

Village of Metamora

Master Plan 2009-2029

Adopted by Planning Commission June 3, 2009
Adopted by Village Council June 15, 2009



Village of Metamora
Master Plan
2009-2029

Village Council

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RESOLUTION OF ADOPTION

WHERE AS the Metamora Village Council established a Planning Commission to prepare plans for the development of the village, and

WHERE AS the Village of Metamora Planning Commission has prepared a plan for the future development of the village, and

WHERE AS that plan has been reviewed at an open meeting to gather public comments of the residents of the village, now

BE IT RESOLVED that the Village of Metamora Planning Commission adopt the Village of Metamora 2009 -2029 Master Plan including maps and charts contained within it.

Moved By: DIGIOVANNI / SPEARING Yeas 6

Supported By: WALKER Nays 0

Planning Commission Chairperson

Planning Commission Secretary

(DATE) 6-3-2009

RESOLUTION OF ADOPTION

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WHERE AS Village of Metamora Planning Commission has prepared a plan for the future development of the village, and

WHERE AS that plan has been reviewed at an open meeting to gather public comments of the residents of the village, and

WHERE AS that plan has been adopted by the Village of Metamora Planning Commission, and

WHERE AS the Michigan Planning Enabling Act allows Village Councils final approval of plans adopted by the Planning Commission, now

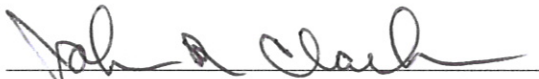
BE IT RESOLVED that the Metamora Village Council adopt the Village of Metamora 2009 -2029 Master Plan.

Moved By: Truszkowski

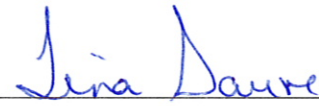
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Supported By: Waid

Nays 0



Village President



Village Clerk

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CHAPTER 1 - Introduction

This document is the combined effort of the Village of Metamora Planning Commission, Village Council and village staff, with assistance from the Downtown Development Authority (DDA), Parks and Recreation Commission, and citizens of the community. It is not intended to be a static document. The Planning Commission encourages feedback from anyone with an interest in promoting the future of the village and our community.

A. Plan Purpose and Organization

This master plan is prepared under the authority of PA 33 of 2008, the Michigan Planning Enabling Act. It is intended to serve as the policy basis for the village Zoning Ordinance and to guide decisions by the Village Council on land use, infrastructure and economic development issues in conjunction with other planning documents such as the Downtown Development Plan and the Parks and Recreation Plan.

This plan is organized by "issue areas" such as land use, transportation, and community facilities. Each issue area is in a separate section and includes current information on the area, analysis of concerns and opportunities related to that area, and goals and policies dealing with it. The plan concludes with an implementation plan that outlines a timeline for implementing plan recommendations and identifying the person, body, or organization responsible for ensuring completion of each item. The implementation section also explains how the plan is to be used in evaluating future zoning and infrastructure decisions and provides guidelines for conducting the required five-year review.

The plan's appendices contain background data on the community, including census information, a summary of village history, the results of a 2006 community attitude survey, and a Planning Commission "Prouds and Sorries" exercise. It also documents the steps taken in reviewing and adopting the plan.

B. Plan Process

The current Village of Metamora Comprehensive Plan was prepared by the Village Planning Commission with assistance from Birchler/Arroyo Associates and adopted in 1991. This 2009-2029 plan is intended to build on the work of that Planning Commission.

As illustrated in Figure 1-1, work on the Village Master Plan update began in June 2008. The Village Council selected Rowe Incorporated to assist the Planning Commission in preparation of the plan. In August, a kick-off meeting was held with the Planning Commission and Village Council to refine the scope of the project, identify ways in which information about the process could be disseminated to the public, review coordination between the village and ROWE, and brainstorm issues facing the village. Planners from ROWE conducted extensive research into various aspects of the village, including land use, infrastructure, natural features, economic development, and transportation. The Planning Commission reviewed these issues and, based on their discussions, ROWE prepared preliminary concepts on future land use and infrastructure improvements. A community open house was held to gather public comment in November and the Planning Commission used this input to refine the plan. The Planning Commission approved the draft plan for public hearing by the Village Council in March. Following a 62-day public hearing period, during which the Metamora Township and the Lapeer County Planning Commissions were provided the opportunity for comments, the Planning Commission held a public hearing in June. The Planning Commission adopted the plan in May and the Village Council approved it in the same month.

The village has begun implementing the plan and the Planning Commission will report on their progress annually to the Village Council.

Figure 1-1 Village Master Plan Update Work Schedule

	Months												
	07/08	08/08	09/08	10/08	11/08	12/08	01/09	02/09	03/09	04/09	05/09	06/09	
Initial Meeting													
Data Collection													
Review of Draft Concepts													
Village Open House													
Completion of Draft Plan													
Approval of Pre-public Hearing Draft													
Approval of the Public Hearing by Village Council													
Distribution of the Plan													
Planning Commission Public Hearing													
Village Council Approval													
Delivery of Final Product													

C. Regional Setting and Factors

The Village of Metamora is located in southern Lapeer County. It is 1.5 miles east of M-24, a major connection between the Detroit metropolitan area and Michigan's Thumb Region. The village is located in Metamora Township and is 3.5 miles north of the Oakland/Lapeer County line and six miles south of the City of Lapeer and I-69. Map 1 shows the relationship of the village, surrounding jurisdictions, and significant regional factors.

Metamora Township Intergovernmental Relations

As noted above, the Village of Metamora is located in Metamora Township. Citizens of the village are also citizens of the township, pay township taxes, are eligible to serve as township officials and are included in the township's population count in the United States census.

The village and township recently cooperated in development of a Parks and Recreation Plan that covers both jurisdictions. The village is also served by the township's police and ambulance service.

The township has an adopted Zoning Ordinance and master plans. The planning and zoning of portions of the township in proximity to the village is shown on Maps 2 and 3. The township's plan reflects a desire for relatively high-density residential development (village residential four-unit/acre with sewer; one-unit/acre without) to the south-southwest and directly east of the village, and lower density residential development (low density residential 1 unit/acre with sewer; 0.75-unit/acre without) north and northwest of the village. Rural residential development (equestrian estates 0.10-unit/acre or country estates, 0.20-unit/acre) are proposed for most of the area northeast and southeast of the village; land directly adjacent east of the village north of Dryden Road is planned for industrial.

Future land use and infrastructure decisions made by the village and the township have the potential to significantly impact the other. Cooperation and coordination between the two jurisdictions is critical to promote each community's vision for their future.

Lapeer Community Schools

The Village of Metamora is located in the Lapeer Community School District. Details on the school facilities serving Metamora students can be found in “Community Facilities” section of this plan.

Lapeer County

Lapeer County provides a range of services that impact the residents of the Village of Metamora. The Lapeer County Planning Commission prepares and maintains the county master plan and makes recommendations on any changes to the village’s master plan proposed by the village. The Lapeer County Road Commission maintains the roads in Metamora Township that connect the village with the surrounding community. The Lapeer County Drain Commissioner maintains drains to which the village drainage system connects. The Lapeer County Clerk and Equalization Departments work with village staff in handling election and assessing responsibilities, and other county offices provide important services to the residents of the village.

Regional Development Pressures

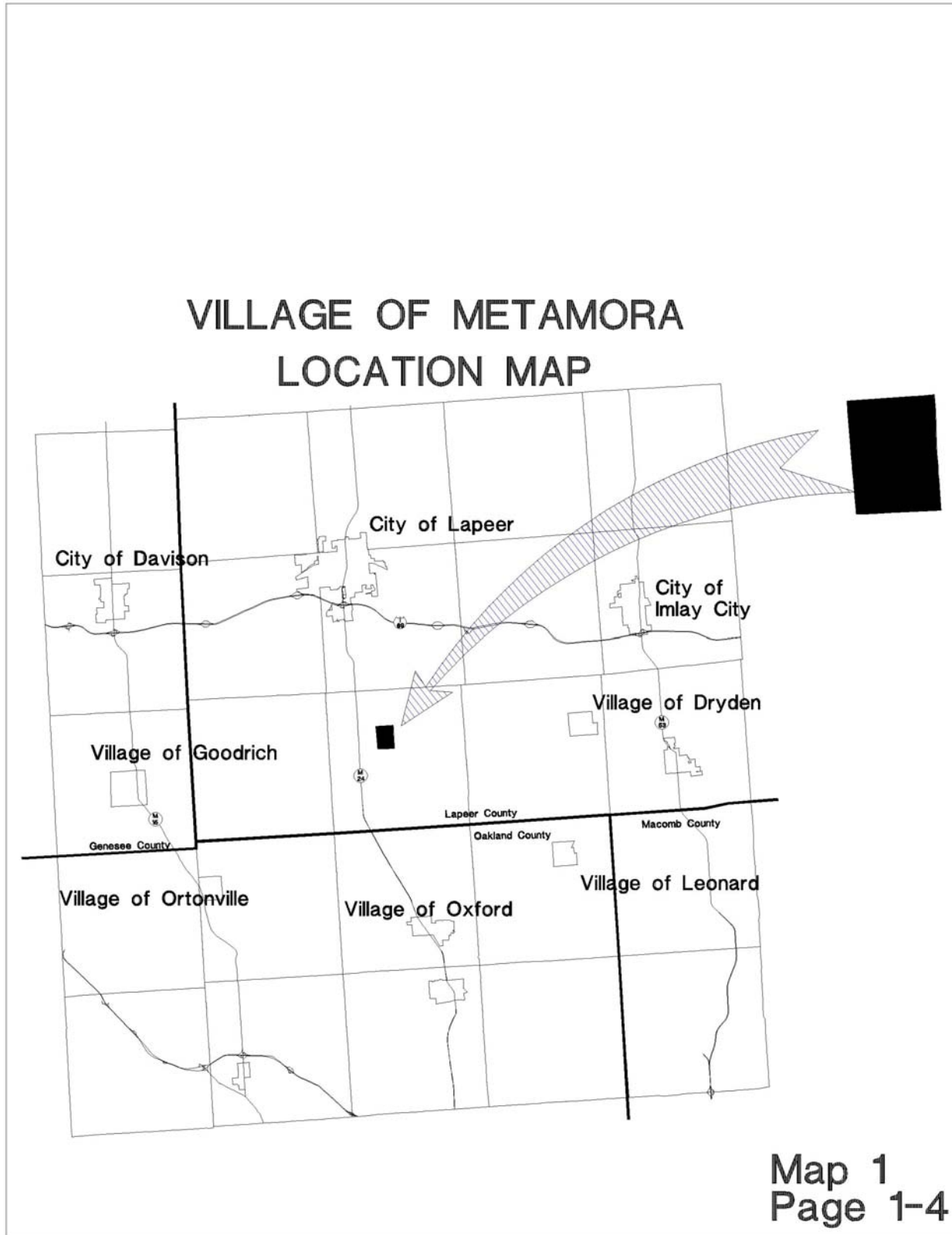
One of the greatest potential influences on the development of the Village of Metamora is the impact of growth from the Detroit Metropolitan Area. Oakland County has been one of the fastest growing counties in the country since the 1970s. As growth continues, development pressure on southern Lapeer County, including the village and township of Metamora, can be expected. The economic downturn in Michigan’s economy over the last couple of years has slowed that growth considerably, but the overall trend of the last 50 years can be expected to continue.

D. General Goals

The purposes of the Master Plan are:

- To improve the physical environment of the village as a setting for human activities and promote citizens’ general health, safety, and welfare by making the village more functional, beautiful, decent, healthful, interesting, and efficient.
- To promote the public interest, (defined as the interest of the community at large) rather than the interests of individuals or special groups within the community.
- To facilitate the democratic determination and implementation of community policies and physical development. The plan is primarily a policy instrument that constitutes a declaration of long-range goals and objectives and provides the basis for a program to accomplish the goals.
- To effect coordination in community development.
- To inject long-range considerations into the determination of short-range actions.
- To bring professional and technical knowledge to bear on decisions made about the physical development of the community.

Map 1 Village of Metamora Location Map



Map 1
Page 1-4














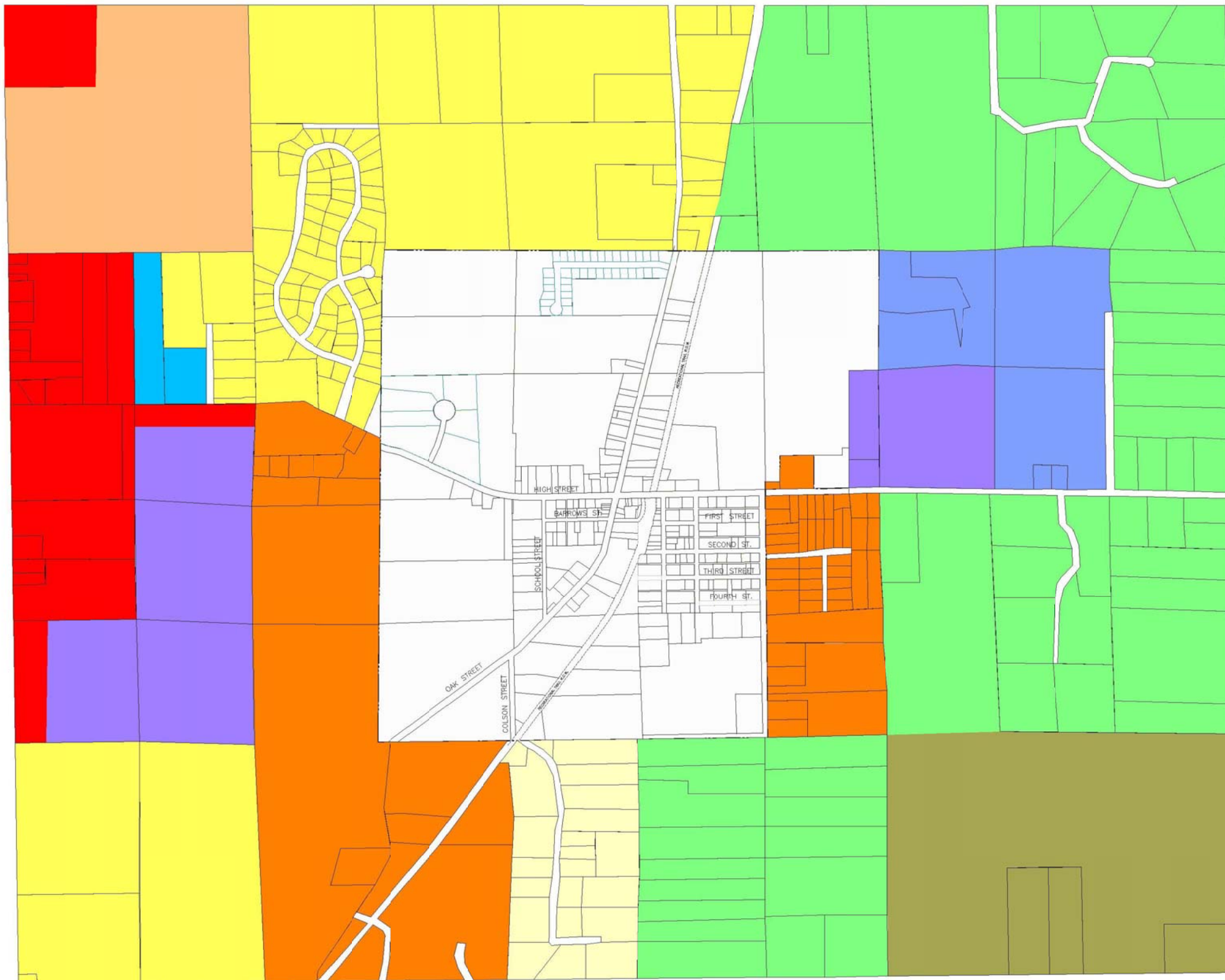
VILLAGE OF METAMORA

Lapeer County, Michigan

FUTURE LAND USE METAMORA TOWNSHIP

FUTURE LAND USE LEGEND:

-  EQUESTRIAN ESTATES
-  COUNTRY ESTATES
-  OPEN SPACE RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  VILLAGE RESIDENTIAL
-  PLANNED RESIDENTIAL
-  COMMERCIAL AND OFFICE
-  INDUSTRIAL
-  RECLAMATION
-  PUBLIC
-  VILLAGE OF METAMORA



MAP 2
Page 1-5



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AUGUST, 2008


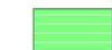


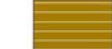





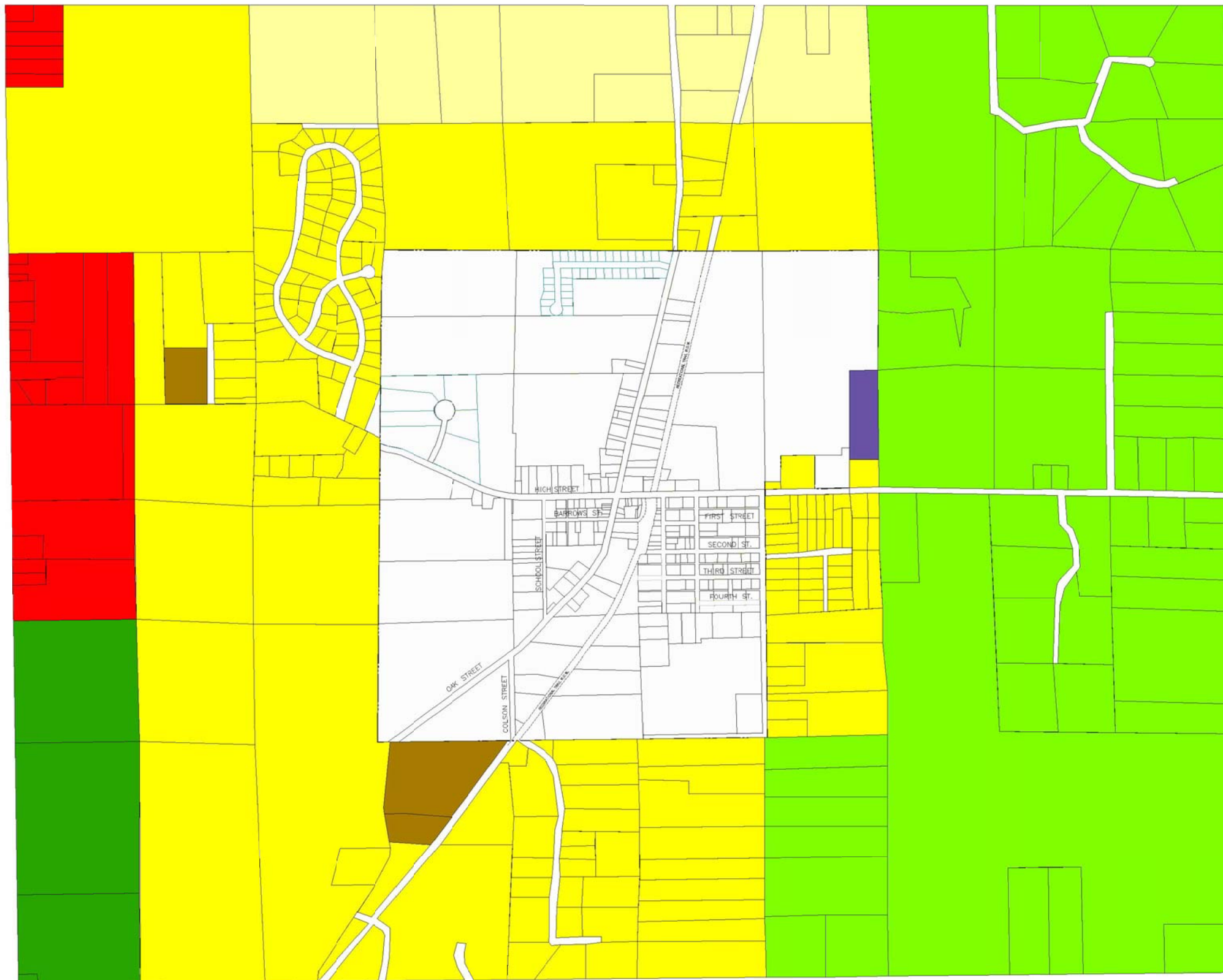
VILLAGE OF METAMORA

Lapeer County, Michigan

ZONING MAP METAMORA TOWNSHIP

ZONING LEGEND:

	A-1 AGRICULTURAL
	A-2 AGRICULTURAL
	R-1 SINGLE FAMILY
	R-2 SINGLE FAMILY
	RM MULTIPLE FAMILY
	B-2 GENERAL BUSINESS
	M-1 LIGHT MANUFACTURING
	VILLAGE OF METAMORA



MAP 3
Page 1-6



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AUGUST, 2008

CHAPTER 2 - Land Use

Land use has a major impact on the character of a community. The pattern of land use is, in turn, affected by community characteristics such as natural features (wetlands, flood plains, steep slopes) and infrastructure (street condition, sewer capacity). Because master plans serve as the basis for local zoning ordinances, future land use is a critical element in local master plans.

A. Existing Land Use

It is important to evaluate the existing land use patterns in a community when preparing for future land use for three reasons: 1) Many, if not most, existing uses can be expected to extend into the future as defined in most plans (20± years); 2) Existing land uses impact the suitability of development of adjacent land uses; and 3) Existing land uses impact the redevelopment options for a particular piece of property.

In August 2008, ROWE conducted a windshield survey of land uses in the village (see Map 4). Land uses were mapped and total acres by land use calculated by parcel. Table 2-1 shows the breakdown of existing land uses. Details on each category are below.

Table 2-1 Existing Land Use

Land Use	Acres	Percentage
Single-Family	124.6	18.8
Multi-Family	8.5	1.3
Commercial	4.6	.7
Office	1.1	>0.1
Public/Semi-Public	148.4	22.4
Industrial	16.3	2.5
Vacant/ROW/Agriculture	358.9	54.3
Total Area	662.4	100.0

Single-Family Residential

This category includes all lots with single-family detached homes, and encompasses the highest percentage of developed land in the village. It includes both platted parcels (the original plat of the village and subdivisions) as well as homes on "metes and bounds" parcels of various sizes. The homes range in size and age; the most recent developments are Jamestown and Helen's Gate.

Multi-Family Residential

This classification includes all residential development other than single-family detached dwellings. There are only two developments in this classification. The first is the Victoria Apartments, which consists of four quad-plex buildings located at the end of Center Street. The second is Fox Hollow, a mixture of two- and three-unit buildings off High Street and west of Oak Street. This development currently consists of 12 dwelling units, but approved plans call for a total of 20 additional units; overall development of the site would result in 78 dwelling units. It should be noted that Fox Hollow was developed under R-2 zoning which allows for cluster housing with two attached units. A variance was granted by the ZBA to allow for some three unit buildings.

Commercial

The village's commercial land uses are grouped around the crossroads of High Street and Oak Street. Most of the businesses are laid out in the traditional downtown pattern, with the building set adjacent to the sidewalk and parking on the street, in the rear of the lot, or in separate off-street parking lots. A few sites have been developed with the business set back from the street, including a couple of conversions of residences to businesses. It is rare for a community to have maintained the concentration of its commercial core downtown and it is one characteristic that defines the Village of Metamora.






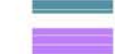



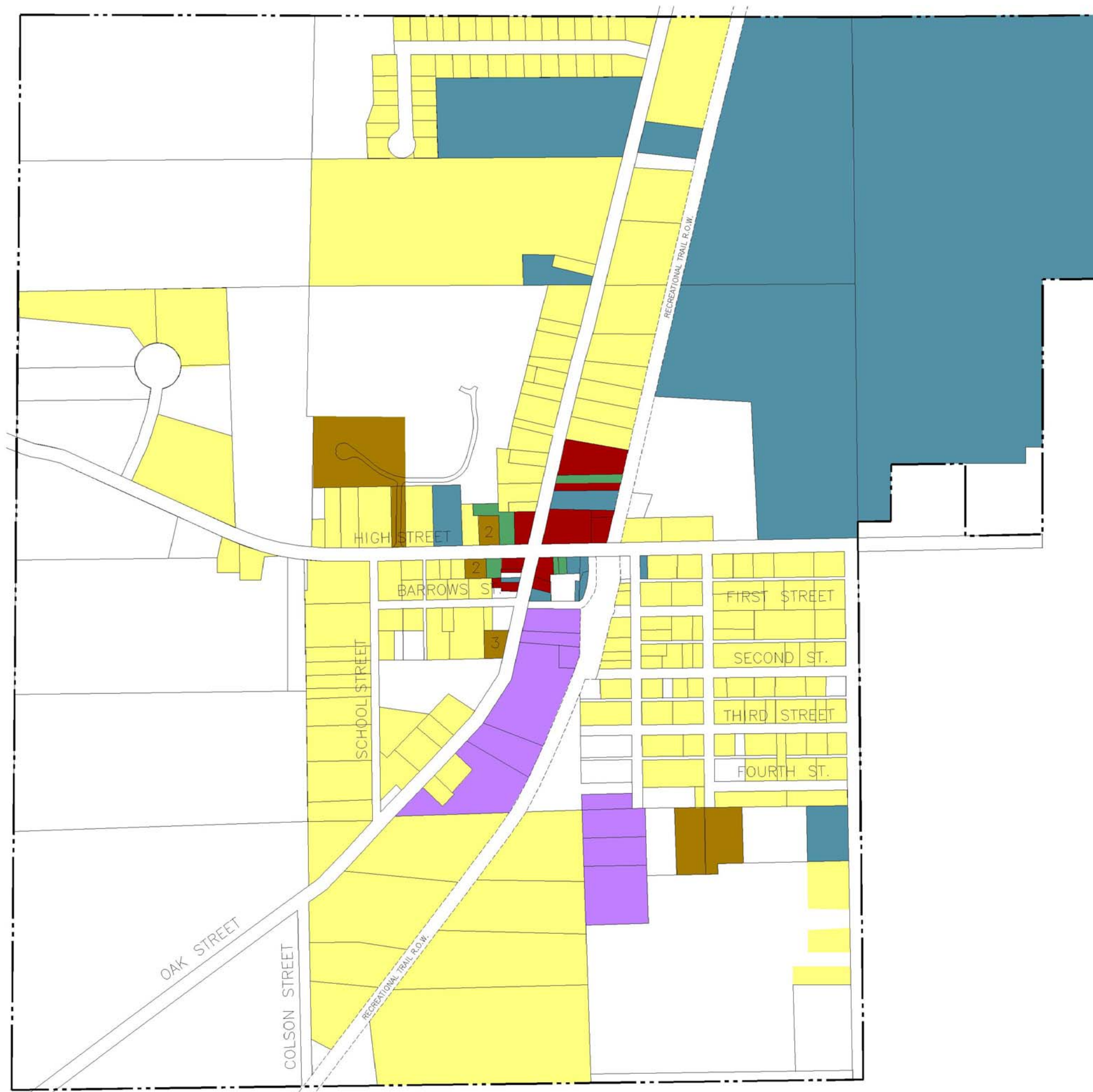
VILLAGE OF METAMORA

Lapeer County, Michigan

EXISTING LAND USE MAP

EXISTING LAND USE LEGEND:

	SINGLE FAMILY RESIDENTIAL
	MULTI-FAMILY RESIDENTIAL
	COMMERCIAL
	OFFICE
	PUBLIC/SEMI-PUBLIC
	INDUSTRIAL
	UNIMPROVED R.O.W.



MAP 4
Page 2-2



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MARCH 2009

Office

This is included as a separate category from commercial because the village Zoning Ordinance contains a separate zoning designation. However, the five offices identified in the existing land use inventory are located in buildings shared with retail businesses, and those spaces could just as easily be used for retail businesses.

Public/Semi-Public

This classification includes government buildings (local, state or federal), churches, facilities operated by fraternal organizations and similar uses. In the village's case, they include the village hall, the village sewage lagoon and water tower site, Pilgrim Presbyterian Church, Lions Club Park, Harmer Park, the post office, the public library, and the Metamora/Hadley Masonic Center. These types of uses serve several purposes, including knitting the community together through opportunities for social interaction and community service and also as generators of activity that benefit commercial uses in the community. These uses are spread throughout the village and constitute 22.4% of the land in Metamora. Some of these uses are discussed in more detail in the "Community Facilities" Section of this plan.

Industrial

Industrial uses can range from manufacturing operations to wholesale and manufacturing service businesses. The village has an extensive industrial area located south of downtown and straddling the former railroad right-of-way (ROW) that runs through the center of the village. This land constitutes 2.5% of the land in the village.

Vacant/ROW/Agricultural

This classification consists of land that does not fall into any of the previous categories. It includes land in existing ROW and vacant land. It also includes the only substantial piece of farmland in the village, located in the southwest corner of Metamora, northwest of Oak Street. Land in this category is 54.3% of the total land in the village and represents future development opportunities.

B. Land Use vs. Zoning

When looking at future development potential for property, it is useful to evaluate the current zoning pattern within the community. State zoning law requires local ordinances to grant certain rights to non-conforming uses and even the owners of vacant land may assume certain rights existing with current zoning classifications and may resist changes in that classification.

The village Zoning Ordinance currently contains seven zoning districts:

- R-1 Low-Density Single-Family Residential
- R-2 Single-Family Residential
- M Multi-Family Residential
- C Commercial
- O Office
- PI Public Institutional
- I Industrial

Comparing the zoning map with the existing land use map, the following issues were identified.

Zoning/Land Use Inconsistencies

- The three parcels on Oak Street zoned Office are used for residences.
- Two single-family homes on the southwest corner of Barrows Street and Oak Street zoned Commercial.
- Two residences on the east side of Oak Street between Barrows Street and School Street are zoned Industrial but used as single-family residences.
- Metamora Products' office is zoned Commercial.

Other Zoning Issues

- There appears to be limited vacant land currently zoned Industrial or Commercial.
- None of the land zoned Office is used for office uses. All office uses are in the Commercial zoning district.
- Since most uses allowed in the Public Institutional district are also allowed as a special land use in the Single-Family Residential districts, is there a need for a separate zoning district?

C. Goals and Objectives

Goal 1

Preserve and enhance the village's historic character and "quaintness."

Objectives

1. Review existing regulations for unintended barriers to development consistent with the village character.
2. Establish subdivision standards that promote building setback, lot size, and street layouts consistent with traditional village design where consideration of natural features allows.
3. Establish standards that require visual buffering of open storage, waste containers, and similar uses from adjacent residences and the public roadway.
4. Provide regulations that address the effects of high-impact home occupations.
5. The village supports the use of alternative energy, such as wind generators, provided that local regulations ensure that alternative energy installations are consistent with the character of the area they are erected in.

Goal 2

Increase the diversity of types of housing available in the village.

Objectives

1. Maintain the areas designated on the future land use plan for multiple-family housing.
2. Modify the Zoning Ordinance to allow the development of apartments on the second floor of businesses.
3. Establish a mixed-use district to surround the existing downtown and provide a transition between commercial and residential areas.

Goal 3

Improve village regulations to increase their flexibility and make them easier for village residents to understand.

Objectives

1. Eliminate the Public Institutional district and allow public and institutional uses in the Residential, Office and Commercial districts.
2. Update the Zoning Ordinance to comply with PA 110 of 2006 as amended (the Michigan Zoning Enabling Act).
3. Increase the use of tables and illustrations in the village ordinance.

D. Future Land Use

The Future Land Use Plan incorporates the goals and objectives of the Land Use section into a framework for future land use decisions. The plan includes two parts, a description of each future land use classification and locational criteria to guide future zoning decisions and the Future Land Use Map. Two key points are important to keep in mind:

1. The Future Land Use Map represents one possible future arrangement of land uses based on the locational criteria.
2. More than one land use classification may be appropriate for a given parcel based on the locational criteria. Just because the Future Land Use Map does not identify it as proposed for a particular use does not mean it is inconsistent with the plan.







The future land use classifications are:

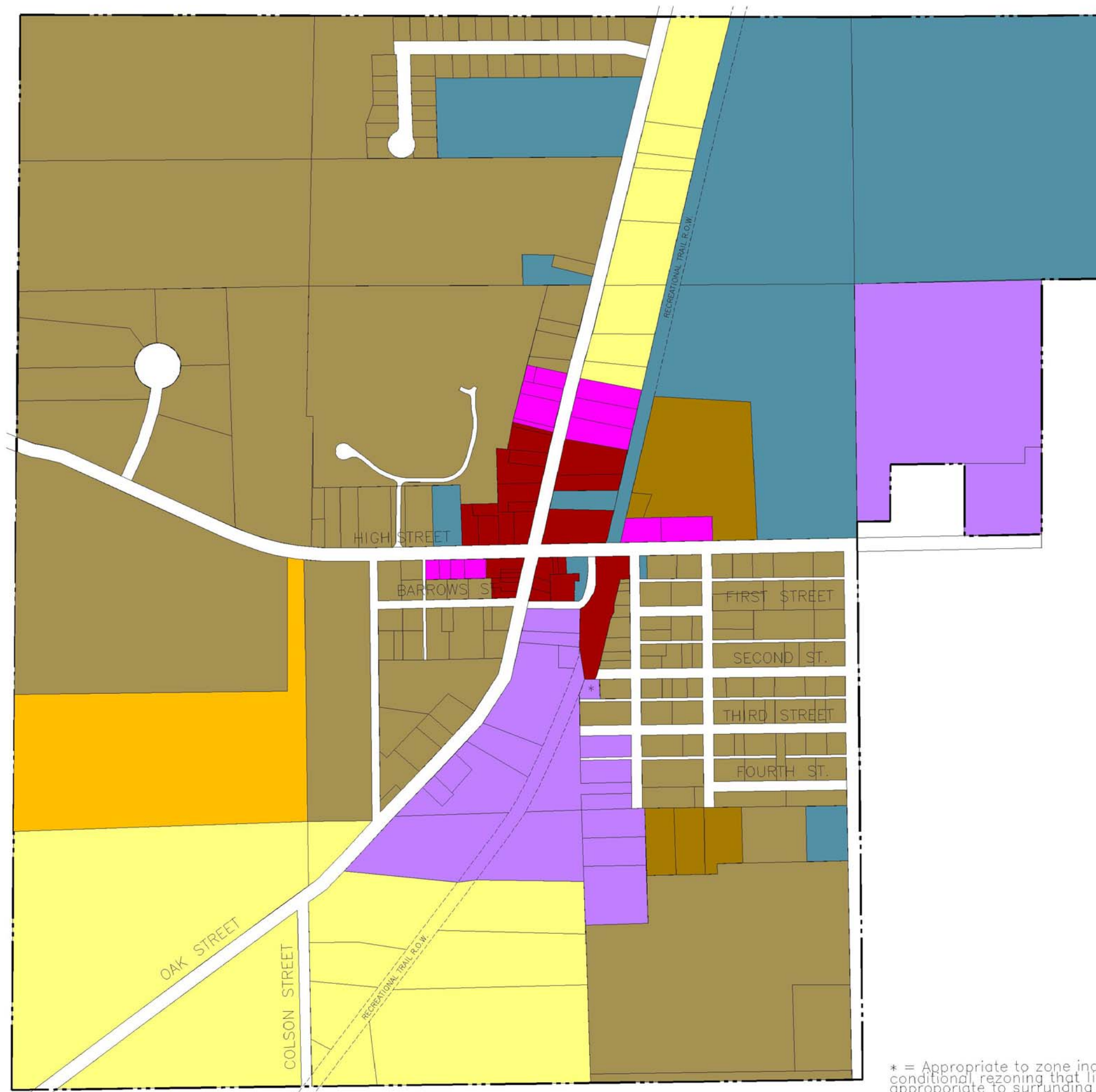
1. Low-Density Single-Family Residential – This classification corresponds with the R-1 Low-Density Single-Family Residential zoning district. The purpose of the district is to allow residential development at an appropriate density for portions of the village that are not served by sanitary sewer. Locational criteria include areas not served by sanitary sewer and not reserved for other land uses. This classification is viewed as transitional. As service sewer is extended to other parts of the village, the classification will be reduced.
2. Medium-Density Single-Family Residential – This classification corresponds with the R-2 Single-Family Residential zoning district. The purpose of this district is to promote single-family residential development at a density and pattern consistent with existing housing. Locational criteria are property served by sanitary sewer and not reserved for other land use classifications.
3. Mobile Home Park – This classification corresponds with the MH Mobile Home Park zoning district. The intent is to provide a suitable location for mobile home park development. The site identified has been set aside for this purpose since the 1990s and in conjunction with the area designated by Metamora Township a mile and a half from the village, should meet the requirements of the village over the planning period.



VILLAGE OF METAMORA Lapeer County, Michigan FUTURE LAND USE MAP

FUTURE LAND USE LEGEND:

-  LOW DENSITY SINGLE FAMILY RESIDENTIAL
-  MEDIUM DENSITY FAMILY RESIDENTIAL
-  MOBILE HOME PARK
-  MULTI-FAMILY RESIDENTIAL
-  DOWNTOWN COMMERCIAL
-  MIXED USE
-  PUBLIC/SEMI-PUBLIC
-  INDUSTRIAL



MAP 5
Page 2-6

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* = Appropriate to zone industrial based on conditional rezoning that limits uses to those appropriate to surrounding uses

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4. Multi-Family Residential – This classification corresponds with the M Multi-Family Residential zoning district. The purpose of this district is to provide sites for multi-family development in the village. Locational criteria are property served by sanitary sewer and close to the downtown, including existing multi-family developments. The areas shown on the Future Land Use Map represent the limit of multi-family development over the planning period unless future development and market demand demonstrates the need for additional multi-family development.
5. Downtown Commercial – This classification corresponds with the C-Commercial zoning district. The purpose of this district is to recognize the existing village downtown and allow for limited expansion. Appropriate areas for this classification are the current downtown and areas directly adjacent to it.
6. Mixed Use – This classification corresponds with a new proposed zoning district. The purpose is to allow for a transition zone between the downtown and the single-family residential uses surrounding it. It would allow for both residential and office uses, as well as limited commercial uses by special use permit. The locational criteria would be areas directly adjacent to the downtown or other mixed-use zoned areas with direct access to a major street.
7. Public/Semi-Public – This classification does not correspond with any zoning district. The current PI-Public/Institutional district is proposed to be deleted from the Zoning Ordinance. These land uses are shown on the plan simply to recognize these important land uses that include municipal buildings, parks, churches and similar facilities. The locational criteria are any existing public or semi-public use.
8. Industrial – This classification corresponds with the I-Industrial zoning district. The purpose of the classification is to allow for existing industrial uses and provide sites for additional development. The locational criteria include existing sites and property that is adequately buffered from single-family residential development, consistent with future land uses in the village and township, and access to a major street and municipal sewer.

E. Zoning Plan

This zoning plan is intended to meet the requirements of Section 33(2)(d) of the Municipal Planning Act and link the future land use recommendations of the previous section with the Zoning Ordinance recommendations of the Implementation section. Below is a summary of this relationship.

Future Land Use Classification	Zoning District	Uses	District Regulations
Low-Density Single-Family Residential	R-1 Low-Density Single-Family Residential	<ul style="list-style-type: none"> • Single-family detached residences • Accessory uses • Public/semi-public uses • Open space uses such as golf courses and horse stables 	One- acre minimum lot size

Future Land Use Classification	Zoning District	Uses	District Regulations
Medium-Density Single-Family Residential	R-2 Single-Family Residential	<ul style="list-style-type: none"> • Single-family detached residences • Accessory uses • Public/semi-public uses 	9,000 sq. ft. minimum lot size
Mobile Home Park	MH-Mobile Home Park	<ul style="list-style-type: none"> • Mobile Home Parks • Accessory Uses 	<ul style="list-style-type: none"> • Comply with MMHC regulations
Multi-Family Residential	M-Multi-Family Residential	<ul style="list-style-type: none"> • Duplexes • Single-family attached residences • Multi-family dwellings • Accessory uses 	<ul style="list-style-type: none"> • 5,500 sq. ft. minimum lot size • Max 20 du/acre density
Downtown Commercial	C-Commercial	<ul style="list-style-type: none"> • Retail businesses • Personal service establishments • Restaurants and bars • Offices • Similar uses • Accessory uses • Auto-oriented uses (car wash, gas stations, drive-ins) regulated to limit impact on downtown • Residential apartments on second floor 	<ul style="list-style-type: none"> • No minimum lot size except adjacent to residence • “Build to” lines to encourage development consistent with downtown
Mixed Use	MU-Mixed Use (proposed)	<ul style="list-style-type: none"> • Single-family detached • Offices • Limited commercial uses • Accessory uses 	<ul style="list-style-type: none"> • R-2 regulations
None	O-Office	District proposed to be eliminated	
Public/Semi-Public	PI-Public/Institutional	District proposed to be eliminated. Uses to be allowed in residential and commercial districts.	

Future Land Use Classification	Zoning District	Uses	District Regulations
Industrial	I-Industrial	<ul style="list-style-type: none"> • Research • Warehousing • Assembly • Lumber yards • Commercial garages • Storage facilities • Contractor’s establishment • Commercial greenhouse • Public/semi-public uses • Accessory uses • Similar uses 	<ul style="list-style-type: none"> • No minimum lot size except when adjacent to residence

Map 6 shows changes to the current zoning map that would address these recommendations. The map is not identical to the Future Land Use Map, which reflects term changes in land use. This map shows only short-term changes that would implement the initial recommendations of the plan.










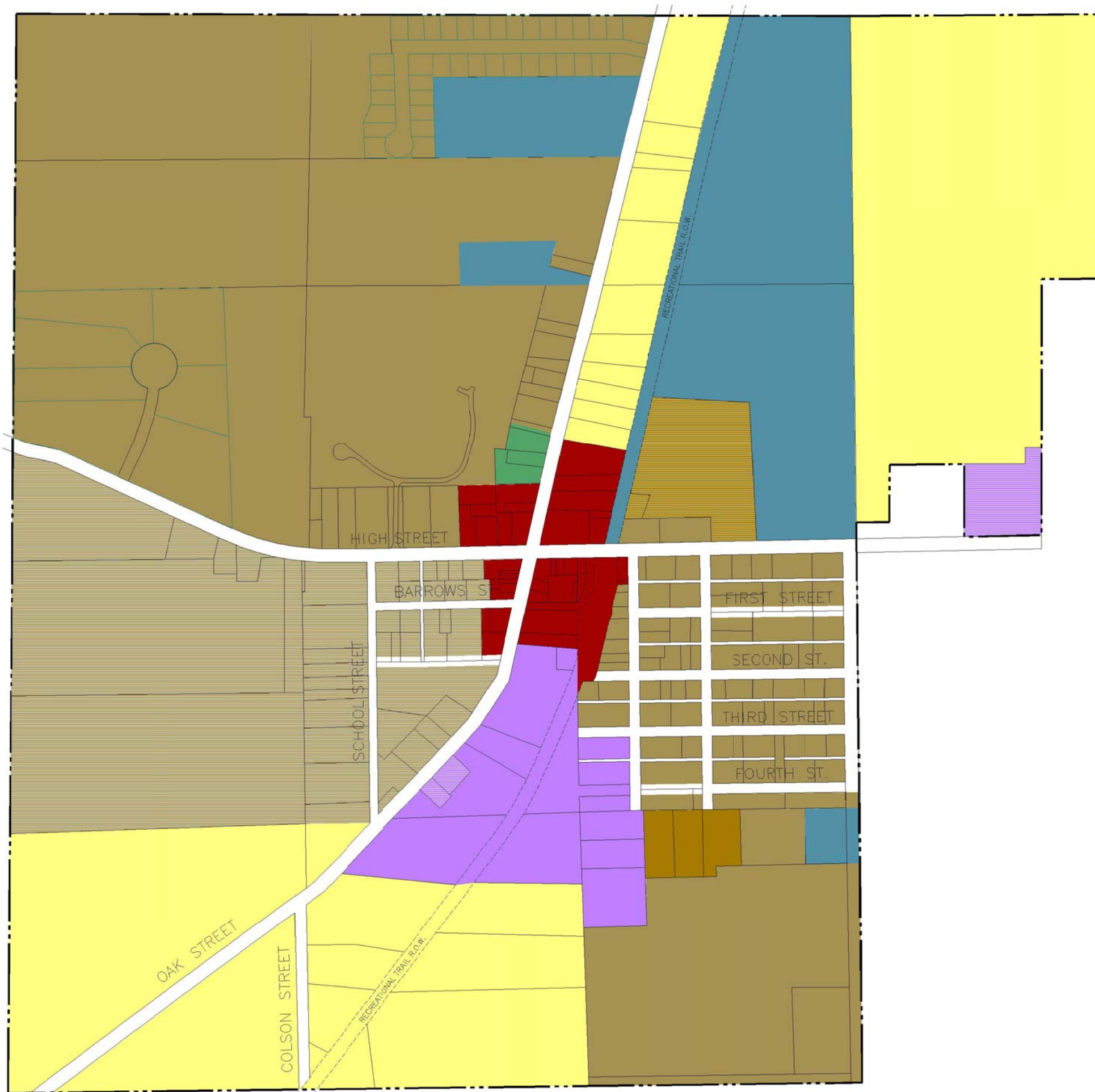
VILLAGE OF METAMORA

Lapeer County, Michigan

ZONING DISTRICTS MAP

ZONING DISTRICTS LEGEND:

	R-1	LOW-DENSITY SINGLE FAMILY RESIDENTIAL
	R-2	SINGLE FAMILY RESIDENTIAL
	M	MULTI-FAMILY RESIDENTIAL
	C	COMMERCIAL
	O	OFFICE
	PI	PUBLIC INSTITUTIONAL
	I	INDUSTRIAL



MAP 6
Page 2-10



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AUGUST, 2008

CHAPTER 3 - Area Evaluations

In preparation for this master plan update, the Village Council identified three areas of concentration: entrances into the village; the village's commercial areas; and the village's industrial areas. This chapter evaluates each of these areas and identifies goals for their future development and objectives for implementing those goals.

A. Entrances

There are four principal entrances into the village. These entrances, or "gateways" into the village are important because they set the tone for visitors entering the community. The Village of Metamora Downtown Development Authority (DDA) determined that enhancing these gateways was important enough to pay for new signage for each one to provide a unified look and feel.

Goal 1

Build on the new gateway signage to promote the village image and improve access to sites in the village.

Objectives

1. Where appropriate, enhance the new signage with larger monument style signage and landscaping.
2. Create a sign post with wayfinding signs at the center of town using the same sign motif as the entrance sign that identifies key village uses.
3. Provide additional signage using the same sign motif that designates public parks.

B. Commercial Areas

The village's downtown is its sole commercial center. The village has avoided the development of retail uses on the edge of their community. These fringe developments have tended to weaken the economic vitality of traditional downtowns and reduce their role as a community's center. The fact that Metamora has avoided this problem is a major asset for its downtown.

The downtown is located at the center of the village. The buildings are generally built at or near the property line and are adjacent to the public right-of-way. Most of the buildings date from the mid to late 1800s. Most of the buildings are occupied, but some vacancies exist. The range of uses includes retail, offices, and institutional uses.

The village established a DDA in 1983, which established a district that encompasses the entire village. The DDA recently updated its development plan to include items such as:

- Sidewalk enhancements;
- Expand sewer capacity;
- Study need for additional off-street parking;
- Provide financial assistance to the village and other organizations involved in historic preservation;
- Establish entrance features to enhance village gateway; and
- Develop design guidelines in conjunction with planning commission.

Goal 1

Preserve the village's downtown as the sole commercial area.

Objectives

1. Do not rezone property that is not contiguous to the existing downtown to commercial use.
2. Work with Metamora Township to prevent the development of fringe commercial areas on the edge of the village.

Goal 2

Provide opportunities for expansion of the downtown core.

Objectives

1. Establish transition zone to allow for conversion of single-family residential property adjacent to downtown to commercial or office uses.
2. Work with DDA in establishing design standards to be applied to any new construction within the DDA.
3. Promote the development of additional downtown parking as identified in DDA plan.

C. Industrial Areas

The Village of Metamora has a larger industrial base than most communities its size. This is due primarily to Metamora Products, a manufacturer of plastic products for various customers, including the petroleum and pharmaceutical industries.

The industrial uses are concentrated along the former railroad right-of-way, south of the downtown. The current location does not provide many alternatives for expansion. Incremental growth along the edge of the existing industrial area is blocked by the fact that it is surrounded on most sides by small lots already developed for commercial or residential use. Expansion in the southeast quadrant of the village is a problem due to the substantial grades on the vacant land in this area, potential conflict with residences along Blood Road, and the potential for conflict with planned residential development in the township that are contiguous to the site.

A third alternative would be to create a new industrial area in the northeast quadrant of the village adjacent to the village sewage lagoons. This property is owned by the village and is intended to serve as the site for future expansion of the lagoons. However, assuming not all of the property is required for the lagoons, land could be made available for industrial uses. This site has the advantage of limited conflicting surrounding uses in an area adjacent to an industrial area on the Township Future Land Use Map and adjacent to a major street.

Goal 1

Provide adequate space for potential expansion of the village's commercial space.

Objectives

1. Evaluate the amount of land currently owned by the village in the northeast quadrant that is needed for future sewage lagoons and determine if remaining land is usable for industrial purposes.
2. Evaluate cost of extending road access and water to northeast quadrant.
3. Discuss potential impact of industrial zoning in northeast quadrant with Metamora Township.

CHAPTER 4 - Transportation

The Village of Metamora's transportation system consists of two parts, the part designated to carry vehicles, made up of the village's public streets and parking lots, and the part designed for pedestrians, made up of the village's sidewalk network.

A. Streets

The village's street system consists of a network of local streets laid out onto the intersection of two county primary roads (High Street and Oak Street within the village). South of High Street, the local street forms a grid-iron pattern, although not all of the platted streets have been constructed, and according to information provided by the assessor, some segments appear to have been vacated. North of High Street, four new streets have been constructed in the past ten years. They are: Jamestown Drive, a platted street that has not yet been accepted; Fox Tail Cove and Fox Tail Hollow Drive, private streets that serve the Fox Hollow condominium project; and Helen's Gate, a private street serving seven lots on the west end of the village. All three streets are cul-de-sacs, although Jamestown Drive is planned to loop around to the north and reconnect with Metamora Road in the township with future developments. These streets are not currently planned to interconnect but are intended to serve only as local roads serving residents.

The 1991 Master Plan included a Thoroughfare Plan element. The plan recommended extension of the streets in a network to provide interconnection of the four quadrants of the village.

B. Sidewalks

The village sidewalk system connects most of the residential neighborhoods in the village with the downtown, making pedestrian travel safe for children and others who wish to enjoy the walkable character of the village. An extensive sidewalk renovation project has rehabilitated most of the existing sidewalks and provided additional connections. The only neighborhoods not connected are Jamestown and Fox Hollow.

C. Railroad Right-of-Way (ROW)

The former railroad right of way that runs through the middle of Metamora is owned by the village. Use of the ROW south of High Street is difficult due to encroachments by adjacent land uses, but it is clear north of High Street to the north village limits. The ROW has been maintained clear and is currently used occasionally to provide access to the sewage lagoons. Other opportunities include use as a pedestrian trail and for emergency access to the portions of the village north of the High Street.

D. Goals and Objectives

Goal 1

Future development should ensure complete integration into the village's transportation infrastructure.

Objectives

1. Update subdivision, zoning, and condominium regulations to require new development to provide adequate standards for sidewalks connecting to the village's existing pedestrian network.
2. Update subdivision, zoning, and condominium regulations to promote street systems that connect internally with existing streets and minimize cul-de-sacs.
3. Discuss potential connections with township developments with the Township Planning Commission.

Goal 2

Maintain the existing transportation network in the village.

Objective

1. Create and maintain a Capital Improvement Plan (CIP) that promotes timely maintenance, repair and replacement of village streets and sidewalks.

Goal 3

Maintain the capacity of the major streets in the village.

Objective

1. Establish traffic management standards in the Zoning Ordinance for development with frontage on major streets in the village.









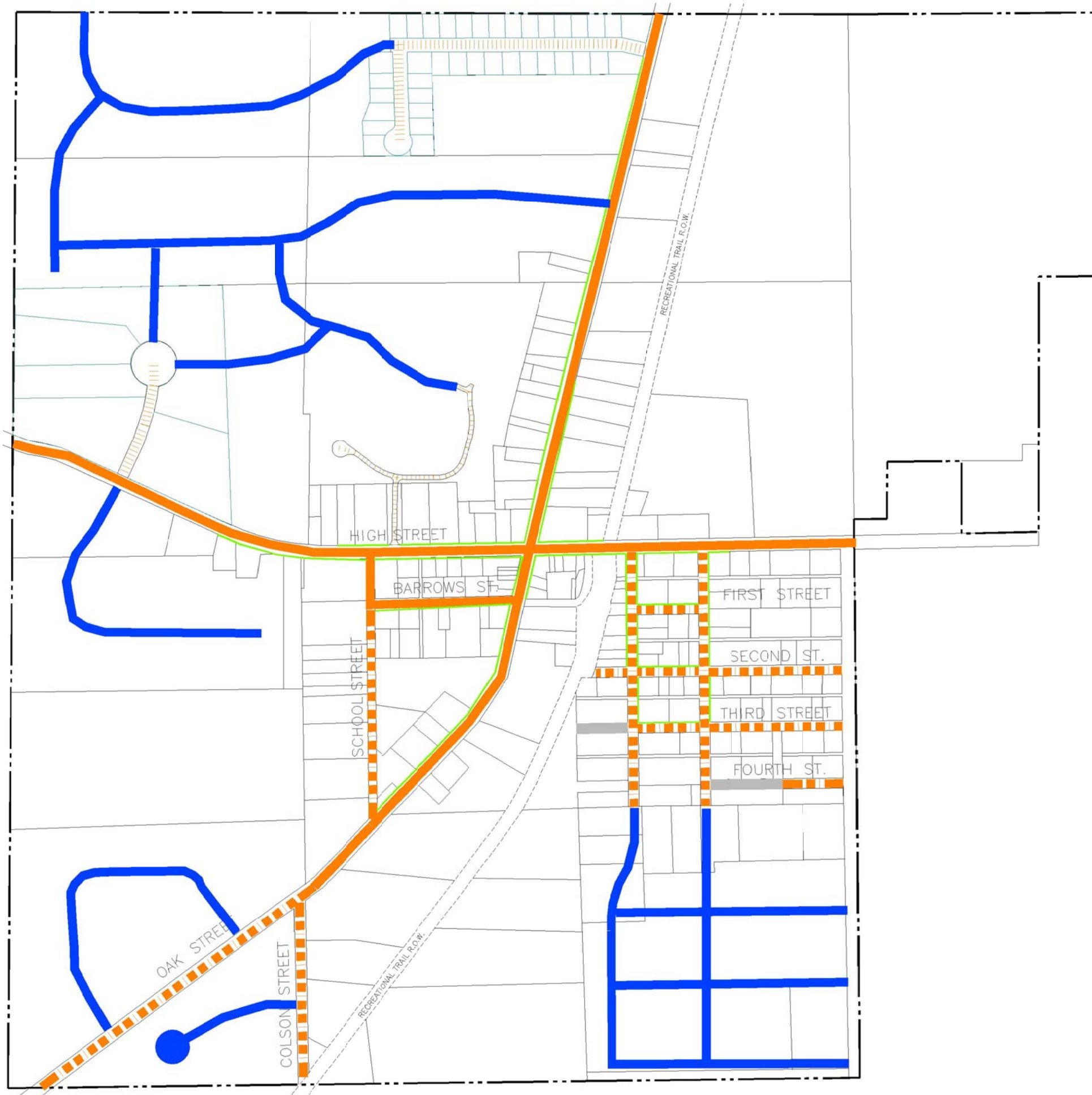
VILLAGE OF METAMORA

Lapeer County, Michigan

TRANSPORTATION

TRANSPORTATION LEGEND:

-  MAJOR STREETS
-  LOCAL STREETS
-  PRIVATE STREETS
-  PROJECTED FUTURE STREETS – 1991 MASTER PLAN
-  SIDEWALKS
-  UNIMPROVED STREETS



MAP 7
Page 4-3



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AUGUST, 2008

CHAPTER 5 - Natural Features

Natural features are important aspects to consider in development of a master plan, because they influence the character of the community and can impose limitations on the development potential of portions of that community. Natural features considered in this section of the plan are woodlots, wetlands, areas of steep slope, and water bodies.

A. Woodlots

A significant portion of the village is covered by woodlots. Most of the undeveloped land in the village is in the northwest and southwest quadrants, as well as the vacant land surrounding the village sewer lagoons in the northeast quadrant. Most development that has occurred to date in the village appears to have involved mass clearing of the property. This may be unavoidable for a conventional subdivision built to the density allowed under the village Zoning Ordinance. However, the village may wish to encourage the future use of cluster development, which can help to prevent the mass clearing of property for development.

B. Wetlands

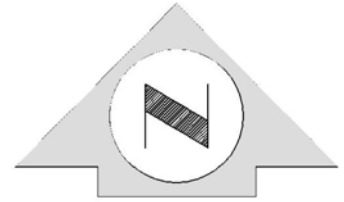
Wetlands are areas of land where water is found on the surface or close to the surface, either permanently or seasonally. They serve many functions, including the preservation of water quality by trapping sediments, absorbing nutrients such as phosphorus and nitrogen, and trapping and/or detoxifying many heavy metals, pesticides and hydrocarbons. Wetlands often serve as groundwater recharge areas, replenishing groundwater supplies. Wetlands also serve as a storage area for excess surface water, decreasing the severity of floods, and are habitats for fish, fowl, and other wildlife, including several endangered species and wildlife associated with recreational hunting and fishing.¹

The State of Michigan regulates the filling or use of wetlands that are contiguous to a lake, pond, river, or stream, more than five acres in size, or possessing special characteristics as determined by the state. They also allow for local communities to adopt wetland ordinances, but limit the extent to which they supersede state regulations. There are no official state wetland maps that will conclusively identify which areas are wetlands and those that are not. One of two types of maps that are commonly used as references in determining wetlands are the Michigan Department of Natural Resource's Michigan Resource Inventory System's (MIRIS) Land Use/Land Cover Maps, which show wetlands mapped using 1978 infrared aerial photography. The program normally did not map land uses/cover under five acres in size, which means that small wetlands contiguous to a lake stream or pond, which are regulated, don't show up. The other is the US Fish and Wildlife Service (FWS) also produces wetland maps. Although these maps are not based on Michigan's definition of a wetland, they do identify small wetlands that do not show up on the MIRIS maps. The wetlands map was prepared using the FWS maps.

The map shows a relatively few "wetlands" including the village sewage lagoons and a couple of the ponds in the village. Actual wetlands include a relatively large area that spreads into the township west of the village and south of High Street. Others are relatively small areas in the northwest and northeast quadrant of the village.


Considering the relatively small amount of development occurring in the township, the moderate size of wetlands in the village, and the village's basic administrative capabilities, adoption of a village wetlands ordinance may not be necessary or advisable. As an alternative, the village may wish to include state wetland review as part of a permit checklist in their site plan review process.

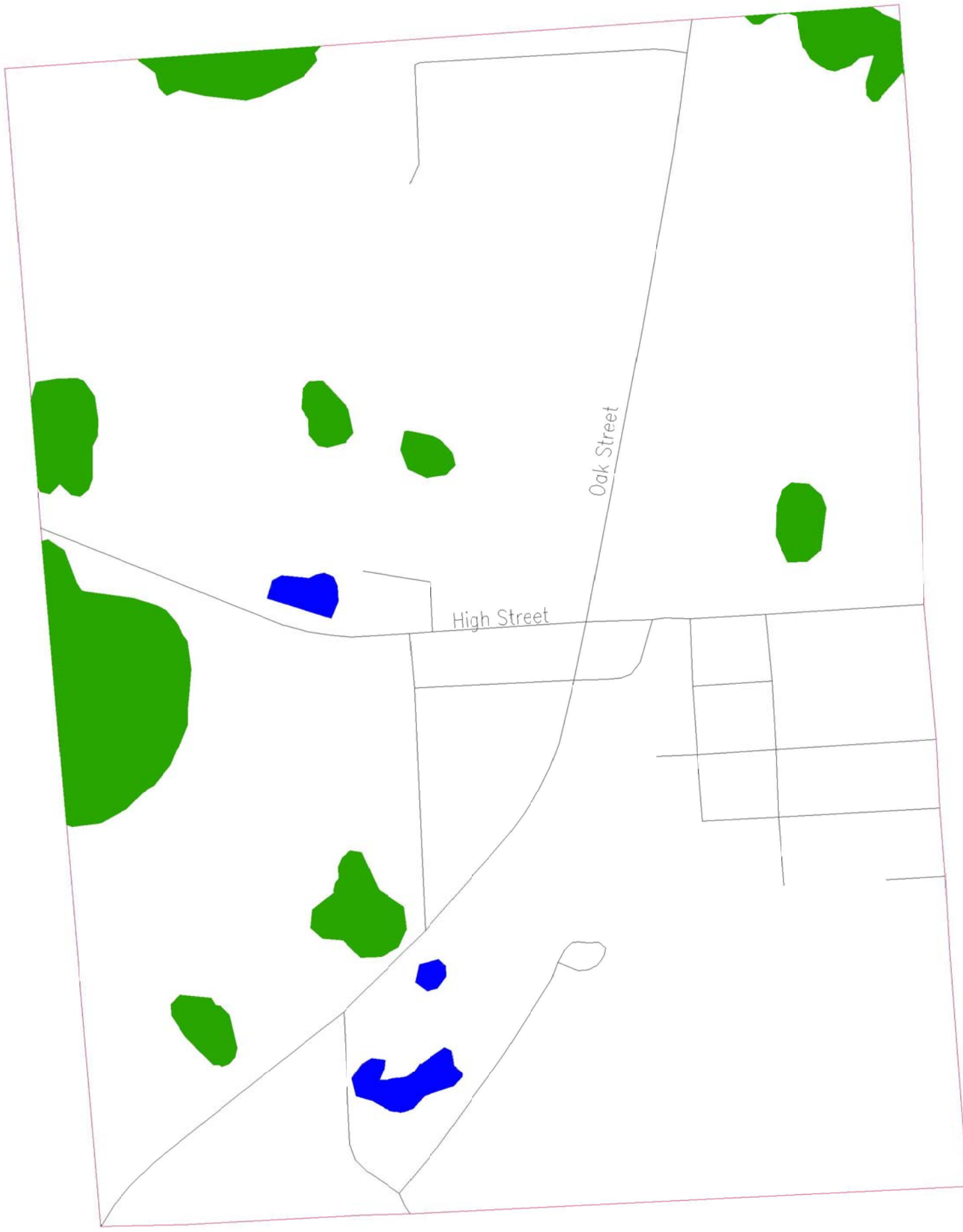
¹ Michigan Wetlands: Yours to Protect, Tip of the Mitt Watershed Council, Pg. 3



VILLAGE OF METAMORA
Lapeer County, Michigan
WETLANDS MAP

WETLANDS LEGEND:

-  WETLANDS*
-  PONDS



MAP 8
Page 5-2

WETLANDS AS DESIGNATED ON THE US FISH AND WILDLIFE SERVICE WETLAND MAP

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UPDATED APRIL, 2006

C. Steep Slopes

Development in areas with steep slopes can significantly increase construction costs as well as the cost of providing municipal services, and can result in increased soil erosion. On the other hand, steep sloped sites can be popular locations for development if they provide quality vistas. In his book Design with Nature, Ian McHarg notes that the U.S. Soil Conservation Service suggests that areas with slopes over 12° (equal to 21% slope) should not be developed. McHarg recommends that areas with slopes over 25% be excluded from development, while forested valley slopes be limited to residential development at a density of one residence per three acres.

The Natural Resource Conservation Services (NRCS) classified soils based on their slope. The NRCS web-based map shows several areas in the village that exceed 25% slope. These areas are identified on Map 9. They include portions of the village adjacent to Blood Road and undeveloped areas in the northwest quadrant of the village.

The principal benefit to the village in limiting development in the steeply sloped areas that are not yet developed would be to reduce the potential of erosion.

D. Water

The village has one relatively large pond on the north side of High Street near the western entrance to the village. The pond adds to the picturesque image of the community at this western gateway.

E. Soils

Soil conditions can impose a wide range of development restrictions on the use of a parcel of land. While many of these restrictions can be overcome by careful engineering and site design, the community should be aware of them.

Soil characteristics that can affect land use include:

- The permeability of the soils, which can impact the ability to use individual septic systems;
- The potential for frost action, which can cause frost heave and collapse;
- The percentage of organic matter, which can impact the potential for long-term settling of soils; and
- The depth to groundwater, which can impact septic systems and can cause problems in developing basements.

The NRCS rates soils for their suitability for a number of uses. Among these is suitability for construction of dwellings with basements. Map 10 shows the rating as applied to soils in the Village of Metamora. It shows soils with no limitations to construction of residences with basements in green, soils that are somewhat limited in yellow, and soils that are very limited in red. The fact that the impact of soils is not absolute is demonstrated by the fact a substantial number of existing homes are in areas classified as "very limited." The map shows that the areas in the northwest, southwest, and southeast portions of the village are a mix of somewhat and very limited soils. The basis for these ratings was primarily slope (discussed above), depth to groundwater, and the shrink-swell potential of the soils.

F. Goals and Objectives

Goal 1

Protect natural features from inappropriate development.

Objectives

1. Require information on natural features on site plans.
2. Establish standards for protection of wetlands, woodlots, and areas of steep slopes in the Zoning Ordinance.
3. Use soil suitability information when evaluating the appropriateness of future rezoning and site plan requests.



VILLAGE OF METAMORA

Lapeer County, Michigan

AREA OF STEEP SLOPES

STEEP SLOPE LEGEND:



AREAS WITH 18% - 25% SLOPE

AREAS WITH 25% - 60% SLOPE



MAP 9
Page 5-5



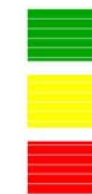
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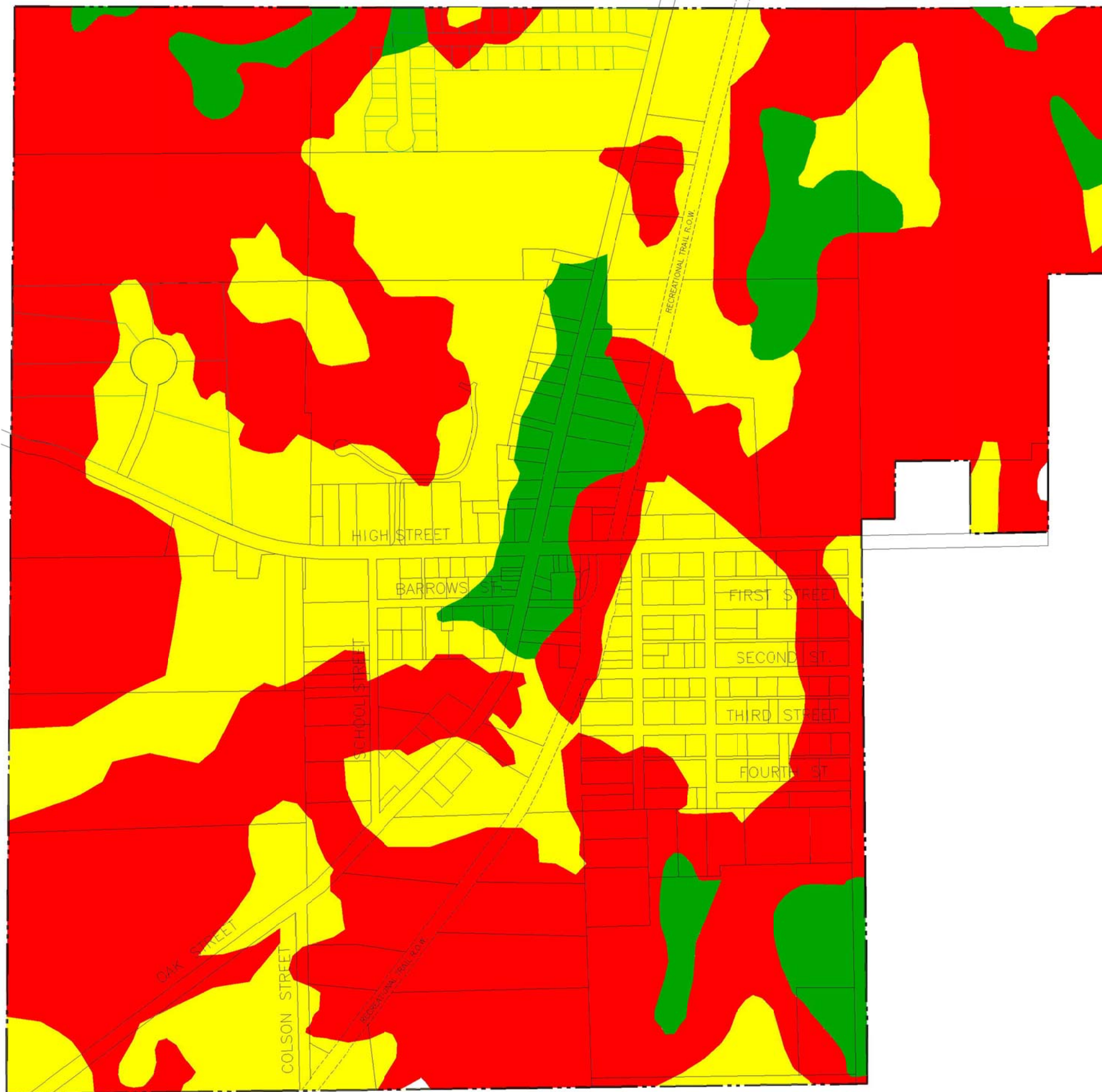


VILLAGE OF METAMORA Lapeer County, Michigan SOIL SUITABILITY FOR RESIDENTIAL DEVELOPMENT

SOIL SUITABILITY LEGEND:



- NO LIMITATIONS TO DEVELOPMENT
- SOMEWHAT LIMITED TO DEVELOPMENT
- VERY LIMITED TO DEVELOPMENT



MAP 10
Page 5-6



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AUGUST, 2008

CHAPTER 6 - Community Facilities

A. Parks and Recreation

The village has one existing publicly owned park, Harmar Park. Harmar is a small "pocket park" adjacent to the downtown. Lions Club Park is a 10-acre facility near the north edge of town that includes a picnic pavilion and playground.

The village participated in development of a joint Parks and Recreation Plan with Metamora Township. The plan's key recommendation is the acquisition of land for development of a community park to serve the residents of the township and village. Potential amenities for that park include:

- Ballfields;
- Soccer fields;
- Basketball courts;
- Tennis courts;
- Playground equipment;
- Walking paths;
- Picnic facilities;
- Pavilion;
- Community events area/facilities; and
- Parking

The plan search area for a site includes land in or within a mile of the village or within the "Town Center" area identified in the Township Master Plan along M-24 between Pratt Road and Best Road.

B. Water

The village water system was constructed in 1976, and upgrades were constructed in 1999 and 2005. The system consists of 6" and 8" watermain through most of the village (see Map 11). The system is pressurized by a 250,000-gallon water tower near the southeast corner of the village that was constructed in 1999. The water supply is provided by three wells located off Oak Street near Lions Park. The third well was added in 2005. The system includes limited treatment (chlorination). The system has approximately 220 customers and has an estimated capacity for 145 additional residential equivalent units (REUs).

Issues with the current system including the following:

- The water is fairly hard and the problem is currently addressed through treatment by individual end users.
- There are some dead-end lines at Jamestown, Fox Hollow, and at the west line on High Street. These cause pressure problems and increase water quality problems due to stagnant water at the end of the lines. Opportunities to loop existing lines when reviewing future development should be considered.
- Portions of the village are not served.








VILLAGE OF METAMORA

Lapeer County, Michigan

WATER SYSTEM

WATER SYSTEM LEGEND:

-  6 INCH LINES
-  8 INCH LINES
-  12 INCH LINES
-  WATER TOWER
-  WELL FIELD



MAP 11
Page 6-2



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C. Sanitary Sewer

The village sewer system was constructed in 1996. It consists of a set of sewer mains connected to two sewer lagoons for treatment. The current system has a maximum treatment capacity of 60,600 gallons per day which equates to approximately 300 REUs. The system is near capacity and additional treatment capacity is necessary to permit additional residential, commercial, or industrial development. In 2003, improvements including a third lagoon, a new pump station, and two clarifying ponds were proposed with an estimated cost of \$1-\$2 million but were not constructed. The expansion of the treatment capacity is necessary to permit future planned additions to Jamestown and Fox Hollow residential developments. The system has not experienced any major infiltration/inflow problems, which is expected, given its relatively recent construction.

Issues with the system include:

- Additional capacity;
- Some extensions may require lift stations;
- Not all existing development in the village is served; and
- Several homes on West High Street must use individual grinder pumps

D. Storm Sewer

The village's storm sewer system is a mix of sewers scattered throughout the community. Most storm sewers are adjacent to the streets. They discharge to the Metamora Drain, a county drain in the southwest quadrant of the village, or along the railroad ROW north of High Street. Fox Hollow drains primarily to an existing pond/wetland north of the first phase of the project. Map 13 shows the apparent extent of the system based on several drawings available from village staff.

E. Public Buildings / Facilities

There are several public buildings in the village. They include:

- The village hall;
- The village water tower;
- The village well field and treatment facility;
- The village wastewater treatment plant; and
- The community library.

F. Public Services

Fire / EMS

Fire and EMS services are provided by Metamora Township. The fire station is located approximately a mile west of the village on Dryden Road (High Street). The fire and EMS services are funded by one mill levied against property throughout the township, including that in the village. The service is provided by one full-time fire and EMS coordinator and 30 volunteers who are paid on a "by call" basis. Over 20 volunteers are also EMS certified. The department operates:

- One engine with ladder;
- One engine/pumper;
- One pumper;
- Two EMS response vehicles; and
- One EMS vehicle with "jaws of life."

Police Protection

Police protection is provided through the township police department. The department covers the entire township, including the village. The police department's office is adjacent to the Township

Hall/Fire Station on Dryden Road. The department provides 24-hour coverage with a chief, 10 certified officers, and seven reserves. The chief and five officers are full-time and the remaining officers are part-time.

G. Goals and Objectives

Goal 1

Provide recreational facilities that meet residents' needs and attract families from the surrounding community.

Objectives

1. Participate with Metamora Township in development and maintenance of a five-year recreation plan.
2. Identify opportunities to support existing Lions and Harmer Parks, including enhancement of pedestrian connections.

Goal 2

Extend and improve the village water system.

Objectives

1. Ensure that future development minimizes dead-end mains and allows for looping of existing watermains.
2. Extend the system to unserved residents when possible.

Goal 3

Extend and improve the village sewer system.

Objectives

1. Expand sewer capacity.
2. Extend sewer mains to portions of the village currently unserved.
3. Require all new development to connect to the sewer system when possible.









VILLAGE OF METAMORA

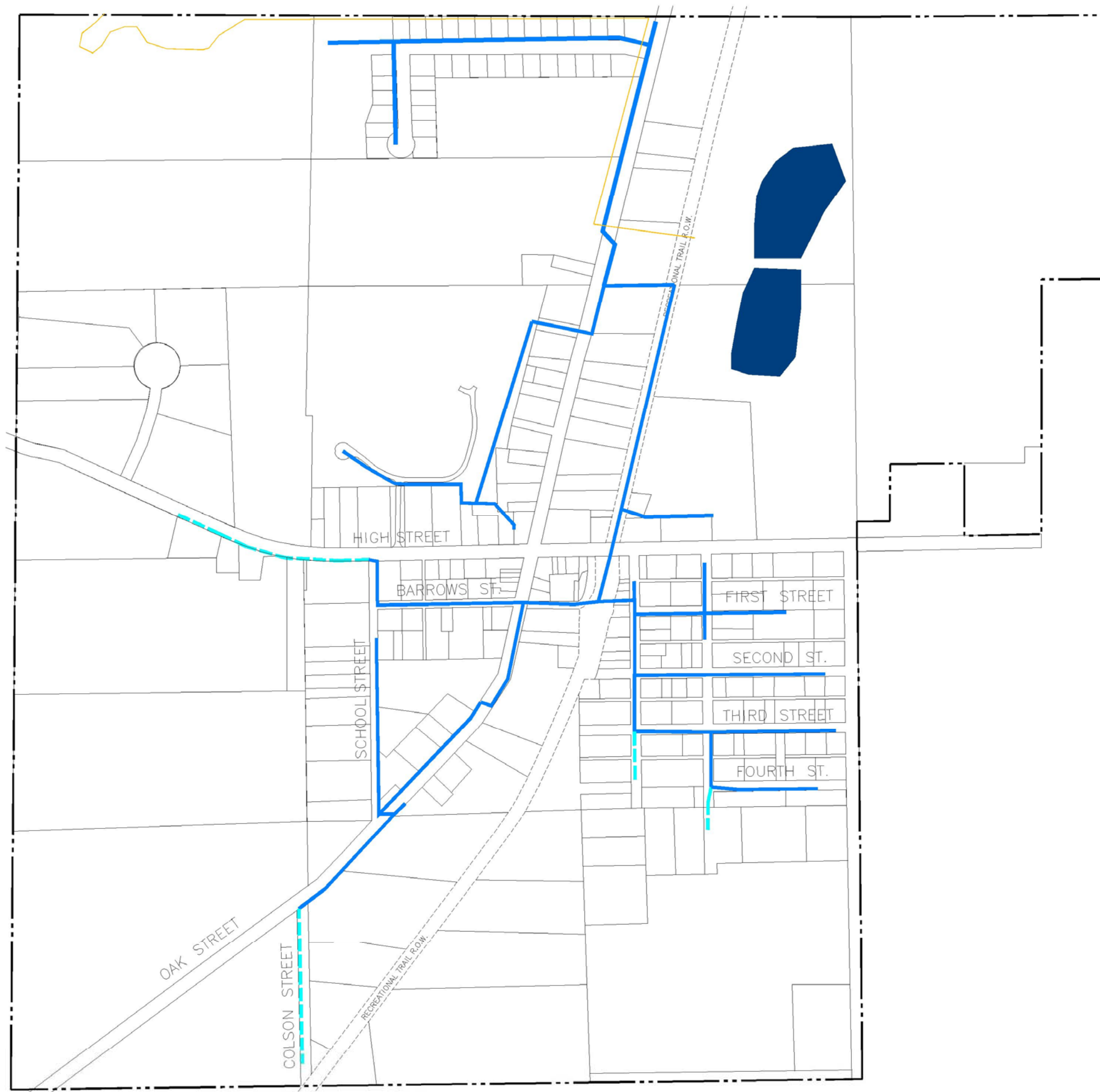
Lapeer County, Michigan

SANITARY SEWER SYSTEM

APPROXIMATE LOCATION

SANITARY SEWER SYSTEM LEGEND:

-  8 INCH LINES
-  2 INCH FORCE MAIN
-  LAGOON DISCHARGE LINE
-  WATER TOWER
-  WELL FIELD
-  LAGOONS



MAP 12
Page 6-5



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VILLAGE OF METAMORA

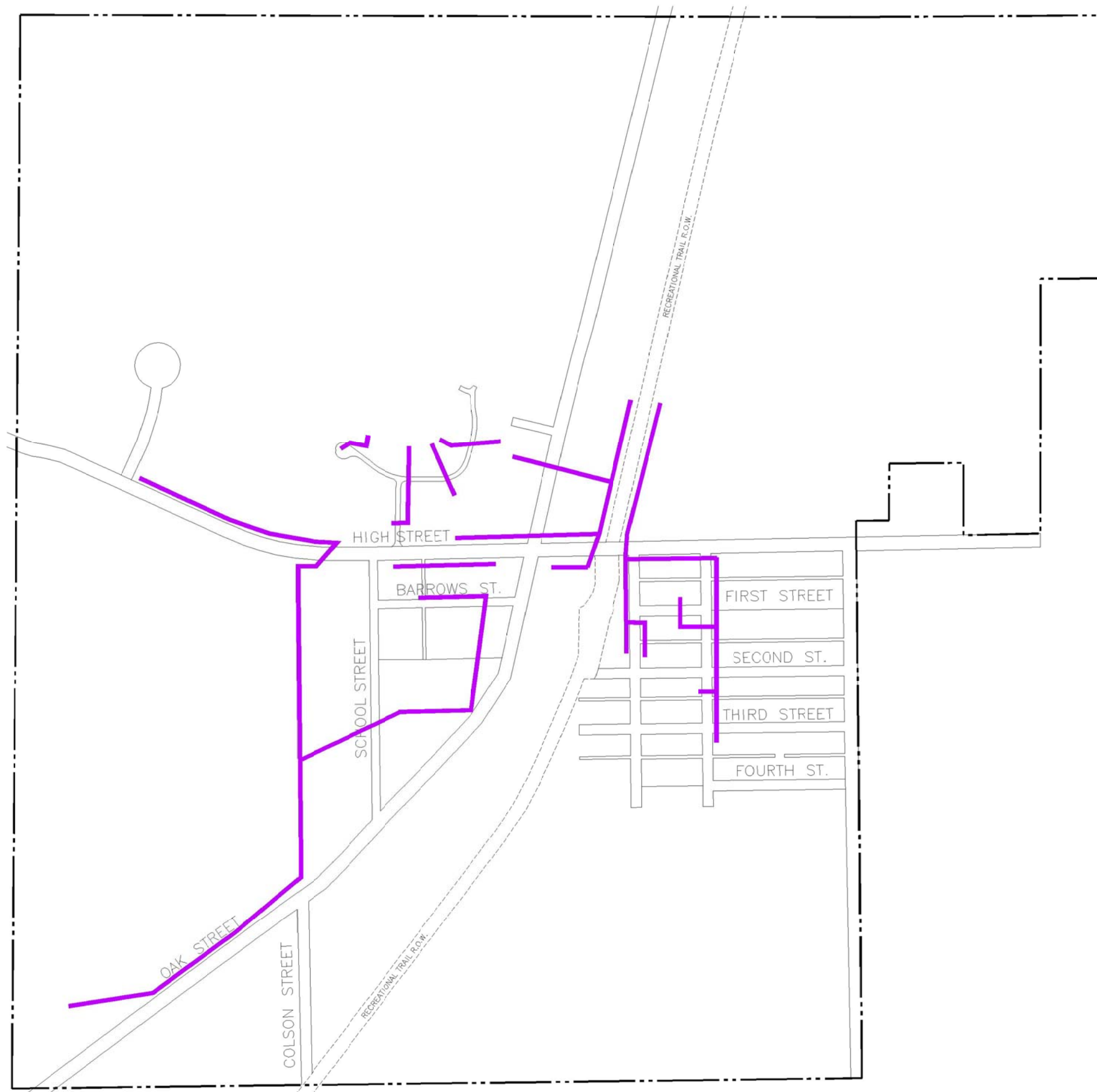
Lapeer County, Michigan

STORM SEWER SYSTEM

APPROXIMATE LOCATION

STORM SEWER SYSTEM

 STORM SEWERS



MAP 13
Page 6-6



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AUGUST, 2008

CHAPTER 7 - Implementation

A. Introduction

This chapter of the plan is intended to serve as a road map to the future of the village. It identifies the activities necessary to begin the implementation of the goals and policies in this plan. However, just as the plan itself is not intended to be a static document, these implementation strategies are the best estimate at this time of how to bring the plan to fruition. Over time, the village may discover new approaches and opportunities that may alter this implementation plan. Changes to the specific strategies are to be expected, however, the village should be careful when making changes that are in direct conflict with the goals and policies of the plan.

B. Implementation Tools

Tools to implement the master plan generally fall into the following categories.

- Land use regulations derived from police powers, including the Zoning Ordinance, land division ordinance, and subdivision control ordinance.
- Capital improvement programs derived from budgetary powers.
- Programs or additional studies implemented or conducted by the Planning Commission, Village Council, DDA or others.

Zoning Ordinance

The village Zoning Ordinance was adopted in 1992. Significant changes have occurred to zoning law and practice since then. The Preliminary Zoning Ordinance Technical Analysis included as Appendix E to this report identifies some issues that a Zoning Ordinance update should address. In addition, this plan recommends changes to address issues identified, including the following

- Review existing Zoning Ordinance regulations, such as minimum lot size, maximum lot coverage or minimum setback that would prevent development consistent with the character of the village.
- Establish standards that require visual buffering of open storage, waste containers, and similar uses from adjacent residences and the public roadway.
- Allow the development of apartments on the second floor of businesses.
- Create a new mixed-use zoning district that allows for a mix of commercial and residential uses.
- Establish standards for pedestrian walkways, traffic management, natural feature protection, and soil suitability as part of the site plan review process. These standards should be consistent with standards in any utility, subdivision, or similar ordinances.

Relationship Between Future Land Use Classifications and Zoning Districts	
Future Land Use Plan	Zoning District
Low-Density Single-Family Residential	R-1 – Low-Density Single-Family Residential
Medium-Density Single-Family Residential	R-2 – Single-Family Residential
Mobile Home Park	MH-Mobile Home Park District
Multi-family	M – Multi-Family Residential
	Office (District proposed to be deleted and use allowed in C and MXD districts)
Downtown Commercial	C – Commercial
Mixed-Use	MXD – Mixed Use (proposed district)
Industrial	I – Industrial
Institutional/Recreational	PI – Public/Institutional (district proposed to be deleted and uses allowed in R-1 and R-2 districts)

There are also proposed changes to the zoning map. In most cases, the Future Land Use Plan is consistent with the current Zoning Ordinance. Where a difference occurs because the plan assumes a change in use over time, the intention is normally for that change to be implemented by the property owner when they desire to do so. In a few circumstances, the village may determine it is in the public’s best interest to initiate a change.

Two changes to the future land use map may be more appropriately addressed by the village either through a mass rezoning or as part of a new zoning ordinance/map. The first is the elimination of the Public/Institutional zoning district. Property would be rezoned R-1 Low–Density Single-Family Residential or R-2 Single-Family Residential and district text would be revised to add any public or institutional uses not already authorized.

The second change would be the rezoning of property surrounding the downtown to a new mixed-use district along with a text amendment creating the new zoning district.

A key point to remember is that the future land use plan is a long-range blueprint; implementation is expected, but gradually in response to needs, conditions and availability of infrastructure.

Subdivision, Land Division and Condominium Ordinances

In the State of Michigan there are three primary ways to divide land: through the subdivision process outlined in the Land Division Act; through the land division process outlined in the Land Division Act; or through the Condominium process authorized in the Condominium Act, “site condos.” Each of these provisions requires a community to adopt local regulations to regulate these property division procedures. The Master Plan recommends that the village adopt a Land Division and Subdivision Control Ordinance and continue to regulate “site condos” through the Zoning Ordinance. Infrastructure and design standards should be as uniform as permitted so that one form of division does not have any unnecessary advantage over another. In addition, the plan recommends that these infrastructure and design standards incorporate the following.

- Minimize “dead-end” mains and take opportunities to “loop” existing lines.
- Require all new development to connect to the sewer system, if the sewer is available.
- Require connection of new local streets to existing street networks and minimize cul-de-sacs.
- Require sidewalks and other pedestrian improvements.

Capital Improvement Plan

A Capital Improvement Plan (CIP) is a multi-year program that lists recommended public improvements, their timing, estimated costs and funding. Improvements can include infrastructure (streets, bikeways, sidewalks, sanitary sewers, water lines, storm sewers, and drainage) and community facilities (public buildings, fire, police, and parks) and capital equipment, such as a fire engine or police car. The Michigan Planning Enabling Act (P.A. 33 of 2008) requires communities that adopt a Master Plan to also adopt a six-year CIP and update it annually. It requires the Planning Commission to prepare the plan, unless the Village Council assumes the responsibility.

The plan recommends that the preparation and maintenance of the CIP be a joint responsibility of the Planning Commission and Village Council, with input from staff and others designated by the council, including representatives from the DDA and the area recreation committee. The Planning Commission should have input due to the relationship between infrastructure and future land use; the CIP will have no legitimacy unless approved by the council, due to the fact that all appropriations must be made by the Council.

Additional Studies and Programs

New studies and programs relevant to the village should be reviewed when they become available to determine their impact on the Master Plan. These could include updates to the Township Master Plan or Zoning Ordinance, the DDA Development Plan or the Metamora Community Recreation Plan.

Grant programs providing funds or technical assistance should be evaluated for their ability to assist in implementing the Master Plan.

Intergovernmental Cooperation

The plan recommends that the village and Township continue to build on cooperative efforts such as the community recreation plan. Developments near the municipal boundary requiring Planning Commission review should be referred to the Township Planning Commission for comment, and an effort to be involved in similar developments in the Township should be sought.

C. Plan Maintenance

A plan is not a static document. It must continuously be maintained and updated if it is to remain valid. This plan calls for the Planning Commission to review it regularly, at least a minimum every five years, as required by the Michigan Planning Enabling Act. Below are recommendations on key indicators that the Village of Metamora Planning Commission can use to determine the need for a plan update.

Changes in Current and Projected Conditions

This plan is based on certain assumptions concerning the growth of the village. These assumptions are contained primarily in the plan's database and future land use plan. It is important for the village to regularly monitor these assumptions to determine if they are still valid. If they become invalid, the planning commission must determine what the changes in circumstances mean for the plan goals and policies.

A. Household Growth

The plan is based on an assumed growth in households in the community contained in Chapter 2 and the appendices of this plan. Growth occurring faster than projected may mean that expansion of supporting infrastructure may need to be accelerated and rezoning of land assumed to be developed outside the plan's time period may need to be considered for re-evaluation. Growth occurring at a slower rate may call for slowing of infrastructure investment or consideration of

reclassification of land originally proposed for residential development. Household growth can be tracked by looking at building and demolition permits to identify changes in total dwelling units, and looking at utility connections and disconnections to estimate vacancy rates.

B. Housing and Tenure Mix

The plan makes assumptions on the changes in housing and tenure mix. In fact, one of the goals of the plan is to promote an increase in the mix of housing types. If the change in housing mix is not meeting the goals of the plan, a change in policies may be needed to address the issue, depending on the reason for the difference. If housing type varies significantly from what was assumed, it may require changes in the future land use plan to provide an adequate supply of land to meet the difference in demand. Housing mix can be tracked by review of building permit data.

C. Housing Cost

Changes in housing cost in comparison with household income impacts housing affordability. Measuring changes in housing costs is tricky because it is not directly tied to changes in housing values and rents. It is also impacted by turnover rates for owner-occupied dwellings (not every property owner buys a new house every year) and other housing costs, such as energy, utilities, and insurance. The census provides a good consistent measure of the change in housing costs, but because it is only conducted once every ten years, new data may not be available when the five-year review comes around. In those cases, the village can get a rough measure by comparing changes in property values provided by assessing and changes in rents based on a random sample of rental units. An increase in the housing affordability gap may justify consideration in changes to future land use plans or other housing policies to increase the supply of affordable housing, particularly if the gap is increasing at a rate greater than the county or state as a whole.

D. Adjacent Planning and Zoning

Changes in the Master Plan or zoning map of Metamora Township or of the Lapeer County General Development Plan should be reviewed to consider their impact on the village's plan. Particular attention should be given to changes that increase the intensity of land uses adjacent to the village. The Michigan Planning Enabling Act requires the township and the county to notify the village whenever it is proposing to adopt changes to their plans. The Michigan Zoning Enabling Act does not contain similar coordination requirements, but as discussed above, the village could enter into arrangements with Metamora Township to notify it of proposed rezonings within "x" feet of the village boundary in return for the reciprocal notification by the township.

E. Transportation

Changes in the traffic flow on the major streets in the village could have significant impact, due to the limited number of alternatives to get from point "A" to point "B." The village should continue to monitor traffic counts and accident rates at key intersections to identify potential congestion points.

F. Utilities

The plan anticipates expansion of the village's sewer treatment capacity and extension of the village water and sewer mains to serve areas not currently served. Any change in those anticipated improvements could affect the proposed development of those areas. The Planning Commission should be kept abreast of the status of utility improvement plans.

G. Commercial Development

The plan anticipates all future commercial development to concentrate around the existing downtown and work in cooperation with Metamora Township to prevent the creation of

commercial spot zones at the boundaries of the village. If development occurs in a manner different from that projected by the plan, it would be a concern.

Reviewing the Plan Goals and Policies

A plan is based both on the facts that describe the conditions in a community and the municipality's vision of the future. That vision is outlined in the community's goals. For example, the current breakdown of various housing types is a fact. The plan's goals identify whether the community views that current ratio as a positive fact they want to see continue or as a condition they want to change. Community attitudes can change over time, which means that goals may change in time even though the facts have not.

The plan's objectives describe how a community is proposing to reach its identified goals. In some cases a master plans policies may help to reach the proposed goals. That may be due to a lack of application of the policy or the ineffectiveness of the policy in achieving the hoped-for results.

As part of review of a master plan, the Planning Commission should look at their plan's goals and objectives and ask the following:

- 1) Is there a need to modify the goals and/or objectives of the plan based on changes in conditions in the community?
- 2) Have there been changes in community attitude that require the plan goals to be reviewed?
- 3) Have the current plans policies been or not been effective in reaching the stated goals?

Incorporating Plan Review into Rezoning Request Review

Although a comprehensive review of the plan is recommended every few years, many problems with a master plan will become obvious during consideration of a rezoning. It is important to incorporate review and amendment of the master plan as part of the planning commission's consideration of such requests. This is covered in more detail in the subsection on using the master plan for zoning reviews.

Five Year Review

Under the terms of the recently adopted Michigan Planning Enabling Act, the Village Planning Commission must review the plan at least every five years to determine if there is a need to update it. The procedures below can be followed at that time to meet that requirement. The findings and determination should be recorded in the minutes and through a resolution attached to the appendix of the plan.

The review should be a formal process if the village intends it to serve as compliance with the requirements of Section 45 (2) of the Michigan Planning Enabling Act. This means there should be a record of the factors outlined above (or others the village might use) that were reviewed and the basis upon which the Planning Commission determined an update was or was not necessary. The findings should be set out in a resolution adopted by the Planning Commission.

It is recommended that the Planning Commission conduct a less formal review annually, based on those issues that have risen through use of the plan in making zoning decisions.

D. Using the Master Plan for Zoning Amendment Review

In considering a rezoning request or a proposed text amendment, the primary question to ask is; "Does this zoning amendment conform to our master plan?" Subsidiary questions follow: "Was there an error in the plan that affects the appropriateness of the proposed amendment?;" "Have there been relevant changes in conditions since the plan was approved that affect the appropriateness of the

proposed amendment?,” and “Have there been changes in the community’s attitude that impacts the goals and objectives of the plan and affect the appropriateness of the proposed amendment?.” Answering these questions should answer the question whether or not a zoning amendment is appropriate and that should frame the reason within the context of the plan.

This method of analyzing a request rests on the assumption that a request that complies with a valid plan should be approved and that one that does not comply with a valid plan should not be approved (the principal exception to this rule would be text amendments intended to improve administration of the ordinance). Further, it assumes that the three circumstances that would invalidate a plan are: an oversight in the plan; a change in condition that invalidates the assumptions that the plan was built on; or a change in the goals and objectives that the community set for itself.

Consistency with the Master Plan

The issue of consistency with the Master Plan can vary based on the master plan concerned. For the purposes of this plan, consistency with the Master Plan in the case of a rezoning means it is consistent with most of the relevant goals and polices, as well as the Future Land Use Map. In the case of a proposed text amendment, consistency means it is consistent with most of the relevant goals and polices.

Oversight

An oversight in a plan can be an assumption made based on incorrect data, an area on a future land use map that is incorrectly labeled, or other factors, that if known at the time of the plan adoption, would have been corrected.

Changes in Conditions

A plan is based on the assumption that certain conditions will exist during the planning period. If those conditions change, then goals, objectives, and land use decisions that made sense when the plan was adopted will no longer be valid and a zoning amendment that was not appropriate before may be appropriate now.

Change in Policy

In the end, a plan is based on the planning commission’s vision of what is the best future for their municipality. When that vision changes, the plan should change. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current plan as long as that changed vision is explicitly incorporated into the plan.

Two points should be made. First of all, the factors for consideration (oversight, change in condition, or change in goals or policy) can work in reverse, making a proposal that otherwise seems appropriate, inappropriate. Secondly, these factors should not be used to create excuses for justifying a decision to violate the master plan, or to change it so often that it loses its meaning.

E. Prioritized Actions

Based on the various goals and objectives, a set list of prioritized action statements have been developed to assist in plan implementation. For ease of use it is organized in a table format. Each section of the table is divided into three categories: Top Ten Priorities, On-Going Efforts, and Future Priorities to help focus attention on the most important and most effective strategies. Although successful implementation will involve effort from the entire community, the second column identifies key responsibility.

Top Priorities and Responsibility		
Priority	Responsibility	Role
<ul style="list-style-type: none"> Update the Zoning Ordinance to more strongly influence the village’s land use pattern and development character in accordance with the recommendations of this plan. Include open-space ratio. 	Planning Commission Village Council	Planning Commission – works with consultant in preparing draft ordinance and holds public hearing, makes recommendations to Village Council; Village Council adopts amendments
<ul style="list-style-type: none"> Update subdivision and land division regulations to reflect neighborhood strategies. 	Planning Commission Village Council	Planning Commission - drafts changes to regulations, holds public hearing, makes recommendations to Village Council; Village Council - adopts revised regulations
<ul style="list-style-type: none"> Seek opportunities to acquire land and develop for recreation uses. 	Village Council ??	?? – identifies available land; recommends land acquisition; Village Council – funds acquisition
On-Going Efforts and Responsibility		
<ul style="list-style-type: none"> Reference the Master Plan for rezoning reviews and other application procedures. 	Planning Commission Village Council	All parties have a copy of the Master Plan and refer to its recommendations prior to making recommendations and decisions on planning applications.
<ul style="list-style-type: none"> Encourage a mix of high-quality commercial uses that will provide services and goods for citizens. 	Downtown Development Authority Village Council	DDA – promote downtown to perspective businesses; Village Council – promote and support all commercial areas.
<ul style="list-style-type: none"> Continue a regular street and sidewalk maintenance program. 	Village Council Village Staff	Village Staff – conduct annual survey of street and sidewalk conditions; Village Council – provide funding to carry out repairs.
<ul style="list-style-type: none"> Continue to annually update the CIP to reflect the current and future community facility, as well as infrastructure needs. 	Planning Commission Village Council	Planning Commission – prepare annual updates to CIP in consultation with village staff and other appropriate individuals to reflect necessary improvements to facilities and infrastructure, and recommend update to Village Council; Village Council – adopts and funds identified improvements.
Future Priorities and Responsibility		
<ul style="list-style-type: none"> Continue to upgrade and maintain gateway signage and streetscape treatment within each entry point into the village, to incorporate a sense of place that reflects the character of that area. 	Downtown Development Authority Village Council	

Appendix A - Community Description

A. Population

Population information is important to review when trying to understand a community. When considering population for a village, it must be kept in mind that residents of a village in Michigan are also residents of the township in which the village is located. This is reflected in the census data. Therefore, the census numbers for Metamora Township include Village of Metamora residents.

The Village of Metamora’s census population peaked in 1980 and dropped 40% in 1990. This may have been a data collection error. The population figure rebounded significantly in 2000.

TABLE 1 VILLAGE OF METAMORA POPULATION CHANGE 1940 – 2000		
Year	Population	Population Change from previous decade
1940	281	
1950	390	39%
1960	452	22%
1970	468	6%
1980	552	30%
1990	440	(40%)
2000	491	18%

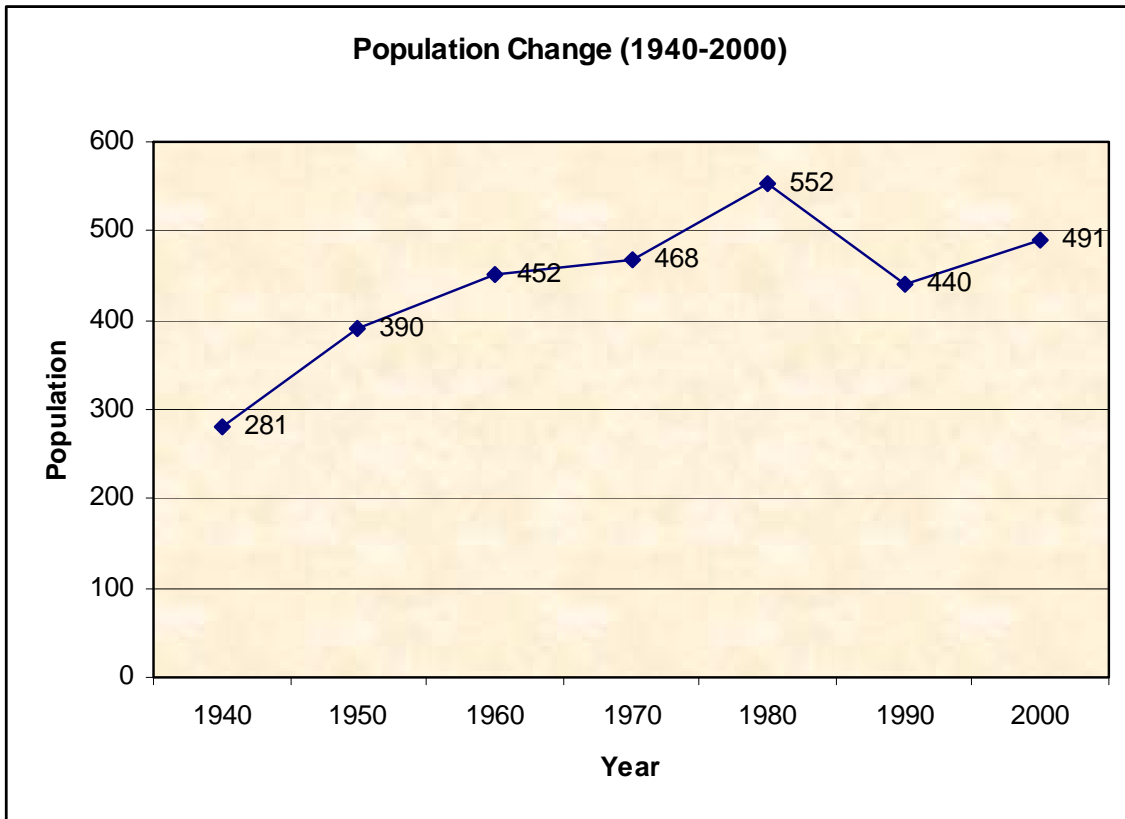
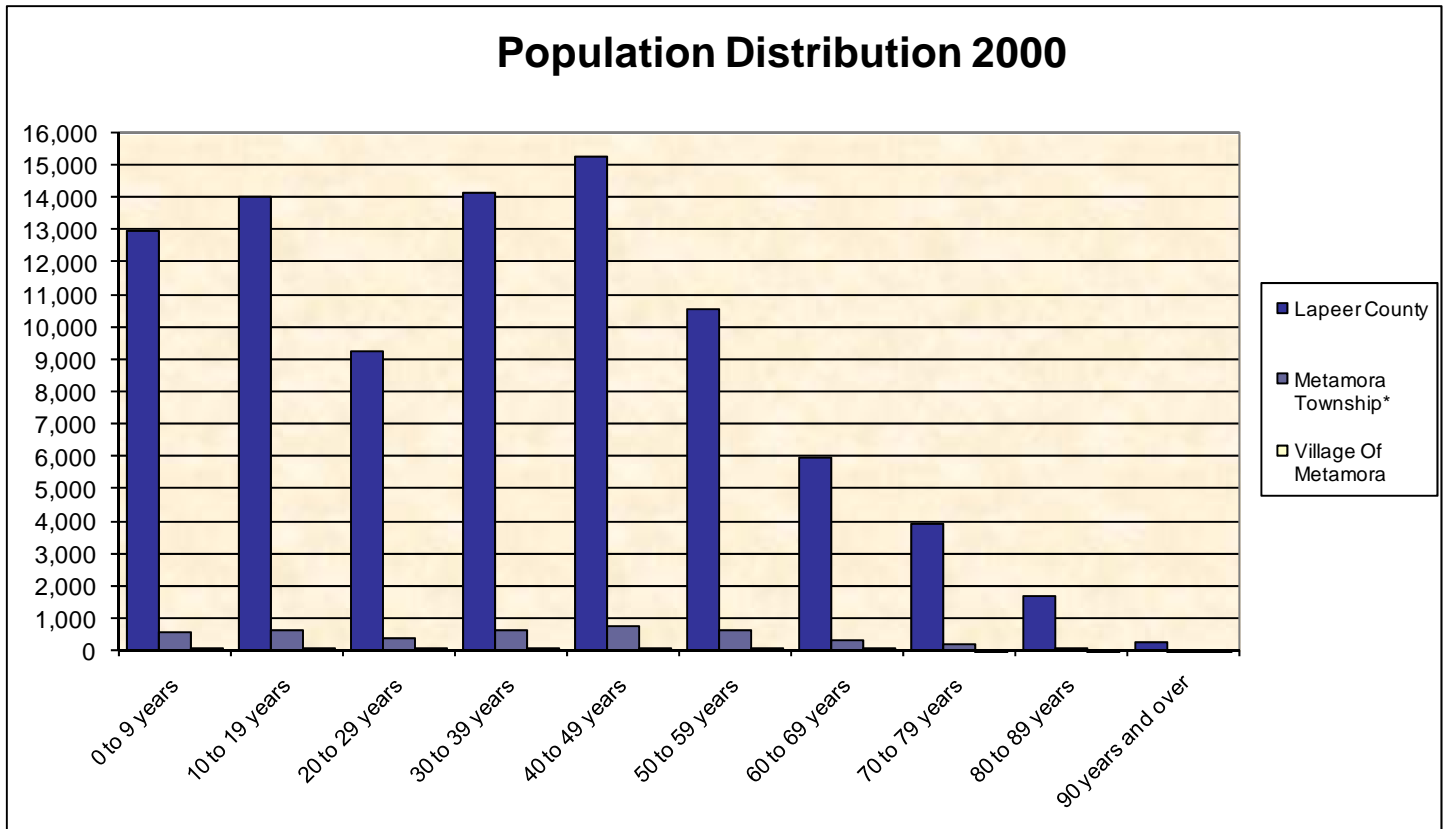


TABLE 2 POPULATION DISTRIBUTION 2000						
	Lapeer County		Metamora Township*		Village Of Metamora	
	#	%	#	%	#	%
Total population	87,904	100.0	4,184	100.0	507	100.0
0 to 9 years	12,958	14.7	571	13.7	79	15.6
10 to 19 years	14,036	15.9	618	14.8	67	13.2
20 to 29 years	9,225	10.4	394	9.4	69	13.6
30 to 39 years	14,169	16.1	620	14.9	87	17.2
40 to 49 years	15,241	17.3	779	18.6	87	17.2
50 to 59 years	10,519	12.0	614	14.6	52	10.2
60 to 69 years	5,974	6.8	344	8.2	36	7.1
70 to 79 years	3,879	4.4	182	4.4	21	4.2
80 to 89 years	1,656	1.9	53	1.2	8	1.6
90 years and over	247	0.3	9	0.2	1	0.2

**Includes village population.*

Population information is important to review when trying to understand a community.



The age distribution in the Village of Metamora is somewhat different from the township as a whole. The village has a greater percentage of young adults when compared with the total population of the Township (including the village). The village’s numbers are closer to the county as a whole. This is reflected in the fact that the median age for the county and village is closer. The Township population has a greater percentage of residents from age 40 to 59.

TABLE 3 MEDIAN AGE 1990 – 2000			
Year	Lapeer County	Metamora Township*	Village of Metamora
1990	31.8	33.3	30.2
2000	35.9	38.7	34.5

**Includes village population.*

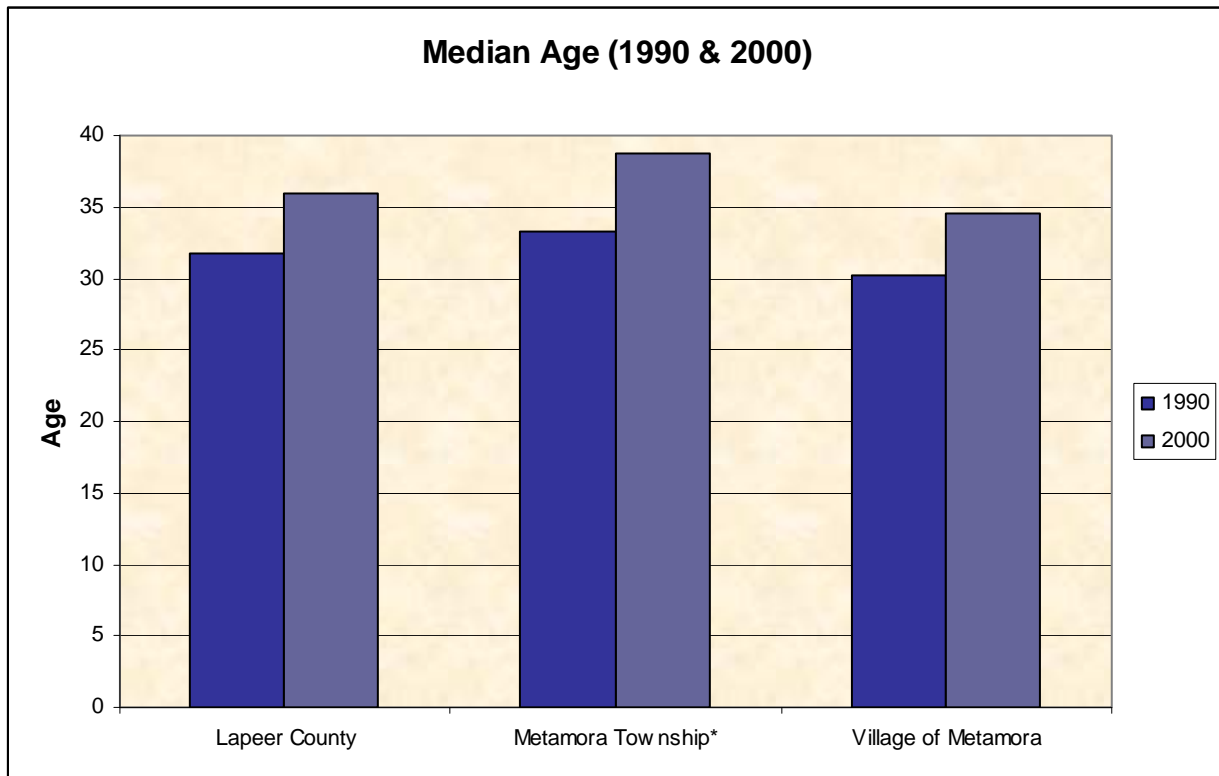


TABLE 4 RACE 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
White	84,541	96.2	4,070	97.3	491	96.8
Black or African American	720	0.8	7	0.2	0	0
American Indian and Alaska Native	337	0.4	14	0.3	2	0.4
Asian	339	0.4	18	0.4	1	0.2
Native Hawaiian and Other Pacific Islander	8	0	0	0	0	0
Some other race	943	1.1	13	0.3	0	0
Two or more races	1,016	1.2	62	1.5	13	2.6

**Includes village population.*

The village reflects the homogeneous character of the township and county shown in Tables 4 and 5.

TABLE 5 HISPANIC OR LATINO HERITAGE 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Hispanic or Latino (of any race)	2,731	3.1	50	1.2	4	0.8
<i>*Includes village population.</i>						

TABLE 6 HOUSEHOLD TYPES 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Total households	30,729	100	1,533	100	188	100
Family households (families)	23,889	77.7	1,214	79.2	137	72.9
With own children under 18 years	11,757	38.3	531	34.6	62	33
Married-couple family	20,183	65.7	1,051	68.6	114	60.6
With own children under 18 years	9,574	31.2	446	29.1	50	26.6
Female householder, no husband present	2,483	8.1	113	7.4	18	9.6
With own children under 18 years	1,479	4.8	56	3.7	9	4.8
Nonfamily households	6,840	22.3	319	20.8	51	27.1
Householder living alone	5,679	18.5	259	16.9	37	19.7
Householder 65 years and over	2,105	6.9	65	4.2	12	6.4
<i>*Includes village population.</i>						

Table 6 shows the breakdown of households by types. A household is one or more persons functioning as a household unit. It is different from a family by the fact that it includes individuals living alone and two or more unrelated people living together. The ratios in each of the categories in the village are closer to the county as a whole than the township. The principal difference between the village and township (and the county, to a lesser extent) is the percentage of non-family residences, due to a larger percentage of single-person households and those comprised of two or more non-family members living together. This may due to the greater portion of rental units in the village, which may lend themselves to less permanent household arrangements.

The average household size for the village, township, and county is similar. Comparison with 1990 data shows a drop in household size. This is a national trend due to the aging population. As nuclear families age, single households split into several as the children reach adulthood and form new households. Increases in the rate of divorce over the past 50 years have also increased the number of households and caused a reduction in average household. A significant impact of this trend is that a population that does not increase may still require additional housing units. It also impacts the demand for smaller dwelling units.

TABLE 7 AVERAGE HOUSEHOLD SIZE 1990 – 2000			
Year	Lapeer County	Metamora Township*	Village of Metamora
1990	2.97	2.95	2.92
2000	2.8	2.72	2.7
<i>*Includes village population.</i>			

TABLE 8 EDUCATIONAL ATTAINMENT 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Population 25 years and over	56,454	100.0	2,810	100	348	100
Less than 9th grade	2,189	3.9	105	3.7	6	1.7
9th to 12th grade, no diploma	6,555	11.6	201	7.2	35	10.1
High school graduate (includes equivalency)	21,751	38.5	869	30.9	121	34.8
Some college, no degree	14,560	25.8	770	27.4	89	25.6
Associate degree	4,217	7.5	206	7.3	26	7.5
Bachelor's degree	4,950	8.8	468	16.7	47	13.5
Graduate or professional degree	2,232	4.0	191	6.8	24	6.9
<i>*Includes village population.</i>						

Both the township and village have a somewhat higher percentage of residents over 25 who have some type of college degree. Futurists and economic developers stress the need in the new “knowledge economy” for communities to attract college graduates if they are to ensure future economic growth. If the community can continue to attract a higher percentage of college educated individuals through its quality of life, the Metamora area can help to bolster the area’s long term economic growth.

B. Housing

This data measures the transient character of a community. It indicates that the village’s population tends to be less permanent than most communities. Less than half of the residents of the village were residing in the same home in 2000 in which they were residing in 1995. This fact is probably due in part to the high number of rental units in the village in comparison

TABLE 9 RESIDENCE IN 1995 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Population 5 years and over	82,051	100	3,928	100	506	100
Same house in 1995	49,642	60.5	2,570	65.4	236	46.6
Different house in the U.S. in 1995	31,859	38.8	1,337	34	266	52.6
Same county	14,906	18.2	533	13.6	123	24.3
Different county	16,953	20.7	804	20.5	143	28.3
Same state	14,578	17.8	698	17.8	112	22.1
Different state	2,375	2.9	106	2.7	31	6.1
Elsewhere in 1995	550	0.7	21	0.5	4	0.8
<i>*Includes village population.</i>						

with the township, but it does not explain the high transient rate in the village versus the county, which has a similar percentage of renter-occupied dwellings. A portion of that can be explained by the relatively large number of new homes built during the period from 1995-2000.

TABLE 10 HOUSING TENURE 2000						
Housing Units	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Occupied	30,729	100	1,533	100	188	100
Owner-occupied	26,088	84.9	1,383	90.2	154	81.9
Renter-occupied	4,641	15.1	150	9.8	34	18.1

**Includes village population.*

Table 10 identifies the breakdown of renters vs. homeowners in the village. It is not unusual for an urban area to have a higher percentage of renters than adjacent rural areas, as is the case in the Village of Metamora and Metamora Township.

TABLE 11 UNITS IN STRUCTURE 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Total housing units	32,732	100	1,634	100	208	100
1-unit, detached	26,468	80.9	1,366	83.6	183	88
1-unit, attached	316	1	3	0.2	3	1.4
2 units	673	2.1	8	0.5	5	2.4
3 or 4 units	658	2	17	1	15	7.2
5 to 9 units	786	2.4	0	0	0	0
10 to 19 units	297	0.9	0	0	0	0
20 or more units	679	2.1	0	0	0	0
Mobile home	2,833	8.7	233	14.3	2	1
Boat, RV, van, etc.	22	0.1	7	0.4	0	0

**Includes village population.*

Table 11 compares the type of housing in the village, township, and county. It shows that almost all of the multi-family dwellings in the township are those located in the village. It is common for urban areas with municipal water and sewer infrastructure to contain the bulk of the multi-family housing. This trend can be expected to continue unless the township develops municipal water and sewer. On the other hand, the portion of the township outside the village provides the setting for almost all of the mobile homes in the community.

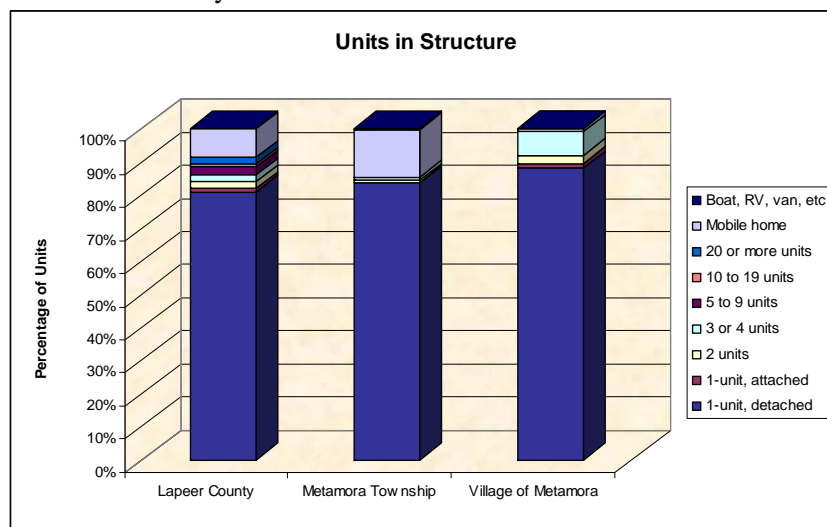


TABLE 12 HOUSE VALUE 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Specified owner-occupied units	17,514	100	886	100	149	100
Less than \$50,000	472	4.7	42	4.7	4	2.7
\$50,000 to \$99,999	3,797	10.3	91	10.3	28	18.8
\$100,000 to \$149,999	6,460	23	204	23	47	31.5
\$150,000 to \$199,999	3,829	21.4	190	21.4	66	44.3
\$200,000 to \$299,999	2,396	30	266	30	2	1.3
\$300,000 to \$499,999	504	10	89	10	2	1.3
\$500,000 to \$999,999	50	0	0	0	0	0
\$1,000,000 or more	6	0.5	4	0.5	0	0
Median (dollars)	134,600		176,400		144,900	

**Includes village population.*

TABLE 13 GROSS RENT 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Specified renter-occupied units	4,289	100	102	100	30	100
Less than \$200	215	5	0	0	0	0
\$200 to \$299	176	4.1	0	0	0	0
\$300 to \$499	1,224	28.5	17	16.7	8	26.7
\$500 to \$749	1,743	40.6	42	41.2	5	16.7
\$750 to \$999	457	10.7	4	3.9	4	13.3
\$1,000 to \$1,499	117	2.7	12	11.8	12	40
\$1,500 or more	4	0.1	4	3.9	0	0
No cash rent	353	8.2	23	22.5	1	3.3
Median (dollars)	541		608		769	

**Includes village population.*

TABLE 14 YEAR STRUCTURE BUILT 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Total housing units	32,732	100	1,634	100	208	100
1999 to March 2000	982	3	89	5.4	44	21.2
1995 to 1998	3,648	11.1	210	12.9	24	11.5
1990 to 1994	3,533	10.8	175	10.7	0	0
1980 to 1989	3,935	12	233	14.3	4	1.9
1970 to 1979	7,477	22.8	373	22.8	18	8.7
1960 to 1969	3,260	10	152	9.3	9	4.3
1940 to 1959	4,328	13.2	159	9.7	37	17.8
1939 or earlier	5,569	17	243	14.9	72	34.6

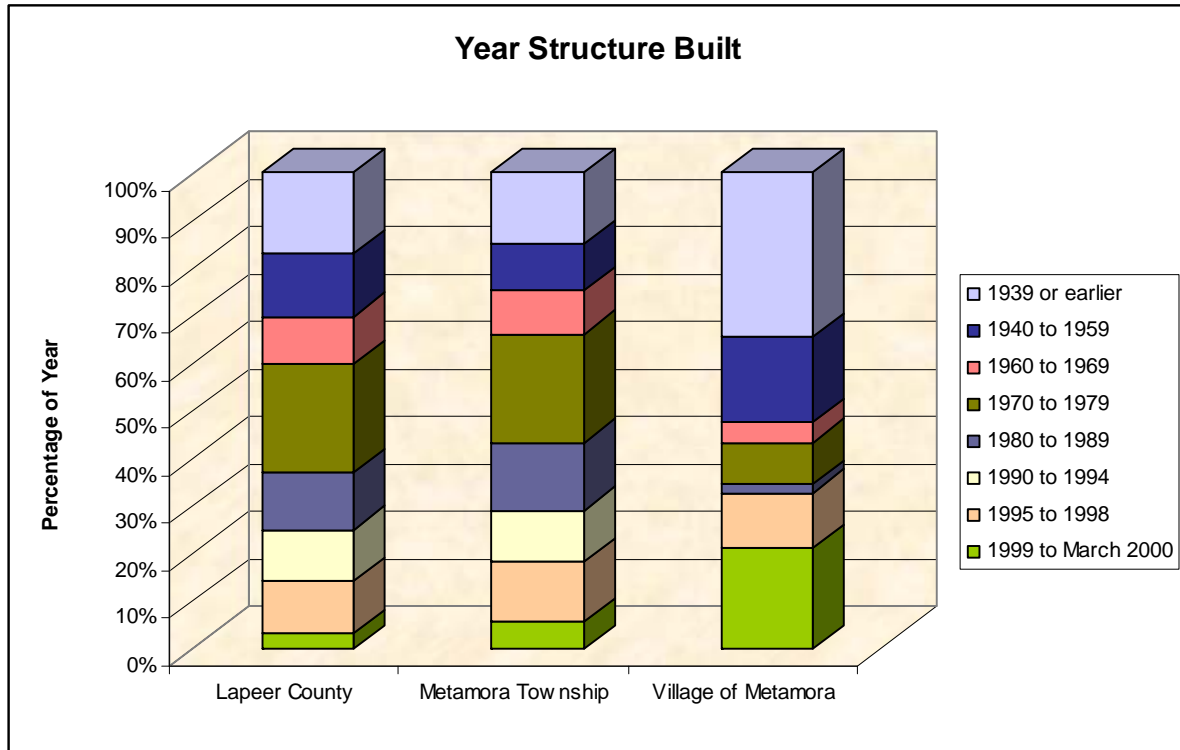
**Includes village population.*

The 2000 census data in Table 12 shows that the median value of housing in the village was 17% less than the township as a whole. This difference can be explained in part on the age of the housing in the village. Over one third of the village’s housing was built prior to World War II, compared with less than 15% for the township as a whole. Over one half was built prior to 1960, compared with less than

one quarter for the township as a whole. These values may have been significantly impacted by the fall in housing prices throughout the State of Michigan that has occurred over the past two years.

At the same time, the median rent in the village is significantly higher than the township as a whole.

Table 14 shows the significant increase in housing that occurred in the village from 1995 to 2000, due to two new single-family residential developments, as well as an additional apartment building.



**TABLE 15
SELECTED HOUSING CHARACTERISTICS
2000**

	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Lacking complete plumbing facilities	101	0.3	16	1	0	0
Lacking complete kitchen facilities	179	0.6	2	0.1	0	0
No telephone service	661	2.2	40	2.6	5	2.6

**Includes village population.*

The 2000 census shows that no dwelling units in the village lack complete plumbing or kitchen facilities. Five homes in the village were without phone service, which is a comparable percentage to the township as a whole.

Tables 16 and 17 identify the affordability of housing in a community by comparing housing costs with income. For owner-occupied homes, “selected monthly owner costs” include payments for mortgages or similar debts on the property (including payments for second mortgages, home equity

loans, and other junior mortgages); real estate taxes; insurance on the property; utilities (electricity, gas, and water and sewer); and fuels. Where appropriate, it also includes the monthly condominium fees or mobile home costs. The “gross rent” calculated for non-homeowners includes the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels, if these are paid for by the renter.

TABLE 16 SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME 1999						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Specified owner-occupied units	17,514	100	886	100	149	100
Less than 15 percent	6,827	39	314	35.4	67	45
15 to 19 percent	3,302	18.9	202	22.8	21	14.1
20 to 24 percent	2,473	14.1	139	15.7	18	12.1
25 to 29 percent	1,559	8.9	74	8.4	13	8.7
30 to 34 percent	1,071	6.1	58	6.5	11	7.4
35 percent or more	2,225	12.7	90	10.2	19	12.8
Not computed	57	0.3	9	1	0	0

**Includes village population.*

Tables 16 and 17 identify the affordability of housing in a community by comparing housing costs with income.

TABLE 17 GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME 1999						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Specified renter-occupied units	4,289	100	102	100	30	100
Less than 15 percent	911	21.2	14	13.7	7	23.3
15 to 19 percent	674	15.7	7	6.9	0	0
20 to 24 percent	625	14.6	21	20.6	10	33.3
25 to 29 percent	467	10.9	8	7.8	1	3.3
30 to 34 percent	231	5.4	4	3.9	3	10
35 percent or more	984	22.9	23	22.5	6	20
Not computed	397	9.3	25	24.5	3	10

**Includes village population.*

These housing costs can expect to rise as energy price increases affect electricity and heating costs.

A general rule of thumb is that a household should not pay more than one-third of its income on these housing costs. Table 16 shows that a majority (almost 60%) pay less than a one-fifth of its income for housing costs. Table 17 shows that a smaller percentage of renters pay only one-fifth of their income on housing costs (23.3%). Both numbers are slightly higher than the township as a whole.

The percentage of renters paying 35% or more of their income on housing costs is comparable with the township and county as a whole, but the actual numbers in the village and township are very low.

C. Economics

TABLE 18 OCCUPATION 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Employed civilian population 16 years and over	41,012	100	2,132	100	280	100
Management, professional, and related occupations	11,043	26.9	790	37.1	78	27.9
Service occupations	5,608	13.7	257	12.1	24	8.6
Sales and office occupations	8,581	20.9	481	22.6	89	31.8
Farming, fishing, and forestry occupations	165	0.4	2	0.1	0	0
Construction, extraction, and maintenance occupations	5,687	13.9	254	11.9	34	12.1
Production, transportation, and material moving occupations	9,928	24.2	348	16.3	55	19.6

**Includes village population.*

The six occupations listed in Table 18 are generalization of 509 specific occupational categories for employed people arranged into 23 major occupational groups by the Bureau of the Census. The table shows that the percentage of each occupation varies between the county, township, and village.

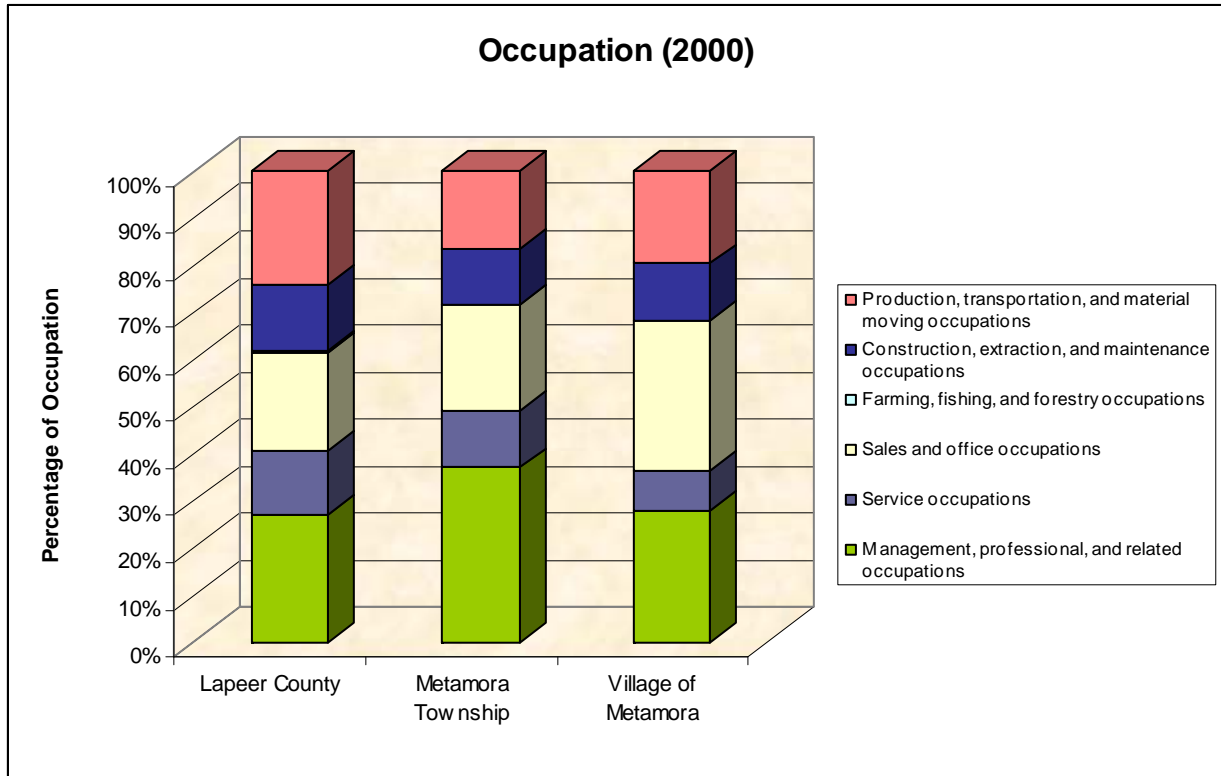


TABLE 19 INDUSTRY 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Employed civilian population 16 years and over	41,012	100	2,132	100	280	100
Agriculture, forestry, fishing and hunting, and mining	610	1.5	28	1.3	0	0
Construction	3,767	9.2	242	11.4	29	10.4
Manufacturing	12,237	29.8	502	23.5	81	28.9
Wholesale trade	767	1.9	38	1.8	6	2.1
Retail trade	4,486	10.9	272	12.8	61	21.8
Transportation and warehousing, and utilities	1,433	3.5	54	2.5	5	1.8
Information	655	1.6	57	2.7	2	0.7
Finance, insurance, real estate, and rental and leasing	1,499	3.7	84	3.9	6	2.1
Professional, scientific, management, administrative, and waste management services	2,537	6.2	217	10.2	21	7.5
Educational, health and social services	7,209	17.6	393	18.4	33	11.8
Arts, entertainment, recreation, accommodation and food services	2,298	5.6	142	6.7	21	7.5
Other services (except public administration)	2,259	5.5	46	2.2	11	3.9
Public administration	1,255	3.1	57	2.7	4	1.4
<i>*Includes village population.</i>						

The industry classification system used during Census 2000 was developed for the census and consists of 265 categories for employed people, classified into 14 major industry groups. From 1940 through 1990, the industrial classification has been based on the Standard Industrial Classification (SIC) Manual. The Census 2000 classification was developed from the 1997 North American Industry Classification System (NAICS) published by the Office of Management and Budget, Executive Office of the President. NAICS is an industry description system that groups establishments into industries based on the activities in which they are primarily engaged.

The primary industries that the residents of the village were engaged in the year 2000 were manufacturing and retail trade, which made up over half of all employed persons. The 28.9% employed in manufacturing was similar to the percentage in the county as a whole, but slightly higher than the township percentage. The retail trade percentage is significantly higher than the county or township.

TABLE 20 CLASS OF WORKER 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Private wage and salary workers	34,086	83.1	1,789	83.9	249	88.9
Government workers	4,150	10.1	216	10.1	10	3.6
Self-employed workers in own not incorporated business	2,580	6.3	114	5.3	21	7.5
Unpaid family workers	196	0.5	13	0.6	0	0
<i>*Includes village population.</i>						

The data in Table 20 shows the breakdown of workers based on the ownership of the employing organization. It shows that in 2000, the percentage of persons employed by the government was lower than the county or township as a whole. This can make the employment base somewhat more vulnerable during an economic downturn

TABLE 21 INCOME 1999						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Households	30,779	100	1,541	100	190	100
Less than \$10,000	1,392	4.5	89	5.8	9	4.7
\$10,000 to \$14,999	1,332	4.3	48	3.1	10	5.3
\$15,000 to \$24,999	3,138	10.2	135	8.8	12	6.3
\$25,000 to \$34,999	3,411	11.1	77	5	18	9.5
\$35,000 to \$49,999	5,381	17.5	276	17.9	37	19.5
\$50,000 to \$74,999	7,345	23.9	297	19.3	45	23.7
\$75,000 to \$99,999	4,518	14.7	259	16.8	39	20.5
\$100,000 to \$149,999	3,225	10.5	256	16.6	20	10.5
\$150,000 to \$199,999	635	2.1	43	2.8	0	0
\$200,000 or more	402	1.3	61	4	0	0
Median household income (dollars)	51,717	(X)	61,250	(X)	58,088	(X)
<i>*Includes village population.</i>						

TABLE 22 INCOME SOURCE 1999						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Households	30,779	100	1,541	100	190	100
With earnings	25,844	84	1,330	86.3	171	90
Mean earnings (dollars)	61,007	(X)	76,596	(X)	55,627	(X)
With Social Security income	7,060	22.9	300	19.5	39	20.5
Mean Social Security income (dollars)	11,644	(X)	11,141	(X)	8,956	(X)
With Supplemental Security Income	846	2.7	26	1.7	15	7.9
Mean Supplemental Security Income (dollars)	6,708	(X)	8,327	(X)	9,153	(X)
With public assistance income	591	1.9	38	2.5	5	2.6
Mean public assistance income (dollars)	2,321	(X)	3,782	(X)	720	(X)
With retirement income	6,219	20.2	219	14.2	35	18.4
Mean retirement income (dollars)	14,949	(X)	21,205	(X)	19,429	(X)
<i>*Includes village population.</i>						

Tables 22 and 23 deal with annual household income in 1999. Table 22 indicates that the households in the village had a significantly higher income than residents of the county as a whole but slightly less than the township. The higher income in comparison with the county as a whole appears to be due to the somewhat higher percentage of households with “earned income” (income from jobs) and a higher median income from retirement earnings for village versus county residents.

TABLE 23 POVERTY STATUS 1999						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Families	925	(X)	57	(X)	5	(X)
Percent below poverty level	(X)	3.8	(X)	4.7	(X)	3.6
With related children under 18 years	631	(X)	27	(X)	1	(X)
Percent below poverty level	(X)	5	(X)	4.8	(X)	1.4
With related children under 5 years	264	(X)	8	(X)	1	(X)
Percent below poverty level	(X)	5.7	(X)	3.7	(X)	2.1
Families with female householder, no husband present	380	(X)	17	(X)	1	(X)
Percent below poverty level	(X)	15.3	(X)	18.5	(X)	9.1
With related children under 18 years	322	(X)	11	(X)	1	(X)
Percent below poverty level	(X)	20	(X)	29.7	(X)	25
With related children under 5 years	141	(X)	1	(X)	1	(X)
Percent below poverty level	(X)	25.7	(X)	100	(X)	100
Individuals	4,654	(X)	227	(X)	20	(X)
Percent below poverty level	(X)	5.4	(X)	5.4	(X)	3.6
18 years and over	3,199	(X)	182	(X)	18	(X)
Percent below poverty level	(X)	5.2	(X)	5.9	(X)	4.3
65 years and over	609	(X)	16	(X)	4	(X)
Percent below poverty level	(X)	7.5	(X)	4	(X)	7.4
Related children under 18 years	1,393	(X)	45	(X)	2	(X)
Percent below poverty level	(X)	5.7	(X)	4.2	(X)	1.4
Related children 5 to 17 years	1,004	(X)	34	(X)	0	(X)
Percent below poverty level	(X)	5.4	(X)	4.2	(X)	0
Unrelated individuals 15 years and over	1,648	(X)	83	(X)	9	(X)
Percent below poverty level	(X)	17.4	(X)	19.2	(X)	11.4
<i>*Includes village population.</i>						

Table 23 demonstrates that poverty within the village was comparable to that in the county as a whole.

TABLE 24 VEHICLES AVAILABLE 2000						
	Lapeer County		Metamora Township*		Village of Metamora	
	#	%	#	%	#	%
Households	30,779	100	1,541	100	190	100
None	1,126	3.7	20	1.3	2	1
1	7,135	23.2	332	21.7	43	22.3
2	13,933	45.3	798	52.1	94	48.7
3 or more	8,535	27.8	383	25	54	28
<i>*Includes village population.</i>						

Table 24 shows that very few residents in the village do not have access to a vehicle. It is not uncommon for households too poor to own a car or too aged to operate one to cluster in urban areas where goods and services are within walking distance, but this does not appear to be the case in the village in 2000.

D. History

The Metamora Crossroads Historic District is located in the four corners of the High Street (Dryden Road)/Oak Street (Metamora Road) intersection (see map on next page). The district, listed on the National Register of Historic Places in 1984, contains 15 modest one- and two-story structures of religious, governmental, residential, and commercial uses. The structures were built primarily between 1850 and 1910; when the village was a center of agricultural distribution, government, and commercial support for the local farm community. Only 3.5 acres in size, the district nonetheless contains good interpretations of late 19th and early 20th century styles in architecture.

According to documentation prepared for the National Register application, the significance of the district stems from two sources: the role of the village as an early rural Lapeer County settlement; and the examples of Greek Revival, Gothic, and Italianate buildings which embody the distinctive characteristics of types and periods of design important to an understanding of rural Michigan's architectural history.

The village's evolution as the center of a nineteenth century Lapeer County farming community had three distinct phases. The description of these phases noted below is taken from the National Register application.

The first stage was the pioneer settlement of Metamora Township and the Village of Metamora between 1839 and 1850. Barrows' Corners", as Metamora first was known, was settled by Eber Barrows in 1839. In 1843 he built a log way station and provided shelter and entertainment to travelers heading north to new settlement areas in Michigan. With the opening in 1848 of the Territorial Road (Metamora Road) as the major north-south route from Pontiac to Lapeer City and with the establishment of a stage coach line soon after, hotels began to dot Metamora Township's landscape. These new establishments were permanent and comparatively spacious structures and began replacing the earlier log cabin way stations. To keep pace, Barrows' shanty was modernized and renamed the Northern Exchange Hotel. It competed with but eventually lost its business to Lorenzo Hoard's House, an enlargement of Barrows' Corners first village store built by Daniel Ammerman around 1850. With a major transportation route bisecting it and lay-over establishments available for travelers, the small settlement began to grow.

The second period of growth lasted from 1850 to 1872 and was marked by an increasing number of agriculturally related services being concentrated at the crossroads. The land around the tiny settlement was not unusually rich. Indeed, the soils were not considered good enough for most cereal crops and vegetables. Instead, farmers used the land for sheep raising and the growing of apples, both activities becoming mainstays of the area's economy by the Civil War. Wagon and blacksmith shops and a general store were established near the corners of Oak and High Streets to serve the farmers and their families. Two doctors moved into the community to serve the growing population. Eber Barrows and the Wilder Brothers constructed Italianate commercial buildings in the late 1860's. By 1872, the village center was strong enough to be selected as a stop for the Detroit and Bay City Railroad, a prize which ensured its future growth and development.

No longer just a "corner" or a post office, Metamora received its more dignified name during its third and final phase of development that lasted from 1872 to about 1910. As the village began to

meet the accelerated demand for the transport of local agricultural products to outside markets and the receipt of goods manufactured outside the area, business and community investment increased. Brick commercial buildings replaced frame ones, new churches and schools were constructed, and the village population steadily grew. The Stone Building constructed in 1879 and the Pilgrim Congregational Church dedicated in 1878 reflected local builders’ inventive architectural expressions of Italianate and Gothic styles. Theatrical acts and prominent speakers traveling the midwest circuits by rail performed in Metamora’s 1888 Town Hall and Opera House complete with its Romanesque-inspired facade, full stage, and spacious hall. By 1890, growth had slowed, but several additional commercial buildings were constructed prior to the close of this last era of Metamora’s development in 1910.

By 1910, the automobiles produced in nearby Flint and Detroit were changing the way Americans lived, where they worked, and where they traveled for entertainment and recreation, Metamora, like countless other small towns within 20 miles of major urban centers, began to lose its residents and shop owners to Pontiac to the south and Flint to the west. While decline was evident, however, it was never devastating. By the 1920s a new generation of property owners was transforming the rural landscape into one highlighted by horse-breeding farms and hunt clubs. Wealth generated by the Detroit automobile industry began to affect the area’s development. The village continued to provide residents in the township with convenience shopping so crossroads buildings remained in use. Due to high level of local pride, historic awareness on the part of residents, a solid base of community wealth, and activities of the Metamora Historical Society, the buildings of the Metamora Crossroads Historic District remained intact and now face a new era of revitalization.

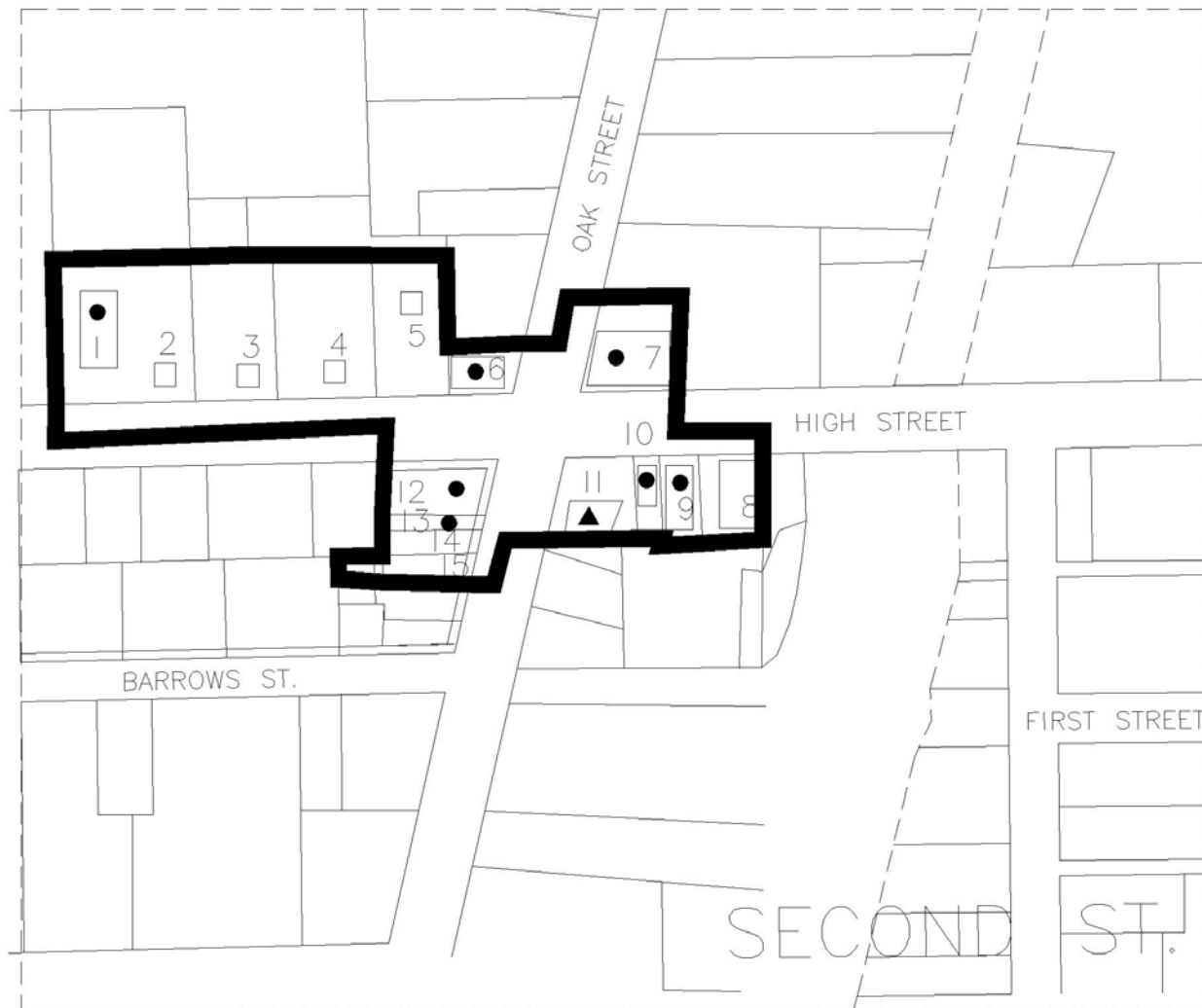
The following briefly describes the 15 structures contained within the Metamora Crossroads Historic District. The site numbers correspond to the numbers on the District Map.

Site	Description
1. Pilgrim Congregational Church 50 West High Street (Pivotal)	The Pilgrim Congregational was built in 1878 and reflects Gothic styling. Wood-framed and clapboard-sheathed, the church features Gothic-arched windows, decorative bargeboards, and a corner tower with open top-story, carved spandrels, and steeply pitched hipped roof.
2. Pilgrim Congregational Church Parsonage 50 West High Street	Built circa 1930, the two-story, aluminum-sided, wood-frame church parsonage has a steeply pitched gable roof, shed roof dormer, and a front porch detailed with sets of three squared colonnettes.
3. House 40 West High Street	This two-story, wood-frame Greek Revival residence with ‘T’ floor plan, single-story north wing, fascia windows, and recessed porch was built circa 1850.
4. House 20 West High Street	This two-story, wood-frame Italianate residence has a low hipped roof, bracketed eaves, simple wood sheathing, and a wrap-around porch. It was built circa 1870 and remains little changed today.

Site	Description
5. Walker House 12 West High Street	This 1.5 story, post-World War II frame residence is a compatible and contributing building to the district by virtue of its unobtrusive 20 foot setback and simple design. The home reflects the Village of Metamora’s modest but continuing growth.
6. Wilder Brothers Building 3998 Oak Street	Built circa 1870 by the Wilder Brothers, the structure served as a hardware store (Pivotal) for many years. The wood-framed and clapboard-sheathed, two-story building is Italianate in styling. An original storefront, elaborate rounded arch windows, and an unusual cornice-line frieze provide ornamentation for the front facade. A single-story north wing was used as a post office, but now is part of the original commercial space.
7. Ammerman Building/Hoard House 1 East High Street (Pivotal)	Built circa 1850 by Daniel Ammerman as a two-story frame Greek Revival-styled village store, the building has an irregular “H” floor plan. The structure was then adapted by Lorenzo Hoard as an inn. Alterations to the first floor windows have changed the appearance of the building’s main block, but are well executed and have gained significance in their own right. The building continues to function as a restaurant.
8. Metamora-Hadley Masonic Lodge 32 East High Street	Built in 1907 by Marion Barnes as a combination store and Masonic Temple, this two-story, red brick building has been altered very little, except that exterior wood paneling has replaced the glass display windows.
9. Metamora Township Hall & Opera House 28 East High Street (Pivotal)	Dedicated in 1888, this one-story, red brick Romanesque Revival-inspired structure was built to serve as the community’s Township Hall and Opera House. “Perma-Stone” added to the front facade is being removed by the building’s present tenant, the Metamora Historical Society.
10. Barrows Building 16 East High Street (Pivotal)	Built circa 1866 by village founder Eber Barrows, this two-story wood-framed and clapboard sheathed Italianate commercial building is highlighted by a high ‘boomtown’ cornice. Sometime after 1872, Elias L’Hommedieu moved the building to its present High Street location from elsewhere in the village. L’Hommedieu, a long-term owner, used the relocated structure as a harness shop.
11. Metamora Shell Service 4003 Oak Street (Non-contributing)	The gas station is a one-story, concrete block building constructed circa 1950.

Site	Description
12. Stone Building 4000 Oak Street (Pivotal)	Built in 1879 by Dr. David Stone, this two-story Italianate commercial building has elaborate brick work decorating its six-bay front facade. A coat of paint and new windows and door are the major alternative.
13. Henderson Building 4010 Oak Street (Pivotal)	The single-story brick Henderson Building combines Italianate and Queen Anne style elements. Built circa 1890, the building currently is undergoing restoration.
14. Bank Building 4012 Oak Street	The Bank Building is a single-story red brick commercial building constructed circa 1890. A stepped, brick cornice line and brick side piers are its main decorative features. The building's first floor has been altered.
15. Commercial Building 4018 Oak Street	Built in 1911, this single-story brick building is detailed with an off-center door and simply delineated cornice line. The building recently was altered when it was painted, had its front display windows filled with wood paneling, and was fitted with a new front entry door enframement.

The development patterns identified on the Existing Land Use map provide a base from which to begin the process of developing a Village Master Plan. By correlating existing development and natural features with the expected future population, the commission can begin to develop a plan for the community's long-range development. This particular approach to the planning process ensures a plan for future land use that is sensitive to the natural capabilities of the village's physical resources, as well as the social needs of the existing and future population.



METAMORA CROSSROADS HISTORIC DISTRICT

● PIVOTAL

▲ NON-CONTRIBUTING



Based on map prepared by
Birchler/Arroyo

MAP 14
Page A-18

Appendix B - Community Survey

In 2006, the Village of Metamora conducted a survey of residents on planning issues. Surveys were distributed to every household in the village. A total of 87 surveys were returned (a 46% response rate based on 188 households, as reported in the 2000 census).

Following are the numeric totals of the survey responses. A summary of the narrative responses is available at the village office.

1. How would you rank the quality of life in the Village?
 - 3 Poor
 - 27 Average
 - 47 Good
 - 6 Excellent

2. What I like about the Village is:
 - 30 Friendliness
 - 10 Quality of municipal services (water, sewer, etc.)
 - 7 Housing values
 - 69 Small town quality of life
 - 6 Schools
 - 4 Taxes
 - 1 Other

3. How would you rank the quality of housing in the Village?
 - 12 Poor
 - 47 Average
 - 33 Good
 - 2 Excellent

4. A major problem with the quality of residential areas is:
 - 24 Homes in poor condition
 - 6 Inappropriate home occupation
 - 17 Inappropriate land use intermixed with residences
 - 24 Junk cars
 - 35 Other junk/debris
 - 13 Buildings and homes crowded onto small lots
 - 11 Inappropriate size or appearance of accessory structure
 - 1 Other

5. How would you rank the condition of the downtown?
 - 25 Poor
 - 42 Average
 - 13 Good
 - 0 Excellent

6. How would you range the following services?

Police		Ambulance	
2	Poor	1	Poor
19	Average	15	Average
40	Good	33	Good
17	Excellent	12	Excellent

Fire Protection	
4	Poor
16	Average
34	Good
18	Excellent

7. How would you rank recreational opportunities in the Village?

44	Poor
17	Average
8	Good
4	Excellent

8. What types of additional recreational facilities does the Village need? (Such as picnic facilities, playground equipment, bike trails, baseball/softball fields.)

See narrative responses summary.

9. Do you shop in the Village? Please explain.

See narrative responses summary.

10. What improvements do you think should be made to downtown? (Such as more parking, streetscape improvements, storefront renovations, etc.)

See narrative responses summary.

11. If you indicated above that you think there is a need for a more diverse group of businesses to be attracted to downtown, what types of business would they be?

See narrative responses summary.

12. How would you rank the following Village facility services?

Storm water draining		Streets	
25	Poor	16	Poor
37	Average	46	Average
15	Good	17	Good
3	Excellent	2	Excellent

Sidewalks		Sewer	
3	Poor	6	Poor
23	Average	31	Average
22	Good	33	Good
7	Excellent	9	Excellent

13. If you think that there is a problem with any of the above facilities, are there any specific parts of the Village that the problem persists (For example, a particular stretch of sidewalk that should be replaced or installed, a street that should be repaired or an area where drainage is a particular problem).

See narrative responses summary.

14. Which of the following would you agree to pay extra taxes for to see improvement in?

- 10 Streets
- 2 Sewer
- 5 Water
- 17 Recreation
- 13 Downtown
- 5 Ambulance
- 5 Fire
- 35 None of the above
- 2 Police
- 3 Other

15. Please rank each of the following statements:

There is a serious problem in the Village with junk or dilapidated vehicles in the Village.

- 5 Strongly disagree
- 31 Disagree
- 22 Agree
- 9 Strongly Agree

Home occupations should be strictly controlled in the Village.

- 13 Strongly disagree
- 24 Disagree
- 26 Agree
- 4 Strongly Agree

Home occupations should only be regulated if they are causing off site problems like noise, traffic control or odors.

- 4 Strongly disagree
- 15 Disagree
- 38 Agree
- 15 Strongly Agree

Commercial development should be encouraged to locate downtown to help revitalize the downtown.

- 6 Strongly disagree
- 8 Disagree
- 44 Agree
- 13 Strongly Agree

Commercial development should be permitted anywhere outside of the residential areas rather than forcing it to locate downtown.

- 9 Strongly disagree
- 30 Disagree
- 24 Agree
- 6 Strongly Agree

Comments: Please write any additional comments you may have relevant to the development of the Village below. If you need more room, attach comments to this survey.

See narrative responses summary.

Appendix C - Prouds and Sorries

During the kick-off meeting for the Master Plan Update process, the Village Planning Commission and Village Council members participated in a "Prouds and Sorries" exercise. The purpose of the exercise was to identify community assets that the village should work to maintain, as well as the issues the village needs to address. Once identified, they can be referred back to during the planning process to see how the plan can address them.

The exercise began with participants brainstorming a list of the village's assets (prouds). After the list was complete, each participant got three votes on which of the prouds were most important. The process was then repeated for the issues facing the community (sorries). The results of the exercise are below (votes are in parenthesis).

A. Prouds

Quaintness (7)	Concerts in the park (2)
Historic character (4)	Community pride (1)
Country atmosphere (3)	Lower tax rate (1)
Growth including renovations and restorations (3)	Employment opportunities (1)
Recreation (3)	School district (1)
Horse Country (2)	Church (1)
	Lions Club (1)

B. Sorries

Sewer capacity issues (5)	Drainage problems (2)
New development not consistent with community (3)	Need for bike/horse/walking trails (2)
Additional industrial development (3)	Calcium in water (2)
Need for municipal parking lot (2)	Need to extend utilities (1)

Appendix D -

- A. Notice of Planning Process Start Up – Metamora Township
- B. Notice of Planning Process Start Up – Lapeer County
- C. Notice of Public Hearing – Mailed
- D. Notice of Public Hearing Published

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**NOTICE OF INTENT TO UPDATE
A MASTER PLAN
VILLAGE OF METAMORA**

August 12, 2008

Metamora Township Planning Commission
730 Dryden Rd
Metamora, MI 48455

Dear Sir:

In accordance with the requirements of the Michigan Planning Enabling Act, this is to notify you that the Village of Metamora, is initiating the process to update the Village Master Plan. Your community's cooperation and comment is appreciated

The village will be posting drafts of the Master Plan at the Rowe Incorporated website at <http://www.rowepsc.com/services/municipalities.php>. (Click on Master Plan, then on Village of Metamora Master Plan). We are providing this link in lieu of sending you the draft plan during the review process. If you would like to receive a hard copy of the draft plan prior to the public hearing, please contact the Village.

We appreciate any comments you would like to share regarding the plan, including thoughts on how you feel it may affect planning efforts in your community.

The Village of Metamora thanks you for your cooperation and assistance. We would also like to take this opportunity to assure you of our cooperation in a similar fashion in any planning efforts you may choose to undertake in the years to come. Please direct any correspondence or questions to:

Planning Commission
Village of Metamora
P.O. Box 117
Metamora, MI 48455
PH: (810) 678-2932

Sincerely

**NOTICE OF COUNTY OF INTENT TO UPDATE
A MASTER PLAN
VILLAGE OF METAMORA**

August 12, 2008

Lapeer County Planning Department
255 Clay Street
Lapeer, MI 48446-2298

Dear Sir:

In accordance with the requirements of the Michigan Planning Enabling Act, this is to notify you that the Village of Metamora, is initiating the process to update the Village Master Plan. The county's cooperation and comment is appreciated.

The village will be posting drafts of the Master Plan at the Rowe Incorporated website at <http://www.rowepsc.com/services/municipalities.php>. (Click on Master Plan, then on Village of Metamora Master Plan). We are providing this link in lieu of sending you the draft plan during the review process. If you would like to receive a hard copy of the draft plan prior to the public hearing, please contact the Village.

Notice of the initiation of work on the Master Plan has also been sent to:

Metamora Township Planning Commission
730 Dryden Rd
Metamora, MI 48455

We appreciate any comments you would like to share regarding the plan, including thoughts on how you feel it may affect planning efforts in the county.

The Village of Metamora thanks you for your cooperation and assistance. We would also like to take this opportunity to assure you of our cooperation in a similar fashion in any planning efforts you may choose to undertake in the years to come. Please direct any correspondence or questions to:

Planning Commission
Village of Metamora
P.O. Box 117
Metamora, MI 48455
PH: (810) 678-2932

Sincerely

**NOTICE OF PUBLIC HEARING
VILLAGE OF METAMORA MASTER PLAN**

The Metamora Village Planning Commission shall hold a public hearing on the draft Village Master Plan at their June 3, 2009 meeting at 7:00 pm. The hearing will be held at the Village Hall at 48 E. High Street. It is open to the public.

Copies of the draft plan are available at the village hall or can be viewed at the Master Plan website <http://rowepsc.com/services/Metamora.php>. Anyone wishing to comment on the plan but are unable to attend the public hearing should send any comments to the address below prior to June 1st

Master Plan Comments
Village of Metamora
48 E High Street
P.O. Box 117
Metamora, MI 48455

**NOTICE OF PUBLIC HEARING COMMENT PERIOD
VILLAGE OF METAMORA, MICHIGAN
MASTER PLAN**

March 25, 2009

Dear Planning Commission Chairperson:

In accordance with the requirements of Michigan's Planning Enabling Act, this is to notify you that the Village of Metamora, Lapeer County Michigan, has begun its 63 day review period for the public hearing draft of its Master Plan update.

Enclosed is a copy of the Master Plan. Digital copies of the plan in pdf format are available at <http://rowepsc.com/services/Metamora.php>.

Comments should be submitted to:

Master Plan Comments
Village of Metamora
48 E High Street
P.O. Box 117
Metamora, MI 48455

The public hearing on the Master Plan is scheduled for June 3, 2009 at 7:00 pm at the Village Hall at 48 E. High Street.