



VILLAGE OF SEBEWAING MASTER PLAN

NOVEMBER 2018



This document was generated over the course of a year, with input from numerous stakeholders. While the process was led by the Master Plan Steering Committee, the plan reflects the feedback and guidance provided by the community through surveys, public comments, and multiple stakeholder meetings.

Steering Committee

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Julie Epperson, **Planning Commission**
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Planning assistance by:

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Village of Sebewaing
Huron County, Michigan
Planning Commission Resolution

At a regular meeting of the Planning Commission of the Village of Sebewaing, Huron County, Michigan, held on November 1, 2018 at 2:00 p.m.

WHEREAS, the Village of Sebewaing Planning Commission and Steering Committee, pursuant to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), has studied and prepared recommendations for the development and land use in the Village of Sebewaing Master Plan; and

WHEREAS, the draft of the Master Plan was presented to the Village Council for review and approval of distribution for comment; and

WHEREAS, the Village Council approved distribution of the Plan, thereby commencing the required public review period; and

WHEREAS, on October 15, 2018, a duly and properly noticed public hearing was held to consider public comment on the proposed Master Plan, and to provide the public another opportunity to comment prior to the Planning Commission's consideration to approve the Plan; and

WHEREAS, the Planning Commission has conducted a final review of the Master Plan and determined approval of said Plan is in the best interests of the Village of Sebewaing.

NOW THEREFORE BE IT RESOLVED THAT the Village of Sebewaing Planning Commission hereby adopts the Village of Sebewaing Master Plan, including all of the chapters, figures, descriptive matters, maps, and tables contained therein. The provisions of the Master Plan to be effective immediately.

The Resolution was introduced by Jeff Parsons and seconded by Jo Jubar.

ROLL CALL VOTE:

MEMBER	YEAS	NAYS	ABSENT	MEMBER	YEAS	NAYS	ABSENT
DALE BOLZMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	JEFF PARSONS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JULIE EPPERSON	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NATHAN SCHULZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JO JUBAR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

RESOLUTION: ADOPTED DEFEATED TABLED

Resolution declared adopted this 1st day of November, 2018.


Nathan Schulz, Planning Commission Chairman

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1. INTRODUCTION

Authority to Plan

Authorized by the Michigan Planning Enabling Act (MPEA, PA 33 of 2008, as amended), the Village of Sebewaing has prepared the following Master Plan. The Village of Sebewaing Planning Commission was formed in the summer of 2015 and is comprised of residents and business owners. As a newly formed body, the Planning Commission participated in basic training for planning commissioners and has undertaken resiliency planning and a public utility resolution for siting, taken part in the Main Street Program, and facilitated several engagement processes.

Purpose and Use

The purpose of this Master Plan is to act as a roadmap for the future of the Village of Sebewaing. Through a series of goals and objectives, this plan will provide a guide for the future land use decisions, zoning ordinances, and activities pursued throughout the Village. While no plan can be all inclusive of the projects, activities, situations, and needs of the community in the future, this plan is a guide for the community to prioritize and pursue activities that will shape the future of the Village.



Throughout the document, this symbol is used to call out how the document can be used at various decision points in the planning process.

The Planning Process

The Village of Sebewaing Master Plan planning process began in November of 2017. However, this plan represents information and community input that has been gathered over the past few years and builds on past planning efforts including the Village of Sebewaing Resiliency Plan, the Village of Sebewaing Recreation Plan, First Impressions Tourism Program (FIT), Michigan State University Spring 2018 Practicum Report, Michigan Economic Development Corporation Redevelopment Ready Communities program, and past regional planning documents. The Village contracted with Delta Institute to support the completion of the Master Plan.

To guide the creation of the plan, the Master Plan Steering Committee was formed. The Steering Committee is made up of members of the Village of Sebewaing Planning Commission, Sebewaing Light and Water, the Village Clerk, the Department of Public Works, the Huron County Economic Development Corporation, and local business owners. The Steering Committee met once a month to work on the plan.

The planning process began with a review of existing conditions and land uses in the Village of Sebewaing. Using input gathered from a community survey and past community meetings, a series of goals and objectives were created and the Future Land Use Map was developed. The goals and objectives were the subject of a community meeting held on June 7, 2018.

A public hearing was held on October 15, 2018 as required by the MPEA and to provide an additional opportunity for feedback and input following the 65-day public comment period. After the hearing, the Master Plan was adopted by the Planning Commission on November 1, 2018 and then approved by the Village of Sebewaing Council on November 5, 2018. A copy of the adopting resolution is included in this plan and the plan is available at the village office and on the village website for review. The planning commission and community will use this plan as a basis to guide their work over the next five years at which point the plan will be reviewed and amended as necessary.

2. REGIONAL SETTING

The Village of Sebewaing is a village located along the Saginaw Bay in Huron County, Michigan. Named for the crooked creek that flows through the Village, Sebewaing is known for its abundant natural resources and connection to nature through agriculture, hunting, fishing, and recreation. The Village of Sebewaing is within Sebewaing Township, an area primarily made up of agricultural uses and cropland. The Village is within a one-hour drive to cities such as Flint, Bay City, and Saginaw. Sebewaing is also located less than a two-hour drive to Lansing and Detroit, and to the US-Canadian Border in Sarnia, Canada.

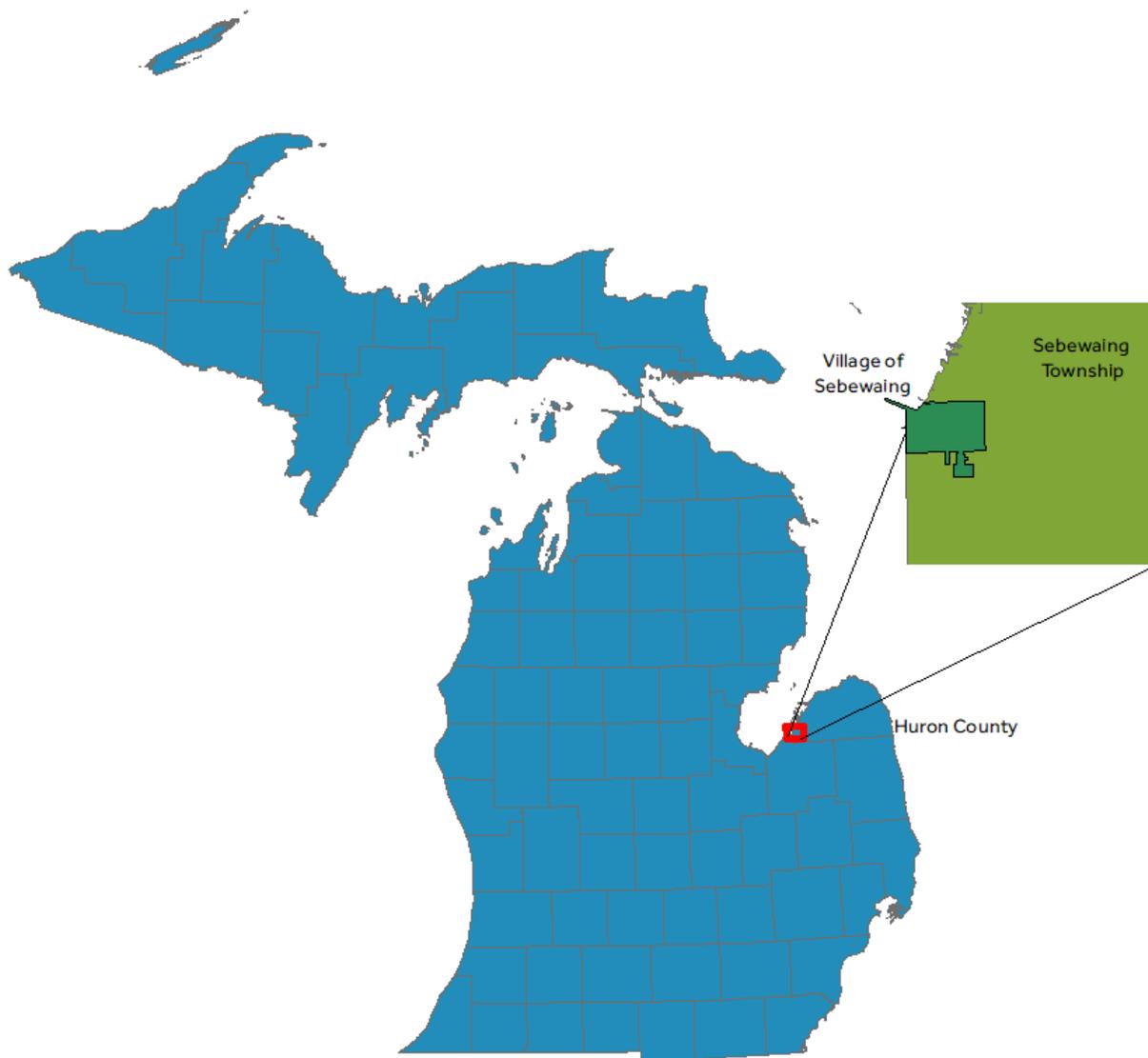


Figure 1: Village of Sebewaing Context Map

3. COMMUNITY PROFILE

Population Overview

Before developing proposed goals and action items for the Master Plan, it is important to understand the current context and needs of the residents in the Village. According to the 2016 American Community Survey, the Village of Sebewaing is home to 1,610 residents. Over the last 15 years, Sebewaing has seen a decline in its population by nearly 18 percent. During the same time period, both Sebewaing Township and Huron County saw approximately 11 percent drop in population. In general, the population in the Village of Sebewaing tends to be older, have smaller household sizes, and have a higher rate of disability than the broader geographies of Sebewaing Township, Huron County, or the State of Michigan.

Implications: These characteristics are important to take into account during the planning process. Different age groups may have varying needs in terms of community facilities, activities, and housing options and a shrinking population can have an impact on housing vacancy and community services.

Age

A significant characteristic of Sebewaing is the high median age. The median of 51.8 years is more than ten years higher than the State of Michigan. According to the US Census analysis of urban and rural America, rural areas in America tend to have a higher median age (43) compared to urban areas (36). In the Village of Sebewaing, residents 65 and older represent 22.2 percent of the population, a 6.5 percent increase since 2000. Residents ages 20 to 64 have consistently been the largest age group, making up 60.2 percent of the population in 2015. The relative percentage of this age group to the total population has grown slightly since 2000, up by 2.4 percent. The Village of Sebewaing has seen a 7 percent decline in residents under the age of 20, representing only 16 percent of the population in 2016.

Implications: An older population has some unique needs in terms of housing, health care, recreation facilities and activities, and transportation that should be taken into consideration when planning future development and activities in the Village. Sebewaing is looking at zoning options that may promote walkability between residential units and services. This approach to planning and development can be attractive to both members of the community that would like to remain in the community into retirement as well as attract new residents looking for amenities nearby.

Housing

The housing stock in Sebewaing has grown by 13.5 percent since 1970. Most of the housing stock is comprised of 1-unit, detached structures. Only twenty percent of the housing stock was characterized by two- or more units in 2016. However, the number of occupied units has declined from 2000 to 2016, with a

24 percent loss in occupied rental units. While the number of vacant housing units has doubled since 2000, over the last few years very few houses within the Village of Sebewaing have been for sale for new residents in the area to purchase. A scan of the real-estate market in the summer of 2018, showed only 6 houses were for sale in the Village.

Implications: The rising vacancy rate may be due to the Village's aging housing stock that doesn't meet the needs of new families or an aging population, or from a declining population. However, with very few houses for sale, the Village is looking at diversifying housing options, both in terms of affordability and size, as well as promoting the redevelopment of vacant units before building new housing options.

	Village of Sebewaing			Sebewaing Township*			Huron County			State of Michigan		
	2000	2010	2016	2000	2010	2016	2000	2010	2016	2000	2010	2016
Total Population	1,974	1,759	1,610	2,944	2,724	2,634	36,079	33,118	32,021	9,938,444	9,883,640	9,909,600
Median Age	40.9	44.9	51.8	40.9	44.7	48.3	41.2	46.8	48.3	35.5	38.9	39.5
Population Under 20	25.3%	18.6%	16.0%	25.8%	22.8%	20.5%	26.3%	22.7%	21.7%	29.0%	23.7%	25.3%
Average Household size	2.27	2.19	2.11	2.35	2.3	2.3	2.42	2.27	2.27	2.56	2.49	2.51
Bachelor's Degree or Higher	10.6%	12.7%	13.0%	10.0%	11.3%	12.3%	10.9%	12.8%	14.9%	21.8%	25.0%	27.4%
High school diploma	74.8%	85.0%	89.0%	80.9%	87.9%	91.3%	78.3%	84.6%	88.7%	83.4%	88.0%	89.9%
Median Household Income (in 2016 dollars)	\$45,924	\$45,004	\$41,324	\$48,106	\$46,240	\$51,384	\$49,565	\$44,115	\$43,082	\$62,691	\$53,212	\$50,803
Per Capita Income (in 2016 dollars)	\$23,711	\$23,283	\$22,875	\$24,964	\$23,753	\$26,260	\$25,054	\$22,760	\$24,455	31,113	\$27,860	\$27,549
Disabled	20.9%	16.80%	17.76%	18.6%	12.90%	13.40%	18.9%	16.80%	16.09%	17.2%	13.70%	14.07%
Below Poverty Level	17.5%	9.8%	9.4%	13.9%	8.6%	7.7%	10.2%	13.3%	13.95%	10.5%	14.8%	16.3%

Table 1: Selected Demographic and Economic Characteristics

Source: US Census Bureau. Census 2000, Census 2010, 2012-2016 American Community Survey 5-Year Estimates.

*The Township demographic figures include the Village of Sebewaing population

Household Income, Employment, and Educational Attainment

In 2016, the median household income was \$41,324, in dollars adjusted for inflation, which represents a decrease from 2010. In addition, the Village median household income is nearly \$10,000 lower than that of Sebawaing Township or the State of Michigan. However, in the Village of Sebawaing, the poverty rate dropped from 17.5% to 8.6% from 2000 to 2016, and a similar decline in poverty rate was experienced in Sebawaing Township. According to the US Census Bureau, 13% of adults in Sebawaing held a bachelor's degree or higher in 2016 and almost 9 in 10 adults in Sebawaing held a high school diploma, about a 14 percent increase since 2000. Manufacturing, Healthcare and Social Assistance, and Retail Trade were the top industries employing Sebawaing residents in 2015.

Michigan Sugar Company is an agricultural cooperative with sugar beet processing plants in Bay City, Caro, Croswell, and Sebawaing. Michigan Sugar is the largest employer in Huron County, and according to the company's website, across their seven facilities, they employ approximately 700 people year-round, and an additional 1,600 during peak season. According to data compiled by the Huron County Economic Development Corporation, Sebawaing is home to four of the county's 43 top industrial employers.

Implications: The lower annual incomes in Sebawaing is likely due to the higher percentage of residents over 65 years old or disabled, who are more likely to be on a fixed income or whose employment is more seasonal in nature. In addition, more educated and highly skilled workers tend to earn more than their counterparts with lower educational attainment. Sebawaing residents that are employed are in industries that align with broader trends in the region.

EMPLOYMENT BY INDUSTRY (2015)			
	Village of Sebawaing	Sebawaing Township*	Huron County
Manufacturing	21.3%	21.9%	15.4%
Health Care and Social Assistance	19.3%	18.4%	16.0%
Retail Trade	11.5%	12.0%	11.1%
Accommodation and Food Services	7.0%	7.1%	6.8%
Educational Services	6.6%	6.3%	6.6%
Administration & Support, Waste Management and Remediation	4.9%	4.7%	8.8%
Public Administration	4.0%	4.4%	4.8%
Other Services (excluding Public Administration)	3.6%	2.8%	3.2%
Transportation and Warehousing	3.5%	4.5%	3.0%
Wholesale Trade	3.3%	2.8%	3.7%
Construction	2.8%	2.7%	4.7%
Finance and Insurance	2.8%	3.1%	3.8%
Professional, Scientific, and Technical Services	2.7%	2.4%	3.2%
Agriculture, Forestry, Fishing and Hunting	2.4%	2.4%	4.4%
Management of Companies and Enterprises	1.7%	1.7%	1.2%
Information	1.6%	1.4%	1.6%
Arts, Entertainment, and Recreation	0.7%	0.4%	0.8%
Real Estate and Rental and Leasing	0.3%	0.6%	0.5%
Utilities	0.1%	0.3%	0.4%

Table 2: Employment by Industry

Source: U.S. Census Bureau, Center for Economic Studies. On The Map.

*The Township figures include the Village of Sebawaing population

Natural Resources

The Village of Sebawaing is home to incredible natural resources. The natural features of the Village are an important component to resident's quality of life and they have the ability to complement and grow the recreation opportunities throughout the Village. Many residents in the Village recognize the importance of preserving, protecting, and enhancing the Village's natural resources into the future.

<i>Saginaw Bay</i>	<i>Sebawaing River</i>	<i>Wetlands</i>	<i>Forest & Open Green Space</i>
 <p>The Saginaw Bay makes up Sebawaing's western border. The 1,143 square mile freshwater bay is the largest coastal-wetland system in the United States. It is a popular destination for fishing, duck hunting, kayaking, and boating. The Saginaw Bay serves as an attraction to recreational amenities, providing campers, boaters, and families with water-sport activities. While phragmites currently overrun Sebawaing Bay, the community has an interest in identifying potential locations for a beach or waterfront access in the future.</p>	 <p>The Sebawaing River runs from the Saginaw Bay to the Cass River, located southwest of Sebawaing near Cass City, Michigan. The Sebawaing River provides opportunities for residents and visitors to take advantage of the natural resources that Sebawaing has to offer. Sailboats, motorboats, kayakers, and fisherman use the river for warmer-month activities.</p>	 <p>According to the National Wetlands Inventory, a majority of Sebawaing's wetlands are located on the Saginaw Bay. The wetlands along the Saginaw Bay creates a marsh-like shoreline consisting of phragmites, open drains, and walking trails. However, given the marsh-like shoreline, development is limited in this area. The Huron County Drain Commissioner maintains the township's open channel drain system, which many visitors use for recreation activities, including ice fishing, kayaking, and swimming.</p>	 <p>The park and recreation areas throughout the Village of Sebawaing represent opportunities for residents and tourists to enjoy both forested areas and open green space. The Sebawaing County Park includes wooded trails, however, currently these trails are not paved or marked. Through public input, residents have expressed interest in improving the trails for year-round use. The Village's many parks also offer open green space, baseball, and softball fields.</p>

Natural Resources (continued)		
<i>Birdwatching, Fishing, and Duck Hunting</i>	<i>Climate</i>	<i>Invasive and Endangered Species</i>
 <p>Given Sebewaing’s extensive natural areas, wildlife is abundant in the area. Sebewaing is well known for its great walleye fishing and the Average Joe Fishing Tournament out of the Sebewaing Marina attracts fisherman from around the region. Birdwatching and duck hunting are additional components to Sebewaing’s recreation-based tourism and amenities offered to residents.</p>	 <p>According to the National Weather Service, Sebewaing is a Moist Continental Mid-latitude Climate. This type of climate tends to have warm to cool summers and cold winters. As a coastal community, the impacts of climate change pose a significant risk to the Village of Sebewaing. According to the Great Lakes Integrated Sciences & Assessments, since 1900 the total annual precipitation has increased 11 percent, and since 1958 the average frost-free season lengthened by nine days. The Sebewaing area is primarily agricultural, and cropland comprises one of the most vulnerable assets in the community, particularly as extreme weather events increase and average temperatures rise.</p>	 <p>The Village of Sebewaing, like many communities throughout Michigan, has been impacted by the invasive plant species phragmites. Phragmites are wetland grass that through a tight root system suffocates the native plant and animal life living in the Saginaw Bay Area. According to the Huron County Recreation Plan, over the last decade, phragmites has taken over many beach-front areas in the region.</p>

Table 3: Natural Resources

Community Facilities

Parks

The Village of Sebawaing is concurrently updating their Village Recreation Plan, which provides an in-depth assessment of the Sebawaing area recreational facilities. The Village boasts 6 parks, including the Sebawaing County Park that spans 26-acres and includes 54 large hookup sites and 10 tent sites. In addition, the Village is home to the Sebawaing River Campground with 73 camping site and fishing access. For a more in-depth review of the community facilities throughout Sebawaing, reference the Village of Sebawaing Recreation Plan 2019-2023.

Schools

The Village of Sebawaing is served by three area schools.

- The Christ the King Lutheran School is a private school with two campuses. The campus located in the Village of Sebawaing is open to students from 2nd through 8th grade. The pre-school and 1st grade campus is located in nearby Unionville.
- The New Salem Lutheran School is a small private school located within the Village of Sebawaing.
- The Unionville-Sebawaing Area School District is located in Sebawaing Township and is made up of the Unionville-Sebawaing Area Elementary School and the Unionville-Sebawaing Area Middle and High School, which are located in the same building. Enrollment numbers for the three schools are listed below in Table 4. In addition to serving the Sebawaing and Unionville communities, the Unionville-Sebawaing Area Schools attract students from Fairhaven Township, Columbia Township, Akron Township, and Wisner Township and beyond.

Enrollment:	2013-14	2014-15	2015-16	2016-17	2017-18
Unionville-Sebawaing Elem. School	270	255	342	325	313
Unionville-Sebawaing Middle School	223	211	157	150	160
Unionville-Sebawaing High School	270	267	261	260	259

Table 4: USA School enrollment by school year
Source: MI School Data, Student Counts

Marina

The Sebawaing Harbor Marina is located near the mouth of the Sebawaing River on the Saginaw Bay. It is owned in partnership between the Village of Sebawaing and Sebawaing Township and is operated by a private entity. The Sebawaing Harbor Marina has 80 boat slips, four boat launches, and public restrooms. The marina is an amenity that attracts residents and visitors alike in the warmer months.



Sebawaing Harbor Marina 14

Utilities

Electric

Sebewaing Light and Water (SLW) is a municipally owned electric, water, and internet utility. They ensure the reliability and affordability of water, electric, and internet for the residents and businesses of Sebewaing. SLW has scheduled for installation of new natural gas engines to provide reliable power and to meet the needs of Michigan Sugar Company during the processing season. The engine plant is designed to add efficiency by providing hot water to neighboring facilities through the combined heat and power (CHP) process.

Municipal Water

SLW supplies drinking water from three wells and 17 miles of pipe. In 2017, SLW sold over 76 million gallons of water. However, as with many communities, aging infrastructure can be a challenge. SLW is continuing to explore ways to make their infrastructure and service delivery more sustainable and resilient. SLW is currently exploring new pipes for their system.

Internet

SLW is a small internet provider that provides fiber optic networks to residents and businesses across the Village. Providing fiber service is a great benefit to the community, increasing internet access to previously underserved areas and providing faster service at a lower price.

Sewer and Stormwater

The Department of Public Works maintains the Village's sanitary sewer and stormwater management system. The sanitary sewer system includes 80,000 feet of sewer lines and contains 2 lift stations and 5 lagoons, totaling 55 surface acres to treat wastewater. The stormwater system is comprised of 65,000 feet of drainage infrastructure.

Transportation

Roadways

The main traffic corridor through the Village of Sebewaing is South Beck Street (M-25), which runs North-South through the Village before heading northeast to Bay Port then onto Caseville and southwest towards Unionville and Bay City. The remaining network through the Village is primarily made up of local roadways providing access to business and residential property. There is lighting throughout the Village and major roadways include curbs and gutters. In the downtown area, street crossings are marked with crosswalks.

Pedestrian and Bicycle Paths

In the Spring of 2018, a Michigan State University Practicum class completed a walking audit through the Village, looking at the presence of lighting, sidewalks, crosswalks, and signage along roadways. To determine the walkability ratings in Figure 2, data was collected on street lighting, sidewalks, curbs, crosswalk/road paint, and signage. Particular streets score lower if any combination of the attributes were missing. A street could receive a score of “Moderate Walkability” if it had proper safety accommodations such as curbs, lighting, and crosswalks/road paint, but lacked in appropriate signage/ sidewalk quality. A “High Walkability” rating was given if a street met all of the requirements.

While some residential areas lacked sidewalks, the majority of the commercial and residential areas received a moderate walkability rating. As expected, the industrial area of the Village near larger industrial sites such as Bayside Best Beans and the Michigan Sugar Factory, received lower walkability ratings. See Figure 2: Walkability Audit below for the results of the walkability audit.



Ped/Bike Route Signage

The walkability score, along with community input through surveys and public meetings, helped inform the Village’s objective around developing a non-motorized walking trail and connections from the Village residential and commercial areas to the waterfront (see Chapter 6: Goals and Objectives). The walkability audit results also informed the Village of Sebewaing’s 5-year Parks and Recreation Master Plan, which can be found on the village website. The Parks and Recreation Master Plan highlights additional planning and potential resources for streets and wayfinding improvements including improving connectivity through signage and developing a Village Park Walking Loop.

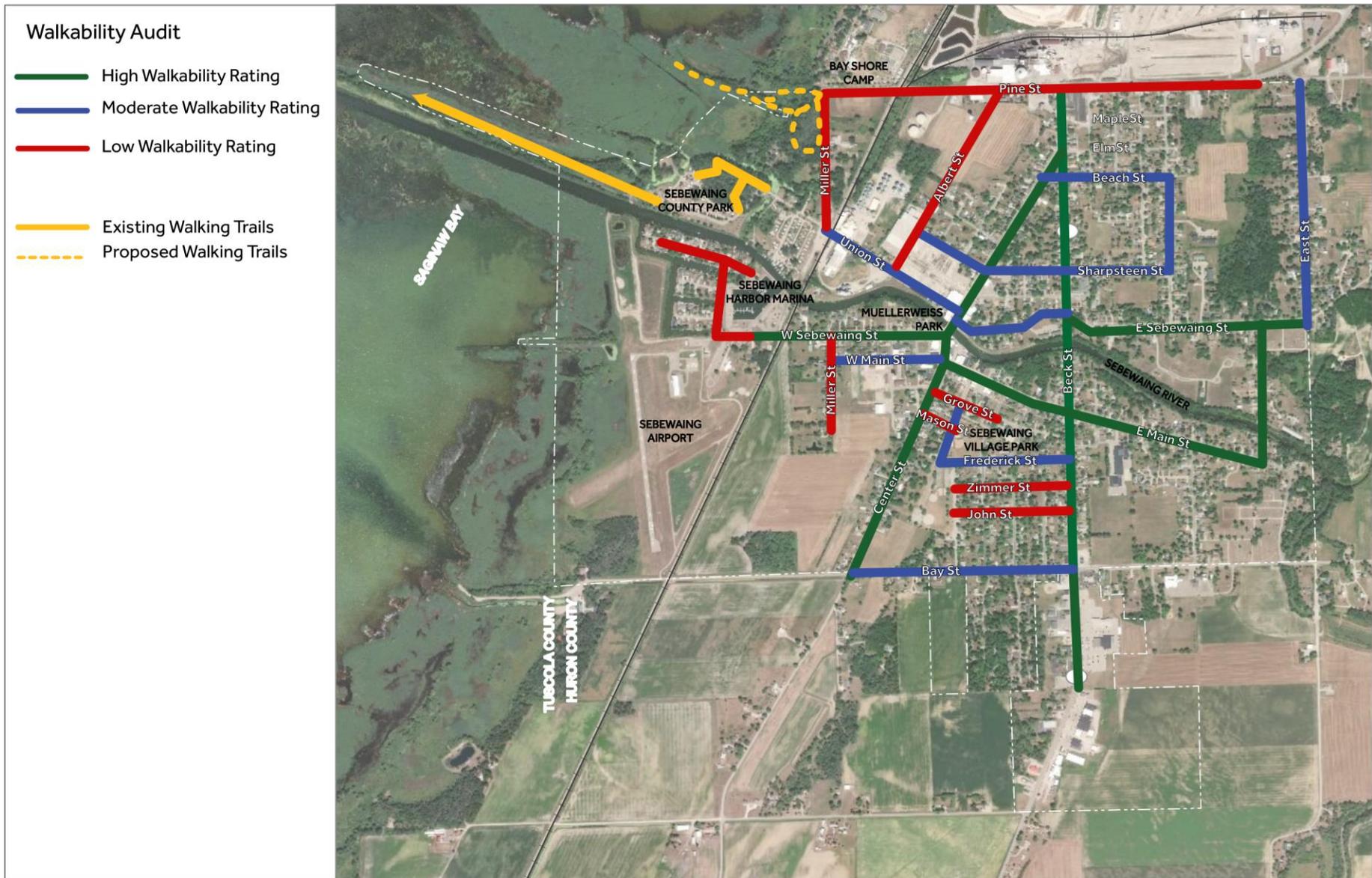


Figure 2: Walkability Audit 17

Transit

The Huron Transit Corporation, known as the Thumb Area Transit (TAT), provides door-to-door bus services for the residents of Huron County. TAT operates in a demand/response mode and offers Sebewaing residents the ability to schedule a ride with the service to be picked up and taken to any location throughout Huron County.

Airport

The Village of Sebewaing is home to one airport, owned by Sebewaing Township. Situated along Saginaw Bay, the airport has one paved and one grass runway. The facility is adjacent to the Sebewaing Harbor Marina and is a half mile walk along West Sebewaing Street to the Historic River District. The airport is used by the Michigan National Guard as a training site. The airport is open to the public and in 2015 saw an average of 38 aircraft operations per week.

Other modes of transportation

The Huron and Eastern Railway is a short line railroad that operates in the Thumb and Flint/Tri-Cities Area. The railway primarily carries agricultural products.

4. EXISTING LAND USE

The Master Plan is primarily a land use planning document that informs and directs zoning decisions. It is important to document the current status of land uses that are on the ground today and how they support the community's vision or need to be modified to address anticipated changes and needs in the community.

The Existing Land Use is shown on Figure 3 (pg. 23) and divides land uses into eight categories: Single Family; Multiple Family; Commercial; Industrial; Public; Open Space; Agricultural; Vacant. The Existing Land Use Map was created in December 2017 utilizing the windshield survey technique and aerial photographs. The Steering Committee verified each parcel based on their on-the-ground knowledge of the parcel land use.

These categories are not the same as the Future Land Use or Zoning categories because they represent existing development as opposed to permitted uses. The percentage of land and acreage of varying types of existing development are often compared to the Future Land Use categories of land to show how changes are being made to accommodate future needs. Vacant land is important to note because it offers a blank slate of sorts, to meet future needs.

 The Existing Land Use Map can be used to determine any uses that are nonconforming with the current zoning. This will indicate a need to address the purpose of nonconforming parcels, for example, determining if there have been changes in conditions or community needs. It may also indicate a need for revisions in the zoning map and/or language to eliminate them.

Nonconforming uses and dimensional regulations are common in older communities where lot sizes and housing norms were established almost 100 years ago. Nonconformities can be resolved with sliding scales for lot sizes and setbacks and serve to highlight the unique and attractive aspects of small town living versus the often mono housing of suburbia.

Often the Existing Land Use Map is compared to the current Future Land Use Plan to see if the plan has been realized and if not, why. In the case of Sebewaing, the current Future Land Use Map and Plan is of an age and does not reflect additions to the Village boundaries, that it would not be useful as a measure of the fruition or effort of the plan.

The Existing Land Use Map for the Village points out several development patterns that are addressed later in the Master Plan and in the Future Land Use Map:

- Heavy industrial and residential, generally considered incompatible, are mingled together on Union, Miller, and First Streets.
- There is a mixed-use land use pattern that has evolved on Main Street.
- A large portion of the commercial corridor on the south end of the Village on Unionville Road appears to be inaccessible at this time.
- The vacant land east of Tenth Street and on Adam Ridge Drive offers an opportunity for mixed or otherwise unique land use combinations that would be beneficial in the adjacent neighborhoods.
- The commercial corridor from Sharpsteen Street to Mason Street along Center Street also offers opportunities for mixed land uses that would be beneficial to the whole community.
- There are also opportunities to provide connectivity among recreational uses and increased walkability from the water to downtown and from neighborhoods to downtown and recreation.

The existing land uses and their acreages are outlined below in Table 5:

Table 5: Existing Land Uses

Land Use	Brief Description	Image	Acreage	% of total land
Single Family	Detached, single-family residences.		330.3	38.1%
Multiple Family	Apartments and assisted living facilities.		29.9	3.5%

Land Use	Brief Description	Image	Acreage	% of total land
Commercial	Retail, service, and office land uses.		234.0	27.0%
Industrial	Light and heavy industries involved in manufacturing, assembling, or processing.		63.6	7.3%
Public	Marina, churches, schools, municipal building, and other public property.		28.7	3.3%

Land Use	Brief Description	Image	Acreage	% of total land
Open Space	Parks and cemeteries.		30.8	3.6%
Agricultural	Agricultural fields.		28.9	3.3%
Vacant	Parcels that are not being actively used or developed for any of the purposes listed above.		120.2	13.9%

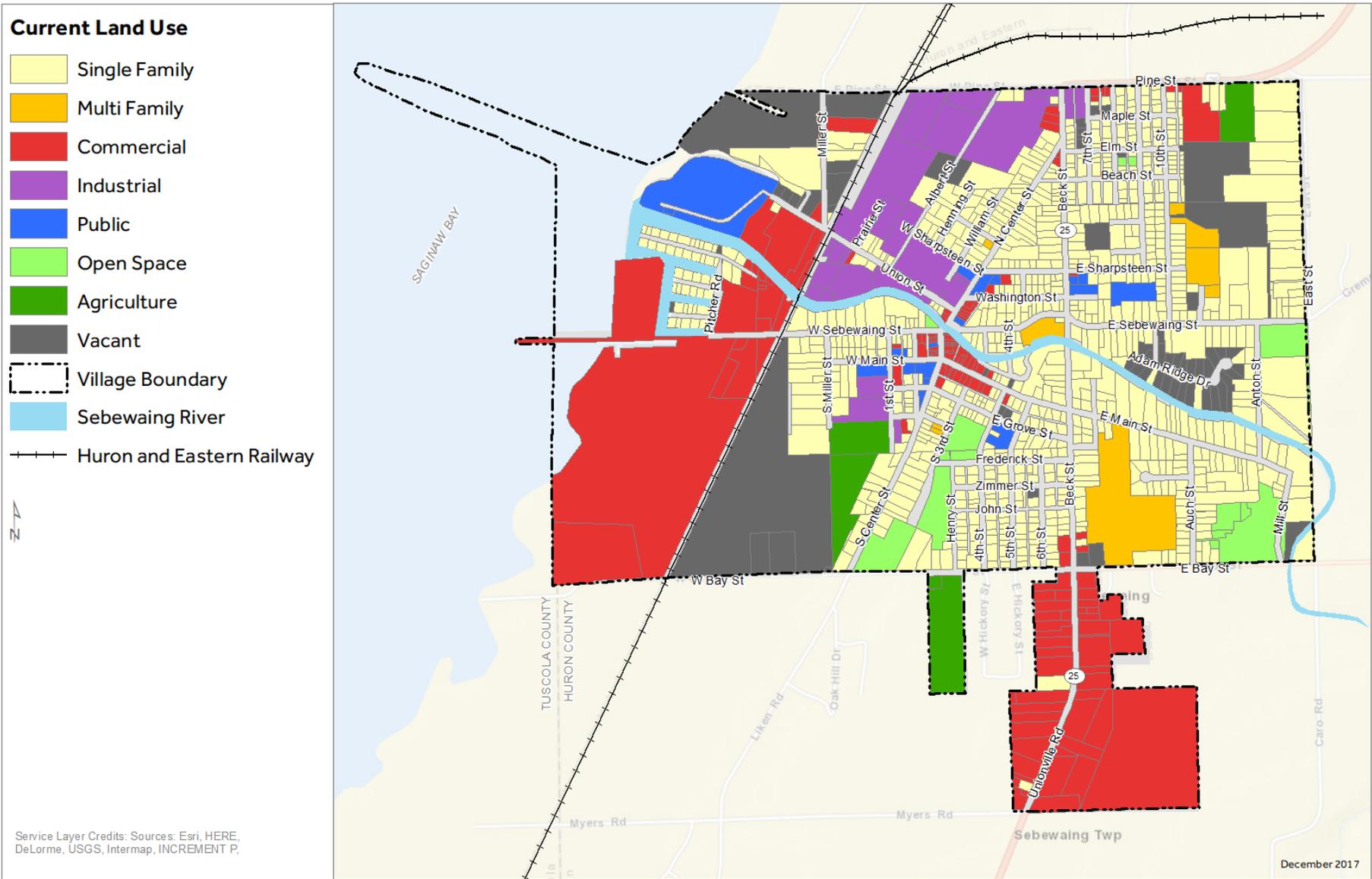


Figure 3: Current Land Use Map

5. PUBLIC ENGAGEMENT

Community Survey

As part of the Village of Sebewaing’s Master Planning process, the Master Plan Steering Committee undertook a community survey in order to gather feedback on a variety of questions related to the Master Plan. The survey was open for three weeks, from January 29, 2018, through February 16, 2018, and was available to stakeholders online through QuestionPro as well as in paper format. The paper surveys were available at the Village Office and the Sebewaing Light and Water Office. Steering Committee members also distributed paper surveys at businesses in the Village and at the meetings they attended during the three weeks the survey was open. A total of 127 respondents completed the survey, with another 83 who started but did not complete the survey. This is a very high response rate in any size community. The project team recorded the paper survey responses into QuestionPro prior to running an analysis of results to ensure all responses were captured online. A copy of the survey and results are available in Appendix A.

The community survey contained 22 questions and respondents were first asked basic questions about their relationship to the Village of Sebewaing including if they are a resident, how long they’ve lived in the Village, and their age. The majority of respondents (63.8%) were current residents of the Village (Figure 4) and just over a third of respondents (34.4%) have lived in the Village for 30 years or more. Of the visitors and past residents that participated in the survey (about 20% of respondents), the vast majority of them come to Sebewaing more than 12 times per year. The majority of survey participants were evenly distributed between 25 years old and 64 years old (Figure 5).

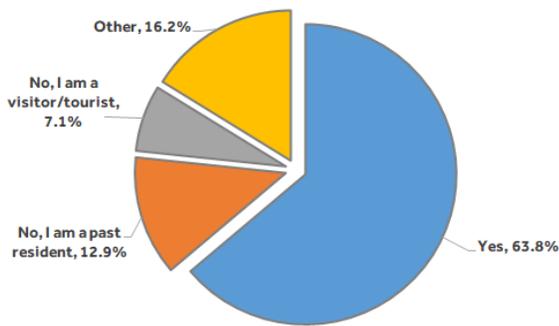


Figure 4: Are you a current resident of the Village of Sebewaing?

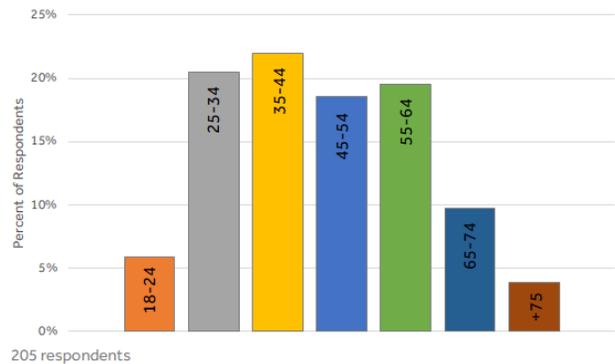


Figure 5: What is your age?

Challenges

When asked about the challenges that the Village may face in the future, respondents were concerned about the lack of jobs, businesses, and things to do. Survey participants were also concerned about residents moving out or not being able to attract new residents and younger generations to the community (Figure 8). Respondents were also concerned about blighted and abandoned or unattractive buildings/yards throughout the Village and 23 percent expressed concern about Village Services such as the tap water, utilities, roads, or policing.

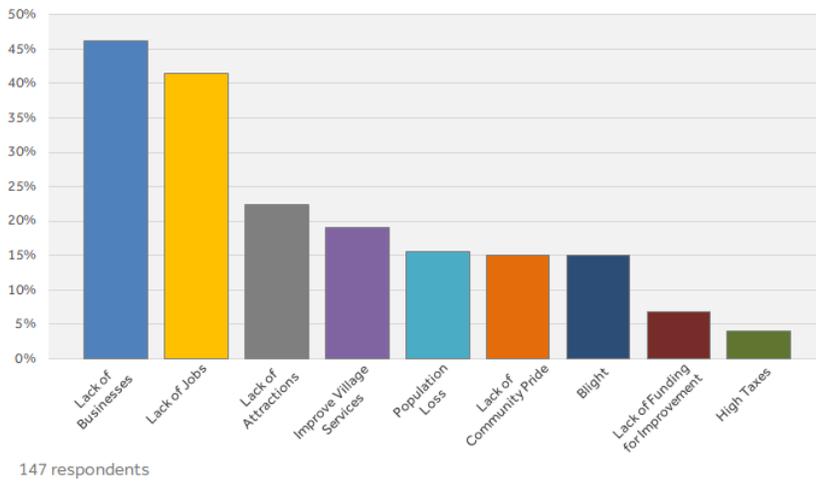


Figure 8: List the three (3) major challenges facing the Village of Sebewaing.

Community Needs

Respondents were also asked about how they would prioritize the need to attract different services and types of business to the Village (Figure 9). Of the respondents, 84.7 percent put high priority on “attracting more retail and other services (restaurants, lodging, legal services, repair services)”, followed by nearly 70 percent placing “attracting more visitors/tourists” as a high priority. “Attracting more industrial businesses” and “maintaining existing park and recreational facilities” and “continuing to enforce the blight ordinance” rounded out the top five items respondents would give high priority.

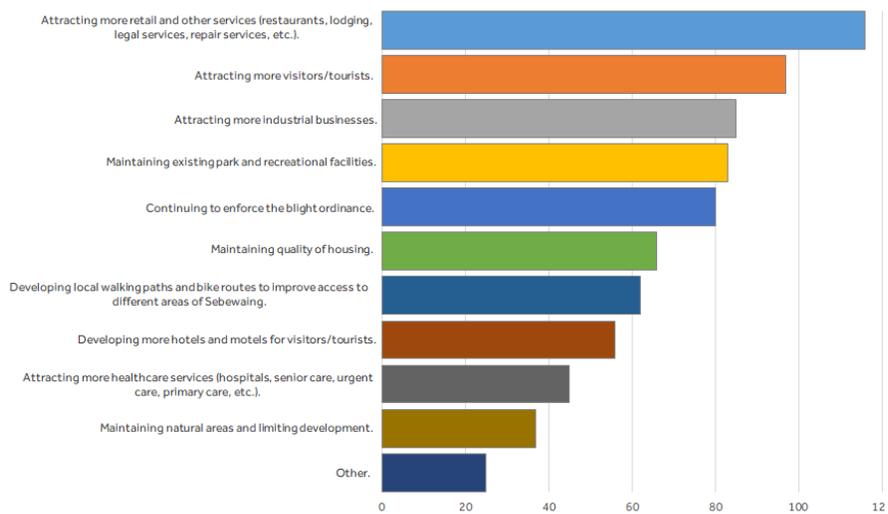


Figure 9: How would you prioritize the following? (Count of “High” responses)

Future of Sebewaing

The Master Plan Steering Committee was also interested in learning about what issues survey participants believe are very important to the future of Sebewaing. Each respondent was able to select up to three options of the 12 provided, or were given the opportunity to write in a response. The top three issues were “Economic development/job creation” (134 votes); “Access to lakes and rivers” (111 votes); and “Tourism” (91 votes). “Agriculture” was the fourth most selected answer, with 47 votes, followed by “Preservation, protections, and enhancements of natural resources” with 40 votes.

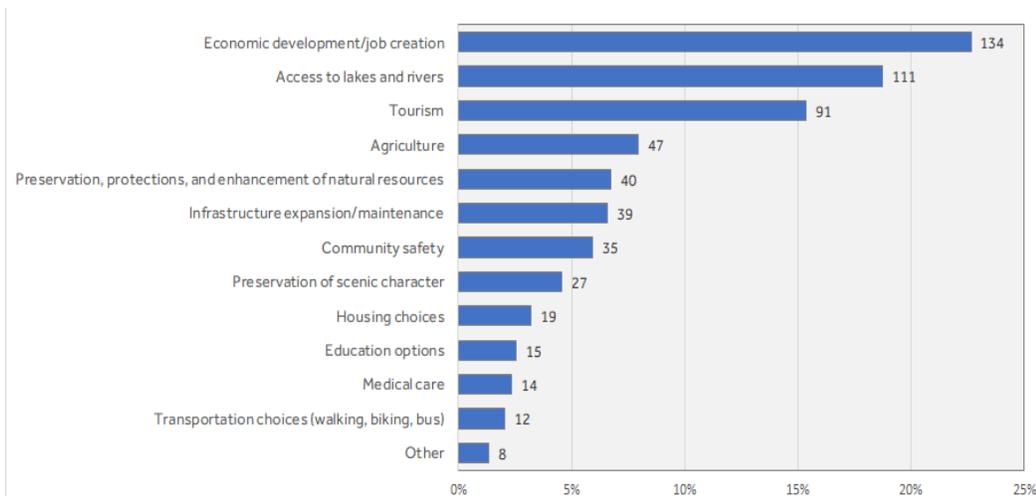


Figure 10: What issues do you believe are very important to the future of the Village of Sebewaing?

Natural Resources

The Village of Sebewaing is home to incredible natural resources. Survey participants were asked to select what natural resources they would like to see protected. While the questions required participants to select their top three, one respondent wrote-in to say “all of the above” should be protected and enhanced. Of those that did select their top three, “Clean Water” topped the list with 30 percent of the votes. It was followed by “Wildlife and habitat” with 18 percent and “Public lands and open space” with 14 percent of the votes (Figure 11).

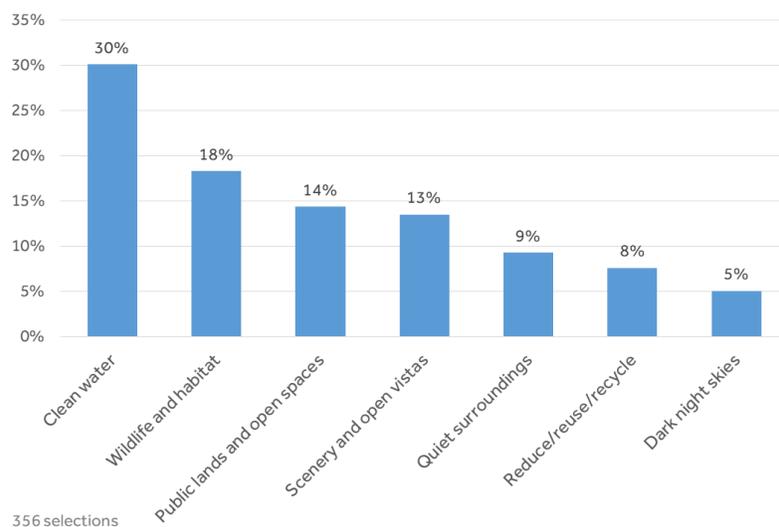


Figure 11: What aspect of sustainability, resilience, and natural resources need to be protected or enhanced?

Capital Improvements

The Community Survey also asked participants to rank how they would prioritize capital improvements in the Village of Sebewaing. Some write-in respondents thought the Village already has great internet service and that the parks throughout the Village are nice. The highest priority was given to improving the drinking water quality and maintaining the roads (Figure 12).

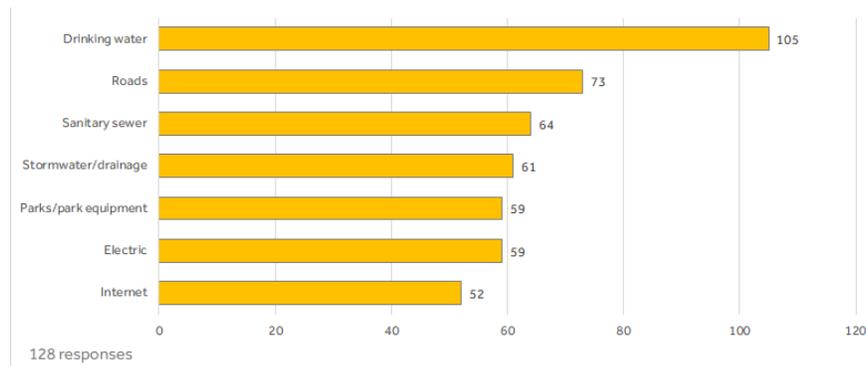


Figure 12: What priority should be given to the following capital improvements? (Count of "High" responses)

Tourism

Tourism was another topic covered in the Community Survey. When asked if the Village of Sebewaing needs to focus development on the tourism industry, of the 136 respondents, 85 percent agreed or strongly agreed. The top three types of tourism that survey respondents thought should get the most attention, "Boating & fishing" topped the list with 107 votes, followed by "other types of recreation" such as kayaking and biking with 94 votes, then "Events" including farmers markets, flea markets, tournaments, with 92 votes (Figure 13). Some respondents selected the "other" option and suggested things like looking into ecotourism, more dining options, or exploring indoor or winter activities.

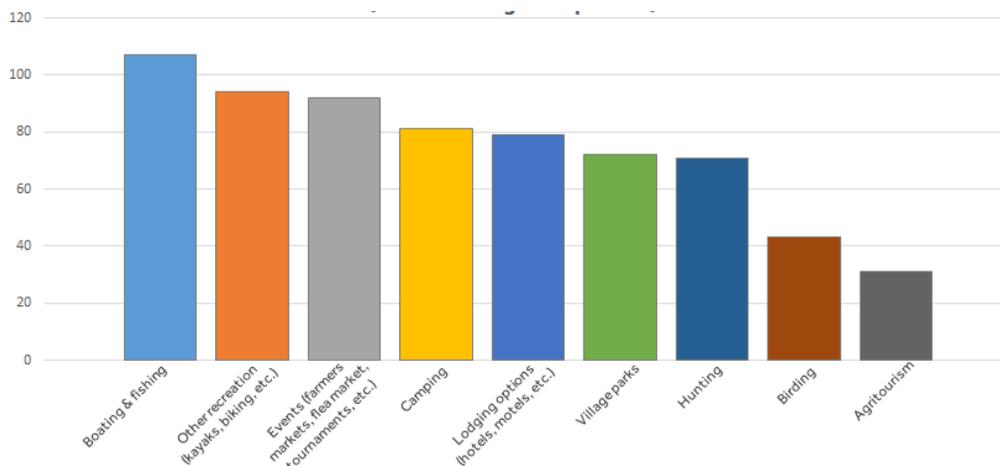


Figure 13: What priority should be given to the following to attract more visitors/tourists? (Count of "High" responses)

For a full list of the survey questions, answers, and write-in responses, please see Appendix A.

Public Meeting

On June 7, 2018, the Village of Sebewaing held a public meeting to gather input on the proposed goals and objectives that were created from data gathered from the community survey as well as past public meetings. The 24 community members in attendance participated in a sticker-voting exercise to provide initial input on whether they agreed or disagreed with the proposed goals and objectives. The outcome of the sticker-voting showed that all members were aligned on each of the six draft goal topic areas. Participants then engaged in a discussion about each of the six topic areas. Comments from the public meeting were then incorporated into the draft goals and objectives that are outlined later in this plan. A link to the electronic version of the poster boards used for the public meeting can be found in Appendix B.

Finally, comment cards were provided at the meeting and then at the Village Office to allow for residents to continue to provide feedback and comments on the proposed goals, objectives, and the overall planning process.



Participants at the June 7, 2018 Public Meeting

6. GOALS AND OBJECTIVES

A key element of the Master Plan is the identification of the goals and objectives outlining the community's desired activities for the future of the Village. The below goals and objectives were developed with input from the master plan survey, community feedback during meetings that took place over the last two years, as well as other planning efforts recently undertaken by the Village including the Resiliency Plan, Recreation Plan, Redevelopment Ready Communities Baseline Report, and participation in the First Impressions Tourism (FIT) program. From this wide range of input, the goals of the community coalesced around six main topics: 1) Tourism; 2) Housing; 3) Development; 4) Water Assets; 5) Village Services and; 6) Resilience.

Each **topic area** is organized as follows:

Goals are general guidelines for what the community wants to achieve.

Objectives describe a specific future condition to be implemented within a certain period of time.

- *Supporting information is also provided for each objective.*



Not every goal and objective will be achieved in the next 10- to 20-years. This list of goals and objectives should be used by current residents and municipal leaders to guide priorities and actions.

It will also help future residents and municipal leaders to understand the thinking behind and reasoning for each of the goals and objectives outlined below.

1. Tourism

Tourism is an important part of the Village of Sebewaing's identity. The Village is well known for its great walleye fishing and duck hunting and is home to two campgrounds and a marina that attract visitors from across the state. Each year, the Village is flooded with visitors attending the Sugar Festival. Input from the community has highlighted that the community would like to continue to **grow TOURISM** by maximizing parks and recreation assets and providing opportunities for these activities to grow Sebewaing as a destination.

Objectives:

- Develop fishing, birding activities, and hunting opportunities
 - *Builds on existing natural resources and recreation opportunities to attract more visitors.*
- Promote Agritourism
 - *Strengthens connection to the agricultural nature of the Village of Sebewaing and surrounding area.*
- Attract destination hotel development and diversify lodging options

Other planning efforts: FIT Program

In 2017, the Village of Sebewaing participated in MSU's *First Impressions: Assessing Your Community for Tourism* (FIT) program. The FIT program is a community assessment that helps communities learn about their strengths, challenges, and opportunities for change through the eyes of first-time visitors. The outcome of the 2017 assessment was a series of suggestions to attract more visitors to the area.

- *A destination hotel would both support future growth in additional visitors to Sebewaing as well as act as a stand-alone destination.*
- *Diverse lodging options, such as short-term rental services and bed and breakfasts, will give visitors options for where to stay in Sebewaing.*
- Attract RV park development
 - *Sebewaing County Park offers RV parking; however, at times it is at capacity. An additional RV development would support the increase in visitors looking for this amenity.*
- Create Village Marketing Campaign
 - *By promoting the activities and facilities that exist in Sebewaing a marketing campaign can attract new visitors to the area that may not otherwise know about Sebewaing.*

2. Housing

The Village of Sebewaing is predominantly composed of single-family detached housing. A diverse range of affordable, quality housing is a sign of a strong neighborhood and ensures there are options for residents of all ages and abilities. In order to support both current and future residents, the Village strives to **develop a range of affordable, quality HOUSING**.

Objectives:

- Increase the mix of housing
 - *A diverse range of size, quality, and affordable housing is needed to meet the needs of current residents, residents who would like to remain in the community through retirement, and new residents looking to call Sebewaing their home.*
 - *Mixed layouts of units and affordability are two key features of the need.*
- Prioritize redevelopment of vacant housing units
 - *With very few houses for sale, the Village is focused on diversifying housing options, both in terms of affordability and size, as well as promoting the redevelopment of vacant units before building new housing options. Getting vacant units ready for sale would allow the Village to provide quality, affordable housing while addressing blight.*

3. Development

The Village of Sebewaing has a rural character that residents like and is fortunate to have a large number of parks and greenspace, including wetlands and forests. In order to maintain the Village's rural character and protect its natural resources while also allowing for new amenities, housing options, and jobs to come to the Village, Sebewaing must be thoughtful about the future development in the Village and **plan for attractive commercial, residential, and industrial DEVELOPMENT** throughout the Village of Sebewaing.

Objectives:

- Decrease blight in the community
 - *Maintaining and strengthening the blight ordinance is a key interest in the community and as buildings continue to age, this will continue to be an important objective.*



249 N. Center Street (the former Lapeer Metal Stamping site)

- Take control of vacant, abandoned and obsolete property
 - Some of Sebewaing’s former industrial facilities have sat vacant for many years, including 249 N. Center Street (the former Lapeer Metal Stamping site) or 708 N. Beck Street (the former Acme Roll Forming Co. site). By taking control of these properties they can be returned to productive use and support economic development in Sebewaing.
 - The 249 N. Center Street property (former Lapeer Metal Stamping site) is a brownfield site in the heart of downtown Sebewaing. Planning and design work has taken place to begin exploring the remediation and redevelopment options for the site. The current concept plan for the site is shown in Appendix C.
- Intentionally promote development of Historic River District and M25 Business Corridor (for more information, see Chapter 7: Redevelopment Sites)
 - Many community members expressed interest in additional development in both commercial corridors, such as restaurants or coffee shops to improve quality of life. Residential support of new businesses would be important for their success. Development in these corridors can also bring jobs to the area.

4. Water Assets

Sebewaing is home to incredible water assets, including the Sebewaing River and Saginaw Bay. However, due to challenges with invasive phragmites, opportunities to access and utilize these waterways have been limited. The community survey and input from public meetings have reiterated the community’s vision for **improved access to and use of the Village of Sebewaing’s WATER ASSETS.**

Objectives:

- Identify beach location
 - Currently, there is no beach access in the Village of Sebewaing. Beach access would allow residents and tourists to enjoy the coastal nature of Sebewaing.
- Develop water recreation - boating, kayaking
 - Supports the Village’s connection to their water assets through activities.
- Develop non-motorized walking trails and connections from the Village residential and commercial areas to the waterfront
 - To promote access to future water recreation and beach locations, walking trails and bike paths from upland to the water assets can provide year-round opportunities for residents to recreate.

Other planning efforts: Recreation Plan

In addition, the Village of Sebewaing is reviewing and updating its 5-year Recreation Plan. The Recreation Plan update allowed for additional thought to be given to the types of activities the Village would like to pursue to build upon the activities and recreation services provided to its residents and tourists.

5. Village Services

The Village has taken a proactive approach to gather input from residents and sharing information in a timely manner. Meeting minutes from the Village Council, Police, Department of Public Works, and Sebewaing Light and Water Meetings are all posted online on the Village's website and public meetings are advertised online and at the Village Office. In addition to continuing these efforts, the Village strives to continue to improve services and **provide efficient and effective VILLAGE SERVICES.**

Objectives:

- Continue to improve drinking water system
 - *Through the public engagement process, feedback was provided regarding concerns with the Village's drinking water. Sebewaing Light and Water is taking steps to address these concerns by improving the distribution infrastructure of the drinking water system.*
- Promote collaborative efforts among municipalities and agencies
 - *Ensures efficient and effective services are provided and that lines of communication remain open between the service provision entities working together, including but not limited to, Emergency Management Services, Sebewaing Township, Consumer's Energy, USA Schools, Fire Department, and DTE Energy.*

6. Resilience

As a coastal community, planning for a resilient future is increasingly important to the Village of Sebewaing. Resilience strategies can be incorporated throughout the planning and implementation of many projects and activities. Sebewaing has been forward-looking in terms of identifying opportunities to **promote the development and adoption of climate adaptation and RESILIENCE strategies for Sebewaing and its utilities.**

Objectives:

- Align Village planning efforts to the Resilience Plan to protect infrastructure and ecosystems
 - *Resilience efforts can and should be incorporated throughout the Village's planning efforts. Education is a key component of growing resilience recognition in the community and can be a part of the resilience planning efforts.*
 - *Work with Huron County to implement strategies recommended in the Huron County Hazard Mitigation Plan, and support the county in future hazard mitigation planning efforts.*
- Align operational and capital improvements, including water quality infiltration and protecting recreational infrastructure to the Resilience Plan
 - *The Village can explore incorporating resilience efforts into the implementation of all capital improvements.*

Other planning efforts: Resilience Plan

In 2017, the Village of Sebewaing completed a resiliency plan which includes an assessment of the Village's current vulnerabilities and outlines recommendations for implementing resilience efforts in the future. Given the Village's location along Saginaw Bay, nearly half of the Village is located in the floodplain.

The Village of Sebewaing Resiliency Plan can be found here:

<http://www.sebewaingmi.gov/planning---resiliency.html>

7. REDEVELOPMENT SITES

Introduction:

This chapter further articulates the Village's goal and objective around development in their community, specifically focused on the following two priority redevelopment areas: Historic River District and the M-25 Business Corridor. In order to set expectation for those involved in new development and redevelopment within the Village, the following chapter, outlines the local context of the two targeted redevelopment areas. It also includes the challenges to development as well as strategies to overcome these challenges to achieve the community's vision.

Historic River District

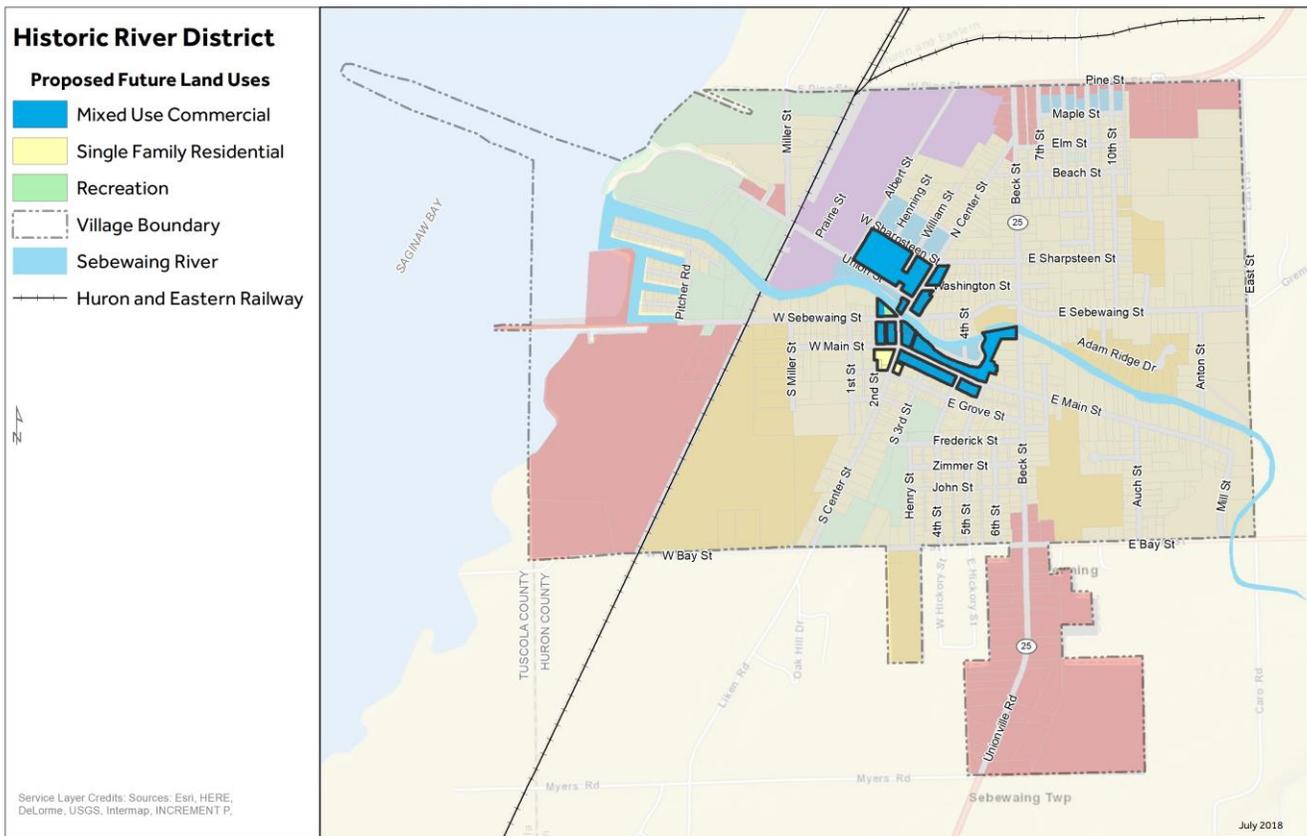


Figure 14: Historic River District Context Map

Background

The Historic River District is primarily the commercial area in the Village center. This area is located along the river on Main Street between Second Street and Fifth Street, and crossing the river on Center Street from Sharpsteen Street at the north end and Grove Street at the south end.

The Future Land Use plan and strategies outlined for this district, build on past community conversations and the Master Plan Public Meeting, as well as the Downtown Development Authority (DDA) Development Plan and Tax Increment Financing (TIF) Plan 2013 - 2033. The DDA was created in 2012 to promote growth and redevelopment in the Historic River District, and in 2013 established a development and TIF plan which outlined 23 projects to provide a sense of place, improve safety, promote business development, and remove and prevent blight. The DDA TIF plan can be found on the Village's website at www.sebewaingmi.gov and is available at the Village Office at 222 N. Center Street.

The Future Land Use plan shows this area as mixed use in what is now a strictly commercially zoned area on both sides of the river. Permitting a combination of commercial, residential, and light manufacturing or assembly in this area, is intended to encourage occupancy on all floors of a structure, adding income producing options, improved maintenance, all enabled with zoning requirements to protect surrounding residential neighborhoods, encourage pedestrian oriented uses, transparent facades on the ground floor, and address the building codes and access issues associated with redevelopment of historic structures.

The area has multiple historic structures and several redevelopment opportunities. Most recently the former Lapeer Metal Stamping site at 249 N. Center Street has been demolished and there are tentative



plans to redevelopment the site for assisted senior living. (See plans in Appendix C on page 56) If built as planned, this structure will provide an attractive bookend to the Historic River District and a much needed influx of a pedestrian population who will need access to food, open space, and other daily needs.



Other existing uses in the district are retail, a museum featuring the local area and commercial fishing, doctor's offices, including chiropractor and dentist offices, municipal structures, religious institutions and various other retail, but notably, no restaurants.

Key Issues

The key issues facing the Historic River District are as follows:

- Most of the structures are nearing 100 years old and require extensive renovation to use.
- None of the structures meet the Americans with Disabilities Act (ADA) requirements on upper floors for public access.
- Vehicular and pedestrian traffic counts are low, making it difficult to attract investment for pedestrian oriented uses such as restaurants and personal service businesses.
- While overall the Village has adequate sidewalks, some are slanted, restricting the ability to put sandwich signs, tables, flower boxes, etc. on facades.
- Many facades have historically accurate construction remaining and require reconstruction where wood has rotted or pieces are missing. Signage is challenging on facades in poor repair.
- There are several larger vacant lots that if developed, would provide a consistent and attractive walkable area at the west end of the district.



Strategies

The strategies to address these challenges are listed below. The Historic River District is within the Sebewaing DDA's district. One of the goals of the Village of Sebewaing DDA is to provide direction and resources to implement revitalization and new development projects, therefore, the DDA will be the lead entity responsible for undertaking the following strategies, along with the Village Planning Commission. The Village Council will also be a key entity in making decision on the below strategies.

- Update Zoning
 - Rewrite the zoning regulations to establish a mixed use district, with a suitable mix of uses and regulations to allow the area to be fully leased and occupied.
 - Write design guidelines for the Historic River District to ensure redevelopment is done in a way that highlights the historic nature of the district yet is pragmatic in scope to avoid excess costs.
 - Rewrite zoning regulations to lessen parking requirements, reward shared parking, and move all parking to the rear of buildings or in combined lots behind buildings, except on the street.

- New programs
 - Establish a facade and signage improvement program, providing matching grants or other incentives to building owners to improve the appearance of the structure according to the adopted design guidelines.
 - Adopt a sidewalk improvement program in the capital improvements plan that resurfaces parking, potentially with crosswalks.
 - Research designating the area as a historic district to obtain tax credits.
- Build Access and Connections
 - The Village is currently updating their five-year recreation plan, which supports providing access to the river and water, noting connections to recreational opportunities from the Historic River District. Creating attractive, well-designed, and safe connections to the river, the marina, and Village Parks and campgrounds will assist in supporting both the Historic River District and other areas in the Village.
 - Create walking and biking access with signage to the Historic River District and adjacent uses such as the waterfront, and linking to the M-25 Corridor.
- Marketing
 - Create and annually update a redevelopment ready guidebook online to showcase properties that are ready for use, along with pertinent tax, cost, utilities and other marketing information.
 - Market the Historic River District as a destination and a stopping point to other attractions to the north, highlighting at least ten things that a visitor can do when visiting. The outcomes from the MSU First Impressions Tourism Program can be used as a guide.



M-25 Corridor

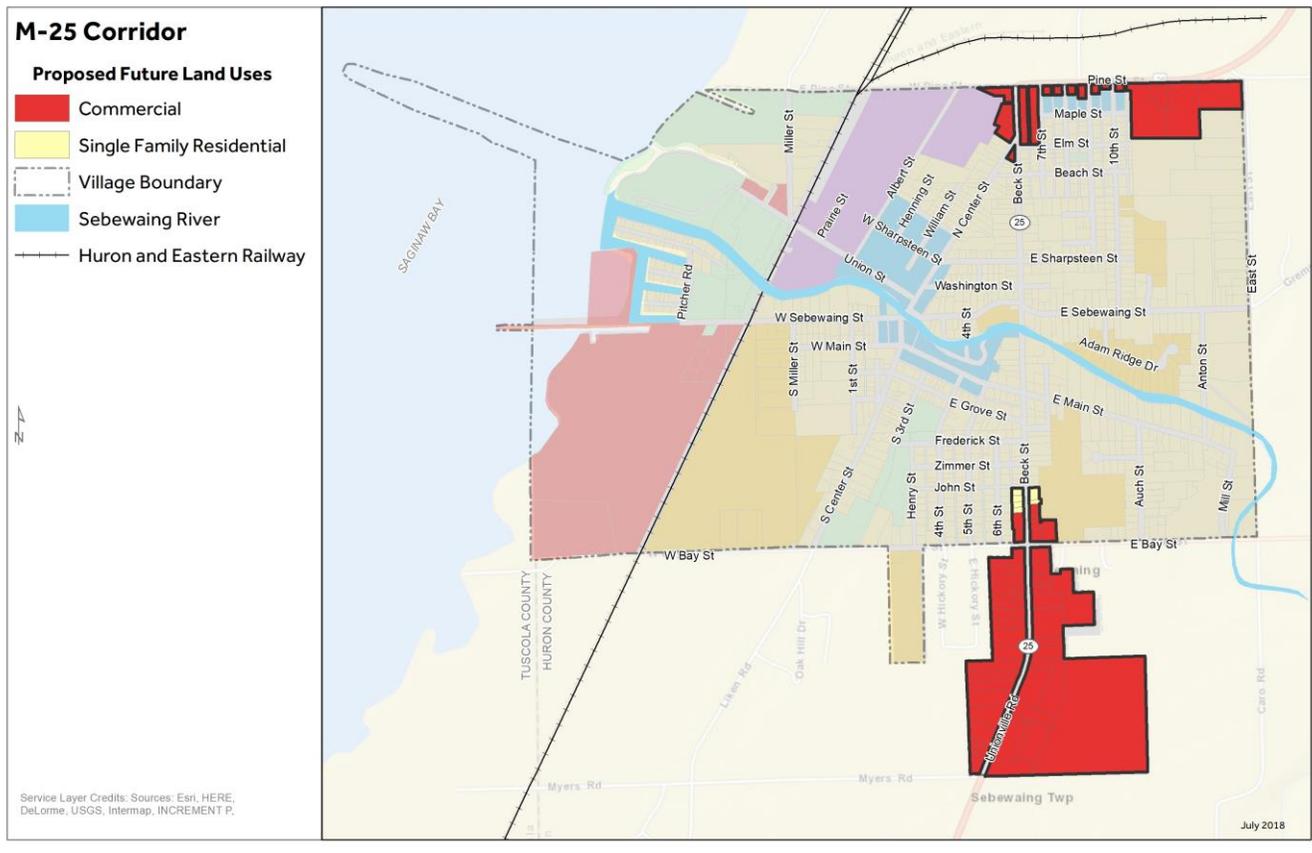


Figure 15: M-25 Corridor Context Map

Background

The entirety of the M-25 corridor (Unionville Road and Beck Street), extends north and south through the Village, roughly bisecting the eastern third of the land area. The current development along this state highway is primarily residential, with commercial uses at the north and south ends of the highway. The existing and planned uses along this corridor require zoning and development regulations that will both promote commercial development on the larger lots to the south and preserve the quiet, residential street it becomes as it travels north through town and across the Sebewaing River.

The future land use planned for the corridor retains this mix of land uses and is embarking on a new zoning ordinance that will provide more detailed development guidelines that will include access management and basic design guidelines. The community has been surveyed extensively and requested various commercial additions to the community that would be suitable for the M-25 Business Corridor, which is a commercially planned and zoned area. These types of businesses could include food options, retail stores, or other services.

The M-25 Business Corridor extends from Myers Road to just south of John Street. There are also commercial uses further north at M-25 and Pine Street. The commercial uses in these two sections vary in size and density, particularly at the southern end of the community.



Key Issues

The key issues facing development of the M-25 Business Corridor are as follows:

- The varying lot sizes and frontages available for commercial uses.
- The mix of access points that create friction entering and exiting property at the southern end of the corridor.
- The cost of developing on long narrow lots is less flexible because of the driveway and parking requirements and default building footprint that has to fit within these requirements.
- The lack of consistent seasonal traffic volume on M-25 discourages development that generally requires year round traffic to survive, such as restaurants, sporting stores and other service and retail uses geared for Village residents and visitors.

Strategies

The strategies to address these challenges are listed below. The following strategies will be led by the Village Planning Commission as well as the Chamber of Commerce to ensure that both strategies around zoning updates and marketing of the area are achieved. The Village Council will also be a key entity in making decisions on the below strategies.

- Update Zoning:
 - Revise the zoning ordinance to permit zero lot line development, thereby creating the opportunity for more innovation in the use of the lot or effectively creating a larger lot but retaining single lot ownership if desired.
 - Add access management provisions to the zoning ordinance that rewards shared drives,

shared parking, limits the distance between drives, and specifies standards for drives so they can accommodate deliveries from trucks or large vehicles without damaging the drive or curb radius.

- Rewrite parking requirements to lessen paved surfaces, thereby effectively increasing the buildable area on the lot. Less required parking also decreases the cost of development with less paving, drainage, and maintenance. This can also



help the Village work toward their resilience and sustainability goals, by reducing the amount of impervious surfaces.

- Write development regulations that require pedestrian transportation options that are separated from traffic the full length of the corridor.
- Marketing
 - Adopt a development marketing campaign for the corridor and specific locations that will provide infill on the corridor to increase the density and type of uses. A mix of uses will attract greater numbers of people as there will be something for everyone in the region.
 - Increase tourism marketing to take advantage of traffic that is attracted to beaches and festivals to the north on M-25. Leverage existing marketing in the region to show what people can do along the way and what is unique about Sebewaing. Signage to direct people off the corridor and into the downtown and waterfront is also valuable.
 - Create and update annually a redevelopment ready guidebook online to showcase properties that are ready for use, along with pertinent tax, cost, utilities and other marketing information.

8. FUTURE LAND USE

The Future Land Use Map and categories are intended to be used as both guidance and a tool to shape future planning and development efforts. Created with an eye toward future zoning updates, the Future Land Use map reflects the anticipated needs of the Village, its residents, and visitors. It aims to maintain a rural, livable, walkable environment while allowing the Village to control the appropriate amount, location, and type of growth and development. The purpose of the Future Land Use Map is to:

- Provide a projection of land uses for the next 20 years.
- Assist in accomplishing the goals and objectives outlined in the Master Plan.
- Achieve coordination of development by directing and supporting the Planning Commission decision making process when evaluating future zoning and development proposals.
- Serve as a consensus document, stating clearly the community's vision and strategy. As a consensus document, the Master Plan can be used to justify and align funding efforts needed to achieve the goals and objectives.

i While the Future Land Use Map conveys the Village's desired land use for each parcel over the next 10-20 years, it is also intended to be fluid, and frequently revisited and amended as needed. As a guide, not every change will actually take place and in most cases where a zoning change is required to achieve the planned future land use, it will happen at the request of the landowner on their schedule.

The Future Land Use Map and categories are intended to be used to guide and direct zoning decisions. However, Future Land Use categories do not need to match the zoning districts. In Sebewaing, the zoning ordinance is anticipated to be updated in 2019, helping to align this guidance document with the zoning document more clearly. See the Zoning Plan section of this Master Plan on page 35 for further discussion of how these two documents work together.

The following includes a description of each category of uses included in the Future Land Use Map:

Single-family Residential

Single-family residential remains the most prominent land use. This land use classification is intended to provide adequate space for single-family residences. The uses intended in this classification include one-family detached dwellings and compatible uses such as daycare facilities, religious institutions, and other public facilities such as libraries and municipal offices. Short-term rentals and bed and breakfasts would also be considered appropriate for this type of land use. The prominence of single-family residential dwellings ensures that the Village of Sebewaing continues to maintain its rural nature.

Multi-family Residential

This Future Land Use designation envisions supporting higher-density residential uses, including apartment buildings, duplexes, and condominium-style developments. The Future Land Use Plan would allow for additional land to be designated as multi-family than shown in the current Master Plan or zoning map. The goal of increasing land designated for multi-family is to allow the Village to diversify the availability of quality, affordable housing for residents of all abilities and at all stages of life.

Commercial

Commercial land uses are envisioned along key roadways, accessible by car, including Pine Street and Unionville Road. This designation includes retail and various highway and pedestrian-oriented services. Commercial uses are grouped and focused in these areas on the Future Land Use Map more than they have been in previous planning documents.

Manufacturing

This is the most intense land use in the Future Land Use Map. This category includes warehousing, manufacturing, processing, as well as light manufacturing facilities such as research and development. Supporting services for the primary uses as well as some supporting services for employees are intended to be included in this district also. The Future Land Use Plan envisions consolidating industrial activities to the north of the river, between the railroad tracks and Albert Street.

Mixed-use

To achieve a more walkable Village center, this plan proposes the addition of a mixed-use future land designation. The mixed-use zone would include the current Village center, as well as the parcels around Sharpsteen, William, and Henning Streets, which are currently characterized by a mix of industrial, vacant, and residential uses. The mixed-use future land designation would encourage pedestrian-oriented places that layer land uses by permitting residential and work-live spaces above business and in some cases, industrial use. Mixed-use would also be allowable on the north side of Maple Street, between Seventh and Tenth Streets to create a buffer between the commercial uses along Pine Street and the residential areas. This would also be a tool to encourage additional commercial and residential development.

Recreation

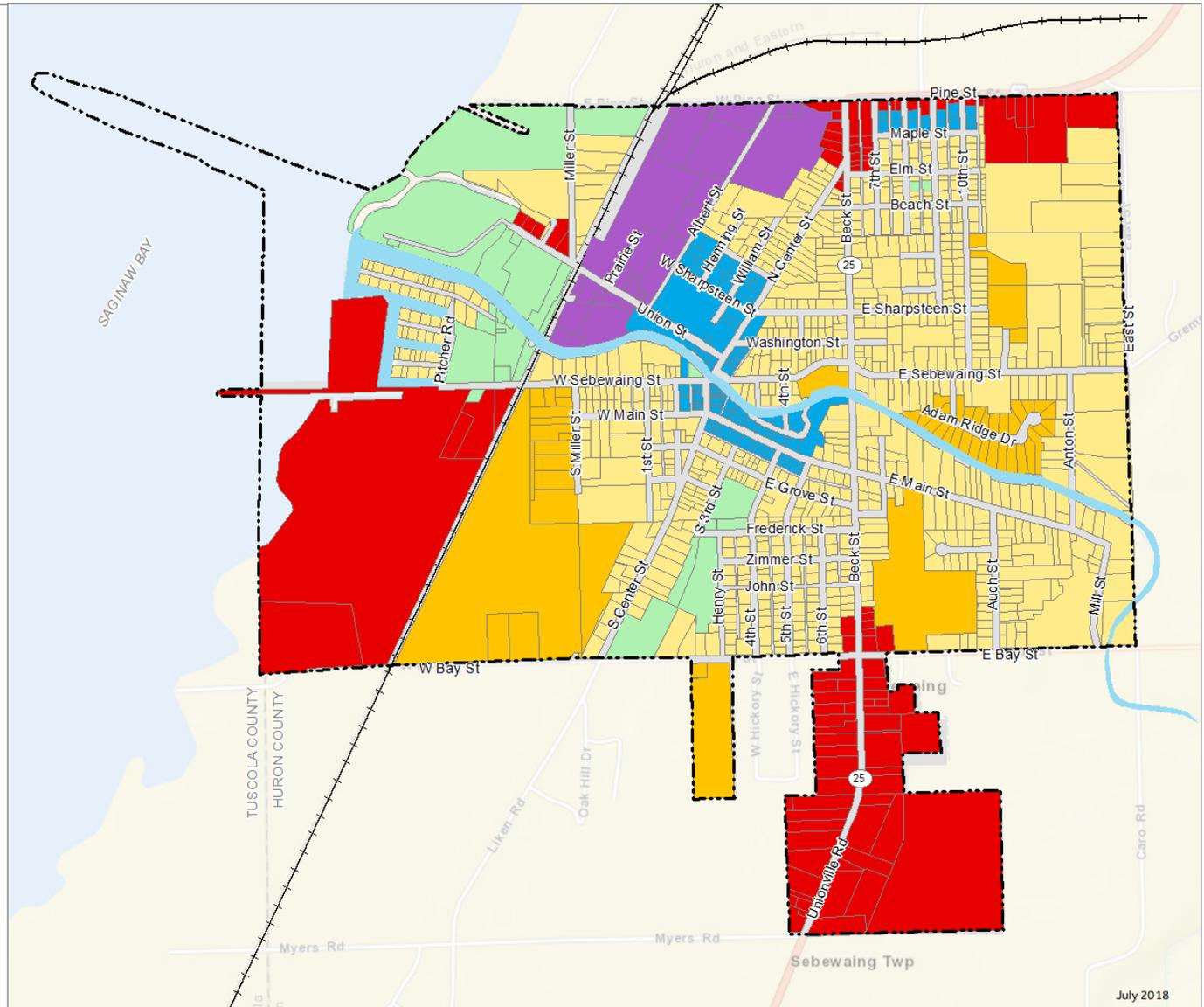
According to the Future Land Use Map (pg. 43), the recreation land use designation would be at the existing parks throughout the Village and on parcels where the land is currently used for recreational activities, such as camping. The recreation designation would encourage the maintenance of parks, open space, water access, campgrounds, and recreational facilities throughout the Village of Sebewaing.

Future Land Use

- Single Family Residential
- Multiple Family Residential
- Commercial
- Manufacturing
- Mixed Use Commercial
- Recreation
- Village Boundary
- Sebewaing River
- Huron and Eastern Railway



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P,



July 2018

Figure 16: Future Land Use Map

9. ZONING PLAN

Michigan Planning Enabling Act requires that every community that has zoning must also have a Master Plan. The purpose of this dictate is to cause the community to create a guidance document, based on community engagement, and ideally, consensus so that zoning decisions are based on the cohesive thought of the community as a whole. This gives the zoning, an enforceable law in the community, the publicly accepted authority it needs to be employed and respected. Applied consistently and fairly, zoning is the strongest and most effective land use tool a community can have.

As part of the intent of the Master Plan and Zoning Ordinance, the enabling legislation for planning requires that the Master Plan include a discussion of how the zoning and planning documents are related and treated as part of a comprehensive set of land use regulatory tools to carry out thoughtful development and growth in a community.

Table 6 shows how the Future Land Use categories coincide with the zoning categories that exist now and serves to provide interpretation direction to the planning commission regarding how to use the Future Land Use Map. Often, Future Land Use categories are broader than zoning categories because the Plan is intended to have some fluidity as situations present themselves and change over time. For instance, the Future Land Use Map may show a 'commercial' category and the zoning map may show three commercial categories, all of which are commercial in nature but have different intensities or densities of commercial uses. It is up to the Planning Commission and Village Council, and sometimes rezoning applicants, to locate the various commercial zoning categories within the more general future land use 'commercial' category at the time the Future Land Use is created. In some cases, the Future Land Use and the Zoning Map will line up exactly, often to create a definitive boundary between residential and other uses, for example.

Future Land Use category	Corresponding Current Zoning category
Single Family Residential	RA-1 One-Family Residential RA-2 One-Family Residential
Multi-Family Residential	MR Multiple-Family Residential MHP Mobile Home Park <i>(Yet to be eliminated in zoning ordinance)</i>
Commercial	C Commercial
Manufacturing	M-1 Light Manufacturing M-2 Heavy Manufacturing
Mixed Use Commercial <i>(proposed for inclusion)</i>	MR Multiple-Family Residential C Commercial M-1 Light Manufacturing M-2 Heavy Manufacturing
Recreation <i>(proposed for inclusion)</i>	C Commercial RA-2 One-Family Residential

Table 6: Future Land Use and Corresponding Zoning Categories



There will be times when zoning decisions are made that do not conform to the Master Plan. In these cases, there needs to be strong justification and an immediate intent to revisit the Master Plan and Future Land Use Map by the planning commission to revise these to reflect the modified thinking and rationale that the inconsistent zoning decision reflects.

The Village of Sebewaing Zoning Plan shows one category that will be proposed for elimination in the zoning ordinance and two that will be proposed for inclusion. The zoning ordinance is slated to be rewritten in 2019. At that time, the Planning Commission expects to make these changes. Until that time, the Future Land Use Map must reflect categories and uses that exist in the zoning ordinance so that particular land uses are not effectively prohibited or permitted in the Plan without corresponding regulations in the Zoning Ordinance.

10. IMPLEMENTATION STRATEGY

Implementation strategies are a key component of the Master Planning process. Implementation of this plan will take cooperation among municipal leaders, Village residents, and the private sector to carry out the recommendations in this plan, and to continue the planning process. In addition to the three general implementation strategies below, the tables that follow reiterate the goals and objectives developed as part of the planning process and layout the proposed tasks, timeline, and responsible party for making the plan's recommendations a reality.

The implementation timelines on the following tables are a rough estimate of the number of years to undertake the tasks for a given objective. The timeline can also be used to speak to the priority each objective will be given. For example, the Village intends to prioritize attracting and creating additional activities such as kayaking, fishing, hunting, and creating a year-round non-motorized trail.

- Near-term: Less than 2 years
- Mid-term: 2 to 5 years
- Long-term: 5 years or more

A single responsible party is identified for each near-term task. The listed responsible party will take the lead moving their task forward. However, every task will require partnership among multiple entities. The lead responsible party will identify partners, including other municipal entities and committees, local businesses, or land owners to support in planning and implementation of the task. The tables below will be revisited periodically, at which time lead responsible parties for tasks that will take place in the mid- to long-term timeframe will be identified.

Zoning Ordinance Revisions

In addition to the tasks and roles and responsibilities laid out in the table below, the zoning ordinance is the primary implementation mechanism for the Master Plan. Given the community's goals, objectives, and proposed future land uses, a key component of this plan's implementation will include a comprehensive evaluation of the zoning ordinance. This will include a revision of the zoning map to support the Future Land Use Map. For a village the size of Sebewaing, a mix of traditional and form-based codes may work best for the Village center to create walkability and visibility, as well as discourage non-pedestrian activities from locating in the downtown area envisioned for mix-use zoning. The Planning Commission and Village Council, along with all Village Departments, and in some cases community groups, are responsible for carrying out the zoning ordinance revisions.

Public Participation and Support

Public participation is essential to the planning process. In order for the community to take ownership of the plan and for the goals and objectives to be reflective of the community's vision, ongoing efforts should be made to conduct outreach around the Village of Sebewaing Master Plan. Over the course of the Master Plan planning process, Steering Committee members attended other group's community meetings to discuss updates to the planning process. These efforts could continue after the completion of the planning process and adoption of the plan to ensure that the document continues to be used to guide land use decision in the community. Additional efforts could involve continuing to provide planning updates on the village website, in village communications, and on social media.

Continuous Planning

Sebewaing is not a static community. The planning process should evolve with time as social, economic, and land use changes may impact the goals and objectives of the community.

 In accordance with the Michigan Planning Enabling Act (MPEA), the Village Planning Commission must review the master plan at least every five years after adoption. Not only is the review a formal process required by the MPEA, but it also allows the planning commission to continue to build momentum towards the future envisioned by the community and to respond to changes both internal and external to the community. It provides a time for the planning commission to assess what tasks were accomplished, what tasks still need to be undertaken, and what changes may impact the plan. During the 5 year review process, the planning commission will review the master plan and determine whether the plan needs to be amended to address a change in the community. Each 5 year review and its findings should be recorded in the planning commission meeting minutes.

1. Grow TOURISM by maximizing parks and recreation assets and providing opportunities for these activities to grow Sebawaing as a destination			
Objectives	Tasks	Responsible parties	Timeframe
Develop fishing, birding activities, and hunting opportunities	<ol style="list-style-type: none"> 1. Agree on suitable level of growth, impacts 2. Add opportunities to local, regional, state, DNR websites, tourism campaigns 3. Sign access points, streamline process to fish (parking, licensing, other concerns) 4. Promote proximity to state land, advertise through the state 	<ol style="list-style-type: none"> 1. Planning Commission 2. Chamber/Huron County Economic Development Corporation (EDC) 3. Chamber and Village Council 4. Chamber and County EDC 	Near-term
Promote Agritourism	<ol style="list-style-type: none"> 1. Agree of suitable level of growth, impacts 2. Ensure proper zoning to permit retail activity, parking, bathrooms, crowds in agricultural areas 3. Learn from southwest area of state's agritourism trails, rules, promotions 4. Learn from Farm Bureau about needs and wants, limitations, concerns, etc. 5. Prepare marketing information to show locations, special events, fees, value of purchasing at the source, etc. 6. Start a farmer's market 	<ol style="list-style-type: none"> 1. Planning Commission 2. Planning Commission/Village Office 3. Chamber/Huron County EDC 4. Chamber/Huron County EDC 5. Chamber of Commerce 6. Chamber of Commerce 	Near-term
Attract hotel development and diversify lodging options	<ul style="list-style-type: none"> • Agree on a suitable level of growth, impacts • Ensure available zoned land • Advertise available land on county economic development land portal (create one if there isn't one) • Streamline development in the village – contact point, permitting brochure • Promoting and permitting short term rental services, such as Airbnb • Pursue hotel with pool/waterpark. 	<ul style="list-style-type: none"> • Economic Development • Planning Commission • Village Council • Chamber of Commerce • Land owners who want to sell or develop 	Long-term
Attract RV park development	<ul style="list-style-type: none"> • Agree on a suitable level of growth, impacts • Ensure available zoned land • Advertise available land on county economic development land portal (create one if there isn't one) • Streamline development in the village – contact point, permitting brochure 	<ul style="list-style-type: none"> • Planning Commission • Village Council • Chamber of Commerce • Land owners who want to sell or develop 	Mid-term
Create Village Marketing Campaign	<ol style="list-style-type: none"> 1. For outdoor activities 2. For a quaint town where you can eat, shop, walk, stay 3. Identify tag line 4. Utilize existing signage to welcome tourists/visitors. 5. Signage in areas surrounding recreational opportunities in order to promote walkability 	<ol style="list-style-type: none"> 1. Chamber of Commerce 2. Chamber of Commerce 3. Chamber of Commerce 4. Chamber of Commerce 5. Chamber of Commerce Huron County EDC 	Near-term

Table 7: Goal 1 Implementation Plan

2. Develop a range of affordable, quality **HOUSING**

Objectives	Tasks	Responsible parties	Timeframe
Increase the mix of housing	<ul style="list-style-type: none"> • Study housing needs based on current and projected population, demographics and income • Establish future housing areas in the community on the master plan and zoning maps • Write regulations that reflects the type of housing desired • Learn from other communities about successful housing development, pros and cons • Encourage positive management/tenant relationships 	<ul style="list-style-type: none"> • Economic Development • Realtors 	Mid-term
Prioritize development of vacant housing units	<ul style="list-style-type: none"> • Create an inventory of vacant housing units • Identify condition and priority needs • Prioritize overall needs and address in order, community wide, such as removing abandoned vehicles, cleaning up outside storage, removing noxious weeds • Establish Land Bank Authority in Huron County to hold property reverted for taxes • Take ownership of property in Land Bank or outside of a Land Bank at tax sale that is within the Village • Potentially sell tax reverted or donated properties at auction for specified use in pivotal areas of the community 	<ul style="list-style-type: none"> • Economic Development • Planning Commission • Village Council 	Mid-term

Table 8: Goal 2 Implementation Plan

3. Plan for attractive commercial, residential, and industrial DEVELOPMENT throughout the Village of Sebewaing			
Objectives	Tasks	Responsible Parties	Timeframe
Decrease blight in community	<ol style="list-style-type: none"> 1. Establish dangerous buildings ordinance and/or adopt the International Building Maintenance Code 2. Change blight enforcement to a police power ordinance with associated process for citations, fines and village action 3. Revise zoning ordinance to cause multifamily housing to be built with additional safety, lighting, sight lines, etc. to deter crime and vandalism 4. Create a behavior and expectations campaign in the police department that helps people know what it means to be neighborly and which behaviors will not be tolerated and their expected outcomes. (In Sebewaing we do not tolerate...) 5. Increase patrols and citations for drugs and violence. Become less tolerant of antisocial behavior in housing units 6. Learn from other communities about crime enforcement at the local level 7. Lobby for a land bank where the county can hold foreclosed and tax reverted land instead of banks and speculators 	<ol style="list-style-type: none"> 1. Village Council/ Planning Commission/ Police Department 2. Village Council 3. Village Council/ Planning Commission 4. Police Department 5. Police Department 6. Village Council 7. Village Council 	Near-term
Take control of vacant, abandoned and obsolete property	<ul style="list-style-type: none"> • Take advantage of the Huron County Brownfield Authority • Research methods, benefits, and drawbacks of Authority • Use available brownfield expertise to help create brownfield plans and scenarios for reuse • Create list of targeted properties: 249 N. Center Street (the former LMS property), 708 N. Beck Street (former Acme Roll Forming property), 232 Center Street (former Norman's), former gas stations, old car wash, salvage yard • Learn about Land Banks, purpose, pros and cons and promote establishment of a Land Bank for use by Huron County • Research Sanilac County Land Bank and opportunities to have a regional land bank • Lobby Huron County to create a vehicle for land bank use • Demonstrate value to the Village and other parts of the county through adaptive reuse and tax benefits • Build support among other communities for a land bank 	<ul style="list-style-type: none"> • Economic Development • DDA • Planning Commission • Huron County Board of Commissioners 	Mid-term
Intentionally promote development of Historic River District and M25 Business Corridor	<ul style="list-style-type: none"> • Use state and county small business development tools and incentives to attract a bakery, restaurant, coffee shop, and promote walkability • Use state and county small business development tools and incentives to grow existing businesses • Continue discussion with MEDC and MSU regarding zoning for small scale businesses • Permit mixed uses such as manufacturing and retail • Focus on supply chain building for businesses and manufacturing • Create incentive financing fund for Center and Main Street business improvements - signs, awnings, flowers, etc. • Support downtown business association 	<ul style="list-style-type: none"> • Economic Development • Planning Commission • Village Council • Chamber of Commerce • Local Businesses 	Long-term

Table 9: Goal 3 Implementation Plan

4. Improve access to and use of the Village of Sebawaing's WATER ASSETS			
Objectives	Tasks	Responsible parties	Timeframe
Identify beach location	<ul style="list-style-type: none"> Establish working group to identify access, ownership Identify available state funding to develop beach Learn from Caseville and others about beach operations, funding, experiences Consider promoting area beaches if development is infeasible ("We have it all here, even without a beach") 	<ul style="list-style-type: none"> Economic Development Planning Commission Village Council DNR Federal Aviation Administration 	Mid- to long-term
Develop water recreation – boating, kayaking	<ol style="list-style-type: none"> Agree of suitable level of growth, impacts Identify and sign access points Advertise supporting businesses – renting, eating, storing, purchasing equipment 	<ol style="list-style-type: none"> Planning Commission Village Council Chamber of Commerce/Huron County EDC 	Near-term
Develop non-motorized walking trails and connections from the Village residential and commercial areas to the waterfront	<ol style="list-style-type: none"> Identify routes and follow specifications in the State's design guide to improve safety and overall appearance of sidewalks on walking routes Determine sites for implementing signage in the downtown area and residential neighborhoods Ensure facilities meet State requirements regarding ADA accessibility and safety Implement a sign ordinance to encourage a standard style of signage along route <ul style="list-style-type: none"> Ensure non-motorized walking trails are accessible year-round for residents and promote winter-time use of routes including cross-country skiing or snowshoeing on trails (mid-term) Focus on sidewalk infrastructure improvements (mid-term) 	<ol style="list-style-type: none"> Village Council Village Council Village Council Village Council 	Near-term to mid-term

Table 10: Goal 4 Implementation Plan

5. Provide efficient and effective **VILLAGE SERVICES**

Objectives	Tasks	Responsible parties	Timeframe
Continue to improve drinking water system	<ul style="list-style-type: none"> • Replace cast iron mains • Years 0-5 finish piping project • Years 5-10 purchase water from available source • Reevaluate purchasing drinking water treatment from neighboring municipalities now • Do cost analysis and community preference study • Assess feasibility of community-wide filtration plant • Do cost analysis and community preference study 	<ul style="list-style-type: none"> • Sebewaing Light & Water 	Mid- to long-term
Promote collaborative efforts among municipalities and agencies	<ol style="list-style-type: none"> 1. Continue to develop relationships across municipalities and agencies 2. Attend other agencies meetings to discuss what is happening in Sebewaing and where there are opportunities to collaborate 	<ol style="list-style-type: none"> 1. Village Council, Planning Commission, Chamber of Commerce 2. Village Council, Planning Commission, Chamber of Commerce 	Near-term

Table 11: Goal 5 Implementation Plan

6. Promote the development and adoption of climate adaptation and RESILIENCE strategies for Sebewaing and its utilities.			
Objectives	Tasks	Responsible parties	Timeframe
Align planning efforts to the Resilience Plan to protect infrastructure and ecosystems	<ul style="list-style-type: none"> • Prepare community for extreme weather • Explore locations for cooling and heating centers • Create emergency response plans during storms • Adapt buildings • Meet flood elevation requirements • Used flood resistant construction materials, where feasible • Construct external flood walls • Locate mechanical systems on upper floors • Consider backwater valves • Protect infrastructure • Protect drinking water sources • Protect the electrical grid • Protect ecosystem • Maintain open and green space for water detention 	<ul style="list-style-type: none"> • Light & Water • DPW 	Mid- to long-term
Align operational and capital improvements, including water quality infiltration and protecting recreation infrastructure to the Resilience Plan	<ul style="list-style-type: none"> • Water quality and infiltration • Implement green infrastructure policies and projects • Retrofit existing recreational infrastructure to protect from damage and ensure safety of recreational users 	<ul style="list-style-type: none"> • Light & Water • DPW 	Mid- to long-term

Table 12: Goal 6 Implementation Plan

APPENDIX A

[Link to Survey Results](#)

Full results from the Village of Sebewaing Master Plan Survey can be found at the following link:
<https://www.questionpro.com/t/PDOh5ZbTq6>

APPENDIX B

Public Meeting Poster Boards

Poster Boards from the Public Meeting on June 7, 2018, can be viewed at the Village Office at 222 N. Center Street.

APPENDIX C

Concept Plan for 249 N. Center Street (the Former LMS Property) - Public Comment Draft

