

# City of Clio Master Plan



2017-2022

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## 1.0 Introduction

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The City of Clio Planning Commission has prepared this master land use plan under the authority of the Michigan Enabling Act, Public Act 37 of 2008. Section 31 of the Act states:

A planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction subject to section 81 and the following as applicable:

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

In the preparation of the master plan, the planning commission may meet with other governmental planning commissions or agency staff to deliberate. And, in general, a planning commission has such lawful powers as may be necessary to enable it to promote local planning and otherwise carry out the purposes of this act.

### 1.1 Purpose of the Plan

Planning is a process involving the conscious selection of policies relating to land use and development in a community. A master land use plan serves several functions:

- Provides a general statement of the community's goals and provides a comprehensive view of its vision of the future.
- Provides the statutory basis for the Zoning Ordinance, as required by the City or Village Zoning Act, Public Act 207 of 1921, as amended.
- Serves as the primary policy guide for local officials considering development proposals, land divisions, capital improvements, and other matters related to land use and development; thus, it provides a stable and consistent basis for decision making.

### 1.2 Planning Process

The City of Clio Master Plan will provide guidelines for future physical development of the community, while protecting the water resources, other natural resources and small town character. This plan presents extensive background information for the City and surrounding area, including social and economic data, description and mapping of existing land use and natural resources, and inventory of existing community facilities.

This background information is analyzed to identify important characteristics, changes and trends occurring in the City of Clio. Community concerns are identified based on Planning Commission comments and citizen participation in the planning process. Community goals and objectives are presented to guide future development based on these background studies, key land use trends and community issues. These goals, along with a detailed map of existing land use, provide the basis for the Future Land Use Map that specifies the extent and location of where various types of future development can be accommodated within the City. This plan also provides suggestions for

implementation of the identified goals and objectives.

### **1.3 Plan Organization**

The Master Plan comprises three primary components. The background studies profile the demographic and environmental conditions existing at the time the plan was prepared. The goals and objectives provide the philosophical basis of the plan. The future land use plan, zoning plan, and implementation plan describe the City's vision of its future in written and graphic form and the path to achieve the vision.

### **1.4 Location and Regional Context**

The City of Clio is located in Genesee County, approximately ten miles north of downtown Flint. The City is bounded by Vienna Township on all sides. The City encompasses 1.1 square miles or 704 acres.

The City is made up of land in the geographic township T9N-R6E, including: the southwest quarter of Section 14, the southeast quarter (plus the industrial park) of Section 15, the northeast quarter of Section 22, and the northwest quarter (plus Park Place property adjacent to the railroad) of Section 23.

### **1.5 History of the City**

The City of Clio is a small community with a long history. Original inhabitants of the area were the Huron – Iroquois group of Native Americans, consisting of five tribes: Cayugas, Mohawks, Oneidas, Onondagas and the Senecas. The Saux, Chippewas, and the Ottawas were the later inhabitants of the area.

In July of 1833, Charles McLean settled in the area. The first school and post office were erected in 1836, followed by the first sawmill in 1837. Land entries for this time period show that parcels of land could be purchased for \$1.25 an acre.

The original name for Clio was Varney (or Varna according to some records,) named for one of the early settlers, Mr. Varney, who operated the area's first grain elevator. In 1864 a certain Colonel Hill wanted to rename Varney and suggested Clio. Clio was a Greek goddess, muse of history and poetry, and daughter of Jupiter. It was not until 1873 that Clio became a village and the name was officially adopted.

White men came to the Clio area to timber the virgin pine forests. Clio began as a lumbering and mill town. Lumbering gave rise to sawmills, shingle mills, charcoal pits, a basket factory, a table factory and other wood related industries.

A major sawmill was built on Pine Run Creek near the present site of the Clio School Administration building. The mill burned several times, but was rebuilt on the existing foundation. When the mill was operational, Pine Run Creek was dammed forming "The Mill Pond", also known as Lake Tacoma. The pond was a popular swimming hole in the summer and ice skating pond in the winter. Ice was also taken from the pond for residents to use in their iceboxes for perishables. When the white pine forests were all cut down, the mill went out of business.

For a period of time after the mill closed, the pond was drained, so property owners could plant gardens in the rich soil of the creek floodplain. After the gardens were harvested, the pond was allowed to refill. Eventually, The State Department of Public Health ordered the pond drained after it was found that the water was contaminated. The dam was torn down. The City now maintains a beautiful park on the site with four pavilions, 90 picnic tables, along with swings, and playground equipment. There are five sets of horseshoe pits, a skate park, and seven miles of bike path. The Clio Area Amphitheater is also located just north of the site.

The City of Clio experienced additional growth when the Flint and Pere Marquette Railroad became operational in the early 1860s. The proposed site of the rail station was intended to be in Pine Run at the intersection of Saginaw Trail and Vienna Road (M-54 and M-57.) When Pine Run refused to give up land at the offered price for the railroad right-of-way, Austin Griffes, a Clio property owner and owner of the saw and grist mill, offered land free of charge for the right-of-way and the depot. This was a favorable offer and the railroad changed course and moved the rail line to present day Clio.

The railroad was finished in 1862 and the depot was built in 1873 and used until 1960. The depot building had several uses until it was bought by the Clio Area Historical Association in 1977. The first train was called the "Pioneer" and consisted of one baggage car and one coach. The line was 26.1 miles from Saginaw to Mt. Morris, and the ride took four hours.

In 1928, Clio, with a population of approximately 1,800 persons, was incorporated as a 5<sup>th</sup> Class City. By that time municipal water and sewer services were being installed. Today, downtown Clio looks quite similar to what it did when first designed. The only hotel in Clio was located in downtown but burned down and was never rebuilt. Once the forests were all cleared from the area, rich farmland was discovered. Today there is no agricultural land within the city limits, but farming is still an important industry in the surrounding area.

## 2.0 Background Studies Summary

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The City of Clio undertook a series of background studies to document past trends, inventory current conditions, and make future projections. The results of these studies provided participants in the planning process a common picture of community characteristics on which to base their land use planning efforts.

### 2.1 Socioeconomic Profile

- The City of Clio's population decreased slightly from 2,690 persons in 1980 to 2,629 in 1990. Following the state-wide trends, the City population decreased again by 5.6% to 2,483 in the year 2000. The 2010 Population projected to be 2,751 did not happen largely due to the economic downturn of 2008-2009. The actual 2010 City population was 2,646, a 6.6% increase from 2000.
- Population has since rebounded as the Michigan economy stabilized somewhat after the downturn. The City's 2013 population was estimated to be 2,607.
- The family formation age group (20 to 44 years old) is the largest age group in the City, accounting for one-third of the total population.
- The City has considerably less per capita income than Vienna Charter Township, Genesee County, or the State.
- The City's housing stock is comprised of 52.8% as single family homes 5.9% as manufactured homes or trailers, and the remaining 41.3% as duplexes and apartments.
- About 40% of the City's housing stock has exceeded the 50-year typical useful life for residences.

- The median housing value in the City continues to be significantly lower than Vienna Township, Genesee County, or the State.

### 2.2 Existing Land Use

- The City encompasses a total area of 704 acres.
- A significant percentage of the City is vacant or is open space. However, much of this is in the unbuildable flood plain. About one-third (33%) of the acreage is used for residential purposes.

### 2.3 Natural Resources

- Woodlands are the City's most significant natural resource and cover one-quarter of the City area.
- Poor soils in the City are located along the Pine Run Creek corridor, good soils fall in the western one-half of the City, while the fair to poor soils cover the eastern one-half of the City.

### 2.4 Community Services and Facilities

- The City's water and sewage systems are provided through Genesee County, while police protection is provided by the City.
- Fire protection is provided through a volunteer fire department that serves the City and the Townships of Thetford and Vienna.
- The City maintains a beautiful City Park and a bike trail network along the Pine Run Creek. The park contains an amphitheater and a full complement of recreational facilities.

- Clio Area Schools operates a large middle school, an administration building, an alternative school and a latchkey facility. Nearby in Vienna
- Charter Township is Mott Community College, one of the best in the Nation.
- There is also a Veterans' Park located downtown which honors Clio Area servicemen, women and first responders.
- The Clio Historical Society operates a museum out of the old Clio railroad depot.

### 3.0 Socioeconomic Profile

An important component in the comprehensive planning process is understanding the community's social and economic characteristics. This chapter explores current and historical population changes, age distribution, household make-up, income, education, employment, and housing characteristics for the City of Clio. Where significant, City data is compared to Vienna Township, Genesee County, State of Michigan and the U.S. The purpose of this exercise is to identify factors that could influence future land use decisions and to assist policy makers with these decisions.

#### 3.1 Population

At the time of the 2010 U.S. Census, the population of Clio was 2,646 residents. For the purpose of this report, the 2010 U.S. Census information and the 2009-2013 American Community Survey (ACS) 5-year estimate will be used when making comparisons to other governmental units.

Population trends for residents of Clio from 1970 to 2013 are shown in **Table 1**. The most significant increases occurred from 1970 to 1980 when the population increased by 14.1%. Following the statewide trends, the City experienced a slight population loss of 5.6% during the decade of the 1990s.

The 2010 Census shows a population density of 2,405 persons per square mile for the City's 1.1 square miles of land area. This population density can be compared to 379 persons per square mile for Vienna Township, 682 persons per square mile for Genesee County and 164 persons per square mile for the State of Michigan. Density has increased from 2000 due to growth of rental properties.

**TABLE 1  
POPULATION TRENDS  
CITY OF CLIO 1970-2013**

Year	Population	Change #	Change %
1970	2,357	145	6.6
1980	2,690	333	14.1
1990	2,629	-61	-2.3
2000	2,483	-146	-5.6
2010	2,646	+163	6.6
2013	2,607	-39	-1.5

Source: Factfinder.census.gov factfinder 2009-2013 American Community Survey 5-year Estimates

### 3.2 2013 Population Estimate

The 2013 population estimate for the City is 2,607, a drop of 39 from the 2010 census total of 2,646. Population estimates are affected by the rate of building activity. Between 2000 and 2010 there were 14 new builds and 1 demolition in Clio, while between 2012-2015 there were 0 new builds and 6 demolitions. An additional 35 manufactured homes were installed in the Park Place development, which is generally inhabited by retired persons. Available population projections have shown steady decreases.

### 3.3 Age Distribution, Racial Make Up and Disability Status

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining special needs of certain age groups. For example, younger population tends to require more rental housing units and smaller homes, while the elderly population needs nursing home facilities. Analysis of age distribution can also be used by policy makers to identify current gaps in services and to project future service needs for housing, education, recreation and medical care.

Age distribution figures for the City of Clio, Vienna Township, Genesee County and the State of Michigan from the 2010 Census are compared in **Table 2**. Analysis of the data indicates that the City's population is somewhat younger than that of the Township, but similar to County and State figures. Median age for City residents was roughly three years less than the median age of residents of the County and State and seven years less than Township residents.

Racial make up of Clio's population is relatively homogeneous. Of the 2,646 persons in the community in 2010, 2,519 were White, 28 were Black, 16 were Native American, Eskimo or Aleut, 5 were of Asian descent and 1 was a Pacific Islander. An additional 77 persons were listed as either "2 or more" or "other" race. **Table 3** compares the City's racial composition to that of the Township, County and State.

For tracking disability status, the U.S. Census breaks the population into three different age categories; under 18, 18-64, 65 and over. **Table 3A** shows that of the civilian non-institutionalized population in the age group 18-64 years in Clio in 2010, an estimated 13.2% are listed as disabled; in Genesee County for this age group 14.8% are listed as disabled. For the state 11.9% are disabled. For those over age 65 Clio has 49.2% with a disability, Genesee County 38.2% and the State 36.5%. For the younger group Clio has fewer disabled people than the County but a similar rate as the State. These statistics also show a significantly higher rate of disability among seniors 65 and over. In the U.S. across all age groups the disabled were less likely to be employed.

### 3.4 Households

Census data from 2010 shows that Clio has an average household size of 2.2 persons, as compared to 2.6 persons for Vienna Township 2.5 persons for Genesee County, and 2.55 persons for the State. It should be noted that City households are somewhat smaller as compared to the other governmental units. This is due, in large part, to the considerably lower proportion of married couples (33.0%) in the City, as **Table 4** shows. Among the non-family households, such as single-person households, Clio has proportionately more such households as compared to those of the County and State.

**TABLE 2 (p. 7)**  
**AGE DISTRIBUTION**  
**CITY, TOWNSHIP, COUNTY, AND STATE 2010**

Age Range	Clio #	Clio %	Vienna #	Vienna %	Genesee Co. #	Genesee Co. %	State %
Under 5	186	7.0	706	5.3	27,319	6.4	6.0
5-14	347	13.1	1,697	12.8	59,622	14.0	13.3
15-19	196	7.4	907	6.8	32,030	7.5	7.5
20-34	572	21.7	2,139	16.2	75,913	17.8	18.6
35-44	331	12.5	1,626	12.2	55,060	12.9	12.9
45-54	315	11.9	2,006	15.1	64,981	15.2	15.2
55-59	144	5.4	1,063	8.0	28,434	6.7	6.9
60-64	145	5.5	901	6.8	24,242	5.7	5.8
65+	410	15.5	2,210	16.7	58,189	13.8	13.7
TOTALS	2,646	100	13,255	100	425,790	100	100
Median Age	35.7		42.5		38.5		38.9

factfinder.census.gov

**TABLE 3 (p. 7)**  
**RACIAL MAKEUP CITY, TOWNSHIP, COUNTY, AND STATE – 2010**

	Clio #	Clio %	Vienna #	Vienna. %	Genesee Co #	Genesee Co. %	State #	State %
White	2,519	95.2	12,555	94.7	317,393	74.5	7,803,120	78.9
Black	28	1.1	237	1.8	88,127	20.7	1,400,362	14.2
Native	16	0.6	81	0.6	2,252	0.5	62,007	0.6
Asian	5	0.2	47	0.4	3,834	0.9	238,199	2.4
Pacific Is	1	0.0	3	0.0	79	0.0	2,604	0.0
2 / more	56	2.1	254	1.9	11,016	2.6	230,319	2.3
Other	21	0.8	78	0.6	3,044	0.8	147,029	1.5
TOTALS	2,646	100	13,255	100	412,807	100	9,883,640	100

Factfinder.census.gov

**TABLE 3A (p.7)  
DISABILTY STATUS**

Age Range	Clio #	Clio %	Vienna Charter Twp. #	Vienna Charter Twp. %	Genesee County #	Genesee County %	State #	State %
Total Disabled	428	16.4	1,703	13.1	67,192	16%	1,341,496	13.7
Under 18	29	4.5	121	4.2	6,745	6.5	113,619	4.9
18-64	207	13.2	908	11.5	38,098	14.8	728,782	11.9
65+	192	49.2	674	30.3	22,349	38.2	499,095	36.5

Factfinder American 2009-2013 Community Survey 5-year Estimates

**TABLE 4 (p. 7)  
HOUSEHOLD CHARACTERISTICS CITY,  
TOWNSHIP, COUNTY, AND STATE – 2010**

Household Type	Clio #	Clio %	Vienna Charter Twp. #	Vienna Charter Twp. %	Genesee County #	Genesee County %	Michigan #	Michigan %
Married Couple Families	395	33.0	2,871	55.6	73,337	43.3	1,857,127	48.0
Single Male Families	65	5.4	242	4.7	9,235	5.5	185,363	4.8
Single Female Families	194	16.2	561	10.9	29,048	17.2	511,583	13.2
Single Person Non-Families	462	38.6	1,200	23.2	48,117	28.4	1,079,678	27.9
Other Non-Families	80	6.8	288	5.6	9,465	5.6	238,757	6.1
TOTAL households	1,196	100	5,162	100	169,202	100	3,872,508	100

factfinder.census.gov

### 3.5 Income and Wealth

Three measures of income (median household, median family and per capita) are illustrated in **Table 5** for the City, Township, County and State. Income statistics are from the 2009-2013 American Community Survey 5-year estimates. The income of City residents is considerably less than that of the other governmental units.

The table also illustrates poverty statistics comparing Clio to the other units of government. At 16.9% the poverty rate for individuals in the City is considerably higher than the Township, lower than the County, and about the same as in the State. Poverty rates for families in the City are even higher (17.7%). The poverty threshold for the 2013 Census was set at \$11,888 for an individual and \$23,834 for a family of four. Clio Schools also reflect this increase in poverty, showing 54.7% of students being from low income families and qualifying for reduced or free lunch.

### 3.6 Education

Education is an important factor in analyzing the capabilities of the local work force and in the economic vitality of a community. Educational attainment is tracked by the U.S. Census Bureau. Statistics from the 2009-2013 American Community Survey 5-year estimates indicate that 88.4% of Clio residents (25 years of age or older) are high school graduates or higher, as compared to 95.2% in Vienna Township, 88.7% for Genesee County and 88.9% for the State as a whole. City residents with a bachelor's degree or higher amount to 14.0% of the population, while Township, County and State have 16.2%, 18.9% and 25.9% college graduates, respectively. These statistics are illustrated in **Table 6**, and show considerable increases from 2000 figures.

**TABLE 5 (p. 10)**  
**INCOME AND POVERTY**  
**CITY, TOWNSHIP, COUNTY, AND STATE -- 2013**

Place	Median Family Income	Median Household Income	Per Capita Income	Families Below Poverty Level %	Individuals Below Poverty Level %
Clio	\$36,594	\$32,500	\$18,049	17.7	16.9
Vienna Charter Twp.	\$58,981	\$52,684	\$23,386	7.2	10.2
Genesee Co.	\$54,067	\$42,089	\$22,380	16.4	21.0
State	\$60,793	\$48,411	\$25,681	12.0	16.8

factfinder 2009-2013 American Community Survey 5-year Estimates

**TABLE 6 (p. 10)**  
**EDUCATIONAL ATTAINMENT**  
**CITY, TOWNSHIP, COUNTY AND STATE – 2013**

Place	High School Graduate Or Higher	Bachelor's Degree or Higher
Clio	88.4	14.0
Vienna Charter Twp.	95.2	16.2
Genesee Co.	88.7	18.9
State	88.9	25.9

factfinder 2009-2013 American Community Survey 5-year Estimates

### 3.7 Employment

The ACS 2009-13 5-year estimates shows employment figures for Clio, Vienna Charter Township, Genesee County and the State. Employment and unemployment data is shown in **Table 7**, comparing Clio, Vienna Township, Genesee County and the State of Michigan for that time period. The unemployment rate for Clio has traditionally been slightly lower than that of the Township but significantly lower than the County and the State. However, the latest figures show a much higher rate in the City (12.6%) while rates for Vienna, Genesee County and State are 8.2%, 9.3% and 7.8% respectively.

**TABLE 7**  
**CIVILIAN LABOR FORCE AND UNEMPLOYMENT RATE COMPARISONS**  
**BY PLACE OF RESIDENCE**  
**CITY, TOWNSHIP, COUNTY, AND STATE – 2009-2013 Estimates**

	Labor Force	Number Employed	Number Unemployed	Unemployment Rate
Clio	1,196	940	256	12.6%
Vienna Twp.	6,129	5,248	881	8.2
Genesee Co.	189,147	158,199	30,791	9.3
State	4,864,014	4,242,948	616,469	7.8

factfinder 2009-2013 American Community Survey 5-year estimates

**Table 8** shows employment by occupation for persons residing in the Flint Metropolitan Statistical Area (MSA) as compiled by the U.S/ Department of Labor (DOL). These particular data is not tracked at the city or township level. It is important to note that this information reflects place of residence not location of employment. More than 80% of the area's working population is employed in service producing jobs, which generally pay less than manufacturing, construction and mining jobs.

**TABLE 8  
EMPLOYMENT BY OCCUPATIONAL GROUP BY PLACE OF WORK  
FLINT METROPOLITAN STATISTICAL AREA 2006-2013**

Occupation	2006	2007	2008	2009	2010	2011	2012	2013
Construction & Mining	5,900	5,300	4,700	3,800	3,500	3,500	3,700	3,800
Manufacturing	19,300	16,600	13,000	9,500	9,800	10,700	11,700	12,200
Education & Health	25,900	26,200	25,800	26,500	26,300	26,000	26,500	26,500
Trade & Transportation	31,800	31,600	30,500	28,200	27,800	28,300	28,700	29,800
Private Services	72,500	45,600	44,700	43,000	43,300	43,300	44,100	45,400
Government	24,800	24,700	24,000	23,600	22,700	21,600	20,600	19,800
<b>TOTAL</b>	<b>180,200</b>	<b>150,000</b>	<b>220,400</b>	<b>134,600</b>	<b>133,400</b>	<b>134,200</b>	<b>135,400</b>	<b>137,500</b>

Source: U.S. Bureau of labor Statistics

### 3.8 State Equalized Value

Other characteristics of the City's property value can be obtained by an analysis of State Equalized Value (SEV) figures. By law the SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties.

**Table 9** shows the distribution of value among the different SEV categories, comparing Clio in 2006 to Clio in 2014. As

the table demonstrates, the majority (55%) of the City's SEV is residential. There is no property classified as agricultural in the City. Commercial property in 2006 accounted for 29% of the City's SEV, whereas in 2014 the figure is 36%. Analysis of the values of the different SEV categories can help identify community characteristics. In 2006 4.5% of the City's SEV was classified as industrial while in 2014 it is down to 2.0%. As the numbers show, in about eight years Clio's total SEV dropped 31% in value.

**TABLE 9 (p. 12)**  
**DISTRIBUTION OF STATE EQUALIZED VALUE (SEV) CITY OF CLIO 2006 vs. 2014**

Real Property:	City of Clio 2006 Amount	City of Clio 2006 %SEV	City of Clio 2014 Amount	City of Clio 2014 % SEV
Agricultural	\$0	0%	\$0	0%
Commercial	\$17,283,200	29%	\$14,672,100	36%
Industrial	\$2,648,700	4.5%	\$757,000	2%
Residential	\$35,610,800	60%	\$22,726,300	55%
Developmental	\$0	0%	\$0	0%
Total Real	\$55,542,700	93.5%	\$38,155,400	93%
Personal	\$3,776,000	6.5%	\$3,018,800	7%
Total SEV	\$59,318,700	100%	\$41,174,200	100%

Compiled by C. Bock, City Assessor

### 3.9 Recent Building Activity

Another way to analyze the economic health of a community is to evaluate building activities. The following is a general summary of Clio building permits issued since 2006.

Approximately 253 building permits were issued from 2006 through 2014. Since 2006 only 1 permit was issued for new buildings in any zoning district. About 7 were for demolition of structures. The remainder of the permits was for additions, expansions or improvements to existing structures. The manufactured housing units in Park Place mentioned in section 3.2 do not require permits.

### 3.10 Total Housing Stock

An evaluation of the housing stock and property values can be very beneficial in determining community housing needs. Data from the 2009-2013 American Community survey 5-year estimates shows a total of 1,368 housing units in the City of Clio: 722 single-family units, 565 multiple-family units and 81 manufactured homes. **Table 10** illustrates the types of housing structures comparing the City to Vienna Township and Genesee County. Single-family attached and detached dwelling units

make up just over one-half (52.8%) of the housing stock in Clio. The percentage of single-family dwellings for the Township and County are much higher than the City. The percentage of manufactured homes is comparable for all three units of Government.

The average number of rooms in housing structures in the City decreased from 5.1 rooms per housing unit in 2000 to 4.6 rooms per housing unit in 2010 according to the 2009-2013 ACS 5-year estimate. HUD defines overcrowding as more than 1.01 persons per room. Just 6 City housing units (0.5%) fall into the overcrowding category, as of the 2010 Census.

### 3.11 Housing Tenure

According to the U.S. Census Bureau, the national rate of home ownership has grown from 55.0% in 1950 to 64.2% in 1990. In 2010 Clio's home ownership rate of 46% of occupied homes was less than the County rate by 16%, and lags behind the national rate. This is likely due to the large number of multiple-family units (most likely rental units,) as compared to the single-family homes. Housing occupancy characteristics are illustrated in **Table 11**.

**TABLE 10 (p. 14)**  
**TYPE OF HOUSING STRUCTURES**  
**CITY, TOWNSHIP, AND COUNTY – 2009-13 five-year estimates**

Unit Type	Clio #	Clio %	Vienna Charter Twp. #	Vienna Charter Twp. %	Genesee County #	Genesee County %
1 unit structures detached or attached.	722	52.8	4551	85.2	148,365	77.5
2-4 unit structures	76	5.5	171	3.2	7,530	3.9
5-9 unit structures	119	8.7	42	0.8	7,544	3.9
10 or more unit structures	370	27.0	344	6.5	17,205	9.0
manufactured homes	81	5.9	236	4.4	10,924	5.7
<b>TOTALS</b>	<b>1,368</b>	<b>100</b>	<b>5,344</b>	<b>100</b>	<b>191,568</b>	<b>100</b>

Factfinder 2009-2013 American Community Survey 5-year estimates

**TABLE 11 (p. 14)**  
**HOUSING OCCUPANCY CHARACTERISTICS CITY, TOWNSHIP AND COUNTY- 2010**

Category	Clio #	Clio %	Vienna Twp. #	Vienna Twp. %	Genesee County #	Genesee County %
Owner Occupied	614	46	4,232	76	118,945	62
Renter Occupied	582	44	930	17	50,257	26
Vacant Units	140	10	409	7	22,978	12
<b>TOTAL HOUSING UNITS</b>	<b>1,336</b>		<b>5,571</b>		<b>192,180</b>	

Factfinder 2010 U.S. Census

### 3.12 Age of Structures

Generally, the economically useful age of residential structures is approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to include amenities considered standard for today's life-styles is diminished. When a community's housing stock approaches that age, the need for housing rehabilitation, demolition and new construction will begin to increase.

**Table 12** below compares residential structure age for Clio, Vienna Township, Genesee County and the State of Michigan. At the time of the 2010 Census almost 69% of housing stock in the City is 35 years or more older and will soon exceed the 50-year limit; 20.2% of City structures are 70 years or older. Using the 35-year or older standard, Clio's housing age compares similarly to the other units of government; however Clio's stock of the oldest homes exceeds that of the other governmental units.

### 3.13 Housing Values and Rent

One comparative measure of the local housing stock is housing value. The median value of owner-occupied year-round housing units for Clio in 2010 was \$89,900, the same as it was in 2000. This is less than the median housing value of \$113,200 for Vienna Township, similar to \$91,700 for Genesee County and well below \$121,700 for the State as a whole, as indicated in **Table 13**

**Table 13** also illustrates that median rent for Clio is significantly lower than rents in Vienna Township, County and State. The median rent statewide in 2000 was \$768.

**TABLE 12 (p. 16)**  
**AGE OF STRUCTURES**  
**CITY TOWNSHIP AND COUNTY – 2010**

Year Structure Built	Clio %	Vienna Charter Twp. %	Genesee County %	State %
2000-2010 or later	12.4	13.6	10.9	10.8
1980-1999	18.7	19.9	19.0	23.2
1940-1979	48.6	58.5	58.8	51.5
1939 or earlier	20.2	7.9	11.4	14.6
TOTALS	100	100	100	100

Factfinder 2009-2013 American Community Survey 5-year Estimates

**TABLE 13 (p. 16)**  
**DISTRIBUTION OF HOUSING VALUES AND RENT**  
**CITY, TOWNSHIP, COUNTY AND STATE**

Financial characteristics	Clio #	Clio %	Vienna #	Vienna %	Genesee Co. #	Genesee Co. %	State #	State %
Value: Specified Owner- Occupied Housing Units	608	100	4,000	100	116,462	100	2,757,062	100
Less than \$50,000	190	31.3	412	10.3	28,951	24.9	409,290	14.8
\$50,000- \$99,000	294	48.4	1,146	28.7	34,692	29.8	683,668	24.8
\$100,000- \$149,000	110	18.1	1,403	35.1	25,355	21.8	571,773	20.7
\$150,000- \$199,000	4	0.7	496	12.4	14,290	12.3	454,660	16.5
\$200,000 or more	10	1.7	543	13.5	13,174	11.3	637,671	23.1
Median Value	\$89,900		\$113,200		\$91,700		\$121,700	
Contact Rent: Specified Renter- Occupied Housing Units	610	100	833	100	46,277	100	1,007,071	100
Less than \$200	0	0	0	0	1,012	2.2	20,236	2.0
\$200 to \$499	95	15.6	110	13.2	7,974	17.2	139,531	13.9
\$500-\$749	352	57.7	398	47.8	17,073	36.9	320,051	31.8
\$750 to \$999	127	20.8	227	27.3	12,879	27.8	276,302	27.4
\$1,000 or more	36	5.9	98	11.8	7,339	15.9	250,951	24.9
Median Rent	\$613		\$691		\$711		\$768	

Factfinder 2009-2013 American Community Survey 5-year Estimates

## 4.0 Existing Land Use Analysis

The rational application of the planning process in the preparation of the Future Land Use Plan is possible only when there is a clear understanding of existing conditions and relationships between land uses. Knowledge of existing land development furnishes the basic information by which decisions can be made concerning proposals for future residential, commercial, industrial, and public land use activities. The Existing Land Use Map and Table, which are included in this section of the report, will serve as a ready reference for the City of Clio in its consideration of land use management and public improvement proposals.

### 4.1 Survey Methodology

A computer-generated basemap for the City was first created using the digital information from the Genesee County Assessor's Office and the topical map used for the original master plan as sources. The map was further updated and checked for accuracy by the City Administrator. The basemap includes the City boundary line, streets with names, water bodies, creeks, railroads, and property lines.

A parcel-by-parcel field survey of the entire City was conducted by Wade-Trim on May 21, 1998 and modified in 2005 based on information provided by the city. Each land use was recorded on the base map according to a predetermined land use classification system. The information was later digitized and an Existing Land Use Map was thus created (**Map 1**). The map was reviewed with the Planning Commission and the City Administrator for accuracy. An onsite survey was conducted by the Planning Commission in late 2008. A 2014 aerial photograph of the City was also used to further refine the accuracy of the map. Land use acreages were then derived directly from the digital information (**Table 14**).

### 4.2 Land Use Analysis

The City of Clio encompasses a total area of 704 acres, or slightly over one square mile. The City covers an almost perfect one square mile, which is split into four equal one-half mile square quadrants by M-57 (Vienna Road) and Mill Street. Outside this one-mile square, the City extends westward along M-57 to include an industrial park, and southeast along the CSX Railroad to include the vacant property owned by a mobile home park.

Mill Street, M-57, CSX Railroad, and Pine Run Creek divide the City into district sub areas. Description of each land use classification follows:

#### Single Family Residential

This category includes single family, detached dwelling units, and the manufactured homes in the retirement development of Park Place. This category accounts for 209 acres, or 29.7% of the City's total area. With the exception of the central business district, single family homes are spread throughout the City.

#### Multi-Family Residential

This category (38.2 acres, or 5.4%) includes duplexes, townhouses, and apartments, including four large apartment complexes, 56-unit Fuller Apartments, 174-unit Mill Creek Apartments, 42-unit Madison Court Apartments and a 90-unit senior housing complex – Roxbury Court. Multi-family units are scattered throughout the City, intermixed with single family homes.

#### Commercial

Commercial land use (81.5 acres, or 11.6%) includes retail sales and services, offices, and businesses other than industrial uses.

A majority of commercial establishments are located in the central business district of the City in the vicinity of the M-57 and Mill Street intersection. Additionally, several businesses are located along the M-57 and Mill Street corridor.

**TABLE 14  
EXISTING LAND USE ACREAGE  
CITY OF CLIO  
2015**

Land Use Category	Acres	Percent of Total
Single Family Residential	168	23.9
Multi-Family Residential (R-3 2.4 acres; R-4 35.8 acres)	39	5.6
Manufactured Homes	42	6.0
Commercial (C-2)	33	4.7
Central Business District (C-1)	10	1.4
Industrial	26	3.7
Park/Recreation	87	12.4
Public/Semi-Public (schools, churches, gov't)	94	13.3
Open Space/Vacant/R.O.W./Etc.	205	29
<b>TOTAL</b>	<b>704</b>	<b>100.00</b>

## Map 1 Existing Land Use

### Industrial

The industrial land use category (26.4 acres or 3.8%) includes the industrial park, north of M-57, on the western edge of the City, and a few industrial sites along the CSX R.R. corridor.

### Public/Semi-Public

This category (78.7 acres or 11.2%) includes the school complex, 7 churches, and other government owned land.

### Park/Recreation

Park/Recreation category (87.0 acres, or 12.4%) includes the beautiful City Park along Pine Run Creek, a veterans park, clock park at the corner of M-57 and Mill St., and Smith Street park (see Section 7.6 for further information on the City Park).

### Open Space/Vacant/R.O.W./Etc.

Almost one third (220.6 acres or 31.3%) of the City can be classified as vacant land, or land for which no specific use is evident. Most of the land in this category is vacant due to natural or environmental constraints, such as woodland, wetland, and water bodies. Street and railroad rights-of-way are also included in this category.

### Taxable/non-taxable ratio

A problem unique to small, older cities like Clio is the high proportion of non-taxable property in the city. Non-taxable land, including these listed as public/semi-public and park/recreation. The city is home to 7 churches which serve the entire surrounding area.

**Table 14** shows that Public/Semi-Public, Parks/Recreation and Open Space/Vacant in total comprise 386.3 acres, or 54% of total acreage in the city. Almost all of these properties produce no tax revenue.

## 5.0 Natural Resources Assessment

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The development of land can significantly impact and, in turn, be impacted by the natural environment. Thus, when preparing a Future Land Use Plan, it is important to determine the extent of environmentally sensitive areas within the community.

Environmentally sensitive areas are lands whose destruction or disturbance will affect the life of a community by either:

1. Creating hazards such as flooding or slope erosion.
2. Destroying important public resources such as groundwater supplies and surface water bodies.
3. Wasting productive lands and non-renewable resources such as prime farmland.

Each of these effects is detrimental to the general welfare of a community and may result in an economic loss.

The purpose of this section is two-fold. First, it identifies which areas in the City are most suitable for development; specifically, those areas which will minimize development costs and provide amenities without adversely impacting existing natural systems. Second, it identifies land which should be conserved in its natural state and is most suitable for open space or recreation purposes.

Topography, woodlands, soil, water resources, and geology are among the most important natural features that will impact land use. Descriptions of these features follow.

### 5.1 Topography

The topography of Clio is relatively flat. Elevations range from a low of 700 feet above sea level in the northwest to a high of

735 feet above sea level in the southeast portion of the City. The flat terrain presents few constraints to development. There are localized short steep slopes adjacent to the Pine Run Creek, which are prone to erosion when disturbed and can result in impacts to water quality of this waterway.

### 5.2 Woodlands

Woodlands information for Clio is derived from the Michigan Resource Information System (MIRIS) land cover/use data provided by the Michigan Department of Natural Resources and the 1997 aerial photograph of the City. **Map 2** depicts the location of woodlands.

Approximately one-quarter of the City is covered by woodlands, split evenly between lowland forest and upland forest. Tree species in the lowland forest include red maple, silver maple, green ash, aspen, cottonwood, elm, and basswood. This type tends to grow on poorly drained soils with high water tables and is primarily located within the Pine Run Creek floodplain. The upland forest includes oak-hickory and beech-maple forest lands.

Woodlands are complex ecological systems and, consequently, provide multiple benefits to the environment and its wildlife and human inhabitants. Woodlands play a role in flood protection by slowing the flow of surface runoff to allow for greater water infiltration. Woodlands also reduce air pollutants by absorbing certain airborne pollutants. In addition to providing wildlife habitat, forest vegetation moderates the effects of winds and temperatures, while stabilizing and enriching the soil.

For human inhabitants, forested areas offer scenic contrasts within the landscape and with the changing of the seasons. Forest lands act as buffers from noise on heavily traveled roads.

Map 2

The primary uses of woodlands are recreation such as hiking and nature enjoyment. Woodland resources contribute greatly to the City's environmental quality. The conservation of woodlands will play a positive role in maintaining and enhancing the future environmental character of the City.

### 5.3 Soil Conditions

Soil characteristics help define the land's capacity to support certain types of land uses. Soils most suitable for development purposes are well-drained and are not subject to a high water table. Adequate drainage is important to minimizing stormwater impacts and the efficient operation of septic drain fields. Adequate depth to the water table is necessary to prevent groundwater contamination from septic systems. A high water table also limits the construction of basements. Though civil engineering techniques can be employed to improve drainage and maintain adequate separation from the water table, such techniques are expensive to construct and maintain.

In the future, this is especially important to prospective development. Those seeking to develop property, especially on the east side of the city, need to be aware of and plan for, higher than normal development costs.

**Map 3** shows the classification of soils by potential for urban development. The information was obtained from the United States Department of Agriculture, Soil Survey Book. Development criteria include bearing capacity, volume change, compressibility, shear strength and depth to water table of the soil type. Soils in areas with good potential tend to have good to fair bearing capacity, low volume change, and very low compressibility. Soils in areas with poor potential are hydric soils, with high water table and are generally located within the floodplain. Areas that have soils with fair to poor potential have a wide range of limiting conditions such as seasonal high

water table, fair to poor bearing capacity, medium compressibility and shear strength.

City planners need to take careful note of these limitations for development.

As can be seen from **Map 3**, poor soils are located within the floodplain, good soils fall in the western one-half of the City, while the fair to poor soils cover the eastern one-half of the City.

### 5.4 Water Resources

The quantity and quality of both groundwater and surface water are important resources for the wellbeing of any community. The City is located within the Flint River Watershed, with the Pine Run Creek as a major tributary flowing through the City.

The supply of water from local sources is not an issue in the City as it is served through a Genesee County water system, which receives its water from the City of Detroit. Sanitary sewer discharge is treated through a County system, while the stormwater discharges into the Pine Run Creek.

Future water supply and cost may be impacted by completion of a new line from Port Huron to Genesee County. The County project, under the Karegnondi Water Authority, is now being constructed.

### 5.5 Geology

The geology of Clio, as well as the entire Lower Peninsula of Michigan, will be described in terms of surface geology or quaternary geology (materials deposited by continental glaciers) and bedrock geology (sedimentary rocks underlying the glacial deposits).

The quaternary geology of the City developed 10,000 to 12,000 years ago through continental glacial activity. As the glaciers melted and retreated from the landscape, large amounts of sand, gravel, clay, and loam were deposited. Massive glacial lakes formed at the front of the

retreating glaciers. Genesee County, along with other counties in the Saginaw Basin, were covered by one of the large glacial lakes. This relatively flat plain of glacial lacustrine origin is referred to as the Saginaw Bay Lake Plain.

The glacial melt water was laden with fine soil particles, which eventually settled to the bottom, creating clay and loam soils. The glacial melt water streams also deposited fine sands into the shallow glacial lakes. The sand channels are several miles wide in places, but the sand in them is generally only five to ten feet thick.

### **Map 3 – Soil Conditions**

The sand deposits were further altered by wave action from these glacial “Great Lakes,” creating small sand dunes and low beaches across the landscape as the water levels declined and the lakes retreated to their current area of coverage. These low sandy ridges can be found in the countryside surrounding the City of Clio.

The sub-surface geology of Clio is sedimentary bedrock that was laid down during the Pennsylvanian ages of the Paleozoic Era. Bedrock is covered by glacial deposits and, generally, depending upon the thickness of the glacial deposits, are located at depths from 40 to 300 feet below the surface. The bedrock was formed from ancient seas, which covered the area some 250 to 600 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed sandstone, shale, coal, and limestone bedrock.

Map 3

## 6.0 Opportunities and Constraints

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**Map 4** identifies areas within the City that offer opportunities and constraints to new development. It is based upon the Existing Land Use Analysis and the Natural Resources Assessment of the City, provided in the preceding Sections 4.0 and 5.0, respectively.

Vacant/Developable land offers the best location for new development. It consists of a few parcels of land, which are vacant, possess good soil conditions, and are not wooded.

Because of this reality, Clio should consider re-development of existing land rather than creating new development.

Conservation area consists of woodlands, both in wetlands and uplands. Every effort should be made to preserve the wooded areas in their natural state.

Poor Soil areas are those that are either wetlands, or have soils with poor limitation to development. New developments should be avoided in these areas.

Water areas should be protected from all encroachments.

## Map 4 – Opportunities and Constraints

## **7.0 Community Services and Facilities**

### **7.1 Water and Sewage Disposal Systems**

The City of Clio has city-wide water and sewage systems. Both systems are provided through Genesee County. The sewage disposal facility is located on 25 acres, west of the City limits. Although the sewer and water lines on North and South Mill Street and on East and West Vienna Street were recently replaced, the rest of the city, except for the Industrial Park, is served by lines that date to the 1930's. To protect the health and safety of the citizens of Clio, water quality is to be monitored regularly.

### **7.2 Storm Water**

Storm water runoff can contain high concentrations of sediment (soil particles), hydrocarbons and other hazardous fluids like motor oil and anti-freeze, herbicides and pesticides, bacteria from domestic and non-domestic animals and nutrients from fertilizers. Surface and sub-surface soil types impede the rate at which water infiltrates into the soil. Impervious surfaces associated with development contribute to stormwater runoff. Stormwater management attempts to control the quantity, quality, and timing of stormwater runoff.

Current City stormwater systems consist mostly of storm sewer mains and basins that empty into Pine Run Creek.

### **7.3 Solid Waste**

Residential and commercial trash pick-up is provided inside the City limits by Emterra Environmental USA. The operation is paid for by a user fee charged to the residents of the City. The rubbish is compacted in the garbage trucks and brought to a local landfill. Curbside recycling service is also provided accepting clear glass, colored glass, #1 and #2 plastics, cardboard, newspaper, compost, and metal. Plans are under way to include a wider range of recyclables. Apartments of more than three units, churches and businesses contract separately for trash disposal.

### **7.4 Police, Fire, and Emergency Medical Services**

Police protection is provided by the City of Clio. There are four full-time officers, including a Chief of Police and three officers, supplemented by part-time staff that includes a sergeant, a detective and a clerk. The Genesee County Sheriff Department and the Michigan State Police can be dispatched for additional assistance. The police department is located inside the City Building. Emergency 911 service is offered through Genesee County.

The City of Clio has a volunteer fire department, governed by a Fire Authority. The Fire Authority serves the City of Clio and the Townships of Thetford and Vienna, covers 72 square miles, and serves a population of approximately 25,000.

It has 72 volunteer members, including a Chief, Assistant Chief, two Battalion Chiefs, five Captains, eight Lieutenants, and one Sergeant. The Fire Authority has 2 stations, one on Vienna Road just west of the city limits and one in Thetford Township at 11492 Center Road.

Ambulance service is provided by MMR and STAT EMS, which are private companies. There are no hospitals located inside the City limits. Area hospitals include Genesys Regional Medical Center in Grand Blanc Township, Hurley Medical Center, and McLaren Regional Medical Center in the city of Flint.

### **7.5 Schools and Churches**

The Clio Area Schools provide educational services for the City of Clio and the surrounding area. Enrollment in the Kindergarten through 12<sup>th</sup> grade is approximately 3150 students. The district consists of an early education building, three elementary schools, a middle school, and a high school. The administration building and Carter Middle School are located inside the Clio City limits.

Close by post- high school education is available. Mott Community College Northern Tier Campus is currently located just west of the City of Vienna Township. Numerous certificate, associate, bachelor, and master degree programs are also available in a wide range of fields. Other colleges in the Mid-Michigan area are Baker College, Central Michigan University, Delta College, Detroit College of Business-Flint, Ferris State University, Kettering University, University of Michigan - Flint, Lansing Community College, Michigan State University, Mott Community College, Northwood, Saginaw Valley State University, and Spring Arbor College-Flint Center.

There are seven churches in the City of Clio, including Catholic, Methodist, Lutheran, and Baptist.

#### **7.6 Recreation**

The City of Clio maintains a beautiful City Park and a bike trail network along the Pine Run Creek. The park hosts many activities. Located on-site are the Clio Area Amphitheater and Rogers Lodge. There are numerous picnic tables, 4 pavilions, playground equipment, swings, horseshoe courts, a play-scape and skate park. Other Parks include Veterans Park, Clock Park in downtown Clio and the Street Park. The location and the landscaping are impressive assets to the City. The Clio Area Art Society is located nearby in Vienna Township.

#### **7.7 Municipal and Federal Facilities**

The City of Clio has several municipal and federal facilities. Located within the City limits are a postal station, City Hall, the Clio City Police Department, a City garage and the Clio Area Schools Administration Building.

#### **7.8 Other Public Utilities**

Consumers Energy provides electric power and gas to the City residents and businesses. Local and long distance phone service is provided by AT&T, MCI, and Sprint, to name a few. Comcast Cablevision serves the City of Clio's cable television needs.

#### **7.9 Cell Tower**

This has been constructed on City property near the City garage.

## 8.0 Regional Analysis

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Due to its geographic location and small area, the future of the City will be significantly impacted by what happens in the surrounding communities, especially, Vienna and Thetford Townships, Flint, Frankenmuth, Birch Run, and Genesee County.

Vienna Township has the greatest impact on the City, as it surrounds the City on all four sides. The City needs to keep abreast with the growth taking place in the Township, especially, in areas close to the City limits. The Township Master Plan for the area surrounding the City calls for strip commercial along M-57, both east and west of the City; single family residential to the north, northeast, and southwest; and multi-family residential to the northwest, south, and southeast.

The City and Vienna Township jointly operate a bike trail network and should continue to seek new opportunities for joint provisions of public services.

The City of Flint is the major city in the county located in its center. It has experienced drastic reductions in jobs, population and tax base. While not directly impacting Clio, the problems in Flint do affect quality of life in the entire county.

Both Frankenmuth and Birch Run, north of the City, are among the largest tourist destinations in the state. Over three million people each year visit the Birch Run Outlet Mall, Bronner's Christmas Store in Frankenmuth, and the Frankenmuth downtown attractions. A vast majority of these visitors drive by the way of I-75, one mile west of the City. The City should seek ways to capitalize on this huge tourist market nearby for its own economic development benefit. The Clio amphitheater provides an opportunity for capturing this market.

The City currently receives its water and sanitary sewer services through the County. The City should continue to seek other opportunities for the cost-effective provision of other public services through the County. Based on successful intergovernmental cooperation in providing services such as fire, library and parks, the city should pursue implementing a similar plan for police protection. The City should also pursue aggressive growth policies so that its share of the County population and businesses will continue to increase.

## 9.0 Community Goals and Objectives

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### 9.1 Introduction

Before a community can actively plan for its future growth and development, it must first develop a set of goals and objectives that define the boundaries of its needs and aspirations and thus establish a foundation for Master Plan formulation. The goals and objectives must reflect the type of community desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints.

### 9.2 Community-Wide Goals

The Planning Commission held a public input session in December of 2014. The goals were established based on that input and were reaffirmed by the Planning Commission as part of the 2016 plan revision.:

1. To create a good quality of life for the present and future residents of the City of Clio.
2. To focus on developing Clio as a cultural destination within the region.
3. Work with property owners to enhance the aesthetic characteristics of the community.
4. To promote land use primarily to the long-term needs and quality of life of the community.
5. To encourage intergovernmental cooperation with other surrounding communities in the coordination and provision of the area-wide facilities and services.
6. To improve and expand the City sidewalk system and encourage non-motorized movement throughout the City; to repair and maintain the existing sidewalks and trail system.

7. To provide a walkable community providing a range of transportation options including sidewalks in all neighborhoods.

### 9.3 Residential Goal and Objectives

#### Goal

To promote the enhancement of residential areas with attractive and affordable housing choices.

#### Objectives

1. Maintain and rehabilitate older homes in the community to preserve and enhance the City's unique character.
2. Encourage appropriate land use in residential areas through long-term planning and local ordinance adoption, and to protect the identity and stability of residential areas, particularly single-family neighborhoods.
3. Provide a range of housing options.
4. Remove blighted, unsanitary or unsafe housing through code enforcement or other means.
5. Promote the improvement and beautification of neighborhoods to encourage long-term residency.
6. Increase density through redevelopment and mixed use, particularly downtown.

#### Strategies

##### Objective 1

- A. Conduct an evaluation of older buildings in the City.

- B. Provide technical assistance to property owners on funding opportunities for rehabilitation of older properties, especially state funds available for rental and owner occupied housing
- C. Evaluate potential of forming a historic district if evaluation of the older buildings warrants it.

Objective 2 strategies

- A. Identify and promote neighborhood organizations.
- B. Evaluate potential for unified signage within neighborhoods to promote neighborhood identity.
- C. Promote neighborhood competitions (gardening, holiday displays, etc.).
- D. Remove unsanitary or unsafe housing through code enforcement or other means.
- E. Promote the improvement and beautification of neighborhoods to encourage long-term residency.

Objective 3 strategies

- A. Provide housing options for millennials & other groups.
- B. Promote development of senior housing.

**9.4 Commercial Goal and Objectives**

Goal

To provide for a wide range of commercial facilities to serve the needs of the local population and visitors.

Objectives

1. Promote commerce in the community.
2. Encourage the development of commercial establishments to serve the needs of the community.
3. Establish a compatible relationship between commercial and adjacent residential uses through long-term planning and local ordinance adoption.
4. Eliminate spot zoning where appropriate.
5. Identify older buildings and promote their restoration and/or preservation where practical.
6. Promote mixed uses where appropriate.

Strategies to be determined

**9.5 Industrial Goal and Objectives**

Goal

To encourage a variety of light industrial developments with attractive sites to strengthen the tax base and provide employment opportunities for area residents.

Objectives

1. Encourage the development of new industries that are economically associated with the existing industrial base in the region.
2. Locate industrial areas within reasonable boundaries that are easily accessible from existing transportation networks and that are not subject to encroachment by incompatible uses.

3. Re-develop the business park to address the new economy opportunities – Knowledge-based jobs including research and development.

Strategies to be determined.

### **9.6 Transportation Goal and Objectives**

#### Goal

To develop and maintain a network of streets that meets the needs of all City residents and businesses in a safe and convenient manner.

#### Objectives

1. Cooperate with the Michigan Department of Transportation, the Genesee County Road Commission, and surrounding communities in the planning and design of street improvements, with an emphasis on incorporating "Complete Street" concepts into future design.
2. Limit points of ingress/egress on all streets.
3. Segregate truck and automobile traffic as much as possible.
4. Develop and implement a plan for Capital Improvement Plan improvements of local streets through a public participation process.
5. Expand and link the bike/hiking path to all parts of the City and maintain existing bike/hiking path to encourage non-motorized transportation to other communities.
6. Encourage aesthetic considerations in future transportation designs.
7. Identify opportunities for transportation improvements to

compliment recreational facilities.

### **9.7 Park and Recreation Goal and Objectives**

#### Goal

To preserve the natural resources of the City of Clio and provide for the recreational needs of all residents and visitors.

#### Objectives

1. Encourage public participation and utilize professional expertise to determine needed and desired recreation facilities and their maintenance.
2. Redevelop, expand, and promote the City Park and Amphitheater as a means of attracting visitors to the community.
3. Cooperate with intergovernmental, not for profit and community groups in the development of regional trails and other recreational facilities.
4. Locate desirable facilities including a trail head in the City park to meet the future recreational needs of residents and visitors.

### **9.7 Natural Environment Goal and Objectives**

#### Goal

To preserve the natural resources of the City of Clio and to provide for the recreational needs of all residents and visitors.

#### Objectives

1. Implement land use patterns, which will direct new growth away from environmentally sensitive areas, such as woodlands, wetlands, steep slopes, and areas subject to flooding.

2. Implement development controls, which will maximize the protection of land-based natural resources while preserving the quality of air and water.

## **9.9 Infrastructure Goal and Objectives**

### Goal

To improve and enhance the infrastructure of the City for all present and future City residents.

### Objectives

1. Cooperate with the surrounding communities in meeting infrastructure needs of the community.
2. Use underground utilities where appropriate.
3. New development must not create adverse impacts on the surrounding area.

## Map 5

## 10.0 Future Land Use Plan

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### 10.1 Introduction

The Future Land Use Plan is based upon the background studies and analysis, as presented in the preceding Sections 3.0 through 8.0, and the Community Goals and Objectives (Section 9.0). This plan is designed to serve as a guide for future development. If it is to serve the needs of the community and function effectively, it must incorporate several important characteristics.

1. The plan must be general.

The plan, by its very nature, cannot be implemented immediately. Therefore, only generalized locations (not necessarily related to property lines) for various land uses are indicated on the plan.

2. The plan should embrace an extended but foreseeable time period.

The Plan depicts land uses and community development strategies through the year 2020.

3. The plan should be comprehensive.

The plan, if it is to serve its function as an important decision-making tool, must give adequate consideration to the sensitive relationships which exist between all major land use categories, including environmentally sensitive properties. Development in environmentally sensitive areas should be discouraged by the City of Clio. All future development as indicated on the Future Land Use (**Map 5**) should occur only as environmental conditions permit and should take into consideration those environmental restrictions as outlined in the Natural Resources Assessment of this plan.

4. The plan should acknowledge regional conditions and trends.

The City of Clio's future will be significantly impacted by what happens in Vienna Township, Thetford Township, Flint, Frankenmuth, Birch Run, and Genesee County. Therefore, the Plan should acknowledge the City's regional context. Through recognition of regional implications, the City's Future Land Use Plan will be more realistic and reasonable in terms of guiding the future utilization of land resources in the City.

5. The plan must be updated periodically.

All plans such as this that are prepared under the authority of the Michigan Planning Enabling Act must be reviewed at least once every five years to determine if an update or rewrite is required.

The plan may require periodic revisions to reflect significant changes in local, state, or national conditions, which cannot be foreseen at this time.

For example, within the past 50 years, several major innovations in land development have occurred. Included among these are: the expansion of the freeway system; modifications in shopping facilities (shopping centers, enclosed malls, free parking); relocation of employment centers from the cities to the suburbs; changes in housing preferences from the traditional single-family home to apartments, townhouses, condominiums, and manufactured homes; and the declining family size.

It is, of course, impossible to predict the type of changes which may occur over the next decade or two. Therefore, a comprehensive review of the Future Land Use Plan should be

undertaken approximately every five years to provide for an adequate analysis of new conditions and trends.

Should major rezonings, which are in conflict with plan recommendations, be accomplished, the plan should be reviewed and amended accordingly.

## 10.2 Plan Recommendations

Eleven land use classifications are proposed for the City of Clio. The various future land uses are portrayed on **Map 5** and in **Table 15**. A description of each land use category is presented below.

### 1. Single-Family Residential

Single-family residential, 167 acres, or 24%, is intended as the main residential district in the City of Clio. This district includes predominantly single family homes spread throughout the City. Most existing homes and potential areas for new single-family homes subdivisions are included in this district. Location criteria for this district are dry soil with minimal impact on environmental resources.

### 2. Multiple-Family Residential

In order to provide a wider range of housing choices, the City provides for two-unit duplexes and apartment buildings. These account for 38.2 acres (5.4%). Two-unit duplexes are generally located in R-1 districts and adjacent to them. Rezoning current R-1 properties to R-2 should be done only when specific criteria are considered: requiring adequate lot size for off-street parking; limiting the number of R-2 uses in the R-1 districts; providing for adequate living space in both units of a duplex (minimum 800 square feet); having access to major streets; and considering the age of the existing homes in the district. New duplex structures should maintain a single family appearance. Apartment buildings are scattered throughout the City and provide for a diversity of housing options. Locational criteria for multiple-family residential are dry soil with minimal impact on environmental resources.

**TABLE 15  
FUTURE LAND USE ACREAGE  
CITY OF CLIO**

Land Use Category	Acres	Percent of Total
Single Family Residential	167	24
Multi-Family Residential (R-3 2.4acres; R-4 35.8 acres)	38.2	5.4
Manufactured Homes	42	6.0
Commercial/Residential (Overlay)	(28)	0
Commercial	34.1	4.8
Central Business District	10	1.4
Industrial	26.4	3.75
Industrial/Business Park	20.0	2.8
Parks/Recreation	87	12.3
Public/Semi-Public (Schools, churches, gov't)	78.7	11.2
Open Space/Vacant/ Right-of-Way, Etc.	200.6	28.5
<b>TOTAL</b>	<b>704</b>	<b>100.0</b>

3. Manufactured Homes

As part of its diversity in housing choices, located within the City is an 88-unit manufactured home park for senior residents. It covers 42 acres (6.0%) and the park has a large tract of vacant land south of the developed part of the park, the Park Place complex and the vacant land south of the complex. Future development is proposed to be limited to the current district.

4. Commercial/Residential

(Hatched area on MAP 5). This is a unique land use in Clio that is intended to allow for mixed use within the area in and near the Downtown Business District. It allows compatible residential and commercial uses and comprises 28 acres (4%) of the City. Within this area, existing homes may be re-purposed to offices or other compatible retail or service uses. Residential and commercial uses may occupy same structures or be located next to each other, provided a compatible and harmonious relationship is established between the two uses. Locational criteria are limited to land located in the transitional area outlined on **MAP 5**.

5. Commercial

Commercial use covers 34.1 acres, (4.8%) and is intended to serve the retail and service needs of the community in areas outside the Central Business District. Locational criteria include sites adjacent to Mill Street and M-57. The sites are generally located outside the C/R transition area.

6. Central Business District

The City of Clio has a distinct central business district centered around both sides of Vienna Street (M-57) between New Street and Mill Street and covers about 10 acres or 1.4% of the total land area. In order to strengthen this district

as a retail center for residents and visitors alike, the plan recommends the establishment of a well-defined business district. It could be developed with a theme unique to Clio which could be promoted as a regional destination for shopping, service, and recreation.

A detailed development plan for the central business district should be prepared (perhaps in conjunction with Downtown Development Authority, the Chamber of Commerce and other stakeholders) to encourage and promote mixed uses, such as retail and service establishments on the ground floor with loft apartments on the second floor. The development plan should include amenities for bike and pedestrian traffic, landscaping features, such as trees and flower beds, appropriate style light poles, banners, waste receptacles, open spaces, and public restrooms.

7. Industrial

The industrial district, 26.4 acres, or 3.75%, includes the industrial park, now known as the Industrial/Business Park. The district is intended to be used for light industrial uses but also includes warehousing and even a daycare business. A few smaller parcels, located mainly along the CSX railroad tracks, could serve as limited industrial use.

8. Parks and Recreation

Park and recreation account for 87 acres, or 12.4% of land use. This includes the City Park along the Pine Run Creek, Veterans Memorial Park, Clock Park and several open spaces along the Pine Run Creek.

The Clio Amphitheater is located in the City park which also has 90 picnic tables, 4 pavilions, 2 PlayScapes playground equipment, a skate park, and part of an extended bike trail

network. Because of the potential for recreational and cultural opportunities, the City should work with major community stakeholders, such as the Amphitheater, Art Society and schools to develop a Community Park and Recreation Plan.

The Plan should be developed according to the guidelines established by the Michigan Department of Natural Resources so that DNR funding can be secured for some park and recreation improvements. The focus of the plan should be to further enhance the City's role as a regional destination for recreation.

The area shown on the Future Land Use Map represents existing parks and recreation areas only but is not the intention of this plan to preclude future development of Parks and Recreation uses.

9. Public/Semi-Public

Public/semi-public, 78 acres, or 11.2%, district includes George R. Carter Middle School, the Clio Area Schools Administration building, Messiah Lutheran Church, Bethany Methodist Church, Land Mark Baptist, and SS. Charles and Helena Catholic Church along with several other churches.

The area shown on the Future Land Use Map represent existing public and semi-public uses only but is not the intention of this plan to preclude future development of such uses.

10. Industrial/Business Park

The Industrial/Business Park at 20 acres occupies 2.8% of City land. It is located on Vienna Road at the west end of the City. It was originally a City financed project to develop an area for light industrial use. Over the years several other uses have been permitted. In 2014, when the park's covenant expired, the district was

converted to a new classification, Industrial/Business, which allows a variety of uses, including several warehouses, a crematory, and a large day-care business. It is anticipated that development in this area will be essentially a case of redevelopment since the park is landlocked, but other undeveloped sites in the city could possibly be utilized for similar use.

11. Open Space/Vacant/ R.O.W.

About 22.6 acres or 31.3% of the City is vacant, open, or right-of-way. Much of this land is not suitable for development as it lies in the flood plain of the Pine Run Creek. There are areas within the city suited to residential development or other uses.

A bike path currently exists along the entire length of Pine Run Creek in the City. The Plan calls for extending the existing path by connecting to the Trolley Line Trail that runs from the Village of Birch Run into Genesee County, through Vienna Township and south to the City of Mt. Morris

**10.3 Zoning Plan**

Under the requirements of the Michigan Planning Enabling Act, a community that has an adopted zoning ordinance must include a "zoning plan" in any adopted Master Plan. The zoning plan is required to identify the relationship between the future land use classifications in the Master Plan and the zoning districts in the zoning ordinance. **Table 16** shows that relationship.

**TABLE 16**  
**FUTURE LAND USE/ZONING DISTRICTS**  
**CITY OF CLIO**

Land Use Category	Zoning District
Single Family Residential	Residential R-1
Duplex Residential	Residential R-2
Multi-Family Residential	Residential R-4
Manufactured Home	Mobile Home MH
Commercial/Residential	Residential/Commercial Transition R/C
Commercial	Commercial C-2
Central Business District	Commercial C-1
Industrial	Industrial I
Industrial/Business Park	Industrial/Business I-B
Parks/Recreation	Recreation REC

## 11.0 Plan Implementation Resources

### 11.1 Introduction

The City of Clio's Master Plan is a long-range community policy statement that provides guidelines for making sound community development decisions. It is not a static document, but must be maintained and updated to remain valid. Its goals, objectives and recommendations can only be realized over time. The plan provides a framework for cooperation between the public and private sectors.

The goals and objectives outlined in the Master Plan can be realized by:

1. Gaining the support of the community at large; and
2. Participating with the private sector in co-development projects, where government provides incentives, subsidies and other financial aid;
3. Working with the Downtown Development Authority, Chamber of Commerce and other stakeholders in public development efforts;
4. Regulating the use and development of property through reasonable zoning controls, subdivision regulation, and building and housing codes; and
5. Developing a Capital Improvements Program to fund public facilities.

### 11.2 Public Support for the Plan

Citizen participation is crucial for community acceptance of the goals and objectives outlined in the plan. Opportunities for community input should be available and citizen participation welcomed. The plan should be endorsed by the elected City Commission.

As required by Section 51 of the Michigan Planning Enabling Act, the Planning Commission will promote public interest in and understanding of the Master Plan. This can be done by publishing copies of the

Plan and posting minutes on the City website and offering speakers to stakeholder groups.

### 11.3 Land Development Codes

#### Zoning Ordinance

Zoning regulations are adopted under the police power granted to local government by the State to protect community health, safety and general welfare. Its intent is to assure the orderly development of the community. Zoning regulations have been supported by Michigan courts and the US Supreme Court provided that they are based on a comprehensive long-range community plan.

Zoning means dividing the community into districts to regulate density of population, the use of land and buildings, and their bulk, height and proportion of the lot they may occupy. It is an effective tool to protect property values by preventing the potentially harmful intrusion of commercial and industrial use into residential neighborhoods. This is accomplished by requiring adequate spacing of buildings, preventing overcrowding, providing for essential public facilities and aiding in the conservation of natural resources. Special use procedures and performance guarantee requirements can help assure quality development.

Because of the potential disruption they might cause, some land uses should not be granted outright in a given district. However, if they can meet certain specified conditions, they may be approved. The flexible zoning process, called special land use approval, is provided for in the Michigan Planning Enabling Act. It requires a public hearing and site plan review to ensure the compatibility of use within the vicinity in which it is located. The requirements and standards must be specified in the Ordinance, but additional reasonable conditions may be attached to the approval to ensure the use of land in an

environmentally, socially and economically desirable manner. Another potential tool is conditional rezoning. The Michigan Planning Enabling Act allows an applicant to propose certain conditions as part of their rezoning request. These can include limiting the uses that the property could be used for or requiring improvements that exceed the requirements in the zoning ordinance.

The ultimate measure of the effectiveness of the ordinance requirements is the overall quality of administration and enforcement. This means consistent, equitable and fair application of the ordinance. Enforcement requires adequate, trained staff, including the City administrator and the police department, with sufficient time to carry out its functions.

#### Subdivision regulations

To ensure that subdivisions are developed in harmony with the Master Plan, they must be guided in accordance with the Michigan Subdivision Control Act 288 of 1967, as amended.

During its review of a subdivision site plan, the Planning Commission should focus on the arrangement and width of streets, construction of such streets, width and depth of lots, provision of open space and sidewalks and location of easements for utilities. By requiring adequate streets and public facilities, purchasers of lots will not be burdened with added expenses later. All streets within a subdivision should be public streets and built to those standards.

#### Building and Housing Codes

Construction within the City of Clio is regulated by the State Construction Code as authorized by PA 230 of 1972 as amended and as administered by the City's Building Inspector. To promote quality housing within the City, the city has adopted the *International Property Maintenance Code 2012 Edition* which is administered by the City Building Inspector.

### **11.4 Capital Improvements Plan (CIP)**

The term "capital improvements" generally means large-scale projects to expand or improve public services and facilities, such as public buildings, parks, sewers, waterworks, streets, land acquisition and even purchase of large-scale equipment like graders and snowplowing equipment.

Because there are many needs and few resources, a long-range plan of capital improvements is necessary. This will ensure that public money is spent in the most efficient way possible, that projects of the highest need are met first. The three criteria that should be used in creating a CIP are: 1) community's need; 2) the community's financial constraints; and 3) program flexibility. Section 65 of the Michigan Planning Enabling Act requires a community with an adopted Master Plan to prepare and maintain a six year CIP.

Because of the working knowledge required, the primary work of establishing a CIP should be done by staff. Public input should be sought and encouraged. Finally, the Planning Commission should review project proposals to assure conformity with the Master Plan and to prioritize projects.

Many sources of government assistance are available to local government and private interests, especially when projects are public-private co-developments. Federal, State and local resources available to the City are listed in **Table 17**.

### **11.5 Potential Projects**

Based on the results of the public input session held December 2, 2008 and the input from public and private organizations such as the Downtown Development Authority and Chamber of Commerce, the following projects should be considered for the CIP:

1. Community recycling project
2. Street Maintenance Program
3. Safe routes to school
4. Urban gardens

5. Code Enforcement upgrades
6. Improvements to bike, walk paths
7. Updates to City property including parks and security
8. Complete the Blue Prints program
9. Sidewalk extension, improvement
10. Implementing "Walkable Community" standards
11. Programs to promote economic development
12. Exploration of alternative energy sources

Local government can work with the private sector through "co-development projects" which enhances the financial resources of both entities. Co-development is simply the joint public and private investment for a common purpose. This can include providing direct loans to private interests, selling public land at less than fair market value, issuing bonds to acquire land or construct buildings and even leasing publicly owned equipment to private developers.

In the end, to achieve the goals of this Master Plan, local government must work diligently and openly with the public, constantly seeking the input, feedback and support of its citizens and being creative in today's world of increasing needs but of declining revenues.

#### **11.6 Plan Maintenance and Update**

A plan is not a static document. It must continuously be maintained and updated if it is to remain valid. Under terms of the recently adopted Michigan Planning Act, the Planning Commission must review the plan at least every five years, but an annual review can be conducted if issues have arisen during the planning or zoning decision-making process.

Assumptions about population growth and demographics, housing growth and mix, housing cost, or planning or zoning issues in adjoining communities may necessitate a review earlier than the five year timeline.

Any changes in the master plan shall be

recorded in the Planning Commission minutes, a resolution adopted and attached to the appendix to the plan.

1) Population Growth - There is always a certain amount of guessing with population projections and this data should be monitored.

2) Housing Growth and Mix - Assumptions about the demand for land for single family, multi-family and manufactured homes may change as a result of population changes in a relatively short time frame.

3) Housing Cost – This can change quite quickly as happened in 2008-2010. The plan may have to be updated if the cost of housing begins to affect the types of housing available.

4) Adjacent Planning and Zoning – Because the city is surrounded by Vienna Charter Township, changes in their zoning regulations may impact the City, especially in the border areas between the two. It is expected that the two communities will keep each other informed of such possible changes.

5) Transportation – Other factors may require the Master Plan to be reviewed before the five-year timeline. These include traffic count, street redesign, and accident data; utilities; commercial development such as business growth, changes in the Residential/Commercial transition area, and special use permits.

#### **REVIEWING THE PLAN GOALS AND POLICIES**

After reviewing the updated information on the plan data base, the planning commission should review the goals and policies. Specifically, the commission is looking for goals or policies that are no longer relevant due to changes in conditions or policies that have proven ineffective in addressing a goal. Those items that are identified should be deleted or modified in light of the new information. The plan should

be officially amended to incorporate these changes, and the basis for the change, should be reflected in public hearing record.

#### INCORPORATING PLAN REVIEW INTO REZONING REQUEST REVIEW

Although an annual and five year review of the plan is necessary for a comprehensive examination of the plan, problems with the Master Plan may become obvious during consideration of a rezoning or special land use permit request. It is important to incorporate review and amendment of the

Master Plan as part of the Planning Commission's consideration of such requests.

**Table 17  
Plan Implementation Resources**

FUNDING LEGISLATION/ SOURCE	PROGRAM NAME	PROGRAM DESCRIPTION	COMMENTS
Federal	Community Development Block Grant (CDBG) Program	Flexible program developed to replace categorical grants. Eligible projects include property acquisition, installation or repair of public facilities (roads, water, and sewer lines, etc.) building rehabilitation and preservation, and planning activities.	Projects must meet one of three national objectives: (1) benefit low and moderate income persons; (2) aid in the prevention of slums or blight; and, (3) meeting community development needs having a particular urgency.
Federal	Economic Development Admin., Public Works and Development Facilities Assistance	Funding for public works and development facilities that contribute to job retention or creation.	Committed private investment is required. EDA participation will range from 50-80% of project cost.
Federal	Section 202 Housing Program	Loan programs to provide funding for senior citizen and handicapped housing. New construction, rehabilitation and congregate housing is all eligible.	Only nonprofit corporations and cooperatives may be sponsors.
Federal	Water and Waste Water Disposal Loan and Grant Program through USDA	Funds are available on either a grant or loan (or a combination of the two) basis for the construction of water and wastewater collection systems.	Availability and amounts for both grants and loans are based upon a rating scale that takes into consideration the ability of the applicant to obtain alternate financing, the ranking of the community's "ability to pay", and median income.
Federal	Community Facility Loan Program through USDA	These funds can be used for improvements other than water and sewer lines, however, including streets, grading, storm sewer, and other utility construction.	Interest rates are negotiated to some degree, based upon the community's financial condition and demographic characteristics.
State	Industrial Development Corp. Act (Act 327 of 1931)	IDCs may be established as profit or nonprofit organization to purchase sites and construct buildings to stimulate local industrial activity.	First major state economic development program.
State	Rehabilitation of Blighted Area Act (Act 344 of 1945)	Localities are permitted to develop plans, seek citizen review and sell bonds for funding rehabilitation projects to eliminate blighted areas.	Act was recently amended to include "potentially blighted" areas.
State	Shopping Area Redevelopment Act (Act 120 of 1961)	Act permits renewal of the principal shopping area of community with revenue bonds and special assessments.	Activities are restricted to improving streets, walkways, parking lots, and urban malls.
State	Economic Development Corp. Act (Act 338 of 1974)	Nonprofit EDC is created by community. EDC may acquire land, construct buildings, and acquire equipment, which it sells or leases to private industry.	Financing is obtained from the sale of bonds, or from loans or grants from the local community.

**Table 17 (Continued)  
Plan Implementation Resources**

FUNDING LEGISLATION/ SOURCE	PROGRAM NAME	PROGRAM DESCRIPTION	COMMENTS
State	Michigan Renaissance Fund	This program makes loans to communities to finance land, rehabilitation costs, and infrastructure or public facility costs associated with a prospective "business and industrial park or parcel" project, which readies a community for development.	Creation of a significant number of well-paying jobs within the state is the main criterion. Also, there is a shortage of readily available business and industrial sites in the community. Likelihood of private and public sector support associated with the project is another important consideration.
State	The Local Development Financing Act (Act 281 of 1986)	City created Local Development Financing Authority can finance public facility improvements, using tax increment financing, from revenues captured from increased value of any eligible property. Eligible property consists of property of which the primary purpose and use is manufacturing, processing of goods and materials by physical or chemical change, agricultural processing, or high technology activity.	A community may develop a certified industrial park and use captured revenues from eligible property within the park for public facilities for other property within the park.
Local	Special Assessments	Special assessments are a fee levied by the community within a district for the financing of a local improvement that is primarily of benefit to the landowners who must pay the assessment.	
Local	General Obligation Bonds	General obligation bonds are negotiable bonds issued by the community and payable from the levy of ad valorem taxes on all taxable property within the community. They are backed by the full faith and credit of the issuing jurisdiction. These bonds are typically used to fund physical improvements, such as street lighting, parking facilities, recreation, and land acquisition.	
Local	Revenue Bonds	Revenue bonds are negotiable bonds issued by the community and payable only from the net revenues of the project being financed. These bonds are most often issued to finance utility improvements, and parking and transportation facilities.	