



VILLAGE OF SEBEWAING

MASTER PLAN

2026

ACKNOWLEDGEMENTS

A public hearing on the Village of Sebewaing Master Plan was held on XXXX. The Village of Sebewaing Master Plan was adopted by the Village of Sebewaing Planning Commission on XXXX, 2026 by the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008.

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CHAPTER 1

INTRODUCTION

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 (Plan). The Village of Sebewaing Planning Commission was formed in the Summer of 2015 and is comprised of residents and business owners. The Village encourages training for its Planning Commission. 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, and taken part in the Main Street program.

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.

The Planning Process

The Village of Sebewaing Master Plan planning process began in March of 2026. 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 Spicer Group to support the completion of the Master 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.

A public hearing was held on XXXX, 2026 as required by the MPEA and to provide an additional opportunity for feedback and input following the 63-day review period. After the hearing, the Master Plan was approved by the Sebewaing Village Council on XXXX, 2026, and then adopted by the Planning Commission on XXXX, 2026. 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.



CHAPTER 2

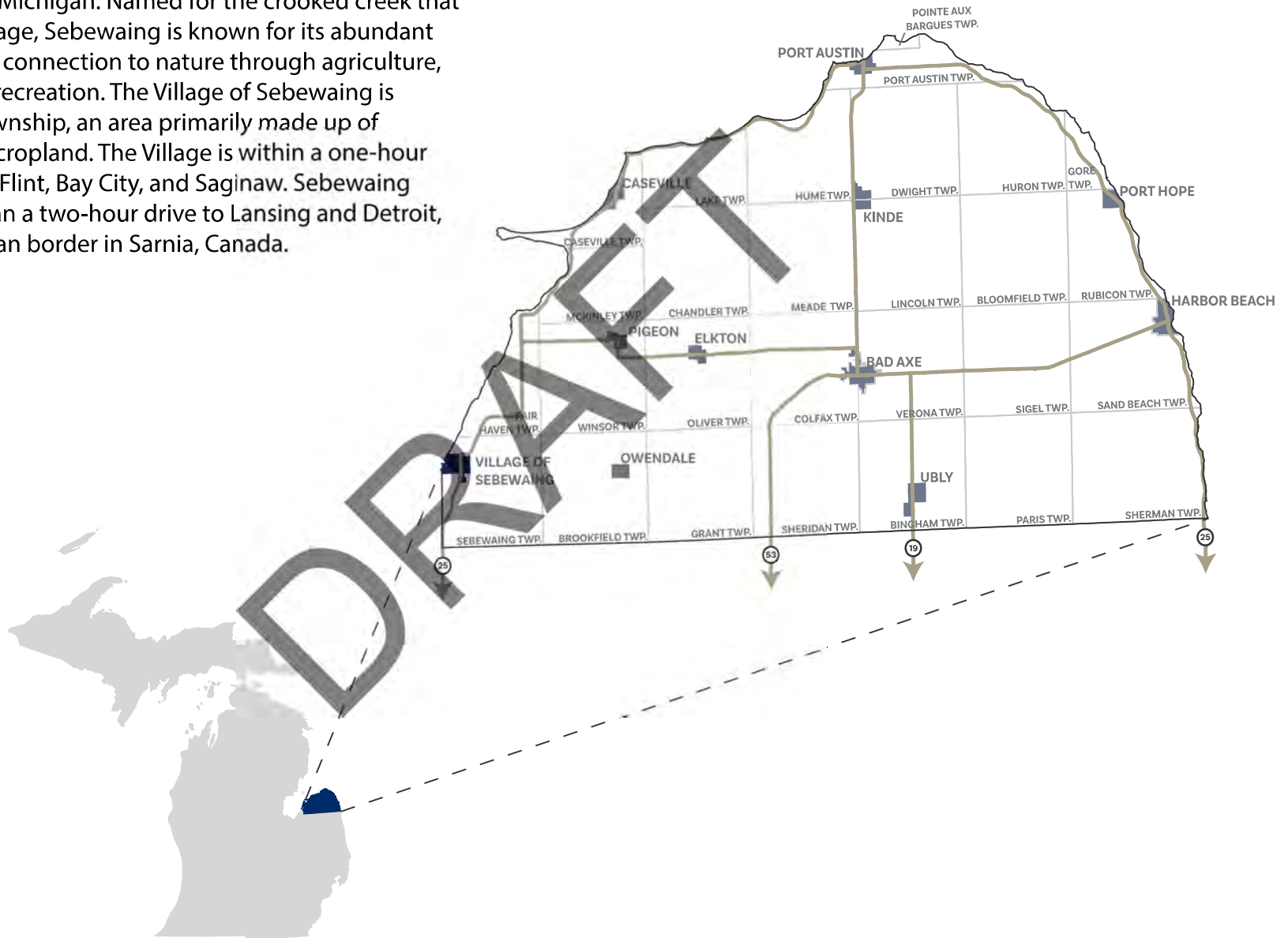
Community Profile

COMMUNITY PROFILE

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



2018 Demographics

Population Overview

Before developing the 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 solid decline in its population by nearly 18%. During the same time period, both Sebewaing Township and Huron County saw approximately an 11% 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 have varying needs in terms of community facilities, activities, and housing options. A shrinking population can impact housing vacancy and strain 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 median State of Michigan age. 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% of the population, a 6.5% increase since 2000. Residents ages 20 to 64 have consistently been the largest age cohort, making up 60.2% 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%. The Village of Sebewaing has seen a 7% decline in residents under the age of 20, representing only 16% of the population in 2016.

Implications: An aging population has specific needs in terms of housing, health care, recreation facilities and activities, and transportation. Ensuring appropriate services, amenities, and housing are available should be a priority for the Village. Currently, Sebewaing is attempting to address this through zoning options that 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

Housing stock in Sebewaing has grown by 13.5% since 1970. Most of the housing stock consists of 1-unit, detached structures. Only 20% 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% 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 to the area to purchase. A scan of the real estate market in the summer of 2018, showed that 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 to diversify housing options, both in terms of affordability and size, as well as promoting the redevelopment of vacant units before building new housing options.

Table 1 - Selected Demographic and Economic Characteristics

	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	2.30	2.30	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%	17.8%	18.6%	12.9%	13.4%	18.9%	16.8%	16.1%	17.2%	13.7%	14.1%
Below Poverty Level	17.5%	9.8%	9.4%	13.9%	8.6%	7.7%	10.2%	13.3%	14.0%	10.5%	14.8%	16.3%

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 Sebewaing Township or the State of Michigan. However, in the Village of Sebewaing, the poverty rate dropped from 17.5% to 8.6% from 2000 to 2016, and a similar decline in poverty rate was experienced in Sebewaing Township. According to the US Census Bureau, 13% of adults in Sebewaing held a bachelor's degree or higher in 2016 and almost 9 in 10 adults in Sebewaing held a high school diploma, about a 14% increase since 2000. Manufacturing, Healthcare and Social Assistance, and Retail Trade were the top industries employing Sebewaing residents in 2015.

Michigan Sugar Company is an agricultural cooperative, based in Bay City, with sugar beet processing plants in Bay City, Caro, Croswell, and Sebewaing. 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, Sebewaing is home to four of the county's 43 top industrial employers.

Implications: The lower annual incomes in Sebewaing are 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. Sebewaing residents that are employed are in industries that align with broader trends in the region.

Table 2 - 2015 Employment By Industry

Employment By Industry (2015)			
	Village of Sebewaing	Sebewaing 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%

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

* The Township figures include the Village of Sebewaing population

2026 Demographics

Population Characteristics

According to the 2024 American Community Survey, the Village of Sebewaing has a population of approximately 1,850 residents. Since 2020, the Village has experienced modest growth, gaining roughly 300 residents. In contrast, Huron County overall has seen a decline in population during this same time period. Figure 2, to the right, illustrates the Village's historical population trends dating back to 1960.

The Village has a median age of 44.8, which is lower than Huron County's median age of 49.5 but higher than the statewide median of 40.2. This places the Village somewhere between the older population of the County and the relatively younger population of the State. These trends suggest the Village may have a more balanced age distribution, which may support both a stable workforce and a consistent demand for services across age groups. However, the slightly higher median age compared to the State may indicate a need to plan for aging-related services and amenities in the future, while balancing the attraction and retention of younger residents.

As identified in Figure 3, the largest age cohorts in the Village are residents ages 60-69 (16.3%), followed by those ages 30-39 (14.8%) and 50-59 (13.2%). Children ages 0-9 represent the next largest group, accounting for 12.3% of the population. In contrast, the 20-29 age group is notably underrepresented compared to the County and State, comprising just 5.6% of the Village's population.

This distribution may suggest the Village has a strong presence of both older adults and established families, but may be losing or struggling to attract young adults in their twenties. Over time, this could impact workforce availability and long-term population stability, indicating a potential need to strategically plan for housing, employment opportunities, and amenities that appeal to younger residents.

Figure 2 - Historic Population

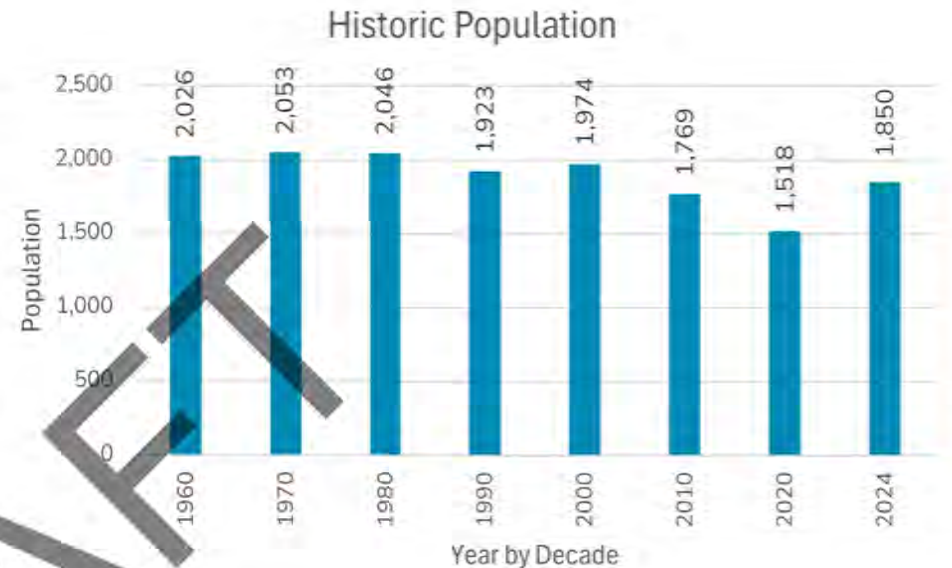
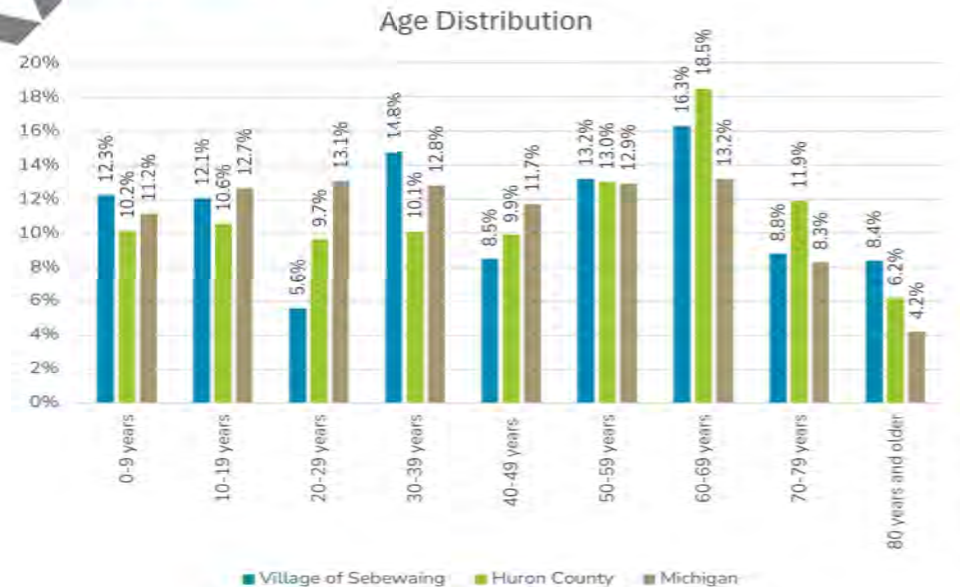


Figure 3 - Age Distribution



Household Characteristics

Household characteristics help demonstrate what types of homes are available and how people are living in them. They can also point to areas where housing may need updates or improvements. This section looks at topics like the age of homes, how much people spend on housing, the types of housing in the Village, how many homes are occupied or vacant, and the typical home value.

The age of housing is a key indicator of a community's housing stock. Older homes are often more affordable, but they also tend to require more maintenance and upkeep. In the Village, 67.2% of homes were built before 1960. That figure increases to 91.3% when including homes built before 1980. This means that the vast majority of homes in the Village are at least 45 years old, which may place additional maintenance and repair costs on homeowners. This aging housing stock is further reflected in the limited amount of new residential construction in recent decades. According to the 2024 American Community Survey, only 0.5% of the Village's housing stock has been built since 2000. A full breakdown of the Village's age of homes can be seen in Figure 4.

Figure 4 - Age of Structure

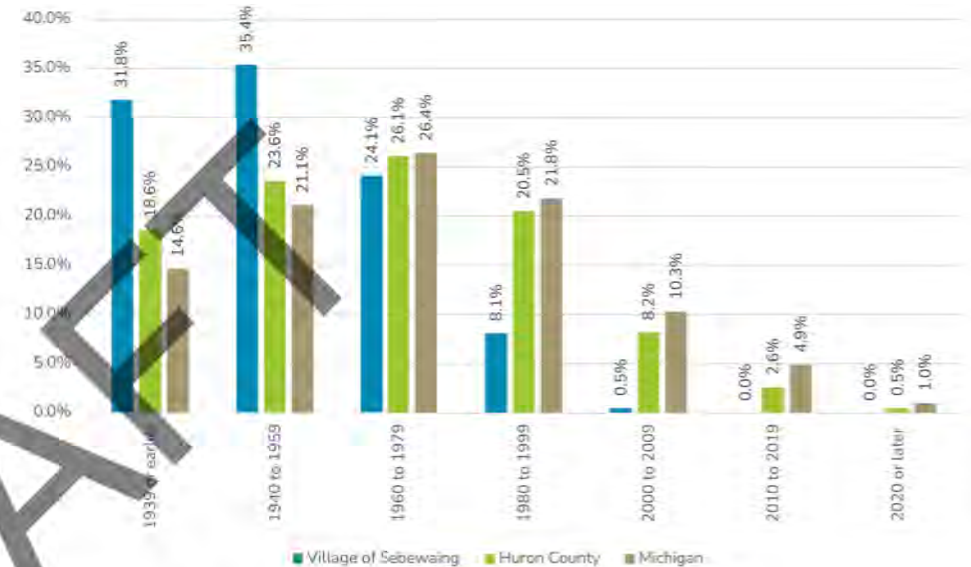
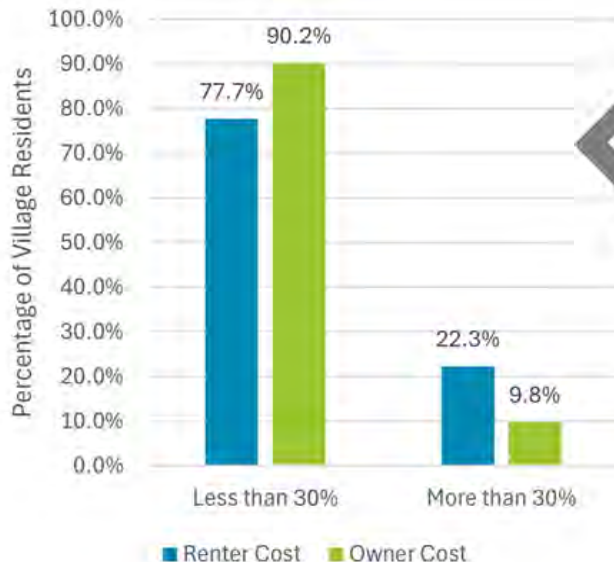


Figure 5 - Housing Affordability



A common guideline for housing affordability is that households should spend no more than 30% of their monthly income on housing costs¹. When housing expenses exceed 30% of a household's income, it may indicate that housing is becoming less affordable and could place financial strain on residents. Figure 5 illustrates the percentage of Village of Sebawaing residents who spend either less than 30% or more than 30% of their income on housing costs for both owner-occupied and renter-occupied housing.

The majority of residents in the Village spend less than 30% of their monthly income on housing. Among renters, 77.7% spend less than 30% of their income on housing costs, while 90.2% of homeowners fall below that threshold. These figures suggest that housing in the Village is generally affordable for most residents. However, renters appear to experience more of a housing cost burden than homeowners, as a larger share of renter households spend more than 30% of their income on housing expenses. This may indicate a need for more affordable rental options within the Village.

¹United States Census Bureau. (2024). Nearly Half of Renter Households Are Cost-Burdened, Proportions Differ by Race. <https://www.census.gov/newsroom/press-releases/2024/renter-households-cost-burdened-race.html>

Figure 6 - Housing Types



Figure 6 shows that the Village contains a variety of housing types, including single-family homes, multi-family housing, and mobile homes. However, the housing stock is dominated by single-family detached homes, which make up 79.1% of all housing units in the Village. This indicates that the Village's housing pattern is primarily low-density and geared toward traditional family households, with comparatively fewer alternative housing options such as apartments, townhomes, or higher-density developments.

The Village of Sebewaing has a total of 1,019 housing units, of which 86.1% are occupied. The remaining 13.9% are vacant, which is significantly lower than the vacancy rate for Huron County as a whole (30.5%) and generally consistent with the statewide vacancy rate of 11.8%. A lower vacancy rate may indicate a relatively stable housing market and consistent demand for housing within the Village. Of the occupied housing units, approximately 75% are owner-occupied, while the remaining 25% are renter-occupied. This high rate of homeownership may point to long-term residential stability and a strong presence of permanent residents within the community.

The median housing value in the Village is \$98,700, which is substantially lower than the median housing value in Huron County, (\$154,300). When compared to the statewide median housing value of \$231,600, housing in the Village is considerably more affordable than in many other parts of Michigan. Lower housing values can help make homeownership more attainable for residents, although they reflect factors such as the age of the housing stock, local income levels, and housing demand within the area.

Financial Characteristics

Analyzing income levels and related economic data can also help identify areas of strength, potential challenges, and opportunities for future investment and development.

Income is one of the most important indicators used to assess housing affordability, economic stability, and overall community well-being. For this analysis, per capita income, median family income, and median household income were compared between the Village of Sebewaing, Huron County, and the State of Michigan. Per capita income measures the average income earned per person within a given area and can help illustrate the general economic conditions of a community. Median family income represents the income of households whose members are related by birth, marriage, or adoption, while median household income includes the income of all individuals living within a household, regardless of relationship. Together, these measures provide a more complete understanding of the Village's economic conditions and how they compare to broader regional and statewide trends.

As shown in Figure 7 below, the Village has a lower median household, median family, and per capita income level when compared to both Huron County and the State of Michigan. However, as discussed earlier in this chapter, housing costs in the Village are also significantly lower than countywide and statewide averages. This suggests that, despite lower income levels, the Village may maintain a comparatively lower overall cost of living, particularly in relation to housing affordability.

Figure 7 - Income



Examining a community's top industries is important to help identify the primary sources of employment and economic activity that influence the community's economic stability, needs, and future growth opportunities.

The three largest industries employing residents in the Village are:

1. Educational services, and health care and social assistance
2. Manufacturing
3. Arts, entertainment, and recreation, and accommodation and food services

A full list of the Township's employment by industry can be seen in Table 3 on the following page.

Table 3 - 2024 Employment By Industry

Employment By Industry (2024)			
	Village of Sebewaing	Huron County	Michigan
Educational services, and health care and social assistance	26.6%	21.0%	23.3%
Manufacturing	14.8%	20.4%	18.2%
Arts, entertainment, and recreation, and accommodation and food services	12.9%	7.3%	8.4%
Retail trade	8.9%	1.0%	10.8%
Other services, except public administration	7.0%	4.7%	4.5%
Construction	5.8%	7.4%	5.9%
Finance and insurance, and real estate and rental and leasing	5.1%	4.2%	5.8%
Professional, scientific, and management, and administrative and waste management services	5.1%	5.9%	10.3%
Agriculture, forestry, fishing and hunting, and mining	4.8%	8.1%	1.1%
Transportation and warehousing, and utilities	3.2%	5.1%	4.9%
Public administration	3.2%	3.0%	3.6%
Wholesale trade	1.9%	1.7%	2.0%
Information	0.6%	1.2%	1.2%

Commute times can provide insight into the availability of employment opportunities within and around a community. In the Village of Sebewaing, nearly one-third of residents (32.8%) travel less than 10 minutes to work, suggesting that a significant number of employment opportunities are located within the Village or just outside of the Village. At the same time, just over one-third of residents (34.5%) commute more than 30 minutes to work, likely traveling to larger employment centers such as Bad Axe, Bay City, or Saginaw for additional job opportunities. These commuting patterns suggest that while the Village provides some local employment options, many residents also rely on regional job markets for work. A full breakdown of the commute times to work can be seen in Figure 8 to the right.

Figure 8 - Commute Time to Work



Natural Resources

The Village of Sebewaing is home to incredible natural resources. Access to natural features can play an important part to a good quality of life. Many residents in the Village recognize the importance of preserving, protecting, and enhancing the Village's natural resources into the future. The following table provides a snapshot of the natural features present in the area:

Table 3 - Natural Resources in the Area

Saginaw Bay	Sebewaing River	Wetlands	Forest & Open Green Space
 The Saginaw Bay makes up Sebewaing'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 Sebewaing Bay, the community has an interest in identifying potential locations for a beach or waterfront access in the future.	 The Sebewaing River runs from the Saginaw Bay to the Cass River, located southwest of Sebewaing near Cass City, Michigan. The Sebewaing River provides opportunities for residents and visitors to take advantage of the natural resources that Sebewaing has to offer. Sailboats, motorboats, kayakers, and fishermen use the river for warmer-month activities.	 According to the National Wetlands Inventory, a majority of Sebewaing's wetlands are located on the Saginaw Bay. The wetlands along the Saginaw Bay create 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.	 The park and recreation areas throughout the Village of Sebewaing represent opportunities for residents and tourists to enjoy both forested areas and open green space. The Sebewaing 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 green space, soccer, baseball, and softball fields.

Birdwatching, Fishing, and Duck Hunting	Climate	Invasive Species and Endangered Species
		
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.	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%, 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.	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 have taken over many beach-front areas in the region.

Community Facilities

Parks

The Village is concurrently updating their Village Recreation Plan, which provides an in-depth assessment of area recreational facilities. The Village boasts 6 parks, including the Sebewaing County Park that spans 26-acres and includes 54 large hook up sites and 10 tent sites. The Village is also home to the Sebewaing River Campground with 73 camping sites and fishing access. For a more in-depth review of the community facilities throughout Sebewaing, reference the Village of Sebewaing Recreation Plan 2027-2031.

Schools

The Village of Sebewaing 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 is open to students from 2nd through 8th grade. The pre-school and 1st grade campus is located in Unionville.
- The New Salem Lutheran School is a small private school located within the Village.
- The Unionville-Sebewaing Area School District is located in Sebewaing Township and is made up of the Unionville-Sebewaing Area Elementary School and the Unionville-Sebewaing 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 Sebewaing and Unionville communities, the Unionville-Sebewaing Area Schools attract students from Fairhaven Township, Columbia Township, Akron Township, and Wisner Township and beyond.

Table 5 - USA School Enrollment by School Year

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

Source: MI School Data, Student Counts

Marina

The Sebewaing Harbor Marina is located near the mouth of the Sebewaing River on the Saginaw Bay. It is owned in partnership between the Village of Sebewaing and Sebewaing Township and is operated by a private entity. The Sebewaing 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.

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 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. 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.

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 Sebawaing residents the ability to schedule a ride with the service to be picked up and taken to any location throughout Huron County.

Other Modes of Transportation

The Village of Sebawaing is home to one airport, owned by Sebawaing Township. Situated along Saginaw Bay, the airport has one paved and one grass runway. 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.

Existing Land Use

The existing land use illustrates how land within the Village of Sebewaing is currently being utilized. Existing land use is sometimes confused with zoning. However, the two serve different purposes and it is important to understand the distinction when planning for the future. Existing land use provides a snapshot of current land use patterns and activities, helping officials and residents better understand development trends and growth throughout the Village.

The Village of Sebewaing contains six (6) zoning districts, each permitting different types of land uses, either by right or as special land uses. These zoning regulations establish the legal framework for how land may be developed and used within each district.

The Existing Land Use Map illustrates how land throughout the Village is currently being used. The map helps identify established development patterns that are likely to remain stable over time, while also highlighting potential land use conflicts where adjacent uses may negatively impact one another.

The existing land use inventory was prepared to provide a clear understanding of current land use conditions within the Village of Sebewaing. It also serves as an important tool in guiding the Village's goals, priorities, and future land use planning efforts.

Within the Village, nine (9) existing land use classifications have been identified to represent the various ways land is currently utilized. Each classification is described in the following pages to provide additional context regarding existing land use conditions throughout the Village.

Table 5 identifies each existing land use category within the Village of Sebewaing, along with the total percentage occupied by each classification within the Village.

Table 5 - Existing Land Use

Existing Land Use Category	Percentage
Single-Family Residential	39.53%
Agricultural	17.21%
Public/Semi-Public	14.7%
Vacant	7.35%
Recreation/Open Space	6.76%
Commercial	6.13%
Industrial	4.52%
Multi-Family Residential	3.29%
Commercial Vacant	0.47%

Existing Land Use Analysis

Single-Family Residential

Single-Family Residential land uses consist of a parcel where the primary use is a detached single-family home. Residential development within the Village is predominantly characterized by single-family housing, which accounts for approximately 39.53% of the Village's total land area.

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Multi-Family Residential

Multi-Family Residential land uses include residential properties designed to accommodate more than one household. This category includes a range of housing types such as duplexes, apartment buildings, and senior living facilities. Within the Village, these parcels are primarily located along Main Street east of Beck Street, south of E. Sebewaing Street between 4th Street and Beck Street, and near the intersection of E. Sharpsteen Street and 10th Street. Overall, Multi-Family Residential land uses account for approximately 3.29% of the Village's total land area.

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Public/Semi-Public

Public/Semi-Public land uses consist of properties that serve community-oriented and non-commercial functions benefiting Village residents. These uses are distributed throughout the Village without a concentrated development pattern. Public/Semi-Public land uses include cemeteries, libraries, utilities, the airport, churches, and all Village-owned properties. Collectively, these land uses account for approximately 14.74% of the Village's total land area.

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Commercial

Commercial land uses within the Village are primarily concentrated in the downtown area along Main Street and Center Street, as well as along the M-25 corridor on the south side of the Village. Main Street and Center Street function as the Village's traditional downtown commercial center, while commercial development along M-25 is generally more vehicle-oriented and service-focused in nature. Additional commercial areas are more sparsely distributed along the western portion of the Village near Saginaw Bay and in the northern portion of the Village along M-25. Overall, commercial land uses account for approximately 6.13% of the Village's total land area.



Commercial Vacant

The Commercial Vacant land use category includes properties that were previously utilized for commercial purposes but are currently vacant or unused. Vacant commercial properties include sites where former commercial structures have been demolished, while unused commercial properties include existing commercial buildings that are currently unoccupied. These parcels are primarily located near the intersection of M-25 and E. Bay Street, as well as within the Village's downtown area. In total, Commercial Vacant land uses account for approximately 0.47% of the Village's total land area.



Industrial

Industrial land uses within the Village are primarily concentrated near the railroad tracks north of the Sebewaing River. Additional Industrial areas are located near the intersection of Pine Street and Beck Street, as well as in several smaller areas distributed throughout the Village. These lands support a range of light and heavy industrial activities, including manufacturing, assembling, and processing operations. Overall, Industrial land uses account for approximately 4.52% of the Village's total land area.

Recreation/Open Space

Recreation/Open Space land uses include parks and other open space areas located throughout the Village. This category encompasses all Village-owned parks, the Village Marina, campgrounds, and the County park. Collectively, Recreation/Open Space land uses account for approximately 6.76% of the Village's total land area.



Agricultural

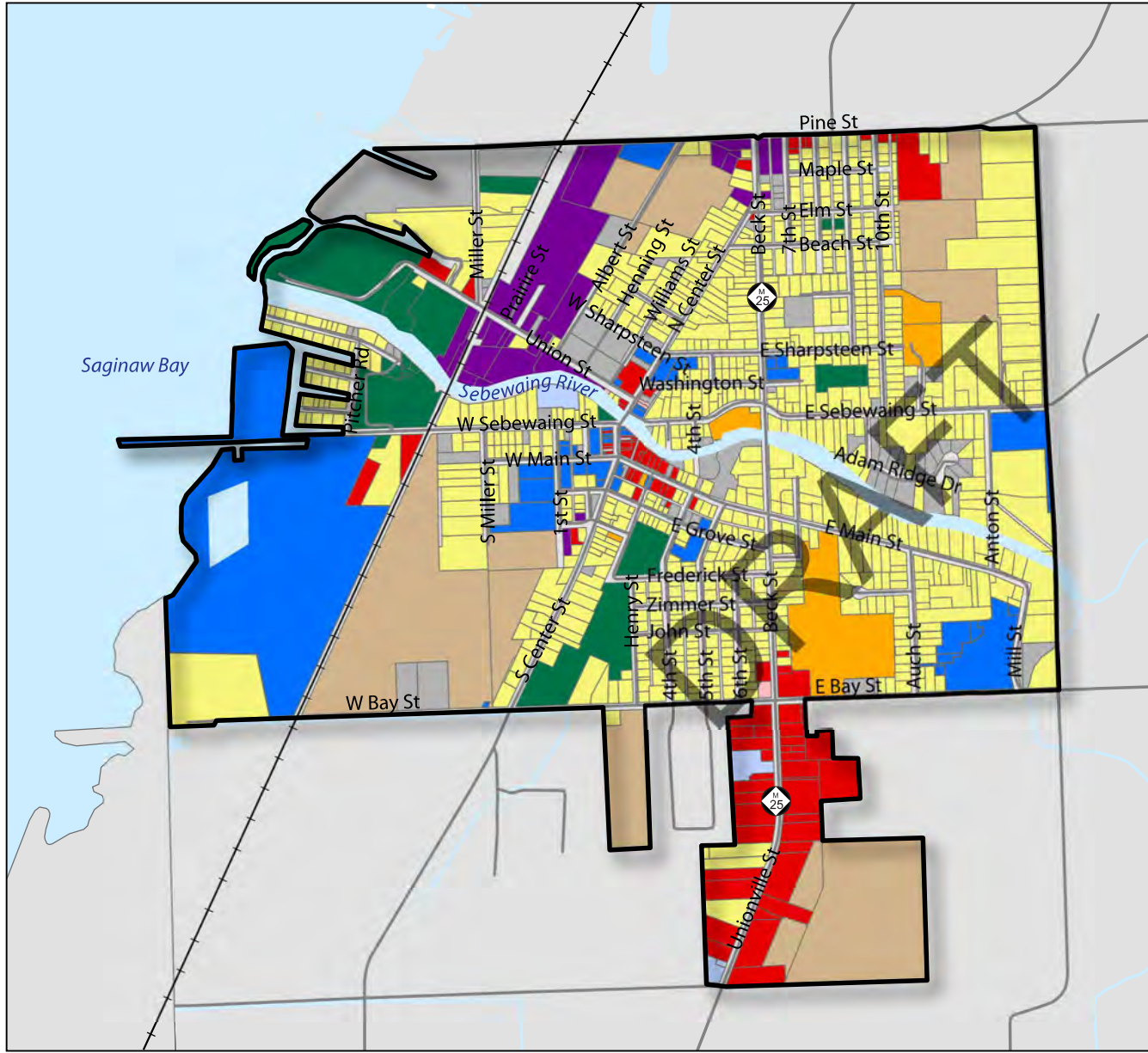
Agricultural land uses consist of properties currently utilized for farming and other agricultural activities. While the Village is largely developed, several sizable areas remain in agricultural use and may present opportunities for future development as growth occurs. Agricultural land uses account for approximately 17.21% of the Village's total land area.

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Vacant

Vacant land consists of parcels that currently have no active land use or development. These properties are generally undeveloped or underutilized. Vacant parcels are dispersed throughout the Village and may present opportunities for future development or redevelopment. Overall, vacant land accounts for approximately 7.35% of the Village's total land area.





VILLAGE OF SEBEWAING EXISTING LAND USE MAP

LEGEND

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- PUBLIC/SEMI-PUBLIC
- COMMERCIAL
- COMMERCIAL VACANT
- INDUSTRIAL
- RECREATION/OPEN SPACE
- AGRICULTURAL
- VACANT



CHAPTER 3

Community Input

Community Input

Residents play a key role in shaping the character and future of a community. To gather their input, the Village of Sebewaing conducted a public input survey covering a range of topics, including demographics, quality of life, tourism, and spending priorities. The results of this survey were incorporated throughout this Plan to help inform goals, objectives, action items, and future land use decisions.

Ultimately, this Plan reflects the community's vision for the Village's future. It is intended to provide practical, achievable, and implementable guidance for long-term planning and development. This direction is grounded in the public input process, ensuring that the Plan remains responsive to the community's priorities, values, and expectations for the future.

Community Input Survey

The Village of Sebewaing conducted a community-wide survey from April to May 2025. The survey provided residents and stakeholders with an opportunity to share their input on current community conditions as well as priorities for future improvements. This chapter highlights key findings from the survey, while the full set of responses is available in Appendix B.

About the Respondents

A total of 104 responses were received from the following respondents:

- 91.67% Village of Sebewaing residents
- 6.25% past residents
- 2.08% visitors and/or tourists

Respondents were then asked how long they have lived, or previously lived, in the Village. Nearly half of respondents (48.04%) indicated that they have lived in the Village for 30 years or more. This suggests a strong level of long-term residents within the community.

Every age group, with the exception of respondents under 18, participated in the survey. The responses below are listed from highest to lowest percentage of participation.

Age 75+: 21.57%
Age 65-74: 21.57%
Age 55-64: 17.65%
Age 45-54: 15.69%
Age 25-34: 14.71%
Age 35-44: 6.86%
Age 18-24: 1.96%

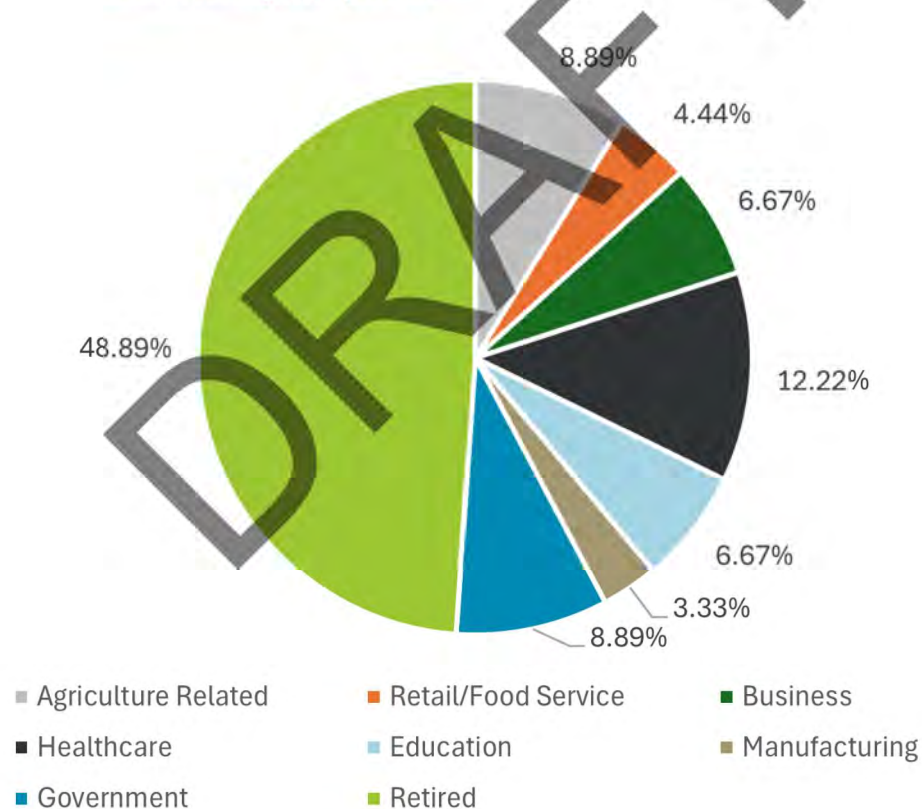
Occupations

Understanding respondents' occupations is important as it helps identify the community's employment base and workforce characteristics, which can help inform planning decisions related to economic development, land use, infrastructure, and types of services and amenities needed to support Village residents.

The survey asked respondents whether they work in the Village of Sebewaing or Sebewaing Township. Only 28% of respondents indicated that they are employed within either the Village or Township.

Respondents were then asked to identify their *primary occupation*. The most common response was retired (48.89%), followed by healthcare (12.22%), with both government and agriculture-related occupations each accounting for 8.89%. The full distribution of responses is shown in Figure 9 below.

Figure 9 - Survey Respondents Primary Occupations

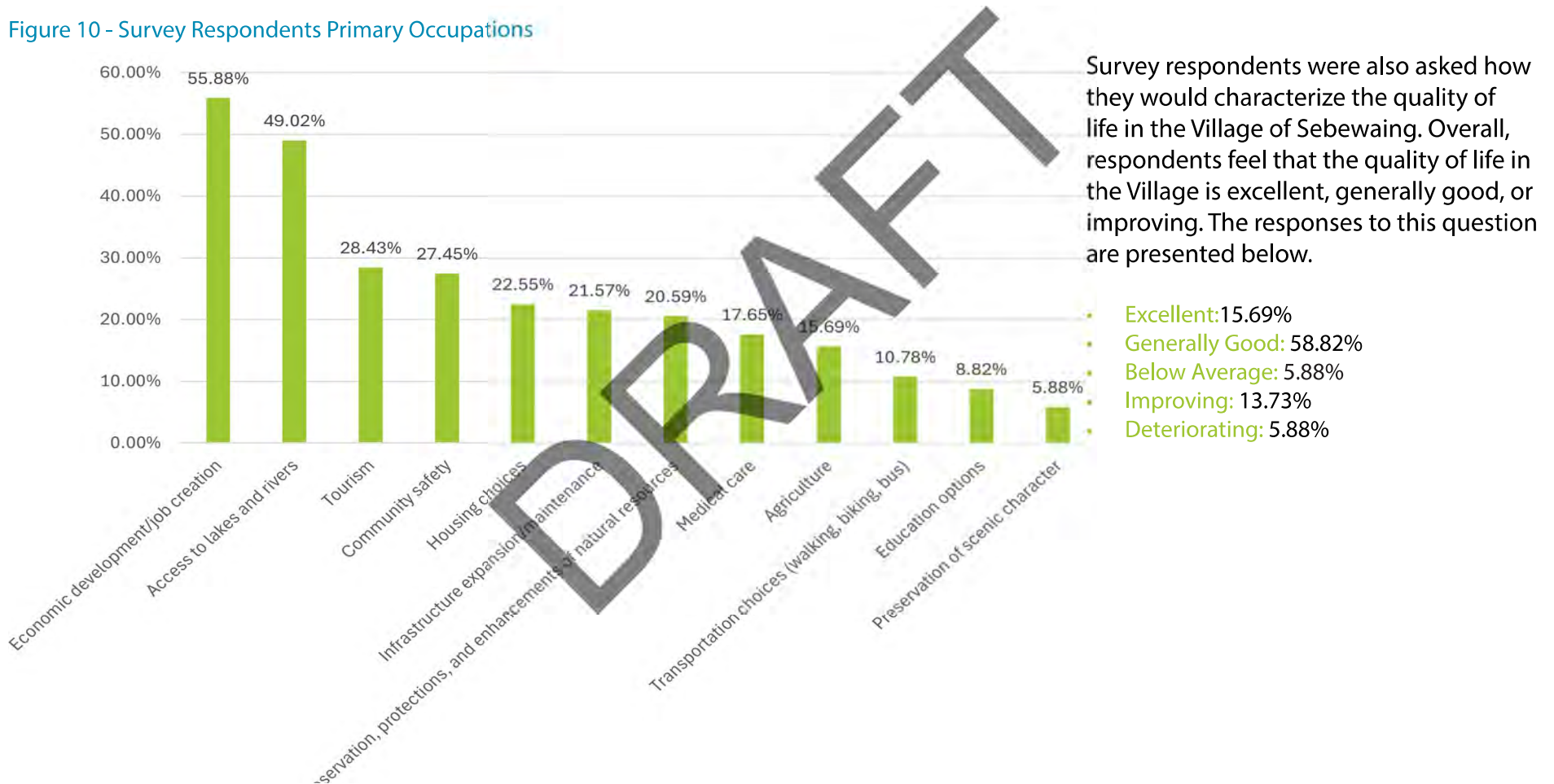


Quality of Life

Examining residents' feelings of quality of life in the Village of Sebewaing is important as it provides insight into how the community is experienced on a day-to-day basis. The questions asked in the survey were asked to better understand issues that are important in the Village, the overall quality of life, why residents live in the Village, housing, natural features, and recreation questions.

Survey respondents were asked to select up to three (3) issues that they believe are very important to the future of the Village. The top three responses were economic development/job creation, access to lakes and rivers, and tourism. The full responses to this question can be seen below in Figure 10.

Figure 10 - Survey Respondents Primary Occupations



To better understand why residents choose to live in the Village, the survey asked respondents to select up to three reasons for living there. The most common responses included being born and raised in the Village, proximity to family and friends, and a preference for rural living. These results highlight the importance of long-standing community ties as well as the Village’s rural character in attracting and retaining residents. They also suggest that social connections and quality of place play a key role in residential stability within the community. The full set of responses is shown in Figure 11 to the right.

Figure 11 - Reasons For Living in Village

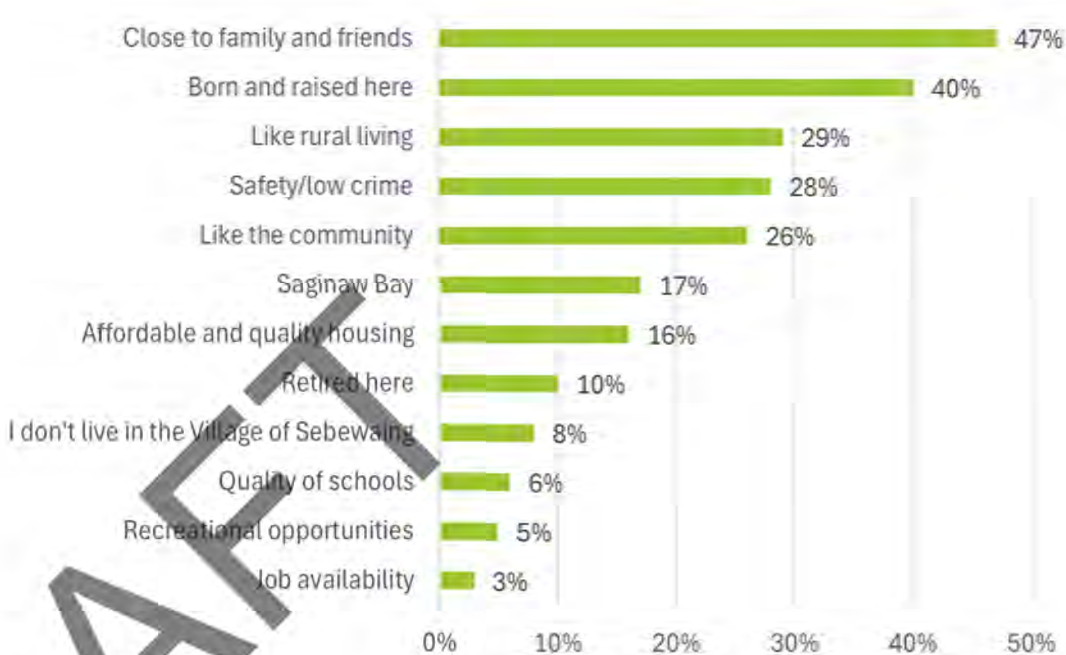
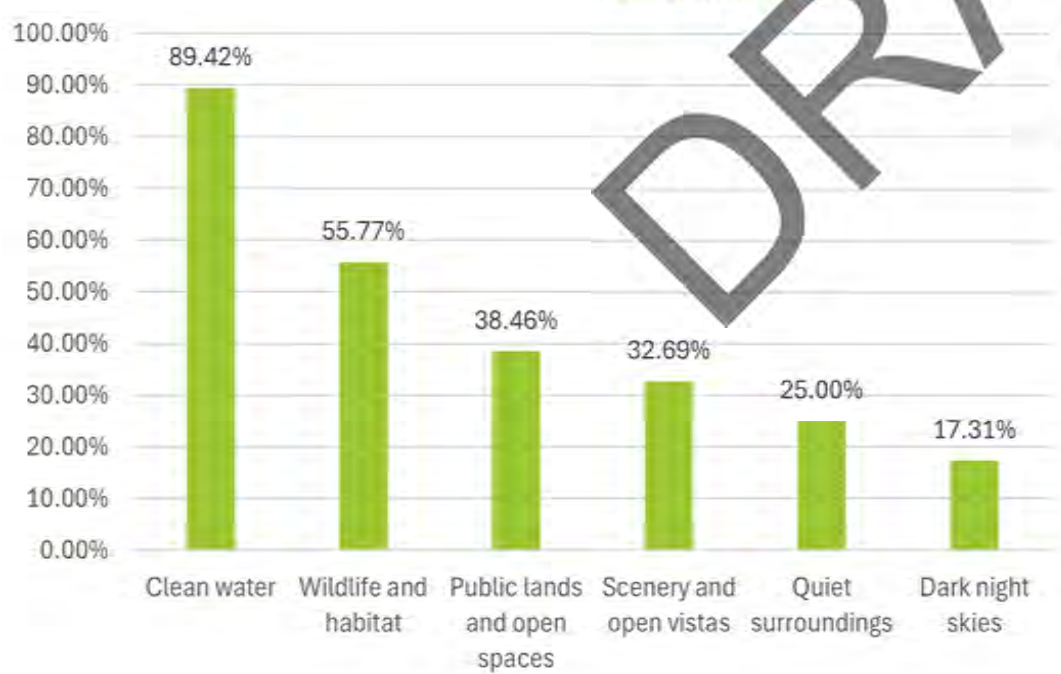


Figure 12 - Priority Areas for Environmental Protection and Resilience



Due to the Village’s close proximity to the Sebewaing River and Saginaw Bay, it is important to understand which aspects of sustainability, resilience, and natural resources should be protected or enhanced within the Village of Sebewaing. Gathering this input helps ensure that future planning efforts reflect community priorities while also supporting the protection of environmentally sensitive areas and guiding decisions related to long-term conservation and resilience. Respondents were asked to select up to three (3) options from the choices provided. The responses are shown in Figure 12 to the left.

To better understand what respondents would like to see improved throughout the Village, the survey asked respondents what level of priority should be given to various improvements in the Village. The majority of the categories received a high priority from respondents, with only 'attracting more healthcare services', maintaining natural areas and limiting development', and developing more hotels and motels for visitors/tourists' not receiving a high priority.

Attracting more industrial businesses

- High: 47.42%
- Medium: 39.18%
- Low: 13.4%

Attracting more healthcare services

- High: 31.31%
- Medium: 52.53%
- Low: 16.16%

Attracting more retail and other services

- High: 59%
- Medium: 26%
- Low: 5%

Attracting more visitors/tourists

- High: 47.96%
- Medium: 42.86%
- Low: 9.18%

Maintaining existing park and recreational facilities

- High: 62%
- Medium: 33%
- Low: 5%

Developing local walking paths and bike routes to improve access to different areas of Sebewaing

- High: 53.54%
- Medium: 32.32%
- Low: 14.14%

Maintaining natural areas and limiting development

- High: 36%
- Medium: 45%
- Low: 19%

Maintaining quality of housing

- High: 58.59%
- Medium: 36.36%
- Low: 5.05%

Continuing to enforce the blight ordinance

- High: 60.82%
- Medium: 35.05%
- Low: 4.12%

Developing more hotels and motels for visitors/tourists

- High: 28.57%
- Medium: 57.14%
- Low: 14.29%

Similar to the previous question, respondents were then asked their opinion on statements in the survey. These included residential, industrial, commercial, and tourism questions. Respondents were able to respond that they strongly agree, agree, neutral, disagree, or strongly disagree with the following statements. Highlights from these responses include the following:

- Although just under 50% of respondents noted that they either strongly agree or agree that the mix of housing in the Village meets the community needs, over 50% also felt neutral, disagreed, or strongly disagreed with this statement. These responses may indicate that Village residents would like to see more of a mix of housing throughout the Village to better meet resident needs.
- Approximately 55% of respondents disagreed, strongly disagreed, or felt neutral that adequate affordable housing is available within the Township. This may point to the residents wishing to see more affordable housing available throughout the Village.
- Residents appeared to feel strongly that short-term rental options for visitors and tourists should be allowed within the Village, while also focusing more on development for the tourist industry.
- Respondents appeared to strongly agree and agree that the Village needs both a range of residential and light industrial uses, as well as more commercial businesses in the community.

The mix of housing in the Village of Sebewaing meets the community needs.

Strongly Agree/Agree: 46.07%

- Neutral: 34.31%
- Strongly Disagree/Disagree: 19.61%

Adequate affordable housing is available.

- Strongly Agree/Agree: 44.11%
- Neutral: 32.35%
- Strongly Disagree/Disagree: 23.53%

Adequate senior housing/retirement housing is available.

- Strongly Agree/Agree: 38.46%
- Neutral: 34.62%
- Strongly Disagree/Disagree: 26.92%

Short-term rental options for visitors/tourists should be allowed.

- Strongly Agree/Agree: 61.85%
- Neutral: 24.74%
- Strongly Disagree/Disagree: 13.4%

The Village of Sebewaing needs a range of residential and light industrial uses.

- Strongly Agree/Agree: 70.29%
- Neutral: 26.73%
- Strongly Disagree/Disagree: 2.97%

The Village of Sebewaing needs more commercial businesses in the community.

- Strongly Agree/Agree: 83.49%
- Neutral: 13.59%
- Strongly Disagree/Disagree: 2.91%

The Village of Sebewaing needs to focus development on the tourist industry

- Strongly Agree/Agree: 64.71%
- Neutral: 24.51%
- Strongly Disagree/Disagree: 10.78%

Finally, the Village sought to better understand which capital improvements respondents would like to see prioritized in the future. Gathering this input is important because it helps identify community needs and preferences related to public infrastructure, facilities, and services. The results can be used to help guide future budgeting decisions, capital improvement planning, and long-term investment priorities within the Village. The responses can be seen below.

Drinking water

- High: 91.18%
- Medium: 6.86%
- Low: 1.96%

Stormwater/drainage

- High: 47.47%
- Medium: 46.46%
- Low: 6.06%

Sanitary Sewer

- High: 55.10%
- Medium: 38.78%
- Low: 6.12%

Electric

- High: 56.70%
- Medium: 39.18%
- Low: 4.12%

Internet

- High: 48.42%
- Medium: 43.16%
- Low: 8.42%

Roads

- High: 60%
- Medium: 37.89%
- Low: 2.11%

Park/park equipment

- High: 65.96%
- Medium: 26.60%
- Low: 7.45%

Summary

The public input survey was conducted to gather information that would assist Village officials in guiding future decisions and policies. The survey provided respondents with the opportunity to share feedback on a variety of topics affecting the Village. Public participation is a critical component of the planning process, helping ensure that the Master Plan reflects the priorities, concerns, and vision of Village residents and stakeholders. The information collected played an important role in developing the goals and objectives of the Master Plan and helped guide the Planning Commission in preparing the Future Land Use Map. The remaining chapters of this Master Plan outline specific strategies the Village may pursue to address areas identified for improvement and build upon the strengths highlighted by survey respondents.

An aerial photograph of a coastal region. A river or inlet flows from the top center towards the bottom left, bordered by green marshland. To the right of the river is a dense residential neighborhood with many houses and trees. The background shows a large body of water, likely a lake or ocean, under a clear sky. A large, semi-transparent 'DRAFT' watermark is oriented diagonally across the center of the image.

CHAPTER 4

Goals and Objectives

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 survey, as well as other planning efforts recently undertaken by the Village including the Resiliency Plan, Recreation Plan, and participation in the FIT program. From this wide range of input, the goals of the community coalesced around six (6) main topics:

1. Tourism
2. Housing
3. Development
4. Water Assets
5. Village Services
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 10-20 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 and on the following pages.

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 tourism through a variety of events in the Village
 - Expanding and promoting events such as farmers markets, flea markets, and tournaments would help bring more tourists to the Village while creating additional recreational and economic opportunities for the community.

1. Tourism - Continued

Objectives:

- Attract destination hotel development and diversify lodging options
 - 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 is at capacity. An additional RV development would support the increase in visitors looking for this amenity.
- Create a 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.

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.

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 that 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:

- Encourage a broader mix of housing options within the community.
 - A diverse range of sizes, quality housing, and affordable housing options is needed to meet the needs of current residents, residents who wish to remain in the community through retirement, and new residents looking to call Sebewaing home.
 - Mixed layouts of units and affordability are two key housing needs in the Village.
- Prioritize redevelopment of vacant housing units
 - With very few houses for sale, the Village is focused on diversifying housing options, in terms of both affordability and size, while also promoting the redevelopment of vacant units before constructing new housing. Preparing vacant units 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 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.
- Take control of vacant, abandoned and obsolete property
 - Some of Sebewaing's former industrial facilities have sat vacant for many years. While the former Lapeer Metal Stamping (LMS) site is under the Village's control, the former Acme Roll Forming Co. site currently remains completely vacant. By taking control of vacant, abandoned and obsolete properties the Village can return the sites to productive use and support economic development in Sebewaing.
 - The former LMS property 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.
 - If the Village is successful in taking control of these sites, effort should be made to ensure land is dedicated for public purposes, such as open space or park land.
- Intentionally promote development of the Historic River District and the M-25 Business Corridor
 - 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 may also bring additional 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 reiterated the community's vision for **improved water access to and use of the Village of Sebewaing's WATER ASSETS**.

Objectives:

- Identify additional waterfront access
 - Currently, waterfront access within the Village is limited. Expanding public access to the waterfront would provide additional recreational opportunities and strengthen connections to Sebewaing's natural resources.
- 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, 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 Recreation Plan. The Recreation Plan updated allowed for additional thoughts 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 the drinking water system
 - Sebewaing Light and Water is taking steps to address concerns about the drinking water system 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.

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 Huron County's 2020 Hazard Mitigation 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.
- 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.

7. Downtown

Downtown Sebewaing serves as the center of the community and contains a mix of businesses, services, and historic character that residents value. Maintaining and improving the downtown is important to supporting local businesses, encouraging economic development, and creating gathering spaces for the community. In order to support a vibrant and welcoming downtown, **the Village should develop a DOWNTOWN with placemaking features which draws residents and tourists there, making it a destination.**

Objectives:

- Create a themed streetscape by incorporating art, signage, banners, planters, benches, and gathering spaces in downtown Sebewaing
 - Incorporating these placemaking features can enhance the character of downtown and encourage residents and visitors to spend more time there.
- Coordinate with the Village of Sebewaing Downtown Development Authority (DDA) to support and implement the proposed improvements identified in the 2013 Downtown Development Authority Plan and TIF Plan.
 - Continued coordination between the Village and DDA can help prioritize and pursue downtown improvements identified in the 2013 DDA Development Plan and TIF Plan.

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 **outline 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.

Additionally, in 2020, Huron County also completed a Hazard Mitigation Plan.



CHAPTER 5

Future Land Use

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 towards 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.

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. While the two do not need to align exactly, consistency between the Future Land Use Map and zoning districts can help streamline future zoning and development decisions. The Zoning Plan chapter of this Master Plan further discusses how these two documents work.

The following pages include a description of each category of uses included in the Future Land Use Map. The Table to the right shows the percentage that each future land use category accounts for in the Village.

Table 6 - Future Land Use Analysis

Future Land Use Category	Percentage
Single-Family Residential	41.27%
Recreation	16.18%
Public/Semi-Public	15.60%
Commercial	13.08%
Industrial	5.90%
Multiple-Family Residential	4.66%
Mixed-Use Commercial	3.31%

Single-Family Residential

The Single-Family Residential future land use is the most prominent land use, accounting for 41.25% of the Village's land. This land use classification is intended to provide adequate space for single-family residences. The Single-Family Residential future land use is located throughout the Village. Uses intended within this classification include one-family detached dwellings and other compatible uses. Short-term rentals and bed and breakfasts would also be considered appropriate within this land use classification. The prominence of single-family residential dwellings helps ensure that the Village of Sebawaing continues to maintain its small-town character.

Table 7 - Single Family Residential Analysis

Future Land Use Category	Zoning District	Appropriate Uses
Single-Family Residential	Single Family Residential (R-1 & R-2)	Single-family dwelling units Townhouse Parks and playgrounds Educational institutions Short-term rentals

Key Future Land Use Concepts

- New single-family residential development, infill construction, and redevelopment should be designed to complement the scale, character, and architectural features of surrounding neighborhoods. High-quality building materials and design elements should be encouraged to maintain the Village's small-town character and preserve the established residential character of existing neighborhoods.
- Future single-family residential development, redevelopment, and lot divisions should be compatible with the established lot sizes and development patterns of surrounding neighborhoods. Maintaining lot dimensions that are consistent with nearby properties will help preserve neighborhood character and support orderly growth.
- Single-family residential neighborhoods should support a connected network of streets, sidewalks, and improved street crossings that provide safe and convenient access between neighborhoods and the downtown area.

Multiple-Family Residential

This Future Land Use designation envisions support for higher-density residential uses, including apartment buildings, duplexes, and condominium-style developments. Multiple-Family Residential accounts for 4.66% of the Village's land on the Future Land Use Map. This future land use designation is located throughout the Village, including south of Bay Street near Henry Street; east of Beck Street between Bay Street and Main Street; just east of 10th Street; and south of Sebewaing Street and west of Beck Street. The goal of increasing land designated for multi-family residential uses is to allow the Village to diversify the availability of quality, affordable housing for residents of all abilities and at all stages of life.

Table 8 - Multiple Family Residential Analysis

Future Land Use Category	Zoning District	Appropriate Uses
Multiple-Family Residential	Multiple Family Residential (MR)	Multiple-family dwellings Two-family dwellings Nursing homes Planned unit development Manufactured housing park Single-family dwelling units Townhouse Condominiums Parks and playgrounds Short-term rentals

Key Future Land Use Concepts

- Quality design, durable construction materials, and compatibility with surrounding development should be emphasized to create attractive and lasting multi-family residential environments.
- Building heights for future multi-family developments should be consistent with existing multi-family housing and surrounding neighborhoods, with developments generally limited to two stories.
- Future developments should incorporate designated open spaces or provide convenient access to parks and recreational amenities to enhance quality of life for residents.

Commercial

Commercial land uses are envisioned along key roadways that are accessible by car, including Pine Street and Unionville Road. There is also a small area designated for Commercial use along Union Street, just west of Miller Street. The Commercial future land use designation accounts for 13.08% of the Village's land on the Future Land Use Map. This designation includes retail uses and a variety of highway- and pedestrian-oriented services. Commercial uses are grouped and concentrated within these areas on the Future Land Use Map.

Table 9 - Commercial Analysis

Future Land Use Category	Zoning District	Appropriate Uses
Commercial	Commercial (C)	Gas stations Hotels Restaurants Offices Personal services Retail sales and service businesses Veterinary hospitals and kennels Drive-through restaurants Automobile body and paint shops Mini storage

Key Future Land Use Concepts

- These areas should continue to function as primarily automobile-oriented destinations while prioritizing safe and efficient access, well-organized circulation, and effective site layout to support smooth traffic movement.
- Encourage limited and well-coordinated access points, including reduced curb cuts and shared driveways where feasible, to improve safety and maintain efficient traffic movement.
- Develop a more cohesive visual identity through coordinate site design, signage, and landscaping that helps unify individual properties into a recognizable district.

Industrial

This is the most intensive land use designation on the Future Land Use Map. This category includes warehousing, manufacturing, processing, and light industrial facilities, such as research and development uses. Supporting services for the primary uses, as well as certain supporting services for employees, are also intended to be included within this designation. Industrial accounts for 5.90% of the land on the Future Land Use Map. The Future Land Use Plan envisions consolidating industrial activities north of the Sebewaing River, between the railroad tracks and Albert Street.

Table 10 - Industrial Analysis

Future Land Use Category	Zoning District	Appropriate Uses
Industrial	Industrial (M)	Automobile body and paint shops Lumber yards Manufacturing, compounding, processing, packaging, or treatment of prefabricated buildings and structural members Research, technological and laboratories Warehouses, wholesale sales operations, vehicle terminals and storage yards Heavy construction contractors Transportation and farm equipment Agricultural bulk storage, collection, distribution High-intensity uses

Key Future Land Use Concepts

- Buffers should be provided between industrial areas and residential development to reduce noise, odor, and light impacts on nearby uses.
- Loading areas should be located to the side or rear of buildings and screened from public view.
- These uses should be located and designed to support safe and efficient truck and vehicle access while minimizing conflicts with local traffic and nearby uses.

Mixed Use Commercial

To achieve a more walkable Village center, or downtown, this Plan proposes the addition of a Mixed-Use Commercial future land use designation. The Mixed-Use Commercial designation would include the current Village center, as well as parcels around Sharpsteen, William, and Henning Streets, which are currently characterized by a mix of industrial, vacant, and residential uses. This future land use accounts for 3.31% of the land on the Future Land Use Map. The Mixed-Use Commercial future land use designation is intended to encourage pedestrian-oriented places that integrate multiple land uses by permitting residential live-work spaces above businesses, and in some cases, light industrial uses. This designation also serves as a tool to encourage additional commercial and residential development.

Table 11 - Mixed Use Commercial Analysis

Future Land Use Category	Zoning District	Appropriate Uses
Mixed Use Commercial	Mixed Use Commercial Overlay District	Hotels Offices Personal services Public spaces to promote placemaking Research, technological, and laboratories Dwelling units above the ground floor Restaurants Retail services and businesses Commercial recreation Outdoor uses Social institutions

Key Future Land Use Concepts

- Restaurants, cafes, retail establishments, and service businesses should be encouraged at the ground-floor level to promote activity, attract visitors, and contribute to a welcoming, walkable environment.
- Office spaces, residential uses where appropriate, and other uses that do not contribute to an active street environment should be located on upper floors whenever feasible to maintain active ground-floor frontages.
- Streetscape improvements, such as sidewalks, decorative paving, lighting, landscaping, bicycle racks, benches, and waste receptacles, should be incorporated throughout this area to support walkability and create an inviting environment.
- Connections to public spaces and natural features, including the Sebewaing River, Sebewaing Harbor Marina, and nearby parks, should be maximized and enhanced.

Recreation

According to the Future Land Use Map, the Recreation future land use designation would remain in the existing parks throughout the Village and on parcels currently used for recreational activities, such as campgrounds. It accounts for 16.18% of the land on the Future Land Use Map. The Recreation designation is intended to encourage the maintenance of parks, open space, water access, campgrounds, and recreational facilities throughout the Village of Sebawaing.

Table 12 - Recreation Analysis

Future Land Use Category	Zoning District	Appropriate Uses
Recreation	Recreation (REC)	Outdoor recreational facility Publicly owned buildings Public spaces to promote placemaking Marina Short-term rental Campgrounds, public and private RV parks, public and private

Key Future Land Use Concepts

- Recreation facilities should incorporate universal design principles and amenities that are accessible and usable by people of all ages and abilities.
- Connections between recreation areas and other community destinations should be maintained and enhanced, recognizing their importance within the Village.
- New park development and major improvements should be consistent with the Village's Parks and Recreation Plan.

Public/Semi-Public

The Public/Semi-Public future land use designation is intended to represent the airport, churches, cemeteries, utility-owned properties, and Village-owned properties. This land use category is located throughout the Village, including west of the railroad tracks and south of Sebewaing Street; at the southwest corner of the Pine Street and Albert Street intersection; at the southwest corner of the Sebewaing Street and East Street intersection; at the northwest intersection of the Mill Street and Bay Street intersection; and within a small area near the Village center, or downtown. The Public/Semi-Public future land use designation accounts for 15.60% of the Village's land on the Future Land Use Map.

Table 13 - Public/Semi-Public Analysis

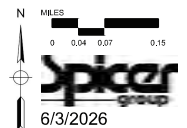
Future Land Use Category	Zoning District	Appropriate Uses
Public/Semi-Public	Recreation (REC) Single-Family Residential	Publicly owned buildings Public utility transformer stations Substations Public spaces to promote placemaking Publicly owned and operated libraries

Key Future Land Use Concepts

- Connections between public/semi-public uses should be preserved and strengthened through coordinated pedestrian and vehicular access, recognizing their role as important community destinations.

LEGEND

- | | |
|---|-----------------------------|
|  | SINGLE FAMILY RESIDENTIAL |
|  | MULTIPLE FAMILY RESIDENTIAL |
|  | COMMERCIAL |
|  | INDUSTRIAL |
|  | MIXED USE COMMERCIAL |
|  | RECREATION |
|  | PUBLIC/SEMI-PUBLIC |



Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



CHAPTER 6

Zoning Plan

Zoning Plan

The Michigan Planning Enabling Act requires that every community that has zoning must also have a Master Plan. The purpose of this is for 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 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.

Table 14 serves as a visual comparison between the Future Land Use categories presented in this Plan and the applicable zoning districts found in the Village's Zoning Ordinance. In some instances, multiple zoning districts may be applicable to a future land use category. The colors within this table correspond with the colors of each future land use category in the Future Land Use Map. This table is meant to serve as a guide between the recommendations developed in this Plan and how they apply to the zoning districts in the Village. Since the Future Land Use Plan developed throughout this document serves as the long range goal for land use in the Village, the Village's Zoning Ordinance should be reviewed. Updates to the Ordinance may be needed to ensure the vision of the Village created throughout this Plan is represented within the Village's zoning regulations.

Table 14 - Future Land Use Compatible Zoning District

Future Land Use	Single Family Residential	Multiple Family Residential	Commercial	Industrial	Mixed Use Commercial	Recreation	Public/Semi-Public
Zoning Districts							
AG, Agricultural							
R-1 & R-2, Single-Family Residential							
MR, Multiple Family Residential							
C, Commercial							
M, Industrial							
REC, Recreation							

Village of Sebewaing Zoning Considerations

Ordinance Amendments and Policy Considerations

The Zoning Ordinance provides the clearest path for implementing the Village's vision of this Master Plan. Any future changes to the Zoning Ordinance should be carefully detailed and reflect the needs of the Village. The following list highlights potential amendments or additions the Planning Commission may consider in the coming years.

- Maintain an updated guidebook that explains the processes for variances, site plan reviews, rezonings, and uses permitted after special approval permits.
- Review permitted uses in each zoning district to ensure compatibility with the built environment and land use trends.
- Review variance approvals on a regular basis to consider additional Zoning Ordinance amendments.
- Ensure that all ordinances and maps are available online.
- Review the Zoning Ordinance for graphics that can be updated and evaluate areas where graphics and tables may be subbed in for text.
- Consider amending the Zoning Ordinance to establish shoreline and river corridor protection standards that protect shoreline and river resources, improve water quality, conserve wildlife habitat, preserve the natural character of the waterfront, and support environmentally compatible outdoor recreation.
- Explore the development of a rental registration code as a way to monitor which properties are being rented out throughout the Village and promote health, safety, and welfare.
- Consider adopting design standards that enhance the Village's identity as a tourist destination while maintaining community character.
- Review the Sign Ordinance for areas of content-based regulations and consider updating based on a review of current case law.
- Consider reviewing and amending the Zoning Ordinance for more flexible redevelopment standards, such as an Adaptive Reuse Ordinance.
- Consider adopting updated use standards for self-storage facilities and shipping containers.
- Clarify the intent and purpose for the Multiple Family Residential District to be more consistent with higher density residential land uses or those compatible land uses.



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CHAPTER 7

Implementation Strategy

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: 2-5 years
- Long-Term: 5 years or more

Zoning Ordinance Revisions

In addition to the tasks and roles and responsibilities laid out in the tables 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 addressing the considerations presented in Chapter 6 of this Plan as well as within this Chapter, and 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 decisions 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 (5) 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.

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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	- Expand promotion of the community's recreational amenities and events through local, regional, state, and MDNR marketing platforms, and other tourism campaigns to increase awareness and attract visitors. - Sign access points, streamline process to fish (parking, licensing, and other concerns) - Promote proximity to state land, advertise throughout the state	- Economic Development - Planning Commission - Village Council - Chamber of Commerce - DNR	Near-Term
Promote tourism through a variety of events in the Village	- Create and expand upon seasonal events - Coordinate with regional tourism organizations to market the Village throughout the Thumb and Great Lakes Bay regions	- Economic Development - Planning Commission - Village Council - Chamber of Commerce - Go Great Lakes Bay - Discover Michigan's Thumbcoast	Near-Term
Attract hotel development and diversify lodging options	- Ensure zoned land is available - Advertise available land on county-economic land portal (create one if there isn't one) - Streamline development in the Village through a development manual and up to date contact information - Promoting and permitting short-term rental services, such as Airbnb - Pursue hotel with pool/waterpark or other attractions	- Economic Development - Planning Commission - Village Council - Chamber of Commerce - Land owners who want to sell or develop	Long-Term
Attract RV park development	- Ensure zoned land is available - Advertise available land on county economic development land portal (create one if there isn't one) - Streamline development in the Village through a development manual and up to date contact information	- Planning Commission - Village Council - Chamber of Commerce - Land owners who want to sell or develop	Mid-Term
Create Village Marketing Campaign	- For outdoor activities - For a quaint-town where you can eat, shop, walk, stay - Develop a community tagline that reflects the Village's identity - Utilize existing signage to welcome tourists/visitors - Focus on sidewalk infrastructure improvements and signage in areas surrounding recreational opportunities in order to promote walkability	- Chamber of Commerce - Bayshore Camp - Local Businesses - Realtors	Near-Term

2. Develop a range of affordable, quality housing.

Objectives	Tasks	Responsible Parties	Timeframe
Encourage a broader mix of housing options within the community	• Study housing needs based on current and projected population, demographics and income • Continuously evaluate new future housing areas; compare against the adopted Master Plan and Zoning Map. • Write regulations that reflect the types of housing desired • Research successful <i>housing initiatives</i> implemented in comparable rural Michigan communities and consider applicable strategies • Encourage positive management/tenant relationships • Encourage housing developments that address the needs of young professionals, families, seniors, and seasonal workers • Promote quality rental housing through education and communication between property owners, managers, and tenants	• Economic Development • Realtors	Mid-Term
Prioritize development of vacant housing units	• 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 • Encourage rehabilitation or reuse of existing housing units before extending development into undeveloped areas • 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 • Develop criteria for prioritizing redevelopment efforts in key areas of the Village	• Economic Development • Planning Commission • Village Council	Mid-Term

3. Plan for attractive commercial, residential, and industrial development throughout the Village of Sebawaing.

Objectives	Tasks	Responsible Parties	Timeframe
Decrease blight in the community	- Establish dangerous buildings ordinance and/or adopt the International Maintenance Code - Change blight enforcement to a police power ordinance with associated process of citations, fines, and Village action - Create a behavior and expectations campaign in the police department that helps people know <i>what it means to be neighborly</i> and which behaviors will not be tolerated and their expected outcomes - Increase patrols and citations for drugs and violence. - Learn from other communities about crime enforcement at the local level	- Village Council - Planning Commisison - Ordinance Committee - Huron County - Dangerous Structures Committee - Police Department - Zoning Inspector	Near-Term
Take control of vacant, abandoned and obsolete properties	- Utilize 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 a list of targeted properties - Demonstrate value to the Village and other parts of the County through adaptive reuse and tax benefits	- Economic Development - DDA - Planning Commission - Huron County Board of Commissioners	Mid-Term
Intentionally promote development of Historic River District and M-25 Business Corridor	- Use State and County Small Business Development tools and incentives to attract a local bakery, restaurant, coffee shop, etc. and 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	- Economic Development - Planning Commission - Village Council - Chamber of Commerce - Local Businesses	Long-Term

4. Improve water access to and use of the Village of Sebewaing's water assets.

Objectives	Tasks	Responsible Parties	Timeframe
Identify additional waterfront access	- Identify available state funding to develop waterfront access - Learn from others about waterfront access, development, and funding	- Economic Development - Planning Commission - Village Council - DNR	Mid- to Long-Term
Develop water recreation - boating, kayaking	- Identify and sign installation areas - Advertise supporting businesses - renting, eating, storing, purchasing equipment	- Economic Development - Planning Commission - Village Council - Chamber of Commerce - DNR	Near-Term
Develop non-motorized walking trails and connections from the Village residential and commercial areas to the waterfront	- 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 - 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	- Economic Development - Planning Commission - Village Council - Chamber of Commerce	Near-Term

5. Provide efficient and effective Village services.

Objectives	Tasks	Responsible Parties	Timeframe
Continue to improve drinking water system	• 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 • Perform a cost analysis and community preferences study • Assess feasibility of community-wide filtration plant	• Sebewaing Light & Water	Mid- to Long-Term
Promote collaborative efforts among municipalities and agencies	• Continue to develop relationships across municipalities and agencies • Attend other agency meetings to discuss what is happening in Sebewaing and where there are opportunities to collaborate	• Village Council • Planning Commission	Near-Term

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6. Promote the development and adoption of climate adaptation and resilience strategies for Sebewaing and its utilities.

Objectives	Tasks	Responsible Parties	Timeframe
Align Village planning efforts to Huron County's 2020 Hazard Mitigation Plan to protect infrastructure and ecosystems	• Prepare community for extreme weather • Explore locations for cooling and heating centers • Create emergency response plans during storms • Use flood resistant construction materials, where feasible • Encourage 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 greenspace for water detention	• Sebewaing Light & Water • DPW	Mid- to Long-Term
Align operational and capital improvements, including water quality infiltration and protecting recreation infrastructure to the Resilience Plan	• Water quality and infiltration • Implement green infrastructure policies and projects • Retrofit existing recreational infrastructure to protect from damage and ensure safety of recreational users	• Sebewaing Light & Water • DPW	Mid- to Long-Term

7. The Village should develop a downtown with placemaking features which draws residents and tourists there, making it a destination.

Objectives	Tasks	Responsible Parties	Timeframe
Create a themed streetscape by incorporating art, signage, banners, planters, benches, and gathering spaces in downtown Sebewaing	• Install decorative banners, planters, and seasonal decorations along Main Street • Expand public seating and gathering opportunities through the installation of benches and small gathering areas • Improve wayfinding signage • Encourage local artists, schools, and organizations to participate in public art and mural projects • Develop a downtown streetscape and branding theme that reflects Sebewaing's history, waterfront, location, and identity	• Economic Development • Downtown Development Authority • Planning Commission • Village Council • DPW	Near- to Mid-Term
Coordinate with the Village of Sebewaing Downtown Development Authority (DDA) to support and implement the proposed improvements identified in the 2013 Downtown Development Authority Plan and TIF Plan.	• Review the 2013 DDA Development Plan and TIF Plan to identify projects that remain relevant and feasible • Establish regular coordination meetings between the Village Council, Planning Commission, and DDA • Identify grant opportunities and funding sources to supplement TIF revenues • Incorporate DDA priorities into the Village's annual capital improvement planning process. • Work with downtown property owners and businesses to support redevelopment and facade improvements	• Economic Development • Downtown Development Authority • Planning Commission • Village Council • DPW	Mid-Term

Implementation Tools and Checklist

This section outlines additional implementation tools and checklist items that Township officials can utilize to accomplish their goals and objectives. An in-depth description for each tool can be found in Appendix C.

Policy and Administrative Actions	
Progress	Public Information and Education
	The Planning Commission and Village Council must educate citizens of the community on their goals and action items included in this Plan.
	The Village should create informational brochures on various topics important to the Village.
	The Village Council and Planning Commission should, at a minimum, have an annual joint meeting to discuss how to implement the Master Plan and outline priorities for the short-term and long-term.
	The Planning Commission and Village Council should consistently refer to this document when making zoning decisions and reference the Plan during site plan reviews and variance decisions.
	The Village should keep a copy of the Future Land Use Map on display and provide a copy of the Plan for review at the Village Hall at all times.
	Citizen participation should be strongly encouraged in a continuing planning process.
Progress	Plan Maintenance
	The Planning Commission and Village Council should continuously work to implement the strategies included in the Master Plan.
	The Planning Commission should review the Master Plan every five years and update it if necessary.

Progress	Zoning Changes, Ordinance Updates, and Code Enforcement
	The Planning Commission should update its current Zoning Ordinance to reflect the goals adopted in this Plan.
	The Planning Commission and Village Council should reflect on how the Zoning Ordinance is used and find ways to make the Ordinance a more user-friendly document, i.e., through the use of graphics, images, and tables.
	The Planning Commission should review any cases that have come before them and determine if there are trends that may need to be addressed in the Zoning Ordinance.
	Procedures such as site plan reviews and other ordinance administration should be described in the Zoning Ordinance with enough detail to be consistent with the Michigan Zoning Enabling Act and to meet the Village requirements.
Progress	Regional Cooperation
	The Village should actively participate in reviewing and evaluating their neighboring communities' Master Plans.
	The Village should invite comments or suggestions from neighboring communities on major developments within the Village.
Economic Development Tools	
Progress	Capital Improvement Planning
	The Village should evaluate community conditions and development factors and should continually review proposed improvements and related expenditures.
	The Planning Commission should ultimately review project proposals to ensure conformity with the Master Plan and make recommendations regarding prioritizing projects and methods of financing.
Local Financing and Co-Development	
Progress	Financing Tools
	The Village should consider using their general fund to assist with important improvements.
	The Village should seek ways to encourage joint public and private investments for a common purpose, such as site location selection, service agreements, and local tax incentives and abatements.
	The Village may reach out to local foundations and area individuals for support on various civic projects.

Progress	Grant Opportunities
	Identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. • Community Development Block Grant (CDBG) • Safe Routes to School (SRTS) • Transportation Alternatives Program (TAP) • Michigan Department of Natural Resources (DNR) • Michigan Department of Environment, Great Lakes, and Energy (EGLE) State Revolving Loan Fund • Michigan Housing Development Authority (MSHDA) Housing Program
Progress	Other Financing Tools
	Explore the following sources of revenue that are available to the Township. • Special Assessments • Shared Credit Rating Program - Michigan Municipal Bond Authority (MMBA) • Dedicated Millage • HUD Section 202/8

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APPENDIX



APPENDIX A

2018 Master Plan



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APPENDIX B

Community Input



APPENDIX C

Implementation Tools & Checklist

Policy and Administrative Actions

Public Information and Education

To effectively implement the Master Plan, the Planning Commission and Village Council must actively educate residents about the Master Plan's goals, objectives, and action items. It is essential to clearly communicate the purpose and importance of proposed developments and projects. An informed and engaged community is better equipped to support and contribute to building the future it envisions.

The following are examples of programs designed to inform the public about key land use goals and implementation strategies.

- A condensed version of the Future Land Use Plan highlighting the Plan's primary goals.
- Informational brochures addressing various topics important to the Village.
- Joint meetings between the Village Council and Planning Commission to discuss implementation strategies and establish short-term and long-term priorities.

Zoning Changes and Ordinance Updates

Zoning is integral to implementing the goals and actions of this Master Plan. It provides the legal and spatial framework that promotes the orderly development of the community. With an updated Master Plan in place, the Village has an opportunity to update its current Zoning Ordinance to better reflect the goals adopted in this Plan.

Many of the potential changes may be minor yet provide substantial benefits. For example, the Planning Commission may consider redefining permitted land uses within the Commercial zoning district to allow for a broader range of uses within the Village. Other amendments may be broader in scope, such as evaluating how the Zoning Ordinance is organized and identifying ways to make it more user-friendly through the inclusion of graphics and images.

Another important step would be to review cases that have come before the Planning Commission and Zoning Board of Appeals to determine whether recurring trends or issues should be addressed directly within the Zoning Ordinance. This Plan identifies several Zoning Ordinance Amendments that the Planning Commission should consider in the short-term.

Code Enforcement

The administration and enforcement of the Zoning Ordinance by Village officials are critical to its effectiveness. Enforcement must be thorough, consistent, and fair. Procedures such as site plan reviews and other ordinance administration should be clearly outlined in the Zoning Ordinance, with sufficient detail to ensure compliance with the Michigan Zoning Enabling Act and to meet Village requirements. All Zoning Ordinance enforcement activities should be supported with appropriate personnel and resources to fully implement its provisions.

Regional Cooperation

Development, growth, and changes within Huron County will influence the quality of life and future growth in the Village of Sebewaing. The Village and its neighboring communities are interconnected, as trends such as overall population decline affect the entire region.

The Village of Sebewaing has the opportunity to pursue cooperative and mutually beneficial relationships with Huron County and surrounding communities. Such collaboration allows the full impact of new or expanding developments to be considered and enables communities to pool resources and expertise to address shared challenges. The Village should actively participate in reviewing and evaluating the Master Plans of neighboring communities and invite comments and suggestions from these communities on major developments within the Village of Sebewaing.

Economic Development Tools

The following is a summary of bodies that can use tax increment financing and other funding resources to generate funds for economic development activities.

Capital Improvement Planning

Given the reality of limited funding, the Village should prioritize specific projects and establish schedules for their initiation and completion. A Capital Improvement Program (CIP), which serves as a schedule for implementing public capital improvements, should be regularly maintained. The CIP acknowledges current and anticipated community demands and identifies present and potential financial resources.

Long-range programming of public improvements should prioritize projects based on community needs, be developed within the Village's financial constraints, rely on a sound financial plan, and allow for flexibility. To guide this process, the Planning Commission should evaluate community conditions and development factors, continually review proposed improvements and related expenditures, and ensure that project proposals align with the Master Plan. The Commission should also make recommendations regarding project prioritization and financing methods.

Local Financing and Co-Development

The Village of Sebewaing has access to a variety of local financing tools. The Village should prioritize and schedule its improvements through a Capital Improvements Plan (CIP). Some of the most important projects may be funded through the Village's general fund, while revenue bonds and general obligation bonds can also be utilized. Special assessments may be employed for infrastructure projects.

The Village should explore opportunities for joint public-private investments to achieve shared goals. This may include involvement in private development processes, such as site selection, service agreements, and local tax incentives or abatements. The Village may also seek support from local foundations and residents for civic projects. Additionally, the Village should pursue government loan and grant programs available to local governments, as outlined below.

Grant Opportunities to Support Proposed Capital Improvements

This Master Plan can help identify potential funding sources to support proposed capital improvement projects, including grant and loan programs that align with Village priorities. The following state and federal grant programs may be particularly useful for implementing the recommendations of this Plan.

Transportation Alternatives Plan (TAP)

The Transportation Alternatives Program (TAP) is a competitive grant program that funds projects such as non-motorized paths, streetscapes, and the historic preservation of transportation facilities. These projects enhance a community's intermodal transportation system and provide safe alternative transportation choices, promoting walkability, and improving quality of life. The program is administered by the Michigan Department of Transportation (MDOT) and is funded with federal transportation funds designated by Congress for these types of activities.

Michigan Department of Natural Resources (MDNR)

The Michigan Department of Natural Resources administers three grant programs for parks and recreation improvements: the Michigan Natural Resources Trust Fund, the Land and Water Conservation Fund, and the Recreation Passport. Funding from these programs is available annually to support parks and recreation projects. To be eligible for any of these programs, a community must have an approved Parks and Recreation Plan.

Michigan State Housing Development Authority (MSHDA) Housing Programs

The Michigan State Housing Development Authority (MSHDA) offers a wide range of programs designed to help households find and afford quality housing. By partnering with MSHDA, the Village of Sebewaing can leverage these programs to encourage and incentivize the development of new housing.

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) program is an annual funding allocation from the U.S. Department of Housing and Urban Development to local governments for a variety of community development activities. These activities include housing rehabilitation, public and neighborhood improvements, and economic development initiatives that primarily benefit low- and moderate-income individuals.

Michigan Department of Environment, Great Lakes, and Energy (EGLE) State Revolving Loan Fund

EGLE revolving loan funds provide low-interest loans to communities for projects that improve drinking water quality, overall water quality, and protect public health. The three programs include:

- Drinking Water Revolving Loan Fund (DWRFL): Assists water suppliers in meeting the requirements of the Safe Drinking Water Act.
- State Revolving Fund (SRF): Supports the design and construction of sewage treatment facilities, collection systems, non-point source pollution projects, and stormwater treatment.
- Strategic Water Quality Initiatives Fund (SWQIF): Can be used to reduce excess infiltration from private sources and replace failing septic systems that threaten public health.

Other Financing Tools

In addition to the General Fund and the economic development financing programs and mechanisms previously mentioned, the following revenue sources are available to the Village.

Special Assessments

Special assessments are mandatory contributions collected from property owners who benefit from specific public improvements, such as paving or drainage projects, to help cover the associated costs. These assessments are apportioned based on the benefits received by the affected properties.

Shared Credit Rating Program - Michigan Municipal Bond Authority (MMBA)

This program, created under Act 227 of 1985, provides municipalities with the opportunity to take advantage of the State's improved credit rating. The Michigan Municipal Bond Authority (MMBA) is authorized to issue bonds to make loans to Michigan municipalities by purchasing their municipal obligations. This allows municipalities to borrow funds for capital and operating needs without the expense or complexity of entering the bond market independently.

Many small communities face disadvantages when issuing debt on their own because they often lack bond ratings, and potential investors may have limited knowledge of their finances or local economy. Additionally, some communities borrow infrequently and in small amounts, making their debt issues less attractive to financial markets and resulting in higher borrowing costs.

The MMBA addresses these challenges by selling tax-exempt bonds in the national municipal bond market. Proceeds from the sale are used to make loans to eligible Michigan communities through the purchase of their bonds. Essentially, the MMBA "bundles" smaller local debt issues into a larger, more attractive bond offering for the national market. By consolidating multiple local bond issues, participating communities save on printing costs, rating agency fees, and credit enhancements. As communities make principal and interest payments to the Authority, the Authority uses these payments to repay its own bonds.

Dedicated Millage

Special millages can be used to generate revenue for a specific purpose.

HUD Section 202/8

This federally sponsored program provides mortgage financing and rent subsidies for the construction and maintenance of housing for the elderly. Only non-profit private organizations, such as churches, unions, fraternal organizations, and other non-profits, are eligible sponsors. However, local governments typically assist with land assembly, public improvements, and other supportive actions. These projects are tax-exempt, although the State reimburses an equivalent amount to local tax jurisdictions.

Additional Implementation Tasks

Many of the steps necessary to ensure the successful implementation of this Master Plan may not be immediately apparent or included in the Village's established budget. The implementation efforts described in this section focus on the residents, landowners, and other stakeholders in the Village of Sebewaing. To date, the Village has taken steps to keep residents and other stakeholders informed and engaged regarding local issues.

The successful implementation of this Plan depends on Village officials actively using the Plan and on residents being aware of it, understanding its purpose, and knowing how they can engage with it. This can be achieved by consistently referencing the document when making zoning decisions. The Village should refer to the Plan, where appropriate, during site plan reviews and variance decisions. Citizen participation should be strongly encouraged as part of a continuing planning process. The success of planning proposals will rely on citizen understanding, involvement, and support.