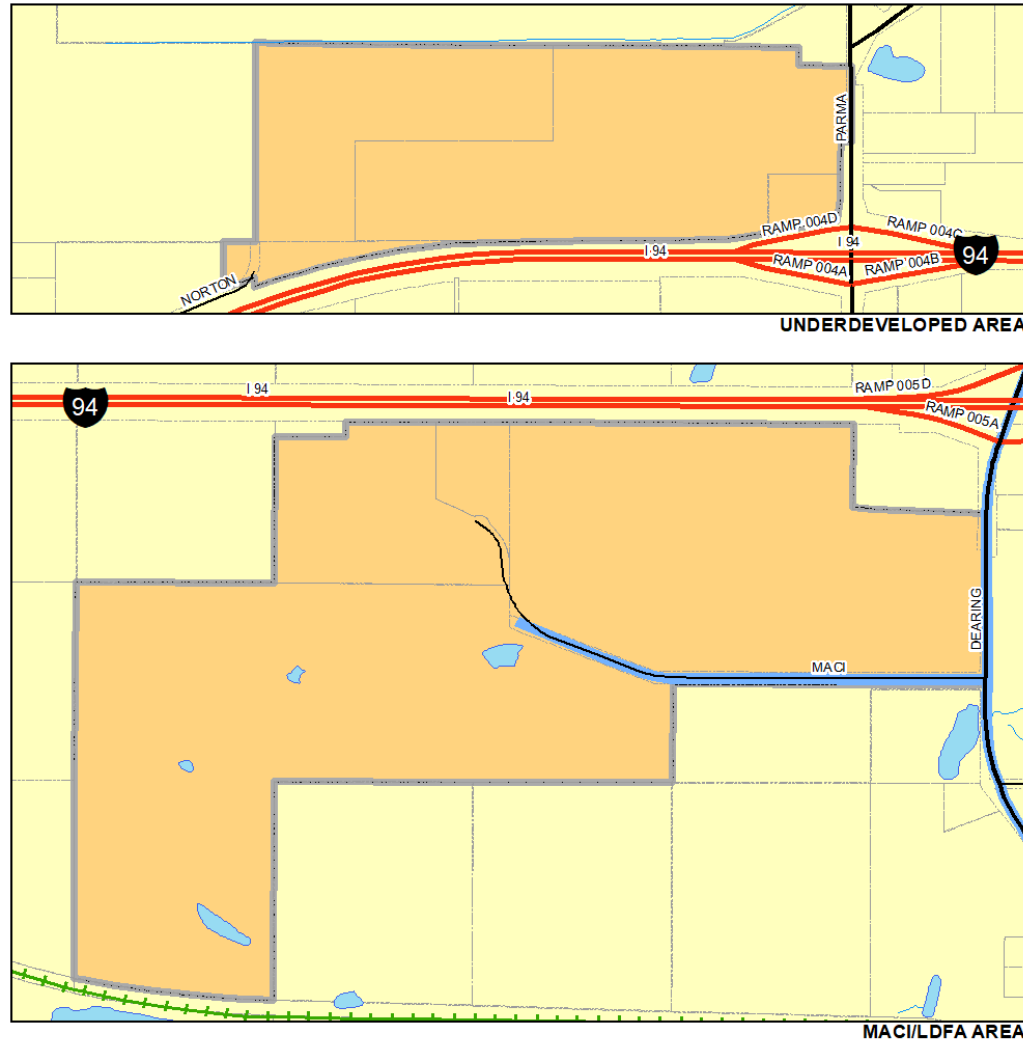


VILLAGE OF PARMA TRANSPORTATION

LEGEND

- STATE HIGHWAYS
- VILLAGE MAJOR STREETS / COUNTY PRIMARY ROADS
- VILLAGE LOCAL STREETS / COUNTY LOCAL ROADS
- PRIVATE STREETS
- CLASS A STREETS/ROADS
- + + RAILROADS

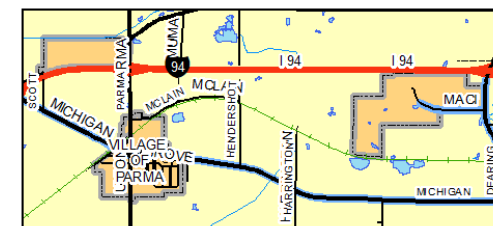




VILLAGE OF PARMA TRANSPORTATION

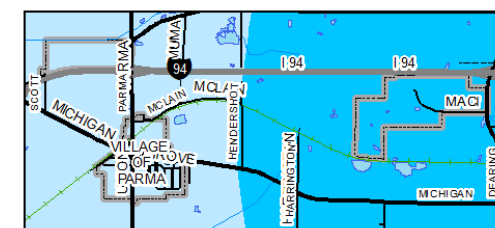
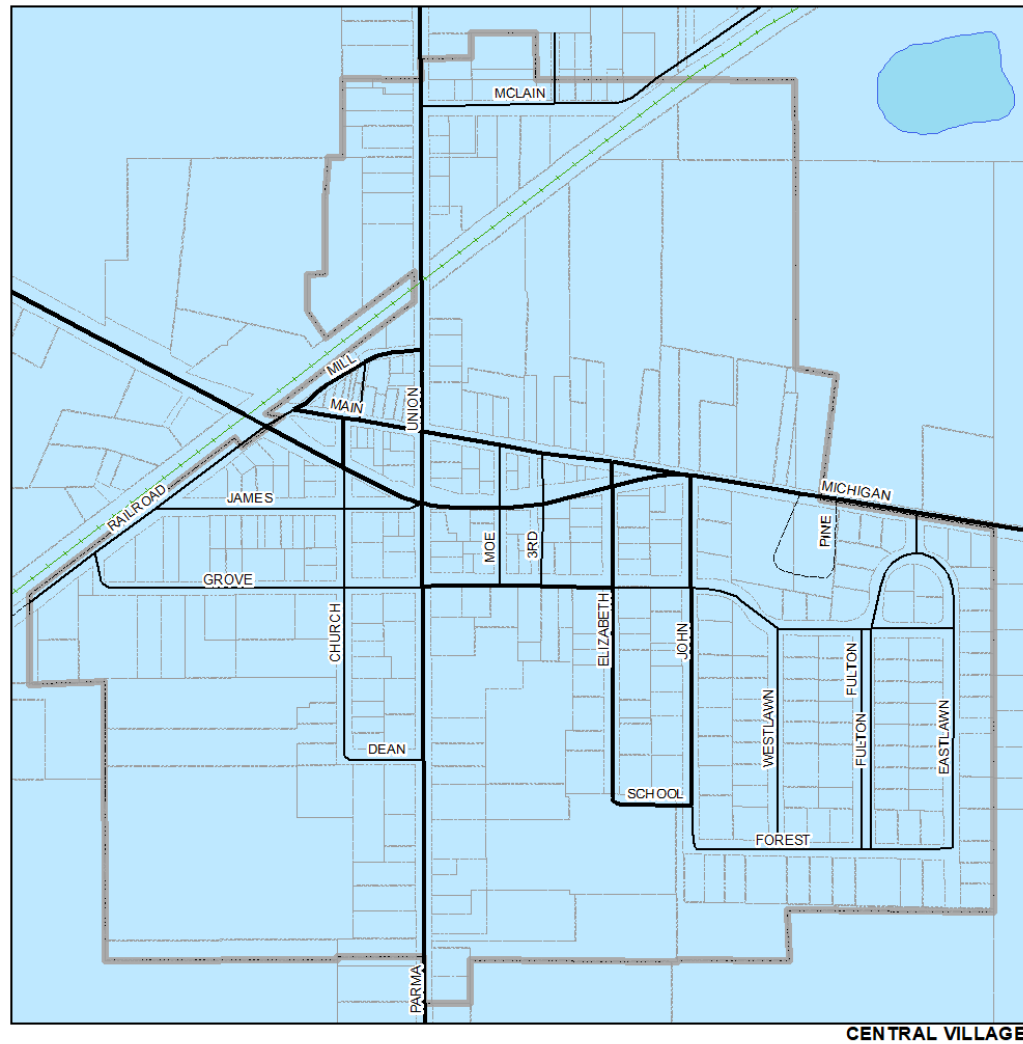
LEGEND

- STATE HIGHWAYS
- VILLAGE MAJOR STREETS / COUNTY PRIMARY ROADS
- VILLAGE LOCAL STREETS / COUNTY LOCAL ROADS
- PRIVATE STREETS
- CLASS A STREETS/ROADS
- + + RAILROADS



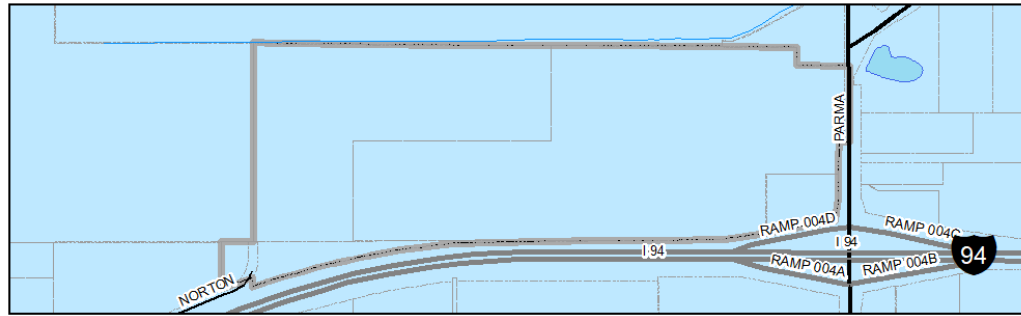
Miles
0 0.125 0.25



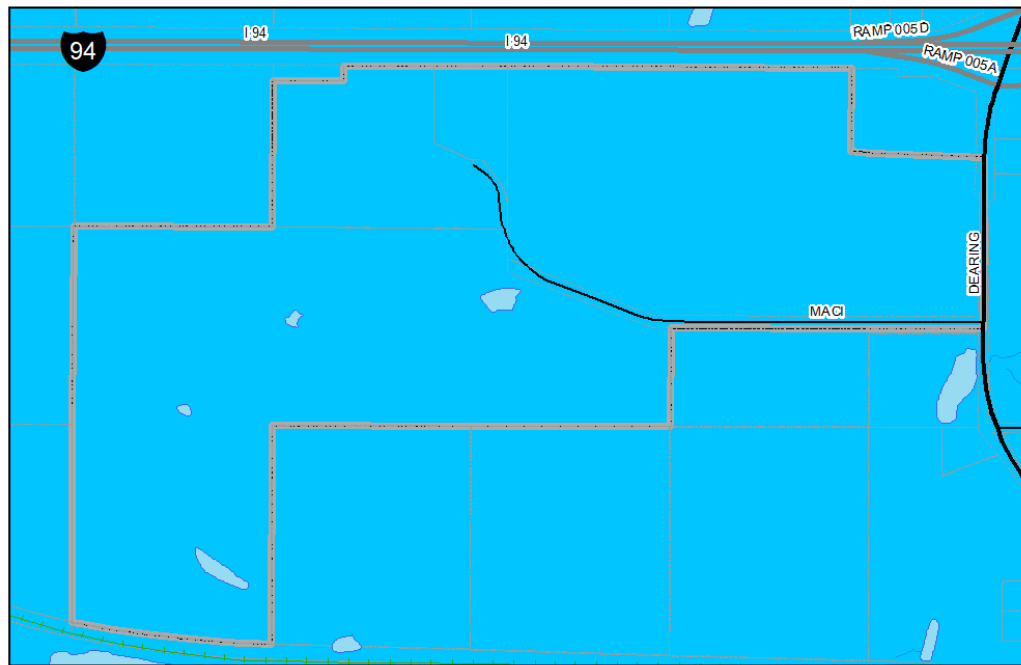


Miles
0 0.125 0.25





UNDERDEVELOPED AREA

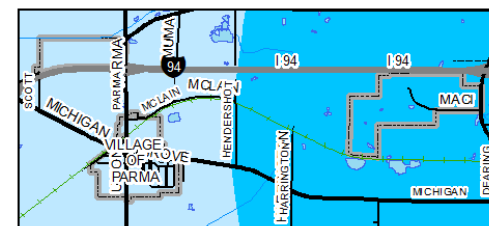


MACI/LDFA AREA

VILLAGE OF PARMA AIRPORT ZONES

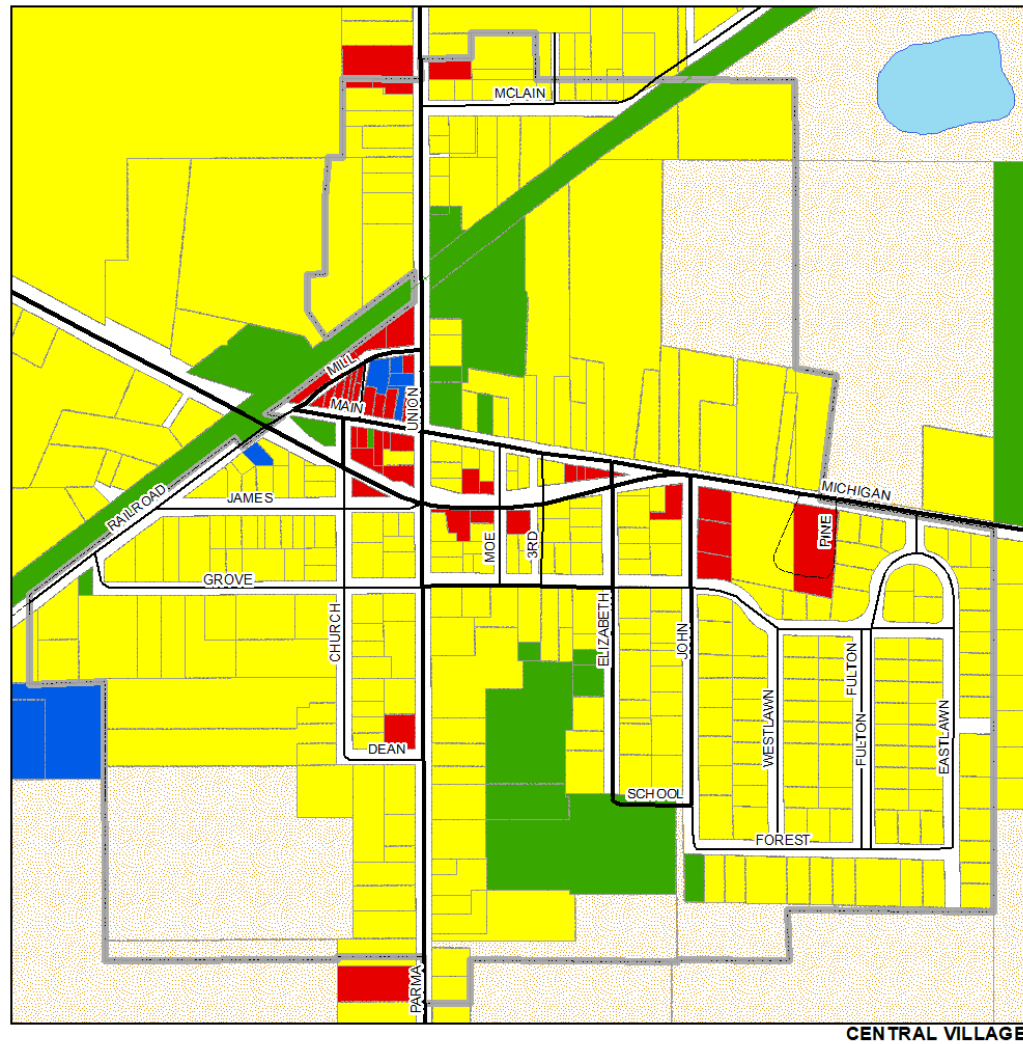
LEGEND

- ZONE C -- ANY ATRUCTURE OVER 100 FT
- ZONE D -- ANY STRUCTURE OVER 200 FT



Miles
0 0.125 0.25

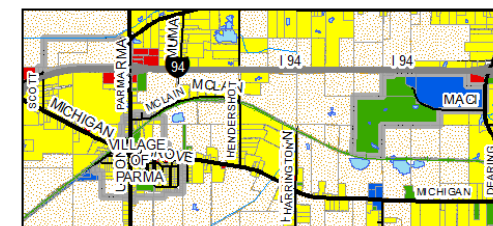




VILLAGE OF PARMA PROPERTY ASSESSMENT (EXISTING LAND USE)

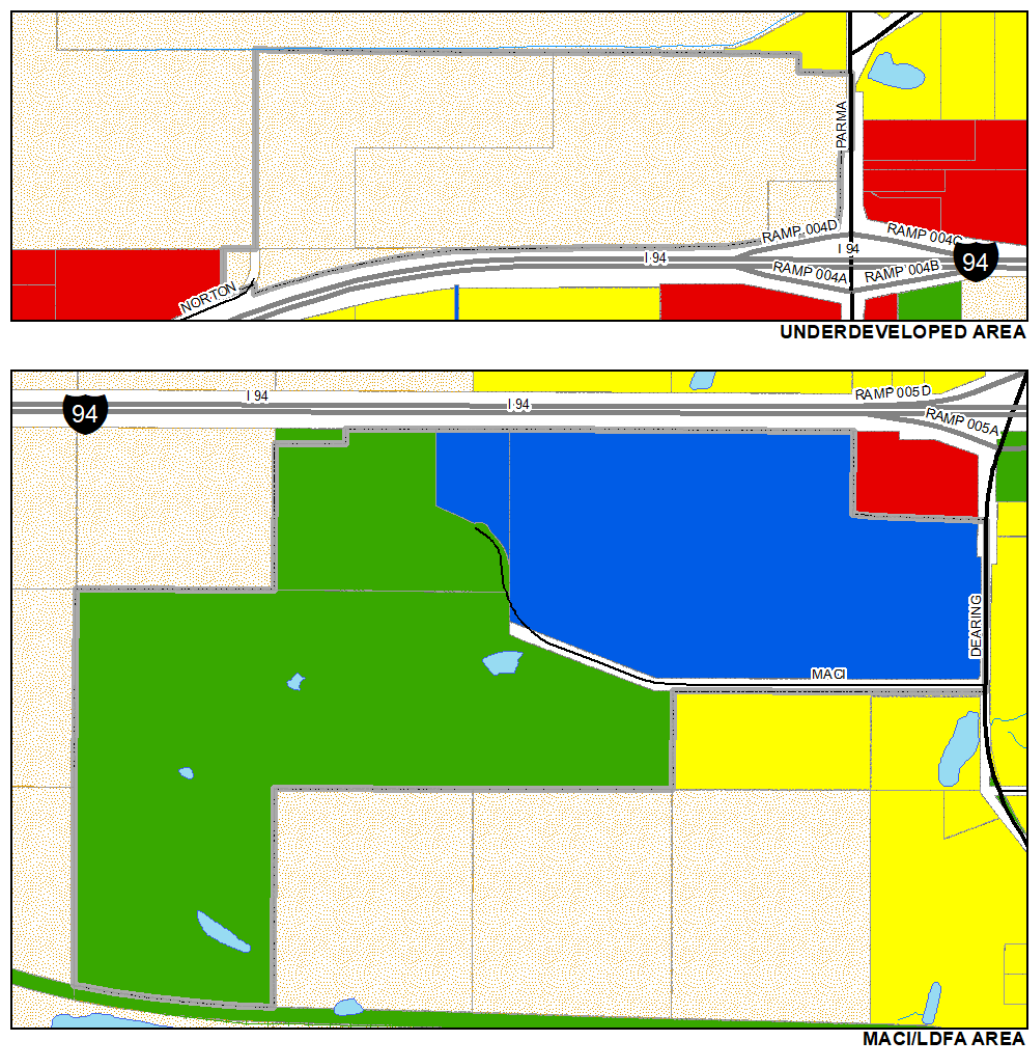
LEGEND

- AGRICULTURAL
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- EXEMPT








Miles
0 0.125 0.25

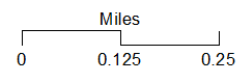
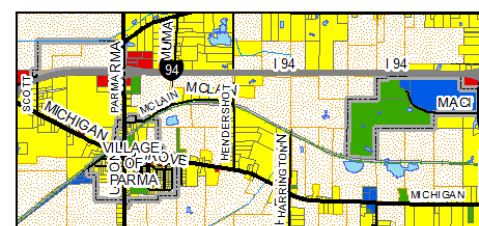


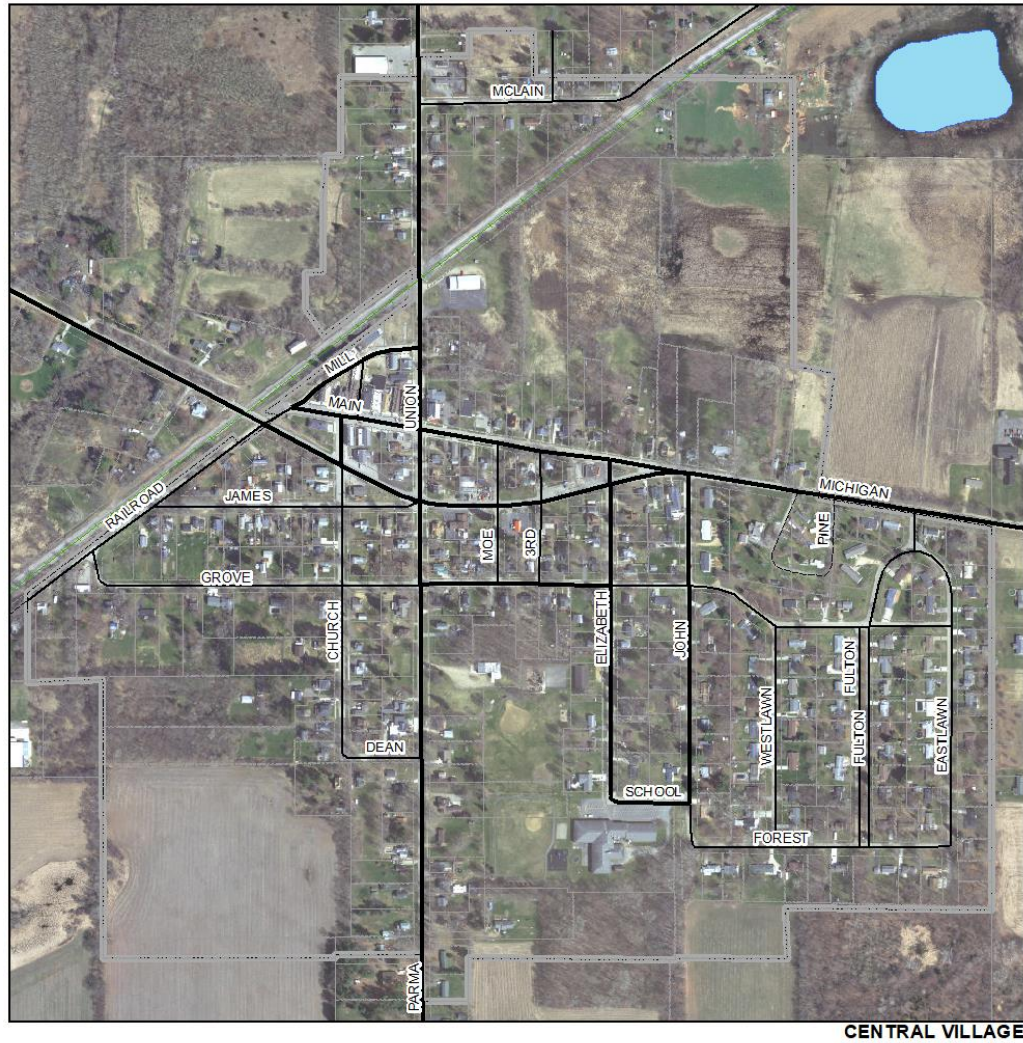


VILLAGE OF PARMA
PROPERTY
ASSESSMENT
(EXISTING LAND USE)

LEGEND

-  AGRICULTURAL
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 EXEMPT





VILLAGE OF PARMA AERIAL

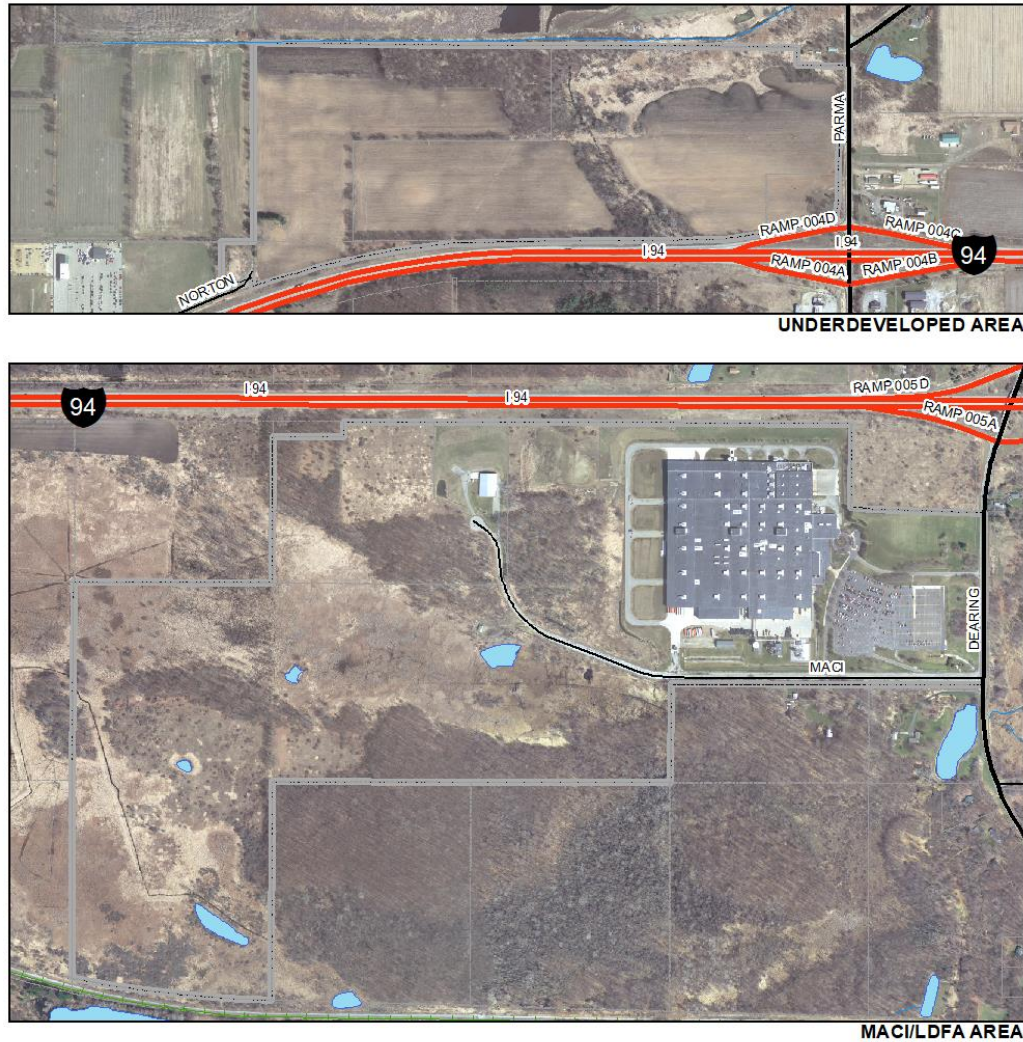
LEGEND

- VILLAGE OF PARMA
- PROPERTIES
- STATE HIGHWAYS
- VILLAGE MAJOR STREETS
- VILLAGE LOCAL STREETS
- RAILROADS
- RIVERS AND STREAMS
- LAKES AND PONDS



Miles
0 0.125 0.25





VILLAGE OF PARMA AERIAL

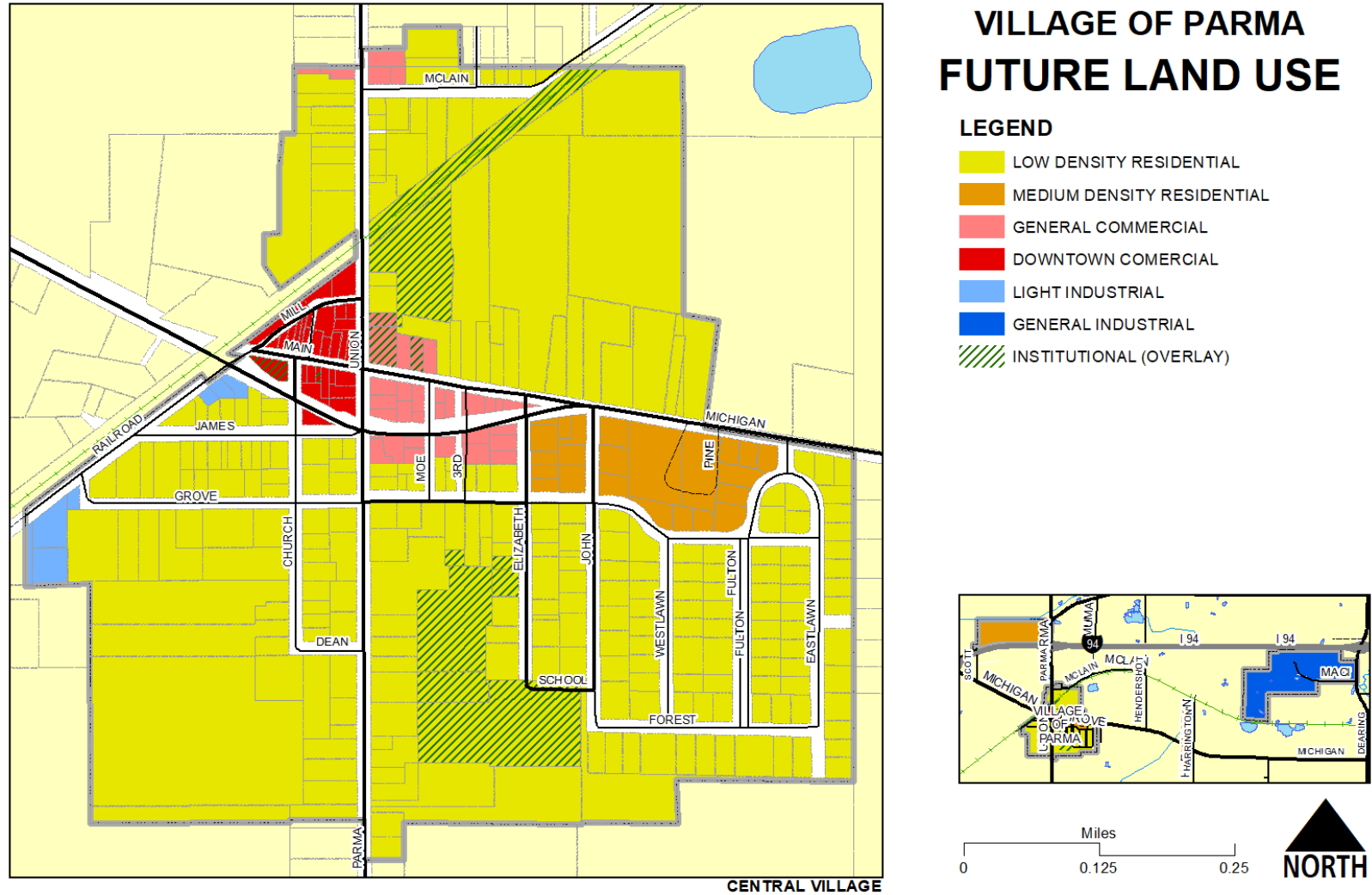
LEGEND

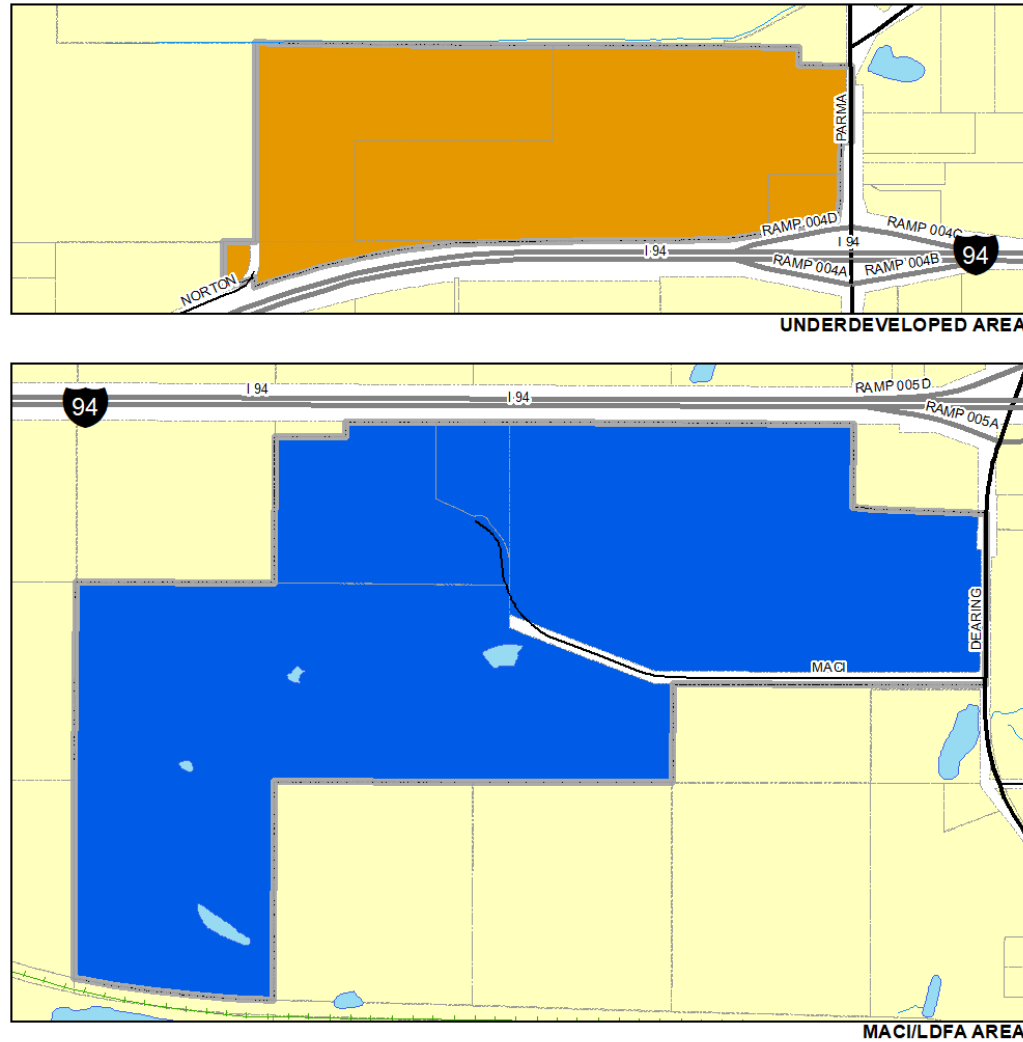
- VILLAGE OF PARMA
- PROPERTIES
- STATE HIGHWAYS
- VILLAGE MAJOR STREETS
- VILLAGE LOCAL STREETS
- RAILROADS
- RIVERS AND STREAMS
- LAKES AND PONDS



Miles
0 0.125 0.25



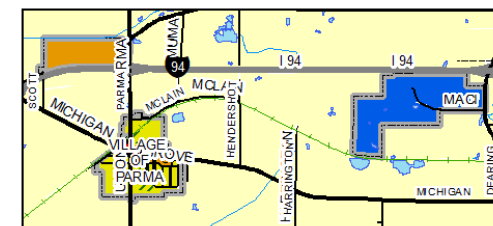




VILLAGE OF PARMA FUTURE LAND USE

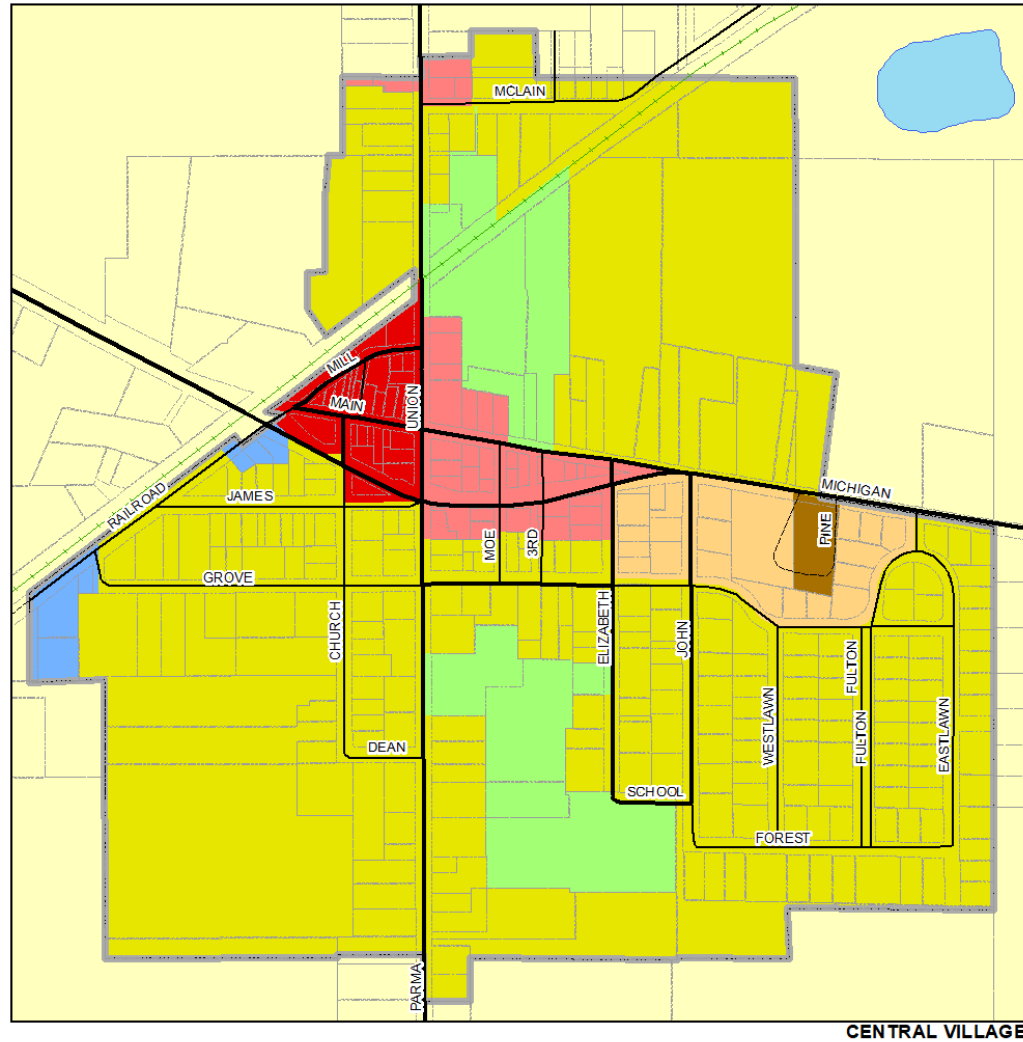
LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- GENERAL COMMERCIAL
- DOWNTOWN COMERCIAL
- LIGHT INDUSTRIAL
- GENERAL INDUSTRIAL
- INSTITUTIONAL (OVERLAY)



Miles
0 0.125 0.25

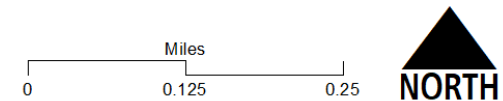
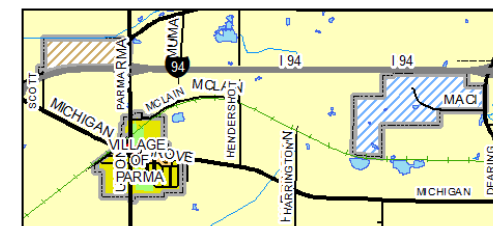


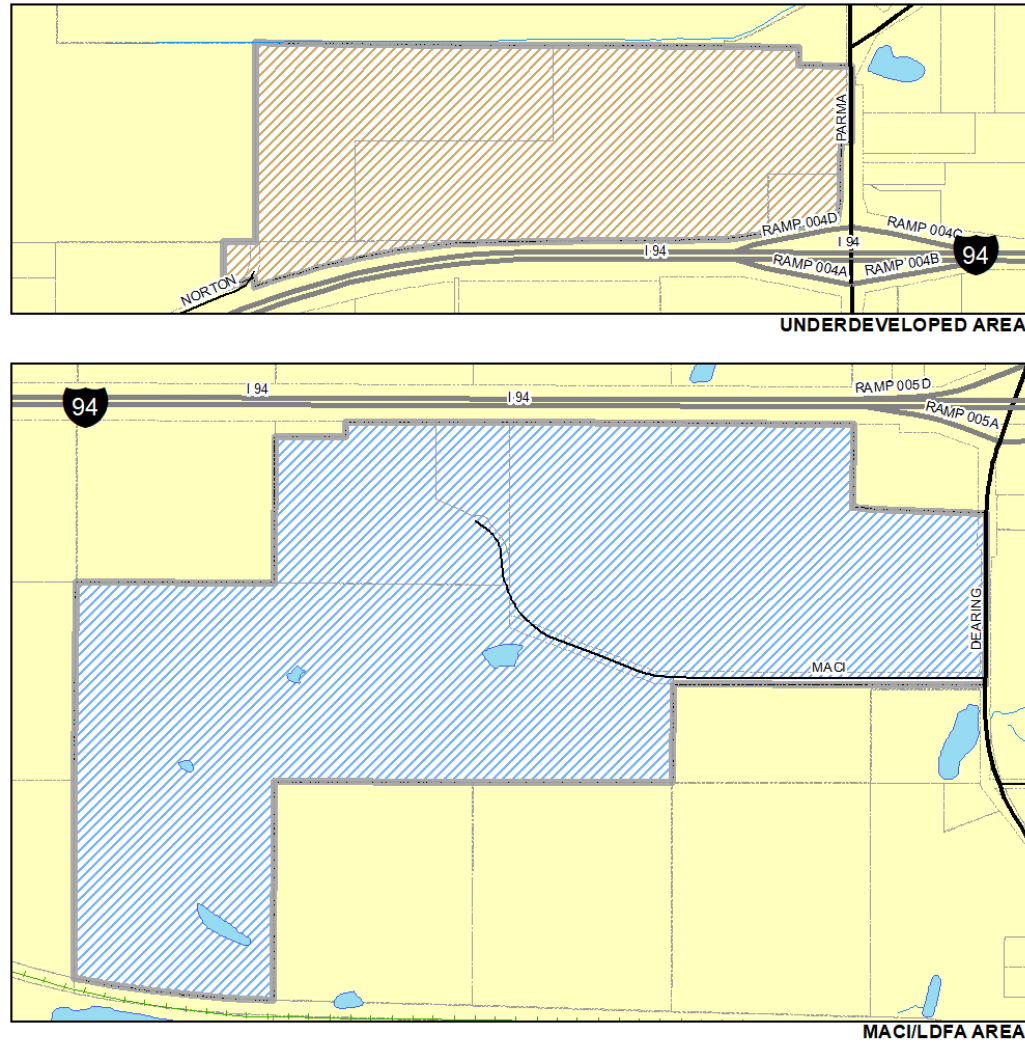


VILLAGE OF PARMA ZONING

LEGEND

- RECREATIONAL OPEN SPACE (RC-1)
- SUBURBAN RESIDENTIAL (RS-1)
- MULTI-FAMILY RESIDENTIAL (RM-1)
- MOBILE HOME RESIDENTIAL (MH-1)
- LOCAL COMMERCIAL (C-1)
- COMMERCIAL MIXED USE (CX-1)
- LIGHT INDUSTRIAL (I-1)
- PARMA TOWNSHIP*
- MOBILE HOME PARK (MHP)
- SANDSTONE TOWNSHIP*
- LIMITED INDUSTRIAL (LI)

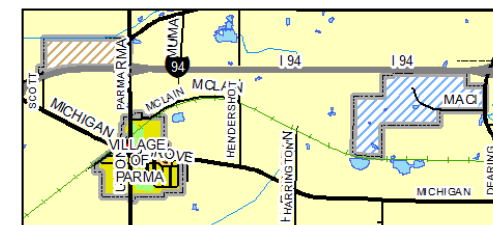




VILLAGE OF PARMA ZONING

LEGEND

- RECREATIONAL OPEN SPACE (RC-1)
- SUBURBAN RESIDENTIAL (RS-1)
- MULTI-FAMILY RESIDENTIAL (RM-1)
- MOBILE HOME RESIDENTIAL (MH-1)
- LOCAL COMMERCIAL (C-1)
- COMMERCIAL MIXED USE (CX-1)
- LIGHT INDUSTRIAL (I-1)
- PARMA TOWNSHIP*
- MOBILE HOME PARK (MHP)
- SANDSTONE TOWNSHIP*
- LIMITED INDUSTRIAL (LI)



Miles
0 0.125 0.25





APPENDIX C
FALL 2018 COMMUNITY SURVEY

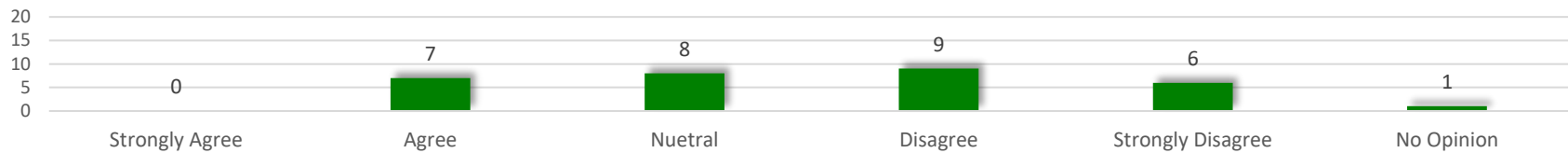


Development and Growth Issues

What is your opinion of the following aspects of Parma?

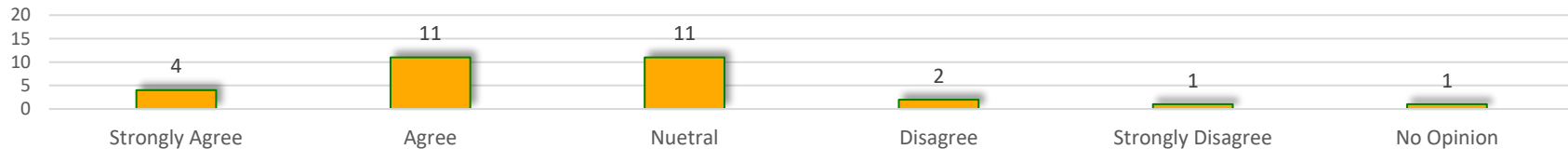
I am satisfied with the mix of business types within Downtown Parma.

Approximately 23% of respondents agreed. Approximately 26% were neutral. Approximately 48% disagreed (29%) or strongly disagreed (19%). Approximately 3% had no opinion. (n=31)



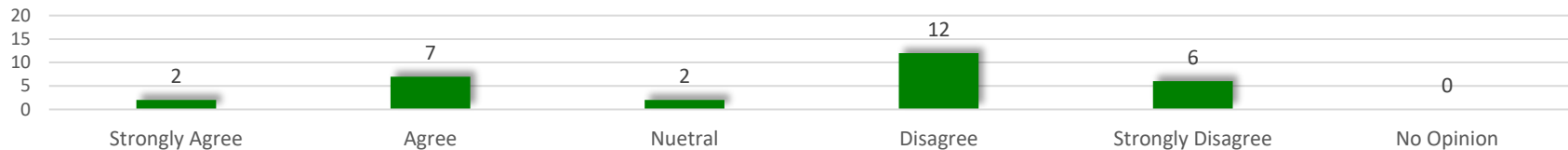
The Parma/LDFA (MACI) industrial park should be improved and expanded in order to attract more industry.

Approximately 50% of respondents strongly agreed (13%) or agreed (37%). Approximately 37% were neutral. Approximately 10% disagreed (7%) or strongly disagreed (3%). Approximately 3% had no opinion. (n=30)



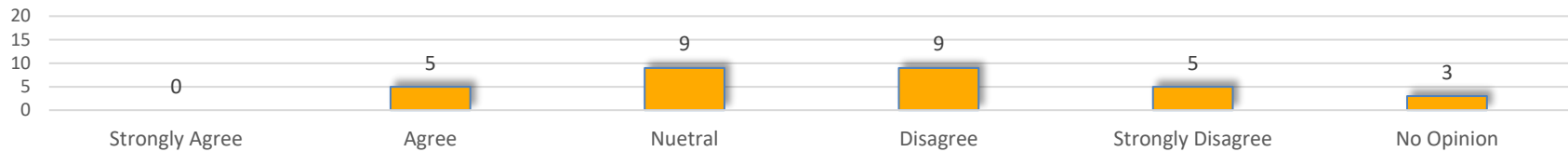
Parma should encourage alternatives to single-family housing and apartment complexes (e.g., townhouses, condominiums, work/live, etc.).

Approximately 31% of respondents strongly agreed (7%) or agreed (24%). Approximately 7% were neutral. Approximately 62% disagreed (41%) or strongly disagreed (21%). (n=29)

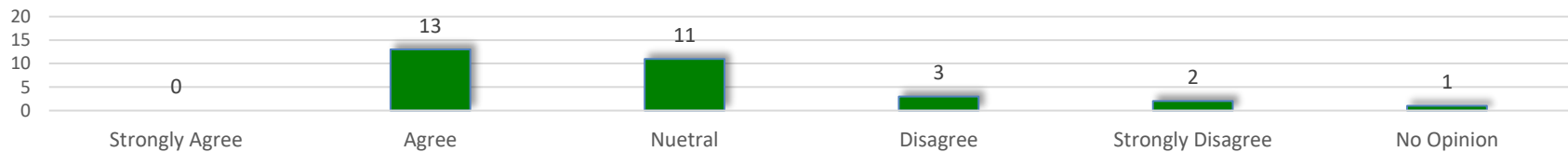


I feel there is a good mix of uses in the Downtown.

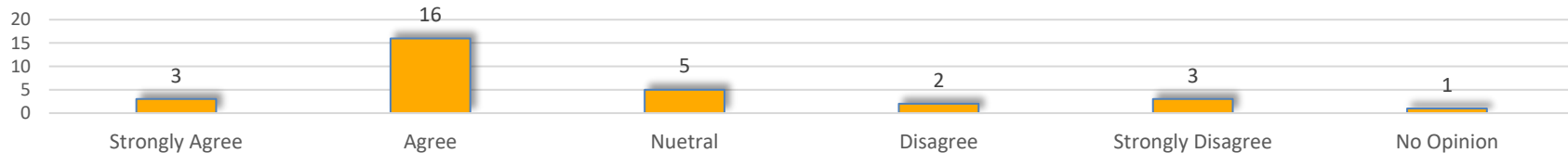
Approximately 16% of respondents agreed. Approximately 29% were neutral. Approximately 45% disagreed (29%) or strongly disagreed (16%). Approximately 10% had no opinion. (n=31)

**Parks and Recreation -- Parma's park, recreation facilities, and programs meet my needs.**

Approximately 43% of respondents agreed. Approximately 37% were neutral. Approximately 17% disagreed (10%) or strongly disagreed (7%). Approximately 3% had no opinion. (n=30)

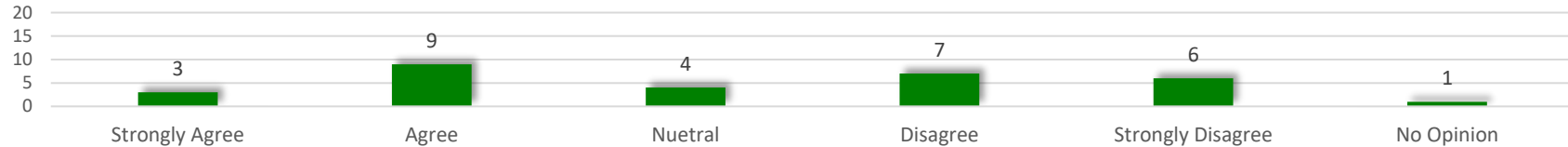
**Parks and Recreation -- Non-motorized trails should be developed in Parma.**

Approximately 63% of respondents strongly agreed (10%) or agreed (53%). Approximately 17% were neutral. Approximately 17% disagreed (7%) or strongly disagreed (10%). Approximately 3% had no opinion. (n=30)



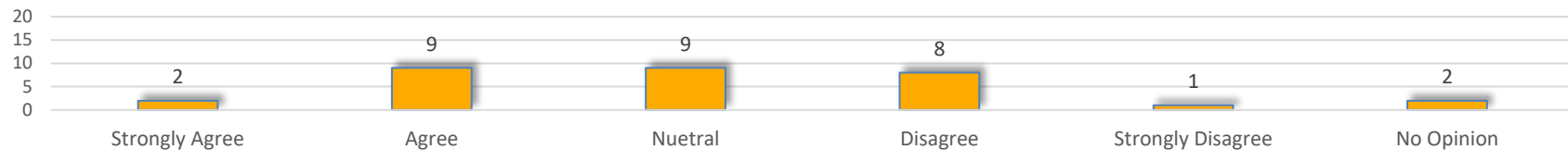
I would support a millage to repair and maintain roads and streets in the Village.

Approximately 40% of respondents strongly agreed (10%) or agreed (30%). Approximately 13% were neutral. Approximately 43% disagreed (23%) or strongly disagreed (20%). Approximately 3% had no opinion. (n=30)



I would like to see Village information provided by email.

Approximately 35% of respondents strongly agreed (6%) or agreed (29%). Approximately 29% were neutral. Approximately 29% disagreed (26%) or strongly disagreed (3%). Approximately 6% had no opinion. (n=31)

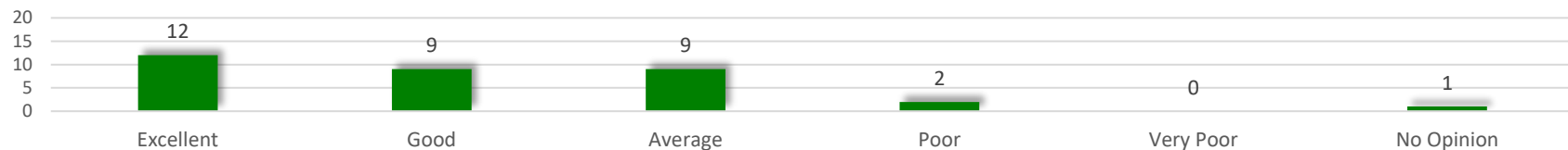


Community Facilities and Services

Please respond to the following statements regarding aspects of community services.

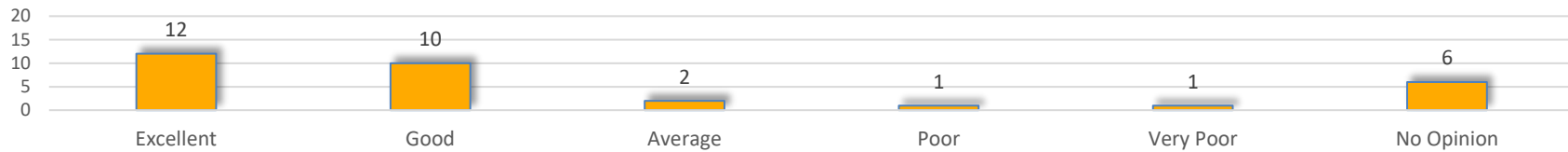
Utility and tax bill payments at the Parma Village Hall

Approximately 63% of respondents think payment service is excellent (36%) or good (27%). Approximately 27% think service is average. Approximately 6% think service is poor. Approximately 3% had no opinion. (n=33)



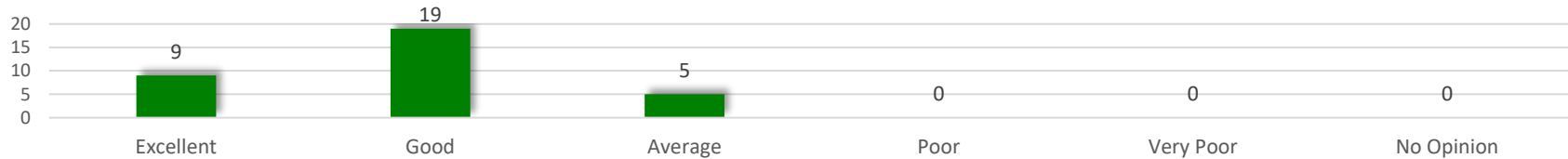
Emergency response by the Parma Sandstone Fire Department

Approximately 69% of respondents think emergency response service is excellent (38%) or good (31%). Approximately 6% think service is average. Approximately 6% think service is poor (3%) or very poor (3%). Approximately 19% had no opinion. ($n=32$)



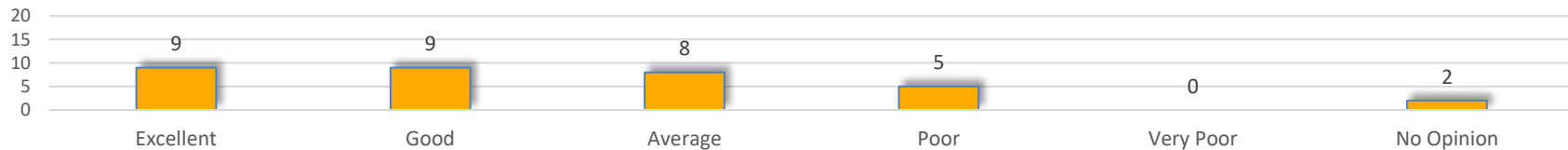
Residential trash and recycling services provided by Granger

Approximately 85% of respondents think residential trash and recycling services are excellent (27%) or good (58%). Approximately 15% think services are average. ($n=33$)



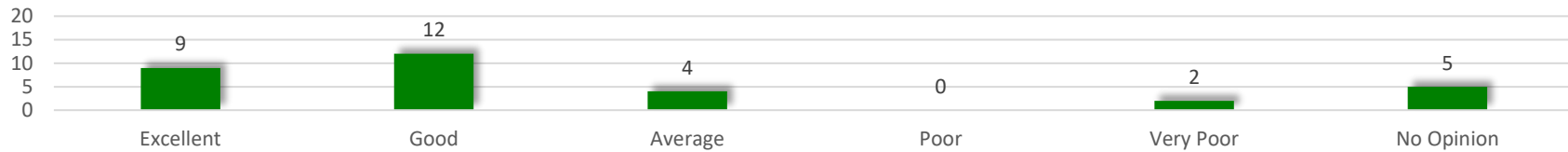
Brush and leaf pickup services provided by the Parma DPW

Approximately 54% of respondents think brush and leaf pickup services are excellent (27%) or good (27%). Approximately 24% think services are average. Approximately 15% think services are poor. Approximately 6% had no opinion. ($n=33$)



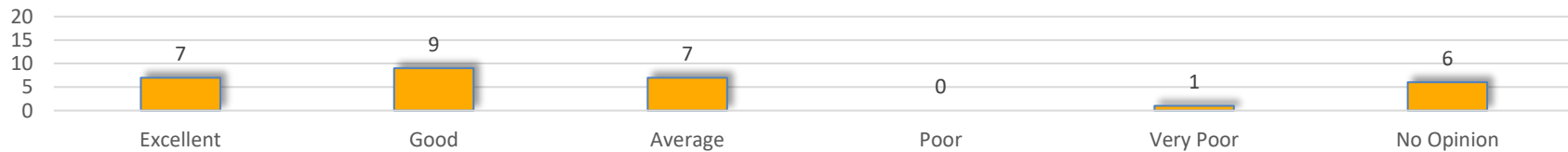
Parma's public water supply and distribution system

Approximately 66% of respondents think public water supply and distribution services are excellent (28%) or good (38%). Approximately 13% think services are average. Approximately 6% think services are very poor. Approximately 16% had no opinion. (n=32)



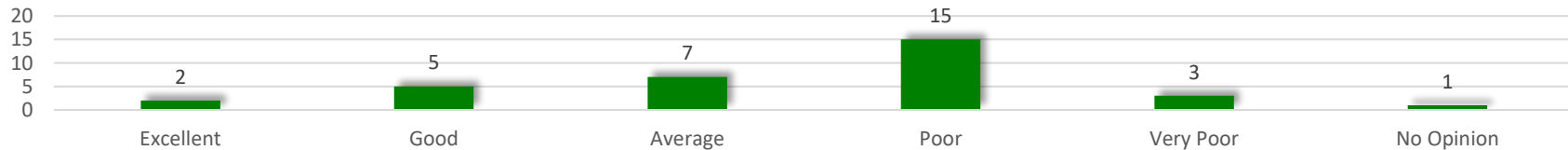
Parma's wastewater collection system and treatment facility

Approximately 53% of respondents think wastewater collection and treatment services are excellent (23%) or good (30%). Approximately 23% think services are average. Approximately 3% think services are very poor. Approximately 20% had no opinion. (n=30)



Parma's road and street network

Approximately 21% of respondents think the road and street network is excellent (6%) or good (15%). Approximately 21% think the network is average. Approximately 54% think the network is poor (45%) or very poor (9%). Approximately 3% had no opinion. (n=33)



Elected and appointed boards and commissions

Approximately 9% of respondents think elected board and commissions are excellent (3%) or good (6%). Approximately 34% think they are average. Approximately 35% think they are poor (16%) or very poor (19%). Approximately 22% had no opinion. ($n=32$)



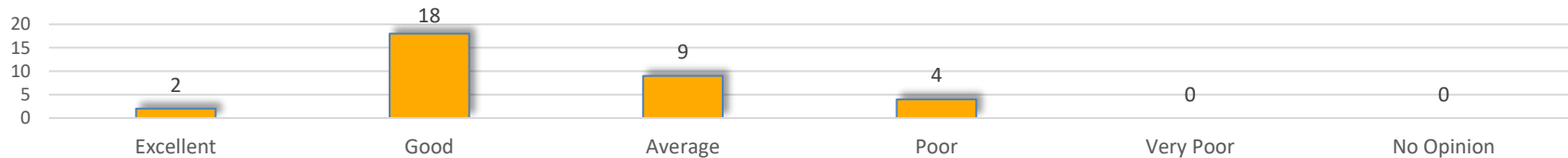
Public sidewalks

Approximately 3% of respondents think public sidewalks are excellent. Approximately 34% think they are average. Approximately 60% think they are poor (41%) or very poor (19%). Approximately 3% had no opinion. ($n=32$)



Overall, what is your opinion of Parma as a place to live?

Approximately 61% of respondents think Parma as a place to live is excellent (6%) or good (55%). Approximately 27% think it is average. Approximately 12% think it is poor. ($n=33$)

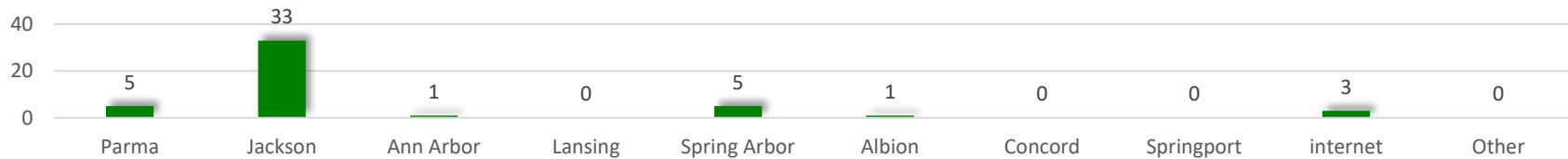


Commercial Services

Where do you usually purchase goods and services?

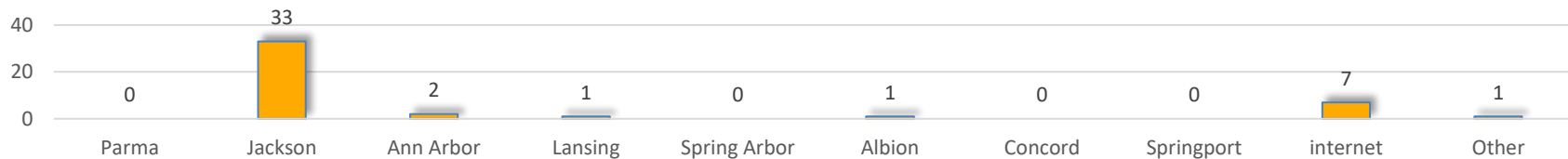
Groceries

Approximately 100% of respondents purchase groceries in Jackson. Approximately 30% of respondents acquire groceries in Parma (15%) and Spring Arbor (15%). Approximately 15% of respondents buy them via the internet (9%), in Albion (3%), and Ann Arbor (3%). (*n=33 - Please note that respondents shop in multiple communities.*)



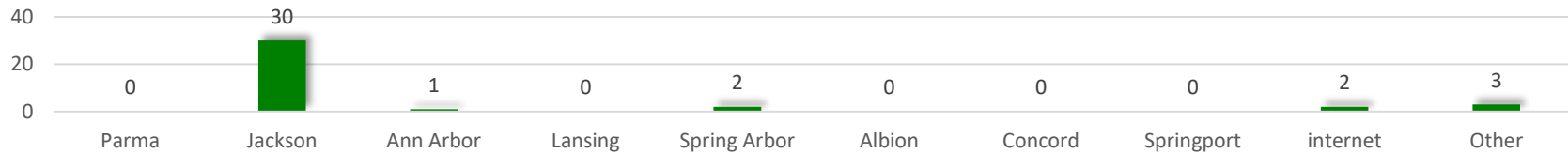
Clothing

Approximately 100% of respondents purchase clothing in Jackson. Approximately 21% of respondents buy them via the internet. Approximately 15% procure them in Ann Arbor (6%), Lansing (3%), Albion (3%), and elsewhere (3%). (*n=33 - Please note that respondents shop in multiple communities.*)



Appliances

Approximately 91% of respondents purchase appliances in Jackson. Approximately 15% of respondents buy them via the internet (6%), in Spring Arbor (6%), and Ann Arbor (3%). Approximately 9% procure appliances elsewhere. (*n=33 - Please note that respondents shopped in multiple communities.*)



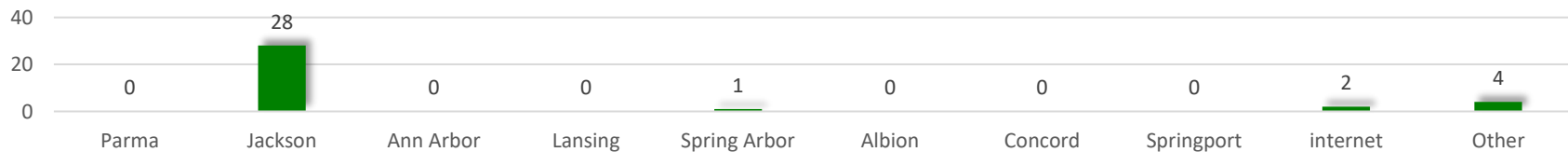
Medical

Approximately 85% of respondents have medical appointments in Jackson. Approximately 27% of respondents have appointments in Albion (15%) and Ann Arbor (12%). Approximately 12% have appointments in Parma (3%), via the internet (3%) and elsewhere (6%). (*n=33 - Please note that respondents had medical appointments in multiple communities.*)



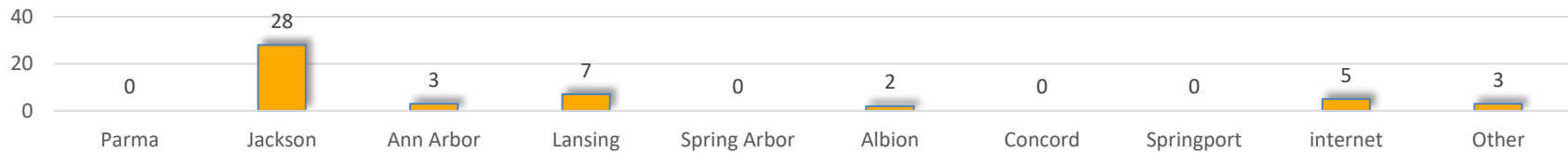
Prescriptions

Approximately 85% of respondents purchase prescriptions in Jackson. Approximately 21% of respondents buy them via the internet (6%), in Spring Arbor (3%) and elsewhere (12%). (*n=33 - Please note that respondents filled prescriptions in multiple communities.*)



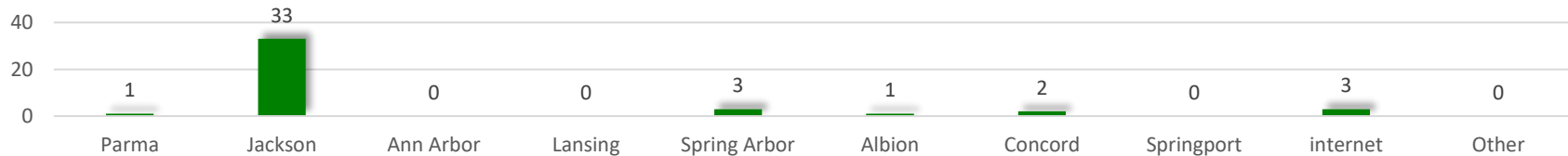
Entertainment

Approximately 93% of respondents purchase entertainment in Jackson. Approximately 40% of respondents buy it in Lansing (23%) and via the internet (17%). Approximately 27% procure it in Ann Arbor (10%), Albion (7%), and elsewhere (10%). (*n=30 - Please note that respondents purchase entertainment in multiple communities.*)



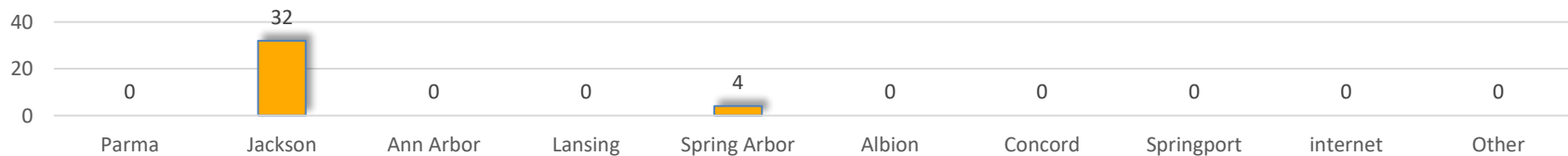
Hardware

Approximately 100% of respondents purchase hardware in Jackson. Approximately 18% of respondents buy it in Spring Arbor (9%) and via the internet (9%). Approximately 12% of respondents acquire hardware in Concord (6%), Albion (3%), and Parma (3%). (*n=33 - Please note that respondents shop in multiple communities.*)



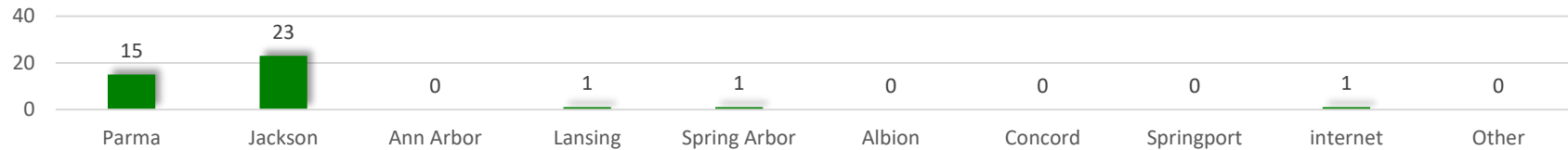
Lumber

Approximately 100% of respondents purchase lumber in Jackson. Approximately 13% of respondents buy it in Spring Arbor. (*n=32 - Please note that respondents shop in multiple communities.*)



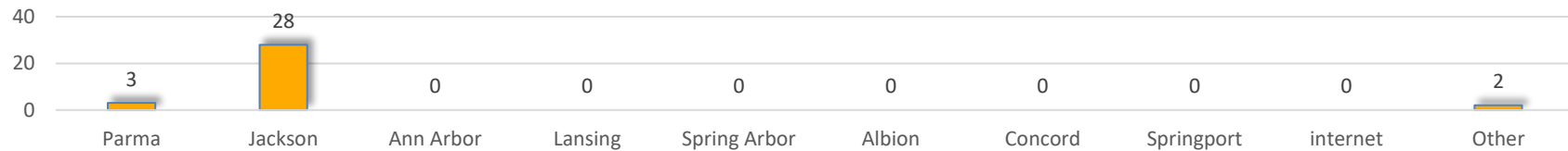
Banking

Approximately 70% of respondents bank in Jackson. Approximately 45% of respondents bank in Parma. Approximately 9% bank in Lansing (3%), Spring Arbor (3%), and via the internet (3%). (*n=33 - Please note that respondents banked in multiple communities.*)



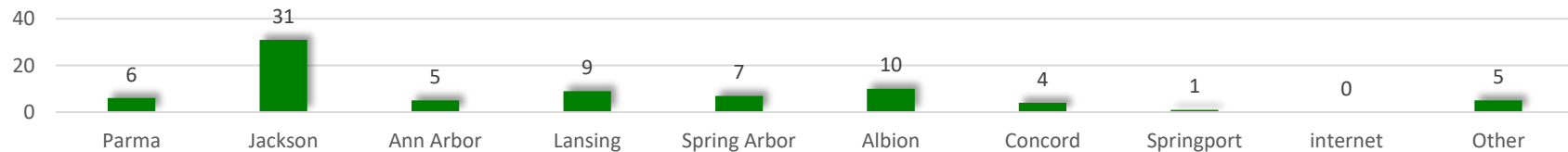
Beauty Salon/Barber

Approximately 88% of respondents go to the beauty salon/barber in Jackson. Approximately 15% of respondents go to Parma (9%) and elsewhere (6%). (*n=32 - Please note that respondents visit beauty salons/barbers in multiple communities.*)



Restaurants

Approximately 94% of respondents go to restaurants in Jackson. Approximately 78% of respondents dine in Albion (30%), Lansing (27%) and Spring Arbor (21%). Approximately 51% of respondents go to Parma (18%), Ann Arbor (15%), Springport (3%), and elsewhere (15%). (*n=33 - Please note that respondents dine in multiple communities.*)

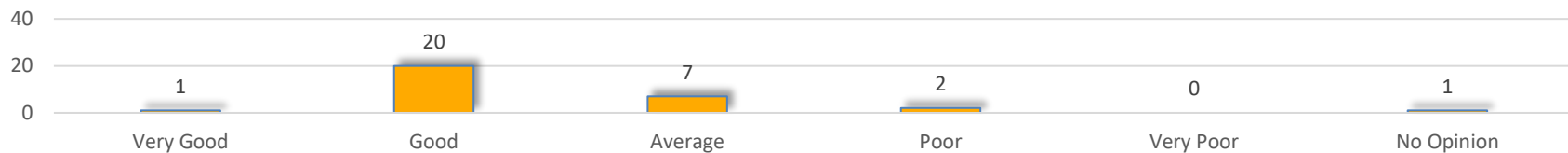


Downtown Parma

What is your opinion of Downtown Parma?

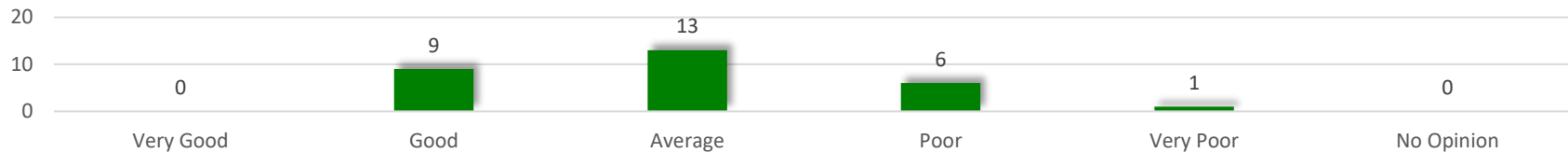
Street and Pedestrian Lighting in Downtown

Approximately 68% of respondents think Downtown's street and pedestrian lighting is very good (3%) or good (65%). Approximately 23% think the lighting is average. Approximately 6% think the lighting is poor. Approximately 3% had no opinion. ($n=31$)



Visual Appearance of Downtown

Approximately 31% of respondents think the visual appearance of Downtown is good. Approximately 45% think the appearance is average. Approximately 24% think the appearance is poor (21%) or very poor (3%). ($n=29$)



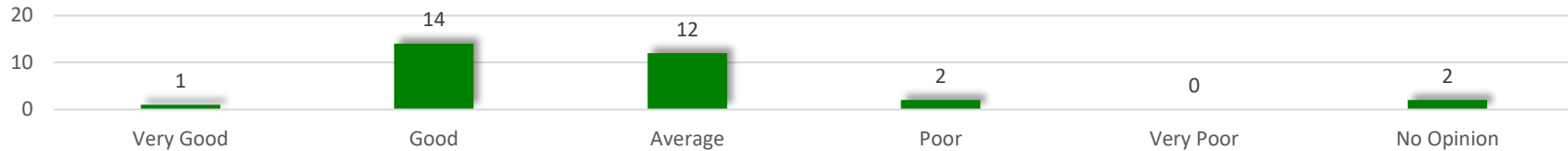
Parking in Downtown

Approximately 48% of respondents think Downtown parking is very good (3%) or good (45%). Approximately 42% think parking is average. Approximately 9% think parking is poor (6%) or very poor (3%). ($n=31$)



Visibility of Directional Signs Downtown

Approximately 48% of respondents think the visibility of Downtown directional signage is very good (45%) or very good (3%). Approximately 39% think the directional signage visibility is average. Approximately 6% think the directional signage visibility is poor. Approximately 6% had no opinion. ($n=31$)



What other uses would you like to see in Downtown Parma?

open Cafe restaurant store groceries

This was an open-ended question with responses from 17 people, as represented by the above word cloud*. The need for restaurants (i.e., reopening the café) and basic retail stores were the most common responses.

We need groceries store - coffee shop, restaurants, hardware store, not all antique shops. Parma has nothing to offer.

Family dining.

Grocery store, bank, restaurants, hardware store

[The visual appearance of downtown is] empty. Anything that would make it a downtown.

Would like to see the restaurant open back up.

A restaurant would be nice. From the "commercial services" list, very few are available here.

Restaurant.

Cafe/restaurant open again! Hallmark type store.

Hanging flower pots, better Christmas decor/lights, community garden, picnic area.

Cafe open.

* A word cloud is a visual representation of common words contained in the various comments provided in response to the question. The more common the word, the larger it is represented in the word cloud.

Consignment shop rather than pricey western gear. The cafe to open again. More community events.

None.

Would like to have a restaurant in downtown Parma again, miss the Café.

Entertainment, restaurant , grocery.

A good place to eat!!!!!!

Pharmacy.

Farmers Market.

Quality of Life

What do you like best about Parma?

quiet community Small close Small town safe school town

This was an open-ended question with responses from 22 people, as represented by the above word cloud. The most common response was the small-town feel of Parma. Positive comments about the schools were also common.

The people.

30 years ago Parma was a nice place to live, but now it's become a rundown town. I don't like living here in the Village any more.

Small town - all in walking distance & safe.

Parma school (western schools).

My home.

Rural town that is close to other larger towns.

Small town.

I love the small town feel, close to schools and feel a little safer - you know your neighbors.

I love the small town atmosphere, being able to walk semi-safely to town through the subdivision. So glad we have the few businesses we do have, especially the library & the bank. Most people are friendly.

My wonderful neighbors.

Quiet.

Small community, close to elementary school, relatively quiet and safe.
Small town where you may see your input may make an impact on the community.
The school and some of the office workers.
I like Parma because it's small, you know your neighbors. It is nice to be able to walk to the library, post office & Dollar General. The people are friendly & caring :)
Small. Living near the elementary to walk my kids. Clean.
It's not in the city.
Small town atmosphere.
Small and quiet.
Great small town feeling. Fantastic school.
Quiet and small.
The businesses and church are all involved in the community.

What do you like least about Parma?



This was an open-ended question with responses from 23 people, as represented by the above word cloud. The most common responses regarded concern over the appearance of homes, barking dogs, and other nuisances. Frustration over utility billing was also addressed.

No place for meat & produce.
To police to enforce Village ordinances. When calling police, it took an hour to come to our house. The dogs barking in our neighborhood needs to stop!
Lack of funding knowledge of services - not being included in the Township's decisions.
Sloppy looking homes. Park needs cleaning. Rented apartments & homes that rent to people with multiple kids. 10 kids and we home owners pay for their kids schooling (not fair). One apt or home?
Tall weed, old rotten trees [and] shrubs out of hand on easement land. Old cars abandoned. Trash from ice cream stand [] people eat drink and throw paper cup napkins wherever they want. Abandoned homes. Empty homes. Unkempt homes yards.
Lack of local industry requiring a trip elsewhere for household things.
We pay so much for water and it is very high in rust and other sediments.

The billing cycle for sewer bills. Bills come in Sept. same time taxes are due - Dec. month of Christmas - which puts a hurt on families and March when water assessments are due. Do to the extremely high cost, this hurt.
Would really be nice to have a grocery store & a restaurant downtown. Too many dogs not kept under proper control by their owners.
Parma is looking a little shabby and I think it will affect property values.
There are too many people who smoke and/or grow marijuana! Yuck - it stinks. I hate smelling it everywhere I go when I walk!
No police, no bank, no restaurants, need these!
[Small town where you may see your input may] or may NOT [make an impact on the community]. Tattletales.
Some of the board members just don't care.
I walk my dog & get frustrated when other dogs come charging/running towards us.
Lack of community involvement. I don't see open communication between residents and the council.
The people on the board misuse their position to better themselves instead of the community, and use their positions to bully people into doing what they want. We need to remove all of them. The board/council needs to be impartial to the decisions made and be there to better the community, and not just better themselves.
The increasing noise level, particularly constant barking dogs
Nothing to do.
Lack of something to do in the downtown area. We have a start at being an antiques center, we need some incentives to draw in similar small shops, a bakery, a restaurant.....
I don't all the apartments in Parma, especially the one across the street of the funeral home. Very bad looking property
Sidewalks need work or to be taken out and road curbs redone or taken out.
Sadly, the board that is supposed to be out for the best interest of the community. I stopped attending and tell others not to attend the meetings because, they are ridiculous.

What three things does Parma need the most?

enforce police restaurant_{new} Better_{Parma} People
streets

This was an open-ended question with responses from 24 people, as represented by the above word cloud. Many responses included calls for a restaurant and more retail. There were also comments regarding the need for policing and governance.

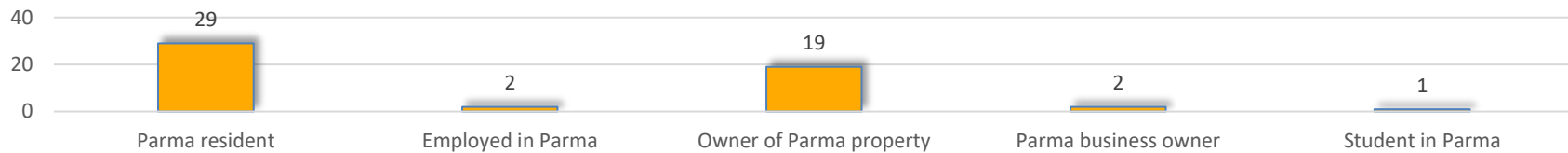
Park improvements. Lower water table (certain time of the year sump pump runs continuously).
Someone to enforce Village ordinances and the parking of vehicles on yards, motorcycles speeding through neighborhoods. Parma needs to enforce the law. The Village of Parma needs help. (The Village community). We need to help enforce the by-laws and the safety of our community!
Better funding, Chick-fil-A. Support from the Townships.
Better police presences.
Someone that knows about how to get Parma more grant money for improving our town. I wonder how other towns can manage to get such nice looking towns? We are at a standstill. For many years. People move here because its cheap (well?). We also need people with pride. So someone that knows how to promote pride. Maybe a prize for best taken care of homes?
Caring staff to keep Parma the way it was.
industry downtown, hardware store and etc. so a trip to Jackson is not needed.
Better water, local restaurant, big chain grocer i.e. Walmart or Meijer.
Bakery/deli.
The speed should be enforced on S. Union St. People go past the house 55 miles p. hour on a daily basis. CONTINUALLY! Speed lint is 25 MPH.
Grocery store, restaurant, more retail businesses.
1) Better streets. 2) Better sidewalks. 3) More industry to take some of the high taxes off residents.
Cafe/restaurant, more activities for children -- such as after school opportunities and summer activities. Hallmark type store.
Police protection 24 hr. / bank / restaurant
Farmers market. A restaurant. A lake.
People on the board that have a clue, better streets, and new playground.
A restaurant like the Parma Cafe & improvements on the laundry mat.
BETTER INTERNET OPTIONS!!! Better communication between residents and the council. More networking among residents
Parma needs 1. A small grocery store with fresh produce. 2. A farmer's market. 3. Shooting range.
1) Improve the condition of the streets. 2) Enforce zoning fairly - don't target a specific item unless it is a "real problem". 3) Truly miss having a local police dept. - would like to see one again
Attract people
New creative people willing to step into leadership. Money to develop the commercial area. Pride in our village.
Pharmacy/American One Credit Union/enforce keeping the housing clean and orderly.
Street repair, sidewalk repair and some new board members.

General Information

Please provide the following information about yourself.

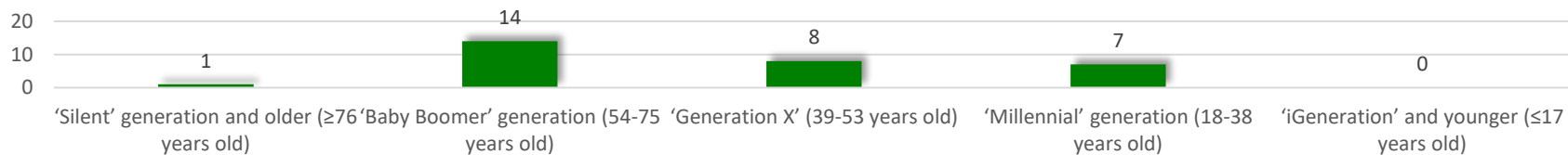
Your relationship to the Village:

Approximately 94% of respondents were Parma residents. Approximately 61% owned Village property. Approximately 12% were Parma business owners (6%) or employed in the Village (6%). Approximately 3% were students. (*n=31 - Please note that respondents had multiple relationships with the Village.*)



Your generation:

Approximately 47% were members of the 'Baby Boomer' generation. Approximately 27% were from 'Generation X'. Approximately 23% were from the 'Millennial' generation. Approximately 3% of respondents were from the 'Silent' generation or older. (*n=30*)

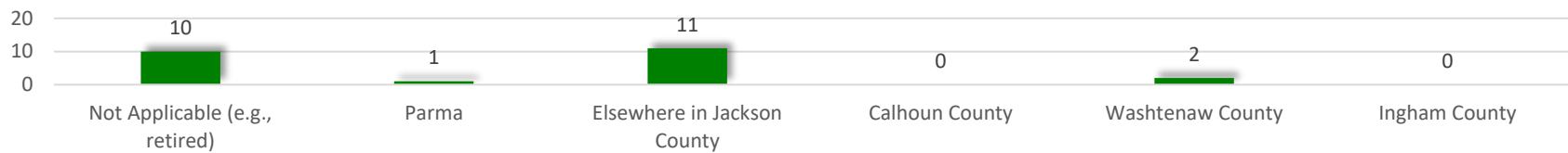


Your household income:

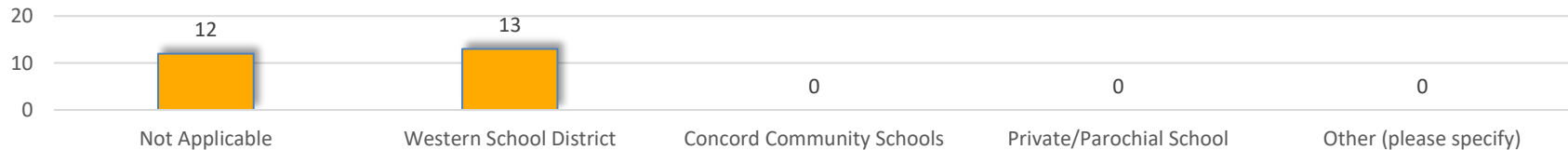
Approximately 44% of respondents had a household (HH) income of \$50,000-\$99,999. Approximately 24% had a HH income of less than \$25,000 a year. Approximately 20% had a HH income of \$25,000-\$49,999. Approximately 12% had a HH income of at least \$100,000. (*n*=25)

**Where you work:**

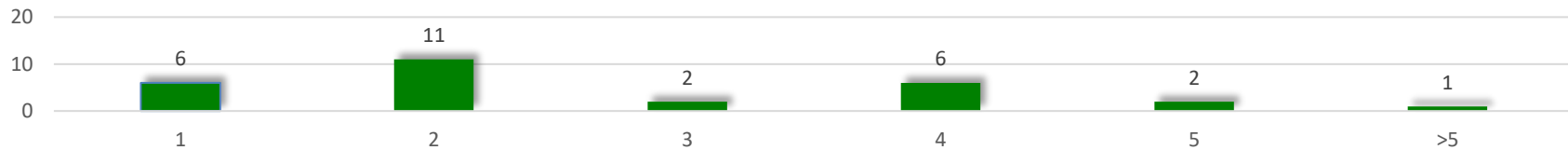
Approximately 4% of respondents worked in Parma and approximately 46% worked elsewhere in Jackson County. Approximately 8% worked in Washtenaw County and approximately 4% worked elsewhere. The question was not applicable to approximately 42% of respondents. (*n*=24.)

**Where your children attend school:**

Approximately 52% of respondents had children attending the Western School District. The question was not applicable to approximately 48% of respondents. (*n*=25.)



Approximately 39% of respondents lived in a 2-person household. Approximately 21% lived in a 1-person household. Approximately 21% lived in a 4-person household. Approximately 7% lived in a 3-person household. Approximately 7% lived in a 5-person household. Approximately 4% lived in a household with more than 5 people. (*n*=28)



Please provide any general comments:



This was an open-ended question with responses from 17 people, as represented by the above word cloud[†]. The most common responses regarded concern over the physical condition/maintenance of the Village. The use of off-road vehicles and Village website suggestions were also commented upon.

It's been 10 years [] your DPW. [] the jobs we did back and get their town back.

I am a resident here in Parma Village for over 35 years. It has gone downhill. Kids driving golf carts through the neighborhood. Dogs barking all day long & night. Dogs running off their leash. It's sad to have your property value drop due to the trashy houses in Parma Village. No police department. Cars park on grass in front yard. Junk in front yards. Parma was a safe and relaxing place to live. It has now become a sad and stressful place to live.

[†] A word cloud is a visual representation of common words contained in the various comments provided in response to the question. The more common the word, the larger it is represented in the word cloud.

Not a fan of the stuff left on the sidewalks in front of businesses.

We have lived in Parma for 40 years paying house taxes. Haven't seen much change. Can visit other towns out size. There's more business & they seem to do well. Parma is so slow. Nothing much happens in Parma. Very boring. Need now roads in the village. Wish some would take better care of their yards. Should have ordinances enforced. Then if we sell we can get more for our houses. I think some rent their houses out just for the money. They don't even live around here. Don't care about the property. (Just the money. It seems to me (owning something and paying for it. We take more pride than just renting. Fines should be in force for bad sidewalks and unmown lawns, I soars, junk & so on.

I am retired. It is getting very hard to pay Parma bills on my income. My street is designed wrong. Water pooling ruined my driveway and salt from winter plowing removes street blacktop. No street drain except on flat area - does no good never cleaned out. Curbs are not cleaned. I'm getting to old to do it. Junk and old cars piled in yards. Weed and trash piled high. The [] # you provide [] is in Jackson and is a computer [] who tells you to call another [] # which hangs up. Great.

I would like to see more information on Village website. ex. - council and planning minutes, budget, audit.

I believe there should be an ordinance regarding the growing, manufacturing and supplying of marijuana within the village limits! I know of a resident that is currently growing marijuana. I feel allowing this can bring down our property values and attract unwanted & even dangerous traffic.

Parma needs sprucing up. Look at it through the eyes of a stranger and it isn't especially welcoming. The streets are not good. All the patches fill in the holes, but they're still rough and look terrible. The village needs to do its part - streets and sidewalks. Residents need to do their part. Too many yards look "dumpy" - weeds, stuff piled in the yard. Can you find grants to help with some of the expense? I don't think [the wastewater collection system and treatment facility is] being managed very well.

I've been a resident of Parma for 70 yrs. I've seen things much better.

We should have more town events.

We need better internet options. Every person in the community that I have talked to dislikes the fact that only frontier and wow are providers in the village. There is no use of the open field between the park and the school. Who owns it and why not do something with it? Community garden? Dog park? Something. Anything. The website could be improved as well and could be utilized as a source of communication between residents and the council (for example: reporting serious ordinance violations unanimously).

We need people to stop driving golf carts, 4 wheelers, etc. Around town. It's illegal and unsafe for the children, and half the time it's young children driving them un supervised all over the village.

Love the Village!

Parma needs some clean up in general, from the homes to the streets, less apartments more home owners that care about their property

Fix or remove the sidewalks and road curbs.

In the past it felt less like a community. In the last year it seems that the Church, local businesses and the Village office staff have come together to make Parma a community again.



Main Street

APPENDIX D
CAPITAL IMPROVEMENTS PROGRAMMING



What is a Capital Improvements Program?

“Capital improvements are those physical facilities which involve a substantial investment and last a long time . . . as opposed to the operating expenses that occur during the same year they are budgeted.” Examples of capital improvements include: municipal buildings (e.g., Village Halls, fire stations, etc.), parks and recreation facilities, streets and alleys, and utilities (e.g., water and sewer lines). A capital improvements program (CIP) is a six-year prioritized listing of those projects along with the following information: location, date of construction, cost, means of financing, sponsor, and relationship to other facilities (if pertinent). The CIP “is updated annually with the first year being the current year capital budget” according to the Michigan Planning Guidebook (May 2008).

Why Prepare a Capital Improvements Program?

Section 65 of the MPEA —the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3865), as amended— requires that The Village of Parma “annually prepare a capital improvements program of public structures and improvements,” upon the adoption of this Master Plan. The Village Council must “prepare and adopt a capital improvements program [(CIP)], separate from or as a part of the annual budget” with considerable input from municipal staff or consultants (e.g., engineers, planners, administrators, etc.) and the planning commission. Alternately, the task can be delegated to the Village President (or a designee), “subject to final approval by the” Village Council. The CIP shows “those public structures and improvements, in the general order of their priority, that in the commission’s judgment will be needed or desirable and can be undertaken within the ensuing 6-year period . . . [and] shall be based upon the requirements of the [Village] for all types of public structures and improvements. Consequently, each agency or department of the [Village] with authority for public structures or improvements shall upon request furnish the Planning Commission with lists, plans, and estimates of time and cost of those public structures and improvements.”

Of course, there are also benefits to developing and maintaining a CIP. Chief among those benefits is the coordination of seemingly disparate projects. For example, water and sewer projects can be coordinated with street paving projects eliminating the potential for streets to be re-paved, only to be torn up to for a water or sewer project two or three years later. It is also important to note that “plans for new public works that are identified in the [Master Plan can] actually come to fruition through the CIP” and to ensure that “new public facilities are built in locations and consistent with the public policy for development in particular areas or neighborhoods as spelled out in the” document, according to the Michigan Planning Guidebook.

Developing a Capital Improvements Program

The following information should be used to develop the capital improvements program (CIP) upon the completion of the comprehensive plan:

Establishing Objective Criteria

“Without objective criteria, the [capital improvements process (CIP)] can quickly break down into a strictly political process where those agencies or neighborhoods with more political or fiscal resources (or both) will run roughshod over smaller agencies or weaker neighborhoods,” according to the Michigan Planning Guidebook, and simply ranking proposed projects as ‘urgent,’ important,’ or ‘desirable’ “leave room for disagreement in determining priority. More robust criteria are often used first to examine each project:”

- Does the proposed facility address a risk to public safety or health?
- Is the current facility deteriorated or unsafe?
- Is the proposed facility part of a systematic replacement program?
- Will the proposed facility result in improvement of operating efficiency?
- Is the proposed facility necessary to:
 - Ensure the success of another capital improvement?
 - Meet a state or federal statutory or administrative requirement?
 - A court order?
 - A major public goal of the village council?
- Will the proposed facility result in the equitable provision of services or facilities to a part of the population with special needs?
- Will the proposed facility protect or conserve sensitive natural features or natural resources or the air or water quality of the Village?
- Will the proposed facility protect the investment in existing infrastructure from becoming over capacity?
- Will the proposed facility result in a new or substantially expanded facility to provide a new service or new level of service in Village?

Those answers can then be used to place proposed facilities into groups based upon the following criteria:

- The proposed facility is urgent and fills a high priority need that should be met.
- The proposed facility is a high priority that should be done as funding becomes available.
- The proposed facility is worthwhile if funding is available (but may be deferred).
- The proposed facility is a low priority that is desirable but not essential.

The criteria listed above are recommended for larger governments with the potential for many projects. The criteria used for “small communities with few projects may not be much more than ‘urgent,’ ‘important,’ or ‘desirable.’”

Establishing a Process

The Michigan Planning Guidebook recommends that a medium or large-sized community create a special committee to advise its planning commission on the capital improvements program (CIP). The committee should be comprised of the chief elected or appointed official and representatives from the planning commission, the legislative body, and pertinent departments (e.g., engineering; finance; fire; parks, recreation and grounds; public works; purchasing; and water). A total of eight steps are recommended for the development of a CIP:

- Prepare an inventory of all capital facilities.
- Rate the existing level of service for each infrastructure element.
- Identify the structure needs.
- Identify options to meet needs and cost estimates to all projects over the next six years.

Prepare a draft CIP that includes a review of each project against the master plan and CIP prioritization criteria:

- Establish financial capacity for financing public works proposals over the next six years.
- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- Select projects to be undertaken during the coming year which become the capital budget. The remaining projects become part of the capital improvements program for the subsequent five years.

- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- After public review and hearing, the CIP is adopted by the village council with any agreed upon amendments.
- Implement current year of the CIP.
- Monitor projects and update the CIP annually.

The Michigan Planning Guidebook notes that “in smaller communities with few capital improvements,” such as The Village of Parma, the process can be simplified. “Each office, agency, or department responsible for public works is asked to submit proposed public works and the planning commission as a whole reviews and prioritizes them all—ensuring they are consistent with the master plan.”

