



# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
 120 W. Michigan Avenue • Jackson, MI 49201  
 Phone (517) 788-4426 • Fax (517) 788-4635

## MEETING NOTICE

<p><b>CONTACT:</b> Alissa Starling                  Region 2 Planning Commission                  Planner                  (517) 745-4293                  astarling@mijackson.org</p>	<p><b>DATE:</b> April 18, 2024  <b>TIME:</b> 6:00 pm  <b>PLACE:</b> Lenawee Room   Human Services Bldg                  1040 S. Winter Street                  Adrian, Michigan</p>
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## MEETING AGENDA

- I. Call to Order and Pledge of Allegiance
- II. Public Comment [3 MINUTE LIMIT]
- III. Approval of Agenda [ACTION] 1
- IV. Approval of the Meeting Minutes from February 15, 2024 [ACTION] 3
- V. Request(s) for Review, Comment, and Recommendation
  - A. Consideration of Township Zoning Amendment(s)
    - 1. CZ24.01 | Amend §4.13, Fences - Franklin Township..... [ACTION] 5
    - 2. CZ24.02 | Amend §20.01(M) - Rollin Township..... [ACTION] 13
    - 3. CZ24.03 | Remove §3.30(3)(c)(12)- Rollin Township..... [ACTION] 17
  - B. Consideration of PA 116 Farmland Agreement(s)
    - FA24.05 | 14000 E Yankee Rd Blk - Riga Township..... [ACTION] 23
  - C. Consideration of Comprehensive Plan(s)
    - Village of Onsted | Master Plan..... [ACTION] 33
- VI. Other Business  
 None.
- VII. Old Business  
 None.
- VIII. New Business  
 None.
- VII. Public Comment [2 MINUTE LIMIT]
- VIII. Commissioner Comment
- IX. Adjournment

Please note the next meeting will take place on May 16, 2024.

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 120 W. Michigan Avenue • Jackson, MI 49201  
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## MEETING MINUTES

THURSDAY, MARCH 21<sup>ST</sup>, 2024

LENAWEE ROOM | LENAWE COUNTY HUMAN SERVICES BUILDING | ADRIAN, MICHIGAN

- Commissioners Present:** K. Dersham, *Vice Chair*, D. Witt; R. Tillotson, *Board of Commissioners*; B. Nickel; and K. Bolton, *Board of Commissioners*.
- Commissioners Absent:** R. Liedel, *Chairperson*, C. Dillon, *Education Representative*
- Public Present:** None.
- Others Present:** Alissa Starling, *Staff Planner* & Dan Swallow, *City of Tecumseh City Manager*

**ITEM 1 CALL TO ORDER.**

Vice Chairperson Dersham called the meeting to order at 6:04 pm. Those in attendance joined in the Pledge of Allegiance.

**ITEM 2 PUBLIC COMMENT.**

None.

**ITEM 3 APPROVAL OF AGENDA.**

Staff submitted the February 15, 2024 regular meeting agenda for approval & noted the meeting agenda should be revised to move the presentation by Mr. Swallow to after the Annual Calendar has been provided to Commissioners

Commissioner Bolton made a motion, seconded by Commissioner Nickel, to approve the March 21<sup>st</sup>, 2024 regular meeting agenda, as amended. *The motion passed without dissent.*

**ITEM 4 APPROVAL OF MINUTES.**

Staff submitted the February 15<sup>th</sup>, 2024 regular meeting minutes for approval.

Commissioner Nickel made a motion, seconded by Commissioner Witt to approve the February 15<sup>th</sup>, 2024 regular meeting minutes, as presented. *The motion passed without dissent.*

**ITEM 5 REQUEST(S) FOR REVIEW, COMMENT, AND RECOMMENDATION.**

**A. CONSIDERATION OF TOWNSHIP ZONING AMENDMENT(S).**

None.

**B. CONSIDERATION OF PA 116 FARMLAND AGREEMENT(S).**

**1. FA24.03 | Blissfield Township**

Commissioner Bolton made a motion, seconded by Commissioner Tillotson to approve the PA116 Farmland Agreement Application for Case FA24.03 in Blissfield Township, with recommendation to consider revising the length of the agreement, as well as confirming the correct Township is who is being applied to as the Tax ID shows Ogden Township, not Blissfield Township, whom it was initially submitted to. Moreover, the applicant did not indicate they were a trust yet listed themselves as such. Application should be revised to reflect trust status. *The motion passed without dissent.*

2. FA24.04 | Palymyra Township

Commissioner Bolton made a motion, seconded by Commissioner Nickel to approve the PA116 Farmland Agreement Application for Case FA24.03 in Palymyra Township, with a comment to consider the length of the agreement. *The motion passed without dissent*

C. **CONSIDERATION OF MASTER PLAN(S).**

*None.*

ITEM 6 **OTHER BUSINESS.**

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A. **OLD BUSINESS.**

*None.*

B. **NEW BUSINESS.**

1. Staff presented the 2023 Annual Report of the Lenawee County Planning Commission, encompassing all of the dates met as well as Coordinated Zoning Reports and PA 116 (Farmland Agreement) applications adjudicated during that time.
2. Staff presented commissioners with an additional copy of the annual calendar in a revised format.
3. Dan Swallow City Manager for the City of Tecumseh, presented the City’s most recent undertaking of their update to their Master Plan, including subarea plans, novel approaches, and challenging aspects of properties of past industry.

ITEM 7 **PUBLIC COMMENT.**

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*None.*

ITEM 8 **COMMISSIONER COMMENT.**

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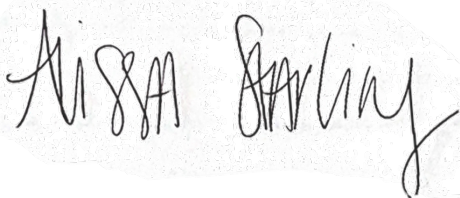
*None.*

ITEM 9 **ADJOURNMENT.**

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Commissioner Bolton made a motion, seconded by Commissioner Tillotson to adjourn the meeting at 7:17 pm.

Respectfully submitted,



Alissa Starling, LCPC Recording Secretary



# Lenawee County Planning Commission

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Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

**RE:** CZ24.01 | Franklin Township

**DATE:** April 18, 2024

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Amend Text in Zoning Ordinance, §4.13

# FRANKLIN TOWNSHIP

## LENAWEE COUNTY, MICHIGAN

### FENCES, WALLS, AND OTHER PROTECTIVE BARRIERS

ORDINANCE NUMBER \_\_\_\_

AN ORDINANCE AMENDING ARTICLE XXI – DEFINITIONS, TO INCORPORATE TERMS PERTAINING TO FENCES, AND ARTICLE IV, SECTION 4.13 OF THE FRANKLIN TOWNSHIP ZONING ORDINANCE, GOVERNING THE ERECTION, CONSTRUCTION, AND MAINTENANCE OF FENCES, WALLS, AND OTHER PROTECTIVE BARRIERS.

#### THE TOWNSHIP OF FRANKLIN IN LENAWE COUNTY MICHIGAN ORDIAINS:

**UNIT 1. TITLE**

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*This ordinance shall be known as the “Franklin Township Fences, Walls, and other Protective Barriers Ordinance”.*

**UNIT 2. PURPOSE**

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*This ordinance hereby establishes definitions for fences and ornamental fences as well as amend the performance standards for such construction of.*

**UNIT 3. ARTICLE IV. GENERAL PROVISIONS**

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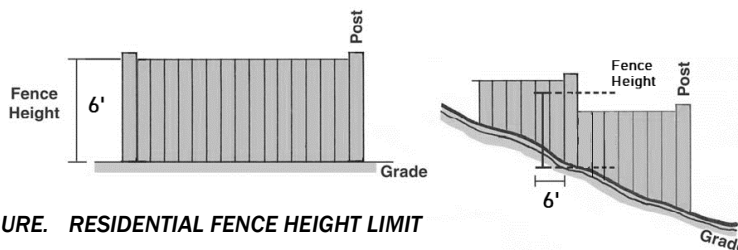
Article IV. General Provisions of the Franklin Township Zoning Ordinance is hereby amended to establish the following performance standards and siting criteria for fences, walls, and other protective barriers:

**SECTION 4.13 FENCES, WALLS, AND OTHER PROTECTIVE BARRIERS**

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Construction, alteration, and relocation of fences shall be subject to approval by the Franklin Township Zoning Administrator. Construction and alteration of existing or proposed structures shall be subject to approval of appropriate building permits in accordance with the State Construction Code and Township Zoning District requirements in which they are located.

1. It shall be unlawful for any person to construct or cause to be constructed any fence or wall upon any property within the Township limits without having first obtained all necessary permits in conformance with the following performance standards:
  - a. **Residential Districts.** Fences erected in rear or side yards of Residential Districts, shall not exceed six (6) feet in height.



**FIGURE. RESIDENTIAL FENCE HEIGHT LIMIT**

- b. **Waterfront Properties:** Front yard fences, facing the waterfront, ornamental in nature, and providing at least fifty (50) percent visibility are permitted. Such fences shall not exceed thirty-six (36) inches or three (3) feet in height and be set back at least four (4) feet from the high water mark.
- c. **Boundary and Right-of-Way Fences:** Fences along property boundaries and public rights-of-way must maintain a minimum setback of three feet from adjacent property lines. Should a fence extend to a side yard lot line, a Neighbor Fence Agreement must be filed with the Township Offices to ensure mutual consent and compliance.
- d. **Prohibited Materials:** Barbed wire, spikes, nails, or electrification on fences are prohibited across all districts.
  - i. The Zoning Administrator may provide administrative approval for prohibited materials in Agricultural and Industrial Districts, where necessary for public safety.
  - ii. Please note that the regulations outlined above do not apply to underground or invisible pet fences, which are designed to contain pets without physical barriers
- e. **Visibility at Intersections:** No fence, wall, or planting should obstruct drivers' views at intersections, with the exception of shade trees with branches above eight feet from the road level. A clear view is defined by a triangular area formed by street property lines and a line connecting points twenty-five (25) feet from the intersection as illustrated in the figure below.

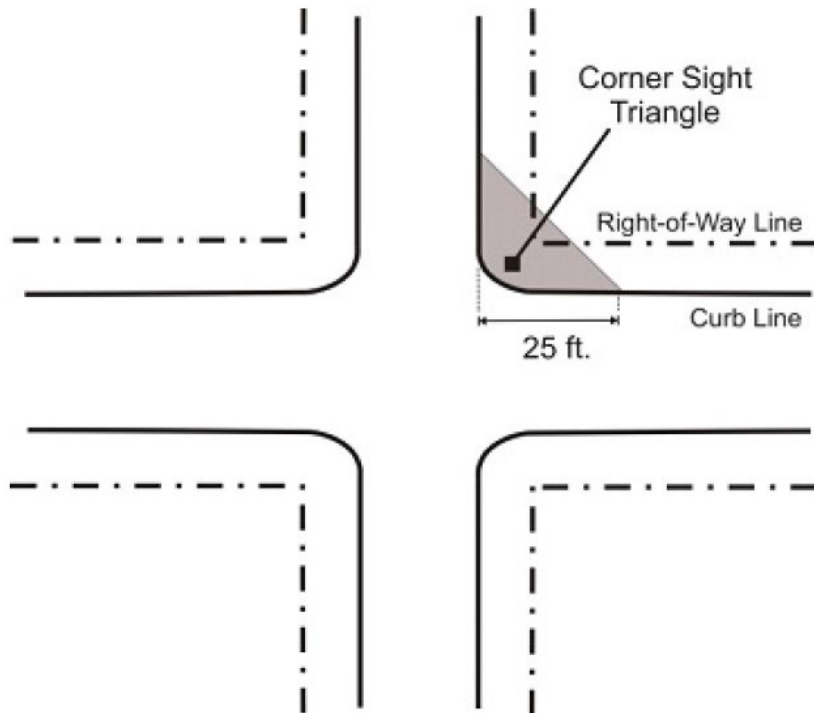


FIGURE. CORNER LOT SIGHT OBSTRUCTION TRIANGLE

## **UNIT 4. ARTICLE XXI. DEFINITIONS**

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Article XXI. Definitions of the Franklin Township Zoning Ordinance is hereby amended to remove numbering of listed terms and add the following definitions:

**FENCE:** A structure or barrier erected to separate properties, or to enclose and protect the property within its perimeter.

- A. **FENCE (ORNAMENTAL):** A decorative fence not exceeding thirty-six inches (36") or three feet (3') in height, constructed from materials approved by the Township Zoning Administrator, including wood, wrought iron, or vinyl. The design must be devoid of sharp projections, including pointed tips, ensuring safety and aesthetic appeal.







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## FENCE LOCATION NEIGHBOR AGREEMENT

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I, the undersigned, hereby acknowledge and mutually agree to the location and placement of the proposed fence along the shared property boundary. This agreement is made on this date: \_\_\_\_\_, between the following property owners in the Township of Franklin in Lenawee County, Michigan:

**Fence Applicant:**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**Neighbor:**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

Both parties agree that the fence will be constructed in accordance with the agreed-upon specifications and local zoning regulations.



# FRANKLIN TOWNSHIP PLANNING COMMISSION

## April 2, 2024

The Franklin Township Planning Commission meeting was brought to order at 7:02 p.m. by Chairman Hinkley, followed by the pledge to the flag. Present: John Hinkley, Julie Bock, Gordon Whelan, Doug Sherman, and Larry Shea. Absent: John Krueger, Greg Wise, Jane Murphy and Jeff Fineske. Also present: Zoning Officer Bruce Nickel, and Region 2 PC Planners Alissa Starling and Brett Gatz. Sherman moved to approve the last PC minutes (3/5/24) as presented. Bock supported. Motion carried 5-0.

### PUBLIC HEARING

Chairman Hinkley opened the Public Hearing for a proposed fence ordinance Section 4.13 Fences, Walls, And Other Protective Barriers. Shea asked the definition of a high-water mark. Nickel defined it as the mark left from the highest water level over several years (or sea wall). In the proposed ordinance Section 4.13 part of 2. b. states 'No fences are to be located within 4 feet of the high-water mark.' Public Comment: Dawn Parsons, who resides at 88 Pentecost Hwy, was present and was representing the Sand Lake Properties Owners Association with permission. Ms. Parson's was against allowing fences to the water's edge due to safety issues, and gave several examples of a fence being a barrier. Ms. Parsons suggested "above or behind" be inserted in the language, and does not feel a sea wall is always a high-water mark. Ms. Parsons requested that Putnam be included in the Lake District Overlay Zone. Donna Budde who resides at 270 Evans Trail asked if a fence on the right-of-way was allowed. Nickel said no, a fence cannot be put on property that is not yours. Dennis White who resides on Pentecost Hwy, asked who is policing this? Nickel stated a fence does not require a building permit. It does require zoning approval with a site plan. Nickel said if practicality is followed you would rarely see a fence in the water. Pictometry/GIS, a deed, or survey should identify property lines. Many people do not own to the water's edge – so no fence would be allowed. Nickel does not feel the language used in the proposed ordinance allows a fence in the water.

Board Decision: Whelan moved to recommend the proposed fence ordinance be sent to Region 2 Planning Commission for review as presented. Shea supported.

Roll Call Vote: Bock-yes, Sherman-yes, Shea-yes, Whelan-yes, Hinkley-yes.  
Motion passed 5-0. Hearing closed.

**NEW BUSINESS** – None.

**OLD BUSINESS**

Region 2 PC Planner Alissa Starling spoke regarding creating a “new” master plan. Would like to have it reflect the community, and be a basis for future land use decisions. The average age in the Township is 49. Franklin has an aging population. Rural preservation and AG are very important to the Township. Nickel pointed out that as far as infrastructure – high speed internet is important and very much needed. Alissa has a copy of the recent Lenawee Housing study. Alissa said a new mission statement is needed. A Township survey was talked about and suggested including a survey in the upcoming summer tax bill. The survey will also be posted on the Township website.

Annual Election of Officers: Shea moved to keep the same officers as follows: Chairman John Hinkley, Vice Chairman John Krueger, Secretary Julie Bock. Sherman supported. Motion carried 5-0.

Having no further business, the meeting was adjourned at 8:21 p.m.

Sue Whitehead  
Recording Secretary



# Lenawee County Planning Commission

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Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

**RE:** CZ24.02 | Rollin Township

**DATE:** April 18, 2024

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Amend Text in Zoning Ordinance, §20.01(M)

LCPC Case #: 02  
(For LCPC Use Only)

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION  
(COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 4920

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/ survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE Rollin TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ ZONE TO \_\_\_\_\_ ZONE.

2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE XX SECTION 20.00 - "M"

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) SEE ATTACHED

C. PUBLIC HEARING on the above amendment was held on: month April day 04 year 2024

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month MARCH day 19 year 2024  
(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: THE EXPONENT

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to  APPROVE or  DISAPPROVE.

[Signature]  Chair or  Secretary / / (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

- 2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:
 Recommends APPROVAL of the zoning change
 Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
 Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
 Takes NO ACTION.

\_\_\_\_\_, Recording Secretary / / (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

2. The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment  PASSED,  DID NOT PASS, or was  REFERRED ANEW to the Township Planning Commission.





J. Minimum land area required for each dwelling unit in the RM district shall be:

Dwelling Unit Size	Apartment	Townhouse
One bedroom unit	4,200 sq. ft.	5,400 sq. ft.
Two bedroom unit	5,400 sq. ft.	7,200 sq. ft.
Three bedroom unit	7,200 sq. ft.	7,200 sq. ft.

K. Required minimum floor area for each dwelling unit in the RM district shall be:

Dwelling Unit Size	Apartment	Townhouse
One bedroom unit	720 sq. ft.	720 sq. ft.
Two bedroom unit	750 sq. ft.	800 sq. ft.
Three bedroom unit	950 sq. ft.	1,000 sq. ft.

L. Loading space shall be provided in the side or rear yard, except that this regulation shall not be applicable to loading space provided totally within a building or structure which has door enclosures facing other than the front property lines.

M. In any Commercial districts, ~~except the commercial recreation district,~~ side yards are not required, except where a commercial development directly abuts a residentially zoned property, a setback of twenty (20) feet is required for all buildings, parking, and loading areas. ~~where a commercial district borders on a side street and a residential district exists in the same block there shall be provided a setback of twenty (20) feet for all buildings, parking and loading areas. Where a residential district exists adjacent to a business district and on the same side of the street, there shall be provided a setback of twenty (20) feet for all buildings, parking and loading areas.~~

N. Reserved.

O. Minimum side yard setback on platted lots less than fifty (50) feet in width shall be reduced from those shown in the Schedule of Regulations in all R-1, R-2, and LR residential districts. The reduction shall be one (1) foot for each three (3) feet or part thereof that is less than fifty (50) feet in width, provided that no structure shall be located closer than ten (10) feet to any adjacent structure and provided no side yard setback is less than five (5) feet.

P. Designated minimum lot width is minimum road frontage.



# Lenawee County Planning Commission

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120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

**RE:** CZ24.03 | Rollin Township

**DATE:** April 18, 2024

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Remove Text in Zoning Ordinance, §3.30(3)(c)(12)

ZONING AMENDMENT FORM



LENAWEE COUNTY PLANNING COMMISSION  
(COORDINATING ZONING)

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 4920

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE Rollin TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

A. DISTRICT BOUNDARY CHANGE (REZONING):

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ ZONE TO \_\_\_\_\_ ZONE.

2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_

B. ZONING ORDINANCE TEXT AMENDMENT:

The following Article(s) and Section(s) is amended or altered: ARTICLE III SECTION 3:30-3-b, 12

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.)

AMEND #13 to #12

C. PUBLIC HEARING on the above amendment was held on: month April day 04 year 2024

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month MARCH day 19 year 2024

(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: THE EXPONENT

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to  APPROVE or  DISAPPROVE.

Deborah Kowal  Chair or  Secretary April 10, 2024 (enter date)

LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:

- Recommends APPROVAL of the zoning change
- Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
- Takes NO ACTION.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

TOWNSHIP BOARD ACTION:

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

2. The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment  PASSED,  DID NOT PASS, or was  REFERRED ANEW to the Township Planning Commission.



10. The application shall be accompanied by a statement from a Michigan licensed professional engineer certifying that the tower is in compliance with all applicable federal, state and local laws, codes, regulations and Ordinances.
11. The base area of the telecommunications tower shall be determined by the setback requirements of the Ordinance. In no case shall the base of the tower intrude into the minimum setback requirements.
- ~~12. All tower placements will be limited to Section 22 (T6S, R1E), Rollin Township, Lenawee County, Michigan. All tower placements will also be subject to the State of Michigan's current standards.~~
- 13-12. All applications for the construction of telecommunications antennas, satellite dishes, cellular towers, microwave dishes, paging, and other wireless types of communication towers or antennas shall be subject to the provisions of the site plan review process set forth in this Ordinance. Each such application shall undergo a full and thorough site plan review together with meeting all of the requirements of Sections 3.30 (3) and 3.30 (4).

c. MINIMUM STANDARDS.

1. Telecommunications antennas, satellite dishes, cellular towers, microwave dishes, paging, and other wireless types of communication towers or antennas shall be separated from residential dwellings by a distance of no less than two hundred (200) feet or the height of the tower plus ten percent (10%), whichever is greater. The setback distance shall be measured from the base of the tower to the lot line.
2. All communication towers shall be inspected annually by a competent or licensed inspector to insure the structure integrity of the tower, appurtenances added to the tower, equipment added to the tower, and fixtures added to the tower. A report of the results of the inspection shall be provided to the Township Building Inspector on or before August 1st of each year.
3. All telecommunications facilities shall be sited to have the least possible practical visual effect on the surrounding neighborhood.
4. Telecommunication facilities shall not be artificially lighted unless otherwise required by the Federal Aviation Administration or other federal, state or local authority. If lights are required, only red lights can be used at night. No white lights shall be used between sunset and sunrise.
5. There shall be vegetative screening through the use of evergreen shrubs or trees capable of forming a continuous hedge at least five (5) feet in height within two (2) years of planting, and a row of trees at least eight (8) feet in height at the time of placement with ten (10) foot centers and a minimum height of thirty-five (35) feet.
6. Minimum property line setbacks shall be thirty (30) feet plus the height of the telecommunication tower plus ten (10) per cent of the height of the tower, or one hundred (100) feet, whichever is greater. Notwithstanding the foregoing language, no tower shall be located closer than 200' from the property line

# ROLLIN TOWNSHIP SPECIAL PUBLIC HEARING

APRIL 4, 2024

- 1 **Call to Order** 4:00
2. **Pledge of Allegiance**
3. **Members Present:** Dave Briggs, Pauline Brosamer, Mike Clark, Todd Crane, Douglas Kapnick, Sheryl Walker  
Absent: Michael Leonard
4. **New Business**
  1. Special public hearing was held to discuss amending the Zoning Ordinance by deleting the requirement that “All tower placements will be limited to Section 22 (T6S,RIE) Rollin Township, Lenawee County Michigan”.
  2. Amend the Zoning Ordinance by deleting Section 20.01 – item “M” and replace it with new wording: “In Commercial Districts, side yards are generally not mandatory, except in specific situations. If property zoned commercial shares a border with property zoned residential, setback of twenty (20) feet is required for all buildings, parking spaces, and loading areas.
5. **Public Comments** – none
6. **Commission Member Comments** - none
7. **Adjournment**

**Respectively submitted,**

**Sheryl Walker, Secretary**

# ROLLIN TOWNSHIP PLANNING COMMISSION

## REGULAR MEETING MINUTES APRIL 4, 2024

- 1 **Call to Order**
2. **Pledge of Allegiance**
3. **Members Present:** Dave Briggs, Pauline Brosamer, Mike Clark, Todd Crane, Douglas Kapnick, Sheryl Walker  
**ABSENT:** Michael Leonard
4. **Approval of Minutes:** Motion to approve the minutes of our Regular Meeting held March 7, 2024 by Crane, second Clark vote all aye.
5. **Communications / Presentations:** none
6. **Appeals Board Report:** Pauline Brosamer - none
7. **Township Board:** Todd Crane
  - a. Motion made and supported to approve Devils Lake Village Car Show on August 10, 2024 from 9-2 pm, no streets will be closed for this event.
  - b. Zoning Board of Appeals Board Appointments:
    - Appoint Jim Jankowski as Chairperson and Dave Williamson as Vice Chairperson, term is for two years (2024-2026).
    - Appointed Arlen Miller as alternate; for current term of office.
    - Appointed Brent Hopson as full member; for current term of office.

The Township Board recognized Arlen Miller for his years of service on the ZBA.

Board of Review-Steve Dinius appointment has expired, he did not fulfill training requirements.
  - c. Motion made and supported to extend lawn care contract for one year to Clean Cut.
  - d. Motion made and supported to raise Rollin-Woodstock sewer rates effective 4/1/2024 bill to \$165 per EEU, consisting of \$90.00 per quarter usage and maintenance and \$75.00 per quarter interest and principal on bond for lift station project.
  - e. Motion made and supported to approve up to \$25,000 to demolish a dangerous building on Pleasant Valley belonging to Underfer at 5600 Pleasant Valley, Manitou Beach.
  - f. Motion made and supported to approve a work proposal to rebuild and update Lift Station at Posey Lake for our share of \$29,000. At this time, the sewer rate will not be increased.

**8. Old Business**

- a. Planning Commission recommends changing the Rollin Township Zoning Ordinance:
  - Delete item 12 on page 34 of the Rolling Township Zoning Ordinance. This requires a Special Public Hearing which was held on April 4, 2024. (All tower placements will be limited to Section 22).
- b. Amend the Zoning Ordinance of Rollin Township – Section 20.00 – Schedule of Regulations – Item “M” Page 122.
  - NEW WORDING: M. In Commercial districts, side yards are generally not mandatory, except in specific situations. If property zoned commercial shares a border with property zoned residential, a setback of twenty (20) feet is required for all building, parking spaces, and loading areas.
- c. Update on proposed construction of a 260-ft. new cell tower at 4287 Geneva Hwy.
  - It was agreed to form a sub-committee consisting of Mike Clark, Rick Arnold, Irma David, Todd Crane, Bruce Nickels, and Doug Kapnick to discuss this project and report back.

**9. New Business**

- a. Re-zoning request from SIBurke’s Orchard (Derek & Monica Burke) to allow an agricultural tourism business after special approval, motion to approve by Crane and second by Brosamer vote all aye.

10. **Commission Member Comments:** none

11. **Public Comment:** none

12. **Date of next meeting:** May 2, 2024 at 4:00 PM

13. **Meeting Adjourned**

**Respectively submitted,  
Sheryl Walker, Secretary**





# Lenawee County Planning Commission

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Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

**RE:** FA24.05 | Riga Township - 14000 E Yankee Rd Blk

**DATE:** April 18, 2024

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PA 166, Farmland Development Rights Agreement Petition



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116. Please print or type. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

April 18, 2024

OFFICIAL USE ONLY

Local Governing Body:
Date Received: 3/28/2024
Application No: 2024-3
State:
Date Received:
Application No:
Approved: Rejected

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Gust Nathan D
Last First Initial

(If more than two see #15) Gust David P
Last First Initial

2. Mailing Address: 13311 Mulberry Rd Ottawa Lake MI 49267
Street City State Zip Code

3. Phone Number: (Area Code) (517) 605-1076

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ( ) N/A

5. E-mail address: gustnate@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Lenawee 7. Township, City or Village: Riga

8. Section No. 36 Town No. 85 Range No. 5 E

Parcel # (Tax ID): R60-136-3800-00

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? [ ] Yes [X] No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [ ] No
If owned by the applicant, are the mineral rights leased? [ ] Yes [X] No
Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: [ ] Yes [X] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract [ ] Yes [X] No: If "Yes", indicate vendor(seller):
Name:
Address:

Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

Application for Farmland Development Rights Agreement

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation
- Estate
- Limited Liability Company
- Trust
- Partnership Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Nathan Gust & Megan Gust Title: owner

Name: Megan Gust Title: owner

Name: David Gust & Allison Gust Title: owner

Name: Allison Gust Title: owner

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- a. 40 acres or more —————> complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres —————> complete only Sections 16 and 17; or
- c. a specialty farm —————> complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

Cash crops

b. Total number of acres on this farm: 75.86

c. Total number of acres being applied for (if different than above): \_\_\_\_\_

d. Acreage in cultivation: 75

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) .86 Ditch / power line poles

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings \_\_\_\_\_ Residence: \_\_\_\_\_ Barn: \_\_\_\_\_ Tool Shed: \_\_\_\_\_

Silo: \_\_\_\_\_ Grain Storage Facility: \_\_\_\_\_ Grain Drying Facility: \_\_\_\_\_

Poultry House: \_\_\_\_\_ Milking Parlor: \_\_\_\_\_ Milk House: \_\_\_\_\_

Other: (Indicate) overhead power structures

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ 60,000 / 75 = \$ 9800 (per acre)  
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ 60,000

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

Application for Farmland Development Rights Agreement

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 30

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

*[Handwritten Signature]*  
(Signature of Applicant)

\_\_\_\_\_  
(Corporate Name, If Applicable)

*[Handwritten Signature]* *[Handwritten Signature]*  
(Co-owner, If Applicable)

\_\_\_\_\_  
(Signature of Corporate Officer)

3/6/24  
(Date)

Owner  
(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II**

I. Date Application Received: \_\_\_\_\_ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: \_\_\_\_\_  
 County  Township  City  Village

This application is  approved,  rejected Date of approval or rejection: \_\_\_\_\_

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: \_\_\_\_\_

Property Appraisal: \$ \_\_\_\_\_ is the current fair market value of the real property in this application.

Parcel Number (Tax ID): \_\_\_\_\_

II. Please verify the following:

\_\_\_\_ Upon filing an application, clerk issues receipt to the landowner indicating date received.

\_\_\_\_ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

\_\_\_\_ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

\_\_\_\_ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

**MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 48909**

**\*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p><b>COPY SENT TO:</b></p> <p>____ County or Regional Planning Commission</p> <p>____ Conservation District</p> <p>____ Township (if county has zoning authority)</p>	<p><b>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</b></p> <p>____ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>____ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>____ Map of Farm</p> <p>____ Copy of most recent appraisal record</p> <p>____ Copy of letters from review agencies (if available)</p> <p>____ Any other applicable documents</p>
--	--

Questions? Please call Farmland Preservation at 517-284-5663

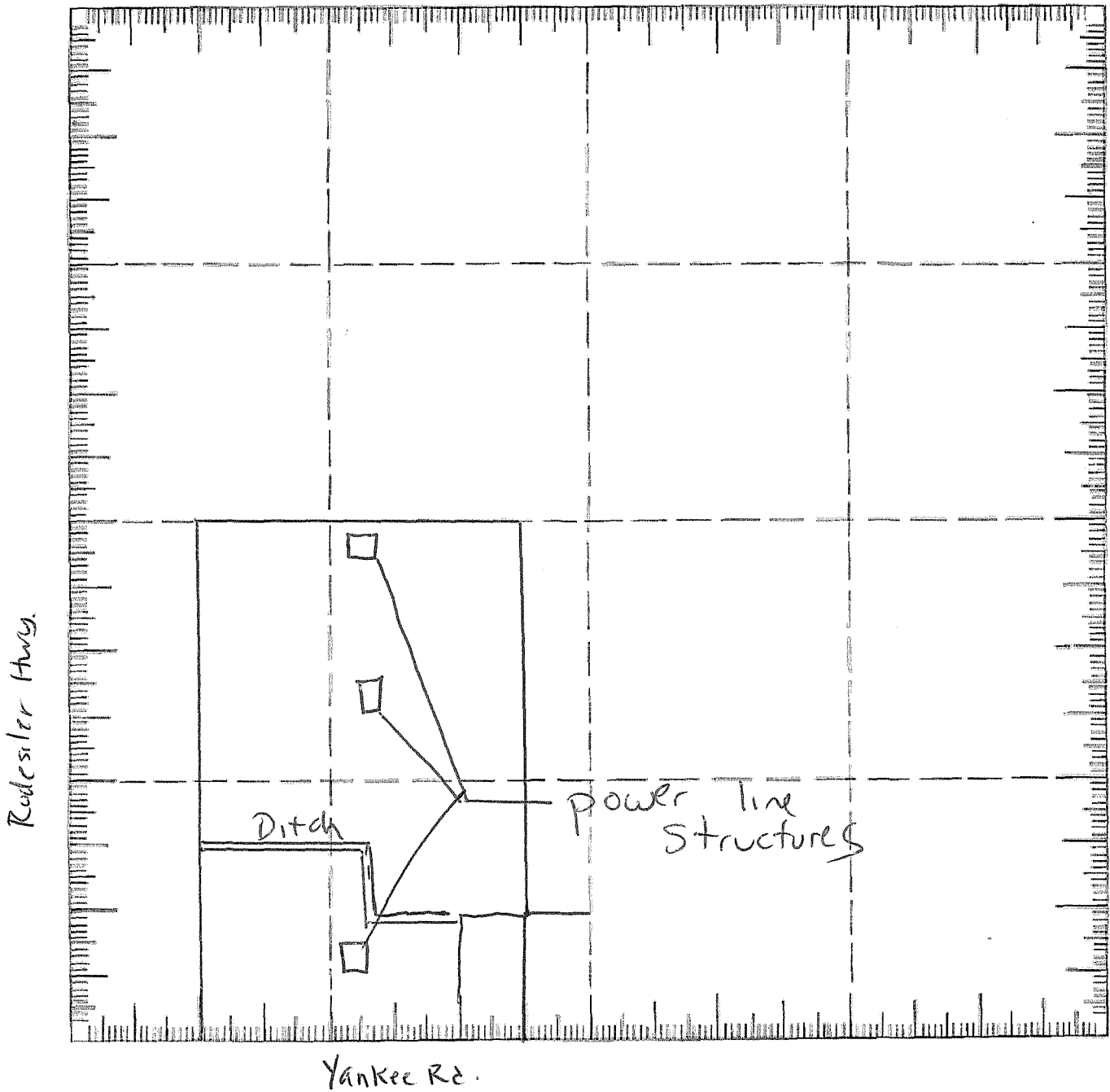
Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft<sup>2</sup> (1 mile<sup>2</sup>) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

**Note:** Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Riga Lenawee  
 Township Riga  
 T 8s R 5E Section 36

↑ North







RIGA TOWNSHIP  
 KATY GUST, TREASURER  
 13708 YANKEE RD  
 OTTAWA LAKE, MI 49267

PLEASE RETURN THIS PORTION WITH PAYMENT THANK YOU.
<b>THIS TAX IS PAYABLE: DEC 1, 2023 THRU FEB 14, 2024</b> After 2/14/2024, additional interest and fees apply
2023 Winter Tax for Prop #: RG0-136-3800-00

**TAXPAYER NOTE:** Are your name & mailing address correct? If not, please make corrections below. Thank You.

Property Addr: 14000 E YANKEE RD BLK

To: RAABE, JUDY A  
 15085 MOROCCO RD  
 PETERSBURG MI 49270

Tax for Prop#: RG0-136-3800-00

Make Check Payable To: RIGA TOWNSHIP

**TOTAL AMOUNT DUE: 1,719.23**

Please detach along perforation. Keep the bottom portion.

**RIGA TOWNSHIP 2023 Winter Tax Bill**

**MESSAGE TO TAXPAYER**  
 WE WILL BE RECEIVING TAX PAYMENTS AT THE RIGA MUN BLDG ON THE FOLLOWING DATES AND TIMES:  
 JAN 25: 10:00 AM - 2:00 PM  
 DEC. 28; FEB 28: 9:00 AM - 5:00 PM  
 FEB 12: 2:00 PM - 6:00 PM  
  
 AND BY MAIL: KATY GUST 13708 YANKEE RD, OTTAWA LAKE, MI 49267; PLEASE INCLUDE FULL BILL IF YOU WANT A RETURNED STAMPED PAID BILL; DROP BOX LOCATED ON OFFICE DOOR LOCATED ON WEST SIDE OF BUILDING \*\*\*\*MAIL MUST BE RECEIVED BY FEB 28\*\*\*\* PHONE 734-347-4109  
 PENALTY & INTEREST AFTER FEB 14  
  
 DOG LICENSE AVAILABLE DEC. 1ST - FEB. 28TH, WITH VALID RABBIES CERTIFICATE

**PAYMENT INFORMATION**  
 This tax is payable: Dec 1, 2023 thru Feb 14, 2024  
  
 Pay by mail to: RIGA TOWNSHIP  
 KATY GUST, TREASURER  
 13708 YANKEE RD  
 OTTAWA LAKE, MI 49267

**PROPERTY INFORMATION**  
 Property Assessed To:  
 RAABE, JUDY A  
  
 15085 MOROCCO RD  
 PETERSBURG, MI 49270  
 School: WHITEFORD AGR SCHOOL DISTRIC  
 Prop #: RG0-136-3800-00  
 Prop Addr: 14000 E YANKEE RD BLK  
  
**Legal Description:**  
 E1/2 OF W1/2 OF SW1/4 & W1/2 OF E1/2 OF SW1/4 SEC 36 T8S R5E EXC LD DES AS BEG AT THE SE COR OF THE W1/2 OF THE E1/2 OF SD SW1/4 OF SD SEC WHICH IS 656.05 FT S89°53'40"W FROM THE SE COR OF SD SW1/4 TH S89°53'40"W ALG THE S LI OF SD SW1/4 405 FT TH N0°56'35"W 446.90 FT TO THE CENTER OF THE FREEMAN DRAIN TH N89°26'E ALG THE CENTER OF SD FREEMAN DRAIN 404.97 FT TO THE E LI OF THE W1/2 OF THE E1/2 OF SD SW1/4 TH S0°56'35"E 450.16 FT TO THE POB  
  
 \*BALANCE OF DESCRIPTION ON FILE\*

**TAX DETAIL**  
 Taxable Value: 104,949  
 State Equalized Value: 267,700  
 Assessed Value: 267,700  
 P.R.E. %: 100.0000  
 Class: 102

Taxes are based upon Taxable Value.  
 1 mill equals \$1.00 per \$1000 of Taxable Value.  
 Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
DEPT AGING	0.74780	78.48
MED CARE	0.18960	19.89
VETERANS' RELIEF	0.09960	10.45
MONROE INT SCH	4.75410	498.93
SCHOOL DEBT '01	2.05000	215.14
SCHOOL DEBT -19	0.46000	48.27
SCHOOL DEBT '19	2.42000	253.97
SCHOOL OPER	18.00000	EXEMPT
TWP TAX	0.99890	104.83
FIRE OPER	1.50000	157.42
ROADS/BRIDGES	2.00000	209.89
FIRE EQUIP	1.00000	104.94

**OPERATING FISCAL YEARS**  
 The taxes on bill will be used for governmental operations for the following fiscal year(s):  
 County: JAN 1 - DEC 31  
 TwN/Cty: JAN 1 - DEC 31  
 School: JULY 1 - JUNE 30  
 State: OCT 1 - SEPT 30  
 Does NOT affect when the tax is due or its amount

Total Tax	1,702.21
Administration Fee	17.02
<b>TOTAL AMOUNT DUE</b>	<b>1,719.23</b>



Imagery ©2024 CNES / Airbus, Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 500 ft





# Lenawee County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)  
120 W. Michigan Avenue • Jackson, MI 49201  
Phone (517) 788-4426 • Fax (517) 788-4635

## FARMLAND DEVELOPMENT RIGHTS AGREEMENT REGION 2 PLANNING COMMISSION PETITION REVIEW

### FA #24.05

### RIGA TOWNSHIP

**APPLICANT(S):** Nathan, Megan, David, and Allison Gust

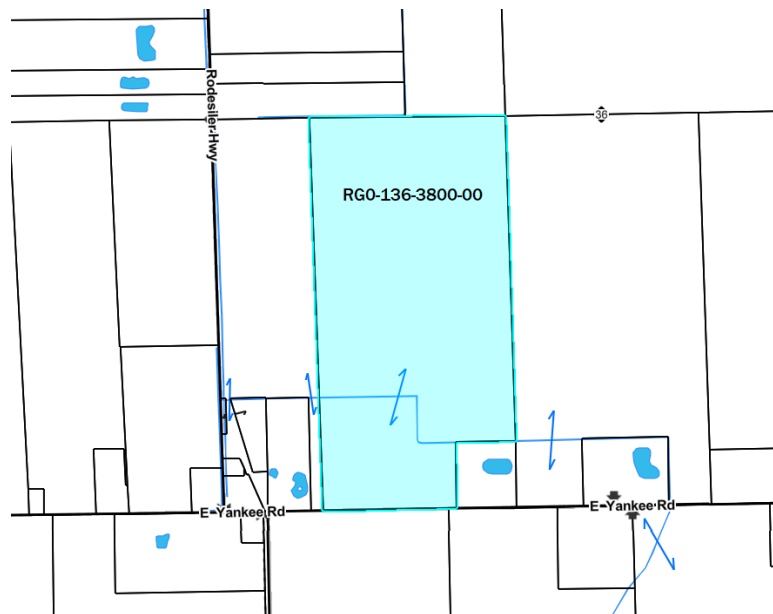
**DATE:** April 18, 2024

**MUNICIPALITY:** Riga Township

**RE:** **Application for Enrollment into PA 116 Farmland Preservation Program**

**LOCATION:** The subject property (parcel ID RG0-136-3800-00) is located in the southeast quadrant of County/Riga Township. It is bounded to the north by E Yankee Road, to the east by S Country Line Highway, and to the west by Rodesiler Highway, with an address of 14000 E Yankee Road Blk in Section 36.

*Figure 1 Subject Site Location*

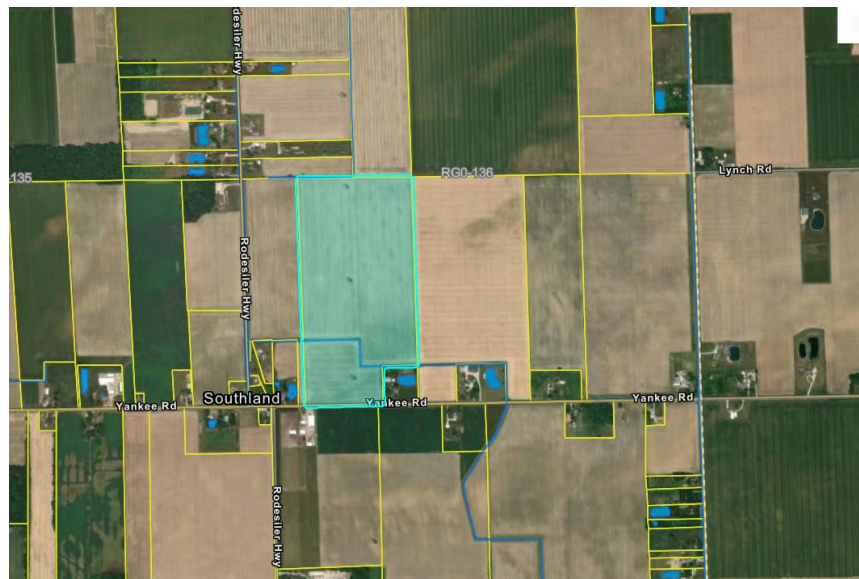


**DESCRIPTION:** The subject property has an area of approximately seventy-five (75) acres, all of which are cultivated for cash crops.

**PROPOSED TERM:** 30 years.

**LAND USE:** Land is agricultural in nature and entirely cultivated for cash crops with no buildings located on the subject property. Applicant notes the property has an easement along the western property boundary for power lines. Moreover, the applicant notes that they are a specialty farm, grossing approximately \$30,000 annual profit each year for the last two years. Totalling \$60,000 in the last two of the last 3 years preceding application submission.  
See aerial image shown in Figure 1.

*Figure 2 Satellite Aerial Image*



**STAFF RECCOMENDATION:** Per the information included in this report, staff recommends that the Lenawee County Planning Commission **APPROVE** the PA 116 Application in Riga Township for Parcel ID RG0-136-3800-00.

*Attachment(s):* Staff Report, PA 116 Application, Draft April 18, 2024 LCPC Meeting Minutes



# Lenawee County Planning Commission

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Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

**RE:** Village of Onstead  
Master Plan

**DATE:** April 18, 2024

## Requesting Comments on Village of Onsted Draft Master Plan

Date: March 18, 2024

To: Lenawee County Planning Commission

From: Village of Onsted PC Chair Wade Pelham and  
Consultant Angela Carnahan

Enclosed is a draft of the updated Village of Onsted master plan. In accordance with Section 41 of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3841, the enclosed draft master plan is required to be sent to you, you have up to 63 days to review the proposed updated plan. Any comments you submit may be sent in digital format via email to: [sacarnahan@prestigeterrain.com](mailto:sacarnahan@prestigeterrain.com).

Thank you for your cooperation and comments.

Sincerely,

Angela Carnahan

# VILLAGE OF ONSTED

LENAWEE COUNTY, MI

## COMMUNITY MASTER PLAN



**UPDATED  
JULY 2024**

The participation and cooperation of community leaders and members of local civic organizations in the preparation of the update to the Master Plan is greatly appreciated. In particular, we acknowledge the efforts of the following individuals:

# Acknowledgements

## Planning Commission

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Bud Pelham - Chair	Margaret Lafata
Jorge Garcia	Terry Wobrock
Jay Best (Council Representative)	

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## Village Council

### President

Sam Lafata

### Trustees

Jay Best	Steve Muth
Libby Chase	Mark Robotham
Cory Johnstone	Mike Slick

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## Village Staff

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Attorney – Frederick Lucas  
 Clerk – Mike Borton  
 Treasurer – Courtney Miller  
 Zoning Officer – Dave Dixon

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### **CONSULTANT | Prestige Land Use Planning ~ Angela Carnahan, MUP**

*Special thanks to Planning Commissioner Jorge Garcia for providing final editing and taking all the pictures!*



## EXECUTIVE SUMMARY

The Village of Onsted's Planning Commission commenced an update of the Master Plan process on June 28, 2023. This update is a chance to look back at the last 10 years (2010-2020) to review what was accomplished from the community's Goals and Implementation strategies that were set in 2013. This update also looks ahead 10-15 years and plans for projected growth and other changes in that timeframe to maintain consistency with the Michigan Planning Enabling Act of 2008.

The Planning Commission will continue to hold a series of meetings to review data updates, review the creation of a new public facilities chapter and discuss overall content of the plan. These meetings will culminate in early 2024 with a new updated Master Plan adopted.

*In the last decade, the Village has accomplished the following strategies identified in 2013:*

- ❖ Implemented and enforced design guidelines for buildings, sites, and signage within a Downtown Overlay District.
- ❖ Installed curb extensions (bump-outs) at downtown intersections to accommodate pedestrians and calm vehicular traffic.
- ❖ Created and enforced standards for housing size and height, placement, building materials, roof slopes, accessory structures, etc. by hiring a Zoning Officer.
- ❖ Enforced building codes and implemented/enforced ordinances against outdoor storage, noxious weeds, storage of inoperable vehicles, etc by hiring a Zoning Officer.
- ❖ The Village has made a variety of improvements at the park:
  - Installed security cameras throughout the park
  - Provided new furniture in and around picnic shelters
  - Constructed new stage with improved seating & lighting

Finally, the Village has made tremendous improvements in infrastructure to their water systems to improve reliability for customers and reduce service disruptions. This infrastructure upgrade project is an important investment in public health, safety, and reliability for the water system. When completed, the project will include:

- Water main and service line replacement along the following streets:
  - ❖ Main Street
  - ❖ West Second Street
  - ❖ West Third Street
  - ❖ Maple Street between West Second and West Third
- Improvements to the Water Treatment Plant
- Demolition of the Park Water Treatment Plant
- Improvements to the Village's wells



## Key Takeaways from 2020 Census Data and 2017-2021 American Community Survey Data

**BIG OUTLOOK:** Onsted is trending towards a younger, educated, family-oriented community, based on the last 10 years of growth. There are very few vacant homes in Onsted; therefore, Onsted is a desirable place to live, especially for families with school-aged children. Increasing housing should be a priority for the Village in the next 5-10 years to stimulate population growth. The Onsted School District has identified the availability of housing as the most important goal to reach in the next 10 years.

- ❖ Onsted grew at the fastest rate of communities of comparable sizes in Lenawee County (7.74%) over the last 10 years. The 2020 population was 988, up from 917 in 2010.
- ❖ In 2020, Onsted households increased to 401 from 370 in 2010 with a median household size of 2.60, up from 2.48.
- ❖ The village of Onsted increased its family count by 9, with 262 families in 2020 versus 253 families in 2010. Family size has slightly increased, with an average family size of 3.11 family members over the last 20 years combined.
- ❖ The 2020 male to female percentage is 48.3 for males and 51.7 for females. There has been a slight increase of 1% in the female population over the last 10 years.
- ❖ In the past 10 years, the village has had about 20 houses built (5%), compared to the county at 152 additional homes or a rate of less than 1%.
- ❖ Home ownership increased by 5% from 66% to 71% and the vacancy rate is at less than 1 percent.
- ❖ The median home value within the village of Onsted increased by over a quarter at 26.11% from 2017 levels (\$108,871) to 2020 levels (\$137,300). Onsted was about 10% below the county values.
- ❖ The Onsted School District had a 2020-2021 student population of 1,271 according to Michigan's official education source and a 2022-2023 enrollment of 1,219. The projection data highlights potential student enrollment projections in the future. The Covid pandemic seems to have shifted student enrollment towards a downward trend for the district.
- ❖ The total school enrollment for Onsted was 335 students in 2020. That's about 33% of the total population. Nursery school enrollment was 16 children, and K-12th grade enrollment was 238 enrollees. College or graduate school enrollment was at 81 adults.
- ❖ In 2020, 41.1% of Onsted's population 25 and older had an associate's degree, bachelor's degree or graduate degree, a 15% increase from the 2010 numbers. Of that 41%, more than half (23.9%) had a bachelor's degree or higher.
- ❖ The village of Onsted's median household income level was \$58,068 in 2020, whereas the County's income level was \$67,267 and the State's \$59,234. Onsted was below the state income but had gained about an 8% increase over 2010 income levels.
- ❖ Onsted's median age in 2010 was 39.3, compared to 40.0 for Lenawee County. In 2020, Onsted's median age was 37 and the County's 42.3 In the last decade, Onsted has attracted younger people and has decreased its median age, whereas the County has increased its median age by 2.3 years.
- ❖ Onsted's 65 and older population decreased from 2010 – 2020 by .2% at 17.4% of total population. Whereas the County portion of the population age 65 and older saw an increase of 4.4% at 18.8%. The state of Michigan was at 18.7% in 2020 an increase of 4.9 percent over the last decade.
- ❖ Based on the 2020 American Community Survey of Onsted's civilian population 16 years or older and in the labor force, 5.4 percent are unemployed. Comparatively, 4.8 percent of the civilian population (16 or older in the labor force) is unemployed in Lenawee County and 3.7 percent in the state of Michigan.
- ❖ The predominant employment sector of Onsted's working population is Educational Services, Health Care, and Social Assistance with 30.7 % of the population working in that sector. This is a shift from 2010, where the dominant sector was Manufacturing.



### Onsted’s Overall Community Master Plan Goal

Sustain and improve the quality of life for current and future residents of Onsted by planning for an attractive and healthy community with a thriving and vibrant downtown that supports local businesses, and a collection of residential neighborhoods made up of well-maintained quality homes.

#### Original Goals of the Master Plan 2013

Goal 1: Create a thriving and vibrant business district in downtown Onsted

Goal 2: Enhance the appearance of downtown Onsted

Goal 3: Create a non-motorized transportation network

Goal 4: Complete a system of well-maintained complete streets throughout Onsted

Goal 5: Relocate DP facility

Goal 6: Sustain residential neighborhoods made up of quality, well-maintained housing stock

#### NEW HOUSING POLICY ESTABLISHED IN 2023:

##### Goal 7: Increase Housing in Village

The Village of Onsted will seek to encourage affordable housing by using regulatory tools such as zoning to appropriately zone land and continue working towards improving infrastructure necessary to support such developments. Goal 7 recommendation strategies include:

- ❖ Providing residentially zoned land using regulatory tools
- ❖ Highlighting potential opportunity sites annexed into Village limits
- ❖ Continue working towards the necessary infrastructure improvements such as water and sewer
- ❖ Collaborate with public and private funding institutions to leverage builders to invest in the Village



Normandy St. Onsted, MI

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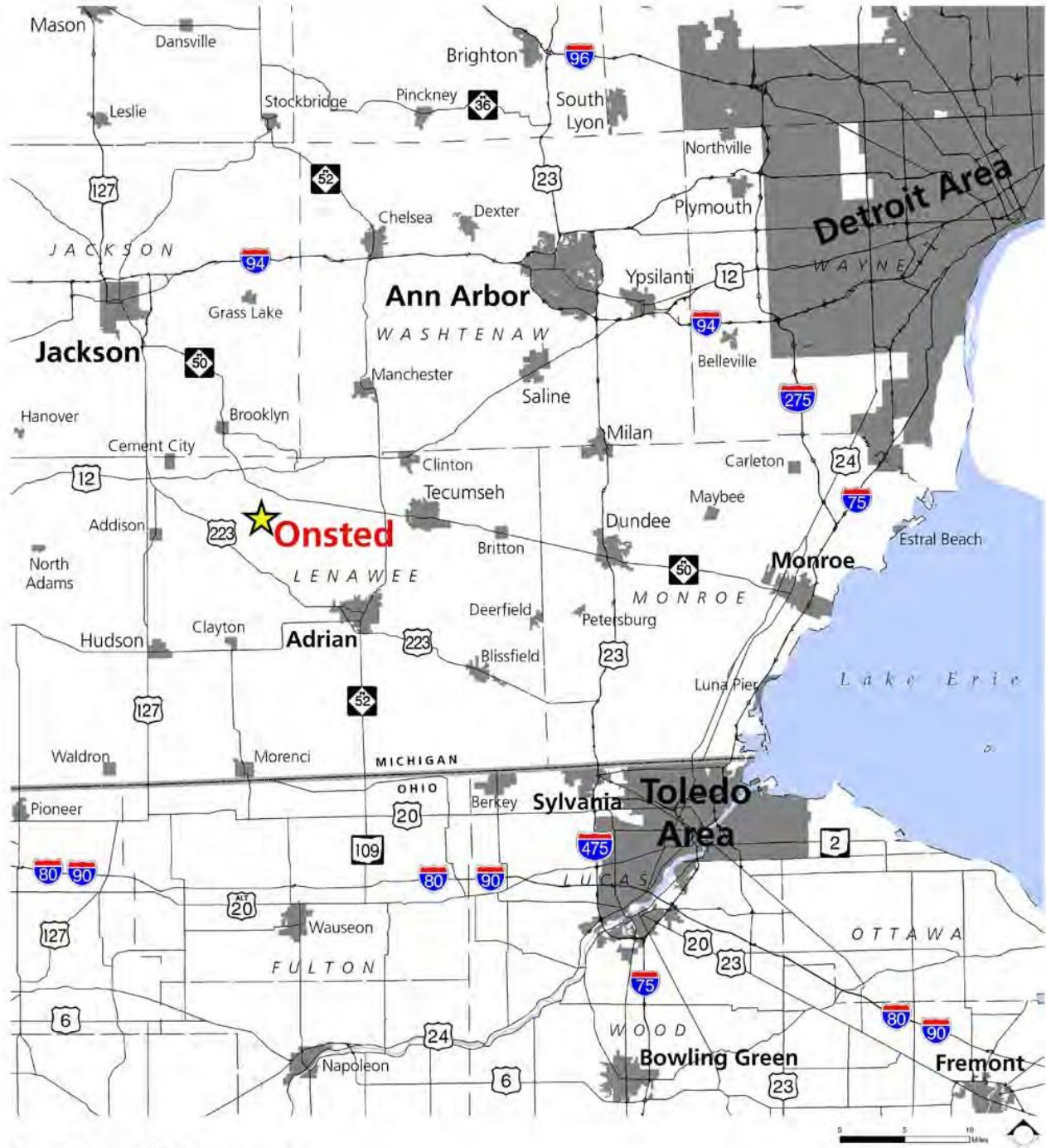
# CHAPTER 1 | Introduction

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Map 1.1 Onsted Regional Context



Regional Context

Source: Beckett & Raeder Original Master Plan Map

## WHY PLAN?

Master Planning guides a community's future growth and provides a framework from a high-level perspective, focusing on ways to: preserve character, support investment, promote desired change, and enhance a community's livability. A master plan is a long-term planning document that provides a framework for future growth 10-20 years out.

The Michigan Planning Enabling Act (PA 33 of 2008) enables municipalities to create a plan that will serve as an advisory guide for the physical conservation of certain areas and for the development of other areas. Furthermore, Michigan law requires that a community's zoning ordinance be based upon a plan. Therefore, in addition to serving as the policy basis for the Village's elected and appointed officials, the plan also serves as a foundation for zoning and other land use regulations.

### What is a Master Plan?

*A community comprehensive plan serves the following functions:*

**The plan provides continuity.** The plan provides continuity across time, and gives successive public bodies a common framework for addressing land-use issues.

**It is the means by which a community can balance competing private interests.** John Public may want to store oil drums on his property. Jane Citizen, his neighbor, would like to open a restaurant on her property. Planning seeks to strike a balance among the many competing demands on land by creating development patterns that are orderly and rational, provide the greatest benefits for individuals and the community as a whole and avoid nuisance conflicts between land uses.

**It is the means by which a community can protect public investments.** Planning is the means by which a community avoids digging up last year's new road to lay this year's new sewer pipe. Well-planned, orderly and phased development patterns are also less expensive for a community to provide with public services than low-density, scattered development.

**It allows communities to plan development in a way that protects valued resources.** Planning can identify environmental features like wetlands, agricultural lands, woods and steep slopes and suggest strategies for preserving those resources from destruction or degradation by inappropriate development.

**It provides guidance for shaping the appearance of the community.** A plan can set forth policies that foster a distinctive sense of place.

**It promotes economic development.** The plan contains valuable information that drives the location decisions of prospective firms.

**It provides justification for decisions.** Plans provide a factual and objective basis to support zoning decisions and can be used by communities to defend their decisions if challenged in court.

**Through public dialogue, citizens express a collective vision for the future.** Last, but certainly not least, the planning process provides citizens an opportunity to brainstorm, debate and discuss the future of their community. A plan developed through a robust public input process enjoys strong community support. Subsequent decisions that are consistent with the plan's policies are less likely to become embroiled in public controversy.

**Source:** Gary D. Taylor, Iowa State University

The residents of the village of Onsted take pride in the small-town community character, natural amenities, and recreational opportunities their village and the surrounding Irish Hills area offers. They understand the importance of planning for a livable, healthy, and sustainable community and have taken an active role in shaping the way Onsted grows and develops. Local officials, community stakeholders, and invested residents have cooperated in an effort to gain an understanding and appreciation of the village's strengths, opportunities, and challenges through the process of developing and adopting the Original Community Master Plan and updating the 2023 version.

## INTRODUCTION

In 2013, the Onsted Planning Commission (PC) began work on the first Community Master Plan which covered a timeframe from 2010-2014. The data used for the plan was from the 2007 American Factfinder and 2010 Census, over 13 years old. In 2023, the PC embarked on a Master Plan update to refresh Census population and demographic data, revisit goals and policies to align them with leadership and community views, and identify the existing needs of the community to ensure they are met. The 2023 update takes an inventory of what has been accomplished in the past 10 years and what is left to continue working on in the future. Finally, the update will have updated pictures that reflect Village changes in 2023.

While auditing the original master plan, it came to our attention that the Village did not have a chapter dedicated specifically to public facilities and services. Since most of the major improvements in the village have been water, sewer, and road projects in the last five years, a new chapter will be created to reflect all public facilities and services provided by the Village. This also provides an opportunity to consolidate stand-alone reports and plans that are now part of this chapter

Another discovery from the audit of the original Master Plan was that a Recreation Master Plan was never created. While the original plan states that in 2013, the Village's Park Committee began work on an update to the 1999-2005 Recreation Master Plan, there is no record of it. We are unsure if the Park Committee did not finish the plan or if it is a paper document that has just been misplaced. We searched Village documents, called the Department of Natural Resources, and called the previous consultant, but there was no record that a Recreation Master Plan was ever updated. Therefore, to keep true to documents that are vetted and adopted through a public process, we will amend this 2023 master plan update to remove all reference to a Recreation Master Plan.



*Walking Trail, Onsted Park*

## PLANNING CONTEXT

The Original Onsted Community Master Plan created in 2013, was the result of extensive data collection and analysis that provided a method to address each critical issue in the village of Onsted. Community input played a vital role in the formation of the plan, ensuring that the final report represented the needs and demands of the people who are affected most: the residents of the village of Onsted. That input has been gained through a series of meetings with the community’s residents, Planning Commission, Park Committee, and Village Council, resulting in a collection of key issues addressed throughout the chapters of this report.

Those key issues created the guiding principles that determined the themes and objectives, and uphold the decisions that will be supported by the Master Plan throughout its implementation. The 2023 update relies on those same themes, objectives, and strategies for the next 5-10 years with the addition of new policy to address the housing shortage the Village is facing. This is a need the Onsted School District has identified as well, stating that most families are looking for housing in Onsted and are not finding any for sale or rent.

The initial sections of this report present an executive summary followed by an analysis of existing conditions, a brief overview of the community and its history, demographic data, existing land use and natural features, community assets, public facilities, and transportation facilities. The final sections of the plan identify the goals, objectives, and implementation strategies. These recommendations are outlined in detail through a summary of necessary steps and an implementation strategy. By analyzing current conditions in Onsted and factoring in the desires of the community, the Community Master Plan will provide a clear view and direction for achieving the residents’, stakeholders’, and leadership’s goals.



Main Street Looking North (Photo Source: Pinterest)





## SMALL TOWN PRIDE

Onsted was first settled in 1883 and named after early settler John Onsted, who was the first person to purchase land here. The community incorporated as a village in 1907.



## COMMUNITY OVERVIEW

The Village of Onsted is located within Cambridge Township in the northwest portion of Lenawee County, Michigan (see Map 1.1). The approximately one square mile village is on the southern edge of the Irish Hills area, a regional recreation destination that extends into portions of Lenawee, Jackson, and Hillsdale Counties. Lenawee County is located in the southeastern portion of Michigan's Lower Peninsula along the Michigan-Ohio border, neighbored by Hillsdale County to the west, Jackson County to the northwest, Washtenaw County to the northeast, Monroe County to the east, Lucas County (Ohio) to the southeast, and Fulton County (Ohio) to the southwest. Along with Hillsdale and Jackson Counties, Lenawee County is part of the Region 2 Planning Commission, one of the state of Michigan's fourteen regional planning and development agencies.

Onsted was incorporated as a village on January 17, 1907, making it the only incorporated municipality in Cambridge Township and the last municipality to be incorporated in Lenawee County. Prior to its incorporation, the village was founded by the Greenleaf and Onsted families in the early 1830s, with the original plat of 44 lots created in 1844.

Early businesses included a grain elevator, sawmill, and grist & flour mill on the west side of Main Street. Over the following decades several commercial buildings were built along both side of Main Street, housing businesses such as a dry goods store, meat market, grocery, bakery, hardware store, and others. In 2023 there are a variety of goods and services from a bank to a coffee shop, several restaurants, and a hardware store. There will be an exhaustive list with all the businesses and their contact information listed in the appendices. The largest employer in the Village today is the Onsted School District, employing over 200 people.

The residents of Onsted today enjoy the many natural recreational amenities provided by the lakes and rolling terrain of the Irish Hills area, as well as the small-town community character that the village offers. The region features a national destination in the Michigan International Speedway (MIS), which hosts one NASCAR race annually, as well as several State parks, campgrounds, non-motorized trails, scenic roadways, historic sites, and tourism attractions. Lenawee County's agricultural nature offers pastoral settings as well as quaint and historic downtowns like those found in Adrian, Clinton, Hudson, and Tecumseh.

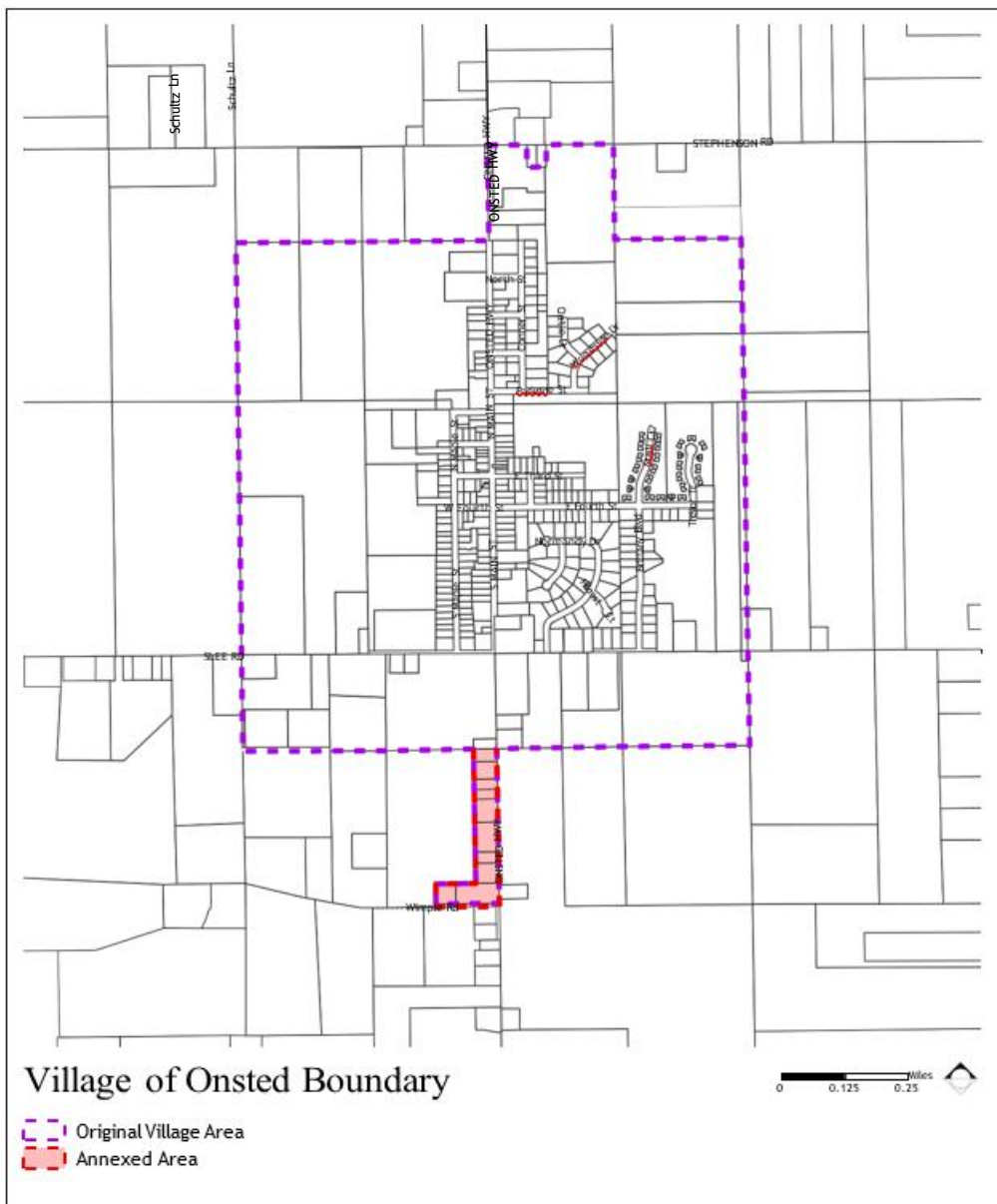
The area's regional highways include US-127, US-12 (Michigan Ave.), M-50, M-52, M-156, and M-34. All of these arterials provide a lattice of connections across the various locales of the county. The village of Onsted is accessible via Onsted Highway, which connects M-50 to the north with US-223 to the south, and via east-west County roads including Slee Road and Stephenson Road. The area's transportation network will be discussed in more detail in the Transportation chapter of this report.

Map 1.2 displays an aerial photo of the village of Onsted and its surrounding vicinity, overlaid with the property lines of the village. Several features are easily identified on the aerial view, including the ballfields of Village Park, the Onsted Schools campus, and the downtown core. The map demonstrates the amount of undeveloped agricultural land and open space within the village limits. Map 1.3 displays a comparison of the village boundary before and after the annexation of property on the south end of the village from Cambridge Township.

Major regional employers include Inteva Products (formerly GM/Delphi, Adrian), Wacker Silicones Corporation (North American headquarters, Adrian), and Lenawee Stamping (Tecumseh). Major non-manufacturing employers include Lenawee Health Alliance (Adrian), Michigan Department of Corrections (Adrian), Gleaner Life Insurance Society (Adrian), and Sisters of St. Dominic (Adrian).

Lenawee County is served by three community colleges including Monroe County Community College, Washtenaw Community College, and Jackson Community College, and two four-year colleges including Adrian College and Siena Heights University. The University of Michigan (Ann Arbor) and Eastern Michigan University (Ypsilanti) are located in neighboring Washtenaw County.

**Map 1.3 Village Boundary Comparison**



Source: Beckett & Raeder Original Master Plan map

### COMMUNITY MASTER PLAN PURPOSE AND METHODOLOGY

The Village of Onsted Original Community Master Plan provides a framework for planning a sustainable future for the village that preserves and improves the quality of life of its residents and serves as a guide to manage the growth of the community over the next ten years. The Community Master Plan identifies key planning issues for the Village, including future land use, recreation facilities, transportation facilities, and capital improvements, utilizing an extensive collection of data from a number of sources.

While that data collection is certainly important, the most critical element in creating a successful Community Master Plan is understanding the views and opinions of the Onsted community. The Original Master Plan garnered community input which provided residents with a sense of ownership in the plan. This will foster support when the time comes to make decisions based on the plan’s content. The goals of the Community Master Plan were developed based upon input from community members and officials, and its recommendations and strategies are intended to achieve those goals.

The 2023 update is data driven in nature, focusing mostly on Census data updates and meeting with key stakeholders such as the school district, DDA, and Chamber of Commerce. There was no visioning session or goal setting session because the current leadership is interested in fulfilling the goals set before the community back in 2013, that have yet to be accomplished. While in conversation with the school district, it came to the Village’s attention that one of the greatest needs they hear is the lack of affordable housing. Therefore, one of the outcomes of this 2023 update is establishing a new housing goal, aimed at providing the necessary tools to garner interest from prospective residential developers.

The Michigan Planning Enabling Act (Public Act 33 of 2008) requires the planning commissions of all local governments “shall make and approve a master plan as a guide for development within the planning jurisdiction”. As such, a master plan is not only a tool that will improve the quality of life for Onsted’s residents but also a requirement of the State of Michigan.



*The Mill, Event Center*



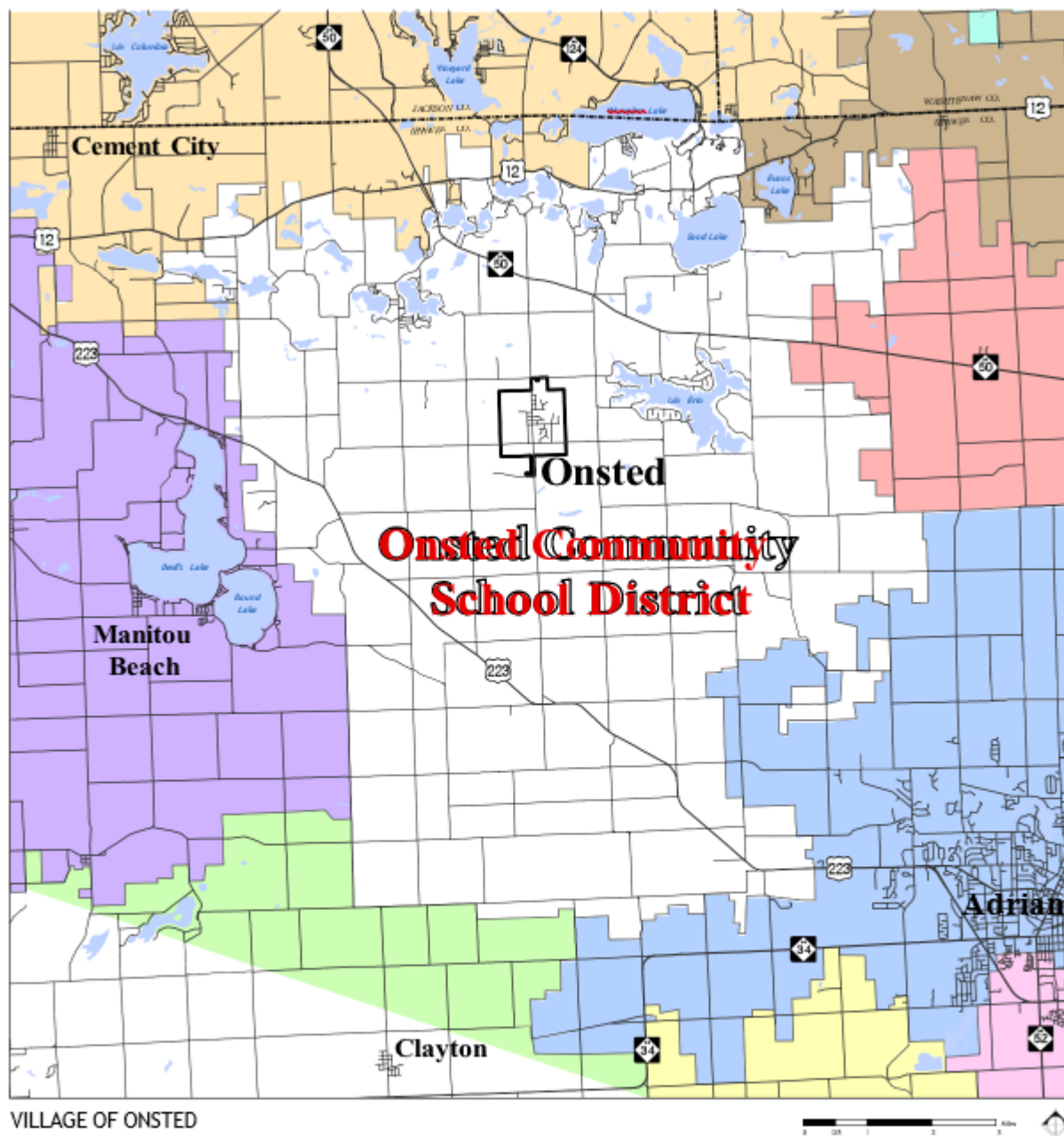
## CHAPTER 2 | Population & Demographics

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Figure 2.1 Regional School Districts - Lenawee County, MI



VILLAGE OF ONSTED

### Regional School Districts

Data Source: Lenawee County Equalization Dept., GIS Division, State of Michigan

- Addison Community Schools
- Adrian City School District
- Clinton Community Schools
- Columbia School District
- Hudson Area Schools
- Madison School District
- Manchester Community Schools
- Sand Creek Community Schools
- Tecumseh Public Schools

## INTRODUCTION

The process of planning for a community begins with understanding the characteristics of the community's population, both as it is today and how it is projected to change. Critical to this process is an evaluation of trends and projections with respect to age, education, employment, income, and housing. This "Population & Demographics" chapter profiles and compares data for the village of Onsted; its key findings are intended to assist in planning for the community's current and future needs.

Data in this chapter was sourced first from the 2010 and 2020 Decennial Census, then from the 2007-2011, 2016-2020 and 2017-2021 American Community Survey. The original plan also had data, from the proprietary geodata software and database from Esri Business Analyst. Each of these sources makes a unique contribution to the profile of the Village of Onsted. Decennial census data is the most accurate because it is collected directly from the entire population. However, it is limited in scope, only presenting information on population, gender, age, race, ethnicity, household relationship, and housing tenure.

These questions make up what was previously known as the "short form" Census questionnaire. Until the 2010 Census, this information was supplemented by a "long form" questionnaire sent to about 1 in 6 households to collect more detailed socioeconomic information from a sample of the population.

Beginning in 2005, the US Census Bureau launched the American Community Survey, designed to replace the long-form questionnaire with data gathered on a rolling basis from about 3 million persons per year. In addition to the standard demographic information, it also records social, economic, and housing characteristics of a population. For areas with 65,000 or more persons, these samples are considered accurate over a one-year period, but three- to five-year periods are required for smaller populations. The resulting data set is presented as "American Community Survey, 2007-2011" and can be considered an average over the period.

Esri's proprietary Business Analyst software uses data from the Census, American Community Survey, and other sources to make projections about the population for time periods not covered by the other two data sources—the future, for example. These figures can be useful in considering and planning for possible scenarios, but they are the least reliable. In particular, Michigan's unpredictable population fluctuations and the rapidly-evolving effects of the American housing crisis have challenged projection models everywhere.

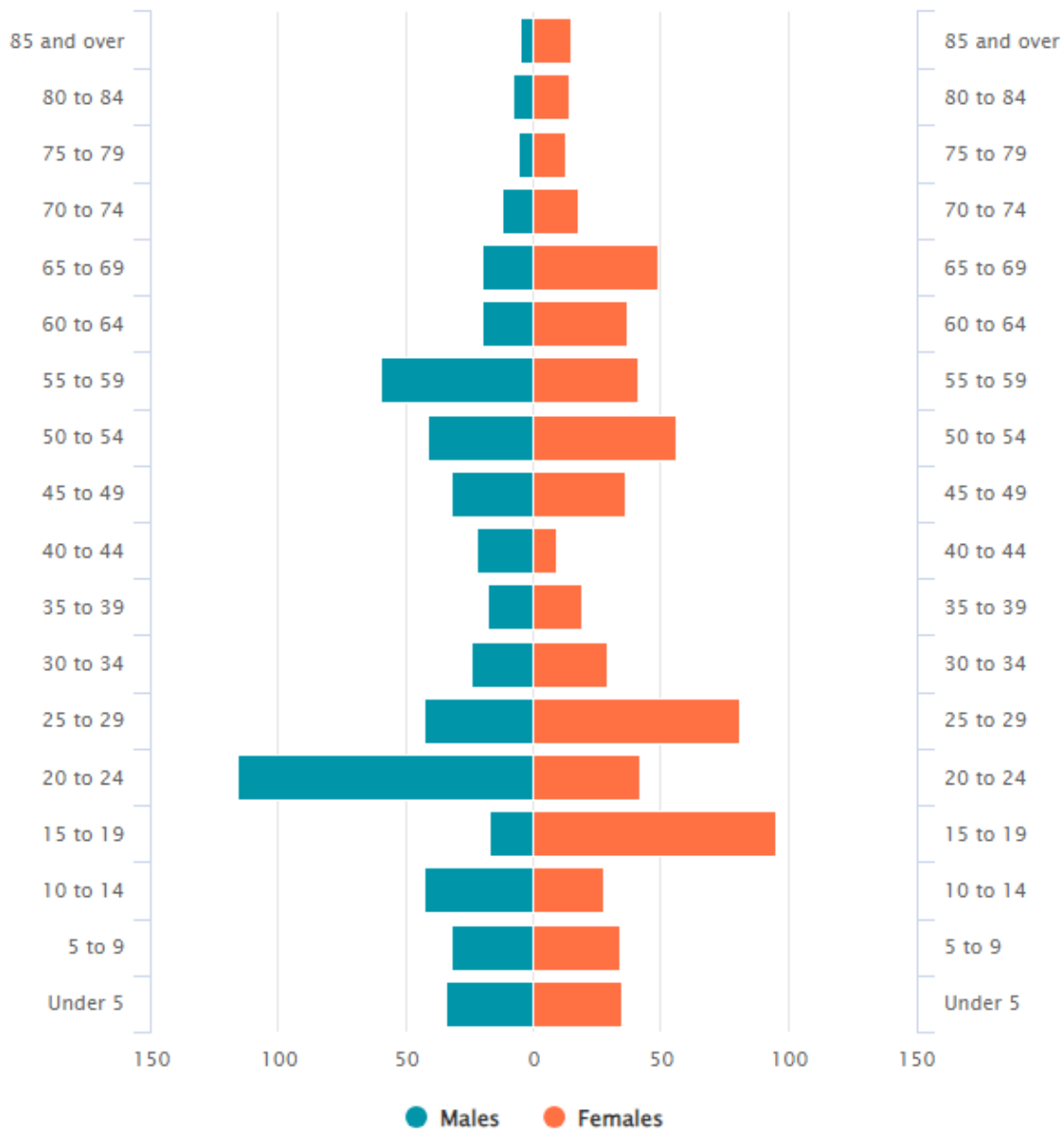


*Onsted Village Office*

## OVERALL POPULATION

According to the U.S. Census Bureau, the Village of Onsted had a population of 917 people in 2010, a 12.8 percent increase over the 2000 population of 813 and a 14.5 percent increase over the 1990 population of 801 people. In 2020, the Village had a population of 988, a 7.4% increase over the 2010 population. ESRI Business Analyst anticipates the population to decrease through 2028 with estimates of 978 in 2023 and 974 in 2028. The annual rate of population growth from 2023-2028 is projected to decrease by -.08% or 14 people. The 2010 population of Onsted was 49.2 percent male and 50.8 percent female. The 2020 breakdown of male to female ratio is 48.3 to 51.7, a slight increase of almost 1 percent in the female population. Figure 2.2 provides more details based on sex and age.

**Figure 2.2 Population by Age and Sex**





The Onsted School District had a 2020-2021 student population of 1,271 according to the Michigan's official education source and a 2022-2023 enrollment of 1219. The data in Table 1 highlights potential student enrollment projections in the future. The Covid pandemic seems to have shifted student enrollment towards a downward trend.

Figure 2.3 displays the population change of selected communities in Lenawee County between 1990 and 2020, along with the population change of the state of Michigan. The steady but moderate growth of Onsted's population is a factor in the planning for future land use within the village. If a community was projected to see a significant increase in population, it would be reasonable to consider designating land for future residential development as well as for other population-intensive uses (commercial development, schools, etc.) Onsted grew at the fastest rate of communities with comparable sizes in 2020. This tells us that Onsted is a desirable place to live. The population would continue to increase if there will be available housing in the next 5-10 years.

**Figure 2.3 Population of Selected Communities in Lenawee County (1990-2020)**

								Population	
		1990	% Change (1980 - 1990)	2000	% Change (1990 - 2000)	2010	% Change (2000 - 2010)	2020	% Change (2010 - 2020)
	Onsted	801	19.55%	813	1.50%	917	12.79%	988	7.74%
Villages	Addison	632	-3.51%	627	-0.79%	605	-3.51%	573	-5.29%
	Clinton	2,475	5.68%	2,293	-7.35%	2,336	1.88%	2517	7.75%
	Adrian	22,097	3.86%	21,574	-2.37%	21,133	-2.04%	20,645	-2.31%
Cities	Tecumseh	7,462	1.94%	8,574	14.90%	8,521	-0.62%	8680	1.87%
	Cambridge	3,628	15.91%	4,486	23.65%	5,733	27.80%	5722	-0.19%
	Franklin	2,473	0.41%	2,939	18.84%	3,174	8.00%	3063	-3.50%
Townships*	Rome	1,632	-2.91%	1,772	8.58%	1,791	1.07%	1824	1.84%
	Woodstock	2,490	9.93%	2,874	15.42%	3,505	21.96%	3608	2.94%
Lenawee County		91,476	1.70%	98,890	8.10%	99,892	1.01%	99423	-0.47%
State of Michigan		9,295,297	0.36%	9,938,444	6.92%	9,883,640	-0.55%	10,077,331	1.96%
* Not including any village residents									
Source: ESRI Business Analyst, US Census Bureau 2010, 2020									



*Multifamily Housing, Onsted*

**Figure 2.4 Projected Enrollment – Onsted Schools 2022 - 2025**

Projected Enrollment Data Table

Grade	2022	2023	2024	2025
12th Grade	113	91	103	86
11th Grade	98	111	92	91
10th Grade	118	99	98	107
9th Grade	104	103	113	109
8th Grade	93	102	98	98
7th Grade	101	97	96	86
6th Grade	95	95	85	91
5th Grade	93	83	89	107
4th Grade	80	87	104	97
3rd Grade	85	102	95	91
2nd Grade	96	89	86	79
1st Grade	86	83	77	79
Kindergarten	98	91	93	89
<b>Total</b>	<b>1,261</b>	<b>1,232</b>	<b>1,230</b>	<b>1,211</b>

**HOUSEHOLDS AND FAMILIES**

The US Census Bureau defines a household as, “All the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall.” There were 370 households within the village of Onsted in 2010, with an average household size of 2.48 persons. While the total number of households increased from 321 to 370 between 2000 and 2010, the average household size decreased from 2.53 to 2.48 persons. In 2020, households increased to 401 with a median household size of 2.61.

The Census Bureau defines a family as, “A group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.” The village of Onsted had 253 families in 2010, with an average family size of 3 family members. In 2000, there were 228 families with an average size of 3.09 family members. The numbers of families increased in 2020 by 9 families to 263. Family size has also slightly increased to 3.11. In 2010, 58 percent of the village’s population over 15 years of age was married, 7 percent widowed, 12 percent divorced, and 21 percent never married. In 2020, 47% of the village population was married, three percent widowed, 13 percent divorced, 36 percent never married, and 1 percent separated.

Data related to households and families is crucial for future land use planning. It helps determine not only the need for new residential development, but the type of residential development (e.g. single-family homes vs. loft apartments). Over the last 20 years combined, Onsted has steadily increased in family households highlighting the fact that the Village has attracted families in part due to the school district that is in their boundaries.

**AGE**

Advances in health care, the aging of the baby-boomer generation, and a national birth rate that has been declining since the early 1960s, the U.S. population age 65 and over grew nearly five times faster than the total population over the 100 years from 1920 to 2020, according to the 2020 Census. The older population reached 55.8 million or 16.8% of the population of the United States in 2020. In 1970, after all the Baby Boomers (1946-1964) had been born, half of the population was younger than 28.1 years old. By 2020, the median age was 38.8, an increase of more than 10 years over the past five decades.

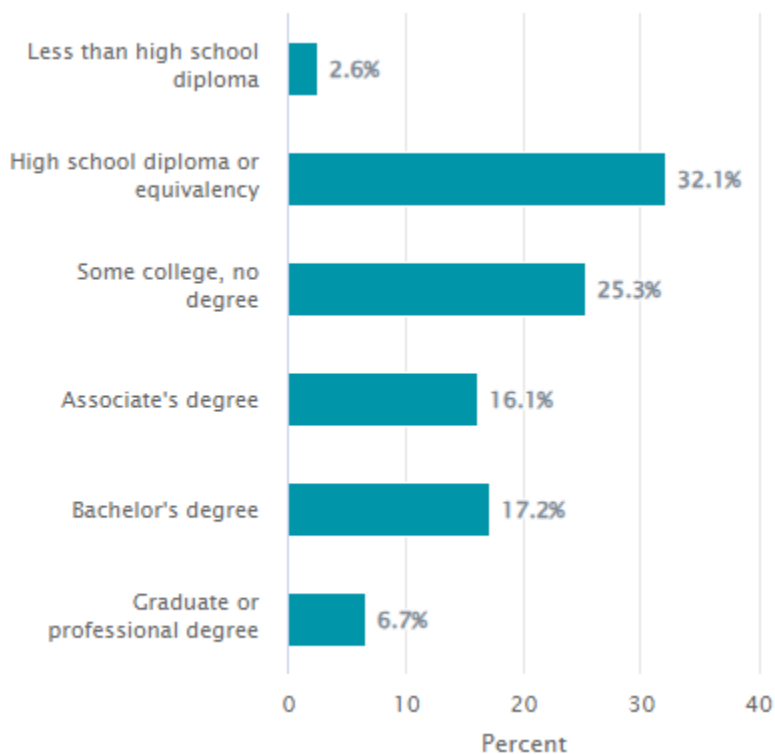
For the state of Michigan, 12.3 percent of the population was 65 and older in 2000, 13.8 percent in 2010 and 18.7 percent in 2020, an increase of 6.4 percent over the last two decades. In Lenawee County, the portion of the population age 65 and older was 12.7 percent in 2000, 14.8 percent in 2010 and 18.8 percent in 2020 an increase of 6.1 percent. For the Village of Onsted, 15.9 percent of the population was 65 and older in 2000, 17.6 percent in 2010 and 17.5 percent in 2020. Onsted was aging at a lower rate than the County and State in the last decade, with only a 1.6% increase.

The overall median age for the United States increased from 37.2 years to 38.8 years in 2020, an increase of more 1.6 years over the last decade. For Michigan, the median age increased from 38.9 years to 39.8 years in the same timeframe, an increase of less than 1 year. The Village of Onsted was a completely different story, while they were in a similar age frame in 2010 at 39.3 years, there had a dramatic shift over the last decade, shaving 10.5 years off the median age, bringing the village to a median age of 29.8 years in 2020.

Map 2.1 displays the median age in 2020 for the communities within Lenawee County, the western side of the County has a younger population cohort then the east side. Onsted's median age in 2010 was 39.3, compared to 40.0 for Lenawee County. In 2020, Onsted's median age was 37 and the County's 42.3 In the last decade, Onsted has attracted younger people and has decreased its median age, whereas the County has increased its median age by 2.3 The age of Onsted's population will be significant in planning for services and facilities, depending on the makeup of it. Onsted is trending towards a younger, family-oriented trajectory based on the last 10 years of growth. Therefore, planning for such as parks, housing, goods and services, and schools should be a policy choice for leadership looking forward to the next 10 years.

EDUCATION

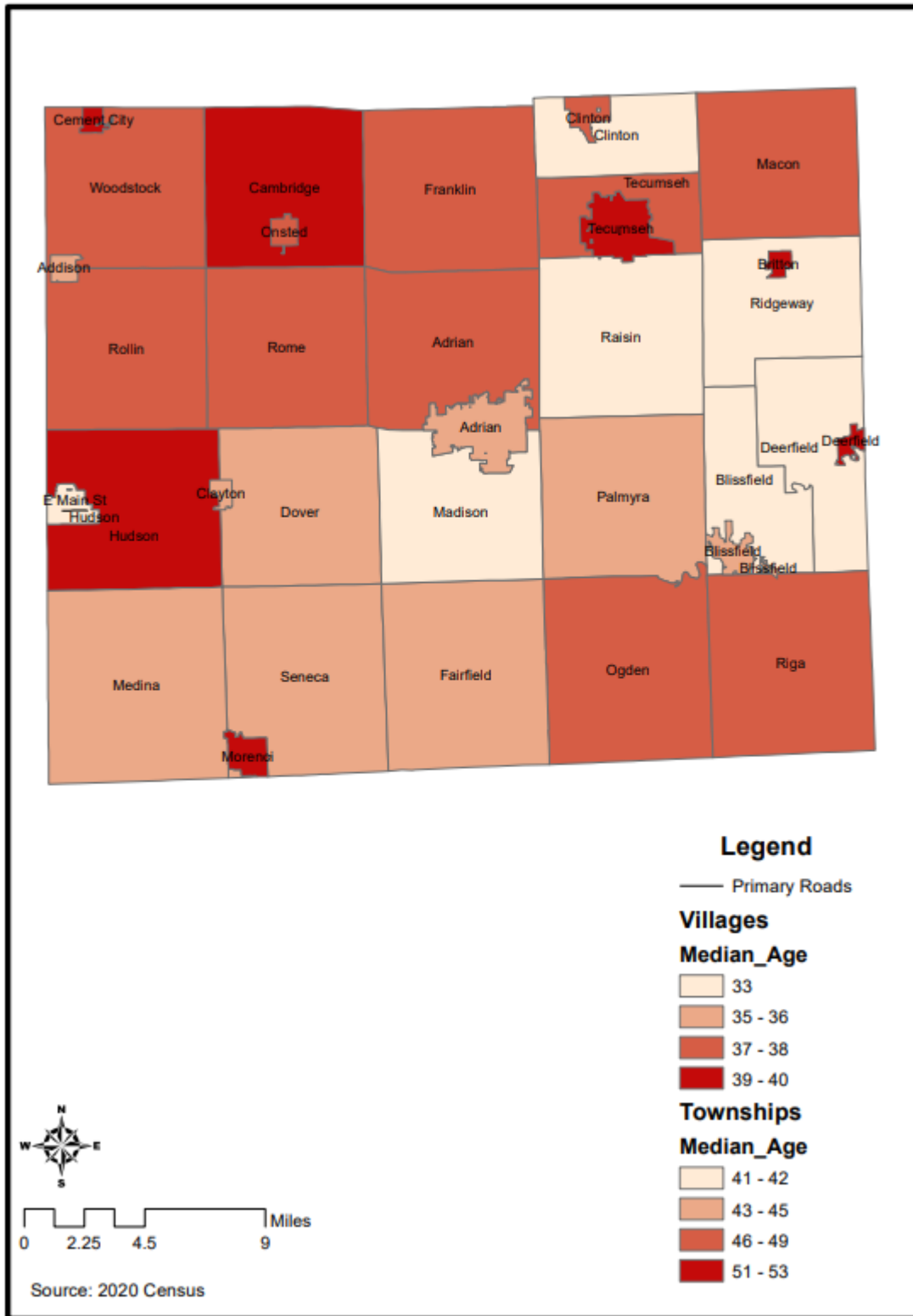
**Figure 2.5 Educational Attainment**



In 2010, approximately, 25.4 percent of the population of the Village age 25 and older had a college degree (associate, bachelor's, or graduate degree) and an additional 26.6 percent attended college but never received a degree, totaling 52.0 percent of the population (age 25 and older) with at least some college education. In 2020 24.3% of Onsted's 25 and older population had some college, about a 1 percent decrease over 2010 data. However, 41.1 percent had an associate's degree, bachelor's degree or graduate degree, a 15 percent increase from the 2010 numbers. Of that 41 percent, more than half (23.9%) had a bachelor's degree or higher. This highlights that the Village is successful in attracting educated individuals over the years. It could also mean that existing residents went back to school to further their education.

MAP 2.1 2020 Median Age - Lenawee County

2020 Median Age - Lenawee County



According to U.S. Census, in 2010 9.8 percent of Onsted’s population age 25 and older was without a high school diploma. In 2020 that percentage lowered drastically to 2.5%. In Lenawee County, 51.4 percent of the population had some college education, while 11.6 percent of the population did not have a high school diploma. In 2020, only 23.5 % had some college education while 8.9% had no high school diploma. In the state of Michigan, 57.3 percent of the population had some college education and 11.6 percent had no high school diploma. Overall, the trend for the State, County, and the Village all changed for the better with more people becoming educated. Higher educational-attainment levels are directly correlated with lower rates of unemployment and higher levels of income.

The total school enrollment within the boundaries of Onsted was 335 in 2020. Nursery school enrollment was 16 children while kindergarten through 12th grade enrollment was 238 enrollees. College or graduate school enrollment was 81. That is 1/3<sup>rd</sup> of the population of Onsted; therefore, investing in the school system, working with developers towards providing additional housing, and fostering a sense of community should be a priority for the leadership looking forward 5-10 years from now.

**Figure 2.6 – Onsted Schools Quick Stats**

💡

## Quick Stats (2023-24)

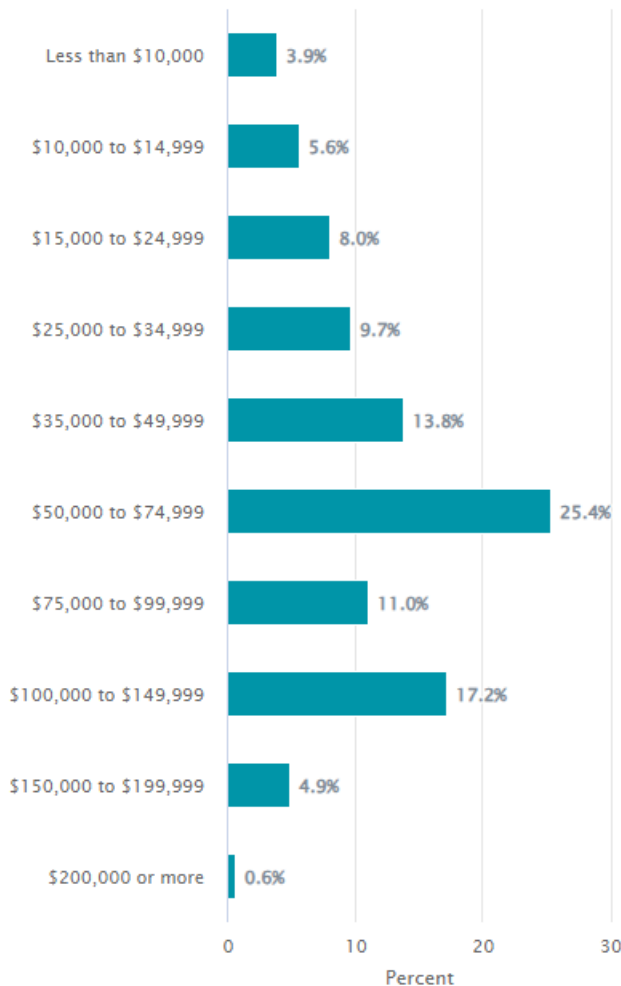
- > District size: **3 schools**
- > Grades: **PK-12**
- > Enrollment: **1,263 students**
- > Student:Teacher Ratio: **16:1**
- > Minority Enrollment: **9%**
- > Graduation Rate: **85-89% (Top 30% in MI)**
- > Overall District Rank: **Top 50%**
- > Math Proficiency: **30% (Top 50%)**
- > Reading Proficiency: **48% (Top 50%)**
- > Source: **National Center for Education Statistics (NCES), MI Dept. of Education**

Onsted Community School District ranked within the top 50% of all 850 school districts in Michigan (based off of combined math and reading proficiency testing data) for the 2020-2021 school year. The school district's graduation rate of 85-89% has increased from 80-84% over five school years. Figure 2.5 shows quick stats based on the 2020-2021 school data.



# INCOME

### Figure 2.7 – ACS Household Income 2017-2021



The American Community Survey data for the Village of Onsted (Figure 2.7) highlights that an estimated 3.9 percent of households had income below \$10,000 a year and 0.6 percent had income over \$200,000 or more. Figure 2.8 displays the projected median household income for all the communities (cities, villages, and townships) within Lenawee County, as well as the state of Michigan and the United States between 2007-2011 and 2020. The City of Adrian had the highest jump in household income over the last 10 years, whereas Cement City had an overall loss of 6% in median income. Onsted had a small gain of 8.03% or \$58,068 but that was not enough to reach Lenawee County levels. The small gain inched the Village closer to the state average of \$59,234.

The chart in Figure 2.9 displays the range of 2020 median household income for all the communities in Lenawee County. The median income of households in Onsted was \$58,060. Map 2.2 highlights the townships and villages within the County and their respective incomes based on location. In 2020, the eastern part of the County had higher income levels than the western part of the County. Map 2.2 correlates to map 2.1 (2020 Median age for the County), here the eastern part of the County was older, corresponded to higher income levels.



*Onsted High School*

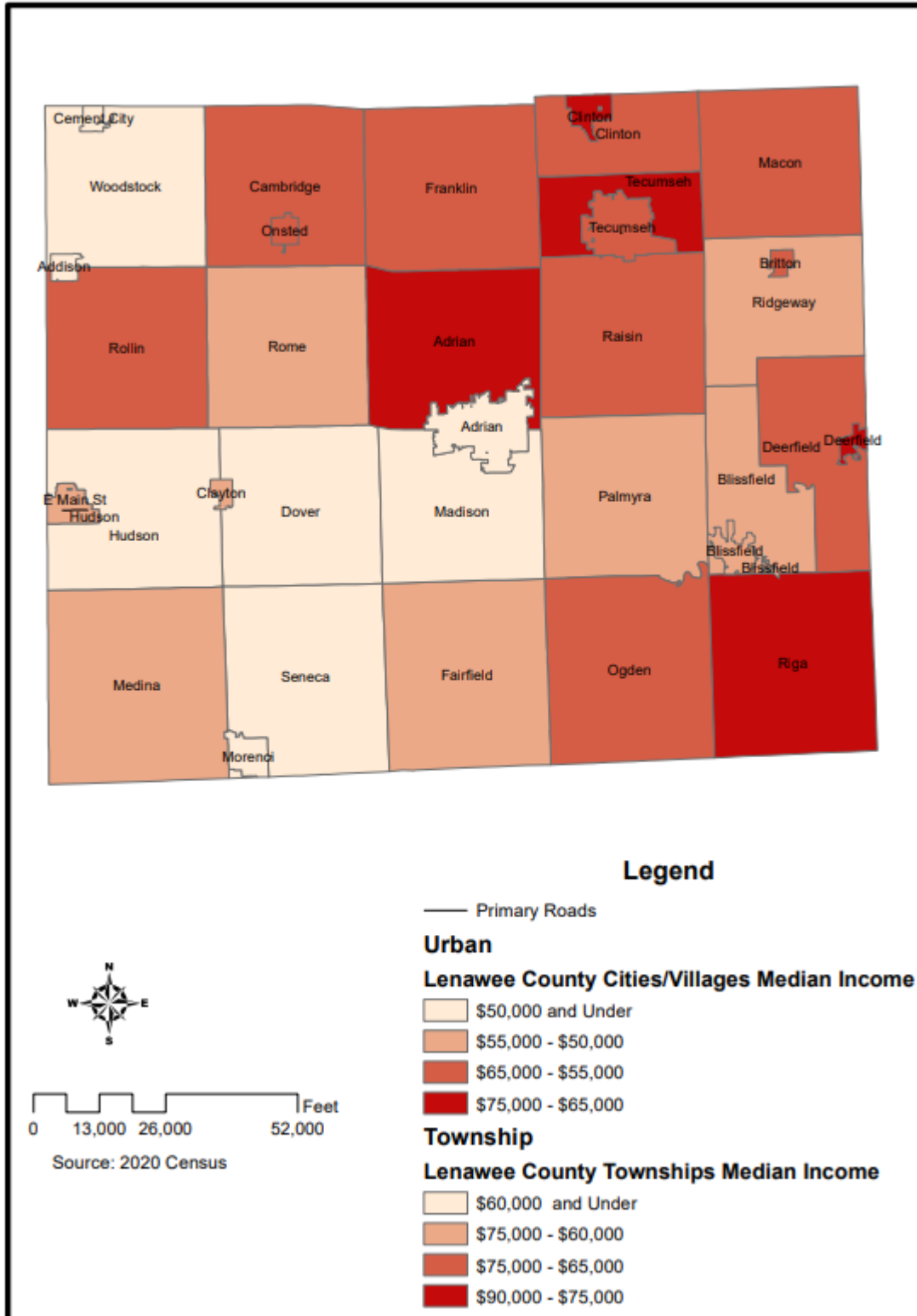
**Figure 2.8 – Median Household Income (2010-2020)**

		2010 Households	2007-2011 median household income	2020 Households	2020 Median household income	Change	
City	Adrian	8205	\$35,022	8072	\$36,472	4.14%	
	Hudson	833	\$41,331	918	\$53,571	29.61%	
	Morenci	791	\$38,348	828	\$42,246	10.16%	
	Tecumseh	3689	\$50,234	3763	\$60,728	20.89%	
Village	Addison	240	\$35,000	239	\$45,163	29.04%	
	Blissfield	1501	\$45,298	1279	\$54,247	19.76%	
	Britton	269	\$60,625	253	\$62,321	2.80%	
	Cement City	182	\$42,031	205	\$39,107	-6.96%	
	Clayton	114	\$43,000	94	\$53,214	23.75%	
	Clinton	923	\$51,426	1102	\$70,776	37.63%	
	Deerfield	341	\$51,339	359	\$68,472	33.37%	
	Onsted	354	\$53,750	465	\$58,068	8.03%	
	Township	Adrian	2406	\$50,000	2461	\$77,591	55.18%
		Blissfield	1711	\$45,017	1634	\$59,167	31.43%
Cambridge		2252	\$59,659	2414	\$67,204	12.65%	
Clinton		1395	\$54,592	1515	\$69,853	27.95%	
Deerfield		562	\$53,333	613	\$72,107	35.20%	
Dover		633	\$45,644	638	\$56,364	23.49%	
Fairfield		574	\$47,500	664	\$62,548	31.68%	
Franklin		1086	\$65,584	1199	\$71,324	8.75%	
Hudson		586	\$39,375	638	\$49,821	26.53%	
Macon		500	\$70,000	517	\$73,125	4.46%	
Madison		2562	\$53,157	2489	\$57,353	7.89%	
Medina		404	\$51,250	418	\$61,167	19.35%	
Ogden		367	\$57,102	358	\$73,438	28.61%	
Palmyra		765	\$56,281	797	\$63,333	12.53%	
Raisin		2530	\$65,861	2911	\$69,135	4.97%	
Ridgeway		573	\$58,281	596	\$64,250	10.24%	
Riga		538	\$63,750	521	\$78,750	23.53%	
Rollin		1350	\$48,106	1346	\$66,786	38.83%	
Rome		642	\$54,375	660	\$63,750	17.24%	
Seneca	421	\$50,938	445	\$52,500	3.07%		
Tecumseh	760	\$73,654	757	\$86,786	17.83%		
Woodstock	1538	\$39,811	1504	\$54,786	37.62%		
Lenawee County		37673	\$48,595	38,581	\$57,314	17.94%	
Michigan		3825182	\$48,669	4,041,760	\$59,234	21.71%	
United States		114761359	\$52,762	126,817,580	\$64,994	23.18%	

Source: US Census Bureau, Decennial Census 2020, American Community Survey 2007-2011 & 2020

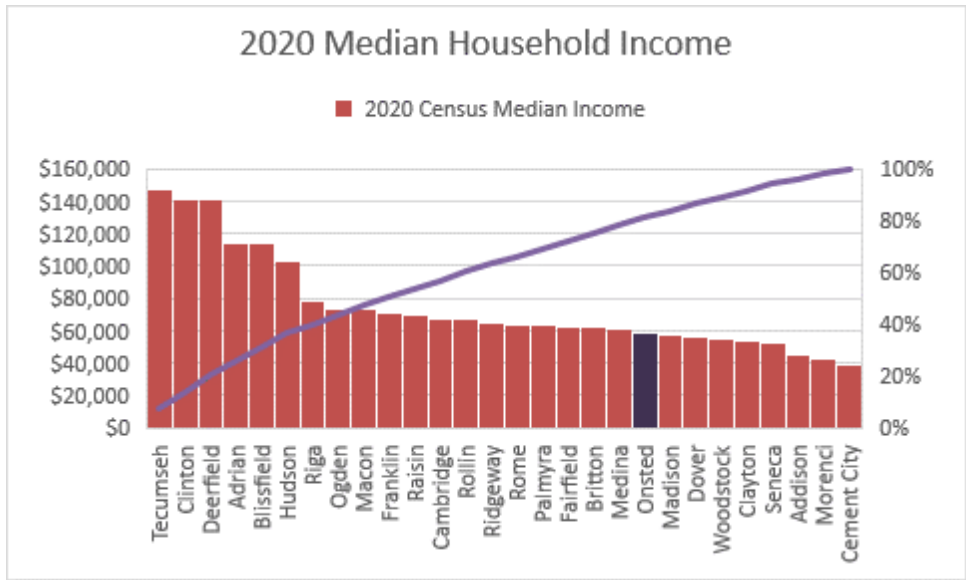
MAP 2.2 2020 Median Income - Lenawee County

2020 Median Income - Lenawee County





**Figure 2.9 Median Income – Lenawee County Census 2020**



The village of Onsted’s median household income level was \$58,068 in 2020, whereas the County’s income level was \$57,314 and the State’s \$59,234. Onsted was slightly below the state income. Median earnings for full-time year-round workers were \$47,083. Male full-time year-round workers had median earnings of \$47,500. Female full-time year-round workers had median earnings of \$46,875.

**Figure 2.10 Median Income – Lenawee County Census 2020**

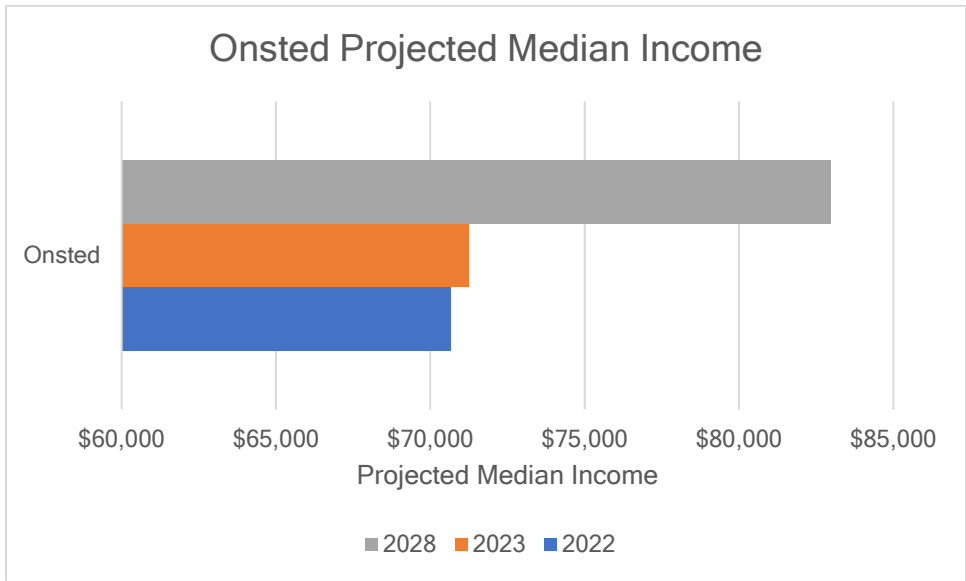


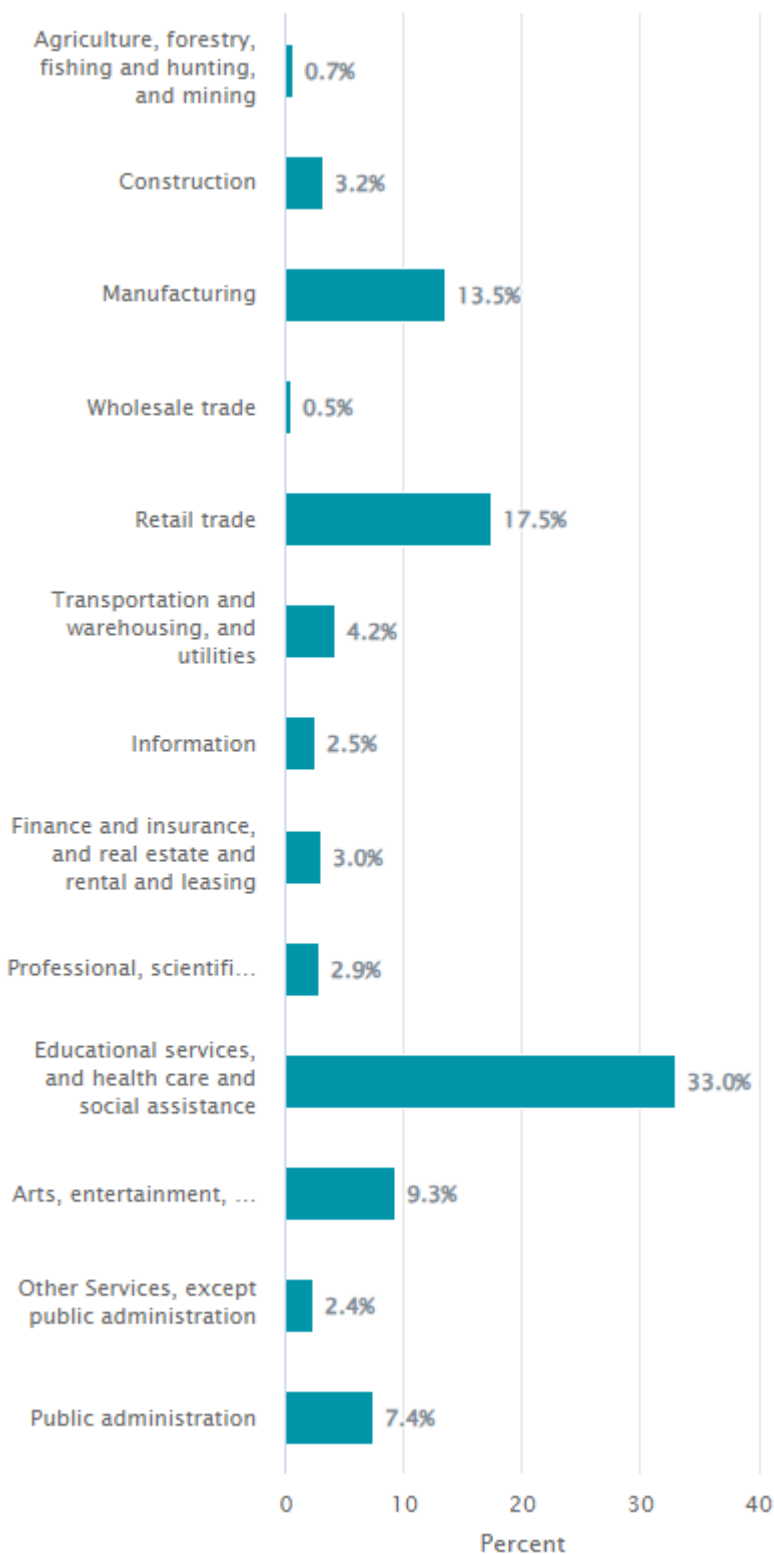
Figure 2.10 demonstrates the projected median household income for the village of Onsted for 2022, 2023, and 2028. While at first glance the data may suggest that the average household in Onsted will experience a sharp rise in income, such is probably not the case. More likely, this increase in median household income is attributable to the relatively high household income buyers in the larger geographical area, such as Loch Erin.

## EMPLOYMENT

Based on the American Community Survey of Onsted's civilian population 16 years or older and in the labor force, 5.4 percent are unemployed. Comparatively, 7.8 percent of the civilian population (16 or older in the labor force) is unemployed in Lenawee County and 3.7 percent in the state of Michigan. The predominant employment sector of Onsted's working population in 2010 was Manufacturing (22.9 percent), followed by Educational Services, Health Care, Social Assistance (21.6 percent) and Retail Trade (16.3 percent). Figure 2.11 shows that in 2020, the employment sectors flipped, with the predominant one being Educational Services, Healthcare, and Social Assistance (30.7%), followed by Retail Trade (15.7%) and a tie between Manufacturing and Arts, Entertainment, and Recreation (13.4% for both).

This holds true to the Onsted School District being the largest employer in the Village, with over 200 employees. There are also quite a few businesses in the Village, and while they may only employ 1-2 people, it makes a difference in the employment trends we are seeing.

**Figure 2.11 – Industry Sectors, ACS 2017-2021**



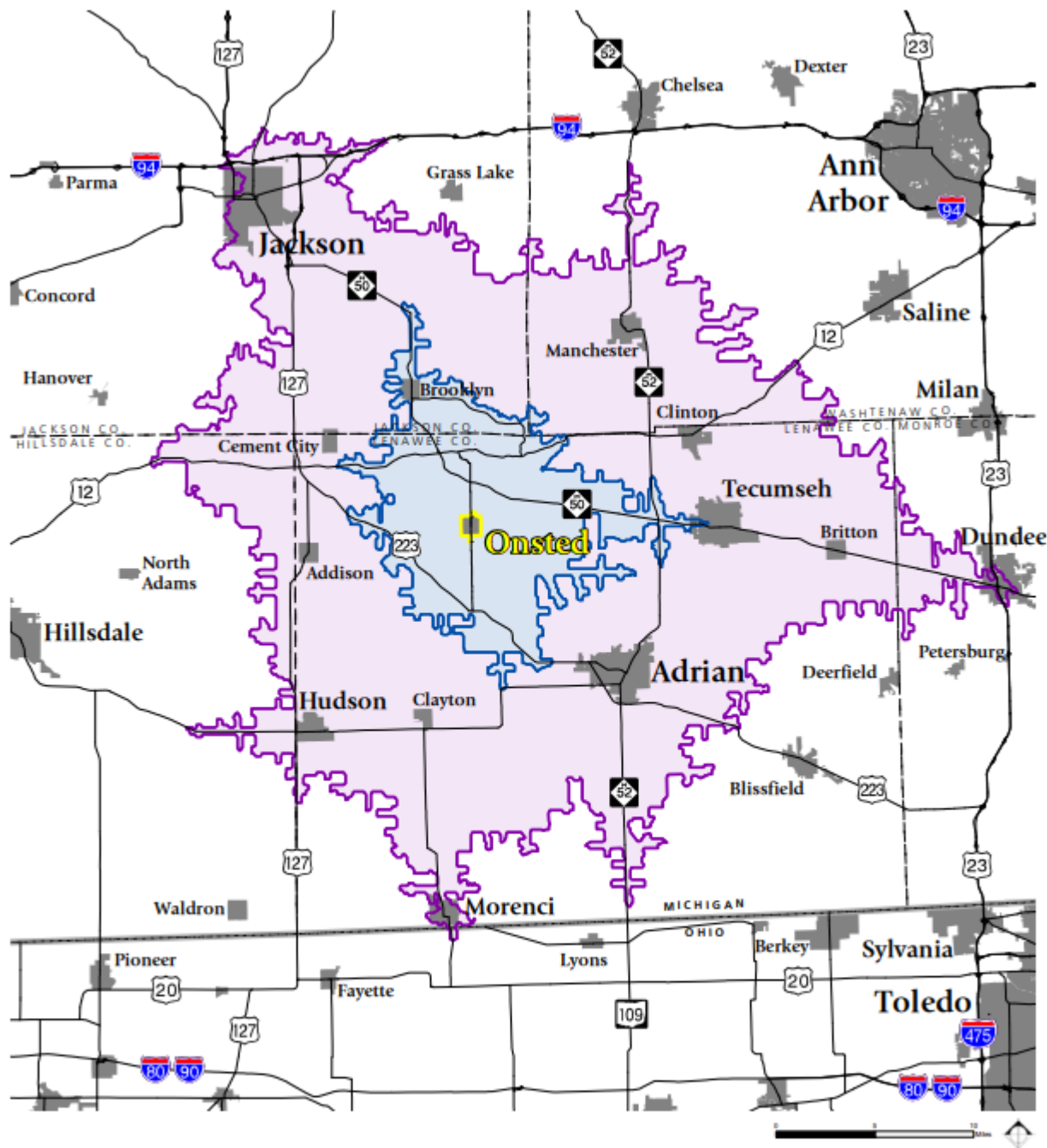
TCS Hardware Store



Downtown Onsted Businesses

Onsted's working population averages a comparable commute to workers throughout the county; the average commute time for workers in 2020 was 24.7 minutes, compared to 26.7 minutes for the rest of Lenawee County. It is just about the same as the statewide average commute of 24.6 minutes. In the last decade, it seems that more people moved to suburbs as the states commute times increased. Onsted's status remains as a "bedroom community" for workers in larger employment hubs such as Adrian and Jackson, although it appears that with the reduction in commute times for Onsted, even by a few minutes, some people found work closer to home. Figure 2.12 displays the 15-minute and 30-minute commute times to and from the village of Onsted, illustrating the various communities that can be reached by commuters.

**Figure 2.12 Commute Times To and From Onsted**



### Commute Distances From Onsted

Data source: PCensus

- 15 Minutes
- 30 Minutes

### HOUSING AND OCCUPANCY

The US Census Bureau defines a housing unit as, “A house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.” In 2020, the village of Onsted had 419 housing units, of which 401 were occupied and 18 were vacant. This figure is up by 20 units over 2010 levels of 399 housing units. 71% were owner occupied, up 5% over 2010 levels and 29% were renter-occupied up 4% over 2010 levels.

The vacancy rate lowered by 7% from 7.03 to .04%. This tells us that homeownership and rental levels have increased at a fast rate in the Village where almost all homes in Onsted are occupied with the vacancy rate sitting at less than 1 percent.



The U.S. is experiencing an overall housing shortage of at least 1.5 million units, with the most acute impacts felt by those who can only afford the shrinking supply of low-cost rentals. The overall housing shortage stems from multiple factors, including increases in production expenses from land and labor costs to steep rises in the prices of building materials. Additionally, the housing market continues to lose low-cost rentals that are affordable to renter households with lower incomes due to a range of factors, including condominium conversions, rent price increases, and property deterioration.

The total number of housing units in the United States grew by 6.7% between 2010 and 2020 — approximately half the rate of growth during the previous decade, according to 2020 Census. Nationally, the slowdown in housing unit growth was not unexpected. The housing boom of the mid-2000s contributed to a rapid expansion of supply, while the housing crash and ensuing Great Recession of 2007-2008 resulted in an increase in the number of vacant units. Those issues, and the recovery that lasted well into the next decade, potentially reduced demand for new construction. We see those similar trends in Onsted, in the past 10 years, the village had about 20 houses built (5%), compared to the County at where an additional 152 homes were built at a rate of less than 1%. The state has been providing housing at a higher rate in the last 10 years, they were averaging about 9% or an additional 38, 942 homes.

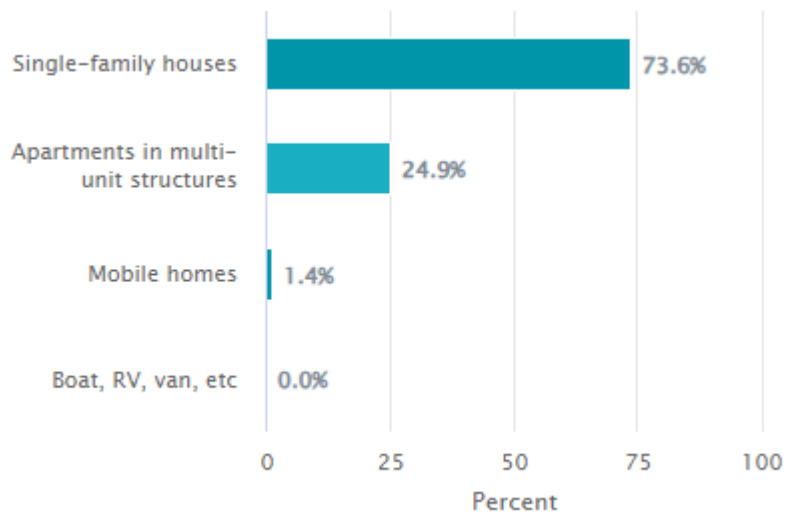
In 2020, there were 419 housing units, of which 401 were occupied and 18 were vacant. 71% were owner occupied and 29% were renter-occupied and .04% were vacant. Compared to 2010. The total number of housing units in the United States grew by 6.7% between 2010 and 2020 — approximately half the rate of growth during the previous decade, according to 2020 Census. In the past 10 years, the village has had only about 20 houses built (5%), compared to the county at 152 additional homes or a rate of less than 1%. The state has been providing housing at a higher rate in the last 10 years, they were averaging about 9% or an additional 38, 942 homes.

The State of the Nation's housing report that came out in June of 2021 states that many longstanding features of housing in the U.S. have not fundamentally changed, with major events such as extreme weather conditions and the coronavirus pandemic accelerating existing trends and exacerbating existing inequalities. Renter cost burdens, which were already high as the year began, continued their upward trend, impacting renters higher on the income scale as earnings failed to keep pace with rising rents. As in previous years, more than four-fifths of households earning less than \$25,000 were at least moderately cost burdened. The report found that the pandemic has worsened this situation; more than half of the nation's lowest-income earners have lost wages since the pandemic began, and approximately 20 percent of all renters have fallen behind on their rental payments.

Between 2000 and 2010, the percentage of renter-occupied housing units in Onsted dropped from 35.6 percent to 26.1 percent while the percentage of vacant housing units rose from 6.4 percent to 7.3 percent. From 2010 – 2020, the housing tenure was 64.9% owner occupied and 35.1% renter occupied, vacancy rate was .01%. This data tells the reader that in the last 20 years, the tenure has stayed relatively similar, the biggest change has been the vacancy rate, essentially all homes in Onsted are occupied.

The ACS survey projected that from 2017-2021, Onsted had a total of 496 housing units. The Planning Commission believes the number of homes is too high for the village. One reason could be the counting of homes built in Loch Erin, nevertheless, this is the data we have to present on. Of these housing units, 73.6 percent were single-family houses either not attached to any other structure or attached to one or more structures (commonly referred to as "townhouses" or "row houses"). 24.9 percent of the housing units were located in multi-unit structures, or those buildings that contained two or more apartments. 1.4 percent were mobile homes, while any remaining housing units were classified as "other," which included boats, recreational vehicles, vans, etc. (Figure 2.13)

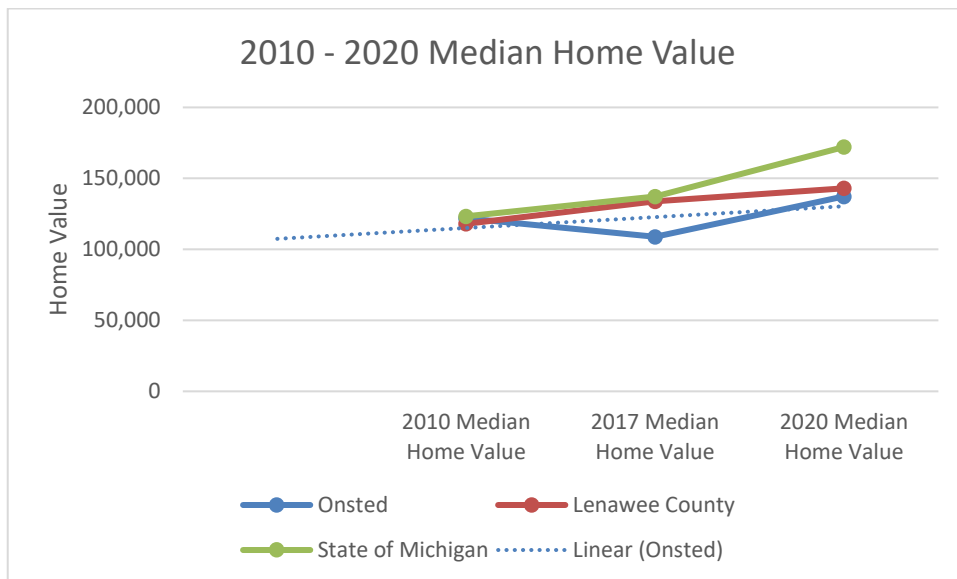
### 2.13 Types of Housing Units, ACS 2017-2021



0.4 percent of the housing inventory was comprised of houses built since 2010, while 22.6 percent of the houses were first built in 1939 or earlier. The median number of rooms in all housing units was 5.7 rooms, and of these housing unit's 62.1 percent had three or more bedrooms. In 2017-2021, the median property value for owner-occupied houses was \$143,800. Of the owner-occupied households, 56.3 percent had a mortgage. 43.7 percent owned their houses "free and clear," that is without a primary mortgage or loan on the house. The median monthly housing costs for owners with a mortgage was \$1,219 and for owners without a mortgage it was \$548. For renter-occupied houses, the median gross rent for Onsted was \$707. Gross rent includes the monthly contract rent and any monthly payments made for electricity, gas, water and sewer, and any other fuels to heat the house.

The table in Figure 2.14 displays the median housing unit value for Onsted, Lenawee County, and the state of Michigan from 2010-2020. Between the three groups, Onsted had a drop in value of -5.6% midway through the last decade and then bounced back with a favorable increase of 26.11% in value. The County and State had comparable values throughout the last decade but the State pulled ahead as a whole by gaining a 40% increase. During the crash of 2008, Lenawee County fell harder than either Onsted or Michigan, losing 16.2 percent in value by 2012 compared to a 5.6 percent loss for Onsted and a 7.0 percent loss for Michigan.

**Figure 2.14 Median Housing Unit Value Comparison**



Sources: US Census (2020), American Community Survey (2017-2021), Esri Business analyst

The median housing value across the board returned to within 6 percent of its 2000 value or surpassed it. The table in Figure 2.15 displays median home values throughout the communities of Lenawee County, Michigan and the United States between 2010 and 2020. As can be seen in the table, the median home value within the village of Onsted increased by over a quarter at 26.11% in 2020. The median home value for Lenawee County also increased by 37.4% while the state of Michigan rebounded to a median home price that is 40 percent higher than its 2000 value and home prices at the national level climbed to nearly 40 percent above their 2000 value. It should be remembered, however, that the American post-crisis housing market remains remarkably resistant to prediction.



Residential neighborhood – Normandy St

**Figure 2.15 Median Housing Unit Value, Lenawee County (2010-2020)**

	Community	2010 Housing Units	2007- 2011 Median Home Value	2017 Median Home Value	% Change 2000-2017	2020 Housing Units	2020 Median Home Value	% change in value	% change in Units
City	Adrian	8,977	\$90,400	\$91,761	9.00%	9019	\$85,700.00	-6.61%	0.47%
	Hudson	1,019	\$91,000	\$77,020	-2.00%	974	\$71,200.00	-7.56%	-4.42%
	Morenci	951	\$84,700	\$66,477	-17.70%	954	\$70,200.00	5.60%	0.32%
	Tecumseh	3,957	\$134,900	\$85,066	-38.50%	4087	\$147,700.00	73.63%	3.29%
Village	Addison	274	\$95,300	\$91,761	12.20%	274	\$102,400.00	11.59%	0.00%
	Blissfield	1,470	\$113,400	\$126,740	24.40%	1456	\$128,600.00	1.47%	-0.95%
	Britton	268	\$115,700	\$163,014	41.90%	263	\$119,500.00	-26.69%	-1.87%
	Cement City	187	\$89,100	\$103,947	27.80%	198	\$79,300.00	-23.71%	5.88%
	Clayton	131	\$96,000	\$116,393	39.30%	122	\$67,000.00	-42.44%	-6.87%
	Clinton	1,053	\$119,200	\$107,251	2.70%	1089	\$138,400.00	29.04%	3.42%
	Deerfield	372	\$131,300	\$28,423	-274.20%	376	\$120,200.00	322.90%	1.08%
	Onsted	399	\$129,300	\$108,871	-5.60%	419	\$137,300.00	26.11%	5.01%
Township	Adrian	2,605	\$165,200	\$83,472	-66.10%	2608	\$175,900.00	110.73%	0.12%
	Blissfield	1,732	\$117,700	\$125,000	19.80%	1720	\$140,100.00	12.08%	-0.69%
	Cambridge	3,218	\$162,300	\$129,963	-21.70%	2762	\$196,600.00	51.27%	-14.17%
	Clinton	1,556	\$145,400	\$111,705	-8.30%	1597	\$148,300.00	32.76%	2.63%
	Deerfield	637	\$147,100	\$42,266	-175.00%	634	\$150,400.00	255.84%	-0.47%
	Dover	753	\$139,800	\$119,866	16.70%	703	\$134,700.00	12.38%	-6.64%
	Fairfield	731	\$102,800	\$100,872	14.60%	705	\$119,800.00	18.76%	-3.56%
	Franklin	1,413	\$175,200	\$136,003	-9.10%	1420	\$222,300.00	63.45%	0.50%
	Hudson	767	\$138,500	\$96,943	-3.80%	753	\$134,000.00	38.23%	-1.83%
	Macon	555	\$174,000	\$136,092	-8.40%	549	\$202,700.00	48.94%	-1.08%
	Madison	2,504	\$124,100	\$83,005	-15.00%	2739	\$123,600.00	48.91%	9.38%
	Medina	467	\$115,200	\$100,236	10.30%	445	\$214,865.00	114.36%	-4.71%
	Ogden	407	\$133,800	\$131,707	18.80%	395	\$155,400.00	17.99%	-2.95%
	Palmyra	866	\$122,900	\$105,189	-3.60%	863	\$130,900.00	24.44%	-0.35%
	Raisin	2,901	\$152,500	\$89,909		3016	\$184,800.00	105.54%	3.96%
	Ridgeway	642	\$137,800	\$156,324	32.30%	632	\$143,500.00	-8.20%	-1.56%
	Riga	555	\$157,800	\$104,259	-16.10%	548	\$148,200.00	42.15%	-1.26%
	Rollin	2,161	\$140,200	\$98,294	-15.40%	2,086	\$188,400.00	91.67%	-3.47%
Rome	721	\$154,600	\$107,091	-6.80%	710	\$180,100.00	68.17%	-1.53%	
Seneca	513	\$124,800	\$71,552	-34.00%	486	\$114,900.00	60.58%	-5.26%	
Tecumseh	765	\$181,500	\$110,595	-47.20%	786	\$231,800.00	109.59%	2.75%	
Woodstock	2,079	\$157,300	\$109,964	-19.60%	2044	\$184,300.00	67.60%	-1.68%	
Lenawee County		43,452	\$133,800	\$104,273	-5.70%	43,604	\$143,000.00	37.14%	0.35%
State of Michigan		4,532,233	\$137,300	\$123,017	10.40%	4,570,173	\$172,100.00	39.90%	0.84%
United States		131,704,730	\$186,200	\$184,546	39.40%	143,786,655	\$244,900.00	32.70%	9.17%

Source: US Census (2020); American Community Survey (2017-2021); Esri Business Analyst

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## HOUSEHOLD SEGMENTATION

For the past 30 years, retailers, companies, agencies, and organizations have used segmentation to divide and group their consumer markets to more precisely target their best customers and prospects. This targeting method has proven superior to using “scattershot” methods that might attract these preferred groups. Segmentation explains customer diversity, simplifies marketing campaigns, describes lifestyle and life stage, and incorporates a wide range of data.

Segmentation systems operate on the theory that people with similar tastes, lifestyles, and behaviors seek others with the same tastes; “Like seeks like.” These behaviors can be measured, predicted, and targeted. ESRI’s Tapestry Segmentation system combines the “who” of lifestyle demography with the “where” of local neighborhood geography to create a model of various lifestyle segments within communities. Neighborhoods are classified into one of sixty-five possible lifestyle segments.

Each segment is then ranked within the specified geography - in this case the village of Onsted, the Onsted School District, and Lenawee County. The percentage of households is then compared to the national percentage to determine the index rating. For example, in the Onsted School District, 19.0% of the households are classified as “Salt of the Earth” as compared to the national percentage of 2.7%. An index rating over 100 means that segment is above the national average and more concentrated in that particular market.

As can be seen in Figure 2.16, the entire population of the village of Onsted falls under the “Green Acres” classification. A complete description of this classification is included in the appendix of this report, but it includes such traits as “educated and hard-working”, “country living” in “pastoral settings”, “do-it-yourselfers”, and “higher employment concentrations in the manufacturing, construction, health care, and retail trade industry sectors”. The Green Acres classification is considered one of the more prosperous and affluent of the 65 lifestyle segments analyzed by ESRI.

For the purposes of comparison, Figure 2.17 displays the top five lifestyle segments for the Onsted School District and Figure 2.18 displays the top ten for Lenawee County. All lifestyle segments included in Figures 2.16 through 2.18 have a complete description included in the appendix of this report.

**Figure 2.16**  
**ESRI Tapestry Segmentation - Village of Onsted**

Onsted (356 Households in 2010)			
Rank	Tapestry Segment (# / Name)	Percent	Index rating
1	17 / Green Acres	100.0%	3105

**Figure 2.17**  
**ESRI Tapestry Segmentation - Onsted School District**

Onsted School District (3,426 Households in 2010)			
Rank	Tapestry Segment (# / Name)	Percent	Index Rating
1	17 / Green Acres	68.9%	2140
2	25 / Salt of the Earth	19.0%	693
3	31 / Rural Resort Dwellers	11.2%	688
4	07 / Exurbanites	0.8%	30
5	26 / Midland Crowd	0.2%	5
Total		100.1%	--



**Figure 2.18**  
**ESRI Tapestry Segmentation - Lenawee County**

Lenawee County (37,795 Households in 2010)			
Rank	Tapestry Segment (# / Name)	Percent	Index Rating
1	17 / Green Acres	25.8%	802
2	25 / Salt of the Earth	21.6%	789
3	32 / Rustbelt Traditions	8.2%	291
4	33 / Midlife Junction	5.1%	206
5	48 / Great Expectations	5.1%	292
6	18 / Cozy and Comfortable	4.4%	155
7	26 / Midland Crowd	3.5%	92
8	07 / Exurbanites	3.5%	139
9	29 / Rustbelt Retirees	2.9%	140
10	41 / Crossroads	2.8%	185
Total		82.9%	--





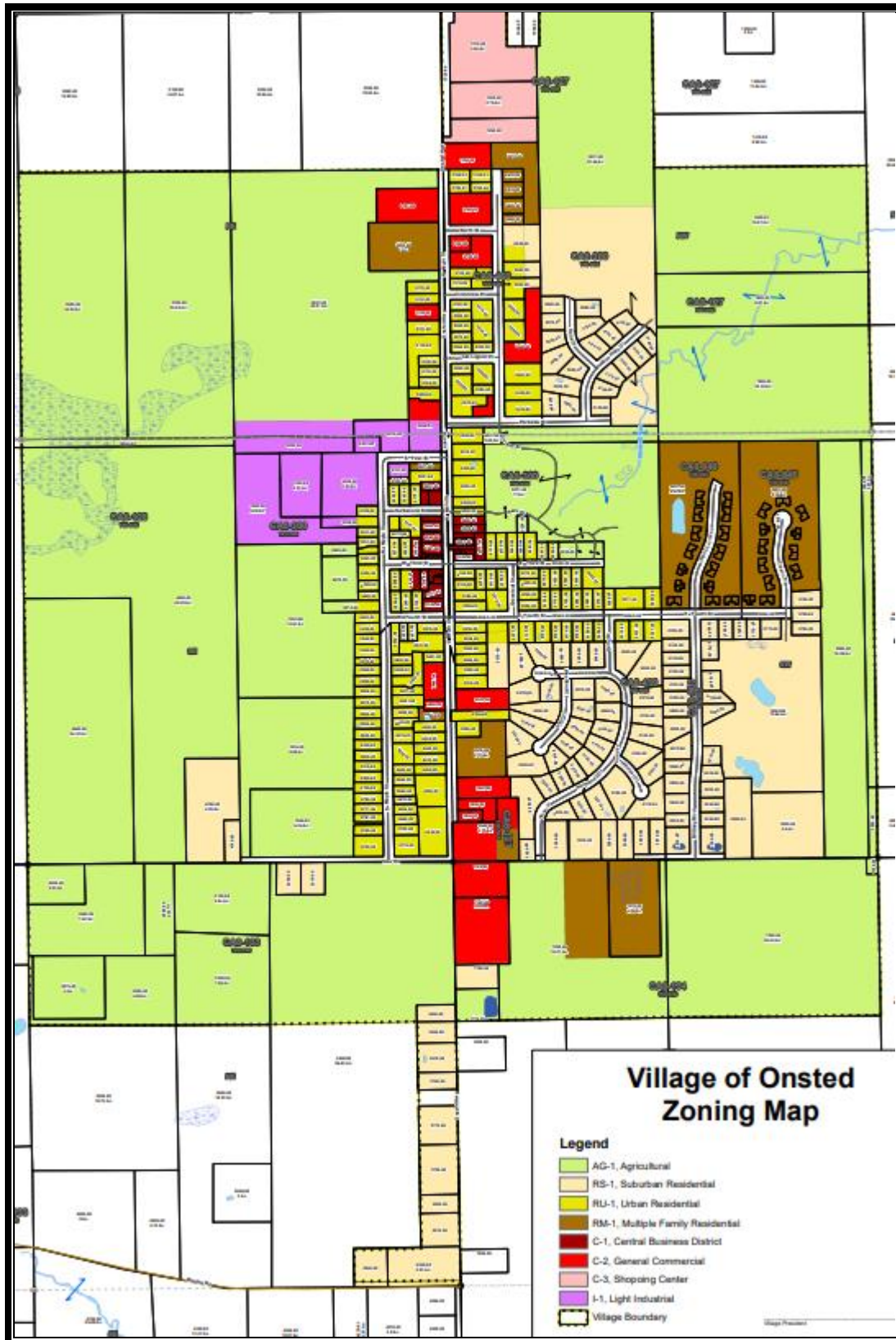
## CHAPTER 3 | Existing Conditions

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**MAP 3.1 Existing Zoning Map - Village of Onsted**



Source: Lenawee County Equalization 2024

## EXISTING ZONING

Figure 3.1 displays the Village of Onsted’s current Zoning Map, which includes eight zoning districts: Agriculture (AG-1), Residential (Suburban Residential RS-1, Urban Residential RU-1, Multiple Family Residential RM-1), Commercial (Central Business District C-1, General Commercial C-2, Shopping Center C-3) and Industrial (Light Industrial I-1). The majority of the village’s 677 acres are zoned Agricultural, particularly the land that does not have frontage on Onsted Highway / Main Street. Figure 3.2 displays the area of land covered by each of the village’s eight zoning districts. As can be seen in that table and in the map, the vast majority of property within the village of Onsted is zoned for low-density land uses (agriculture and detached single-family homes).

Although zoning usually plays a significant role in the land uses that develop throughout a community, it does not always represent the use that exists in a particular area. This is particularly true in communities that developed long before land use planning and zoning standards were ever implemented, and have not experienced significant redevelopment since. Often zoning maps were created “retroactively,” as properties that developed over time with a certain type of land use were later designated with a zoning classification consistent with their existing use. Onsted’s zoning follows a general pattern of a downtown commercial core surrounded by denser residential, to less dense residential and then transitioning to agricultural.

**Figure 3.1 Existing Zoning Table with Acres**

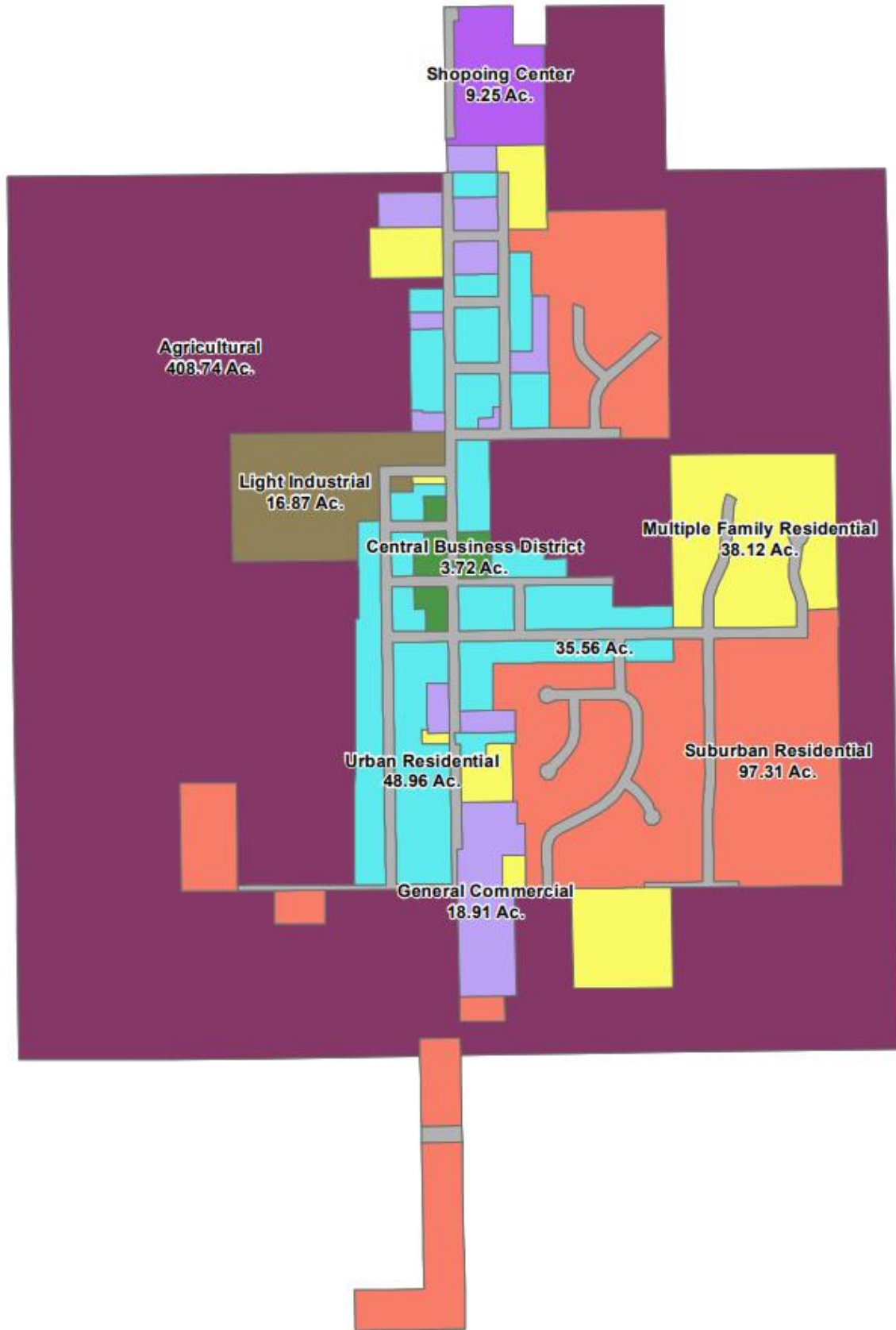
ZONING	ACRES	% OF TOTAL
Transportation ROW/Utility	35.55	5%
AG(AG-1)	408.73	60%
Central Business District (C-1)	3.71	0.5%
General Commercial (C-2)	18.90	3.5%
Light Industrial (I-1)	16.87	2%
Multiple Family Residential (RM-1)	38.12	6%
Shopping Center (C-3)	9.25	1%
Suburban Residential (RS-1)	97.31	15%
Urban Residential (UR-1)	48.95	7%
<b>TOTAL ACRES</b>	<b>677.43</b>	<b>100.00</b>

*Source: Lenawee County Equalization and GIS 2023 data*



*Downtown Onsted*

**MAP 3.2 Existing Zoning Map – With Acreage**



Source: Lenawee County Equalization 2024

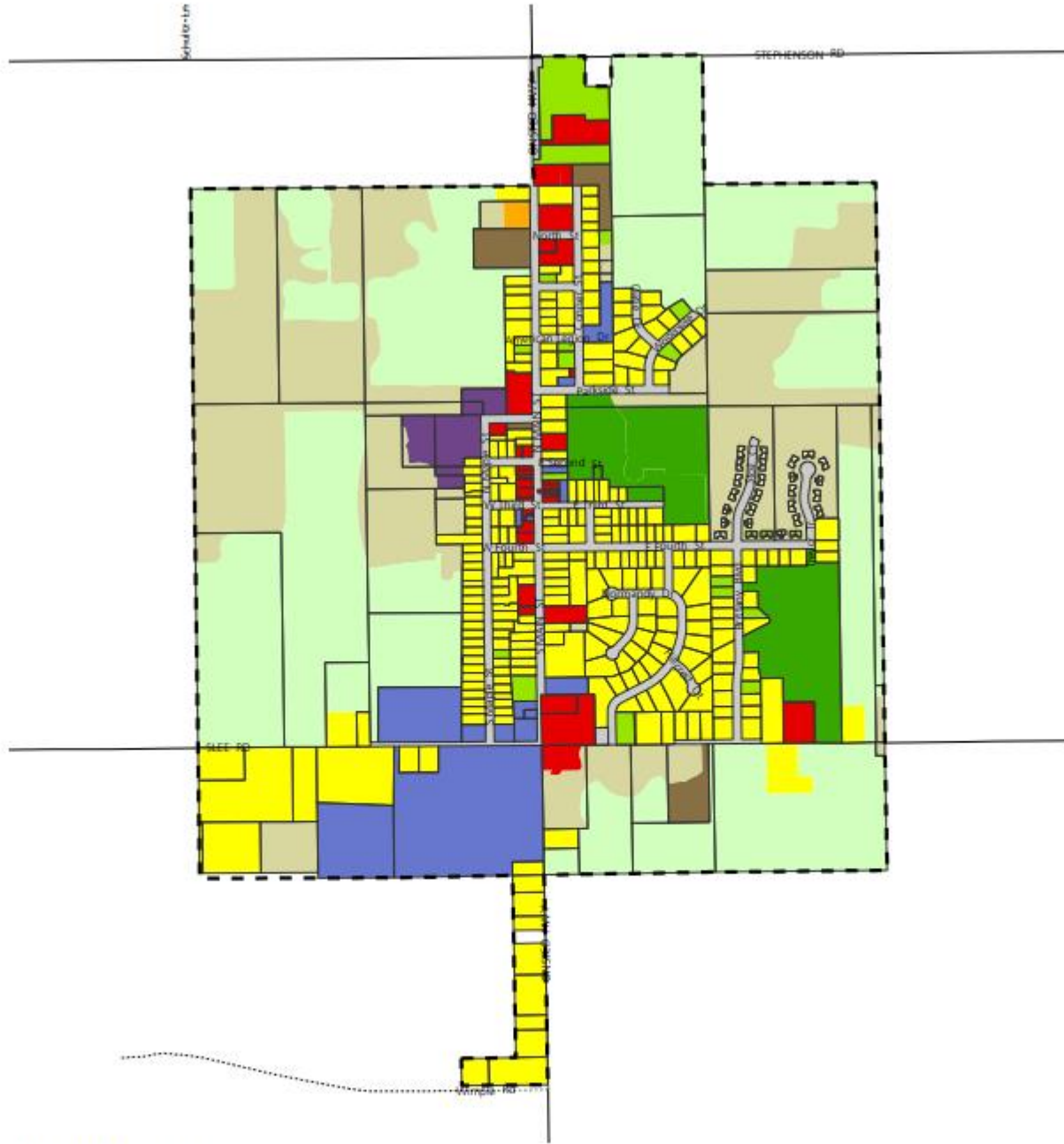
## EXISTING LAND USE

Zoning is the most common and effective tool for managing the development of land and the way it is used. Since communities often developed before zoning regulations were adopted, the land uses on certain properties do not correspond with their contemporary zoning designation. Therefore, it is useful to include an analysis of existing land use patterns in order to present an accurate representation of the actual distribution of various activities. The Existing Land Use map displayed in Figure 3.3 was developed through a combination of methods: an onsite “windshield survey”, examination of recent aerial photography, and input from community stakeholders. While the Zoning Map designates a zoning classification to each individual property, the Existing Land Use map is often not specific to property lines. In other words, while a piece of property may typically have only one zoning classification, many properties within Onsted have two or more Existing Land Use classifications.

Twelve Existing Land Use classifications for the Village of Onsted were created to develop the Existing Land Use map. Figure 3.4 displays the area within the village’s 677 acres that each land use category encompasses. Those land use categories are described as the following:

- *Open Space* – Open space includes land that is not being actively used for any discernible activity, including farming. Most of the land designated as open space in the village of Onsted is an uncultivated portion of an agricultural field, either fallow or still wooded.
- *Agricultural* – The agricultural classification includes properties observed to be actively cultivated and the uses associated with agricultural activities (homes, barns, livestock pens, grazing areas, etc.). A property that has been cleared of woodlands but does not show indications of recent agricultural activity is typically classified as open space.
- *Single Family Residential* – A stand-alone housing unit situated on a piece of land under private ownership.
- *Condominium* – A privately-owned housing unit, either stand-alone or attached, situated on a piece of land under common ownership. This designation is limited to the Heather Fields Villas duplex units on the north side of 4th Street along Stoli Court and Trevor Trail.
- *Multiple Family Residential* – The multi-family classification includes two or more attached units, typically occupied by renters (i.e. apartments).
- *Commercial* – The commercial classification includes retail, service, and entertainment. These areas are concentrated almost exclusively along Onsted Highway/Main Street.
- *Industrial* – Industrial includes any activity involving the production, manufacture, refinement, packaging, or construction of a material or product for the purpose of sale or re-sale. Onsted’s industrial land uses are limited trucking and a few other operations on the west side of downtown.
- *Institutional* – Public facilities such as schools, churches, cemeteries, and governmental buildings and facilities. This includes the school campus, Village Office, the DPW garage, Onsted Post Office, former Cambridge Township Hall, Lenawee Library branch, Cambridge Cemetery, etc.
- *Office* – The office classification includes commercial buildings that do not offer a retail or service component, including the offices of lawyers, doctors, dentists, accountants, etc. All of the office land uses in the village of Onsted are along Onsted Highway / Main Street, specifically the Onsted Health Center on the north end of the village.
- *Recreation* – Public and private facilities used for sports and leisure activities, including public parks, ball fields, playgrounds, etc. This includes the public Village Park.
- *Transportation / Utility* – Typically public road right-of-way, along with utility and rail corridors.
- *Vacant Lot* - A piece of property that is cleared of natural features and available for development, usually with ready access to public infrastructure (water, sewer, road, etc.)

### MAP 3.3 Existing Land Use Map - Village of Onsted



VILLAGE OF ONSTED

## Existing Land Use

Data Source: Lapeere County Equalization Dept., GIS Division; Bellini & Bender Inc.

- |                           |                             |               |                        |
|---------------------------|-----------------------------|---------------|------------------------|
| Village Boundary          | Condominium                 | Industrial    | Recreation             |
| Open Space                | Multiple Family Residential | Institutional | Transportation/Utility |
| Agriculture               | Commercial                  | Office        | Vacant Lot             |
| Single Family Residential |                             |               |                        |



*Heather Fields Condos*

## NATURAL FEATURES

The land surrounding the village of Onsted was shaped and sculpted thousands of years ago by retreating glaciers. The Irish Hills recreation area just north of the village of Onsted includes a variety of natural features that make it ideal for recreation purposes, including rolling terrain, inland lakes, glacial potholes, streams, and woodlands. Between the village and US-12 is the Onsted State Wildlife Management Area, managed by the Michigan Department of Natural Resources and Environment (MDNRE). Along M-50 northeast of Onsted, Michigan State University manages the Hidden Lakes Gardens nature preserve and arboretum.

Though the topography is varied just north of the Onsted Village limits, the village itself is situated in a relatively flat and dry area of Lenawee County, with few topographic or wetland areas that would be significant challenges for future development. Within the village, there is a slight grade decreasing from north to south. Figure 3.5 displays an aerial photo of the vicinity of the village overlaid with the region's wetlands and open water bodies, as determined by the National Wetlands Inventory created by the US Fish & Wildlife Service. As can be seen on that map, most of Onsted's wetlands and areas of standing water are within the northern portion of the village boundaries.

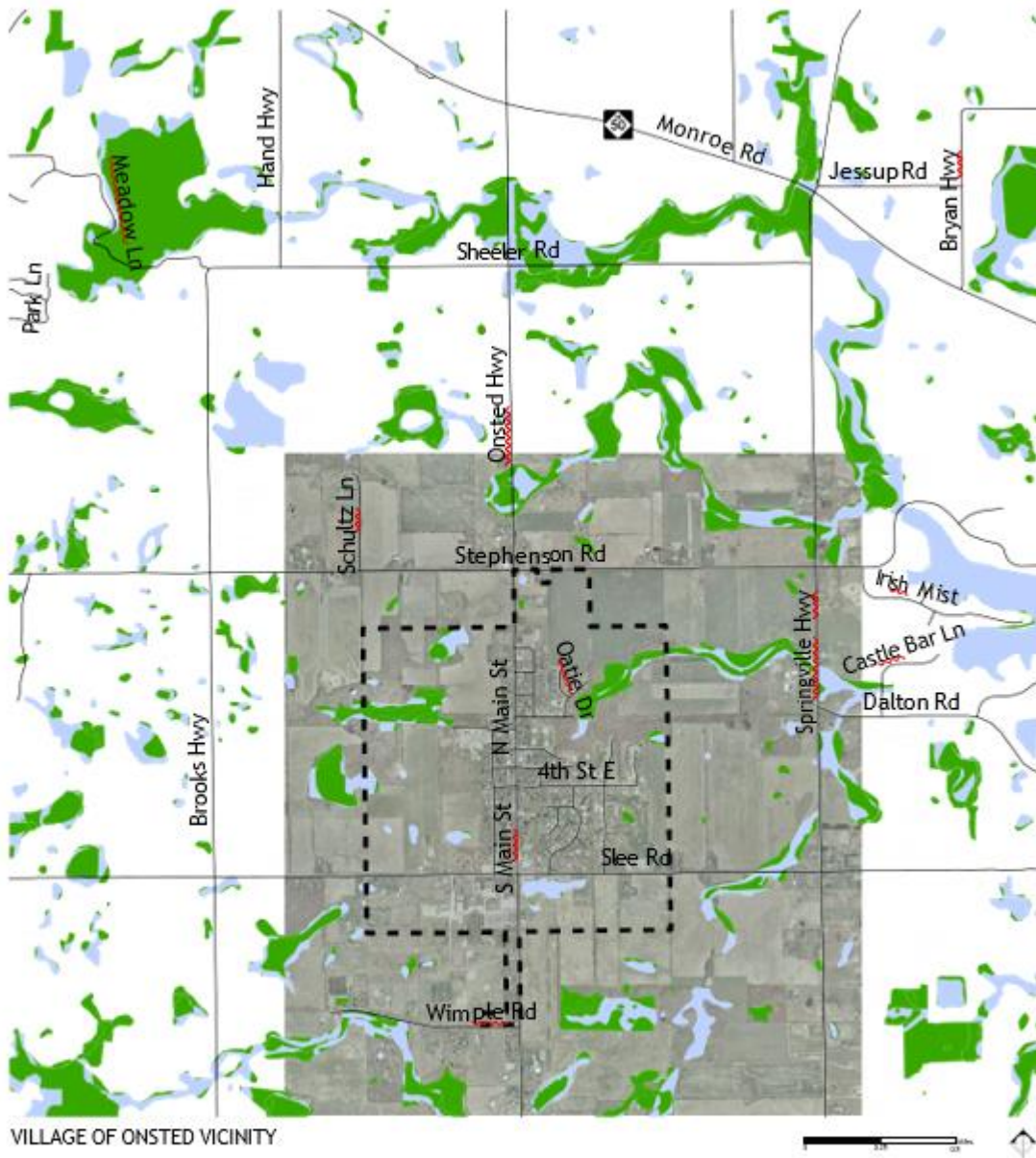
There are only a few pockets remaining of mature woodlands within the village, most notably the hardwood stand surrounding the walking area of Village Park. The vast majority of land within the village of Onsted has been cleared either for agricultural uses or for development. The village's agricultural properties that could potentially be developed sometime in the future do not have any significant slopes, water bodies, or protected natural features of note.





*Village Park*

### MAP 3.4 Regional Wetlands Map



VILLAGE OF ONSTED VICINITY

### Wetlands

Data Source: Inverness County Department of Planning, GIS Division, Town of Milligan

- Wetland
- Open Water
- Onsted Village Limits



## CHAPTER 4 | Public Facilities & Services

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## INTRODUCTION AND PUBLIC FACILITIES OVERVIEW

Public facilities exist to support the shared needs of the community and comprise the essential service provision network. Public facilities include civic buildings (village hall, libraries, recreation centers, schools, etc.) and various elements of public infrastructure (waterlines, sewer lines, etc.). Public facilities in Onsted range from the visible public amenities such as parks and schools, to the equally important unseen facilities such as wastewater treatment facilities. This chapter will describe the Village's existing public facilities.

The Village of Onsted, Cambridge Township, and Lenawee County provide the public infrastructure and services to the residents of the village. Some of the infrastructure and services provided within the village limits are funded by the village's property-owners that pay a higher property tax rate than their brethren in Cambridge Township. In 2009, the total millage for a principal residence within the village of Onsted was 31.15 mils, compared to 22.72 mils for the majority of Cambridge Township. (A "mil" is equal to 1/1000 of a dollar, such that a property with a taxable value of \$100,000 would be taxed \$3,115 with a 31.15 millage rate.)

The community facilities and services within the village of Onsted are as follows:

*Village Park* - The village's 19-acre park is located on the east side of Main Street near downtown. It includes ballfields, a wooded area with walking trails, playground equipment, picnic shelters, and a restroom facility. It is funded by taxpayers within the village.

*Village Hall* - The village's offices are located in a two-story former bank building in downtown Onsted. The building's ground floor contains the village meeting room, reception area, offices, and storage.

*DPW garage* - Onsted's Department of Public Works is housed in a garage on the south side of Second Street, at the entrance to Village Park.

*Onsted Branch of Lenawee County Library* - The Lenawee County Library system includes six community branches, including one just south of downtown Onsted. The Onsted Community Library is within easy walking distance of the Onsted school's campus and the downtown core.

*Onsted water and sanitary sewer system* - The entire village of Onsted is serviced by a 140,000 holding tank on the southside of town that is supported by four wells and two iron filters. Onsted's wastewater treatment facility is located on land outside the village limits, on the south side of Slee Road east of Springville Highway. In addition to the treatment facility, surplus land on the site is used for soccer fields and an ATV track. The system has undergone upgrades - including a new lift station - through a USDA-supported project along Slee Road back in the early 2000s.

*Onsted Schools* - Onsted Elementary School, Middle School, and High School are located in the southeast portion of the village, on property that straddles the boundary between Onsted and Cambridge Township. The campus includes the three school buildings, along with athletic fields, parking areas, playground, and maintenance facilities. Much of the campus, including most of the athletic fields, are outside the village boundary.

*Services* - The Village of Onsted's Department of Public Works (DPW) is responsible for snow removal on all public streets and sidewalks within the village limits. Weekly curbside trash and recycling pickup is provided by the village.

*Police and Fire* - Public safety services within the village of Onsted are provided through the Cambridge Township Fire Department and the Cambridge Township Police Department. The Village contracts with the Township Police for added patrols within the village. The Fire Department's station is located in downtown Onsted.

### DEPARTMENT OF PUBLIC WORKS (DPW)

The Public Works Department is currently staffed with 3 fulltime employees and has the charge of all the utilities and the streets and parks in the Village. They are located in the Village and have an office next to the park. They provide 24/7 service to meet the needs of the residents and businesses with mowing, street maintenance, water and sewer maintenance, with the equipment to handle the tasks of snow removal, general street and park maintenance and the daily needs of the community.



Based on conversations with personnel from the Onsted Department of Public Works, the existing DPW facility on the south side of Second Street in Village Park is no longer adequate and needs to be replaced. Rather than construct a new facility in the same location, which is an inappropriate use of park space, a site for a new DPW facility should be identified within or near the Village’s existing I-1 (Light Industrial) zoning district. Such a location would be compatible with surrounding industrial uses, and there are existing structures that are either vacant or underutilized that may be appropriate for acquisition by the Village for DPW use.



*Street Paving Project, Downtown Onsted 2023*

## LENAWEE COUNTY BRANCH ONSTED LIBRARY

The Onsted Library opened in May of 1945 and had one hundred visitors on opening day. The Onsted Woman's Club served the guests tea while they browsed the small collection of reading materials. The library itself was housed in the Foster Building on Main Street and was supported financially by Cambridge Township and the Village of Onsted. The Lenawee District (County) Library provided books, library supplies, and paid the salary for the staff.

Much of the furniture, including paintings, came from donations from Onsted citizens. In order to hold the 800 books that made up the collection, shelving was needed, which was graciously donated by Onsted and Kerr Lumber Company. A small table and chair were gifted to the library from the Onsted Elementary School. In 1963 the library was moved from the Foster Building to the Davis Building, still on Main Street, until the next year when the Village of Onsted purchased the old bank building, which served as home for the library for one year.



Onsted Library, website photos



The library moved to a new location in 1965. By the year 1970 circulation of books was up to 12,116 and the library had gained 284 new members. 36 children completed the Summer Reading Program that year. The amount of library items available had also increased:



There were 5,000 books as

well as pamphlets and reference materials.

As the years went by, the library gained more and more attention with the public. Patrons were starting to frequent the library on a regular basis. Circulation was well over 21,000 by 1984. That year, 109 children completed the Summer Reading Program and the shelves now held approximately 7,500 books. The Onsted branch moved to its current location in 1991 with funds raised from the community.

Offering many programs including Wii, Games & Treat nights, its own book club, and the traditional Summer Reading Program, the Onsted Library has continued to be an important staple within the community. The library is currently open Monday, Wednesday, Thursday, Friday and Saturday.

## ONSTED DOWNTOWN DEVELOPMENT AUTHORITY



In 1986, the Onsted Village Council adopted a resolution to create the Onsted Downtown Development Authority (DDA) under the authority of the Michigan Downtown Development Authority Act (Public Act 197 Of 1975). The purpose of creating the Onsted DDA was to develop a source of revenue to finance capital improvements and programs within the boundaries of the Onsted DDA District (Figure 4.1). Those improvements are outlined within the Onsted DDA Development Plan, adopted by the Village Council in 1997. The Development Plan included ten projects to be completed utilizing DDA revenue, summarized as follows with 2024 updates in italics:

- (A) Removal / Relocation of Overhead Utility Systems - Either bury the existing overhead utilities or relocate them behind existing buildings between First and Fourth Streets. *2024 UPDATE: This has not been completed.*
- (B) Main Street Streetscape - Improve the business district between First and Fourth Streets with new sidewalks, pedestrian lights, street trees, signage, landscaping, etc. *2024 UPDATE: Only a few sections of new sidewalks have been installed along with handicap ramps in the downtown Mainstreet area. This is a priority for the DDA board to improve in the next 10 years.*
- (C) Downtown Infrastructure Improvements - Review existing infrastructure (sanitary and storm sewer, water, and streets) and replace as necessary as part of other downtown improvements. *2024 UPDATE: The DDA is currently working to finance water meters for all the commercial accounts in the downtown district. The estimated cost for this project is \$57,000.*
- (D) Collective Parking Lots - Utilize space behind existing commercial buildings for employee parking and long-term parking. *2024 Update: This has not been completed.*
- (E) Corridor Enhancement - Make improvements along Main Street outside of the downtown core, including street trees, lighting, and uniform signage. *2024 UPDATE: This has not been completed.*
- (F) Building Renovation Program - Create a program of low-interest loans for improvements to building facades per DDA guidelines. *2024 UPDATE: The DDA has two grant programs in place; (1) sidewalk improvement and (2) façade improvement. Since the inception of these two programs, the DDA has contributed approximately \$26,000 to downtown physical improvements.*
- (G) Community Signage - Install community gateway signs with landscaping and lighting. *2024 UPDATE: This has been partially completed. The DDA has installed village entry signs at both the north and south ends of town.*
- (H) Park Enhancements - Prepare a park master plan and make improvements and enhancements to Village Park. *2024 UPDATE: This has not been completed.*
- (I) Design and Infrastructure Plan - Prepare a plan addressing the infrastructure that will need to be improved to facilitate DDA projects. *2024 UPDATE: There is a major water project underway but the DDA has not participated.*
- (J) Redevelopment Project - Merge multiple obsolete commercial properties for a larger-scale development. *2024 UPDATE: This has not been completed. No Large-Scale developments occurred in the Village to date.*



**DDA CONTRIBUTIONS**

The DDA has provided Christmas decorations and banners for the downtown businesses for the last 10+ years. It has also designed and funded the main Onsted Signs on both ends of town welcoming people to the Village for a cost of \$4000. The DDA has also contributed about \$28,000 towards the Main Street Tree Planting Project. This included planting all the trees that run parallel to Main Street, beginning in front of the high school all the way through town to the grocery store trees at the north end of the village limits. The association also planted numerous trees in front of other businesses and the park.

The DDA has given out \$26,000 in façade grants to the following businesses starting in 2014:

- Barber Shop
- Sugar Creek
- TC Hardware
- Johnny’s Bar
- CA Hunt Construction
- Gateway Apartments
- Storage
- Nail Salon
- Onsted Heating and Cooling
- Bob Hubbard
- Old Town Pizza
- Cambridge Cheese Co
- Phillips Chiropractor

In 2023, the DDA has committed funds for the purchase of physical water meters for all businesses within the DDA district boundary to help with the major water infrastructure project. The sum of the meters is expected to be around \$57,000.



### TIF REVENUE

The DDA revenue source is generated through tax increment financing (TIF), outlined within Onsted’s corresponding Tax Increment Financing Plan. The TIF model allows communities to “capture” the incremental increases in property tax revenue within the DDA district, and use those captured funds to finance capital improvements and programs within the district. The duration of capture extends 25 years, from 1998 through 2022. According to the Onsted TIF plan, the capture date ended November of 2022.

Onsted will benefit tremendously from having a strong and healthy downtown. When created and managed properly, tax increment districts can be important catalysts for change and an excellent means to encourage economic growth and community renewal in smart, incremental ways. To date, properties located within the TIF district contributed a total value of \$345,128.61. Of that amount, \$91,829.24 in the DDA’s checking account and \$253,299.37 is in a CD, expiring November 19, 2023. The funds can be used for projects anywhere within the district, including projects in Village Park, which is included in the DDA district.

The board chose two projects from the plan to focus on implementing and funding in the next 10 years, they are listed below.

<p><b>1. MAIN STREET STREETScape:</b></p> <p>The business district segment of Main Street between First and Fourth Streets would be reconstructed to incorporate new sidewalks, curbs, gutters, pedestrian lights, street trees, trash receptacles, benches, signage and, site landscaping. The Board is especially interested in installing connecting sidewalks, curbs and gutters to connect the entire downtown area for walkability.</p>
<p><b>2. DOWNTOWN INFRASTRUCTURE IMPROVEMENTS</b></p> <p>This project is part of a larger initiative to review the condition of existing public infrastructure systems within the Village including streets, water, sanitary sewers, and storm sewer systems. With the Village installing a new water plant in 2022, the DDA is providing funding for new meters in the DDA boundary for commercial accounts in the amount of \$57,000 for fiscal year 2024.</p>



*Downtown Onsted Looking South, example of disconnected sidewalks*

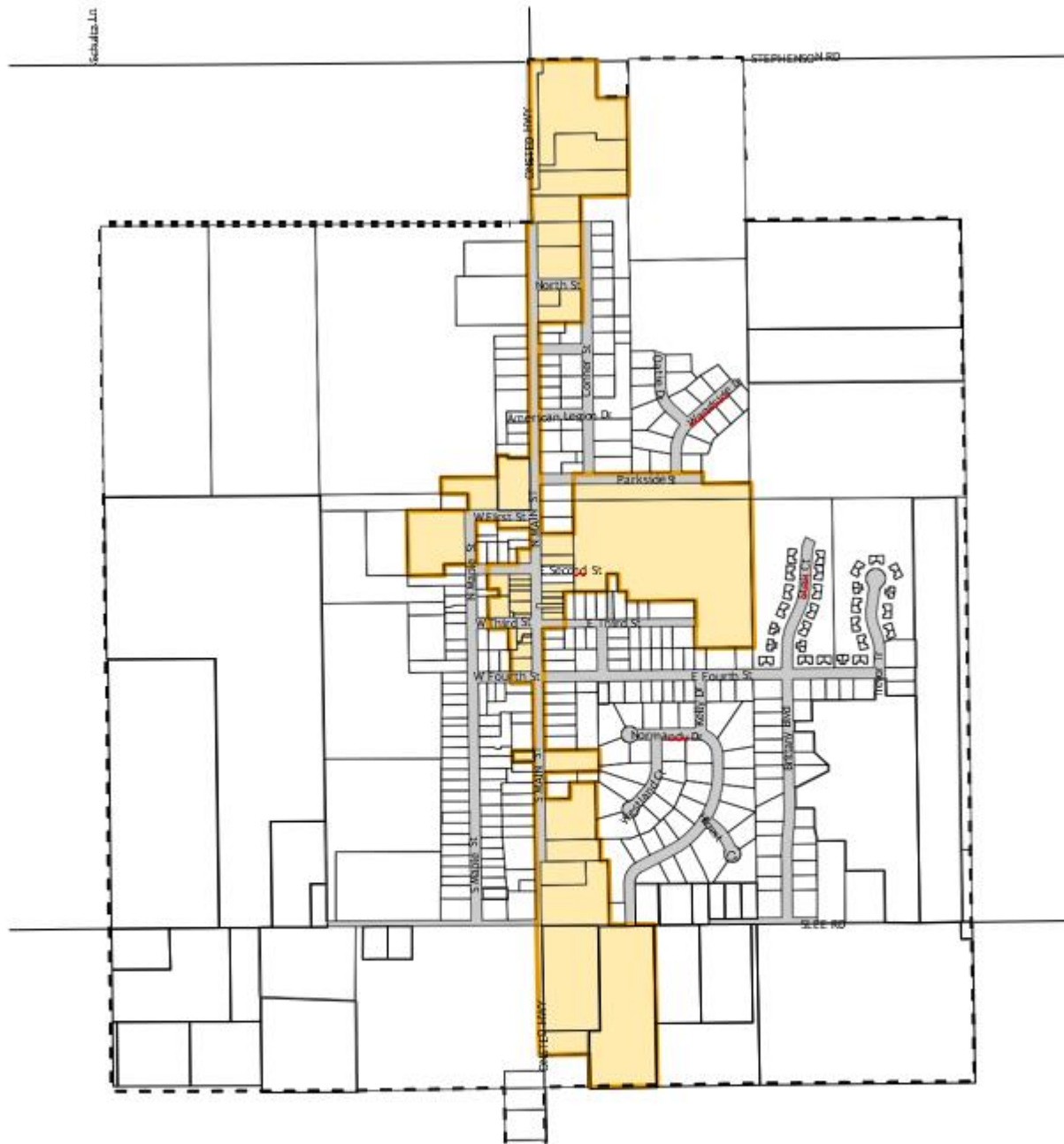


*Downtown Onsted Businesses – East Side*



*Downtown Onsted Businesses – West Side*

Figure 4.1 DDA District Boundaries



VILLAGE OF ONSTED

# Downtown Development Authority District

Data Sources: Leominster County Registration Dept., GIS Division, Esri/MapInfo, Esri/MapInfo, Inc.

- District Boundary
- Parcel Inside District
- Village Boundary

## ONSTED SCHOOLS

Schools play a pivotal role in communities across our state and the Onsted School district is no different. They are the heart and soul of bringing families together for sports, community events, and give back year after year. Onsted schools are multigenerational with over 60% of its staff having graduated from the school and now their children and grandchildren are attending. The school district is also the largest employer in Onsted with over 200 employees.



Onsted Community Schools is one of 11 local districts that make up the Lenawee Intermediate School District of Lenawee County, Michigan. They are located in the southeast portion of the village, on property that straddles the boundary between

*Onsted School Sports Facilities*



Onsted and Cambridge Township. The campus includes the three school buildings, along with athletic fields, parking areas, playground, and maintenance facilities. Much of the campus, including most of the athletic fields, are outside the village boundary. The Mission of Onsted Community Schools is to ensure individual growth and an excellent learning experience to foster active and creative minds, with

compassion for others and courage to be leaders in a diverse global community. Secondary students are offered a comprehensive curriculum including courses for general education and college preparation. They face high expectations in meeting state benchmarks and standards as teachers challenge them to delve deeply into instructional objectives.

The Onsted school district has been playing a huge role in energy efficiency in the last couple years. The school has a 5-acre solar farm that powers three out of their five buildings and has passed an energy savings bond, all contributing to the district reducing its carbon footprint. The district also has 10 propane buses through a state energy grant and in 2022 received 3 electric buses through the infrastructure investment act. The school has passed

a Bond in 2019 to make improvements in drop off zones, new playgrounds, new tennis courts and new furniture throughout the district.

The school has also improved safety and security zones throughout the school with door boots, metal plates that protect an intruder from shooting their way through a glass door, and a continued presence of a school resource officer. The school also provides laptops for all of its enrollees and all classrooms now have interactive screens.

Onsted Community Schools partnered with Energy Systems Group (ESG), a leading energy services provider, to design and implement a comprehensive scope of energy efficiency solutions and building upgrades, dubbed the Wildcat Energy Project. This project is anticipated to result in total energy and operational savings of more than \$3.2 million over the 15-year term of the energy savings performance contract. The Wildcat Energy Project was funded using Qualified Zone Academy Bonds (QZAB) which secured 0% financing for the project.

ESG's engineering and project development specialists designed a comprehensive scope of building improvements that will not only significantly enhance Onsted Community Schools' leading academic environment, yet will also create economic and operational benefits such as reducing utility costs by 40 percent annually, improving district safety, security and comfort, and significantly reducing maintenance costs. The installation of a solar photovoltaic system promotes sustainability and renewable energy, demonstrating the school districts environmental stewardship. (Source: *Wildcat Energy Project | Onsted Community Schools (energysystemsgroup.com)*)



*Onsted Schools Solar Project*

## POLICE AND FIRE RESCUE SERVICES

Police and fire services are provided by Cambridge Township. The Township maintains its own police and fire departments, supplemented by other public safety partners and coordinated by calling 911. The Cambridge Township Police Department is comprised of a Police Chief, three full-time officers, nine part-time officers (one of them is a school resource officer), and a part-time office manager/dispatcher. The Police Station is located at 8958 M-50, the corner of M-50 and Springville Highway.

The Cambridge Township Fire Department consists of two full-time employees, including a chief and assistant chief, with 35 paid on-call fire fighters. Fire Station #1 is located in Onsted at 135 N. Main Street. There are nine trucks including three Class A fire engines, three brush trucks, one pumper truck to fill water tankers, and two rescue trucks. Cambridge Township has a mutual aid compact with neighboring communities. The Lenawee Community Ambulance, with a station located at 10700 US-12 near Onsted Highway, also serves the Village.

### VILLAGE HALL, LAND, & BUILDINGS AND VILLAGE SERVICES

The Village of Onsted owns the Hall Building, the Village Park, the South Water Plant and Holding Tower and the Wastewater Treatment Plant. A brief description of each property provided below.



The Village Hall building is a two-story former bank located on Main Street and includes the PC and Council meeting room, receptions area, offices, and storage.



The Village Park sits on approximately 19 acres of land within the Village limits. It consists of seven baseball diamonds, one basketball court, two playground areas, one performance stage, two picnic/gathering shelters, one concession stand, and one bathroom building. There are two walking paths that join an old railroad track for an approximately two-mile round-trip hike around the park. Finally, there is the DPW building at the entrance to the park.



The wastewater treatment plant sits on approximately 71 acres and is outside of the Onsted Village Limits. It consists of one wastewater treatment plant and one large building used by Cambridge Township Fire Department for training purposes. There are also a few vehicles stored by the building for rescue training and one yard waste recycling center for use by Village residents.



The South water plant and holding tower sits on approximately one acre of land located on the East side of Onsted Highway.

### VILLAGE ZONING SERVICES

The Village provides a part-time zoning officer that provides zoning compliance permits, and makes inspections of buildings and premises to enforce the Village ordinances. The zoning officer has been in place since 2021 and the Village has seen major improvements in the cleanliness and look of the overall community since the enforcement program started.

## WATER AND SEWER FACILITIES

Water Wells & Treatment Facilities

*New Water Tower*

The Village's Source Water comes from four (4) groundwater wells, all over 175 feet deep and located in the village. Two of the wells located in the park draw water from a separate aquifer than the two wells at the south plant. The water is treated to remove excess iron and a disinfectant is added to protect against microbial contaminants. The new Refurbished Water treatment plant had a major overhaul in 2023 including new wells, 8-inch water mains, new iron filter and backup generator. The 8-inch water main covers the entire length of Main Street with new service lines to commercial buildings and residential homes. Today there are four ground wells at two locations with approximately seven miles of pipe in the ground. The holding tower has a 140,000-gallon storage capacity and high service pumps maintain service line pressure and meet the demands of the village at peak times.

The system is very capable to support the needs of the village for years to come. It has a full-time staff of Village employees to monitor the system thru the SCADA (Supervisory Control and Data Acquisition) system, which is an electronic monitoring of water & sewer levels. which has the capabilities of calling employees 24/7 with any interruptions in the system. In 2020, there was a reliability study conducted on well capacity, with the report identifying that the Village is capable of meeting and exceeding those demands of holding water well into the future.

Figure 4.2 Water Reliability Study

RELIABILITY STUDY CONCLUSIONS				2020
<b>VILLAGE OF ONSTED</b>				
<b>WELL CAPACITY</b>				
CURRENT WELL FIRM CAPACITY	GALLONS PER MINUTE	353	GPM	
CURRENT WELL FIRM CAPACITY	GALLONS PER HOUR	21,180	GPH	
CURRENT WELL FIRM CAPACITY	GALLONS PER DAY	508,320	GPD	
<b>CURRENT SYSTEM DEMANDS</b>				
CURRENT <b>MAXIMUM</b>	GALLONS PER DAY	234,000	GPD	
CURRENT <b>MAXIMUM</b>	GALLONS PER HOUR	39,000	GPH	
<b>PROJECTED SYSTEM DEMANDS FOR YEAR OF 2040</b>				
20 YEAR PROJECTED MAX	GALLONS PER DAY	272,938	GPD	
20 YEAR PROJECTED MAX	GALLONS PER HOUR	45,490	GPH	
CURRENT WELL FIRM CAPACITY	GALLONS PER DAY	508,320	GPD	
20 YEAR PROJECTED MAX	GALLONS PER DAY	272,938	GPD	
	GALLONS OF EXCESS	235,382	GPD	
CURRENT WELL FIRM CAPACITY IS	<b>ADEQUATE</b>	AND	<b>DOES</b>	EXCEED THE
PROJECTED "MAX DAY" GALLONS PER DAY BY	86%	WHICH IS	235,382	GALLONS OF EXCESS
CURRENT ELEVATED STORAGE CAPACITY	207,800	GALLONS		
WELL CAPACITY ALL WELLS	32,760	GPH		
CURRENT MAX DAY DEMANDS	234,000	GPD		
CURRENT MAX HOUR DEMANDS	39,000	GPH		
PROJECTED MAX HOUR DEMAND	45,490	GPH		
CURRENT AVAILABLE ELEVATED STORAGE CAPACITY IS	<b>89%</b>	OF CURRENT MAXIMUM	GALLONS PER DAY	GPD
EGLE REQUIRES AT LEAST	33%	OF CURRENT MAXIMUM	GALLONS PER DAY	GPD
CURRENT STORAGE CAPACITY	<b>DOES</b>	MEET MAXIMUM	GALLONS PER DAY "GPD"	GUIDELINES
CURRENT AVAILABLE ELEVATED STORAGE CAPACITY	<b>DOES</b>	EXCEED <u>CURRENT MAX</u>	<u>GALLONS PER HOUR</u>	REQUIREMENTS
CURRENT AVAILABLE ELEVATED STORAGE CAPACITY	<b>DOES</b>	EXCEED <u>PROJECTED MAX</u>	<u>GALLONS PER HOUR</u>	REQUIREMENTS



## Wastewater Treatment Facility



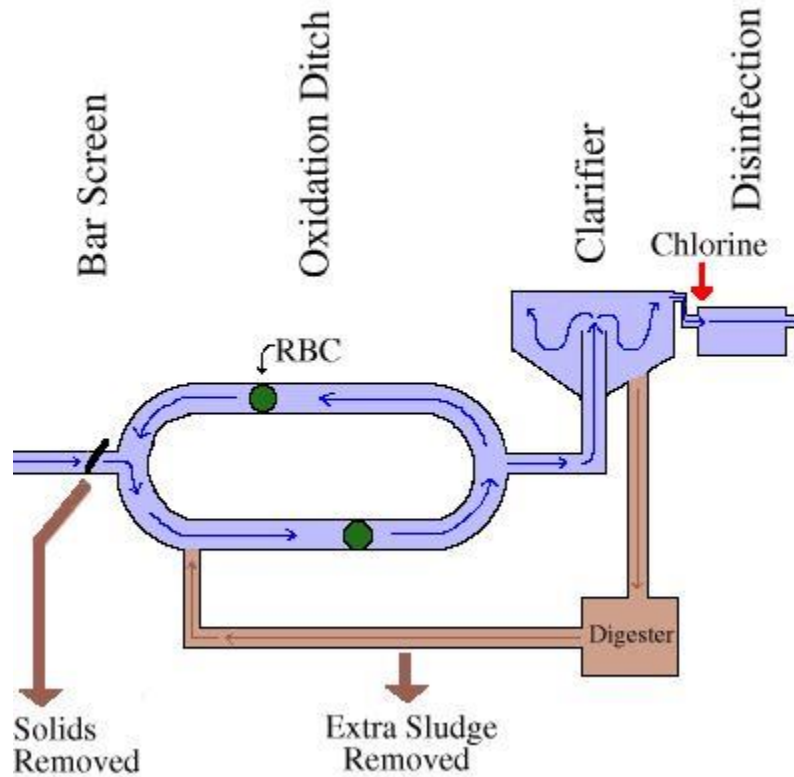
### *Wastewater treatment plant*

The first wastewater treatment plant in Onsted was constructed between 1972-1974, and was put in operation in 1974. It was an active sludge plant with two aerations tanks and two clarifiers, one digester, chlorine contact tank for disinfection, and a storage lagoon. Since the first plant was built, Onsted has added two new subdivisions. Between 2008 -2010, the lagoon was cleaned and in 2010 the new plant was modernized to meet the future needs of the community. In 2016 a Biosolids Land Application Program-Residual Management Plan was approved and the system has land-applied all the biosolids, therefore no longer needing to haul it to a land fill. Land application involves the spreading of biosolids on the soil surface or incorporating or injecting biosolids into the soil.

In the years 2010-2012, a new wastewater plant was built with a storage lagoon of 26 million gallons. The new plant is an oxidation ditch, which is a modified activated sludge biological treatment process that utilizes long solids retention times (SRTs) to remove biodegradable organics. The oxidation ditch has an extended aeration facility that can receive a peak flow of .750 MGD. The plant has two brushes with which it mixes and adds air and ultra violet light disinfection is then applied before being discharged into the creek twice a year. In addition, it has backup generators for power failures and is fed from two lift stations that have also had recent upgrades. New flow meters were also added to discharge from the storage lagoon in 2001. The old tanks from the original plant were modified and now are aerobic digesters. A sludge press was included with the upgrade in 2010. The drying beds built back in 1972 are now being used with one bed dedicated to dry sludge storage.

The system is very capable to support the needs of the village for years to come. It has a full-time staff of Village employees to monitor the system through an electronic monitoring system of water & sewer levels called SCADA (Supervisory Control and Data Acquisition). This system has the capabilities of calling employees 24/7 with any interruptions in the system.

**Figure 4.3 Example of Oxidation Ditch (Source: www.thewater treatments.com)**



**Figure 4.4 Population Projections for Water Needs**

POPULATION PROJECTIONS				VILLAGE OF ONSTED		YEAR OF 2020	
Based on Census Counts							
<b>HISTORY</b>							
YEAR	POPULATION	PER DECADE # INCREASE	PER DECADE % INCREASE				
1980	670						
1990	801	131	19.55%				
2000	813	12	1.50%				
2010	917	104	12.79%				
2018	947	30	3.27%				
			11.28%	% AVG INCREASE PER 10 YRS			
			19.55%	% MAX INCREASE PER 10 YRS			
			8.03%	% AVG LAST TWO DECADES			
<b>PROJECTIONS</b>							
YEAR	POPULATION	PER DECADE # INCREASE	PER DECADE % INCREASE	FOR THIS EVALUATION PROJECTIONS BASED ON %			
2020	962	15	1.60%	CURRENT YEAR			
2025	1,001	38	4.00%	5 YEAR PROJECTION % INCREASE			
2030	1,039	77	8.00%	10 YEAR PROJECTION % INCREASE			
2040	1,122	83	16.64%	20 YEAR PROJECTION TOTAL % INCREASE			
<b>BUILDABLE LOT PROJECTIONS</b>							
Based on buildable lots within water system							
CURRENT CUSTOMERS RESIDENTIAL	CURRENT POPULATION	AVG. POP. HOUSEHOLD	VACANT LOTS RESIDENTIAL	POTENTIAL POPULATION INCREASE	POTENTIAL FUTURE POPULATION	% INCREASE	
317	962	3.0	10	30	993	3.15%	
VACANT / BUILDING LOT PROJECTION POTENTIAL PERCENT INCREASE					3.15%		
POPULATION HISTORY PROJECTION PERCENT INCREASE					19.55%		
FOR PURPOSES OF THIS PROGRAM WE WILL USE A PERCENT INCREASE FOR THE NEXT 10 YEARS OF					8.00%		

Drinking Water Grant 2023

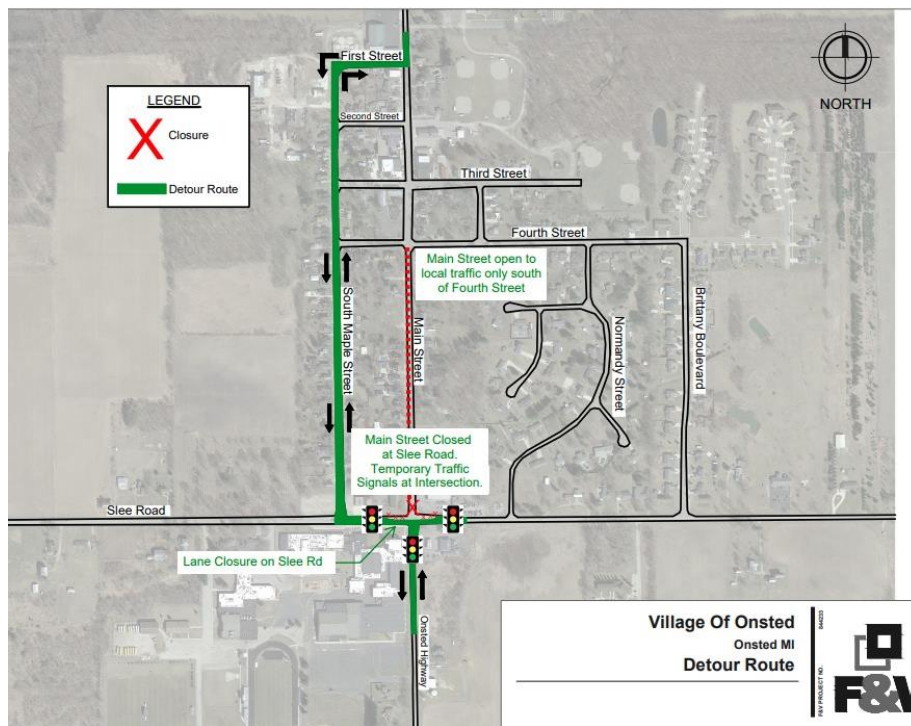
In April of 2023, Onsted was awarded a \$163,600 Drinking Water Asset Management (DWAM) grant by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for work related to the village’s distribution system materials inventory (DSMI) and drinking water asset management plan (AMP). The DWAM program is a \$36.5 million grant program developed by EGLE that helps drinking water suppliers develop and update asset management plans and/or develop a distribution system materials inventory to identify materials that are part of the distribution system, such as lead service lines. This multi-million-dollar water infrastructure improvement project that started in November of 2022 will go towards assuring that the community water infrastructure is safe. It will also provide reliability for customers and reduce service disruptions. The grant will allow the village to locate and study the material of water system service lines and update its management plan for the system based on its findings.

Water Infrastructure Improvement Project 2023

Onsted’s water infrastructure was nearly 70 years old, with the average life expectancy of water mains at 50 years. The Village was long overdue for a new water treatment plant. Once completed, the project will include water main and service line replacement along the following streets:

- Main Street
- West Second Street
- West Third Street
- Maple Street between West Second and West Third

It will also provide improvements to the water treatment plant, demolition of the park water treatment plant, and improvements to the Village’s wells. This infrastructure upgrade project is an important investment in public health, safety, and reliability for the water system. To finance the project, the Village worked with Fleis & VandenBrink (F&V), their engineering consultant, to secure subsidized funding through the Drinking Water State Revolving Fund (DWSRF) to help cover the costs. The Village received \$5,303,400 in principal forgiveness/grant and \$2,837,000 in low interest loans. Figure 4.4 identifies capital improvements to the water infrastructure for the Village.







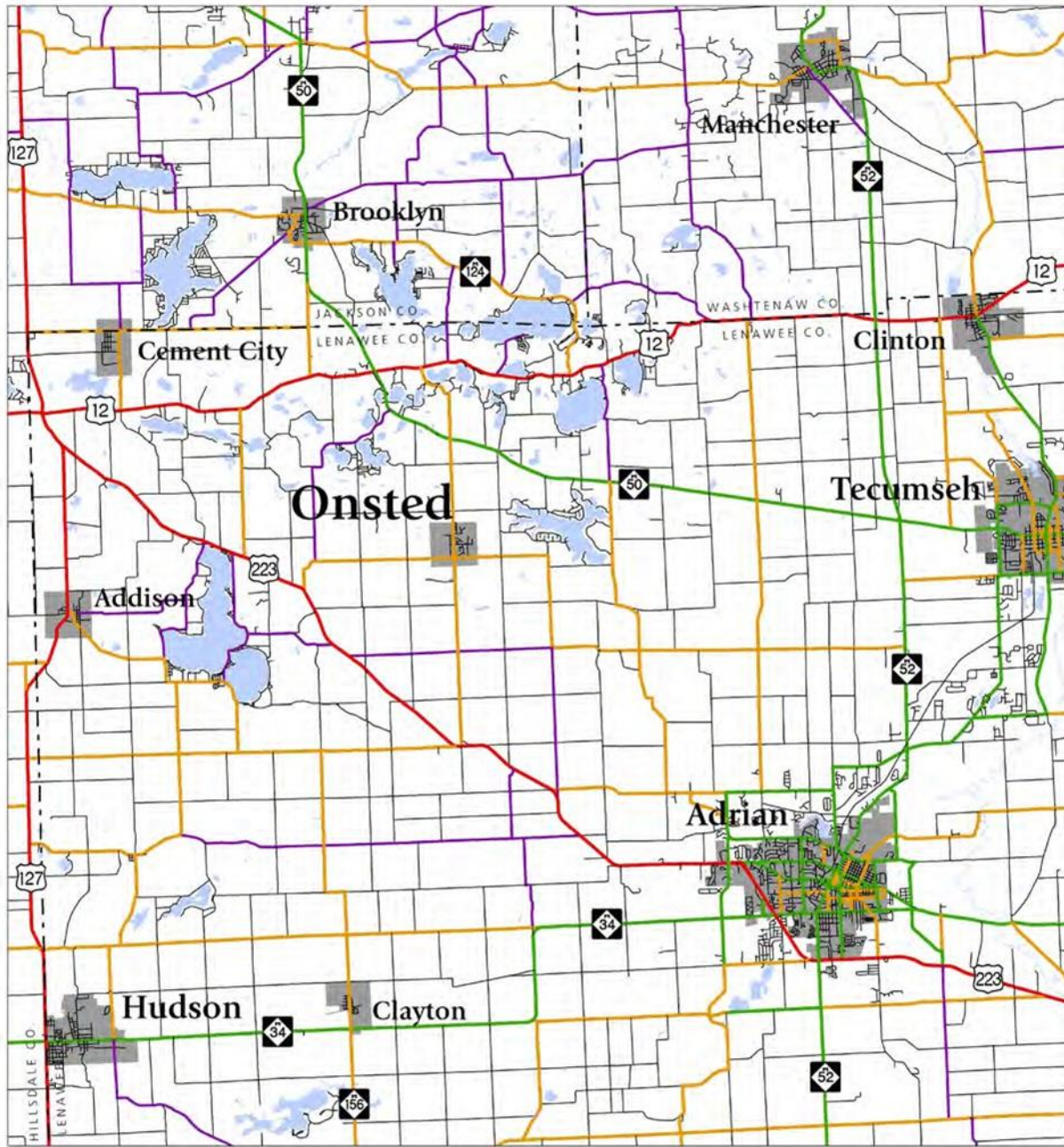
# CHAPTER 5 | TRANSPORTATION

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Figure 5.1 Regional Road Network



VILLAGE OF ONSTED

### Regional Road Network

Data Source: Lenawee County Equalization Dept., GIS Resource Manager, Dept. of Transportation

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

## REGIONAL AND LOCAL ROAD NETWORK

The village of Onsted is not directly accessible via any State or Federal highways, but only through a network of Lenawee County roads classified by the Federal Highway Administration and the Michigan Department of Transportation as “Major Collectors” or “Local” roads. Regional roadways in the vicinity of Onsted include US-12 and M-50 to the north, US-223 to the south, US-127 to the west, and M-52 to the east.

Prior to construction of the Interstate highway system beginning in the 1950s, US-12 was a major east/west highway extending from Detroit to Chicago, and continuing west all the way to the state of Washington. During the years when US-12 served as the primary travel route between Detroit and Chicago, the Irish Hills recreation area north of Onsted flourished. M-50 extends from Monroe to the Grand Rapids metro area on a northwest-to-southeast diagonal, connecting Tecumseh with Brooklyn along the way. US-223 connects Toledo, OH with Jackson on a northwest-to-southeast diagonal, passing through Adrian. US-127 extends from Grayling to Chattanooga, TN, passing through greater Lansing, Jackson, and Hudson. M-52 runs north-to-south from the Ohio border to Saginaw, passing through Adrian.

The regional road network in the vicinity of the village of Onsted is displayed in Figure 5.1. Onsted is accessible from the north and south via Onsted Highway, a “Major Collector” under the jurisdiction of the Lenawee County Road Commission (LCRC). Where it passes through the village, Onsted Highway is known as Main Street. Within the village, the roadway is two lanes wide with an asphalt surface and wide shoulders, and only in a few locations (such as the northbound approach at Slee Road) does the road widen to include a turn lane or passing lane. Onsted is accessible from the east and west primarily via Slee Road, also a “Major Collector” under LCRC jurisdiction. Within the village, Slee Road is two lanes wide with an asphalt surface. There has been consideration in the past of installing a traffic signal at the intersection of Onsted Highway and Slee Road, but to date there are no traffic signals within the village of Onsted.

## TRAFFIC COUNTS

Given that existing traffic does not warrant a traffic signal within the village of Onsted, it stands to reason that daily traffic volumes on the village’s “major” roads are relatively minimal. The Lenawee County Road Commission last took traffic counts in/around the village in 2009 and in 2021. Those counts are summarized in the table in Figure 5.2. As should be expected, Onsted Highway carries the most traffic in the village. It is notable that traffic volumes on Onsted Highway on the north side of the village were significantly higher than those on the south side of town in 2009. This suggests that more Onsted residents are commuting to the north to places like Jackson, Manchester, or Tecumseh than to the south to places like Adrian.

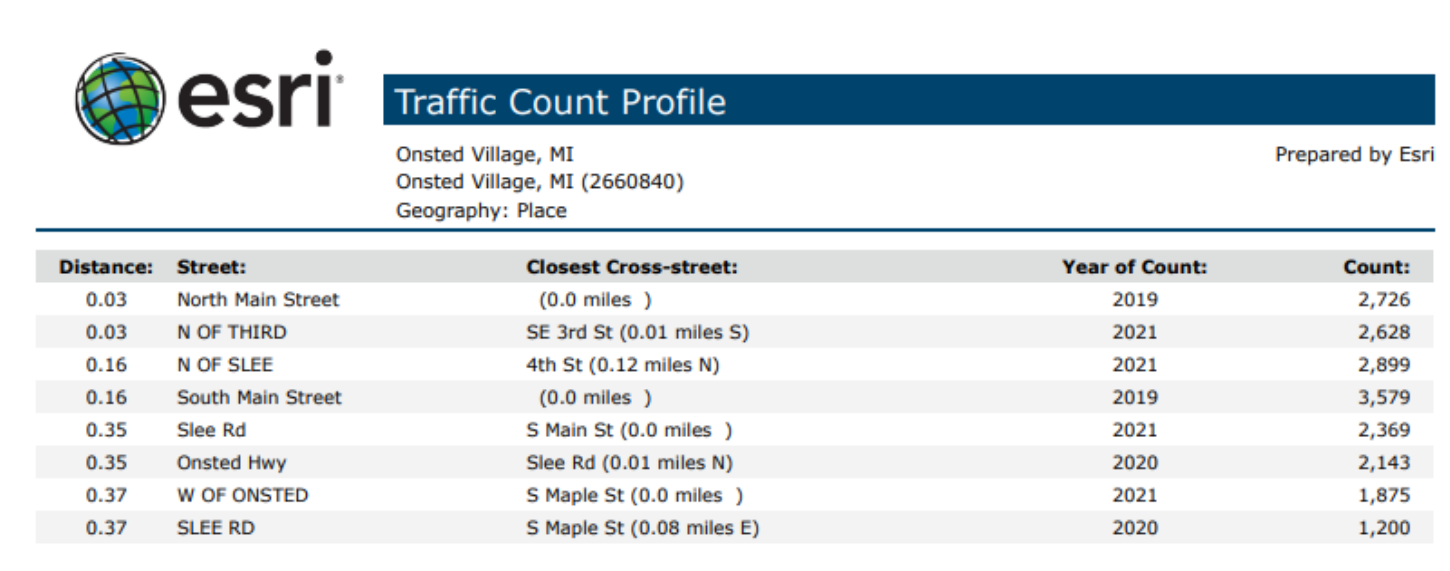
In 2021, the traffic count was much closer for the south, suggesting that commuters were utilizing the south streets more often than in the past. This could also mean that people in the community found employment or additional housing was built in the south adding more traffic on those roads. The school district is also in the south so another possibility is that traffic counts happened on school days. East / west traffic to and from Onsted is divided between Slee and Stephenson Roads, with Slee Road carrying more than double the traffic of Stephenson. Combined, those two roads carry a volume of daily traffic comparable to Onsted Highway. Altogether, traffic counts were down by over 1,000 cars in 2021 for the north/south limits but relatively close to 2009 levels for the East/West Village Roads.

**Figure 5.2 Traffic Counts, 2009 & 2021**

Road	Traffic Count Location	2-Way, 24-Hour Traffic Volume, 2009	2-Way, 24-Hour Traffic Volume, 2021
Onsted Highway / Main Street	North Village Limits	3,677	2,726
	South Village Limits	2,319	2,458
Slee Road	East Village Limits	1,926	1,845
	West Village Limits	1,621	1,376
Stephenson Road	East of Onsted highway	860	815
	West of Onsted Highway	770	580

Source: Lenawee County Road Commission

**Figure 5.3 Traffic Count Profile, ESRI 2019-2021**



The ESRI Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around the Village. The years of the counts in the database range from 2019 to 2021. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location. Source: ©2023 Kalibrate Technologies (Q2 2023).



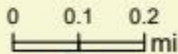
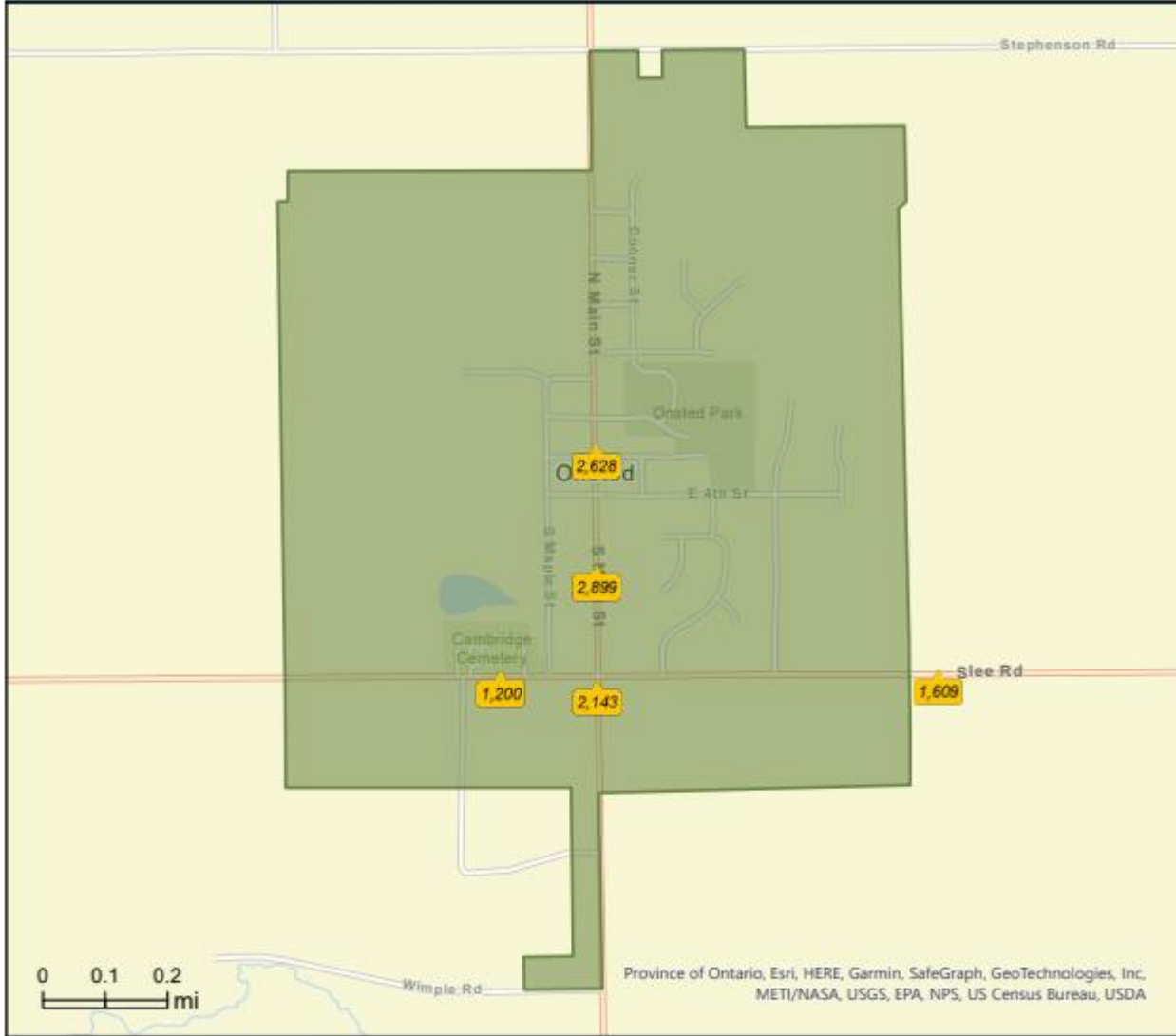
Figure 5.4 Traffic Count Map October 2023 (Q2)



### Traffic Count Map

Onsted Village, MI  
Onsted Village, MI (2660840)  
Geography: Place

Prepared by Esri



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

October 14, 2023



*Residential sidewalks through Onsted's neighborhoods*

## TRAFFIC SIGNAL WARRANTS

The Manual on Uniform Traffic Control Devices (MUTCD) is a set of guidelines prepared by the U.S. Federal Highway Administration and utilized by most major road agencies, including the Michigan Department of Transportation (MDOT). Included in the MUTCD is the criteria for determining whether a certain intersection warrants installation of a traffic signal. As discussed earlier in this section, there is currently no traffic signal within the village of Onsted, although a signal at the intersection of Main Street/Onsted Highway and Slee Road has been discussed in the past. The MUTCD includes eight (8) warrants for determining the justification of installing (or in some cases removing) a traffic signal. Those warrants are based on several factors, including the combined traffic volumes along both roads during the busiest four and eight-hour stretches of a typical weekday, as well as during the peak hour (usually during the morning or evening commute). Also considered are pedestrian volumes, proximity of a school crossing, and crash history.



*Sidewalk along west side of Main Street terminating just south of Wexford Manor*



*Wexford Manor Apartments*

**NON-MOTORIZED TRANSPORTATION**

The village of Onsted has a somewhat intermittent network of sidewalks throughout the village limits, particularly along Main Street between Stephenson and Slee Roads. Where buildings have been constructed with adequate setback, sidewalks do exist for the most part, but there are several instances where older buildings and/ or front-yard parking areas preclude space for a sidewalk. An example of newer construction that does not feature a sidewalk where one would be particularly beneficial is the Wexford Manor senior living facility on the north side of downtown. Residents of that facility would certainly benefit from non-motorized access to downtown Onsted.

Sidewalks have been constructed on the village’s older and conventional grid residential streets, including 3rd, 4th, and Maple Streets. Some of the newer, suburban-style curvilinear residential streets do not have sidewalks (Normandy Drive and Westland Court), while others (including Brittany Boulevard and Woodside Drive) do have sidewalks. The newer residential developments require that sidewalks be constructed along each individual lot as that lot is developed, resulting in gaps in the sidewalk network that won’t get filled until the next home is constructed.

The wooded area of Village Park includes a walking loop, including a footbridge over the creek that meanders through the park. The roads through the park do not include sidewalks, but have low traffic volumes that allow them to be shared by motorized and non-motorized users. None of the roads within the village have designated bike lanes, and there are no non-motorized trails or pathways within the village limits. The 25-mph speed limit in and around downtown (and 35-mph elsewhere within the village limits) encourages shared use of roadways by motorized and non-motorized vehicles (such as bicycles).



*Stephenson Road west of the village of Onsted*



## CHAPTER 6 | GOALS AND STRATEGIES

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## COMMUNITY MASTER PLAN GOALS and STRATEGIES

The process for creating the Village of Onsted's Original Community Master Plan and the recommended goals and strategies within it utilized a number of methods for collecting public input on the issues the community most desires to see addressed. This public input was the basis for creation of a series of goals for the village, along with corresponding strategies intended to achieve those goals. For the 2024 update, the leadership desires to continue fulfilling the original goals set before them and hopes that in the next 10 years they can accomplish much more to continue making Onsted an attractive, vibrant, and healthy community. The Planning Commission also created a new housing goal to respond to a housing deficiency in the Village. The new goal is focused on housing production and will be described below as goal number seven.

### *Overall Community Master Plan Goal*

Sustain and improve the quality of life for current and future residents of Onsted by planning for an attractive and healthy community with a thriving and vibrant downtown that supports local businesses, and a collection of residential neighborhoods made up of well-maintained quality homes.

### *Goal 1: Create a thriving and vibrant business district in downtown Onsted*

Onsted's downtown business district would certainly benefit from the filling of existing commercial vacancies with stable and viable businesses, whether they be new tenants or the expansion of existing businesses. There are a number of steps the community can take to create a downtown that is more accommodating both for potential businesses and for customers both local and regional. Goal 1 recommendations include:

- Re-form an active Downtown Development Authority (DDA) Board that utilizes the Michigan Main Street Center's principles for revitalization
- Create an attractive system of wayfinding and gateway signs at strategic locations (US-12, M-50, US-223, etc.), directing regional traffic to downtown Onsted and its amenities
- Conduct a market assessment to determine the best strategy for attracting new businesses and consumers to downtown Onsted
- Create and promote community events and schedule them to coincide with race weekends at MIS
- Create a downtown farmers market that highlights locally-grown produce as well as locally-produced goods (crafts, art, furniture, etc.)
- Increase accessibility to downtown destinations via a system of local & regional non-motorized pathways with connections to local neighborhoods and subdivisions
- Create off -street parking areas behind existing commercial buildings and/or in a centrally-located public parking area within downtown; these public lots can also serve as a staging area for public events; design the lots to be complementary to the downtown (screening, landscaping, lighting, etc.)
- Extend or shift business hours to meet the needs of residents who commute to surrounding communities and cannot visit local businesses during nine-to-five business hours

### *Goal 2: Enhance the appearance of downtown Onsted*

Along with improving the business climate in downtown Onsted, there are aesthetic improvements that can be made to create a more charming and inviting downtown that can be enjoyed both by Onsted residents and visitors from the surrounding region. Goal 2 recommendations include:

- Utilize DDA revenue to fund downtown and Village Park improvement projects
- Bury overhead utilities and/or relocate them to the rear of downtown buildings
- Implement a streetscape enhancement program (street trees, amenities such as benches and trash receptacles, decorative lighting, etc.)
- Implement and enforce design guidelines for buildings, sites, and signage within Downtown Overlay District
- Prohibit front or side-yard parking within the Downtown Overlay District; limit new off-street parking to a public lot

- Create/expand/enhance system of code enforcement for non-compliant structures and sites

### *Goal 3: Create a non-motorized transportation network*

The entire Onsted community would benefit from a network of non-motorized facilities (sidewalks, pathways, bike lanes, etc.) connecting all of the destinations within the village to residential neighborhoods as well as to regional destinations. This non-motorized accessibility would benefit downtown businesses, provide a safe alternative for students to get to and from school without buses or cars, and create a healthier community. Goal 3 recommendations include:

- Create a regional non-motorized pathway system plan that includes connections between downtown Onsted, the Loch Erin community, and the soccer fields at the community park
- Create a local pathway system plan linking downtown Onsted and its residential neighborhoods with community facilities including Village Park, Wexford Manner, the Onsted Schools campus, the post office and the public library
- Implement a village-wide sidewalk installation/ repair/replacement/maintenance program

### *Goal 4: Complete a system of well-maintained “complete streets” throughout Onsted*

The “complete streets” concept is a series of physical improvements intended to create a public roadway that can be safely shared by vehicular and non-motorized traffic. Main Street through the village of Onsted has the potential to be redesigned to incorporate some of these complete streets concepts to create a roadway safe for drivers, bicyclists, and pedestrians. Goal 4 recommendations include:

- Utilize Main Street’s wide shoulders to include a designated bike lane
- Install curb extensions (“bump-outs”) at downtown intersections to accommodate pedestrians and calm vehicular traffic
- Develop an initiative to install sidewalks or pathways along both sides of every public street within the village limits

### *Goal 5: Relocate DPW facility*

Based on input from DPW personnel, the existing DPW facility on the south side of the Second Street entrance to Village Park is outdated, inadequate and in need of replacement. Its location within the park is inappropriate, and the space it occupies could be better utilized by the park. A new DPW facility within the village’s Light Industrial (I-1) zoning district could be constructed in a manner that serves as a model for all future development within the village. Goal 5 recommendations include:

- Identify/procure operations site on west side of Main Street within Light Industrial (I-1) zoning district
- Develop plan for new DPW facility consistent with the design standards the village hopes to achieve with other downtown developments (set a precedent)

### *Goal 6: Sustain residential neighborhoods made up of quality, well-maintained housing stock*

Protecting Onsted’s residential neighborhoods is a crucial element to maintaining the overall quality of life in the village. The village must do its part to protect its residents’ investments in their homes and their community. Goal 6 recommendations include:

- Create and enforce standards for housing size and height, placement, building materials, roof slopes, accessory structures, etc.
- Institute a rental inspection program to ensure housing quality standards
- Create walkable neighborhoods with well-maintained sidewalks and non-motorized connections to other neighborhoods and to community destinations
- Enforce building codes and implement/enforce ordinances against nuisances including outdoor storage, noxious weeds, storage of inoperable vehicles, etc.

**Goal 7: Increase Housing in Village**

The Village of Onsted will seek to encourage affordable housing by using regulatory tools such as zoning to appropriately zone land and continue working towards improving infrastructure necessary to support such developments. Goal 7 recommendations include:

- Providing residentially zoned land using regulatory tools
- Highlighting potential opportunity sites annexed into Village limits
- Continue working towards the necessary infrastructure improvements such as water and sewer
- Collaborate with public and private funding institutions to leverage builders to invest in the Village

**Figure 6.1 Community Master Plan Goals & Strategies**

Community Master Plan Goals		Community Master Plan Strategies	
1	Create a thriving and vibrant business district in downtown Onsted	1-A	Re-form an active Downtown Development Authority that utilizes the Michigan Main Street Center’s principles for revitalization
		1-B	Create an attractive system of wayfinding and gateway signs at strategic locations (US-12, M-50, US-223, etc.) directing regional traffic to downtown Onsted and its amenities
		1-C	Conduct a market assessment to determine the best strategy for attracting new businesses and consumers to downtown Onsted
		1-D	Create and promote community events and schedule them to coincide with race weekends at MIS
		1-E	Create a downtown farmers market that highlights locally-grown/produced goods
		1-F	Increase accessibility to downtown destinations via a system of local & regional non-motorized pathways with connections to local neighborhoods and subdivisions
		1-G	Create strategically-located and appropriately-designed public parking areas within downtown that can also serve as public events staging areas
		1-H	Extend or shift business hours to meet the needs of residents who commute to surrounding communities and cannot visit local businesses during nine-to-five business hours
2	Enhance the appearance of downtown Onsted	2-A	Utilize DDA revenue to fund downtown improvement projects
		2-B	Bury overhead utilities and/or relocate them to the rear of downtown buildings
		2-C	Implement a streetscape enhancement program (street trees, amenities such as benches and trash receptacles, decorative lighting, etc.)
		2-D	Implement and enforce design guidelines for buildings, sites, and signage within a Downtown Overlay District
		2-E	Prohibit front or side-yard parking within the Downtown Overlay District; limit new off-street parking within that district to a public lot
		2-F	Create/expand/enhance system of code enforcement for non-compliant structures and sites



**Figure 6.1 cont'd Community Master Plan Goals & Strategies**

Community Master Plan Goals		Community Master Plan Strategies	
3	Create a non-motorized transportation network	3-A	Create a regional pathway system plan that includes connections between downtown Onsted, the Loch Erin community, and the soccer fields at the community park
		3-B	Create a local pathway system plan linking downtown Onsted and its residential neighborhoods with community facilities including Village Park, Wexford Manor, the Onsted Schools campus, the post office, and the downtown library
		3-C	Implement a village-wide sidewalk installation/repair/replacement/maintenance program
4	Create a system of “complete streets” throughout Onsted	4-A	Utilize Main Street’s wide shoulders to include a designated bike lane
		4-B	Install curb extensions (“bump-outs”) at downtown intersections to accommodate pedestrians and calm vehicular traffic
		4-C	Develop an initiative to install sidewalks or pathways along both sides of every public street within the village limits
5	Relocate DPW operations	5-A	Identify/procure operations site on west side of Main Street within Light Industrial zoning district
		5-B	Develop plan for new DPW facility consistent with the design standards the village hopes to achieve with other downtown developments (set a precedent)
6	Sustain residential neighborhoods made up of quality, well-maintained housing stock	6-A	Create and enforce standards for housing size and height, placement, building materials, roof slopes, accessory structures, etc.
		6-B	Institute an inspection program to ensure housing quality standards
		6-C	Create walkable neighborhoods with well-maintained sidewalks and non-motorized connections to other neighborhoods and to community destinations
		6-D	Enforce building codes and implement/enforce ordinances against outdoor storage, noxious weeds, storage of inoperable vehicles, etc.
7	Increase housing in the Village	7-A	Provide residentially zoned land using regulatory tools
		7-B	Highlight potential opportunity sites annexed into Village limits
		7-C	Continue working towards the necessary infrastructure improvements such as water and sewer
		6-D	Collaborate with public and private funding institutions to leverage builders to invest in the Village



*Downtown Onsted Businesses*



*Village Park*

RECREATION MASTER PLAN GOALS and STRATEGIES

With the 2024 master plan update, it was discovered that a full Recreation Master Plan update was never created. While it's possible that the Village's Park Committee only got through creating goals and strategies back in 2013, the Village is not sure who created the goals and strategies in Figure 6.2. Nonetheless, it is worth keeping them incorporated here in the main master plan document since several of the strategies are related to those within this master plan document. A strong recommendation in the next 2-5 years is that Village leadership work with the Park Committee to update the Recreation Master Plan which is now over 20 years outdated. Since the Village Park is included within the Onsted DDA district, revenue captured within the DDA fund could potentially finance capital improvements within Village Park. Revenue from DDA could also be used to fund a Recreation Master Plan Update.

**Figure 6.2 Recreation Master Plan Goals & Strategies**

Recreation Master Plan Goals		Recreation Master Plan Strategies	
1	Enhance safety and security in Village Park	1-A	Install security cameras throughout the park
		1-B	Provide lighting at strategic locations
2	Improve Village Park facilities	2-A	Develop a Village Park improvement plan with the design and location of major improvements and additions to the park
		2-B	Plan for a multi-purpose paved trail throughout the park with amenities including benches, signage, dog-cleanup stations, etc.
		2-C	Install a pedestrian bridge over the existing railroad grade
		2-D	Install permanent restroom facility on west side of the park
		2-E	Support OCRC plans for replacement of existing restroom facility and develop a lease agreement for its management
		2-F	Install lights on Ballfield #1
		2-G	Improve lighting in parking areas and along roadways
		2-H	Provide lighted basketball courts
		2-I	Provide new furniture in/around picnic shelters (tables, benches, etc.)
		2-J	Improve playground equipment; better equipment for older children
		2-K	Install a skate park and/or inline skating rink
		2-L	If DPW relocates from existing garage, retrofit that building for Village Park use (restrooms, storage, indoor basketball hoops, etc.)
		2-M	Construct tubing/sledding hill
		2-N	Construct new stage w/ improved seating
2-O	Provide benches along Onsted Creek		
2-P	Update shuffle-board court		
2-Q	Provide drinking fountains throughout park		

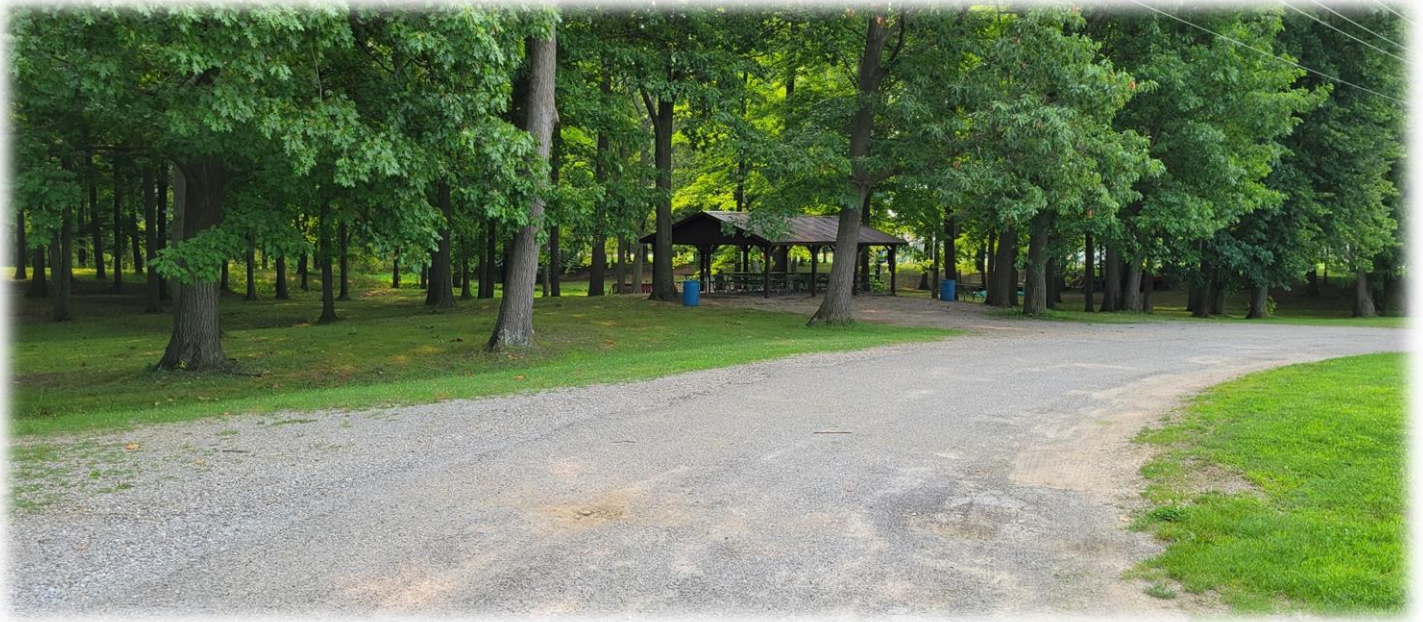
**Figure 6.2 cont'd Recreation Master Plan Goals & Strategies**

Recreation Master Plan Goals		Recreation Master Plan Strategies	
3	Enhance the appearance of Village Park	3-A	Improve the park entrance off Main Street (landscaping, signage, etc.)
		3-B	Improve groundcover throughout the park
		3-C	Replace existing perimeter chain-link fencing with decorative bollards
		3-D	Dredge and improve banks of Onsted Creek through the park
4	Create a local and regional pathway system	4-A	Develop plan for regional system linking Village Park with Loch Erin community and playfields at water treatment facility
		4-B	Develop a plan for a local system linking Village Park with Wexford Manor, Onsted Schools campus, and all of Onsted's residential neighborhoods



*Concept of potential sledding hill in Village Park*

*(Photo source: The Pocono (PA) Record)*



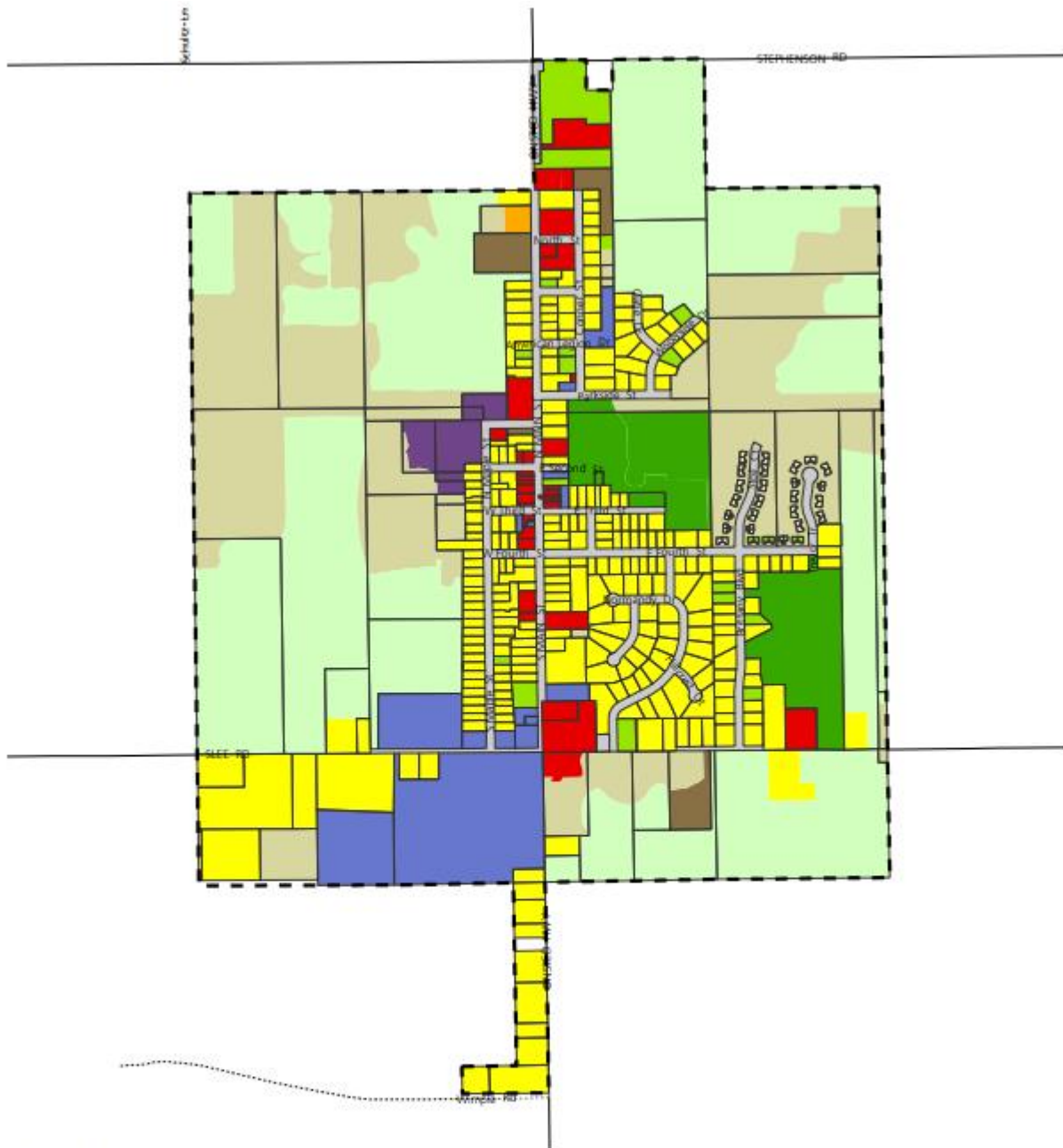
## CHAPTER 7 | Land Use

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Figure 7.1 Existing Land Use - Village of Onsted



VILLAGE OF ONSTED

### Existing Land Use

Data Source: Jackson County Equalization Dept., GIS Division; Bennett & Rowdy Inc.

**--- Village Boundary**

**Open Space**

**Agriculture**

**Single Family Residential**

**Condominium**

**Multiple Family Residential**

**Commercial**

**Industrial**

**Institutional**

**Office**

**Recreation**

**Transportation/Utility**

**Vacant Lot**



## INTRODUCTION

A community's land use pattern evolves over time, resulting from both planned and unplanned activities and events. The Land Use element of a community Master Plan can address a wide range of topics, including potential zoning changes, preservation of farmland, strategies for directing development to certain locations, and many other issues that respond to anticipated demographic, economic, and environmental changes in the community.

The Land Use chapter of Onsted's original Community Master Plan began with a summary of the land use inventory that was performed early in that planning process. Land use simply refers to the function of the land, particularly what its being used for and organizing the use of land to describe its function. Next, contemporary land use issues occurring in the village were described. Finally, a Future Land Use Map and Plan were proposed, which responded to the anticipated land use issues the community would face over ten years.

### 2024 COMMUNITY MASTER PLAN UPDATE

One of the most significant needs the Village has in 2024 is the need for housing to meet the demands of projected population over the next 10 years. While the Village has enough land inside of its boundaries to address the housing shortage, the PC has also proposed a new housing goal that would provide strategies and recommendations to make land available through zoning and infrastructure improvements.

The Planning Commission is interested in implementing some of the future land use recommendations in light of the changes that have occurred in the Village's housing sector from 2010 to 2020, but also looking to implement the overall goal set for Onsted back in 2010: "Sustain and improve the quality of life for current and future residents of Onsted by planning for an attractive and healthy community with a thriving and vibrant downtown that supports local businesses, and a collection of residential neighborhoods made up of well-maintained quality homes."



*Multifamily Housing in Onsted*

## EXISTING LAND USE DESCRIPTION

An initial step in the planning process for future land use included an extensive survey of existing land uses throughout the village of Onsted. Land use is a general observation of the use occurring on the land and then being categorized based on that use specific to the locality. In 2010, a survey was conducted by Beckett and Raeder that recorded and mapped land uses on all parcels within the village boundaries. Those land uses are shown on the Existing Land Use Map in Figure 7.1. It is important to note that no defined standards exist for how much land in a community should be devoted to specific land uses. The economy of the community, the constraints of the natural environment, the historical patterns of development, and the community's planning efforts will all influence the amount of land dedicated to various land uses.

All existing land uses within the village of Onsted fall within one of the following categories: Agricultural, Residential, Commercial, Industrial, Institutional, Office, Recreation, Open Space, Transportation/Utility, and Vacant. Within the Residential category are Single Family, Multiple Family, and Condominium. Including the three separate Residential categories, twelve Existing Land Use categories have been created for the village of Onsted. Unlike zoning classifications, which are usually (though not always) beholden to property lines, these land use categories have been assigned in many cases without regard to property lines. For example, several of the village's large agriculturally-zoned properties have been "split" in the Existing Land Use map between Agriculture and Open Space designations. This section describes each of these land use categories and the patterns they have created throughout the village.

### *Agriculture*

As can be seen on the Existing Land Use Map the most prominent land use category within the village of Onsted is Agricultural, comprising nearly 60 percent of the village's 677 acres. This category includes land for farming, animal husbandry, and associated accessory structures (homes, barns, pens, etc.). The majority of the village's agricultural land is located around its perimeter, east and west of Main Street and surrounding the downtown commercial and residential core.

### *Residential (Single Family, Multi-Family, & Condominium)*

Residential units occupy approximately 30 percent of land in the village. This category includes Single Family, Multiple Family, and Condominium residential designations. Over 93 percent of Onsted's residential land is occupied by single-family residences. Onsted's single-family properties are a mix of a traditional urban street grid pattern (perpendicular streets, rectangular lots) and more suburban style development (curvilinear streets, cul-de-sacs). The newer, suburban-style developments are located mostly on the east side of Main Street. There are a few multiple-family apartment buildings in the village, along with the attached condominiums of Heather Fields on the north side of Fourth Street. No mobile-home communities currently exist within the village, although there are a handful of mobile homes sited on single-family lots. The total number of housing units in the village of Onsted increased from 399 in 2010 to 419 in 2020, an increase of 8.7 percent over the last 10 years. In 2023, the vacancy rate has dropped to 1.2 % indicating that almost all homes are occupied.

### *Open Space*

The definition of "Open Space" can vary, as some communities designate recreational land uses such as parks or undeveloped land uses such as cemeteries as open space. In Onsted's Community Master Plan, open space includes land that is not being used for any discernible activity, including farming. Most of the land designated as open space in the village of Onsted is an uncultivated portion of an agricultural field, either fallow or still wooded. Field reconnaissance and analysis of aerial photography were used to determine the approximate boundaries between cultivated and uncultivated pieces of property. Nearly 20 percent of Onsted's 677 acres was determined to be open space. A "Recreation" land use category was created to include Village Park, and the Cambridge Cemetery was classified as "Institutional".

### *Commercial*

The commercial classification includes retail, service, and entertainment, and does not include office. These areas are concentrated almost exclusively along Onsted Highway/Main Street, Commercial land uses comprise nearly 3 percent of the area within the village. The village's downtown core, while home to most of the commercial land uses within



Onsted, is not strictly made up of commercial or office uses. There are several single- family homes interspersed among the businesses on Main Street, particularly along its east side.

### *Industrial*

Onsted's industrial land uses are limited mostly to the 7.3 acres occupied by a transportation logging company and a few other uses on the west side of downtown, near Maple and First Street. One or more of these properties zoned I-1 Light Industrial may be a more appropriate location for the village's DPW facility than the existing facility in Village Park.

### *Institutional*

Onsted's Institutional land use category is 7% of land use in Onsted or a total of 49 acres. It includes public facilities such as schools, churches, cemeteries, and governmental buildings and facilities. This includes the Onsted Schools campus, the branch library, Cambridge Cemetery, the Onsted American Legion Hall, the Onsted Post Office, and the former Cambridge Township offices.

### *Office*

The Office classification includes commercial buildings that do not offer a retail or service component, including lawyers, doctors, dentists, accountants, etc. All of the office uses in Onsted make up less than 1 percent of total land use and are concentrated along Onsted Highway / Main Street. Most notably the medical offices north of downtown on the west side of Main Street and the upper floors of some of the two-story commercial buildings in the downtown a core may also house some office uses.

### *Recreation*

The Recreation classification includes public and private facilities used for sports and leisure activities, including public parks, ball fields, playgrounds, etc. There are 35 acres dedicated to this use. This includes the public Village Park. Communities often combine Recreation and Open Space as a single existing land use classification, but most of Onsted's open space is uncultivated agricultural land that is not conducive to recreational use.

### *Transportation/Utility*

The Transportation / Utility classification is typically comprised of road rights-of-way, along with utility and rail corridors. Depending on how deeds and public right-of-way were determined for individual properties, road right-of-way is not always displayed for every public street on the Existing Land Use map.

### *Vacant Lot*

A property designated as a Vacant Lot is typically cleared of natural features and available for development, usually with ready access to public infrastructure (water, sewer, etc.) 12 acres were found to be vacant.

## Land Use Trends and Patterns

The following section discusses the trends to be considered when developing a Future Land Use plan to guide land use decisions in the village of Onsted over the next ten years. The previous section of this chapter focused on Onsted's existing land use; this section will serve as a transition from where Onsted is today (in terms of land use) to where it needs to be in the coming decade by examining the land use trends and patterns that will shape that future.

### *Downtown Onsted*

Downtown Onsted, bounded roughly by the frontage along Main Street between First Street and Fourth Street, is a mix of traditional downtown design and more suburban-style development. The commercial blocks along Main Street between Second and Third Streets feature multi-story buildings built at the front lot line with no side yards, consistent with a traditional downtown. But downtown Onsted also features auto-oriented features typical of a more suburban commercial area, including a drive-through bank and unscreened off-street surface parking. The downtown also includes single-family homes interspersed with downtown commercial development, particularly between First and Second Streets on the west side of Main Street. In order to establish a denser and business-oriented downtown core, those single-family properties between First and Second Streets on the west side of Main Street and between Parkside

and Third Streets on the east side of Main Street should be designated as Downtown Commercial on the Future Land Use Map, and should transition to commercial uses over the next ten years.

### *Residential*

Population projections indicate that the village of Onsted should not expect an increase in residential population over the next ten years. As discussed in the “Population & Demographics” chapter (Chapter 2 of this report), nearly all of Onsted’s existing housing stock is occupied with a vacancy rate of less than .2%. With no housing available for potential residents, the Village cannot have an increase in population as projected by the American Community Survey (ACS). For 2021, the projection was a population increase of 206 people, bringing the total population to 1,204. ESRI’s Business Analyst projects a .08% population loss through 2028. Typically, Community Master Plans designate an undeveloped or under-developed portion of the community for future residential development to better guide the location of new housing to be built over the next ten years. Given Onsted’s lack of housing, the village should seek to designate areas for new housing construction and continue improving infrastructure to support such developments.

### *Commercial*

The village of Onsted likely does not have the population volume or density, nor the regional accessibility, to support any sort of large-scale “big-box” commercial development (Meijer, Walmart, Target, etc.) Therefore, the Future Land Use Map should not designate any large tracts of land for future commercial development. Every effort should be made to accommodate new commercial development within the downtown core, or along Main Street near compatible commercial uses.

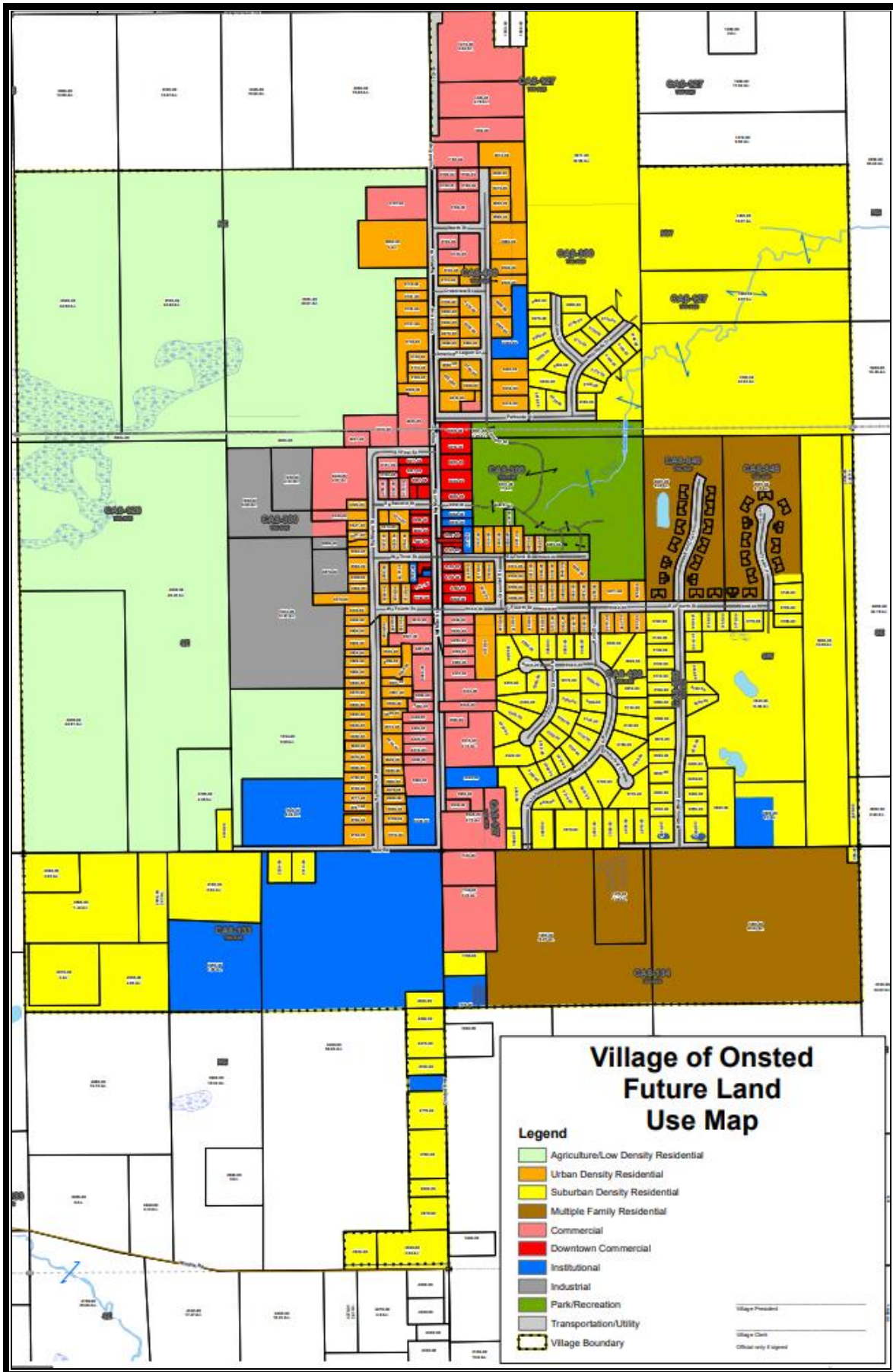
### *Farmland Preservation*

Nearly sixty percent of the land within the village of Onsted is either used for agricultural purposes or is uncultivated open space. The village’s existing agricultural lands should be preserved for the foreseeable future, maintaining Onsted’s rural agricultural heritage.



Downtown Onsted Businesses

Figure 7.2 Future Land Use Map - Village of Onsted



## FUTURE LAND USE PLAN

The Future Land Use Map (7.3) illustrates the future land development vision for the village of Onsted, based on sound planning principles and the community's expectations and goals for the future. The analysis discussed in the two preceding sections of this chapter has resulted in the designation of seven (7) Future Land Use classifications. Existing zoning and existing land use are taken into consideration when developing the Future Land Use classifications and the corresponding Future Land Use Map. The seven Future Land Use classifications used in the Village of Onsted's Future Land Use Map are detailed below. The area encompassed by each of the Future Land Use classifications is summarized by acres within the table of Figure 7.4.

### *I. Agricultural Low Density Residential*

Maintaining Onsted's heritage as a community rooted in agriculture is a priority, which is why the largest land area within the Future Land Use map is reserved for this purpose. The properties designated as Agriculture / Low Density Residential surround the downtown commercial and residential core. The Future Land Use Map designates 179 acres as Agricultural / Low Density Residential.

### *II. Suburban Density Residential*

The Suburban Density Residential classification allows for more suburban style residential development on larger lots with a density of approximately 4 units per acre. This classification is intended to cater to the development mostly of single-family homes. This classification is about 31% of Onsted's land use.

### *III. Urban Density Residential*

The properties within a block or two of the downtown core shall maintain their density of approximately five units per acre. The Urban Density classification allows for both single-family and multiple-family developments, condominiums, mobile home communities, assisted-living facilities, and retirement homes. The intent of this level of density is to maintain traditional neighborhoods in the areas best served by the village's infrastructure, and populated by residents most inclined to walk/bike to downtown Onsted and the Onsted Schools campus. This category of land makes up about 45 acres or 7% of Onsted's land use.

### *IV. Downtown Commercial*

The Downtown Commercial core is defined by the business district along Main Street, bounded on the west side of Main by First Street and Fourth Street and on the east side of Main by Parkside Street and Third Street. This classification is intended to accommodate multistory buildings with no front or side yard and no surface parking, with on-street parking and rear parking and service areas. The Downtown Commercial land use district should be the geographic focus of a future streetscape enhancement with street trees, lighting, furniture, etc. Development should be consistent with the standards of a Downtown Overlay District with its own building and site design standards.

### *V. Commercial*

The Commercial classification is intended to accommodate development that is not feasible within a traditional downtown footprint, to be located outside of Onsted's downtown core. This can include suburban-style retail, office, industrial, medical, etc. These uses are typically single-story and require surface parking, service areas, truck bays, etc and makes up a total of 43 acres.

### *VI. Institutional*

The institutional classification includes municipal offices, services, schools, and other public facilities. The portion of the Onsted Schools campus within the village limits, the Cambridge Fire Department station, the Cambridge Cemetery, and the future DPW site are all included within the Institutional classification. This land use classification is about 46 acres or 7% of Onsted's land use.

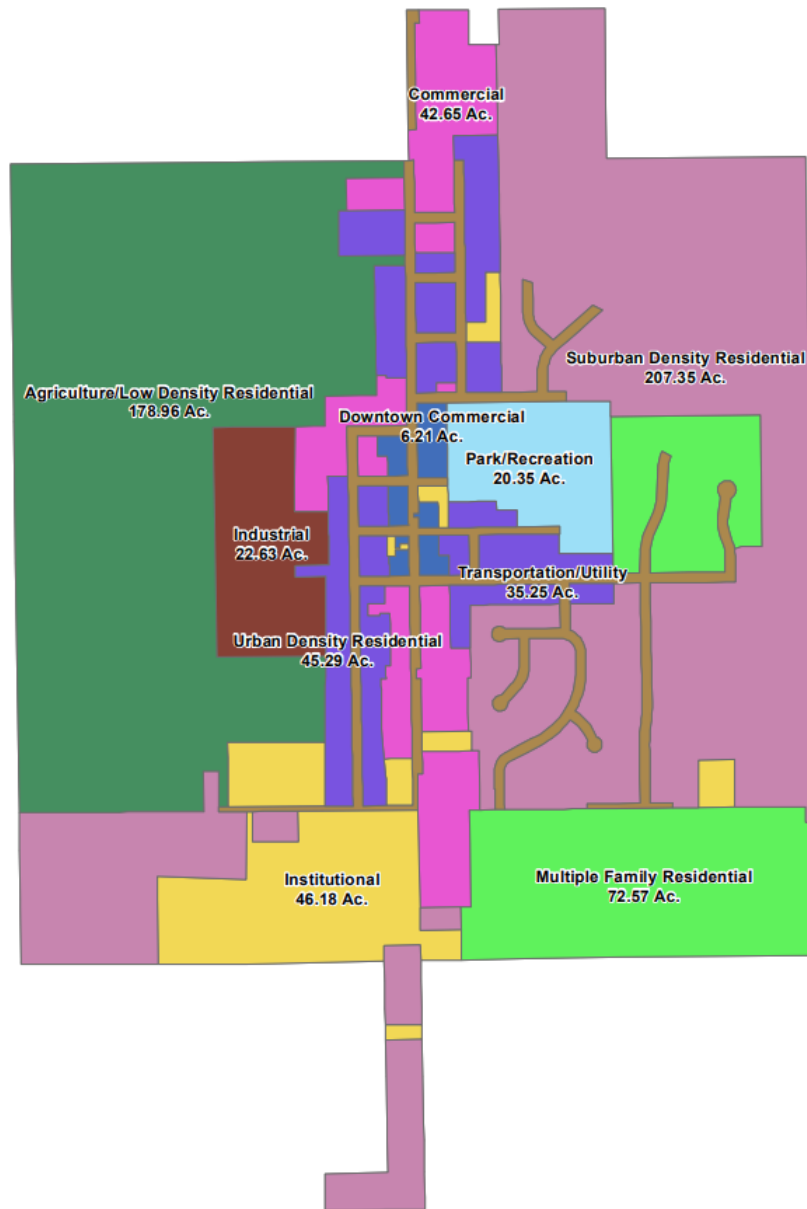
### *VII. Park/Recreation*

The Park / recreation classification includes both public and private land uses in the village, specifically the Village Park property.

**Figure 7.3 Future Land Use Classifications by Acreage**

FUTURE LAND USE	ACRES	% OF TOTAL
Agriculture/Low Density Residential	179	26%
Commercial	43	6%
Downtown Commercial	6	1%
Industrial	23	3%
Institutional	46	7%
Suburban Density Residential	207	31%
Urban Density Residential	45	7%
Multiple Family Residential	73	11%
Park/Recreation	20	3%
Transportation/Utility	35	5%
<b>TOTAL ACRES</b>	<b>677</b>	<b>100%</b>

Source: Lenawee County Equalization and GIS 2023



## **2024 Recommended changes to the Future land use Map:**

### *Downtown Core*

In order to establish a denser and business-oriented downtown core, those single-family properties between First and Second Streets on the west side of Main Street and between Parkside and Third Streets on the east side of Main Street should be designated as Downtown Commercial on the Future Land Use Map, and should transition to commercial uses over the next ten years.

### *Residential*

To provide housing to meet demand over the next decade, re-designate the two parcels south of Stephenson Rd and North of the subdivision at Parkside St to Suburban Density Residential from Low Density Residential. This would allow a density of 4 units per acre and a potential of 160 new homes over the planning period of 2024 to 2034.

### *Downtown Overlay District*

An overlay district is a regulatory tool that imposes additional developmental standards above and beyond the underlying zoning district. In the village of Onsted, a Downtown Overlay District could potentially include standards related to building design, building materials, signage, lighting, landscaping, windows, etc. The Downtown Overlay District could extend across one or more zoning districts and Future Land Use classifications to encompass an area determined by the Planning Commission and the Village Council to encompass the area identified as Downtown Onsted. The boundary of the Overlay District should include the properties with frontage on Main Street between Parkside and Fourth Streets, but could be extended farther north or south along Main Street if deemed appropriate.



*Historic home on Main Street south of downtown*



# CHAPTER 8 | Implementation

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COMMUNITY MASTER PLAN IMPLEMENTATION PROGRAM

The overall success of the Village of Onsted Community Master Plan can be evaluated by the implementation of the strategies and recommendations described within the plan. This connection between master plan adoption and its eventual implementation can often be the weakest link in the planning and community-building process. All too often, a Community Master Plan is adopted and then “sits on a shelf”. The plan is later considered to be a failure, when the real culprit is the failure to properly execute or implement the plan. The Village of Onsted has been actively working towards reaching the community goals for the last 10 years. With this 2024 plan update, the planning commission has identified the strategies that have been completed as well as adding additional responsible parties for the ones that have yet to be achieved.

Figure 8.1 below lists each strategy (from Figures 6.1 and 6.2 in Chapter 6) that addresses the plan goals, as well as the elected officials, Village government department, or volunteer committee responsible for its implementation.

**Figure 8.1 Implementation Strategy**

Community Master Plan Strategies		Responsible Party / Parties
1-A	Re-form an active Downtown Development Authority that utilizes the Michigan Main Street Center’s principles for revitalization	Village Council, downtown business owners, DDA Board
1-B	Create an attractive system of wayfinding and gateway signs at strategic locations (US-12, M-50, US-223, etc.) directing regional traffic to downtown Onsted and its amenities	Village Council, Planning Commission, DDA Board, Chamber of Commerce
1-C	Conduct a market assessment to determine the best strategy for attracting new businesses and consumers to downtown Onsted	DDA Board, Chamber of Commerce
1-D	Create and promote community events and schedule them to coincide with race weekends at MIS	DDA Board, Village Council, Chamber of Commerce, Kiwanis, American Legion
1-E	Create a downtown farmers market that highlights locally-grown/produced goods	DDA Board, Chamber of Commerce
1-F	Increase accessibility to downtown destinations via a system of local & regional pathways and connections to local neighborhoods and subdivisions	Planning Commission, Park Committee, Village Council, Kiwanis
1-G	Create strategically-located and appropriately- designed public parking areas within downtown that can also serve as public events staging areas	DDA Board, Chamber of Commerce
1-H	Extend or shift business hours to meet the needs of residents who commute to surrounding communities and cannot visit local businesses during nine-to-five business hours	DDA Board, Downtown Merchants Association, Chamber of Commerce



**Figure 8.1 Implementation Strategy Continued**

Community Master Plan Strategies		Responsible Party / Parties
2-A	Utilize DDA revenue to fund downtown improvement projects	DDA Board, Village Council,
2-B	Bury overhead utilities and/or relocate them to the rear of downtown buildings	DDA Board, Village Council
2-C	Implement a streetscape enhancement program (street trees, amenities such as benches and trash receptacles, decorative lighting, etc.)	Planning Commission, DDA Board, Village Council, Chamber of Commerce
2-D	Implement and enforce design guidelines for buildings, sites, and signage within a Downtown Overlay District – <b>COMPLETED 2023</b>	DDA Board, Planning Commission, Village Council, Code Enforcement
2-E	Prohibit front or side-yard parking within the Downtown Overlay District; limit new off-street parking to a public lot	Planning Commission, Village Council, Zoning Administrator
2-F	Create/expand/enhance system of code enforcement for non-compliant structures and sites	Village Council, Code Enforcement
<b>3</b>		
3-A	Create a regional pathway system plan that include connections between downtown Onsted, the Loch Erin community, and the soccer fields at the community park	Planning Commission, Park Committee, Village council, Kiwanis
3-B	Create a local pathway system plan linking downtown Onsted and its residential neighborhoods with community facilities including Village Park, Wexford Manor, the Onsted Schools campus, and the downtown library	Planning Commission, Park Committee, Village Council, Kiwanis, DDA Board
3-C	Implement a village-wide sidewalk installation/repair/replacement/maintenance program	Village council, Dept. of Public Works, DDA Board
<b>4</b>		
4-A	Utilize Main Street’s wide shoulders to include a designated bike lane	Planning Commission, Village Council
4-B	Install curb extensions (aka “bump-outs”) at downtown intersections to accommodate pedestrians and calm vehicular traffic – <b>COMPLETED 2023</b>	Planning commission, DDA Board, Village Council
4-C	Develop an initiative to install sidewalks or pathways along both sides of every public street within the village limits	Planning Commission, Village Council, DPW, DDA Board
<b>5</b>		
5-A	Identify/Expand site(s) on west side of Main Street within Light Industrial zoning district	DPW, Planning Commission, Village Council
5-B	Develop plan for new DPW facility consistent with the design standards the village hopes to achieve with other downtown developments (set a precedent)	Park Committee, OCRC, Planning Commission, Village Council

**Figure 8.1 Implementation Strategy Continued**

Community Master Plan Strategies		Responsible Party / Parties
6-A	Create and enforce standards for housing size and height, placement, building materials, roof slopes, accessory structures, etc. <b><u>COMPLETED 2023</u></b>	Planning Commission, Village Council, Building Inspector
6-B	Institute an inspection program to ensure housing quality standards	Code Enforcement, Building Inspector, Village Council
6-C	Create walkable neighborhoods with well- maintained sidewalks and non-motorized connections to other neighborhoods and to community destinations	Planning Commission, Village Council, DDA Board
6-D	Enforce building codes and implement/enforce ordinances against outdoor storage, noxious weeds, storage of inoperable vehicles, etc. <b><u>COMPLETED 2020</u></b>	Building inspector, Code Enforcement



*Professional Office space, Onsted*

**Figure 8.2 Recreation Implementation Strategy**

Recreation Master Plan Strategies		
1-A	Install security cameras throughout the park – <b><u>IN PROGRESS 2024</u></b>	Park Committee, Planning Commission, Village Council
1-B	Provide lighting at strategic locations	
2-A	Develop a Village Park improvement plan with the design and location of major improvements and additions to the park – <b><u>IN PROGRESS 2024</u></b>	Park Committee, Planning Comm., Village Council, OCRC
2-B	Plan for a multi-purpose paved trail throughout the park with amenities including benches, signage, dog-cleanup stations, etc. <b><u>IN PROGRESS 2024</u></b>	Park Committee, Planning Commission, Village Council, Kiwanis, OCRC
2-C	Install permanent restroom facility on west side of the park	
2-D	Support OCRC plans for replacement of existing restroom facility and develop a lease agreement for its management – <b><u>continue updating &amp; developing management agreements 2024</u></b>	Park Committee, Planning Comm., Village Council, OCRC
2-E	Install lights on Ballfield #1 – <b><u>IN PROGRESS 2024</u></b>	Park Committee, Planning Commission, Village Council
2-F	Improve lighting in parking areas and along roadways – <b><u>IN PROGRESS 2024</u></b>	
2-G	Provide lighted basketball courts – <b><u>IN PROGRESS 2024</u></b>	
2-H	Provide new furniture in/around picnic shelters (grills, tables, benches, etc.)- <b><u>ONGOING 2024</u></b>	
2-I	Improve playground equipment; better equipment for older children (middle school children)	
2-J	Install a-multipurpose court for activities such as pickleball & shuffleboard	
2-K	If DPW relocates from existing garage, retrofit that building for Village Park use (restrooms, storage, indoor basketball hoops, etc.)- <b><u>DEMOLISH 2025</u></b>	
2-L	Construct new stage w/ improved seating& lighting – <b><u>COMPLETED 2023</u></b>	
2-M	Provide benches along Onsted Creek	
3-A	Improve the park entrance off Main Street (landscaping, signage, etc.)	
3-B	Improve groundcover throughout the park	
3-C	Replace existing perimeter chain-link fencing with decorative bollards	
3-D	Dredge and maintain banks of Onsted Creek through the park	Park Committee, Planning Commission, Village Council, DPW
4-A	Develop plan for regional system linking Village Park with Loch Erin community <b><u>in progress with Kiwanis 2024</u></b>	Park Committee, Planning Commission, Village Council, Kiwanis
4-B	Develop a plan for a local walking trail system linking Village Park with Wexford Manor, Onsted Schools campus, and all of Onsted’s residential neighborhoods.	

**Figure 8.3 Implementation Prioritization & Schedule for 2024 - 2030**

Name of Plan	Prioritization	Adoption Date/Status
Master Plan Update	HIGH	ADOPT MID-2024
Revised Zoning Map to meet Residential Demand	HIGH / ONGOING	ADOPT 2024/ Ongoing based on Village Projects
Recreation Master Plan / Village Park Improvement Plan / Local and Regional Pathway Plan	HIGH	Still needs to be developed  AIM FOR 2024-2028 ADOPTION
DDA Development / TIF Plan / Downtown Streetscape Plan	HIGH  Integrate with Master Plan	This exists but is not captured or summarized in the current master plan.  ADOPT 2024 by adding as addendum to Master Plan



*Village Park, Onsted*

**Figure 8.4 Implementation Prioritization & Schedule for 2024 – 2034: Gantt Chart**

### Implementation Prioritization and Schedule 2024-2034

1-10 means 2024 - 2034

