

# Village of Port Sanilac Master Plan



*Planning the Future of Port Sanilac, Michigan*

**2016**



(989) 754-4717

# Village of Port Sanilac Master Plan

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The *Village of Port Sanilac Master Plan* was adopted as is, with no changes, by the Village of Port Sanilac Planning Commission by the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, on December 13, 2016.



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Village of Port Sanilac Planning Commission

Financial assistance for this project was provided, in part, by the Michigan Coastal Management Program, Michigan Department of Environmental Quality (DEQ), through a grant from the National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce. The statements, findings, conclusions, and recommendations in this report are those of Port Sanilac and do not necessarily reflect the views of the DEQ and the NOAA.



## Village of Port Sanilac

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11/7/2009 / 12/30/2019

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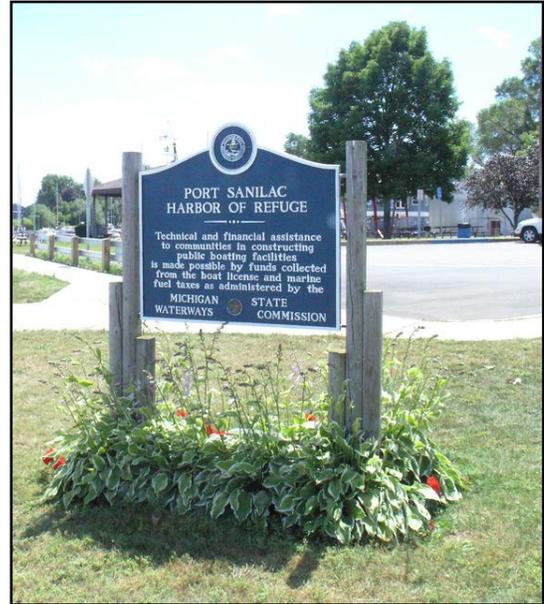
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# Chapter 1

## *The Need for a Master Plan in Port Sanilac*



## INTRODUCTION

This document is the outcome of a year-long effort by the Port Sanilac Planning Commission to update the community Master Plan which was last adopted in 2001 and to set a new course for the future. This document reflects the community's concern for the future development of Port Sanilac and conveys a strong commitment to retain and strengthen the local quality of life. The preferred future, or vision, for Port Sanilac is outlined within this Master Plan.

Specifically, the vision is expressed in the way this Master Plan:

- Documents citizen input on community needs and services,
- Articulates goals and objectives to be accomplished by local leaders,
- Provides an overall view of future physical development of Port Sanilac, and
- Presents a map that shows locations of how land is proposed to be used in the future.

The Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, as amended, is the legal basis for Villages in the State of Michigan to develop a Master Plan. The main purpose of a Master Plan is to guide and enable a community to establish a future direction for its development. The Planning Act specifically gives communities the authority to prepare and officially adopt a Master Plan, which serves as the primary policy guide for local officials when considering matters related to land development.

As a policy guide, the Master Plan is specific to Port Sanilac and considers trends, community character, environmental conditions, the availability or capacity of public infrastructure and services, and the relationship to existing and planned land uses. As such, the Master Plan aims to:

- Guide the use of limited resources in an efficient manner,
- Promote public health, safety, and general welfare,
- Preserve the quality of the environment in the Village, and
- Guide future zoning decisions.

Because of constant change in our social and economic structure and activities, this Master Plan must be maintained through periodic review so that it reflects contemporary trends while maintaining long-range goals. The MPEA requires the Master Plan be reviewed by the Village at least once every five years.

## THE PLANNING PROCESS

Port Sanilac began the process to update its Master Plan in May of 2010. It contracted with Spicer Group of Saginaw to assist the Planning Commission in the preparation of this Master Plan.

Because of Port Sanilac's significance as a Great Lakes shoreline community, development of this plan was funded, in part, by the Michigan Coastal Management Program of the Michigan Department of Natural Resources and Environment.

The Planning Commission met with the Spicer Group planning consultants five times between June 2010 and April 2011 to work on the plan. As required by the MPEA, Port Sanilac followed the required procedures for notifying neighboring communities and registered entities so that each interested party was made aware of the planning effort and was provided an opportunity to comment on the Master Plan

The planning process began with a review and analysis of existing conditions and land uses in Port Sanilac. Then, a community input survey was developed and mailed to all residents in October 2010. Feedback from this survey along with the pertinent background data was used as the basis for the goals, objectives, and future land use outlined within this Master Plan. A draft of this document was prepared in May of 2011 and delivered to the Planning Commission and Village for review. On July 5, 2011, the Village Council approved the distribution of the proposed plan.

The plan was then distributed to neighboring communities, registered entities, and to Sanilac County for review. The final step in the planning process was a public hearing that is required by the MPEA. This provided an additional opportunity for public information and input. Final Master Plan copies were prepared and the Planning Commission adopted the Master Plan on October 25, 2011.

## THE MASTER PLAN AND THE ZONING ORDINANCE

Zoning is regulation of the use of land. A zoning ordinance controls how land is used today. It is the law. A Master Plan is a set of policies, not a law. The Master Plan represents a community's future vision, while the zoning ordinance contains the rules that govern the path to that vision. The long-range goals of the Master Plan are the basis for a zoning ordinance and zoning decisions. State law requires that a zoning ordinance be based on an adopted Master Plan. Zoning decisions that are consistent with the Master Plan are more likely presumed to be valid if ever challenged in the courts.



## Chapter 2

### *All about Port Sanilac*

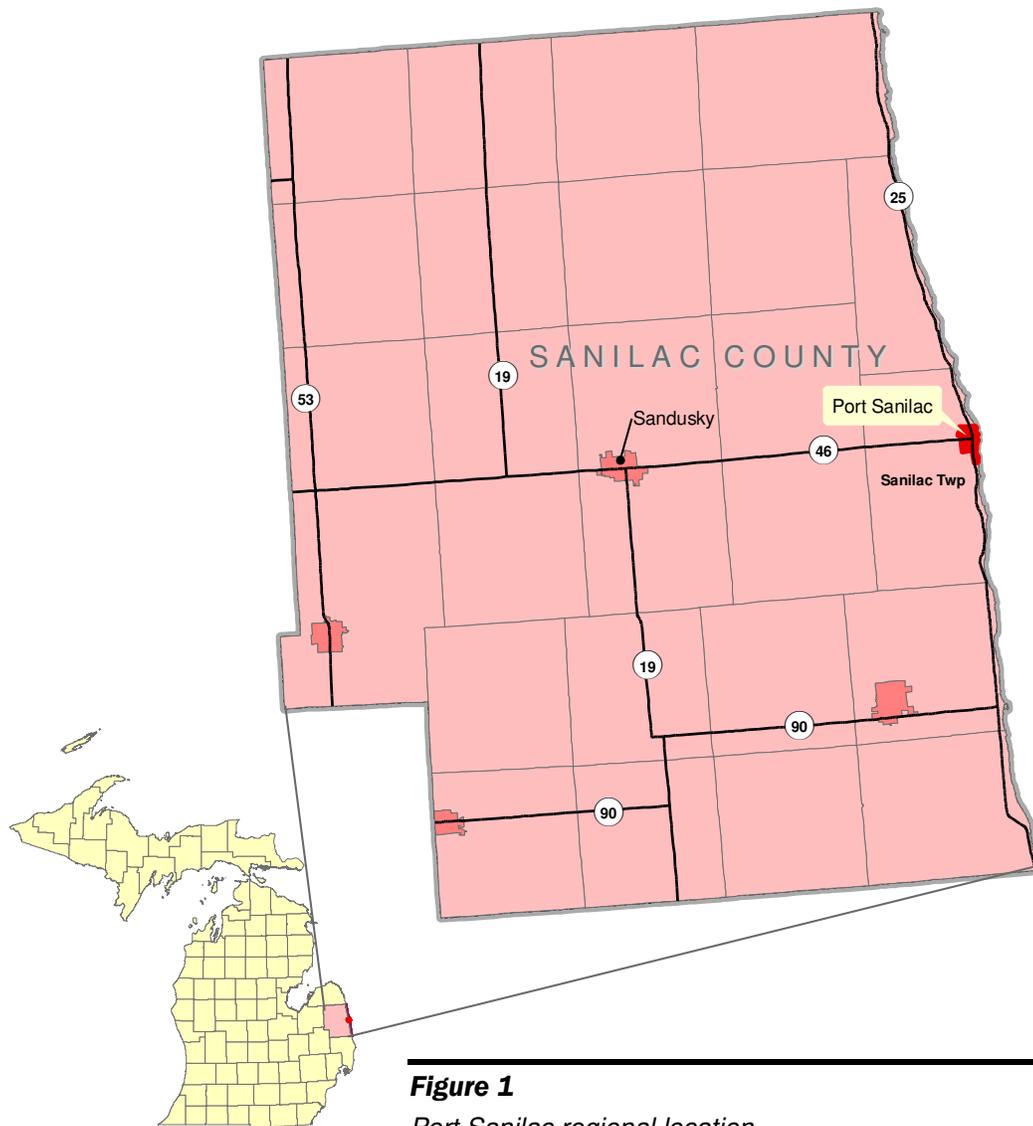


#### **LOCATION**

Port Sanilac is a small Michigan village located on the eastern edge of Sanilac County on Lake Huron in Michigan’s Thumb region. The historic waterfront village is located within Sanilac Township. Sanilac County is largely rural and it is known for its rich agricultural lands where farmers grow corn, soybeans, dry beans, sugar beets, and wheat.

Situated on 1.5 miles of Lake Huron shoreline, Port Sanilac’s lakeside location makes it a popular tourist destination for beachgoers, boaters, and anglers. The village provides many opportunities to escape urban living and enjoy a more relaxing lifestyle for the summer months or year round. Many seasonal homes are located in the village. Port Sanilac is a Harbor of Refuge on the western shore of Lake Huron and its public docks are a popular destination for boaters. Port Sanilac is located 33 miles north of Port Huron, 94 miles north of Detroit, 88 miles northeast of Flint, 71 miles east of Saginaw, and 100 miles west from London, Ontario.

Two major state roadways intersect in Port Sanilac. M-46 which carries traffic west to east across the entire state ends at Port Sanilac where it meets scenic M-25 which is the state road that carries traffic along the shoreline of Lake Huron and Saginaw Bay. M-25 travels between Port Huron in southern Lake Huron and ends in Bay City, at the “bottom” of the Saginaw Bay.



**Figure 1**  
*Port Sanilac regional location*

## HISTORY

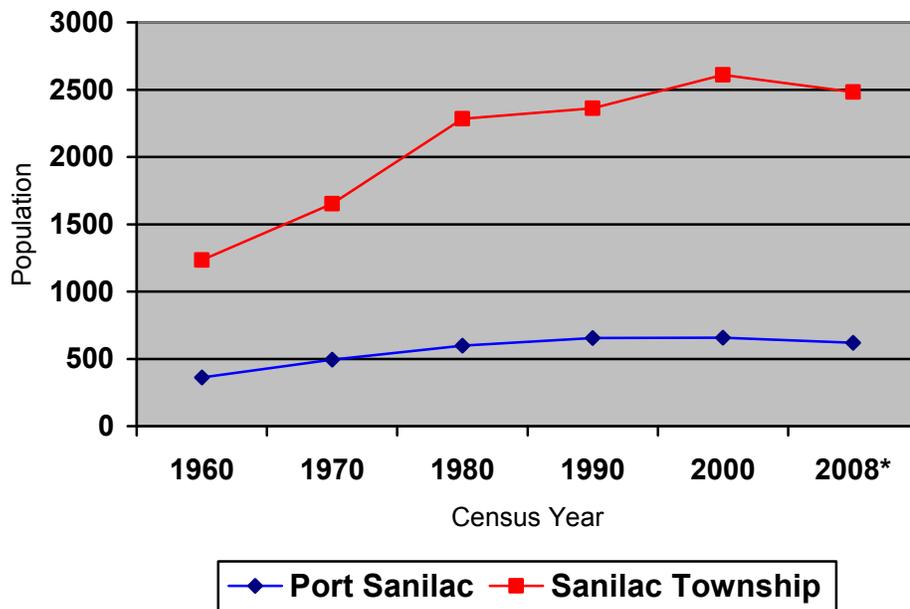
Port Sanilac was originally a lumberjack settlement on the shore of Lake Huron named "Bark Shanty." In the late 1840s and 1850s, the settlement gained its first sawmill, schoolhouse, and general store. Political unrest in Ontario and the promise of jobs in the lumber mills brought many to Sanilac County during this time. These settlers were of Scotch, Irish and English nationality. In 1854, Bark Shanty's first post office opened. In 1857 the village was renamed to Port Sanilac, as it is in Sanilac Township in Sanilac County. Local legend attributes the name to a Wyandotte Indian Chief named Sanilac.

Local landmarks include the Port Sanilac lighthouse (burning kerosene from its opening in 1886 until its electrification in 1924) and a twenty-room Victorian mansion (now a museum) built in 1872 by a horse-and-buggy doctor, Dr. Joseph Loop. The Sanilac Shores Underwater Preserve is a designated ship wreck preserve that is very popular with scuba divers.

Port Sanilac has a General Law Village form of government and seven elected officials.

## GENERAL DESCRIPTION OF THE POPULATION

According to the U.S. Census, the 2000 population of Port Sanilac is 658. The Census estimate of the population for 2008 is 620, showing a decrease of approximately 5.8%. This would indicate a reversal of a growth trend from 1960 to 2000 when the village grew from 361 people to 658. This growth pattern would mirror that of Sanilac Township. It is worth noting that Sanilac Township census data *includes* that of Port Sanilac because the village is considered to be part of the Township in terms of census demography. See Figures 2 and 3. The Census 2010 data released in March of 2011 showed a ten-year decrease in population, dropping to 623, a 5.7% decline.



**Figure 2**  
*Historic Population Trends in Port Sanilac and Sanilac Township*

\* The 2008 population is an estimate from the U.S. Census Bureau.

Governmental Unit	1960	1970	1980	1990	2000	2008*	% change 2000 - 2008	% change 1960 - 2008
Port Sanilac	361	493	598	656	658	620	- 5.8%	+ 71.8%
Sanilac Township	1,235	1,652	2,284	2,362	2,609	2,483	- 4.8%	+ 101%
Sanilac County	32,314	35,181	40,789	39,928	44,647	43,024	- 3.6%	+ 33.1%

**Figure 3**

*Historic Population Trends in Port Sanilac, Sanilac Township, and Sanilac County*

*\* The 2008 population is an estimate from the U.S. Census Bureau.*

Figure 4 on the following page shows selected demographic data from the U. S. Census that compares Port Sanilac, Sanilac Township, Sanilac County, and Michigan. Some of the more significant findings from this table show that:

- The population of Port Sanilac is relatively old. This is shown in a relatively high median age and percentage of the population over 65. The median age in Port Sanilac is 46.2 years which is more than 10 years older than the median age of Michigan. Median is that number which half of the population falls above and half falls below.

The senior citizens in a community can be considered a “special population” that will have specialized needs that may need to be considered during the master planning process. For example, seniors may have greater need for public transportation, close access to medical facilities, and they may have differing needs in housing and parks and recreation.

- Port Sanilac has a significant percentage of seasonal homes. This is due to its location on Lake Huron. The seasonal residents can also be considered a “special population” for purposes of a master plan. They may have specific needs in terms of commercial businesses and the need for public services such as trash collection and cable television.
- Median household income in Port Sanilac is relatively low.

Regarding the age of Port Sanilac’s housing stock, about 31% of the housing in the Village was built prior to 1950. Housing built from 1950 to 1989 accounted for 53% of the total housing stock. And since 1990, 16% of the existing housing stock was constructed.

In addition, the Census 2010 data released in March of 2011 show a slight increase in the number total housing units in the Village, growing 0.9% from 437 in 2000 to 441 in 2010. In terms of vacancy rates, the actual number of vacant housing units documented by the Census 2010 count was 151, or 34.2% of the total housing stock. This is up from 2000 when there were 118 vacant housing units. From there, the Census 2010 data showed that the number of occupied housing units was down (290) from the 2000 count (319), or a decrease of 9.1%.

	Port Sanilac	Sanilac Township	Sanilac County	Michigan
Average Household Size	2.03	2.27	2.6	2.56
% of Population 65 & Older	28.9	21.9	15.4	12.3
% of Population 18 & Younger	19.1	22.2	26.9	26.1
Median Age in years	46.2	44	37.8	35.5
Median Household Income	\$28,409	\$37,180	\$36,879	\$44,667
Per Capita Income	\$18,153	\$17,963	\$17,089	\$22,168
% Bachelor's Degree and Higher	17.4	14.2	10.0	21.8
Median Housing Value	\$104,800	\$99,000	\$88,900	\$115,600
Total Housing Units	437	1,769	21,314	4,234,279
% Housing Units for Seasonal & Recreational Use	19	28.8	15.2	5.5

**Figure 4**

*Selected 2000 Census Data for Comparison in Port Sanilac, Sanilac Township, Sanilac County and Michigan.*

## COMMUNITY INFRASTRUCTURE AND FACILITIES

### Water and Sewer

The water supply for the Village comes from three inland wells. The water tower holds 100,000 gallons of potable water. Average use is about 75,000 gallons per day. It should be noted that water quality throughout the Village is not uniform.

The sewer system is a 20 acre lagoon system southwest of the Village. Sewage is lifted to this location. Expansion of the system was completed in 2006.

### Transportation and Circulation

The Village’s transportation system is shown in Figure 5. The Village centers on M-46 and M-25 which intersect in downtown Port Sanilac and serve as the major roads for Village residents.

The main streets of M-46 and M-25 have curb and gutter. The remaining Village streets have non-curbed pavement with open ditches.

Sidewalks run along M-46 and M-25 to provide a walkable environment and pedestrian access to the Town Center and the harbor area on Lake Huron. Most blocks west of M-25 do not have sidewalks.

The intersection of M-25 and M-46 has a standard traffic signal. According to the Michigan Department of Transportation (MDOT), annual average 24-hour traffic volume in 2009 for M-25 was 3,200, and for M-46 it was 2,000

The Village of Port Sanilac and all of Sanilac County are served by Sanilac Transportation. The shuttle bus service is available to everyone. There are no set routes.



**Figure 5**  
*Roads in Port Sanilac per National Functional Classification code.*

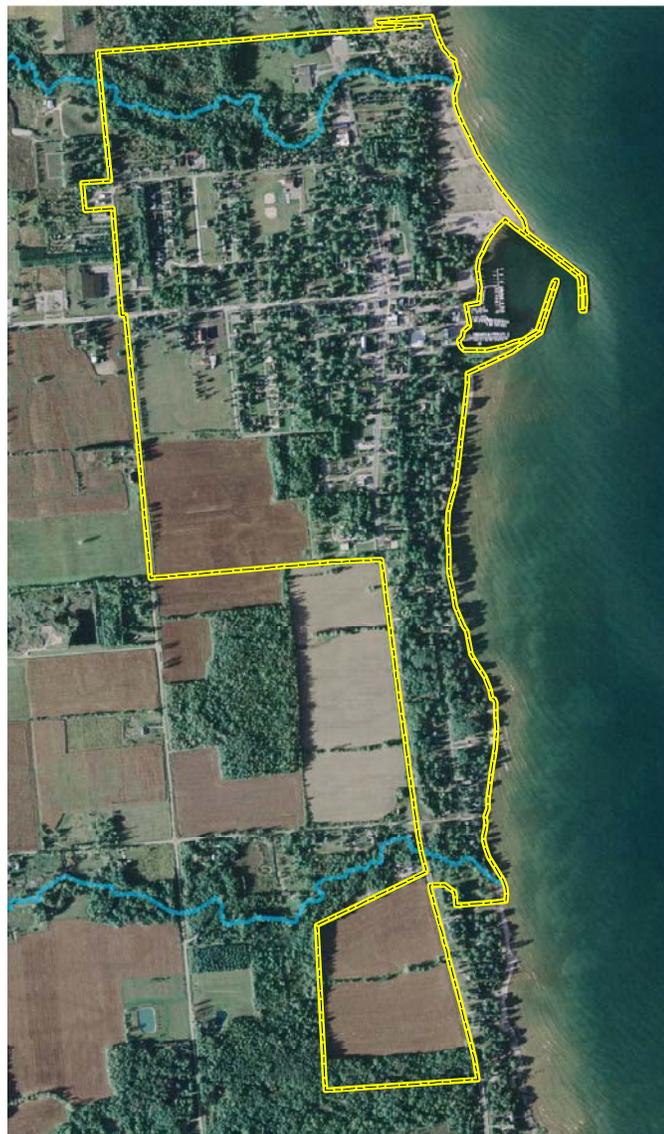
**Parks and Recreation** The Village of Port Sanilac owns and operates three public parks:

- **North Park** – The Village’s only beach, also with playground equipments, barbeques, and restrooms.
- **Bark Shanty Community Center** – Has a playground, baseball fields, and the community center is used for senior citizen programs including other private social club activities.
- **Harbor Park** – Has playground equipment, a pavilion, barbeques, and restrooms.

Please note these other facilities, which at some point in the past were operated by the Village:

- **North Boat Launch** – This facility is owned by the Department of Natural Resources.
- **South Boat Launch** – Located at the end of Cedar Street, this was once owned and operated by the Village, but has since been abandoned with the opening of the North Boat Launch.

Other significant recreation includes three large marinas. The first is the Port Sanilac Harbor of Refuge which is a full service public dockage facility with restrooms, showers, playground facilities, grills, picnic tables, and a boat launch. There are more than 200 boats permanently moored in Port Sanilac Harbor, and can be thought of as a “floating cottage.” Then there is the Bark Shanty Marina located on South Lake Street. The final one is the private Port Sanilac Marina which offers long term dockage, kayak and paddle boat rentals. Port Sanilac Marina is a



**Figure 6**  
*Aerial view showing natural features in Port Sanilac, including Lake Huron, Liens Creek (to the north), Herron Creek (to the south) and the many wooded areas.*

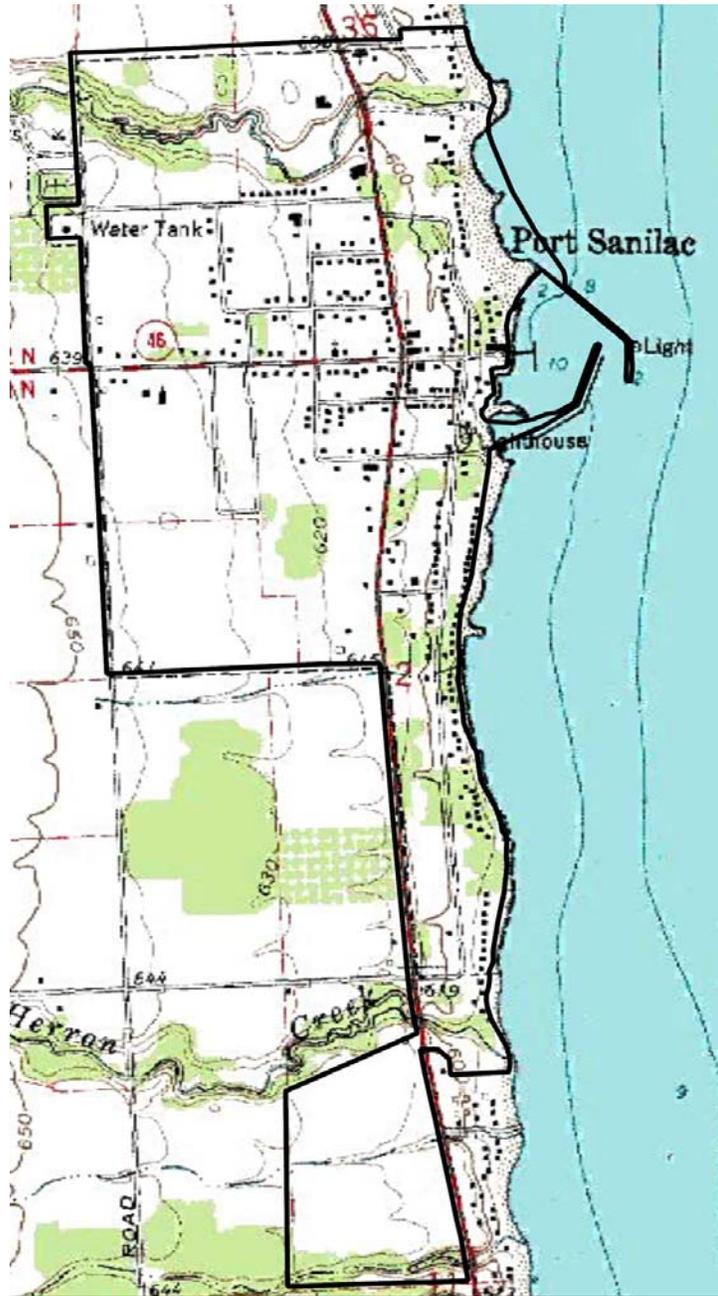
full-service Marina and also includes sales, service, and storage. Businesses such as Uri's Waterfront Dining, Seahawk Sailing School, SailTime Boat Charters, First Mate Ice Cream, and the Bark Shanty Sail Club are also part of the Port Sanilac Marina. The facility encompasses over five acres within the Village. The marina also provides heated inside winter storage for boats of all sizes.

**Natural Features** Significant natural features in Port Sanilac include 1.5 miles of Lake Huron shoreline, Liens Creek, Herron Creek, and the scattered woodlands that occur across the village.

Lake Huron is the dominant natural feature affecting Port Sanilac. It has an effect on the weather and on how the land is used in the Village. As a recreational resource, the lake becomes an economic resource as it lures people to Port Sanilac for tourism and seasonal homes and the commercial services that accompany them.

Liens Creek is located at the north end of the village and Herron Creek is located at the south end. They both drain into Lake Huron in Port Sanilac. Liens Creek has cut a narrow channel and is surrounded by steep slopes that are densely wooded.

Figure 6 shows the wooded areas that are scattered across the village. The mature trees provide a serene beauty to the



**Figure 7**  
*Topography in the Village of Port Sanilac.*

areas as well as provide buffering between different types of land uses. Further, they serve as habitat for local wildlife. As the village grows and develops, care should be taken to preserve local woods.

Elevation in the Village of Port Sanilac ranges from 640-feet above sea level on the west to about 580-feet at the Lake Huron shoreline. Average elevation is about 610-feet. A topographic map is provided in Figure 7.

The soils within and immediately surrounding the Village consists of soils in Capability Class II, III, VI, and VII. Classes VI and VII represent soils that have severe limitations that make them unsuitable for cultivation, but suitable for development.

### **Public Services**

Port Sanilac has its own a volunteer fire department and is also served by a small police department. Solid waste is curbside pickup, along with yard waste and recycling.

### **Other Public Facilities**

The Sanilac District Library is located on Main Street in Port Sanilac. It serves the Carsonville-Port Sanilac School District, Sanilac Township, and portions of Forester Township.

Port Sanilac is part of the Carsonville-Port Sanilac School District. School facilities are located west of Port Sanilac with the elementary school located in Carsonville and the high school located approximately 5 miles west of Port Sanilac north of M-46 at Goetze Road.

# Chapter 3

## *Existing Land Use*



### INTRODUCTION

The existing land use in a community is one of the most important pieces of data to analyze among the characteristics in a place like Port Sanilac. In many cases, the existing land uses have set a pattern that is unlikely to change. In other areas there may be vacant or underutilized land that can be evaluated for its development or conservation value.

An existing land use map is designed to provide a snapshot in time of how land in the Village is actually being used. Such a map is useful in developing a Master Plan since it provides a benchmark as to how property is being used, regardless of, or sometimes in contradiction to, zoning. It lets residents, Village officials, and other stakeholders see patterns in growth and development.

To provide a detailed account of the existing land uses, a review of the 2001 Port Sanilac Master Plan and aerial photography from Google Earth was used to develop a draft of the land use map. Then, to account for changes over the intervening years, every road in Port Sanilac was driven in August of 2010, correcting the map as needed to identify land that was used for commercial, residential, industrial, public, recreational, and agricultural uses, including identification of vacant or underutilized areas.

## LAND USE CLASSIFICATION AND ANALYSIS

The land uses in the Village of Port Sanilac are divided into 11 categories for the purposes of mapping. General definitions of the uses follow. An existing land use map is shown at the end of this section on page 18. Port Sanilac occupies an area of 544 acres (0.85 square miles). This includes 38 acres (6%) that are used for roads. Figure 8 shows the approximate acreage of how land is currently used in the Village. At nearly 42% single-family residential is the largest single land use present in Port Sanilac, followed by agricultural at about 19%.

Land Use	Acres	Percent
Single-Family Residential	228.2	41.9%
Agricultural	101.4	18.6%
Wooded	50.6	9.3%
Commercial	25.2	4.6%
Open Space	23.7	4.4%
Recreation	21.2	3.9%
Public	19.3	3.5%
Industrial	13.4	2.5%
Semi-Public	9.8	1.8%
Multiple-Family Residential	7.4	1.4%
Vacant	6.3	1.1%
Roads	38.0	7.0%
<b>Total</b>	<b>544</b>	<b>100%</b>

**Figure 8**

*Analysis of existing land uses in Port Sanilac. Land use data developed by Spicer Group via windshield survey and review of aerial imagery in Google Earth.*

**Single-Family Residential** This land use category describes areas composed of single-family dwellings with accessory structures such as garages and sheds. Single-family residential development is the predominant development pattern in the Village and accounts for 42% of the land area. Single-family neighborhoods occur throughout the Village, most



notably in the areas adjacent to M-46 on the west side of M-25 and also along the Lake Huron shoreline and vicinity on the east side of M-25.

**Multiple-Family Residential** Land used in this category is for attached multi-family housing units. In Port Sanilac, this includes the Pope Apartments south of Cherry Street on the west side of M-25, the Parkway Place Apartments on the north side of Huron Street, and a senior care facility on Cedar Street. This land use accounts for 1.4 % of the land in the Village.



**Commercial** The land included in this category is predominately occupied by retail sales or service establishments and includes a variety of operations such as financial institutions, professional offices, local small business operators, gas stations, grocery stores, privately-owned marinas, and personal service establishments such as barbers and hair salons. This use occupies 4.6% of the land in Port Sanilac. Commercial uses in Port Sanilac are concentrated in the Town Center and all along M-25.



**Industrial** There is not much industrial activity in Port Sanilac. However, there are two industrial sites located in the Village, accounting for 2.5% of the land area. Typically, this category includes all land used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials. In Port Sanilac, there is a trucking and logistics facility located on the west side of M-25 on the north end of the Village, and on the west end off Whitney Drive there is a utility substation.

**Public** Lands used in this category include governmental facilities and offices, libraries, public works facilities, and post office buildings. These uses comprise 3.5% of the total land area in the Village. The public lands in Port Sanilac include the Bark Shanty Community Center on the southwest corner of Church and Huron Streets, the Sanilac District Library on the south side of M-46 by St. Clair Street, the Village offices and public safety operations on the east side of M-25 near M-46, the Sanilac County Historical Museum on the south end of town off M-25, and the water tower and public works buildings located on Whitney Drive.



**Semi-Public** This classification includes areas with churches, religious institutions, and private institutions. Generally speaking, this use includes property held in the public interest and is usually exempt from real property taxation. Many of the semi-public land uses in Port Sanilac are scattered throughout the Village. This use accounts for 1.8% of the land in the Village.



**Open Space** Open space includes non-agricultural areas that are undeveloped, dominated by vegetation, yet the property is generally clear of most trees. This use accounts for 4.4% of the total land area in Port Sanilac. Much of it occurs adjacent to low-intensity uses, such as established residential areas.

**Recreation** This category includes all public land developed for the purposes of providing recreational activities and accounts for 3.9% of the land used in Port Sanilac. Included is North Park, the playground and ball diamonds at the Bark Shanty Community Center, North Boat Launch operated by the DNR, the municipal harbor operated by the Harbor Commission,

Harbor Park, and the DNR park at the corner of Cherry and Lake Streets across from the light house.



**Agricultural** Includes land that is being used for crop production, grazing, and other related activities and accessory farm buildings such as barns and elevators. Agricultural areas occupy 18.6% of the land in Port Sanilac. The vast majority of this land is located in two locations, including the recent annex on the west side of M-25 just south of Goldman Avenue.

**Wooded** This category includes property that is covered with trees. In Port Sanilac, there are three wood lots which are undeveloped and are generally located near residential areas. This existing land use accounts for 9.3 % of the Village's total land area.

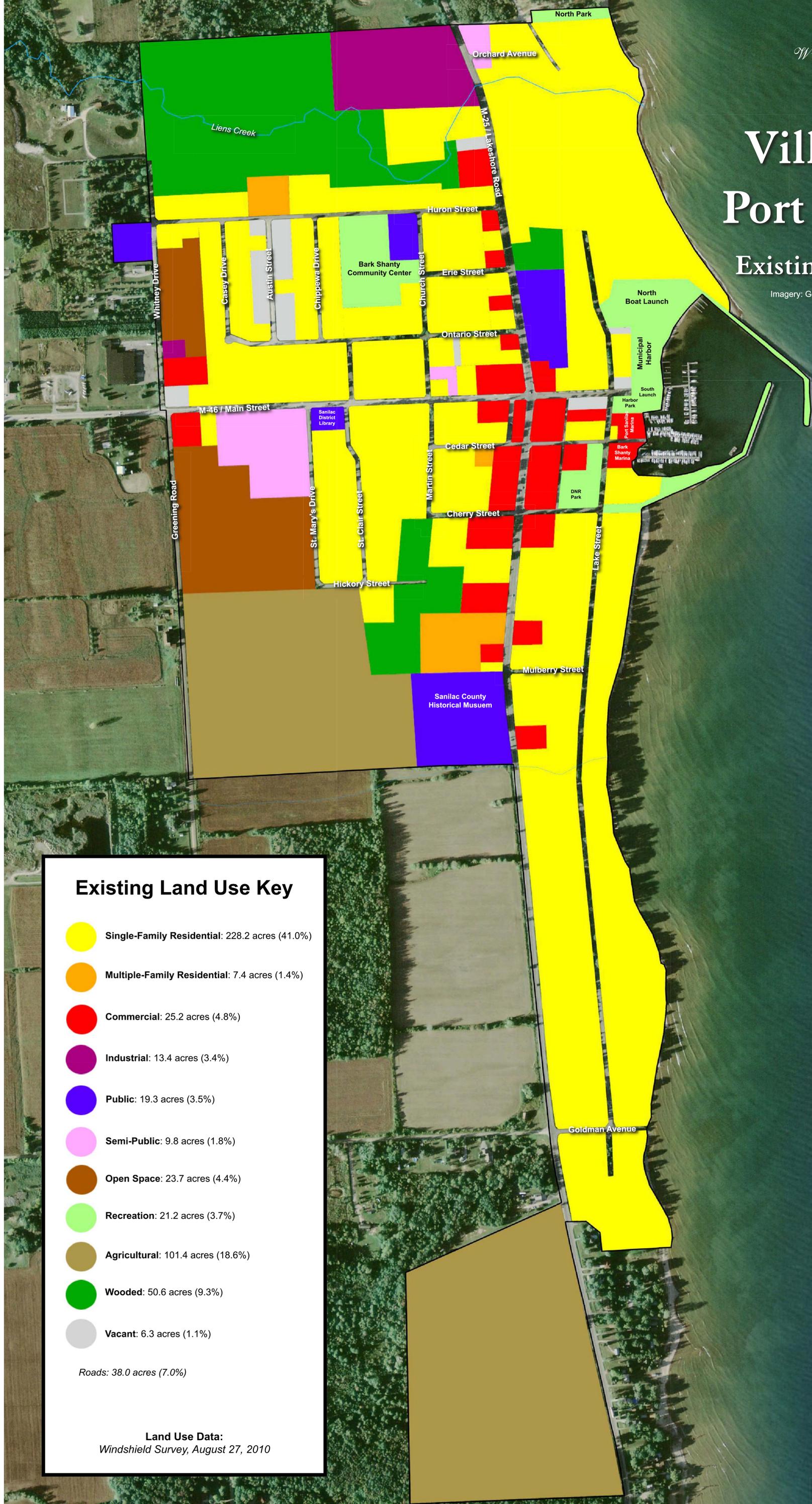
**Vacant** This category is made up of commercial buildings and residential lots that are currently vacant and comprise 1.1% of the land area in the Village.



# Village of Port Sanilac

## Existing Land Use

Imagery: Google Earth (June 1, 2005)



Lake Huron

### Existing Land Use Key

- Single-Family Residential: 228.2 acres (41.0%)
- Multiple-Family Residential: 7.4 acres (1.4%)
- Commercial: 25.2 acres (4.8%)
- Industrial: 13.4 acres (3.4%)
- Public: 19.3 acres (3.5%)
- Semi-Public: 9.8 acres (1.8%)
- Open Space: 23.7 acres (4.4%)
- Recreation: 21.2 acres (3.7%)
- Agricultural: 101.4 acres (18.6%)
- Wooded: 50.6 acres (9.3%)
- Vacant: 6.3 acres (1.1%)

Roads: 38.0 acres (7.0%)

Land Use Data:  
Windshield Survey, August 27, 2010



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# Chapter 4

## *Community Input*



### **BASIS FOR COMMUNITY INPUT**

To be effective, a Master Plan should incorporate the input and ideas of the local population. By basing the Master Plan on the goals and objectives of its residents, land use management decisions become politically feasible and represent the intents and vision of the community. In the Village of Port Sanilac, citizens were given the opportunity to participate through a 25-question community input survey mailed to all households in the Village. In addition, at the end of the Master Plan process, citizens were allowed an opportunity to review the draft of the Master Plan and then were given the opportunity to speak at a public hearing held prior to the adoption of the Master Plan.

### **MAILED SURVEY**

The community input survey was mailed on October 15 to 500 home and business addresses in the Village of Port Sanilac. One hundred eighty-seven (187) surveys were returned, representing a response rate of 37.4%. This is a very strong response for a mailed survey and it can be considered to be statistically representative of the entire population and a diverse cross-section that also included local businesses. A copy of the survey and the responses is attached in Appendix A.

The survey had a total of 25 questions, mostly focusing on land use, the Lake Huron shoreline, and future development in the Village. Three questions addressed residential land uses and how the Village should plan for it. For commercial development, there were four questions. A total of three questions were provided to gauge sentiments on future industrial development. There was one question regarding potential blight issues in the Village. Regarding the shoreline, there were three specific questions that addressed public use and how land should be used on Lake Huron, including a fourth question about general issues in Port Sanilac that also addressed potential shoreline uses. There was a question asking respondents to rate how various issues have changed in the Village over the past five years. There was also one ranking question about factors contributing to quality of life in Port Sanilac. At the end of the survey, there were two open-ended questions in which the respondents could write individual thoughts and opinions. The final five questions of the survey asked basic demographic characteristics of the respondents.. Significant results and analyses are discussed below.

### **About the Respondents:**

- Over 65% of the respondents are permanent residents of Port Sanilac.
- Over 56% of the respondents that are Port Sanilac permanent residents have lived in the Village for 11 or more years, and another 21% have lived in the Village for 6 to 10 years.
- Over 73% the respondents that own seasonal residences in Port Sanilac have been in the Village for 11 or more years and another 11% have owned their seasonal residence for 6 to 10 years.
- Approximately 10% of the respondents were between the ages of 25 and 44. Another 49% were between 45 and 64. About 40% were 65 or older.

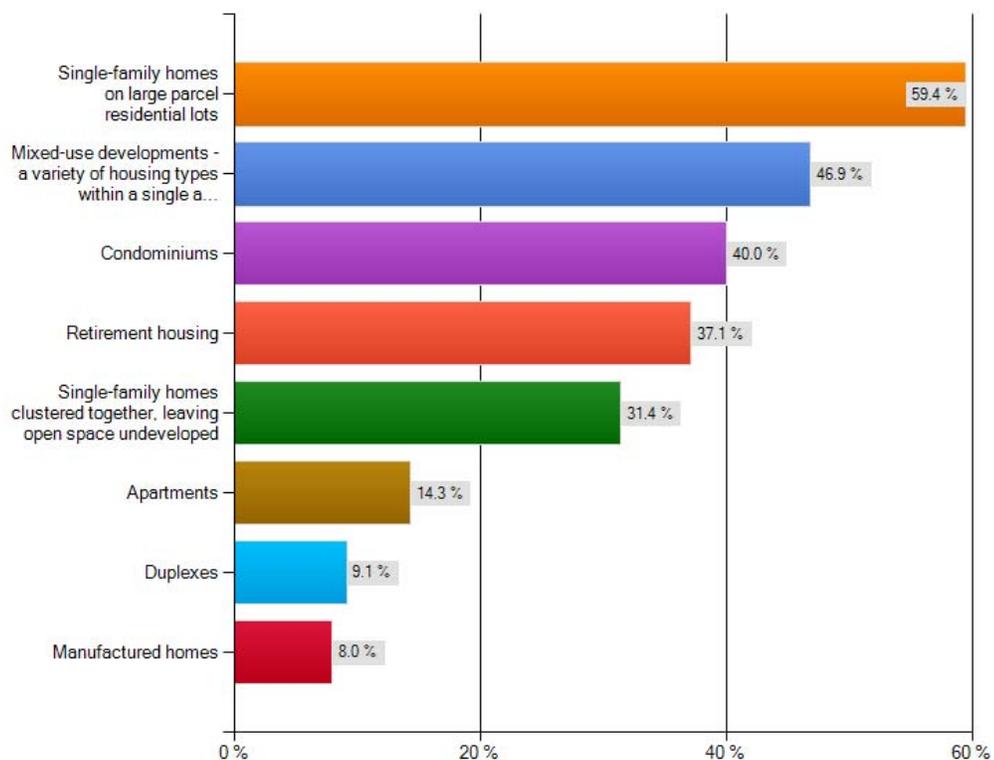
**How is the Village of Port Sanilac doing?** Question 1 asked respondents to evaluate ten different aspects of life in Port Sanilac compared to five years ago. The responses indicate that most aspects of life in the Village are about the same as five years ago. The most popular response was “Same” for eight of the categories, such as Fire Services, Overall Quality of Life, Parks & Recreation, Police Services, Overall Service to Citizens, Main Office Staffing, Access to the Lake, and Traffic. For the remaining two categories, Road Conditions and Aesthetics/Blight, a good portion of the responses indicated that these aspects in the Village showed improvement.

**What is important to quality of life?** Question 2 asked respondents to rank eight different factors as to their importance to the quality of life in Port Sanilac. A 1 to 5 ranking scale was used where 1 was considered Very Important and 5 was Not Very Important. In general, all of the factors were considered to be relatively important to the quality of life in the Village. At least 50% of the respondents ranked each item quite favorable, either as a 1 or a 2. High quality schools ranked the highest overall with 61% of respondents that ranked it as a 1. Availability of water and sewer utilities was second highest with 56% of respondents ranking it

as a 1. When the totals of the 1 and 2 rankings are combined, 80% of the respondents collectively indicated that “A variety of commercial services that are readily available within the community” was the top-ranking contributor to the overall quality of life in Port Sanilac.

**General Thoughts on Overall Village Growth** Questions 3 and 4 asked respondents their opinions about development and population growth in Port Sanilac. Over 84% of respondents agreed that Port Sanilac should encourage new development. Feelings on population growth were similar, indicating that 71% believed that the Village should grow in population. Another 18% were neutral regarding population growth.

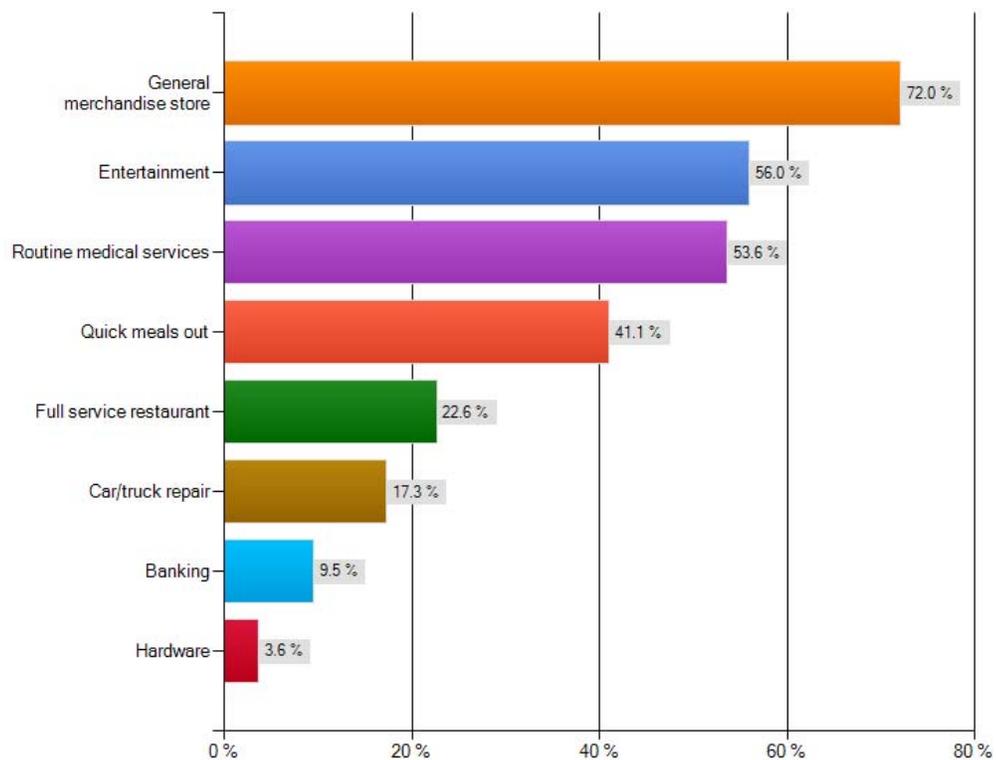
**Residential Development** Questions 5 and 6 asked respondents about the rate of residential development in the Village of Port Sanilac. Approximately 59% of respondents were in agreement that it was a little slow. When asked to select from eight housing types that would be preferred in Port Sanilac, 59% of respondents chose single-family homes. Mixed-use development was the next preferred option, selected by 47% of the respondents. Another popular choice was condominiums, selected by 40% of respondents. See Figure 9.



**Figure 9**

*Question #6 – “I prefer that new residential development include the following (please check all that apply):”*

**Commercial Development** About 74% of respondents felt there was not enough commercial development in Port Sanilac. Approximately 85% of respondents felt that commercial growth should be encouraged over the next ten years. The preferred location of commercial in the Village is in the center of downtown near the intersection of M-25 and M-46, preferred by almost 79% of the respondents. In terms of needed businesses in the Village, respondents preferred general merchandise (72%), entertainment (56%), and medical services (54%). See Figure 10 for the overall ranking. Additionally, respondents could write in other ideas. The most common ideas were a pharmacy, a variety of retail offerings, a bakery, and a coffee shop.



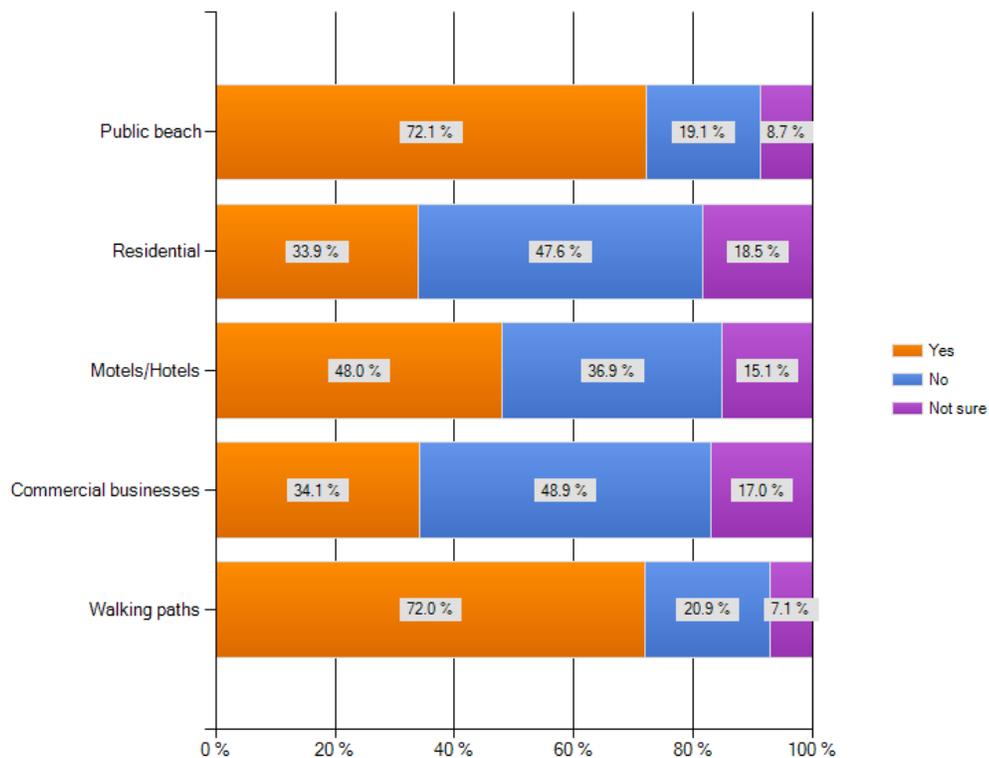
**Figure 10**

Question #10 – “Port Sanilac needs more of the following kinds of businesses (check all that apply).”

**Industrial Development** Questions 11, 12, and 13 addressed industrial development in Port Sanilac. Over 60% of the respondents agreed that the Village should plan for industrial growth and development in new areas of Port Sanilac if adequate roads, utilities, and other public services are available. Along those lines, a greater proportion, over 76%, agreed that the Village should plan for industrial growth when its located near existing industrial land uses. Approximately 78% favored high-tech industry that converts or reuses existing buildings.

**Addressing Potential Sources of Blight** Question 14 asked respondents their opinion regarding a number of various potential blight issues in the Village. Regarding trash and debris, housing quality, and junk car, there were no obvious concerns. There was some concern for overgrown weeds and tall grass.

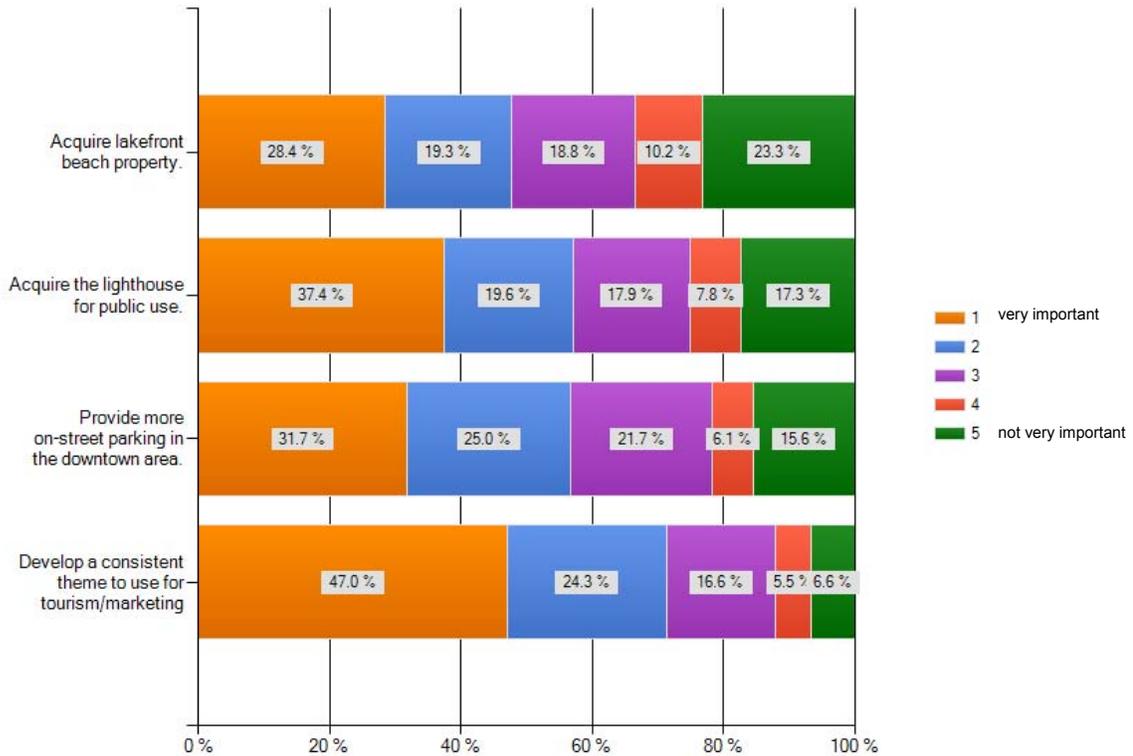
**Lake Huron Shoreline** Questions 15, 16, and 18 asked specific questions regarding how public use and land uses on Lake Huron should be addressed. When asked how important it is to preserve the shoreline, over 87% agreed that it was important. In terms of public access to Lake Huron, nearly 64% agreed that it needs to be improved. Regarding what types of land uses that should be planned along the shoreline, there was overwhelming support for a public beach and walking paths. See Figure 11.



**Figure 11**  
Question #18 – “Should Port Sanilac plan for any of the following uses of the lakefront?”

**Place Making Initiatives** To help foster the Village’s unique character and address ways to enhance Port Sanilac as a special place, a number of potential initiatives were listed and respondents were asked to rank the four items as to their importance to future of Port Sanilac. A 1 to 5 ranking scale was used where 1 was considered Very Important and 5 was Not Very

Important. Three of the four items were considered to be important for enhancing Port Sanilac. Over 71% of the respondents favorable ranked *Develop a consistent theme to use for tourism/marketing* as either a 1 or a 2. *Acquire the lighthouse for public use* was the next highest ranked, with 57% of respondents that ranking it as a 1 or 2. A close third was *Provide more on-street parking in the downtown area* around 56%. See Figure 12 below.



	1	2	Total (1 + 2)
Develop a consistent theme to use for tourism/marketing	47.0%	24.3%	<b>71.3%</b>
Acquire the lighthouse for public use	37.4%	19.6%	<b>57.0%</b>
Provide more on-street parking in the downtown area	31.7%	25.0%	<b>56.7%</b>
Acquire lakefront beach property	28.4%	19.3%	<b>47.7%</b>

**Figure 12**

Question #17 – “On a scale of 1 to 5, where 1 is considered very important and 5 is not very important, how important is each of the following issues when considering the future of Port Sanilac?”

**Likes and Dislikes – Open Ended Responses** Questions 19 and 20 asked respondents to type in their own responses to questions about the Village of Port Sanilac. In question 19, they were asked what they liked about the Village. For question 20, they were asked what they disliked.

***“What do you like about Port Sanilac?”***

- ▶ *Small town atmosphere*
- ▶ *Friendly people*
- ▶ *Quiet*
- ▶ *Beautiful lake*

When asked what could be done to improve the Village, respondents reacted to the lack of variety of commercial services in the Village. They also encouraged tourism efforts. In general, respondents would like to see more business growth in Port Sanilac.

## CONCLUSION

Most respondents viewed overall future development in Port Sanilac as favorable. There is a strong need for additional commercial services. They viewed the Lake Huron shoreline as an asset that should be used and developed for public and recreational purposes.



# Chapter 5

## *Action Program*



### IDEAS THAT WORK

Determining the direction and desires for a community for the next five to twenty years can be a challenge. Being able to articulate what needs to be improved, what should be preserved, and what should be substantially changed is successful only when based on sound public participation and detailed analyses. In the Village of Port Sanilac, this goal-setting process was accomplished by a thorough review of existing characteristics in the Village and the results of the mailed community input survey. Based upon this information, a number of goals were established. These goals are a major component of this master plan, which is intended to be the primary policy document for Village officials when considering matters related to land use, development proposals, and infrastructure improvements.

The goals are divided into broad categories and relate directly to the issues identified as priorities by the residents and the Planning Commission. These categories include general community character goals, residential, commercial, industrial, and community facilities and services. After each goal, a number of objectives are listed as well.

**So what exactly is a goal?** A goal is a destination, a final purpose which the community seeks to attain. It is a broad, general statement expressing the intent of the community. It is often written in a general way to be inclusive of many ideas that support principles that are valued by the local community.

**And what about objectives?** An objective is the means for attaining a goal. One goal can have many supporting objectives. Each objective can be thought of as either a general policy statement or an action item detailing a future task that should be undertaken.

The purpose of this section is to provide the long-term vision for Port Sanilac, with enough detail to highlight likely outcomes for the Village, yet be flexible in order to address changing conditions and adapt to the changing wants and needs of its current and future residents, landowners, and other stakeholders.



## GOALS AND OBJECTIVES

The Village of Port Sanilac Planning Commission formulated the following goals based upon the review of existing characteristics in the Village and the results of the mailed input survey.

These goals represent the overall vision for the Village of Port Sanilac. These goals also serve as the foundation for preparing concise and well thought-out capital improvements for the life of this Master Plan. In addition, the goals serve as the guiding principle for future land use decisions by Village officials and can guide zoning decision and other land use questions that arise from time to time, such as resource protection initiatives and proposed new development. Goals can be implemented with the use of zoning and other tools, such as five-year capital improvement programs.

**Community Character** The Village of Port Sanilac is described as a small quiet town with friendly people in a beautiful setting right on Lake Huron. Residents value the tranquility created by the combination of the Great Lakes



environment with the small town character of Port Sanilac. They also desire to see their community as an active place that will grow and prosper. As a small town that anticipates change, the people of Port Sanilac have embraced this fact and envision a Village with strong neighborhoods, responsive elected officials, a healthy economy, and fun things to do along the Lake Huron shoreline. While new development will certainly strengthen the community,

residents are supportive of existing local businesses and recognize Port Sanilac as an affordable place to live with an excellent quality of life.

**Goal:** Strengthen the unique quality-of-life features that are characteristic of Port Sanilac.

- **Objective:** Promote the Village as a tourist/recreation destination that is an essential component to supporting and growing the local economy.
- **Objective:** Preserve the small town character and pedestrian-scale services and facilities in order to further support the long-term economic viability of Port Sanilac.
- **Objective:** Promote the preservation and protection of historic sites, buildings, and features in the Village.

**Goal:** Protect and enhance the vitality of the Town Center area at M-25 and M-46 and its connection to the Lake Huron shoreline.

- **Objective:** Protect, enhance, and promote the recreational and environmental value of Port Sanilac's Lake Huron shoreline.
- **Objective:** Maintain M-25 and M-46 as the main entrance corridors into the Village and manage them as visual resources contributing to community character.
- **Objective:** Strengthen the Town Center area as the focal point of the community.
- **Objective:** Connect Village assets such as the parks, Lake Huron shoreline, and historical sites in a unified manner in order to provide business organizations a cohesive message for promoting Port Sanilac.

**Residential** The strength and stability of Port Sanilac and its neighborhoods will depend on how housing diversity is balanced with the demands of the market. In general, residents believe that residential growth should be encouraged.

**Goal:** Develop and maintain attractive residential neighborhoods which contain a suitable mix of housing types and provide for the preservation and protection of existing housing.

- **Objective:** Maintain and enhance existing neighborhoods.
- **Objective:** Work to eliminate blight and sub-standard housing conditions by continuing to enforce existing ordinances.
- **Objective:** Review the zoning ordinance and amend if necessary to encourage maintenance of existing residential neighborhoods and development of new ones in suitable areas.
- **Objective:** Locate new residential development in a manner that will minimize conflicts with incompatible land uses. In those instances where residential land uses are contiguous to commercial or other residential uses, provide for visual or physical buffers.



- Objective: Promote transitional mixed-use in areas between established commercial and residential districts to ensure compatibility between different uses and to minimize land use conflicts.
- Objective: Encourage senior housing and assisted living housing to meet the needs of the aging population.

**Commercial** Port Sanilac residents want commercial growth to be encouraged in the Village. They would like to see it concentrated with existing businesses located in the Town Center. There is a strong demand for new commercial investment in the Village. Some primary commercial services that residents demand are not available, requiring residents to drive to the neighboring communities. However, there is a good chance residents will continue to shop in Port Sanilac as long as there are convenient nearby options in town.



**Goal:** Promote well-planned development and redevelopment of commercial properties in the Town Center area at M-25 and M-46 with high-quality uses that expand the commercial options available in Port Sanilac.



- Objective: Create a walkable shopping district in the Town Center area.
- Objective: Encourage the redevelopment of vacant sites.
- Objective: Enhance pedestrian connections within and to the Town Center area.
- Objective: Commercial development and redevelopment should incorporate the needs of pedestrians into their design.
- Objective: Promote the Town Center area as a prime location for new businesses.
- Objective: Encourage the mixing of appropriate uses by allowing a variety of related uses within an office or commercially-based zoning district.

**Goal:** Maintain and enhance the health of Port Sanilac’s existing commercial areas.

- Objective: Encourage quality construction and use of materials and/or design.
- Objective: In order to strengthen the Town Center concept, the use of branding can help develop a unique and special identity for Port Sanilac.

- Objective: Develop simple marketing information for Realtors to use to dispel common concerns with commercial/mixed-use investment. This information should include tax information, traffic volumes, and a list of available parcels.

**Industrial** Industrial development is desirable to secure and bolster the tax base. Residents support new industrial development and they would like it to be located in areas with existing infrastructure.

***Goal:*** Maintain the Village’s existing industry while expanding the industrial tax base with diverse, clean, and high-tech businesses.

- Objective: Encourage alternative energy, biotech, and research & development firms to locate in Port Sanilac through writing appropriate amendments to the zoning ordinance.
- Objective: Improve marketing efforts to attract new industrial development to the Village.
- Objective: Work with and assist the Sanilac Economic Alliance to promote the development of existing sites in the Village.
- Objective: Work with the State of Michigan in order to access any incentive programs that can strengthen local industrial operations and help retain local jobs.



**Community Facilities and Services** The Village of Port Sanilac is committed toward providing facilities and services that meet the needs of residents, will facilitate growth, are sensible, and cost-effective.

***Goal:*** Provide quality infrastructure to safely and effectively service the residents of the Village of Port Sanilac.

- Objective: Meet the infrastructure needs of residents and businesses in a cost-effective manner.
- Objective: Cooperatively work with the Township on addressing any future needs for infrastructure.

***Goal:*** Maintain a safe and efficient transportation system throughout the Village, for vehicular as well as pedestrian and non-motorized circulation.

- Objective: Work to maintain the road network in the Village and ensure safe and efficient movement of traffic through and throughout the Village.

- Objective: Maintain and improve the existing network of sidewalks and pathways in order to provide safe and convenient pedestrian access.

**Goal:** Work with MDOT to plan future improvements to M-25 and M-46, and seek funding of potential transportation enhancement projects.

- Objective: Seek grants to help fund improvements along M-25 and M-46 with the aim to enhance the pedestrian atmosphere through such amenities as planters, sidewalk furniture, pedestrian-scaled lighting, and wayfinding signage to coastal recreation opportunities.
- Objective: Explore options for addressing parking issues.



**Goal:** Provide a system of parks and recreational opportunities that improves the quality-of-life for Port Sanilac’s resident population, as well as providing benefits to tourists and users of the Lake Huron shoreline.

- Objective: Provide walkable corridors adjacent to park properties and coastal resources.
- Objective: Provide non-motorized pathway connections between the Town Center area, Village recreation facilities, and neighborhoods.
- Objective: Periodically update the five-year recreation plan in accordance with Department of Natural Resources guidelines to maintain eligibility for grants.



## IMPLEMENTATION

The key to a well-planned community is the actual day-to-day use of planning documents, like this Master Plan. Because this plan is to be the basis for future zoning and planning decisions, it is imperative that the plan be available to Village staff, elected and appointed officials, as well as business owners, developers, stakeholders from Sanilac County and the region, and the general public.

The implementation of this Master Plan depends on its continual use by the Planning Commission and the Village Council. In its best form, implementation of this plan will result in the achievement of the goals and objectives. Implementation is often the most difficult portion of the planning process because while the intentions of the Village and its residents and stakeholders are clear, the legal ways and available planning tools are often not. The following provides a review of additional tools available to the Village of Port Sanilac and the ways in which they can be used to ensure that the goals of this plan are met. The following tools can foster the continued progress toward the implementation of this plan.

The Village must review this Master Plan every five years, per the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended. It is reasonable to expect that the actual implementation of all the goals and objectives in this plan may take more than five years, and, even with the best intentions and efforts, some goals may not be accomplished exactly as laid out. These implementation tools are provided then, knowing that the Village of Port Sanilac is surrounded by events and possibilities that affect this Master Plan, such as changing economic conditions to new development opportunities.

**Zoning Changes and Ordinance Updates** With a new plan in place, the Village has an opportunity to update its current zoning ordinance to reflect the goals adopted in this plan. Many of the changes may be minor but provide a substantial benefit. For example, one change may be to revise the kinds of permitted uses in a residential district in order to provide a broader range of housing options. Another change may be larger in scope, enabling developers with certain kinds of bonus provisions if they incorporate specified design requirements. Another step may be to review the cases that have come before the Planning Commission to determine if there are trends that may need to be addressed in the zoning ordinance itself.

**Grant Opportunities to Support Capital Improvement Proposals** This Master Plan can also be used to identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. At the Federal level, there is the Community Facilities Program, the Public Works and Economic Development Program, and the Water and Wastewater Disposal and Grant Program. At the State level, a potential funding source may be the Michigan Department of Natural Resources, which offers grants from the Land and Water Conservation Fund and the Michigan Natural Resources Trust Fund. The Michigan Department of Transportation also administers Federal funds appropriated under the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users

(Public Law 109-59; SAFETEA-LU). Additionally, local funding programs, as initiated by the Village of Port Sanilac, such as a special assessment or issuing bonds, can also be used for specific capital improvement projects.

**Regional Cooperation** Development, growth, and changes within Sanilac County and the communities adjacent to Port Sanilac, will affect its quality of life and growth within the Village itself. Communities near Port Sanilac have experienced a variety of changes – some experiencing growth and others experiencing a loss of population and declining housing value. Port Sanilac is rightly concerned with the effect that these changes can have on the Village. The Village has the opportunity to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Sanilac County. Cooperative relationships between and among Port Sanilac and neighboring communities can provide an opportunity for the full impact of new or expanding developments to be considered as well as provide an opportunity for communities to pool resources and skills to tackle similar challenges. At the least, the Village should actively participate with the review and opportunity for comment on neighboring communities Master Plans. Further, the Village should invite comment and suggestions from neighboring communities on major developments within Port Sanilac, especially any projects that would border the neighboring Township.

**Place Making Strategies** Charting a future course for Port Sanilac that meets the demands of the 21<sup>st</sup> Century will likely require the development of appealing places and amenities in the Village and along the Lake Huron shoreline that can attract new residents and businesses, as well as enhance the lives of current residents. Taking a look into the past, it is worthwhile to acknowledge that the development of communities along the Great Lakes was due primarily to the water



as the force guiding human settlements. The result was industrial operations along the shores of the Great Lakes. But as industry continues to decline in the Great Lakes region, coastal communities such as Port Sanilac can address this as a potential economic development opportunity. One way to shift this decline toward an opportunity would be through the promotion of recreational boating and waterfront improvements for tourism and recreation purposes. The Lake Huron shoreline is Port Sanilac's most significant natural resource. It is also a generator of income for many of the Village's residents and businesses. Indeed, the boating, recreational, and tourist activity generated by the shoreline positively affects the local economy. The U.S. Army Corps of Engineers released a report in December of 2008 concluding the economic impact of registered recreational boaters that use the Great Lakes is approximately \$5.1 billion in sales, \$1.8 billion in personal income, and \$2.4 billion in value

added, totaling \$9.4 billion. In addition, a recent study showed that commercial navigation on the Great Lakes generates \$3.4 billion in revenue a year in the United States. In Michigan, nearly one million registered boaters spend around \$800 million annually on trips during the State’s relatively short boating season. To harness this economic potential in Port Sanilac, the previously described goals and objectives under *Community Character* and *Community Facilities and Services* that address shoreline enhancements should become a priority for Village officials.

**Local Planning Capacity** Good planning practice and State law require the Village to review its plan every five years and update it if necessary. A cursory review of the plan should take place annually by both the Planning Commission and the Village Council. This provides an opportunity to consider the goals and intent of the plan against pending capital improvements, budget requests, and other developments that may impact the community. The Village of Port Sanilac provides important planning and development services with limited staff. When change confronts the community, it will be necessary to review the time and effort expended by the staff to address development proposals. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.

**Additional Implementation Tasks** Many of the steps necessary to ensure the successful implementation of this Master Plan might not be obvious or are not part of an established Village fund. The implementation efforts that have been described in this section focus on the residents, landowners, and other stakeholders of the Village. To date, the Village of Port Sanilac has taken steps to keep residents and others involved and informed regarding Village issues. The successful implementation of this plan depends greatly on Village officials using the plan and residents being aware of the plan, knowing its purpose, and understanding how they might be able to use it. This can be accomplished by consistently referring to the document when making zoning decisions and even referencing the plan, when appropriate, during site plan reviews and variance decisions. Further, 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 office at all times.



# Chapter 6

## *Future Land Use Plan for Port Sanilac*



### **INTRODUCTION**

Building on the action program described in the previous section, the future land use map will depict the desired form and character the Village of Port Sanilac should take over the next five to twenty years. The map depicting the future land uses for Port Sanilac is shown on page 46 at the end of this section. The proposed future land uses in the Village of Port Sanilac are divided into seven categories.

The future land use map also transforms the goals and capital improvements into a graphic guide for land development and management in Port Sanilac. The future land use map serves as a guide to decision making – it does not specify how every lot, parcel, or site should be used or zoned. While the future land use map attempts to translate future land use categories to specific zoning districts, it is mostly intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission. For example, the future land use map may indicate a single-family residential area, and yet it may not be zoned for residential until a property owner requests that zoning change and the Village adopts the rezoning request.

On the future land use map, it should be noted future land use categories are slightly different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification that will be needed to actually

move toward the implementation of this plan. For example, while the existing land use map described wooded and agricultural uses, these uses are not described on the future land use map. These existing land uses are combined into various other future land use categories because the future land use categories reflect how these wooded and agricultural land uses should be used in the future, and hence should be zoned. Ultimately, the recommendations shown on the future land use map are intended to help Port Sanilac officials, property owners, and residents make zoning and development decisions that are in the best interest of the Port Sanilac community. The future land use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall character and appearance of the Village of Port Sanilac. Descriptions of the new future land use categories begin below. The future land use map is shown at the end of this section.



## LOW-DENSITY RESIDENTIAL

This category includes single-family dwellings and related accessory structures. The purpose and intent of this future land use is to provide space for traditional neighborhood single-family growth, free from most other uses, except those that are compatible with the residents living in these neighborhoods. This is the least dense of the residential future land use categories shown on the future land use map. In general, Low-Density Residential corresponds to the Agricultural (A-R) and Residential (R-1, R-2, and R-3) zoning districts. The future land use map shows that most of those areas would not change. More broadly, much of the agricultural land shown in the Village is planned to be converted to Low-Density Residential.



## MEDIUM-DENSITY RESIDENTIAL

The Medium-Density Residential future land use designation is intended to provide opportunities for housing that is affordable and serves as an alternative to traditional single-family homes. This more intensive residential land use often serves as a buffer between single family residential uses and commercial land uses. Included are apartments, duplexes, conversions of single-family dwellings up, and senior housing. Generally, this future land use corresponds to the Residential (RMF) and Mobile Home Subdivision (MHS) zoning districts.

## COMMERCIAL

This is a general purpose commercial category allowing for a wide variety of commercial uses. In Port Sanilac these uses occur in the center of town and along M-25 and M-46. Commercial uses that are mixed with some residential uses and are designed to support pedestrian traffic and promotes a pleasant walkable environment should be located in the central area, from St. Clair Street east along M-46 to the boat launch, from Huron Street south along M-25 to Cherry Street, and along Lake Street south of M-25. Generally, this future land use corresponds to the Commercial (C) zoning district.



## INDUSTRIAL

This future land use designation is intended to provide for traditional industrial and other high-intensity or land intensive uses. It corresponds to the Industrial (I) zoning district. Industrial uses typically generate high amounts of truck traffic and as such, should be located at the outer edges of the Village. Industrial is proposed to expand at the northern edge of the Village, adjacent to existing industrial uses.

## PUBLIC

This category includes public uses such as government facilities, libraries, public works facilities, post office buildings, and municipally-owned parking facilities. This category does not include any land dedicated for recreation. Only existing facilities and public lands are shown on the future land use map.

## SEMI-PUBLIC

The main objective of the *Semi-Public* future land use category is to promote and maintain existing places of worship and related educational facilities. These uses are located throughout the Village are typically adjacent to nearby neighborhood. They are encouraged to have buildings located and designed to promote a neighborhood scale and character. Because of the general nature of this category, it does not necessarily correspond to any one of the existing districts in the Village's zoning ordinance.

## RECREATION/OPEN SPACE

Land included in the recreation category shows existing recreational opportunities in Port Sanilac. Lands identified as recreation are existing public parks and does not include any private recreation facilities. The area surrounding Liens Creek is also shown as *Recreation/Open Space* which is intended to conserve the environmental characteristics of the creek while acting as a buffer between the proposed residential and industrial future land uses.



## CONCLUSION

The Village of Port Sanilac has spent approximately a year addressing important issues impacting the community. They received valuable input from residents from a mailed input survey. As a result, the Planning Commission has compiled a thoughtfully prepared Master Plan that represents the data, efforts, and community spirit of Village residents. This plan is only the beginning of an action program for the next five to twenty years. Because the future welfare of the Village depends upon rational, coordinated action, the Planning Commission stands ready to meet any person or group interested in the future development of the area. The Planning Commission will be available to help and guide those needing advice or wish to be part of the plan implementation process. While this task is to be led by Village officials, implementation also depends on every responsible citizen in the Village of Port Sanilac. By working together, Village will continue to be a desirable, attractive, and convenient community in which to live, work, and play.

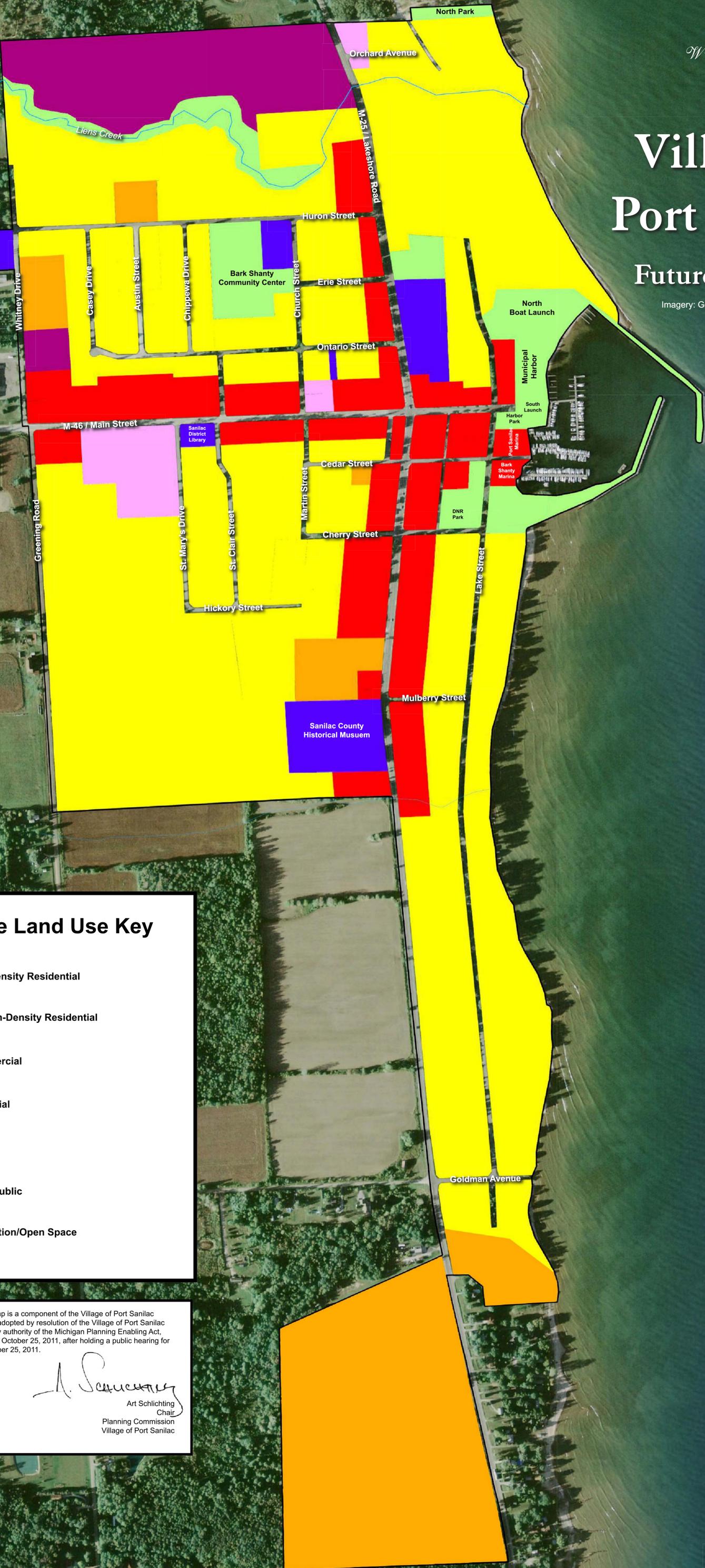




# Village of Port Sanilac

## Future Land Use

Imagery: Google Earth (June 1, 2005)



Lake Huron

### Future Land Use Key

-  Low-Density Residential
-  Medium-Density Residential
-  Commercial
-  Industrial
-  Public
-  Semi-Public
-  Recreation/Open Space

This Future Land Use Map is a component of the Village of Port Sanilac Master Plan, which was adopted by resolution of the Village of Port Sanilac Planning Commission, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, on October 25, 2011, after holding a public hearing for the Master Plan on October 25, 2011.

  
Art Schlichting  
Chair  
Planning Commission  
Village of Port Sanilac



(989) 754-4717

[www.spicergroup.com](http://www.spicergroup.com)

# Appendix A

## *Community Input Documentation*

### OVERVIEW

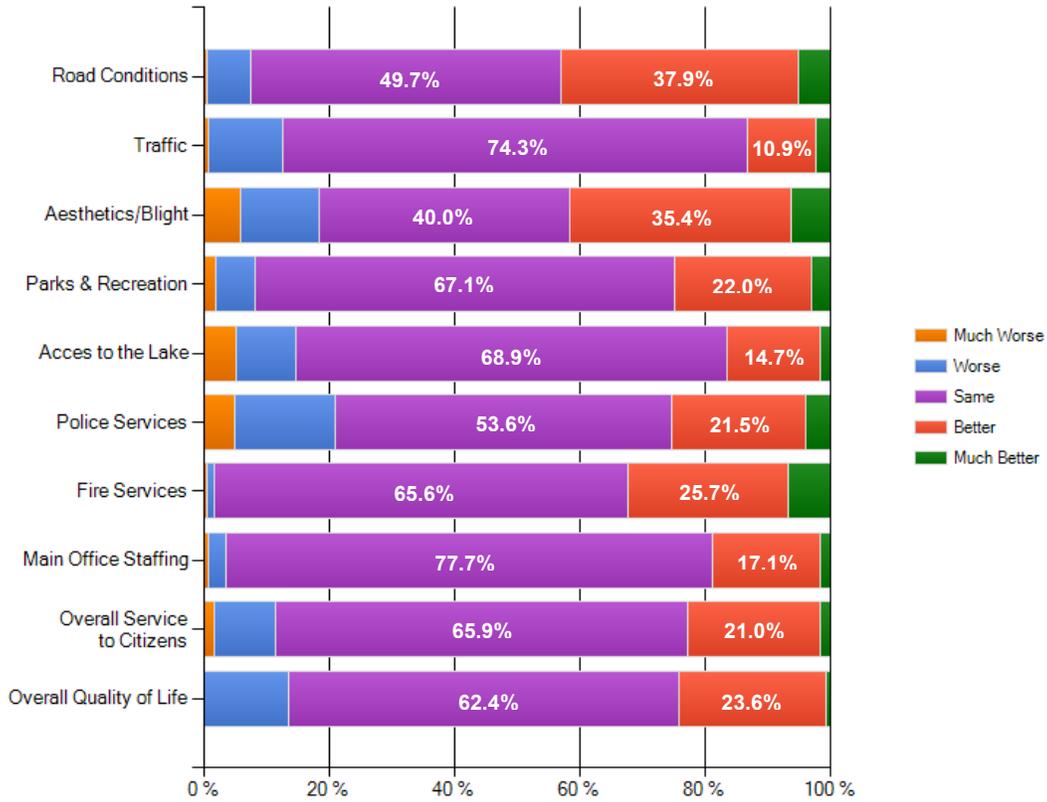
Total surveys completed: 187

Return rate: 37.4%

A total of 500 surveys were mailed on October 15 with a deadline of November 5, 2010.

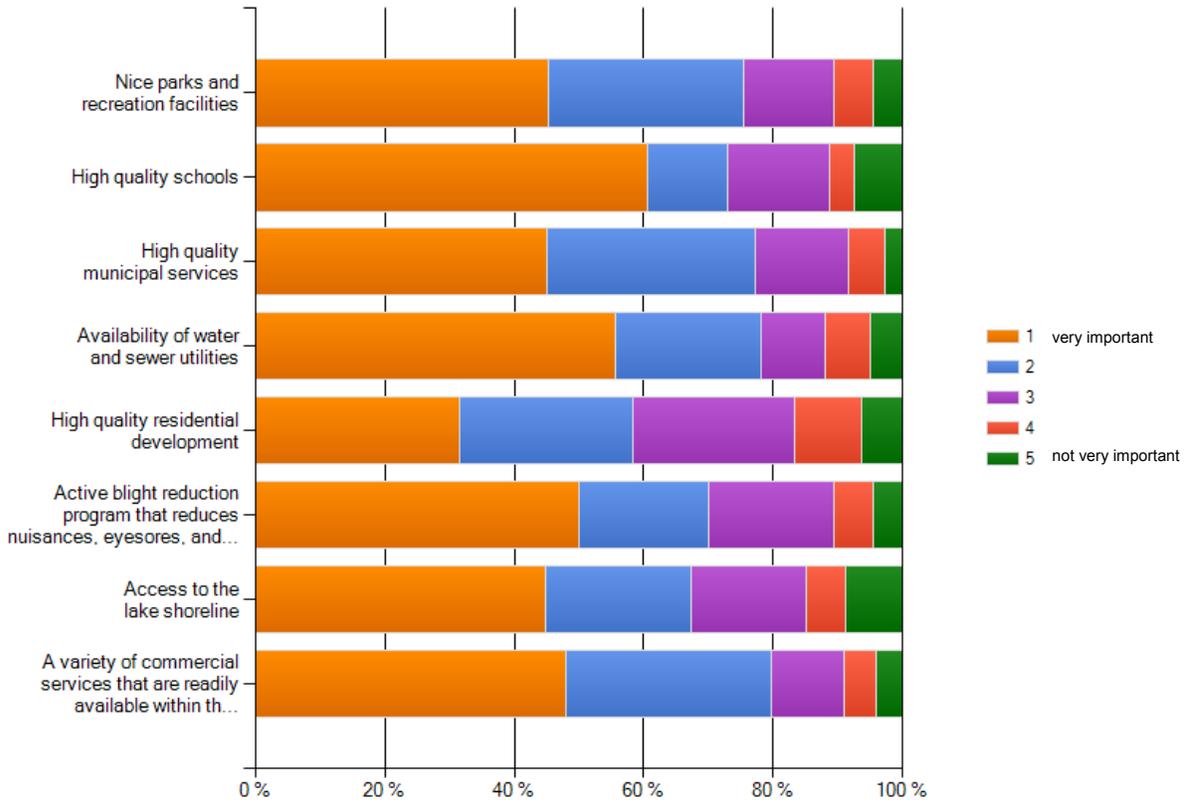
Included in the following pages:

- Graphical overview and presentation of survey questions #1 through #25.
- All write-in comments from respondents to the open-ended portions of questions #10, #19, and #20.
- An export of basic data from all survey questions.



**Question #1**

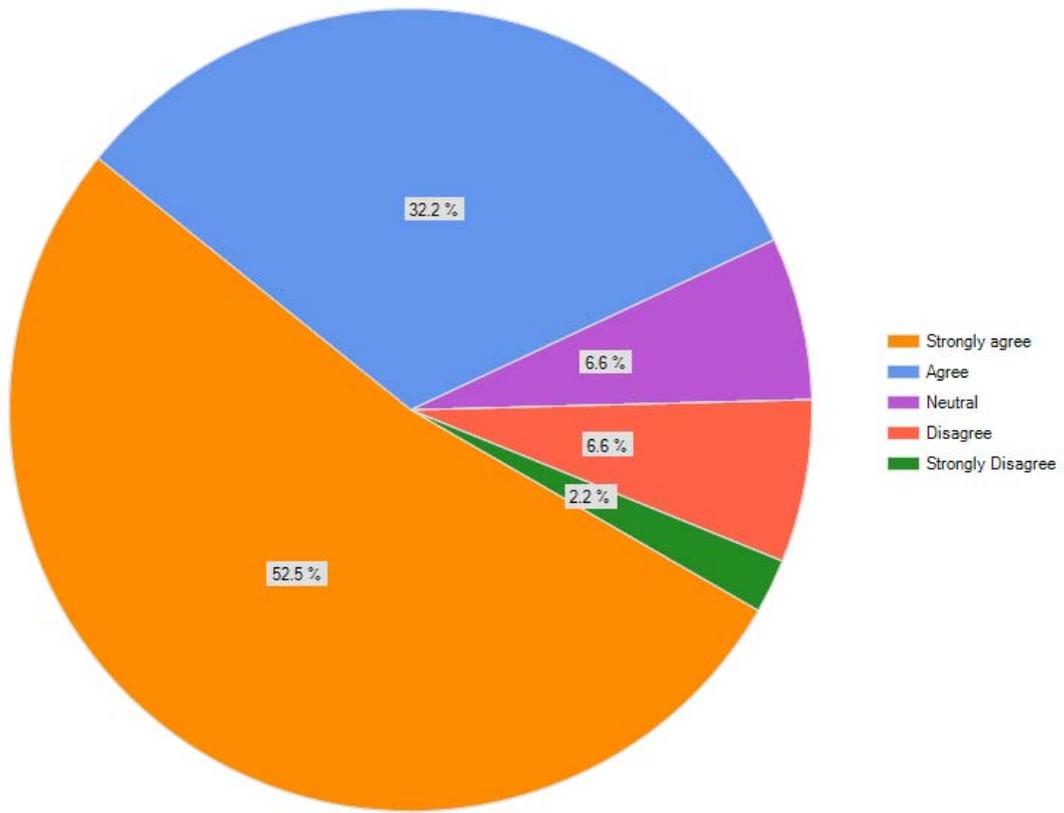
General: "How do you feel the following categories have changed in Port Sanilac in the past 5 years?"



	1	2	Total (1 + 2)
A variety of commercial services that are readily available within the community	48.0%	31.6%	<b>79.6%</b>
Availability of water and sewer utilities	55.7%	22.4%	<b>78.1%</b>
High quality municipal services	45.0%	32.2%	<b>77.2%</b>
Nice parks and recreation facilities	45.3%	30.2%	<b>75.5%</b>
High quality schools	60.7%	12.4%	<b>73.1%</b>
Active blight reduction program that reduces nuisances, eyesores, and health or safety hazards	50.0%	20.0%	<b>70.0%</b>
Access to the lake shoreline	44.8%	22.7%	<b>67.5%</b>
High quality residential development	31.4%	26.9%	<b>58.3%</b>

## Question #2

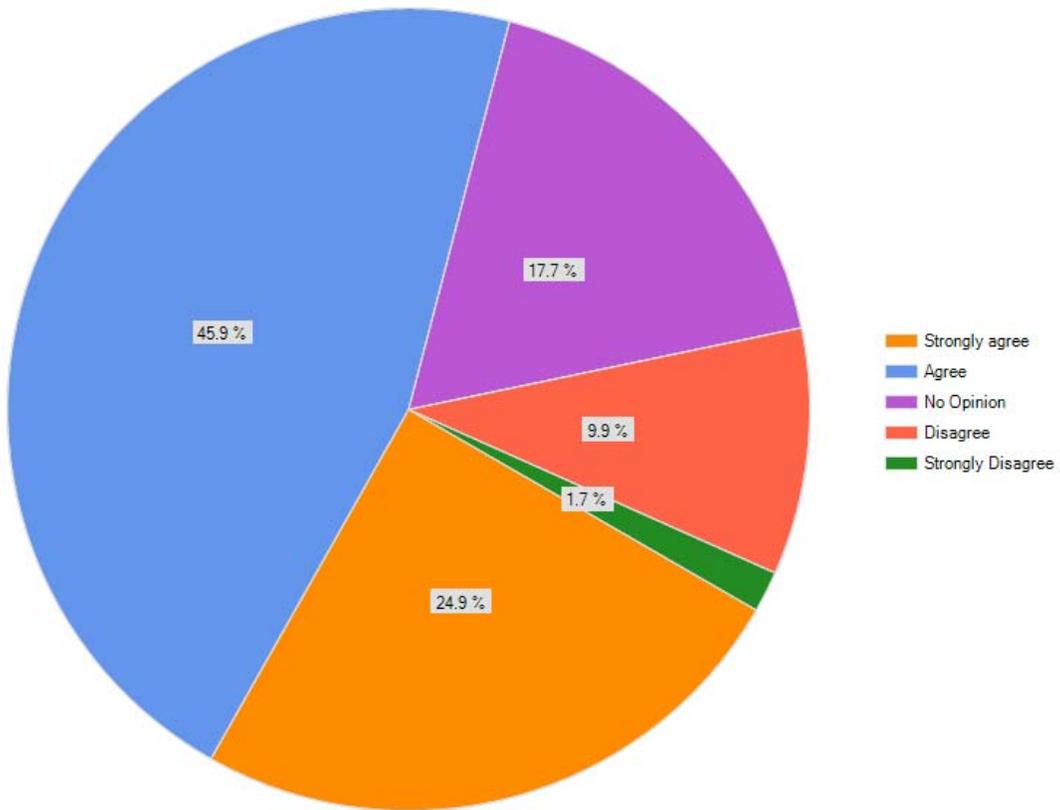
General: "On a scale of 1 to 5, where 1 is considered very important and 5 is not very important, please rate each of the following factors in terms of its importance to the quality of life in Port Sanilac."



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**Question #3**

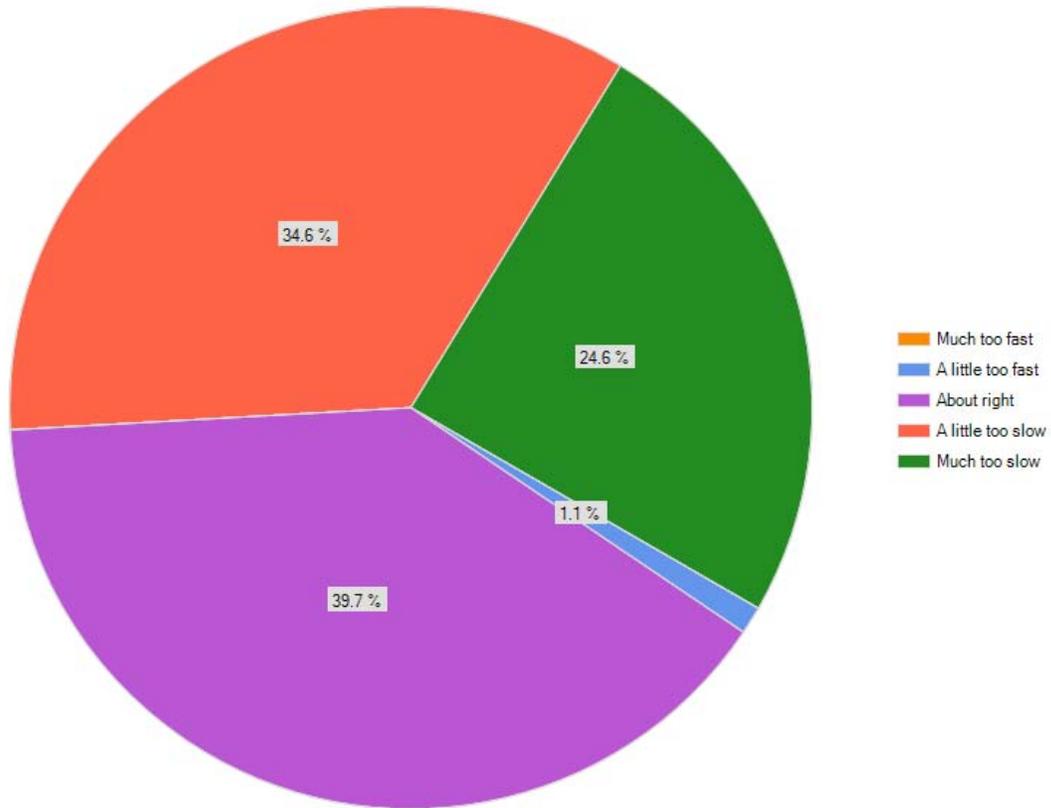
General: "Port Sanilac should encourage new development."



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**Question #4**

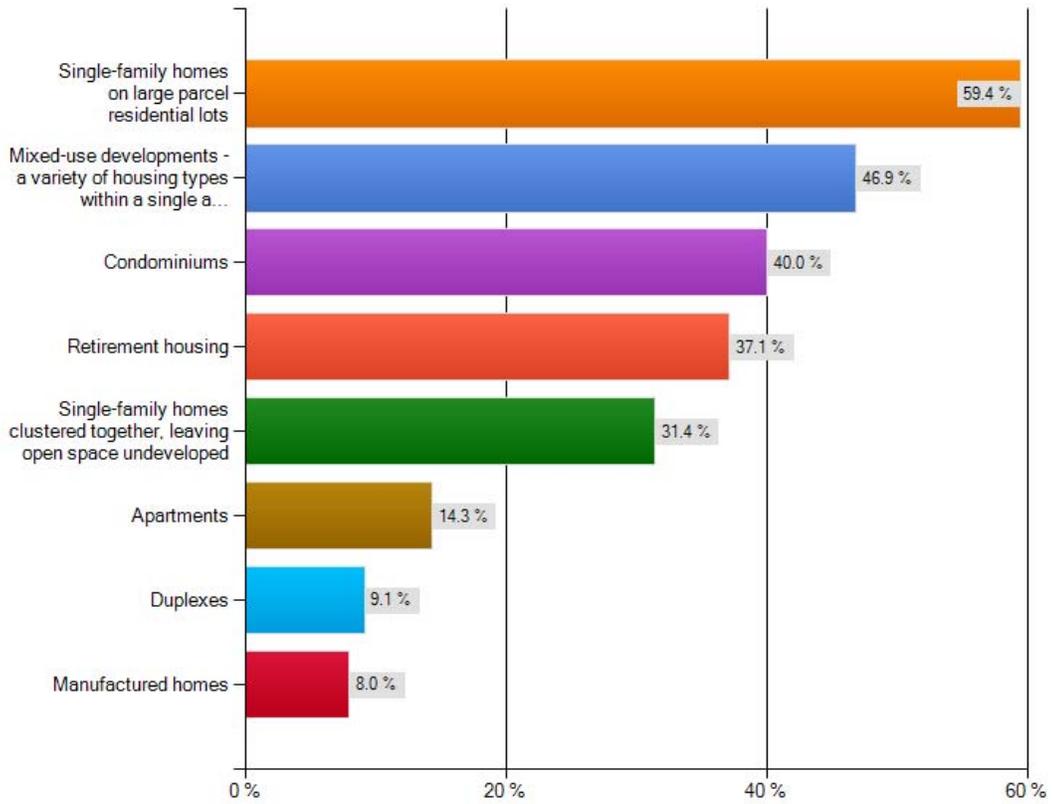
General: "Port Sanilac should grow in population."



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**Question #5**

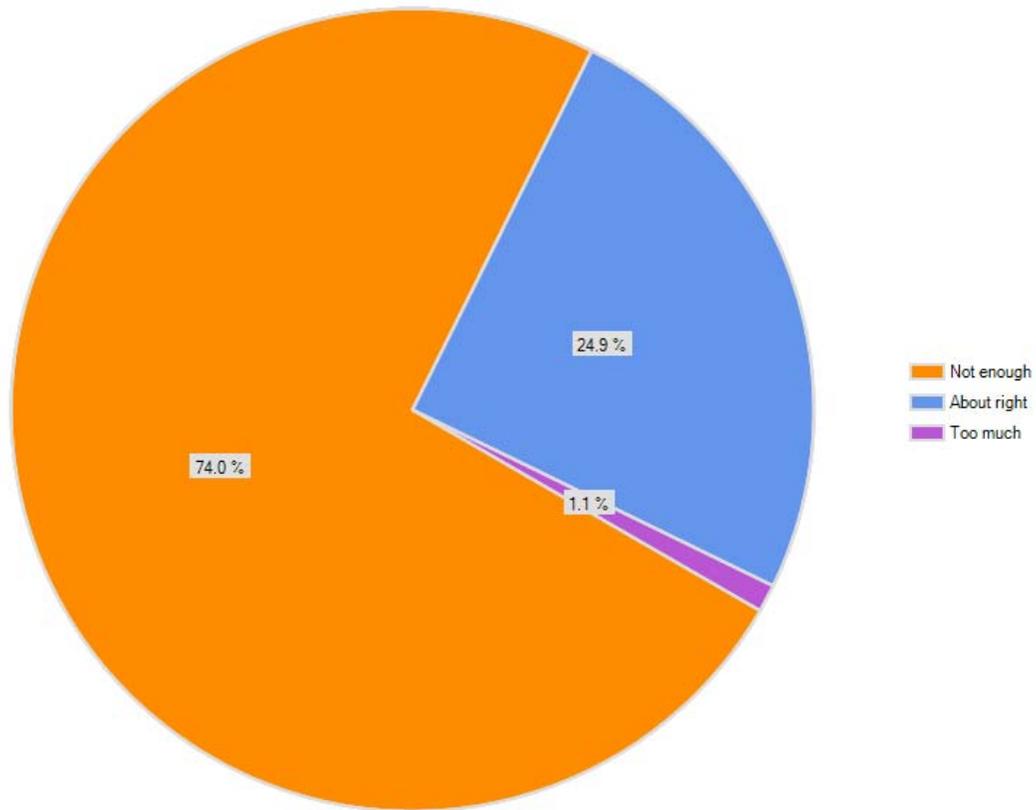
Residential: "How do you feel about the rate of residential growth in Port Sanilac during the past five years?"




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**Question #6**

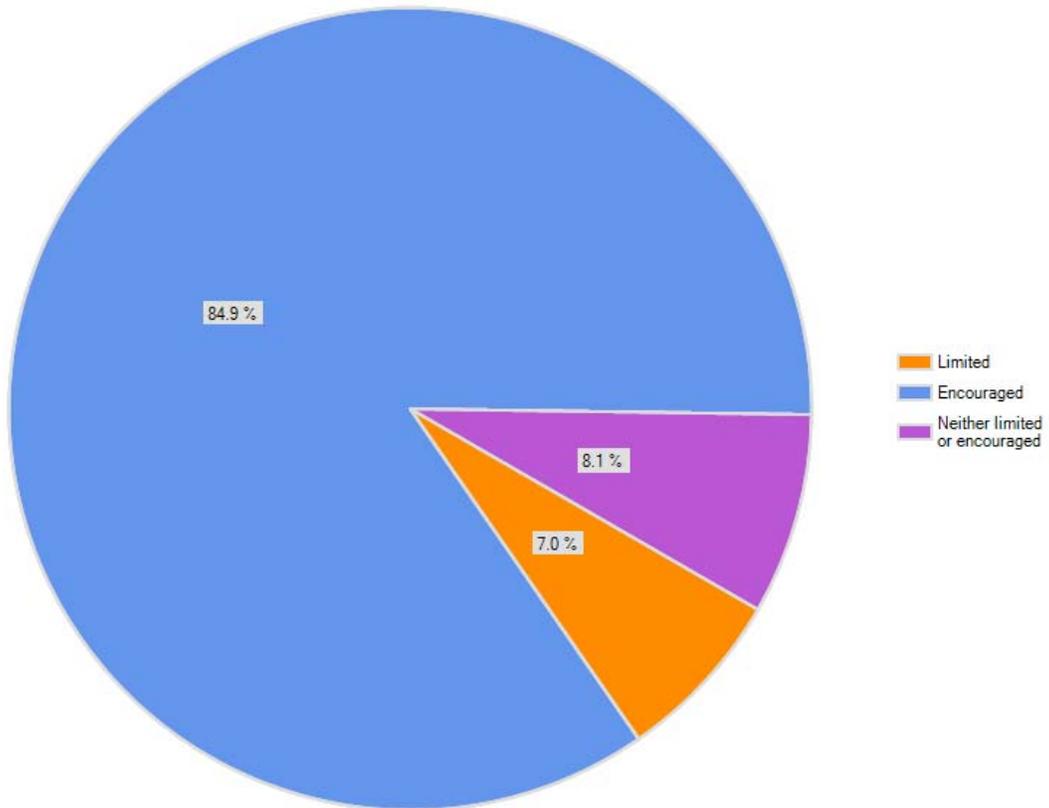
Residential: "I prefer that new residential development include the following: (please check all that apply)"



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**Question #7**

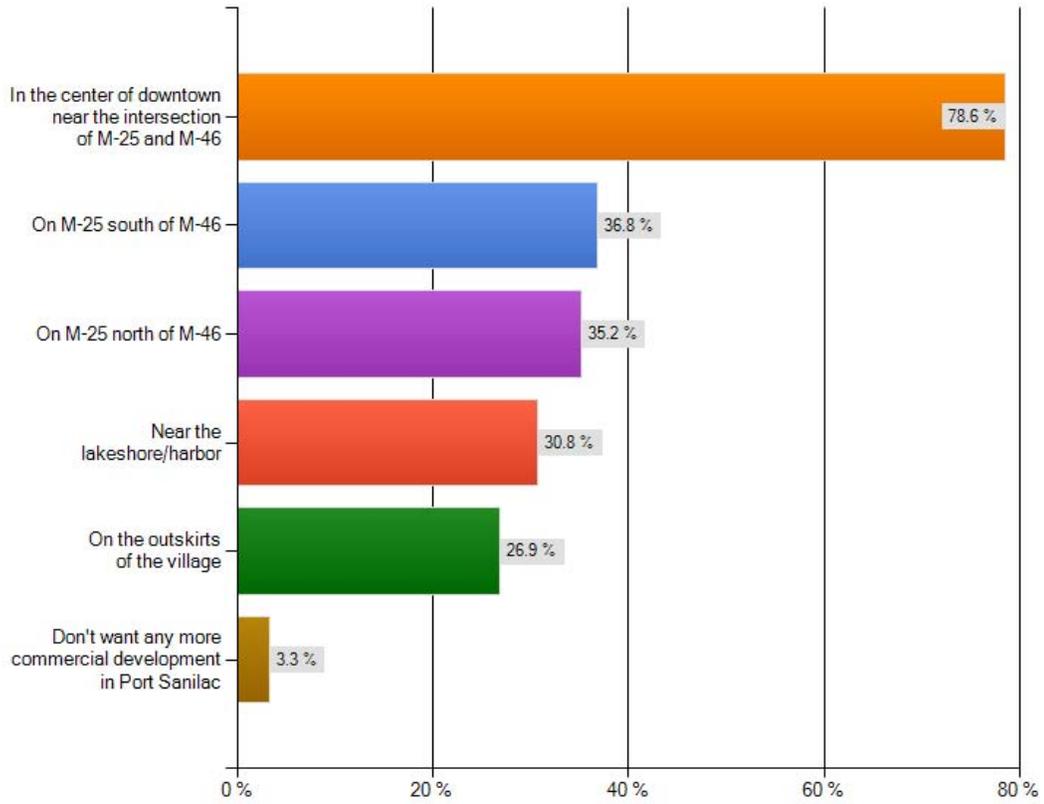
Commercial: "Which describes how you view the amount of commercial (retail and service) businesses in Port Sanilac?"



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**Question #8**

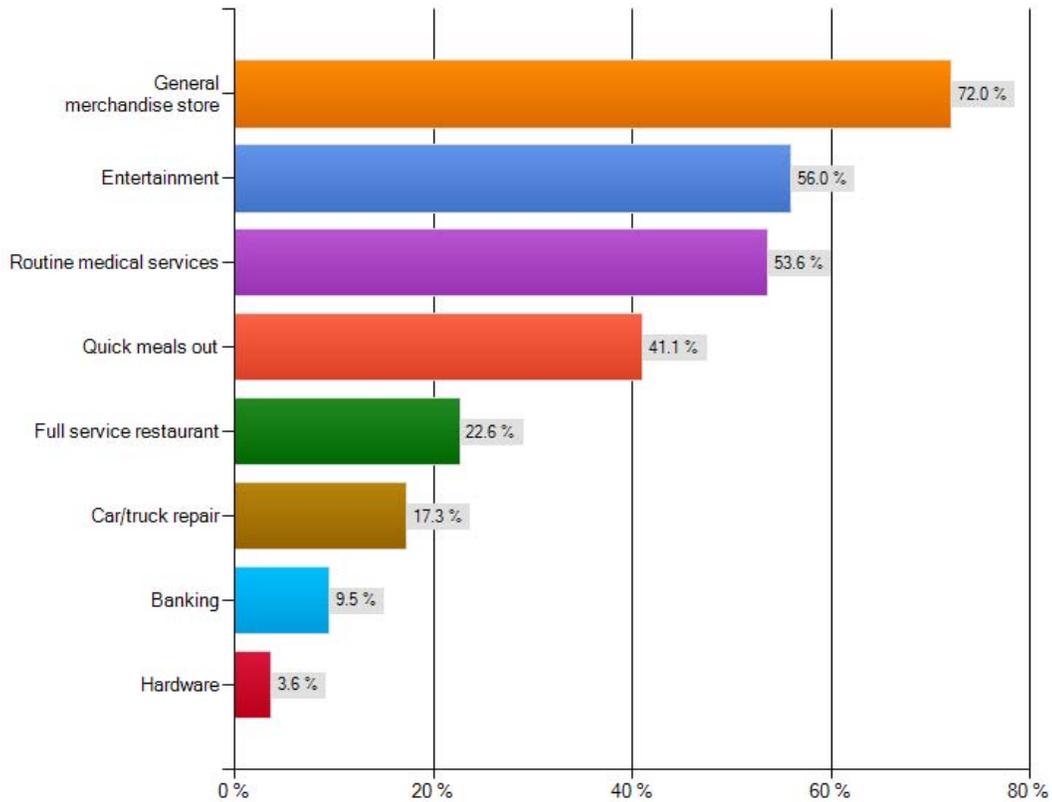
Commercial: "In the next ten years, commercial growth in Port Sanilac should be:"




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**Question #9**

Commercial: “Future commercial development should be located: (check all that apply)”




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**Question #10**

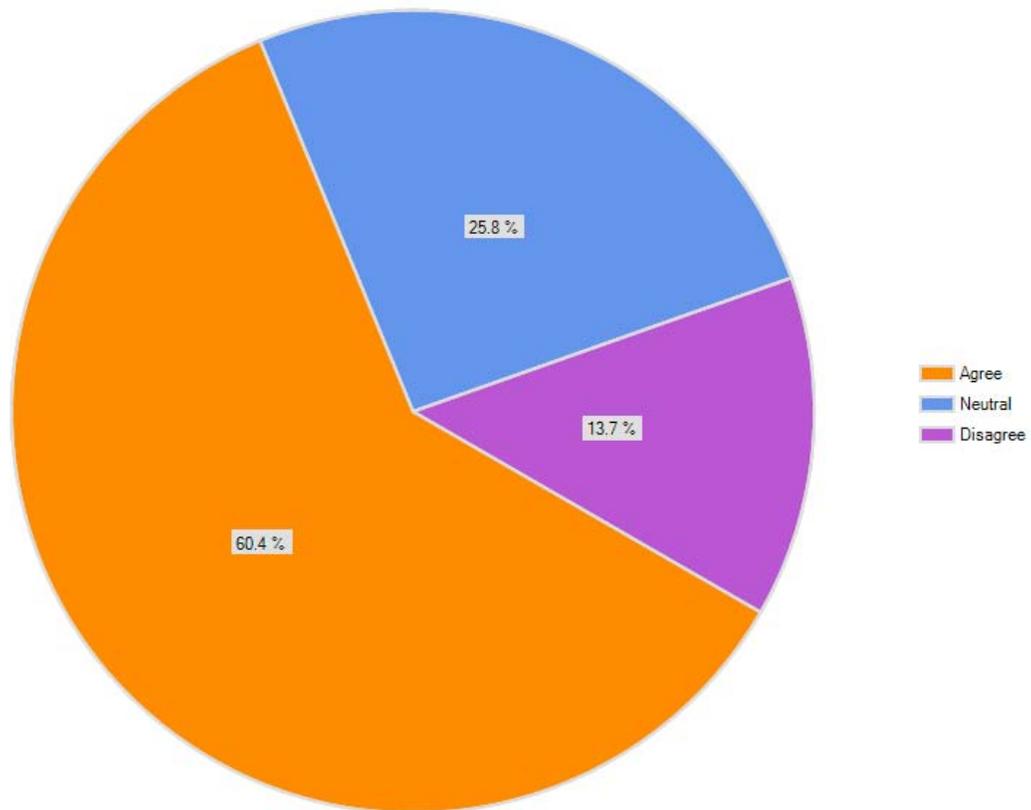
Commercial: "Port Sanilac needs more of the following kinds of businesses: (check all that apply)"

Other (63 responses):

- |   |  |
|---|--|
| 1. exercise facilities  | 9. year round bakery, Olgas or Taco bell                           |
| 2. Pharmacy, Subway in mall on Center of 46 and 25                    | Something that would bring in traffic                              |
| 3. Drugstores i.e. Sandusky Pharmacy                                  | 10. Cider Mill   |
| 4. Full time tourist and info office. More rental option for visitors | 11. Pharmacy   |
| 5. Drugstore  | 12. upscale casual dining  |
| 6. exercise, bakery full year   | 13. Pharmacy   |
| 7. Drugstore, Subway, Nursery   | 14. Hotels/motels, Drug Store                                      |
| 8. Drugstore/pharmacy   | 15. We could use drug stores, hotel, ice cream parlor, pizza place |
|   | 16. Service industry, lawyers                                      |
|   | 17. Some type of walk in medical clinic                            |

18. Great Lakes Museum
19. services to fix or cleaning services
20. Pharmacy and a Gym
21. Pharmacy
22. Wine and Cheese shops, Galleries for artists
23. Salons, Drugstore, coffee shops, gift shops, more like Lexington .etc.
24. Leave as is
25. A quick sandwich shop like Subway would be great
26. Drugstore and pharmacy
27. Pharmacy- Chinese take out
28. Fitness center and pool
29. A good Bakery- like Gus had.
30. Drug store, more variety so people will want to stay and not want to leave.
31. Pharmacy
32. Coffee shops, specialty stores, weekend garden shops
33. old town type businesses
34. pharmacy and teen center
35. Drug Store
36. Pharmacy
37. specialty clothing, furniture, art, sporting goods
38. Drug Store
39. Pharmacy
40. Manufacturing, to bring jobs which increases sales
41. year round coffee shop might be nice to have
42. unique gift stores, pharmacy
- 64.
43. Fast Food
44. stores with specialties
45. A grocery store with cheaper prices but still good quality
46. Pharmacy, bookstore, craft store, clean and better grocery store
47. Pharmacy
48. Drug store and a Bakery that is open year round
49. Drive thru take out for meals
50. None of the above until growth occurs
51. Hotel/Motel
52. Drug Store
53. Sports/Fitness center, drug store, bakery, and when the bike path is completed a bike rental shop would be nice.
54. Subway and a drug store.
55. Pharmacy and a Taco Bell
56. Pharmacy, Bookstore, family dollar, places for young people, Theater.
57. Drug store
58. Stuff for children to do
59. Problem is feast in the summer, gets too crowded or famine in the winter too few people.
60. Shops
61. Drug store
62. Drug store, clothing store, bike shop or a cab shuttle
63. We need more tourism, maybe a casino

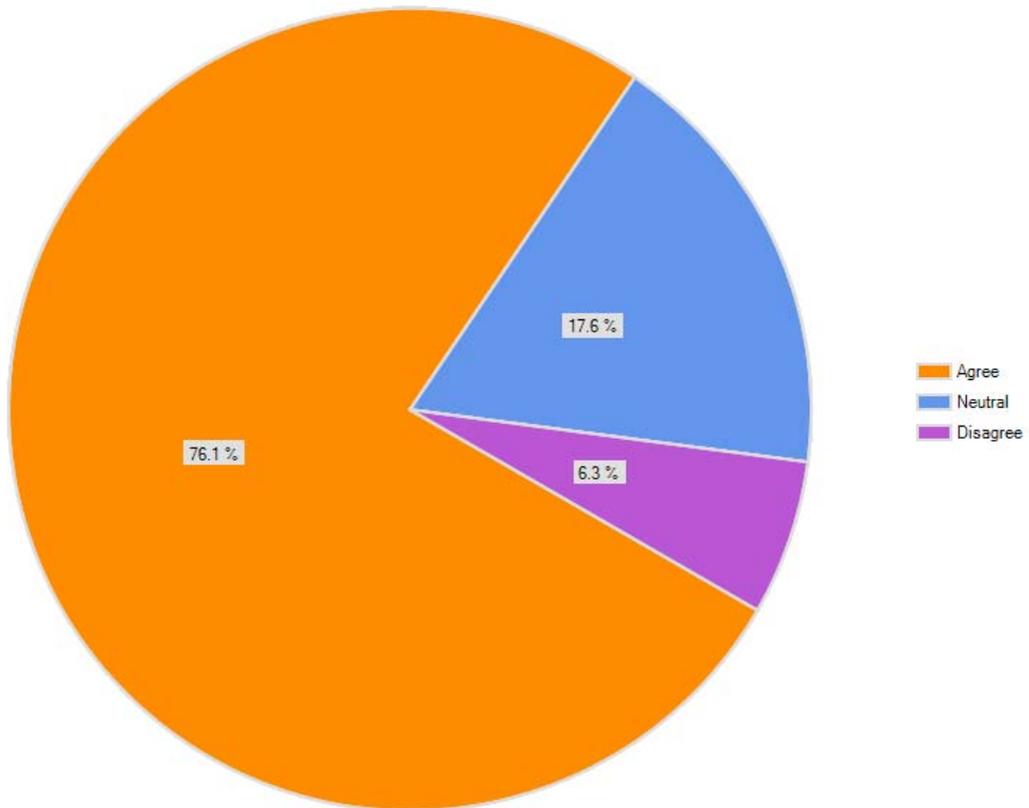




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**Question #11**

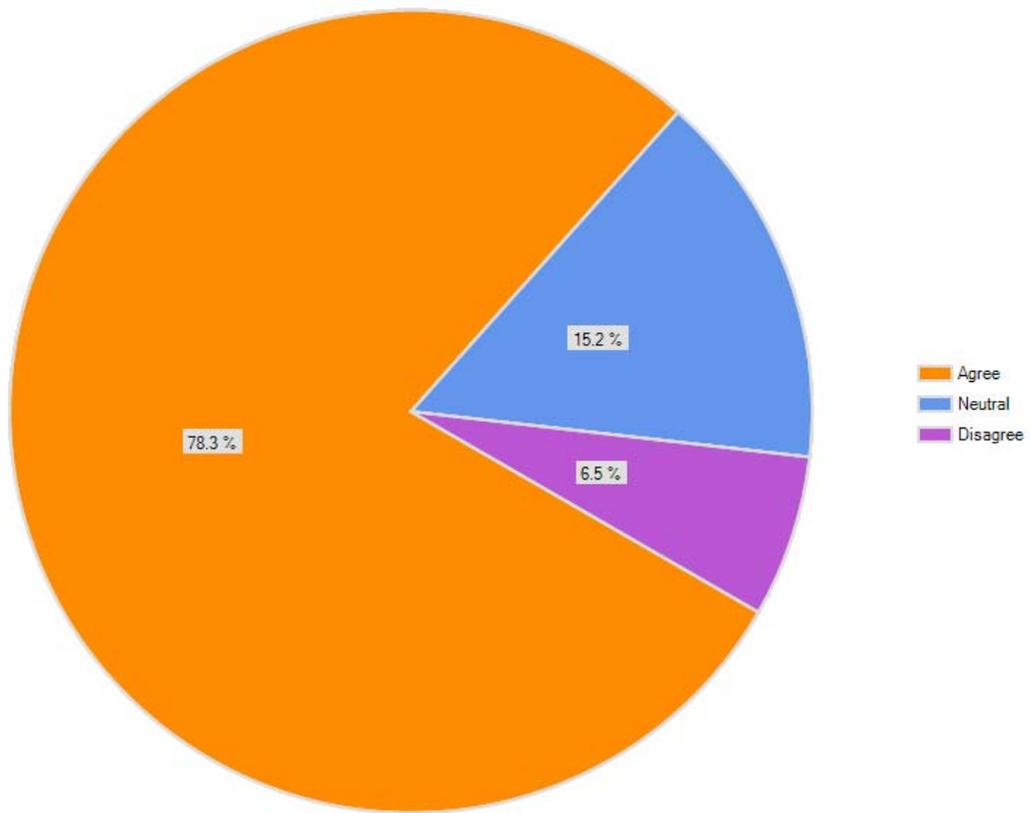
Industrial: "Port Sanilac should plan for industrial growth and development in new areas of the community if adequate roads, utilities, and other public services are available."



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**Question #12**

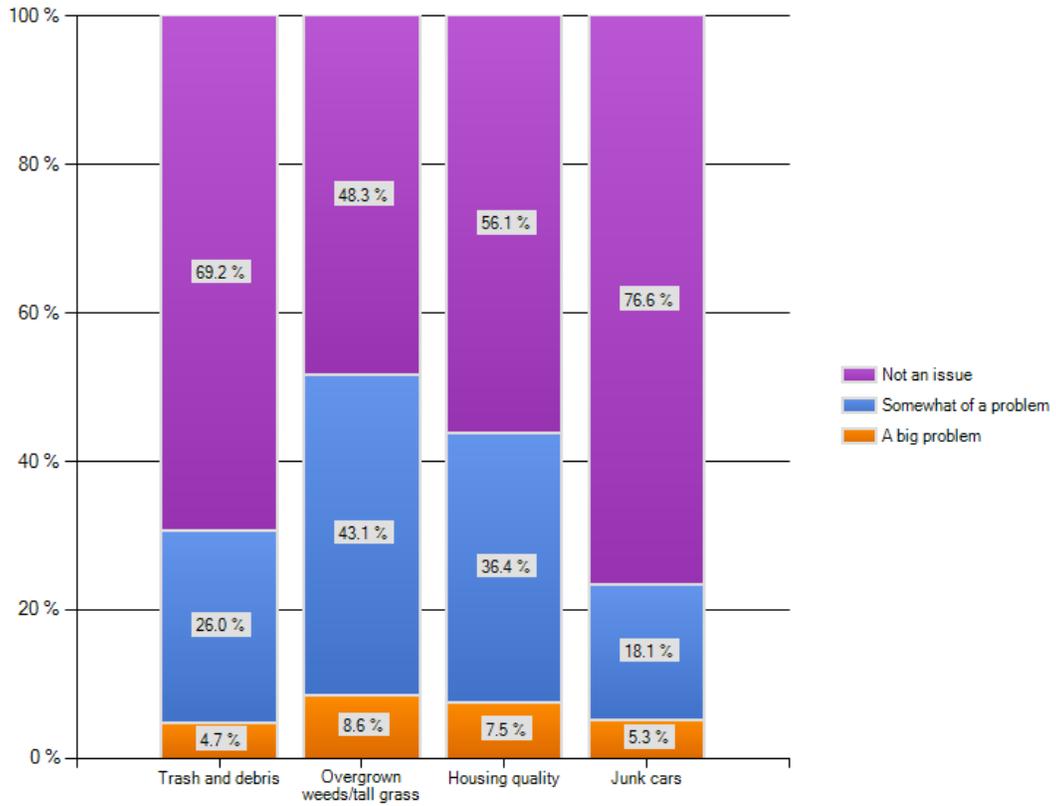
Industrial: "I favor industrial growth that is located near existing industrial land uses."



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**Question #13**

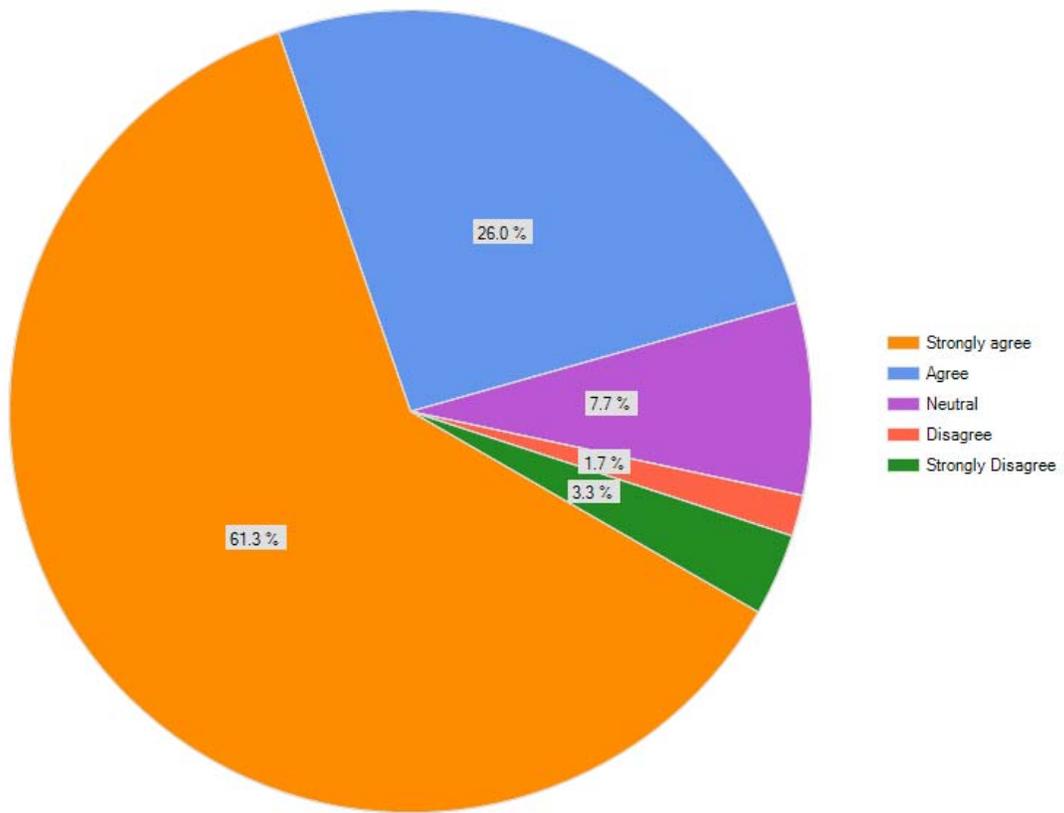
Industrial: "I favor high-tech industrial growth that could convert/reuse existing buildings in Port Sanilac."




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**Question #14**

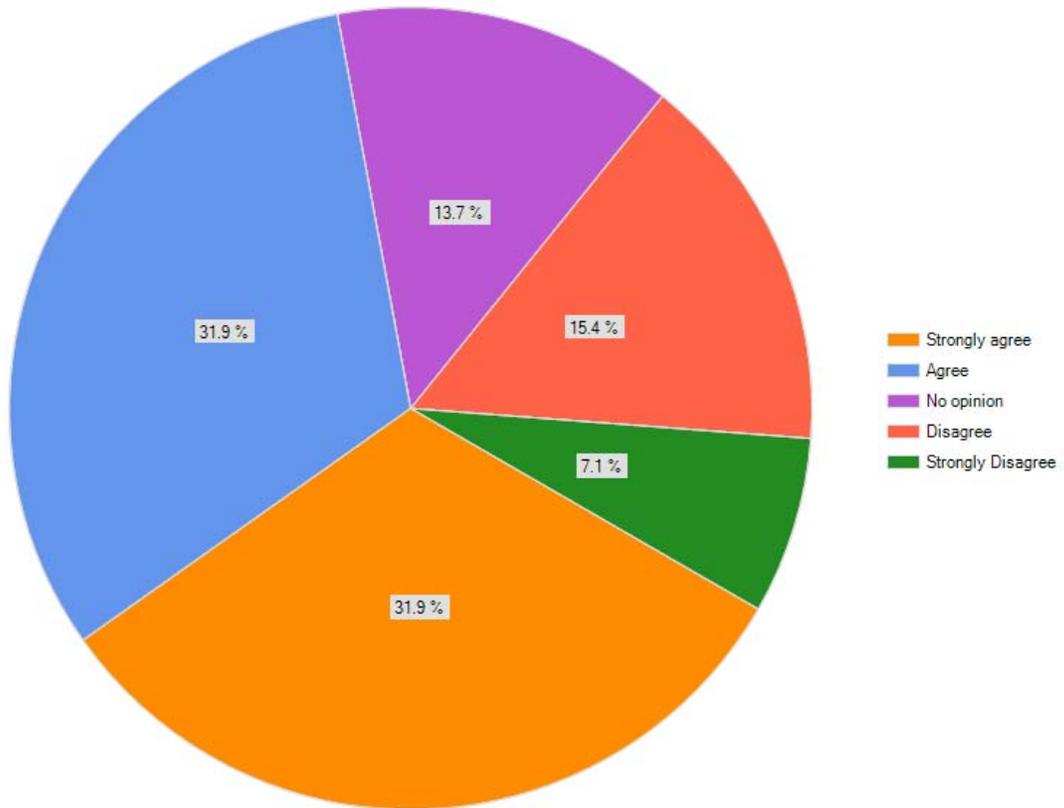
Other: "What is your opinion regarding the extent of various blight issues in Port Sanilac?"



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**Question #15**

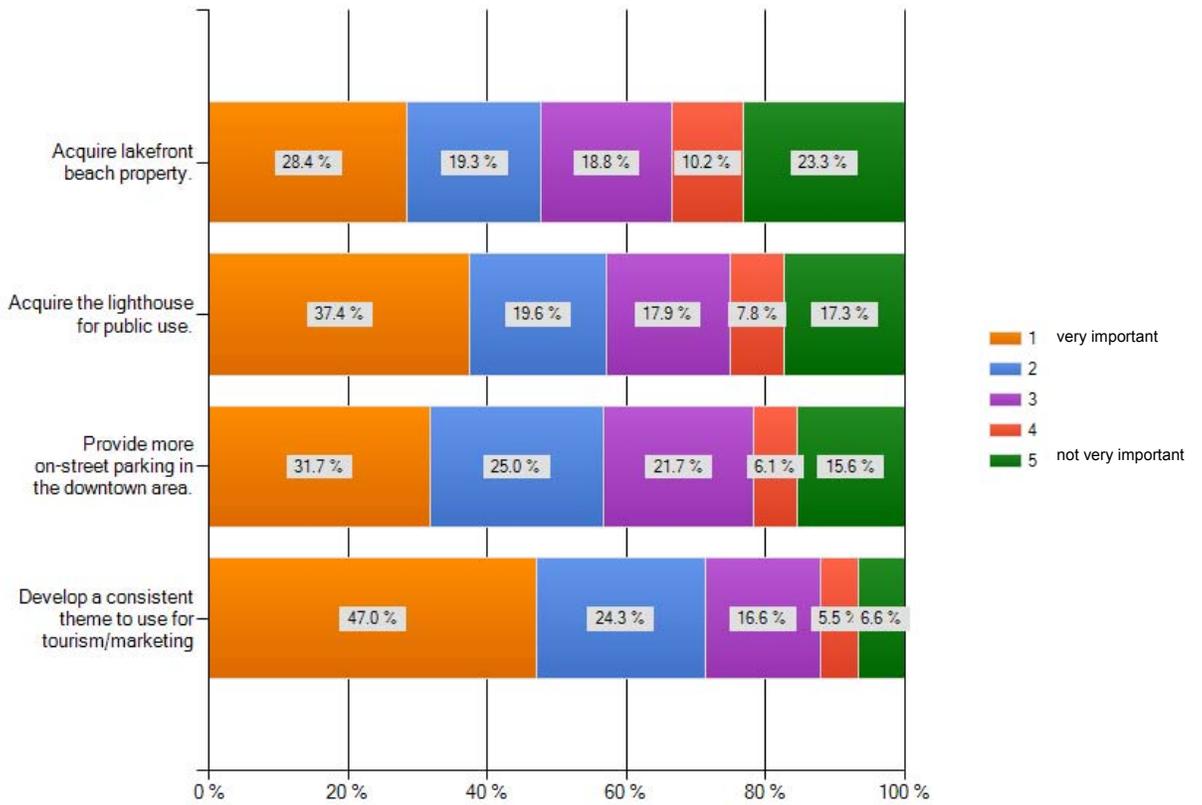
Other: "It is important to preserve the natural shoreline in Port Sanilac."



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**Question #16**

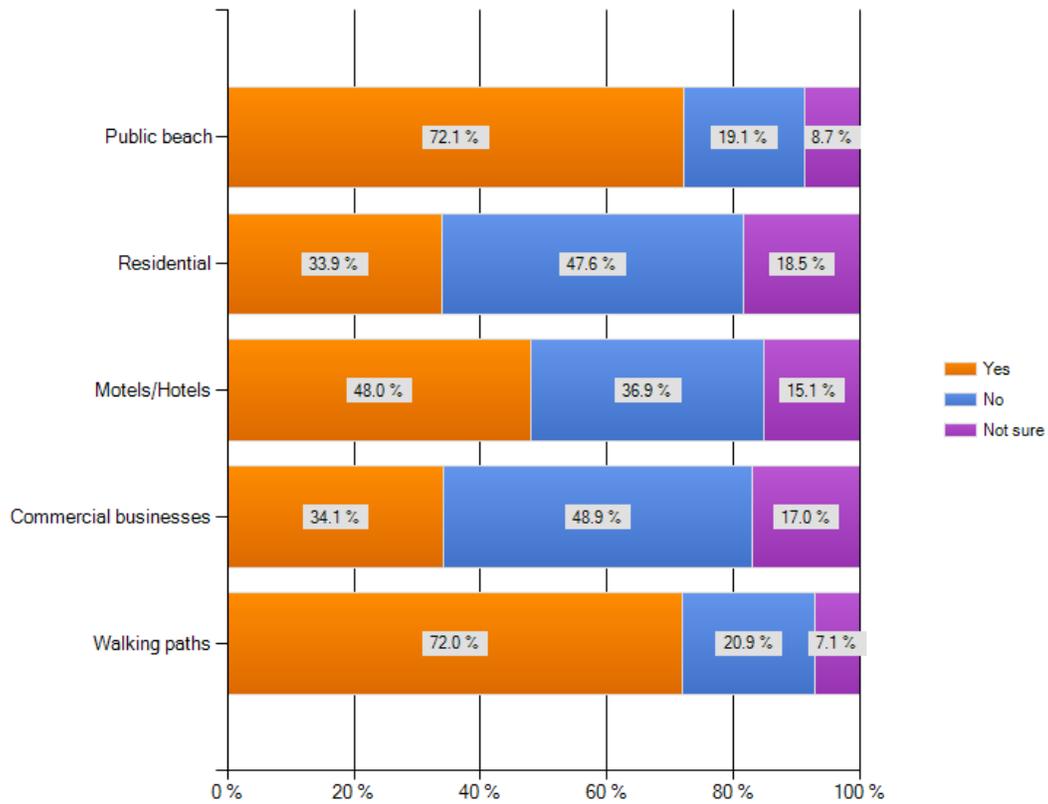
Other: "Public access to the shoreline in Port Sanilac needs to be improved."



	1	2	Total (1 + 2)
Develop a consistent theme to use for tourism/marketing	47.0%	24.3%	<b>71.3%</b>
Acquire the lighthouse for public use	37.4%	19.6%	<b>57.0%</b>
Provide more on-street parking in the downtown area	31.7%	25.0%	<b>56.7%</b>
Acquire lakefront beach property	28.4%	19.3%	<b>47.7%</b>

**Question #17**

Other: “On a scale of 1 to 5, where 1 is considered very important and 5 is not very important, how important is each of the following issues when considering the future of Port Sanilac?”



	Yes	No	Not Sure
Public beach	72.1%	19.1%	8.8%
Walking paths	72.0%	20.9%	7.1%
Motels/Hotels	48.0%	36.9%	15.1%
Commercial businesses	34.1%	48.9%	17.0%
Residential	33.9%	47.6%	18.5%

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**Question #18**

Other: "Should Port Sanilac plan for any of the following uses of the lakefront?"




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**Question #19**

Opinion: "What do you like about Port Sanilac?"

156 responses:

1. the lake
2. friendly people
3. It's very refreshing not too noisy usually. Flowers and little details are everywhere. I like their last P.S. sign. Christmas is good. Other open holidays, too, for children, teens, young people, adults (married and unmarried), and seniors.
4. Small town feeling not to be built up like Lexington
5. Quiet, Safe
6. size, unique setting, not too commercial, friendly, historic quality 4th of July parade. Christmas lights, farmers market, harbor area.
7. I like the small town feel, safety, and to be able to walk anytime and feel safe. I do not want it like Lexington where there is an increase in crime. No compassion. Need jobs.
8. Good quality of life. Friendly neighbors and residents. Small town atmosphere. The beauty of the lake.
9. Small Town Feel
10. The atmosphere

11. The friendliness of the people. The relaxing atmosphere being close to the lake.
12. Friendly people, business people are friendly as well.
13. Only one grocery store- no drug store, subway or nursery.
14. No chain stores/ restaurants. The beauty of a small town
15. My family has had a full time residence here for 80 years. I love the sense of community, the size, the harbor, the lighthouse, lake, and the fact that volunteers are the life and the blood of this village.
16. Nice Community
17. Small town
18. The fact that it is at the lake's front, it is quiet, clean and safe.
19. I enjoy the quaintness of the small town
20. Most of the people are nice.
21. small
22. laid back beauty
23. It is small enough to be friendly. Has a variety of businesses
24. Quiet with enough but not too many amenities. Friendly people who care about our community
25. Tranquil environment. Good emergency services. Good lakes access Good basic commercial businesses.
26. Nice
27. I like the small atmosphere
28. Good City services. Quiet
29. For the most part it is the people
30. Small town friendly atmosphere, beauty of the lake, tree lined streets and surrounding countryside.
31. It's a safe place to raise children. Has potential to grow and improve. The farmers market is great.
32. Nice clean community
33. The people
34. quiet, low-key
35. We love local restaurants. Love the laundromat, the hardware is the best. Hooray for water and library and Willis Market.
36. It is quiet, clean and the town workers do a very good job. such as snow removal and in the offices.
37. Small town hospitality, eagerness to grow, quiet neighborhoods.
38. The people
39. The people, the churches and being able to see the lake everyday
40. The quiet small village, peaceful, friendly atmosphere.
41. Resort town
42. I enjoy its community feeling knowing my neighbors
43. Close getaway from a metro area. Water access, state harbor
44. The small New England fishing village of the past atmosphere.
45. Small town feel
46. Historical Museum. Historical houses on the East and West Main street. Harbor.
47. Lake access, quaintness of the village, harbor, short drive to the city.

48. Small town atmosphere, quiet but enough activities to appeal to a broad spectrum of people
49. Low key, laid back, On the lake, relaxed. Like that Bluewater Inn building had been cleaned up general store on corner used. New building on other corner. Willis has also improved.
50. Quaint nature, Friendliness
51. Small town feel but with services.
52. Quiet small town. Not too populated. Has everything we need to live there. If we need movies or a big superstore we can drive to Fort Gratiot or Sandusky.
53. Peace and quiet
54. Quiet place to live and the ability to easily access the lake and beaches.
55. Plenty of places to eat and choices from simple to fine food. A golf course nearby. Quiet atmosphere. Good library
56. Friendly small town atmosphere
57. Quiet and appealing appearance
58. Small friendly community on Lake Huron. The museum is a great asset and we love the water.
59. The Lake
60. Good library, museum, waterfront. Peaceful and friendly
61. The quiet when the seasonal guests leave
62. Water front, like the small town
63. The beach and the people
64. the people, the lake, the limited business, the safety
65. It is truly a nice beautiful quiet atmosphere
66. Quiet pleasant character, not over developed.
67. Up north feel, non city life. That is on Lake Huron
68. Small town atmosphere, the lake I have always loved. It has always had a very calming effect on me and i love the tourists.
69. Small town atmosphere Harbor and Marina
70. Nice town, room for potential
71. Lakeside Community, Harbor, Good community center, good roads.
72. Not much, very boring, nothing to do
73. Uniqueness and small village atmosphere
74. Being on the lake is a great place to spend the summer
75. Lake access, closeness to Metro Detroit, friendliness of residents. Blue water is a nice new development as is the new structure at front corners
76. The small town feeling and easy access to beach and business, walking distance.
77. Everything
78. quiet, Lake, Harbor- needs more activities though
79. Proximity to Detroit, Lake Huron, Beach, Fireworks and the parade
80. The small town family atmosphere, tourist town. Everyday is like being on vacation
81. Up north feel with easy and fast access to the city
82. The up north feeling, the scenery, the small quaint restaurants, the harbor, the quiet in the winter.

83. Clean friendly people. The great lanes, beautiful area
84. Quiet relaxing area
85. small town atmosphere
86. Has a beautiful beach and friendly people
87. Really not too much
88. Beautiful area, nice people
89. Lake Harbor and some very wonderful, hardworking people who make this community a nice place to live.
90. Peaceful, quiet, the beach and i enjoy the concerts on Sundays. The new gem store is good along with the resale shops.
91. The small town charm, being able to walk the streets safely at any time. The Harbor, the museum grounds, the people, the beach.
92. Friendly people visit long time friends. Closeness to the water.
93. Quiet, safe, quaint
94. The lake and the people
95. Quiet, quaintness, home town atmosphere
96. It is just a nice town to live in. It does have its niceties.
97. The lake
98. Best Historic village and museum plus lighthouse, harbor. Second- community spirit/volunteers run everything including the fire dept. Expand farmers market.
99. Small town atmosphere
100. Quaint, let's keep it that way. Could use a coney island/hamburger joint
101. Great Folks
102. Peaceful atmosphere, friendliness to outsiders, fishing in the harbor, far less hustle and bustle than Lexington.
103. That it feels safe and quiet, you can walk the streets. It have a beauty and the people are friendly
104. I like the quaintness of the village and the fact that it is a safe place to live. Also in the winter the streets are kept plowed for our convenience.
105. It's a terrific, quiet small town along beautiful Lake Huron.
106. Friendly, clean and quiet
107. Quaint. Small time charm. Consistent effort to improve village and quality of life here. Safe.
108. Quiet and friendly, marina and restaurants are excellent, bakery was very nice.
109. Harbor launch facilities, more weekend events,
110. Has been a fairly quiet place to live.
111. Everything
112. the people
113. Friendly small town
114. The quiet
115. Historical value and peaceful and the people
116. The beauty of the water. I love going out every day.
117. Quiet
118. Service by Jay Harrison and Worker

119. "The location is very nice as it is not far from large populations. Short drive on a Sunday afternoon. Music in the park. Neat and clean."
120. Small town community. Great Fireworks. Friendly and safe. Closed to the beach and downtown
121. Quiet
122. I appreciate the quiet and pleasant quality of life
123. The Harbor and the Lake
124. Lake Huron quiet of the town, amenities close by and within a 1/2 mile drive
125. Trying to improve
126. The lake, friendly
127. It is a nice town
128. Waterfront, quaint, peaceful
129. Friendly people, harbor, walking distance to downtown area, historic museum
130. Small town feeling, Fireworks parade. Not high-class stores, just comfortable. Don't want to lose that feeling.
131. I would really like a fast food chain and a family dollar type store. Really need a fast food restaurant
132. People who live here are friendly, library, farmers market.
133. the lake, the harbor, the museum, and the activities there. The festival weekend of July 4th celebration. Friendly people.
134. Lake and fun things to do on the water. Taxes are very high, we should be able to provide residence more access.
135. The quiet small town atmosphere. The great restaurants, hardware.
136. Small town
137. It's a great place to live good sense of community with friendly people
138. The conservative nature of the town
139. Quiet, love the trees and the people are friendly
140. The biggest draw of Port Sanilac for me years ago when I moved here was the lake. It Continues to be what I enjoy most about the town/ I think we need to capitalize on such assets as a draw for tourism in order to keep Port Sanilac alive without making it an overly commercially tourist trap. Keep in quaint.
141. Its quaintness and small community.
142. Lake Street is a great secondary street to live on for children, walking, bike riding with access to the lake.
143. Great people and police force.
144. Less stressful than city living, cleaner air than some places, near farm- food vendors, most people are friendly except that "clannish groups" which make you feel like an "outsider"
145. Natural beauty, historic museum, friendly people, good restaurants
146. Small town feeling.
147. Quiet friendly town for the most part.
148. Near Lake Huron, Sidewalk plowing of snow.
149. Great small town with caring people. Great Harbor, low pressure.
150. Peaceful, clean, friendly, inexpensive, historic, lots of potential.
151. Not much.

152. Small, like a single neighborhood with most necessary service available, access to state highways.
153. Scenic lake views, museum, old historic homes.
154. It is a quiet peaceful place to live and to retire to. Best restaurants in the thumb area. Many events throughout the tourist season, especially music and plays.
155. Township is picky and nitpick the people who live here, so other than that it is a nice area to live as long as you don't want to do too much.
156. The lake, the view, how close it is to Metro Detroit, the festival, Raymonds Hardware.




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**Question #20**

Opinion: "What would you do to improve Port Sanilac?"

153 responses:

1. make it more attractive for young families
2. Lower prices on some foods and things to do at times. Help people living there to feel more at home. Put out ruffians/day and night!
3. Get Business's into existing buildings- mall on corner of 46 and 25, old rumble trucking buildings, plastic factory west end of town on 46
4. Promote more people to come.
5. Rental of new buildings (n.w. corner), spruce up downtown area, paint or clean buildings. Put up awnings, etc. Make it appear more of a cute village- hire a designer, call a TV show and let them know to do a village "make over". More young working families, live plants on light posts. Winter festivals- work with campground to encourage snow mobiles, skiers, ice fisherman, combine some of the summer festivals and make a weekend to weekend event. Encourage community business not catering to just summer tourists. Encourage mingling of "lake people" and us "townies". Lake people act like they are a cut above the rest of us. Support our local businesses before we go to the "big box stores".
6. Not much other than maybe help people and residents who need help with grants to help maintain external repairs on houses or provide more help with brush removal. please enforce no burn trash.
7. More commercial businesses. Better tourism infrastructure. Improvement of the physical appearance of the downtown area.
8. Need thriving businesses down town and local support. Needs help to be made a destination point if it is going to survive and thrive.

9. Have more parking and having a medical center and a drugstore so you do not have to travel so far.
10. More businesses, entertainment (tennis courts, pickle ball courts) indoor exercise (like curves).
11. Buy the lighthouse, make it public to encourage tourism
12. Bring in a drugstore to keep the older residents from taking their business out of town
13. The village council should treat the residents more respectfully. We need to fill the storefronts that exist before creating more. Buy the lighthouse property and make it a tourist destination.
14. Bike path, walking path, public restrooms open year round
15. more for tourist to do
16. Reduce traffic speed on M-25 within village limits on the N and S sides of the center of the village. Police the speed limit in those areas.
17. Create walking paths, build tennis courts and create opportunities for tourists to spend their money.
18. More Jobs
19. nothing
20. Turn off the siren alerting the volunteer fireman. It is a crude method is used when cell phones and many other electronics devises can be used.
21. encourage people to shop locally
22. Outsourced police services to the county to achieve full coverage at best cost.
23. More commercial business
24. More businesses
25. Good luck convincing anyone that growth is necessary to remain in a village, no one seems to grasp that concept.
26. Eliminate fire sounds, no parking on US 25
27. Try to get more business in town
28. remove billboard next to bakery, do not put boats for sale next to the party store, flowers along the main streets need to be maintained.
29. Clean up downtown streetscape. Constant marketing program to bring in visitors and home buyers. Better wayfinding signs. More on-street parking.
30. More commercial businesses to add to tourism to our community
31. Encourage downtown development and improvements add jobs / promote high-tech
32. Promote and support local businesses.
33. A nice general store so we could do more shopping here.
34. Encourage growth, have neighborhood projects to improve the community and get to know the neighbors better. Promote our lake, harbor, etc.
35. Fill the empty buildings
36. Give it lots of love.
37. Purchase and promote the lighthouse. Define "BLIGHT" then cruise the city and find offenders.
38. Build condos. there is a need for weekly home rentals on the lake. More beach access. Encourage state to plant more fish

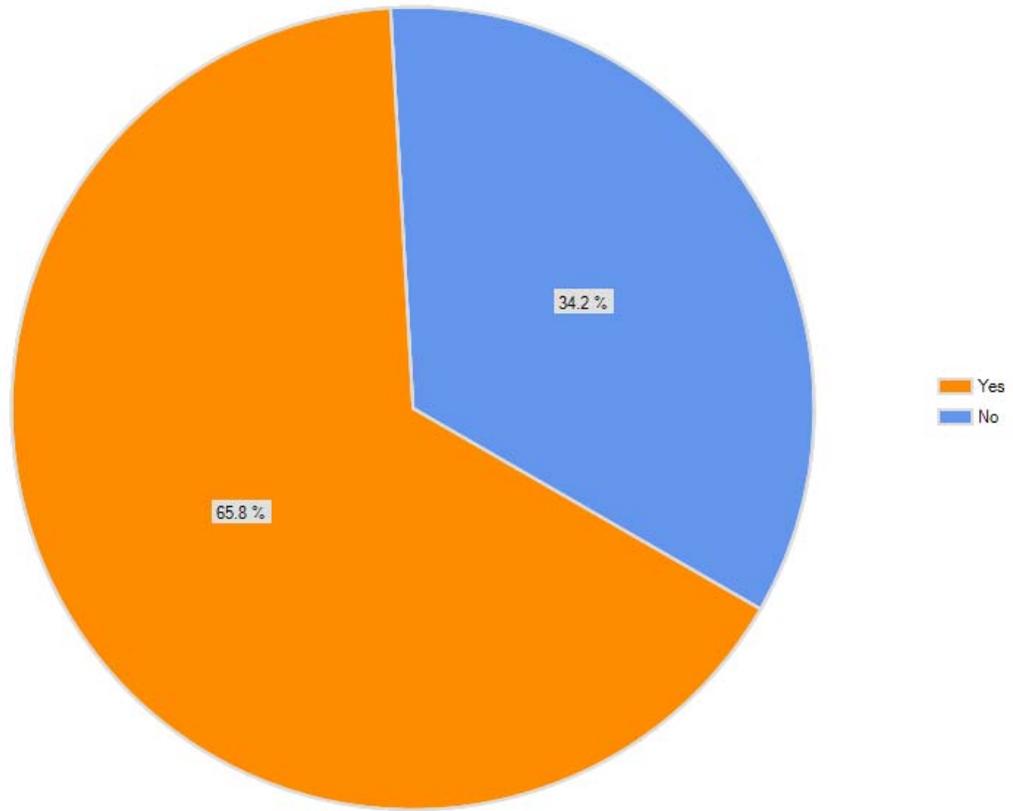
39. I think the village and DDA are doing a great job of selling the village to visitors especially in these economic times.
40. Beach improvement, children activities and fishing stuck
41. Attempt to acquire more upscale shops to attract boaters. Also retain the charm of a fishing village.
42. Let it grow a bit
43. More events. Arts and crafts stores, 4th of July activities throughout the summer fall and spring.
44. Signage. Where are the parks for kids other than on the dock areas
45. Have/Buy more lake front property to develop into parks. Encourage businesses in downtown to consider developing harbor park area.
46. Needs more development like Lexington
47. Develop existing structures into viable businesses
48. More summer events
49. It is nice the way it is. We could use more state land in the area
50. Encourage small business growth
51. No logical reason for a fire alarm after 11:00 pm. With such a good department of men who give so much time and effort, it just doesn't fit in when considering residences
52. more communication between residents and council
53. Pharmacy. Better and more competitive grocery store with a better selection. Full service gas station, Starbucks.
54. Remove the fence going down to the water. The Great Lakes shoreline is available to all. You might want to inform those whose property size has increased due to the brick wall that shoreline is not PRIVATE.
55. Advertise the lake activities, boating, fishing, ship wrecks/scuba diving. Sunset cruises
56. Secure tenants for vacant stores at traffic light
57. Look for ways to bring year round businesses into the village
58. Be able to talk to city officials during the day, some not here every day. Improve beach area on Lake Street.
59. Buy up houses that are just sitting there and make it more like a community land.
60. Stop siren (use modern technology), drug store, coffee shop, better produce. Make it a better place for more tourists to want to come.
61. I would get rid of Fall Properties. They are truly and eye sore. Rotting and decaying
62. Do not allow extensive commercial or industrial development
63. More tourist attractions. More unique shops
64. Somehow treat our businesses as number one, pull together and work at it so that all of our visitors can be welcomed and want to stay and come back year after year.
65. Be more business friendly encourage lodging development
66. Needs some kind of entertainment for all. Bike path and walking path
67. Fill the strip mall. Needs more things to do. Public access to the water, people would then drive here to come to our beaches.

68. More businesses, more Lake activities. Also the cost of City water is outrageous and is a burden on everyone.
69. some new sidewalks
70. Put in water meters (leaves- pick up at curb) NO BURNING
71. Parking is a problem for the hardware and shops on M-25
72. Push for more antique and old village type stores. Make it favorable to businesses to come here. Lexington did.
73. Advertise
74. Better Saturday night music. It would bring in people like in Lexington.
75. Encourage business development
76. Summer recreation facilities, activities for tourists, walking access to the beach
77. cut taxes
78. Advertise statewide about our town for vacations, maybe a cheaper grocery store, a teen center, tour boat to the ship wrecks.
79. Bring in more jobs
80. Encourage people to come visit in the summer. Develop around the harbor all that wasted space for boaters and parking.
81. Improvement will come through implications of master plan over many years
82. Need more activities in the summer and the winter
83. sidewalks seem to be a big problem
84. More entertainment, more "things to do".
85. Would like to see more small shops
86. Good jobs, close so our own children do not have to move but far enough so it doesn't change the community.
87. Upkeep and development of downtown buildings. Avoid having businesses building empty. I know that is a tall order.
88. Encourage development of sustainable business and enterprise while being aware of and promoting environmentally friendly projects. Make it a "green" community with incentives for recycling.
89. winter events, more shops in town. More people to help out with events
90. Drug Store
91. Keep track of vacant homes in town and make sure of maintaining the outside of them. More selective of hiring police officers
92. Enforce blight. Get DNR to landscape the boat launch, remove fence at the beach, free boat launch for village tax payers
93. Fill the empty store fronts that we have just sitting there right now. Send village council to charm school
94. You can still have the small atmosphere and bring in businesses. We absolutely need some maintenance on our village,
95. Lower taxes
96. Senior Housing
97. Big Challenge. Drawing more year round business in combination with controlled residential growth.
98. More reasons to promote Port Sanilac, waterfront dinning, places to stay overnight or the weekend, fishtown

99. If we could attract some more "mom and pop" style businesses
100. The break wall in the harbor could stand some enhancement. It is very dingy compared to the one in Lexington.
101. Tourism
102. Keep it as it is for as long as you can, and enjoy it.
103. The 40 MPH sign needs to be moved south of Hyde Road to keep traffic slowed down from the light in town to that point.
104. More public seating near Lake. More decorating upon entering downtown area, banners on street lights, better summer flower decor and fall decor.
105. Put businesses in downtown for tourism and also ones for residents convenience year round. Bike path on M-25
106. develop a commercial entertainment venue. Lexington is an example.
107. Continue development of public parking lots for harbor and downtown use.
108. -
109. I tried to build on Lake Street and even though I had a permit, I was restricted
110. Encourage day attractions and tourist attractions
111. Better snow removal in the downtown area- especially gutters that freeze-thaw - Re-freeze
112. Stop ringing the fire alarm so many times unless an extreme emergency is at hand
113. More businesses. More residents. Meter parking lot for more money.
114. Nothing
115. I would like to have transportation for medical appointments, would also like some place to drive through and get meals. Bark Shanty needs a handicap bar in the stall of the bathroom
116. Fire siren should be used for weather emergency only. Control burning of leaves should be approved
117. Eliminate the village tax to promote sales of existing properties and bring in new construction of homes and business properties. It is not good for Port Sanilac's economy.
118. Example of how to encourage tourism. If you have attractions for young people they will come and enjoy themselves.
119. Business after Labor Day
120. I would approve increased opportunities for future
121. Sidewalks and flower boxes need to be maintained. Address the Blight along M-25, keep a better eye on the new commercial construction.
122. Public beach in poor condition access to the beach marina should be open to residents area ad update emergency warnings
123. Bike paths, tennis courts, sledding hill, possible funding by DDA
124. Encourage a well known state or national business to be an anchor in the new mall
125. Be more open to new businesses
126. Look at Lexington. We were once a bigger tourist town in the 80s
127. Develop more businesses that would bring in people. Utilize businesses as well as help out with the vacant homes.
128. Some kind of entertainment options, not more bars.

129. Less police harassment of citizens and tourists. Make it a more business friendly atmosphere, we need jobs and tourism for this town to survive
130. Look at other MI west side developments and see how they build community and tourism.
131. The siren has to stop. It has been a disturbance that makes the children cry and wake up residence at all hours of the night.
132. improve sidewalks
133. Get 1-2 industrial/commercial companies into the area to hire 60 to 100 people each to keep money flowing in the area year round
134. No smoking outside bars, Change to allow for commercial development
135. Make sure property owners are well maintained e.g. paint and lawns cared for. Get something that looks good.
136. Make the lake a bigger draw: a nice public beach area with restroom facilities, concession area, lifeguard etc. Put in a nice walking and biking path with a lake view. Maybe have something like they do in the resort towns in Maine. Sailboat rides. I paid \$40.00 for a 2 hour boat ride where a guide talked about the area, its history, etc. We also need more parking on the main street or a large village parking lot that is centrally located. We also need a pharmacy.
137. Nice street signs, esp. in the village. Wood signs with street lamps would be classy. The lighting facing the billboard should be shining up at the billboard from the ground. The lights are facing down from the top making a shadow and unable to read. The other thing is we should be able to burn leaves in the village as long as they are in a fire pit. Also what do we really get for this extra "village tax"? The taxes are way too high and making people want or have to move.
138. Eliminate the fire siren. It is too loud, disruptive, keep music in park going, encourage growth and new business which will bring residence.
139. Would like to feel like the village is ours, not so many rules from the mayor's office
140. Not sure
141. More businesses residents need and use. Then we wouldn't have to drive to Port Huron, Sandusky, etc. Have some jobs here for residence and the younger people. Water in residential area (streets) seems murky and dirty at times. Are hydrants flushed?
142. Encourage new businesses especially in the new brick building at the light.
143. Need to improve businesses, encourage those that are here to become more active in village, clean up sidewalks and do more things to promote Port Sanilac to tourist and future residents.
144. Get friendlier police. Don't let non-residents decide what residents really want.
145. Development of downtown (M-25 and M-46), Commercial trash pickup
146. New laundromat, new/old bars that should be remodeled.
147. Develop waterfront into a boardwalk of entertainment for families to enjoy on vacation, which would increase village revenues. Stop rental properties, bad tenants these create.
148. Get someone on the council that knows something about Port Sanilac, what is used to be like, and what it is now.

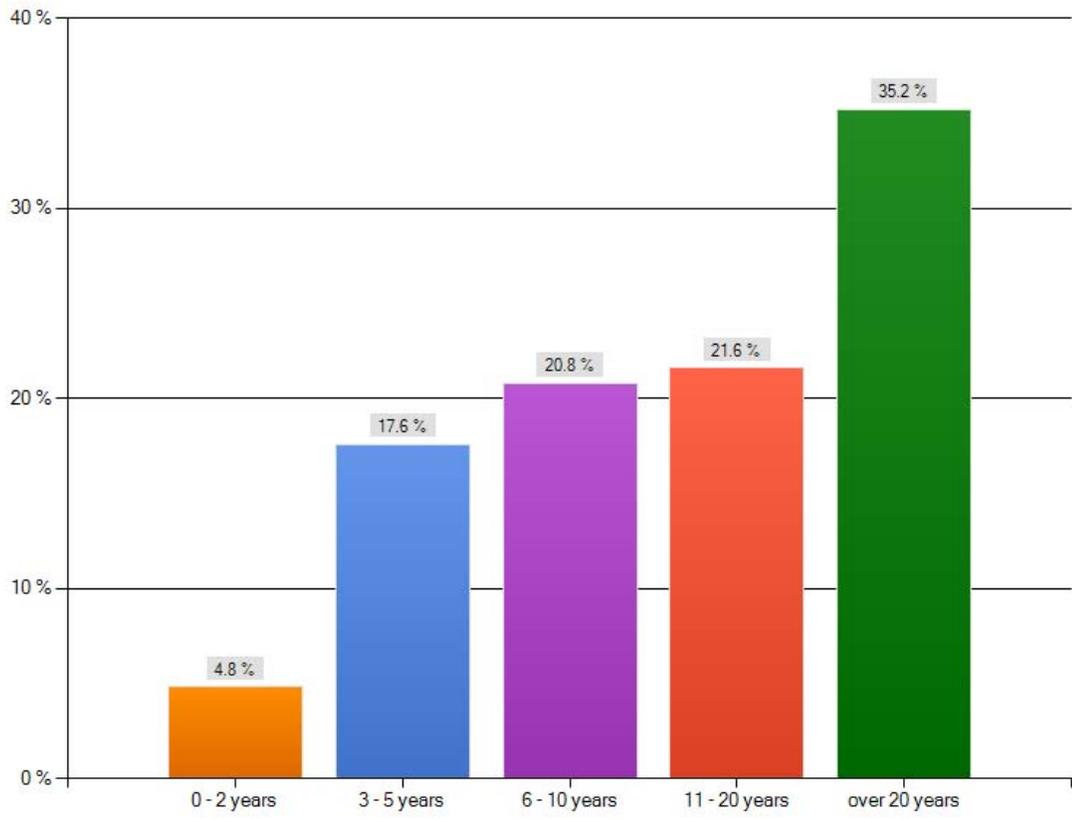
149. Encourage artistic shops and activities and events to draw in business and support local business, so it continues to be there for the residents.
150. More community of downtown architecture, greater population, use of wind energy year round businesses/services.
151. Every business should have a flower display. The four corners should have large cement flower pots put out so they can be planted in the spring and decorate in seasonal displays. And maintained by the beautification committee, garden club and village.
152. Bring tourism, events, make it a place people want to come and have great memories.
153. A fisherman's village on the breakwall or build in the shallow areas of the harbor (south end by lighthouse) with rafts, smoked fish



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**Question #21**

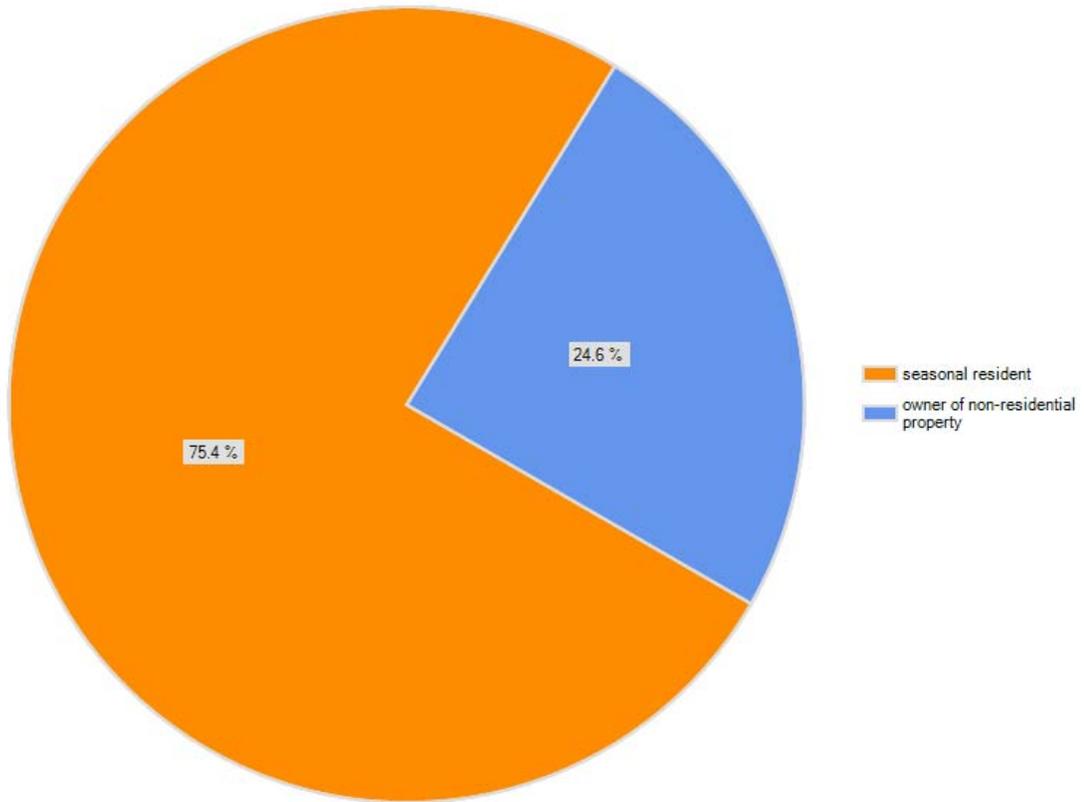
Demographics of Respondents: "Are you a permanent resident of Port Sanilac?"



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**Question #22**

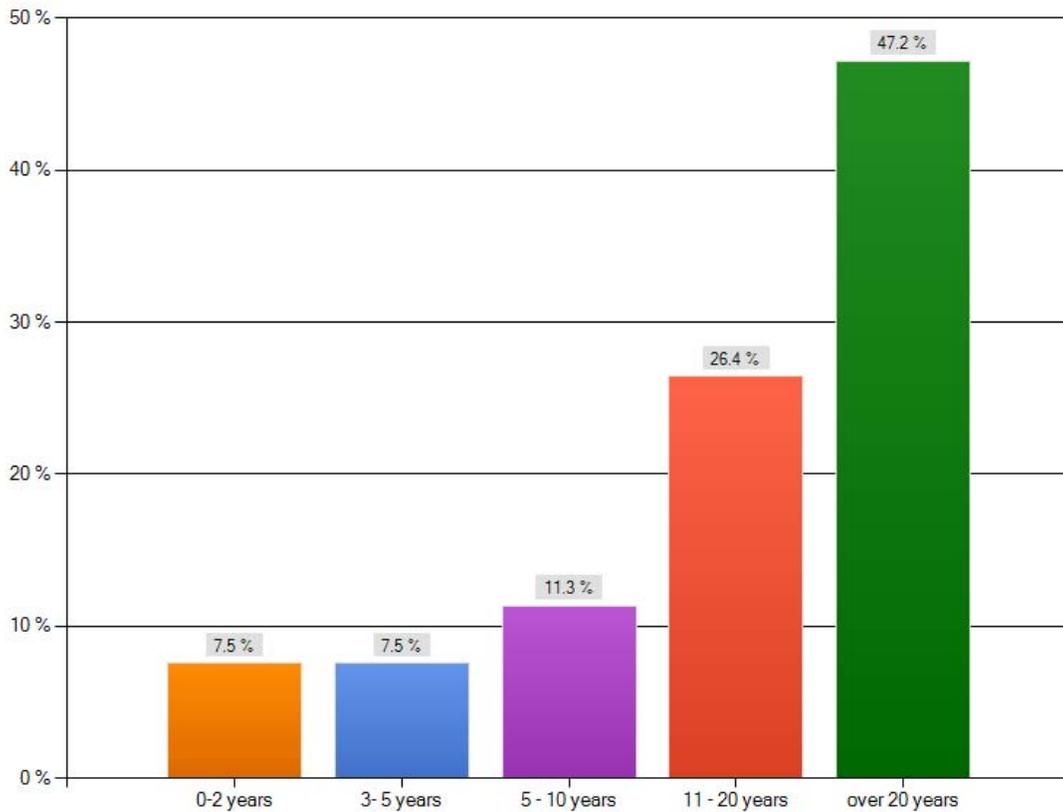
Demographics of Respondents: “How long have you been a year-round permanent resident of Port Sanilac?”



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**Question #23**

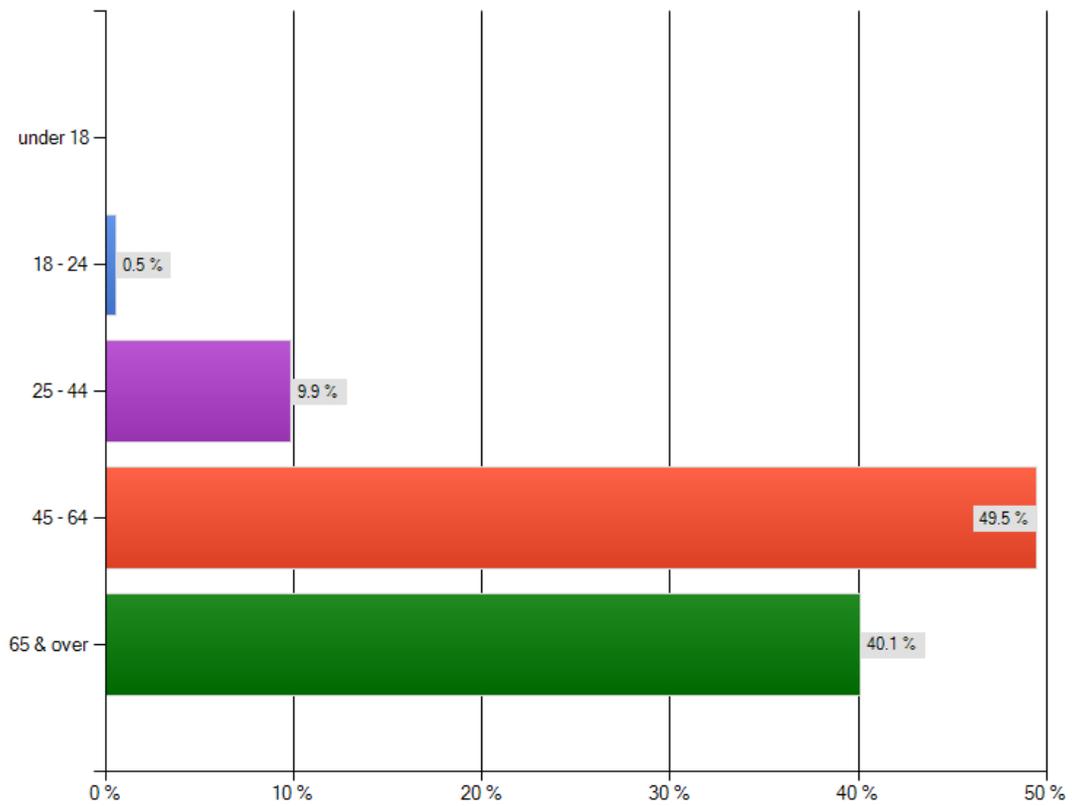
Demographics of Respondents: "If you are not a permanent resident, can you please tell us your role in Port Sanilac?"



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**Question #24**

Demographics of Respondents: “If you are a seasonal resident, how long have you owned a seasonal residence in Port Sanilac?”



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**Question #25**

Demographics of Respondents: "What is your age?"

## Port Sanilac Master Plan

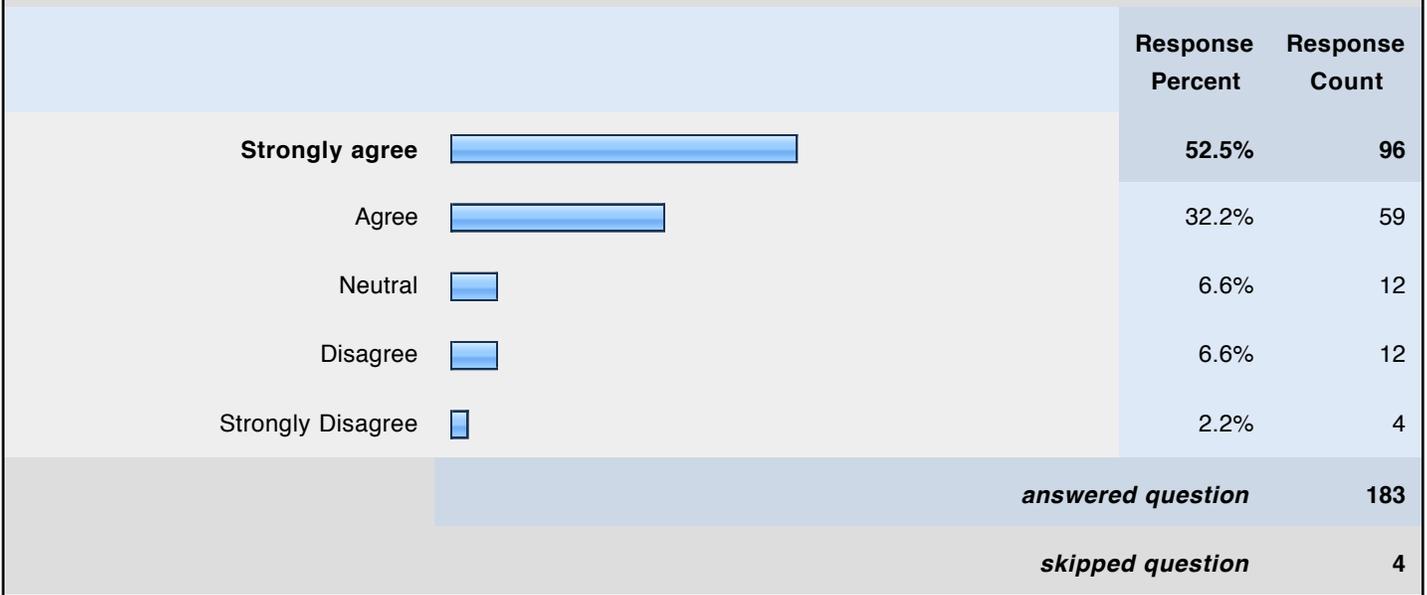
### 1. In the following categories, how do you feel Port Sanilac has changed in the past 5 years?

	Much Worse	Worse	Same	Better	Much Better	Response Count
Road Conditions	0.6% (1)	6.8% (12)	<b>49.7% (88)</b>	37.9% (67)	5.1% (9)	177
Traffic	0.6% (1)	12.0% (21)	<b>74.3% (130)</b>	10.9% (19)	2.3% (4)	175
Aesthetics/Blight	5.7% (10)	12.6% (22)	<b>40.0% (70)</b>	35.4% (62)	6.3% (11)	175
Parks & Recreation	1.7% (3)	6.4% (11)	<b>67.1% (116)</b>	22.0% (38)	2.9% (5)	173
Acces to the Lake	5.1% (9)	9.6% (17)	<b>68.9% (122)</b>	14.7% (26)	1.7% (3)	177
Police Services	5.0% (9)	16.0% (29)	<b>53.6% (97)</b>	21.5% (39)	3.9% (7)	181
Fire Services	0.6% (1)	1.1% (2)	<b>65.9% (118)</b>	25.7% (46)	6.7% (12)	179
Main Office Staffing	0.6% (1)	2.9% (5)	<b>77.7% (136)</b>	17.1% (30)	1.7% (3)	175
Overall Service to Citizens	1.7% (3)	9.7% (17)	<b>65.9% (116)</b>	21.0% (37)	1.7% (3)	176
Overall Quality of Life	0.0% (0)	13.5% (24)	<b>62.4% (111)</b>	23.6% (42)	0.6% (1)	178
<b><i>answered question</i></b>						<b>182</b>
<b><i>skipped question</i></b>						<b>5</b>

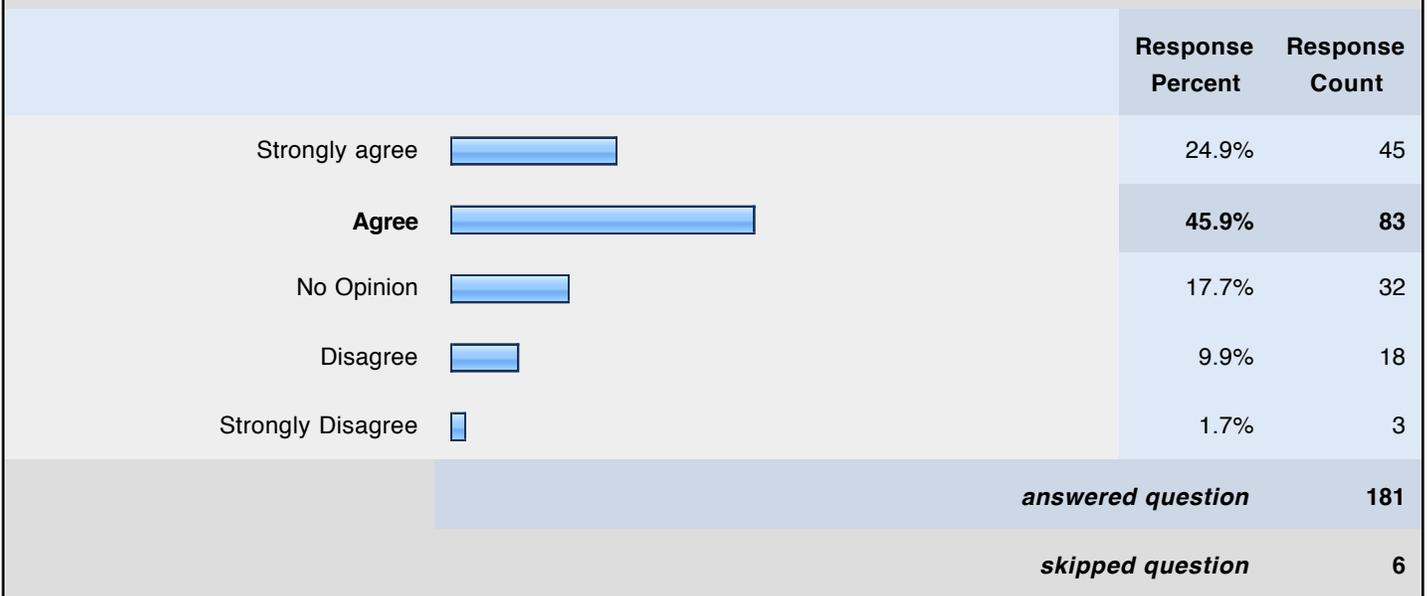
**2. Please rank each of the following factors in terms of its importance to the quality of life in Port Sanilac "1" is considered very important and "5" is not very important.**

	1	2	3	4	5	Response Count
Nice parks and recreation facilities	<b>45.3% (81)</b>	30.2% (54)	14.0% (25)	6.1% (11)	4.5% (8)	179
High quality schools	<b>60.7% (108)</b>	12.4% (22)	15.7% (28)	3.9% (7)	7.3% (13)	178
High quality municipal services	<b>45.0% (81)</b>	32.2% (58)	14.4% (26)	5.6% (10)	2.8% (5)	180
Availability of water and sewer utilities	<b>55.7% (102)</b>	22.4% (41)	9.8% (18)	7.1% (13)	4.9% (9)	183
High quality residential development	<b>31.4% (55)</b>	26.9% (47)	25.1% (44)	10.3% (18)	6.3% (11)	175
Active blight reduction program that reduces nuisances, eyesores, and health or safety hazards	<b>50.0% (90)</b>	20.0% (36)	19.4% (35)	6.1% (11)	4.4% (8)	180
Access to the lake shoreline	<b>44.8% (81)</b>	22.7% (41)	17.7% (32)	6.1% (11)	8.8% (16)	181
A variety of commercial services that are readily available within the community	<b>48.0% (85)</b>	31.6% (56)	11.3% (20)	5.1% (9)	4.0% (7)	177
					<b><i>answered question</i></b>	<b>184</b>
					<b><i>skipped question</i></b>	<b>3</b>

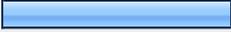
### 3. Port Sanilac should encourage new development



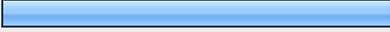
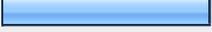
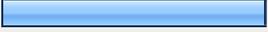
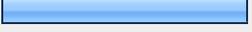
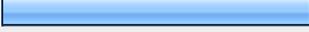
### 4. Port Sanilac should grow in population



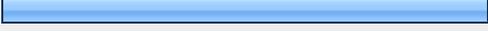
## 5. How do you feel about the rate of residential growth in Port Sanilac during the past five years?

	Response Percent	Response Count
Much too fast	0.0%	0
A little too fast 	1.1%	2
<b>About right</b> 	<b>39.7%</b>	<b>71</b>
A little too slow 	34.6%	62
Much too slow 	24.6%	44
<i>answered question</i>		<b>179</b>
<i>skipped question</i>		<b>8</b>

**6. I prefer that new residential development include the following (please check all that apply):**

	Response Percent	Response Count
Single-family homes on large parcel residential lots 	59.4%	104
Single-family homes clustered together, leaving open space undeveloped 	31.4%	55
Condominiums 	40.0%	70
Manufactured homes 	8.0%	14
Duplexes 	9.1%	16
Retirement housing 	37.1%	65
Apartments 	14.3%	25
Mixed-use developments - a variety of housing types within a single area that may also be mixed with small businesses that are used by neighborhood patrons. 	46.9%	82
<i>answered question</i>		175
<i>skipped question</i>		12

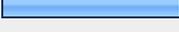
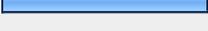
**7. Which describes how you view the amount of commercial (retail and service) businesses in Port Sanilac?**

	Response Percent	Response Count
Not enough 	74.0%	134
About right 	24.9%	45
Too much 	1.1%	2
<i>answered question</i>		181
<i>skipped question</i>		6

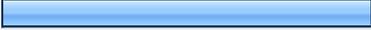
### 8. In the next ten years, commercial growth in Port Sanilac should be:

	Response Percent	Response Count
Limited 	7.0%	13
<b>Encouraged</b> 	<b>84.9%</b>	<b>157</b>
Neither limited or encouraged 	8.1%	15
<i>answered question</i>		<b>185</b>
<i>skipped question</i>		<b>2</b>

### 9. Future commercial development should be located: (Please check all that apply.)

	Response Percent	Response Count
Don't want any more commercial development in Port Sanilac 	3.3%	6
<b>In the center of downtown near the intersection of M-25 and M-46</b> 	<b>78.6%</b>	<b>143</b>
On M-25 north of M-46 	35.2%	64
On M-25 south of M-46 	36.8%	67
On the outskirts of the village 	26.9%	49
Near the lakeshore/harbor 	30.8%	56
<i>answered question</i>		<b>182</b>
<i>skipped question</i>		<b>5</b>

**10. Port Sanilac needs more of the following kinds of businesses: (Please check all that apply.)**

	Response Percent	Response Count
Full service restaurant 	22.6%	38
Car/truck repair 	17.3%	29
<b>General merchandise store</b> 	<b>72.0%</b>	<b>121</b>
Hardware 	3.6%	6
Quick meals out 	41.1%	69
Routine medical services 	53.6%	90
Entertainment 	56.0%	94
Banking 	9.5%	16
Other (please specify)		63
<b>answered question</b>		<b>168</b>
<b>skipped question</b>		<b>19</b>

**11. Port Sanilac should plan for industrial growth and development in new areas of the community if adequate roads, utilities, and other public services are available.**

	Response Percent	Response Count
Agree 	60.4%	110
Neutral 	25.8%	47
Disagree 	13.7%	25
<b>answered question</b>		<b>182</b>
<b>skipped question</b>		<b>5</b>

**12. I favor industrial growth that is located near existing industrial land uses.**

	Response Percent	Response Count
Agree 	76.1%	134
Neutral 	17.6%	31
Disagree 	6.3%	11
<i>answered question</i>		176
<i>skipped question</i>		11

**13. I favor high-tech industrial growth that could convert/reuse existing buildings in Port Sanilac.**

	Response Percent	Response Count
Agree 	78.3%	144
Neutral 	15.2%	28
Disagree 	6.5%	12
<i>answered question</i>		184
<i>skipped question</i>		3

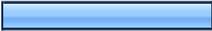
## 14. What is your opinion regarding the extent of various blight issues in Port Sanilac?

	A big problem	Somewhat of a problem	Not an issue	Response Count
Trash and debris	4.7% (8)	26.0% (44)	69.2% (117)	169
Overgrown weeds/tall grass	8.6% (15)	43.1% (75)	48.3% (84)	174
Housing quality	7.5% (13)	36.4% (63)	56.1% (97)	173
Junk cars	5.3% (9)	18.1% (31)	76.6% (131)	171
<i>answered question</i>				<b>180</b>
<i>skipped question</i>				<b>7</b>

## 15. It is important to preserve the natural shoreline in Port Sanilac.

	Response Percent	Response Count
Strongly agree 	61.3%	111
Agree 	26.0%	47
Neutral 	7.7%	14
Disagree 	1.7%	3
Strongly Disagree 	3.3%	6
<i>answered question</i>		<b>181</b>
<i>skipped question</i>		<b>6</b>

## 16. Public access to the shoreline in Port Sanilac needs to be improved.

		Response Percent	Response Count	
Strongly agree		31.9%	58	
Agree		31.9%	58	
No opinion		13.7%	25	
Disagree		15.4%	28	
Strongly Disagree		7.1%	13	
			<b>answered question</b>	<b>182</b>
			<b>skipped question</b>	<b>5</b>

## 17. How important is each of the following issues when considering the future of Port Sanilac?

	1	2	3	4	5	Response Count	
Acquire lakefront beach property.	28.4% (50)	19.3% (34)	18.8% (33)	10.2% (18)	23.3% (41)	176	
Acquire the lighthouse for public use.	37.4% (67)	19.6% (35)	17.9% (32)	7.8% (14)	17.3% (31)	179	
Provide more on-street parking in the downtown area.	31.7% (57)	25.0% (45)	21.7% (39)	6.1% (11)	15.6% (28)	180	
Develop a consistent theme to use for tourism/marketing	47.0% (85)	24.3% (44)	16.6% (30)	5.5% (10)	6.6% (12)	181	
						<b>answered question</b>	<b>186</b>
						<b>skipped question</b>	<b>1</b>

### 18. Should Port Sanilac plan for any of the following uses of the lakefront?

	Yes	No	Not sure	Response Count
Public beach	72.1% (132)	19.1% (35)	8.7% (16)	183
Residential	33.9% (57)	47.6% (80)	18.5% (31)	168
Motels/Hotels	48.0% (86)	36.9% (66)	15.1% (27)	179
Commercial businesses	34.1% (60)	48.9% (86)	17.0% (30)	176
Walking paths	72.0% (131)	20.9% (38)	7.1% (13)	182
			<i>answered question</i>	187
			<i>skipped question</i>	0

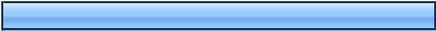
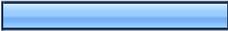
### 19. What do you like about Port Sanilac?

	Response Count
	156
	<i>answered question</i> 156
	<i>skipped question</i> 31

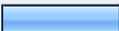
### 20. What do you dislike about Port Sanilac?

	Response Count
	153
	<i>answered question</i> 153
	<i>skipped question</i> 34

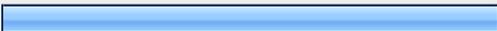
### 21. Are you a permanent resident of Port Sanilac?

		Response Percent	Response Count
Yes		65.8%	123
No		34.2%	64
<i>answered question</i>			187
<i>skipped question</i>			0

### 22. How long have you been a year-round permanent resident of Port Sanilac?

		Response Percent	Response Count
0 - 2 years		4.8%	6
3 - 5 years		17.6%	22
6 - 10 years		20.8%	26
11 - 20 years		21.6%	27
over 20 years		35.2%	44
<i>answered question</i>			125
<i>skipped question</i>			62

### 23. If you are not a permanent resident, can you please tell us your role in Port Sanilac?

		Response Percent	Response Count
seasonal resident		75.4%	43
owner of non-residential property		24.6%	14
<i>answered question</i>			57
<i>skipped question</i>			130

## 24. If you are a seasonal resident, how long have you owned a seasonal residence in Port Sanilac?

	Response Percent	Response Count
0-2 years 	7.5%	4
3- 5 years 	7.5%	4
5 - 10 years 	11.3%	6
11 - 20 years 	26.4%	14
<b>over 20 years</b> 	<b>47.2%</b>	<b>25</b>
<i>answered question</i>		<b>53</b>
<i>skipped question</i>		<b>134</b>

## 25. What is your age?

	Response Percent	Response Count
under 18	0.0%	0
18 - 24 	0.5%	1
25 - 44 	9.9%	18
<b>45 - 64</b> 	<b>49.5%</b>	<b>90</b>
65 & over 	40.1%	73
<i>answered question</i>		<b>182</b>
<i>skipped question</i>		<b>5</b>

## Planning for the Future in the Village of Port Sanilac

The Village of Port Sanilac Planning Commission is completing a Master Plan. We need the help of residents to determine how Port Sanilac should change in the next ten to twenty years. Please read the statements below and check the answer that best describes your opinion. Please return this form in the enclosed self-addressed stamped envelope by Friday, November 5, 2010.

19) What do you like about Port Sanilac? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

20) What would you do to improve Port Sanilac? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**SOME BRIEF INFORMATION ABOUT YOU**

The following four questions are for classification purposes only and will be kept confidential. Please check the appropriate responses.

21) Are you a permanent resident of Port Sanilac?  
 yes     no (if no, please go to Question 23)

22) How long have you been a year-round permanent resident of Port Sanilac?  
 0 - 2 years     3 - 5 yrs     6 - 10 yrs     11 - 20 yrs     over 20 yrs  
 Permanent residents, please skip to Question 24.

23) If you are not a permanent resident, can you please tell us your role in Port Sanilac?  
 seasonal resident     owner of non-residential property

If you are a seasonal resident, how long have you owned a seasonal residence in Port Sanilac?  
 0 - 2 years     3 - 5 yrs     6 - 10 yrs     11 - 20 yrs     over 20 yrs

24) Age:  
 under 18     18 to 24     25 to 44     45 to 64     65 and over

Please return this survey by Friday, November 5, 2010. To return the survey, please use the enclosed self-addressed stamped envelope.

Thank-you for your help!

**GENERAL**

1) How do you feel the following categories have changed in Port Sanilac in the past 5 years?

	Much Worse	Worse	Same	Better	Much Better
Road Conditions .....	<input type="radio"/>				
Traffic .....	<input type="radio"/>				
Aesthetics/Blight .....	<input type="radio"/>				
Parks & Recreation .....	<input type="radio"/>				
Access to the Lake .....	<input type="radio"/>				
Police Services .....	<input type="radio"/>				
Fire Services .....	<input type="radio"/>				
Main Office Staffing .....	<input type="radio"/>				
Overall Service to Citizens .....	<input type="radio"/>				
Overall Quality of Life .....	<input type="radio"/>				

2) On a scale of 1 to 5, where 1 is considered very important and 5 is not very important, please rate each of the following factors in terms of its importance to the quality of life in Port Sanilac.

	1	2	3	4	5
Nice parks and recreation facilities .....	<input type="radio"/>				
High quality schools .....	<input type="radio"/>				
High quality municipal services .....	<input type="radio"/>				
Availability of water and sewer utilities .....	<input type="radio"/>				
High quality residential development .....	<input type="radio"/>				
Active blight reduction program that reduces nuisances, eyesores, and health or safety hazards .....	<input type="radio"/>				
Access to the lake shoreline .....	<input type="radio"/>				
A variety of commercial services readily available in the community .....	<input type="radio"/>				

3) Port Sanilac should encourage new development.  
 strongly agree     agree     no opinion     disagree     strongly disagree

4) Port Sanilac should grow in population.

- strongly agree     agree     no opinion     disagree     strongly disagree

**RESIDENTIAL**

5) How do you feel about the rate of residential growth in Port Sanilac during the past five years?

- much too fast     a little too fast     about right     a little too slow     much too slow

6) I prefer that new residential development include the following (please check all that apply)

- Single-family homes on large parcel residential lots
- Single-family homes clustered together, leaving open space undeveloped
- Condominiums
- Manufactured homes
- Duplexes
- Retirement housing
- Apartments
- Mixed-use developments where there are a variety of housing types within a single area that may also be mixed with small business that are used by neighborhood patrons

**COMMERCIAL LAND USE**

7) Which describes how you view the amount of commercial (retail and service) businesses in Port Sanilac?

- not enough     about right     too much

8) In the next ten years, commercial growth in Port Sanilac should be:

- limited     encouraged     neither limited or encouraged

9) Future commercial development should be located: (check all that apply)

- Don't want any more commercial development in Port Sanilac
- In the center of downtown near the intersection of M-25 and M-46
- On M-25 north of M-46
- On M-25 south of M-46
- On the outskirts of the village
- Near the lakeshore/harbor

10) Port Sanilac needs more of the following kinds of businesses: (check all that apply)

- Full service restaurant     Quick meals out
- Car/truck repair     Routine medical services
- General merchandise store     Entertainment
- Hardware     Banking

Other (please list) \_\_\_\_\_

**INDUSTRIAL LAND USE**

11) Port Sanilac should plan for industrial growth and development in new areas of the community if adequate roads, utilities, and other public services are available.

- agree     neutral     disagree

12) I favor industrial growth that is located near existing industrial land uses.

- agree     neutral     disagree

13) I favor high-tech industrial growth that could convert/reuse existing buildings in Port Sanilac.

- agree     neutral     disagree

**OTHER**

14) What is your opinion regarding the extent of various blight issues in Port Sanilac?

	A big problem	Somewhat of a problem	Not an issue
Trash and debris .....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overgrown weeds/tall grass .....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing quality .....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Junk cars .....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

15) It is important to preserve the natural shoreline in Port Sanilac.

- strongly agree     agree     no opinion     disagree     strongly disagree

16) Public access to the shoreline in Port Sanilac needs to be improved.

- strongly agree     agree     no opinion     disagree     strongly disagree

17) On a scale of 1 to 5, where 1 is considered very important and 5 is not very important, how important is each of the following issues when considering the future of Port Sanilac?

	1	2	3	4	5
Acquire lakefront beach property .....	<input type="radio"/>				
Acquire the lighthouse for public use .....	<input type="radio"/>				
Provide more on-street parking in the downtown area .....	<input type="radio"/>				
Develop a consistent theme to use for tourism/marketing .....	<input type="radio"/>				

18) Should Port Sanilac plan for any of the following uses of the lakefront?

	Yes	No	Not sure
Public beach .....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential .....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Motels/Hotels .....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial businesses .....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking Paths .....	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

# Appendix B

## *Adoption Documentation*

## Legal and Public Notices

The *Human Development Commission* is accepting RFQ's for the Weatherization Assistance Program. The scope of the program will include but is not limited to:

1. HVAC system – Repair/Replacement
2. Water heater – Repair/Replacement

A bidders conference will be held at:

### HUMAN DEVELOPMENT COMMISSION

Located at

429 Montague Avenue, Caro, MI 48723

October 13, 2011 at 9:00 a.m.

*All interested bidders must attend to be considered.*

An RFQ and BID SPEC package will be provided at the conference.

HDC encourages Minority/Women Owned Businesses and Labor Surplus Area Firms to apply.

### VILLAGE OF PORT SANILAC - MASTER PLAN NOTICE OF PUBLIC HEARING

The Village of Port Sanilac Planning Commission will hold a public hearing on Tuesday, October 25, 2011, at 7:00 p.m. at the Bark Shanty Community Center, 135 Church St., Port Sanilac, MI 48469, for the purposes of hearing comments and input regarding the Master Plan, per the requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008). At this meeting, the Planning Commission may adopt the Master Plan by resolution. Copies of the proposed Master Plan are available for review at the Port Sanilac Village office during regular business hours, during which time the Master Plan and any other available public documents may be examined. Written comments regarding the above may be directed to the Village of Port Sanilac, Master Plan, 56' N. Ridge St., PO Box 628, Port Sanilac, MI 48469 or by calling the Village Office at (810) 622-9963. Persons needing special assistance should contact the Village of Port Sanilac two working days prior to the meeting.

Jenny Sroka, Clerk

The Village of Port Sanilac is an equal opportunity provider

### WORTH TOWNSHIP BOARD OF TRUSTEES Regular Meeting, September 21, 2011

Chairman Essenmacher called meeting to order. The Pledge was recited by all. The Clerk called roll and present were: Essenmacher, Wylie, Milewski, Woodruff, Badgerow-excused. Motion by Milewski to approve agenda. Seconded by Woodruff. Motion carried 4-0. Woodruff made motion to approve meeting minutes from 7/20, 8/17, and 8/28. Milewski seconded. Motion carried 4-0.

Wylie made motion to approve paying the bills with adjustments made totaling \$39,848.36. Milewski seconded. Roll call. Motion carried 4-0. Milewski made motion to adopt resolution for FOIA pricing. Wylie seconded. Roll call. Motion carried 4-0. Essenmacher made motion to accept bid made for court ordered clean-up of Willow Court. Wylie seconded. Roll call. Wylie and Essenmacher-yea, Woodruff and Milewski-nay. Motion failed 2-2. Milewski made motion to approve form L-4029-2011 Tax Rate Request Millage Request Report to County Board of Commissioners. Wylie seconded. Roll call. Motion carried 4-0. Milewski made motion to accept amended Maisonneuve Resolution. Wylie seconded. Roll call. Motion carried 4-0.

Woodruff made motion for all judgment levy's listed except for the Abate/Pierina properties dropped to one judgment levy. Milewski seconded. Roll call. Motion carried 4-0. Woodruff made motion for a refund go out to the property owners at 7486 Sanilac in the amount of \$2,016.40. Wylie seconded. Roll call. Motion carried 4-0. Milewski made motion to approve the purchase of a notary book in the amount of \$23.95. Wylie seconded. Roll call. Motion carried 4-0. Motion made by Wylie to adjourn meeting. Woodruff seconded. Motion carried 4-0. Meeting adjourned at 9:20 p.m.

Unapproved.

Robin Milewski,  
Worth Township Clerk

## OPEN BID REQUEST

Sanilac Transportation is accepting proposals for snow removal for our facility located at 110 Campbell Rd., Sandusky, MI for the winter 11/12. Bid shall include cost per plow instance, and cost for salt on driveways as needed; also a brief note indicating how you will determine when to plow and by what time in the morning you can perform this job. Our first employees arrive at 4:40 a.m.

Please send bids to address above, clearly marked on the outside of the envelope "Snow Plow Bids". All bidders must comply with all applicable laws and licensing required, as well as providing proof of liability insurance. Bid due by noon Monday, October 24, 2011.



# Resolution of Adoption

## Master Plan for the Village of Port Sanilac

### By the Village of Port Sanilac Planning Commission

**Whereas**, the Village of Port Sanilac Planning Commission may adopt a Master Plan for the physical development of the Village as empowered by the Michigan Planning Enabling Act No. 33 of 2008, as amended, and

**Whereas**, at the request of the Port Sanilac Village Council, the Village of Port Sanilac Planning Commission began developing a new Master Plan at its June 22, 2010 meeting, and

**Whereas**, the Village of Port Sanilac Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals, for the Village on October 25, 2011, at the Bark Shanty Community Center, 135 Church St, Port Sanilac, MI, 48469, and

**Now Therefore Be It Resolved** that the Village of Port Sanilac Planning Commission hereby adopts this Master Plan for the Village of Port Sanilac.

Motion by: \_\_\_\_\_ Supported by: \_\_\_\_\_

**Ayes:**

**Nays:**

**Absent:**

**Resolution declared adopted on this 25<sup>th</sup> day of October, 2011.**

  
\_\_\_\_\_  
Art Schlichting, Chair  
Planning Commission  
Village of Port Sanilac