Village of Blissfield

Comprehensive Plan

Approved by the Village Council

November 26, 2012

TABLE OF CONTENTS

Section		Page
I	INTRODUCTION AND PURPOSE OF PLAN	pg. 1
	Purpose of the Plan	pg. 2
	History of the Planning Efforts in the Village	pg. 2
	Planning Process	pg. 2
II	BACKGROUND STUDIES	pg. 5
	Historical Context	pg. 6
	Population Characteristics	pg. 6
	Housing Characteristics	pg. 8
	Economic Analysis	pg. 12
	Existing Land Use	pg. 13
	Land Use Analysis	pg. 16
	Parks and Recreation Facilities	pg. 21
III	CITIZEN AND BUSINESS QUESTIONNAIRES	pg. 24
	Citizen Questionnaire	pg. 25
	Business Questionnaire	pg. 32
IV	COMMUNITY GOALS, OBJECTIVES AND ACTION STEPS	pg. 37
	Community Identity Goals	pg. 38
	Growth and Economic Development Goals	pg. 41
	Housing Goals	pg. 44
	Public Safety and Village Service Goals	pg. 46
V	PRIORITY LIST OF COMMUNITY GOALS	pg. 49
	List of Projects	pg. 50

List of Tables

Table Number		Page
1	Population Trends	pg. 7
2	Population Projection	pg. 8
3	Age of Housing and Residential Construction Building Activity	pg. 9
4	Number of Units and Persons per Household	pg. 10
5	Analysis of Rental Properties	pg. 11
6	Employment Trends	pg. 12
7	Existing Land Use Acreage	pg. 16
8	Commercial Acreage Needed for 1,388 Households, 1998	pg. 18
9	Commercial Acreage Needed for 1,433 Households, 2000	pg. 19
10	Existing Commercial Activities vs. Market Demand	pg. 20
11	Projected Industrial Acreage	pg. 21
12	Inventory of Recreation Facilities	pg. 22

List of Maps

Map Number		Page
1	Existing Land Use Map	pg. 15
2	Land Use Plan Map	pg. 51
3	Downtown Development Authority Map	pg. 52

I

INTRODUCTION AND PURPOSE OF PLAN

INTRODUCTION AND PURPOSE OF THE PLAN

PURPOSE OF THE PLAN

Blissfield's initial Comprehensive Community Plan was completed in 1973 and since that time, numerous changes have occurred within the Village. An updated Plan, which reflects the current opportunities and constraints of the community, is needed to assist the Village with future development. The purpose of this Plan update is to determine future land use development trends and establish priorities for the development of roads and utilities. The Plan will also update socio-economic data.

The Village derives its authority for the preparation of a master plan from the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended. Section~~s~~ ~~6~~ 31 and 33 of the Act state~~s~~ in part that:

> Section 31. A planning commission shall make and approve a master plan as a guide for development...The planning jurisdiction may include any areas outside of the municipal boundaries that, in the planning commission's judgement, are related to the planning of the municipality.
> Section 33. A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction.

HISTORY OF PLANNING EFFORTS IN THE VILLAGE

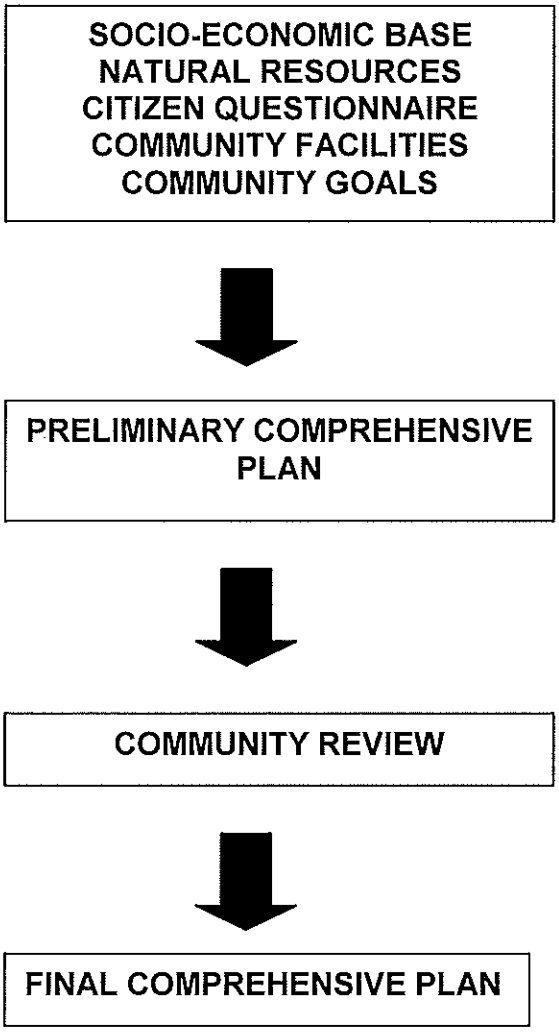
In 1973, Blissfield's first comprehensive community plan was completed. The plan included sections on natural resources, economics, population, housing, land use, transportation and community facilities. This latest revision is in response to important issues which have arisen in the ~~six~~ years since the plan was last updated in April, 2007. Issues such as future road improvements, industrial expansion, and commercial/residential development are also addressed by the plan.

PLANNING PROCESS

The planning process used in the development of this comprehensive community plan is based on an analytical approach and measures to insure public review. As part of the plan development process, public input was gathered at a Planning Commission hearing. Also, as part of the plan development process for the previous plan, citizen and business surveys were conducted to ascertain the public's feeling toward land use issues in the Village, which the Planning Commission believed still carried some validity. The planning process also included review of socio-economic and community facility background studies. This information together with development policies is combined to

develop a preliminary plan. The plan includes implementation strategies and specific recommendations regarding future development. Preliminary plans have been reviewed by the community to insure that the plan is consistent with the overall development policies of the Village. Figure I outlines the process and illustrates the progressive steps in formulating the comprehensive plan for the Village of Blissfield. It is the intent of this plan to provide a guide for the orderly development of the Village and assist the community's efforts to provide a pleasant environment in which to work and to reside.

Figure I
Comprehensive Plan Process



II

BACKGROUND STUDIES

BACKGROUND STUDIES

In order to plan for future development of Blissfield, an inventory and analysis of existing conditions must be performed. Background studies on development trends, population, and social and economic factors will provide the necessary information which will form a basis for the master plan.

HISTORICAL CONTEXT

The history of Blissfield began in 1824 when it was settled by Hervey Bliss and his family. The west side of the River was developed first as a residential and commercial center. With the opening of the Erie and Kalamazoo railroads and a depot, the Village began to grow at a faster rate. In 1875 it was incorporated. It was during this period that the Village became an important shipping point for livestock between Toledo and Chicago. In following years, agriculture and shipping remained as important mainstays within the local economy until more recent times when manufacturing became the primary industry. A steady increase in population occurred within the Village during the early- and mid-1900's and was accompanied by moderate residential, commercial, and industrial growth.

POPULATION CHARACTERISTICS

A review of general population characteristics is important to assist in determining future land use, community facility and service needs. The following is a summarization of general population characteristics for Blissfield. These statistics were compiled from census statistics, building permit data, and the Michigan Department of Management and Budget's population estimates. Other statistical information is presented in Tables 1 and 2.

1) In 2010, Blissfield's population was 3,340, of which 1,727 (51.7%) were female and 1,613 (48.3%) were male.

2) The median age in 2010 was 38.8 while 25.6 percent were under 18 years old and 15.5 percent were 65 years old and over.

3) The labor force age population (i.e. ages 16-64) was ~~62~~ ***59*** percent.

4) According to sample data collected as part of the 2005-2009 American Community Survey (ACS) 91.8 percent of persons 25 years and over in Blissfield were high school graduates, 30.0 percent had one to three years of college, and 23.2 percent had four or more years of college.

5) In the period from 2005-2009, ACS data indicate that median household income was $41,513 compared to the County median income of $50,277. Approximately

4.4 percent of families in the Village of Blissfield were below established poverty levels.

Population Trends and Projections

Population trends for the Village of Blissfield are shown in Table 1. Blissfield grew 2.1 percent from 1980-1990, 1.6 percent from 1990-2000, and 3.6 percent from 2000-2010.

TABLE 1
POPULATION TRENDS, 1980-2010
BLISSFIELD VILLAGE, SURROUNDING CITIES AND TOWNS

	1980	1990	2000	2010	% Change 80-90	% Change 90-00	% Change 00-10
Lenawee County	89,946	91,476	98,890	99,892	1.7	8.1	1.0
Blissfield Village	3,107	3,172	3,223	3,340	2.1	1.6	3.6
Adrian City	21,186	22,097	21,574	21,133	4.3	(2.4)	(2.0)
Hudson City	2,545	2,580	2,499	2,307	1.4	(3.1)	(7.7)
Tecumseh City	7,320	7,462	8,574	8,521	1.9	14.9	(0.1)
Adrian Township	4,612	4,336	5,749	6,035	6.0	32.6	5.0
Tecumseh Township	1,480	1,539	1,881	1,972	4.0	22.2	4.8
Blissfield Township	637	677	692	641	6.3	2.2	(7.4)
Ogden Township	1,224	1,146	1,063	973	(6.4)	(7.2)	(8.5)
Deerfield Township	772	737	765	670	(4.5)	3.8	(12.4)
Palmyra Township	2,476	2,602	2,366	2,076	5.1	(9.1)	(12.3)
Riga Township	1,671	1,471	1,439	1,406	(12.0)	(2.2)	(2.3)

Source: US Bureau of the Census

Three factors that influence population are births, deaths, and migration. While local government has no control over birth and death rates, in- and out-migration are very much influenced by economic conditions, employment opportunities, community facilities, services and local development policies.

Although population cannot be predicted with absolute accuracy, population projections do provide local government with useful guidelines in determining future needs and planning. Population projections provided by the Region 2 Planning Commission are presented in Table 2. Based on the actual population growth rate from 2000-2010, the Village's population is expected to grow by approximately 2 percent from 2010 to 2030.

Actual population growth may in fact be more or less than these projections depending upon a number of conditions. Economic factors, housing, in-migration, and out-migration will all affect actual population increases.

TABLE 2
Population Projections
Village of Blissfield and Surrounding Communities

	2000 (actual)	*2010 (actual)*	*2030 (projected)*
Townships:			
Adrian	5,749	*6,035*	*6,635*
Tecumseh	1,881	*1,972*	*2,163*
Cities/Villages:			
Blissfield	3,223	*3,340*	*3,582*
Adrian	21,574	*21,133*	*20,269*
Hudson	2,499	*2,307*	*1,953*
Tecumseh	8,574	*8,521*	*8,416*

Sources: U.S. Census Bureau and Region 2 Planning Commission population projections.

Population Analysis

A comparison of Village, County and State data reveals that Blissfield had a lower median age (38.8) than Lenawee County (40.0) in 2010. The Village had a higher percentage of residents who are 65 and over (15.5) than the County (14.6). The educational attainment for Village residents was equal to or greater than County and State levels.

HOUSING CHARACTERISTICS

A review of Village housing characteristics is important to assist in determining future housing needs. A summarization of housing characteristics for Blissfield Village compiled from the *2010* Census is presented below:

1) In 2010 Blissfield had 1,452 year-round housing units of which 91.8 percent were occupied. There were 18 seasonal housing units in the Village.

2) Of the 1,349 occupied dwellings in 2010, 77.9 percent were owner-occupied, and 22.1 percent were renter-occupied.

3) From 2004 - 2011, 44 new housing units were constructed in Blissfield.

4) Table 3 shows the years in which housing units were built;

TABLE 3 Age of Housing Village of Blissfield		
Year Structure Built	**Total Number of Units**	**Percentage**
1939 or earlier	513	36.6
1940 to 1959	397	28.4
1960 to 1969	24	1.7
1970 to 1979	137	9.8
1980 to 1989	77	5.5
1990 to 1999	141	10.1
2000 to 2004	77	5.5
2005 or later	44	2.4
Total Housing Units	1,400	100.0

Source: ***American Community Survey, 2005-2009 averages***

5) In 2010, Blissfield had a housing vacancy rate of 8.2 percent.

6) The median value of owner-occupied housing was $131,800 in 2010. At the same time, the median rent was $556 per month.

TABLE 4 Village of Blissfield Housing Number of Units and Persons Per Household					
Vacancy Rates					
			Total Number of Units	**Number of Vacant Units**	**Vacancy Rate (%)**
Village of Blissfield			*1,470*	*121*	*8.2*
Lenawee County			*39,769*	*3,839*	*9.7*
Housing Units			**Persons Per Household**		
2000	**2010**	**% Change**	**2000**	**2010**	**% Change**
1,388	*1,470*	*5.9*	2.42	*2.48*	*2.5*
	Owner Occupied	**% of Total**	**Renter Occupied**	**% of Total**	
	1,051	*77.9*	*298*	*22.1*	

Source: U.S. Bureau of the Census

Housing Analysis

Blissfield's total number of housing units increased by 82 units from 2000-2010, a percent increase. Nearly 78 percent of the housing units in 2010 were owner-occupied and 22 percent were renter-occupied. An analysis of unit age revealed that 37 percent of the housing stock was built prior to World War II. Over 72 percent were single-family detached units. Less than 15 percent were two-family and multi-family units, and 13 percent were mobile homes. Twenty-nine percent of owner-occupied housing units were owned by persons 65 years old and over.

Rental Properties

The 2010 census indicated that 22 percent of the housing units in the Village were renter-occupied. This figure corresponds to a 1986 survey conducted by the Village which revealed that approximately 267, or nearly 23 percent, of the community's total housing stock are rental units. This figure includes single-family units, duplexes, and multi-family units. A summary of available structures and total units is listed in Table 5.

It should be noted that this figure does not include units within the mobile home park which are owner-occupied.

TABLE 5 Village of Blissfield Analysis of Rental Properties		
Structure	**Number of Structures**	**Number of Units**
Single-Family Rental Homes	74	74
Upstairs Flat Rentals	10	10
Two-Family Residential	41	82
Three-Family Residential	5	15
Multi-Family Residential	10	86
Total:	140	267

Source: Village of Blissfield and ALNM, 1986
(Note: Above figures do not include mobile home lot rentals at Coach Light Estates.)

Housing Conditions

Blissfield Village is primarily a community of single-family owner-occupied detached housing units. Although a high percentage of owner-occupied housing is an indication of a stable, desirable community, a lack of rental apartments and other housing types, such as condominiums and townhouses, does not provide Village residents with a variety of housing choices.

Due to the high percentage of housing in Blissfield that is 70 years old and over, 36.6 percent, public officials must be concerned with aging housing stock and its impact on overall community appearance. Twenty-nine percent of owner-occupied housing is owned by persons 65 years old and over. This combination of an aging housing stock and a large percentage of elderly homeowners may signal an increase in the number of homes which are structurally sound but in need of repair.

In general, persons 65 and over are retired and living on fixed or limited incomes. The rising costs of food, health/medical care and utilities often means that these individuals have less money to spend on general maintenance and major home repairs and improvements. Eventually, if allowed to continue without corrective action, older homes fall into disrepair. The Village must maintain strict housing code enforcement programs and consider grant and loan assistance programs. These programs will help maintain property values and insure a quality housing stock.

By encouraging a variety of housing types, single-family, condominiums, multi-family attached and mobile homes, a community can insure that its residents will be able to choose the appropriate housing to meet their particular lifestyle needs, whether they are single professionals, young married, small families, empty nesters, or retirees.

ECONOMIC ANALYSIS

Table 6 provides employment trends in the Village of Blissfield and Lenawee County from 1990 to the five-year period from 2005 to 2009 (based on American Community Survey data). The employment totals indicate that total employment 1.9 percent during the 2000's after increasing 12.7 percent during the 1990's. Meanwhile, manufacturing employment increased 35.8 percent in Blissfield during the decade of the 2000's after declining in the 1990's. Lenawee County showed a rapid decline in manufacturing employment during the 2000's with a loss of 22.6 percent of manufacturing jobs during the decade.

The non-manufacturing sectors are an important segment of the local economy. This segment includes agriculture, construction, and retail services. In 2010, Village non-manufacturing employment stood at 459 which is a sharp decline from the level found in 2000. As a percentage of total employment, non-manufacturing is on the decline.

TABLE 6
Employment Trends
Blissfield Village and Lenawee County, 1990-2009

	1990	2000	Diff.	% Change 1990's	2005-2009 (ACS)	Diff.	% Change 2000's
Blissfield							
Total Employment	1,367	1,541	174	12.7	1,511	-30	(1.9)
Manufacturing	427	352	-75	(17.6)	478	126	35.8
Non-Manufacturing	584	588	4	0.7	459	-129	(21.9)
Professional/Public Service	356	601	245	68.8	574	-27	(4.5)
Lenawee County							
Total Employment	40,681	46,895	6,214	15.3	46,371	-524	(1.1)
Manufacturing	13,239	13,440	201	1.5	10,937	-3,043	(22.6)
Non-Manufacturing	14,766	15,044	278	1.9	14,614	-430	(2.9)
Professional/Public Service	12,676	18,411	5,735	45.2	20,820	2,409	13.1

Sources: US Bureau of the Census and American Community Survey (ACS). ACS data provided on a five-year average from 2005 to 2009 with a significant margin of error.

ECONOMIC CONCLUSIONS

Blissfield's employment is decreasing in the manufacturing sector and stable in the non-manufacturing sector. At the same time, professional/public service employment has increased significantly. The following conclusions are derived from earlier analysis.

- Between 1990 and 2009, total employment for Blissfield Village and Lenawee County increased by 10.5 percent and 14.0 percent, respectively.

- Manufacturing's share of employment decreased in the County and in Blissfield. Blissfield's' share of County manufacturing employment is 4.4 percent.

- As a percentage of total employment, Village non-manufacturing employment has declined. State and national trends indicate increases in non-manufacturing and service employment.

Though Michigan is experiencing an extended economic downturn, manufacturing employment has increased. Though based in part in a period of time prior to the current economic slowdown, American Community Survey data indicate that total employment has remained stable in the Village. Though Lenawee County has lost a significant number of manufacturing jobs since 1990, the number of professional/public service jobs has consistently increased.

Much of the Village's employment comes from areas outside the community. This fact is reinforced by noting that 42 percent of Blissfield's labor force works outside of the County.

EXISTING LAND USE

An inventory of existing land use was conducted for the Village of Blissfield. All lands within the Village were inventoried, classified into the following categories, and mapped as presented in Map 1.

Single-Family Residential includes all lands where single-family residences are located.

Multi-Family Residential includes all lands where two or more family residences are located.

Commercial includes all lands and buildings where products, goods, or services are sold.

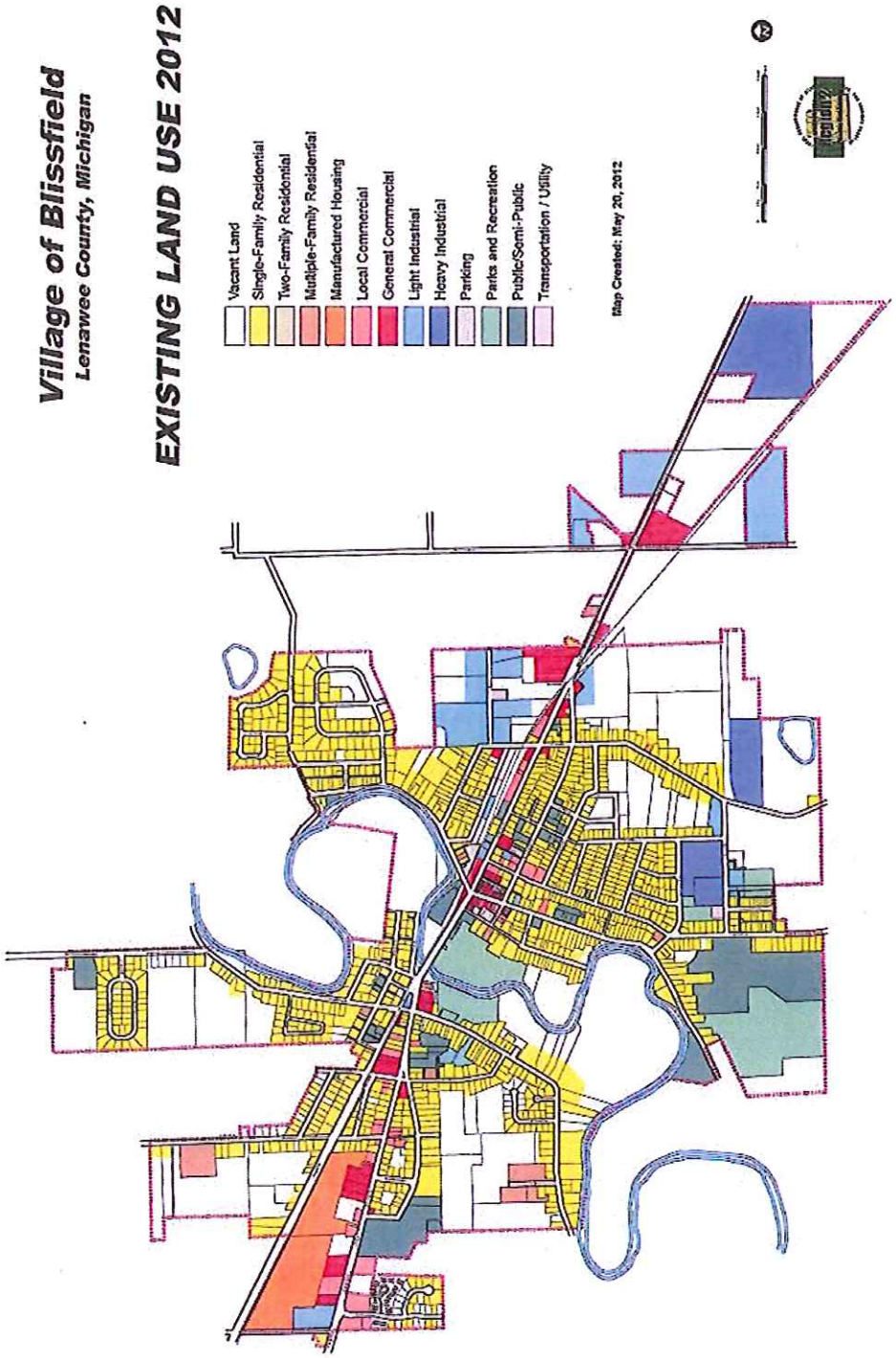
Industrial includes all lands devoted to manufacturing, processing, warehousing, storage, and services of an industrial nature.

Public/Semi-Public includes all lands and building devoted to government facilities, schools, churches, cemeteries, and quasi-public and private institutions.

Parks includes local recreation lands and open space under municipal ownership.

Agricultural, Vacant and Streets includes all lands devoted to agriculture, vacant properties and local and primary streets.

Map 1 - existing land use



Corresponding land use acreage for the Village is shown in Table 7. The single largest land use within the Village is agricultural/vacant land and streets. This category occupies 54.1 percent of total land area. Single-family residential occupies 25.3 percent, industrial 8.2 percent, and other uses such as multiple-family residential, parks, commercial, and public/semi-public, combine to make up 12.4 percent of the land use in the Village.

TABLE 7
Village of Blissfield
Existing Land Use Acreage

	Acres	Percent
Single-Family Residential	~~364.8~~ *350.9*	~~25.3~~ *24.3*
Multiple-Family Residential	~~21.0~~ *13.0*	~~1.5~~ *0.9*
Commercial	~~45.4~~ *54.6*	~~3.1~~ *3.8*
Industrial	~~118.1~~ *85.9*	~~8.2~~ *5.9*
Public/Semi-Public	~~65.3~~ *73.2*	~~4.5~~ *5.1*
Parks	~~48.1~~ *60.8*	~~3.3~~ *4.2*
Agriculture/Vacant/Streets	~~781.3~~ *831.6*	~~54.1~~ *57.6*
Blissfield Village Total:	1,444.0	100.0

LAND USE ANALYSIS

Over the past twenty years, some of the more significant changes within the community have been additions of industrial lands on the east end of town and the addition of commercial areas on both sides of town. New residential development has also been added on the southwest portion of the community, as well as the northern fringe areas.

The question arises of where future development will occur and what types of development will occur. Population projections suggest that the Village population will continue to rise through 2030 (see Table 2). Future residential growth will likely continue within the fringe of undeveloped portions of the community, as well as vacant/transition areas already having water and sewer services. Commercial, industrial, and technological growth will occur near major transportation corridors such as Adrian Street and where there are compatible adjoining land uses. An analysis of commercial and industrial land uses is presented in the following sections.

Analysis of Commercial Land Use

Future needs for commercial development are calculated as a function of the average family income and retail trade statistics. This is translated into acreage by sales data per square foot of store-type. Retail floor area to land ratios typical in the community are also utilized.

The process takes a portion of the average family income available to retain purchases and multiplies it by the number of families under consideration to obtain a total expected retail expenditure of all families within the Village area. The total expenditure is divided into categories of retail trade according to documented percentages for actual retail sales. The translation of the figures from gross income of sales into land area begins with the selection of an absorption factor per square foot of usable floor area by store type. The dollar amount available for retail trade divided by the sales per square foot yields the usable floor area supported by the study area. A factor is then applied to convert retail floor area into total required land area to allow for auxiliary features such as parking, landscaping, buffers, and service area. The ratio of floor area to total land area is generally 1:5 for suburban centers. The total land area is then converted into acres.

The basic assumption of this method is that families in the trade area choose to make their purchases within their own neighborhood. This is not entirely true, of course, but the assumption is reasonable, particularly for convenience items. The accompanying Tables 8 and 9 depict commercial acreage needs for the Village of Blissfield for 2010 and 2030. The figures are generated to represent the commercial needs of a specified number of families. The results of these calculations show a current need of 12.7 acres in 2010 and 13.6 acres in 2030 The increase is due to a projected population increase within the Village of Blissfield and an expanded number of occupied dwelling units from 1,349 in 2010 to 1,447 by the year 2030.

It is important to note, however, that these figures do not consider Township households and retail sales from Township areas. While it is true that a considerable number of township and village households will do their retail buying in such communities as Adrian and Toledo, shoppers will also do a portion of their buying within the Village of Blissfield. In order to consider this township's buying power, approximately 1,350 households are estimated to be within a five-mile driving radius. Using these additional households and the demand generated on the assumptions developed in Tables 8 and 9, an adequate supply of commercial land exists.

TABLE 8
Commercial Acreage Needed for 1,349 Households
Village of Blissfield, 2010

Retail Group	Retail Sales/Household			Gross Income Available	Absorption Factor $/sq. ft.**	Sq. Ft. Supported by Study Areas	Equivalent Commercial	
	% of Retail Sales *	Based on Disposable Income	No. of Dwelling Units				Sq. Ft.	Acres
Convenience								
Food	24.9	$2,422	1,349	$3,267,278	$175	18,670	91,275	2.1
Drug	5.4	525	1,349	$708,225	175	4,047	20,235	0.5
Hardware	3.1	301	1,349	$405,049	175	2,315	11,573	0.3
Eat/Drink	5.3	515	1,349	$694,735	175	3,970	19,850	0.5
Other Retail	10.8	1,050	1,349	$1,416,450	175	8,094	40,470	0.9
Subtotal	49.5	4,813	1,349	$6,492,737	175	37,101	185,507	4.3
Comparison								
General	8.7	846	1,349	$1,141,254	75	15,217	76,085	1.7
Apparel	5.1	496	1,349	$669,104	75	8,921	44,607	1.0
Furniture	3.7	360	1,349	$485,640	75	6,475	32,376	0.7
Eat/Drink	5.3	515	1,349	$694,735	75	9,263	46,316	1.1
Other Retail	4.8	467	1,349	$629,983	75	8,400	41,999	1.0
Subtotal	27.6	2,684	1,349	$3,620,716	75	48,276	241,381	5.5
General								
Hardware	3.1	301	1,349	$406,049	120	3,384	16,920	0.4
Auto	13.1	1,274	1,349	$1,718,626	120	14,322	71,609	1.6
Gasoline	6.7	652	1,349	$879,548	120	7,330	36,648	0.8
Subtotal	22.9	2,227	1,349	$3,004,223	120	25,035	125,176	2.9
TOTAL	100.0	9,724	1,349	$13,117,676		110,412	552,060	12.7

Sales Marketing Management, Survey of Buying Power, 1980.
** Dollar volume sq. ft. standards adopted by ALNM from the Dollars and Cents of Shopping Centers, Urban Land Institute, Washington, D.C., 1978.

TABLE 9
Commercial Acreage estimated for 1,447 Households
Village of Blissfield, 2030

Retail Group	Retail Sales/Household			Gross Income Available	Absorption Factor $/sq. ft.**	Sq. Ft. Supported by Study Areas	Equivalent Commercial	
	% of Retail Sales *	Based on Disposable Income	No. of Dwelling Units				Sq. Ft.	Acres
Convenience								
Food	24.9	$2,422	1,447	$3.504,634	$175	20,026	100,130	2.3
Drug	5.4	525	1,447	$759,675	175	4,341	21,705	0.5
Hardware	3.1	301	1,447	$435,547	175	2,489	12,444	0.3
Eat/Drink	5.3	515	1,447	$745,205	175	4,258	21,292	0.5
Other Retail	10.8	1,050	1,447	$1,519,350	175	8,682	43,410	1.0
Subtotal	49.5	4,813	1,447	$6,964,411	175	39,796	198,983	4.6
Comparison								
General Merchandise	8.7	846	1,447	$1,224,162	75	16,322	81,611	1.9
Apparel	5.1	496	1,447	$717,712	75	9,569	47,847	1.1
Furniture	3.7	360	1,447	$520,920	75	6,946	34,728	0.8
Eat/Drink	5.3	515	1,447	$745,205	75	9,936	49,680	1.1
Other Retail	4.8	467	1,447	$675,749	75	9,010	45,050	1.0
Subtotal	27.6	2,684	1,447	$3,883,748	75	51,783	258,917	5.9
General								
Hardware	3.1	301	1,447	$435,547	120	3,630	18,148	0.4
Auto	13.1	1,274	1,447	$1,843,478	120	15,362	76,812	1.8
Gasoline	6.7	652	1,447	$943,444	120	7,862	39,310	0.9
Subtotal	22.9	2,227	1,447	$3,222,469	120	26,854	134,270	3.1
TOTAL	100.0	9,724	1,447	$14,070,628		118,433	592,170	13.6

by ALNM from the Dollars and Cents of Shopping Centers, Urban Land Institute, Washington, D.C., 1978.

Sales Marketing Management, Survey of Buying Power, 1980.

** Dollar volume sq. ft. standards adopted

Further analysis of existing commercial zoning acreage and projected demand is presented in Table 10. It is apparent from the analysis that the Village has adequate commercial land to accommodate any future demand. Efforts should be directed toward infilling and re-development of existing commercial areas rather than solely concentrating upon new development.

TABLE 10
Existing Commercial Activities
Versus Market Demand
Village of Blissfield

	1980	1990	2000	2012
Existing Zoning*				
Central Business District	11.9	11.9	11.9	21.6
General Commercial	27.0	27.0	34.0	93.6
Local Commercial	14.0	14.0	15.0	16.6
Total	52.9	52.9	60.0	131.8
Existing Land Use*				
Central Business District	4.0	4.0	3.6	4.3
Commercial	32.0	32.0	38.0	50.3
Total	36.0	36.0	41.6	54.6
Market Demand	10.1	11.6	13.5	12.7
(Township Market Demand)	(10)	(10)	(10)	(10)
Needs Compared to Zoning**	+42.8	+41.4	+46.5	+119.1
Needs Compared to Existing Land Use**	+25.9	+24.5	+28.1	+41.9

*Survey of existing zoning and land use were conducted in 1986. Similar conditions were assumed to exist in 1990.
**A surplus in acreage is represented by a plus (+).

Industrial Land Use

An investigation into the existing industrial land use reveals that there are approximately 86 acres currently used for industrial purposes within the Village of Blissfield. It is estimated that of the 1367 jobs available within the Village approximately 646 were used for manufacturing and industrial employment. This is translated into a job per acre ratio of .0.133. By estimating future industrial employment for the year 2020, we can project the industrial needs for the community.

TABLE 11 Projected Industrial Acreage Village of Blissfield				
Existing Industrial Land Use				
Year	**Estimated Industrial Employment**	**Existing Industrial Land Use (acres)**	**Projected Additional Needs (acres)**	**Total Industrial Acreage**
1990	840	58	11	69
2000	700	58	26	84
2012	646	86	10	88
2020	775	86	17	103
Land Zoned Industrial				
1990	840	164.5	11	+95.5
2000	700	164.5	26	+80.5
2012	646	194.5	76	+106.0
2020	775	194.5	39	
Vacant Land Zoned Industrial				
1990	840	106.5	11	+95.5
2000	700	106.5	26	+80.5
2012	646	116.0	10	+106.0
2020	775	238.5		

*Based on local planning standards, 0.133 acres/job. A surplus acreage is represented by a plus (+).

Employment within the Village of Blissfield is increasing at approximately 20 percent every ten years. Total industrial employment could reach 775 positions by the year 2020. These increases can be translated into additional industrial (business and technology) needs of 17 acres for the year 2020, or total industrial acreage of 103 acres. These figures are outlined in Table 11. Using these assumptions and jobs per acre ratio, it is apparent that there is a more-than-adequate supply of industrial acreage and industrial zoning to meet the needs of projected industrial expansion within the Village for the year 2020.

PARKS AND RECREATION FACILITIES

The Village of Blissfield is fortunate to have nearly 33.8 acres of recreation land within the Village. The Blissfield Community Schools offer an additional 73.7 acres of land

which also accommodates local recreation needs. Together, the school and the Village provide attractive opportunities for recreation. In most cases, this acreage and available facilities meet or exceed recognized standards for park and recreation use.

Table 12 provides an inventory of existing recreation sites within the Village. It includes both Village-owned parks, school-owned playground areas, and athletic facilities. A total of 107.5 acres is available for recreation within the Village.

TABLE 12
Village of Blissfield
Inventory of Recreation Facilities

Name	Classification	Acreage	Facilities
Ellis Park	Community Park	17.6	Swimming pool, baseball, volleyball courts, softball, picnicking, play equipment, basketball courts, boat launch, skateboard park
Clara Bachmayer Memorial Park	Community Park	6.9	Picnicking, play equipment
Bachmayer Playground	Neighborhood Park	4.4	Little League ball field, play equipment, picnicking
Blissfield High School Athletic Complex	Community Park	70.0	Football field, baseball field, soccer field, track, exercise course, tennis courts
Blissfield Middle School	Neighborhood Park	1.7	(associated with high school complex)
Blissfield Elementary School	Neighborhood Park	2.0	(associated with high school complex)
Farver Little League Field	Neighborhood Park	4.7	Baseball field
Downtown Mini Park	Neighborhood Park	0.2	
TOTAL ACRES		107.5	

Ellis Park and Clara Bachmeyer Park are the main park facilities within the Village. These parks service Village-wide recreation use and are a regional attraction for residents from outside the Village. Both of these parks are located along the river and utilize this attractive natural feature within the park setting. The river provides opportunities for picnicking, canoeing, walking, and passive recreation. The river remains as a central recreation opportunity and there exists a unique potential to develop selected riverfront areas as a lineal park. The park could offer an attractive setting for walking, bicycling, jogging, etc.

The lineal park could extend from the north Village limits to the high school area and incorporate portions of Ellis Park, as well as existing road right-of-way areas. Easement or land purchase would, of course, be necessary for selected areas.

III

CITIZEN QUESTIONNAIRE

AND

BUSINESS SURVEY

CITIZEN QUESTIONNAIRE

As part of the previous Comprehensive Plan update, a citizen survey was conducted by the Village Planning Commission in late 2004. The purpose of the survey was to seek public opinion on land use issues related to this comprehensive plan. A total of 447 surveys were received from the residents of the Village. A survey was also conducted as part of another previous plan update in 2000. When appropriate, the responses from the two surveys are compared. The Planning Commission believes that this data still carries some vaillidity.

The survey contained 11 questions. The first question asked respondents to rate various Village services. Respondents were asked provide a rating of very good, good, average, poor and very poor. The numbers of responses by category are provided below including weighted average scores from the 2004 and 2000 surveys.

How would you rate the following village services?

	VERY GOOD	GOOD	AVERAGE	POOR	VERY POOR	NO RESPONSE	WEIGHTED AVERAGE SCORE	
							2004	2000
Street maintenance	121	219	83	9	1	15	3.04	2.82
Street lighting	85	198	115	31	1	16	2.77	2.80
Water	74	153	126	51	21	22	2.49	2.15
Sewer	80	195	113	27	4	28	2.76	2.67
Sidewalk maintenance	70	206	121	21	9	20	2.72	2.49
Police: Traffic control	115	187	94	28	5	18	2.88	2.72
Police: Crime enforcement	112	202	83	15	4	31	2.96	2.93
Parks	163	193	69	7	0	15	3.19	2.92
Library	128	212	60	8	0	39	3.13	3.13
Leaf/brush collection	154	182	75	9	2	25	2.47	3.18
Recycling	56	154	118	46	18	55	2.50	2.42
Village government	47	187	131	42	14	26	2.51	N/A
Code enforcement	46	158	150	29	10	54	3.44	N/A
Fire (township)	221	179	29	0	1	17	3.46	3.41
Rescue (township)	227	169	27	1	1	22	3.46	3.30

N/A – Not applicable, question was not asked in previous survey.

Fire and rescue services received the highest weighted average scores while recycling and water services ranked lowest. Several comments were received regarding the lack of knowledge of or incomplete recycling services, high water rates, and poor water quality. A high "no response" rate can suggest a lack of familiarity with the intent of the question or a lack of knowledge that such a facility exists. Other than leaf/brush collection, the weighted average scores for services increased or were stable.

Question 2 asked respondents to rate various conditions within the Village. The results are presented in the following table:

How would you rate these conditions within Blissfield?

	VERY GOOD	GOOD	AVERAGE	POOR	VERY POOR	NO RESPONSE	WEIGHTED AVERAGE SCORE	
							2004	2000
Property maintenance: Residential	62	253	105	9	3	15	2.84	2.77
Property maintenance: Commercial	36	185	153	35	4	34	2.52	2.48
Visual appearance: Adrian St. (US-223)	49	171	147	45	14	21	2.46	2.35
Visual appearance: Lane St.	83	215	102	15	4	28	2.85	2.66
Visual appearance: Commercial district flower plantings	147	194	78	9	2	17	3.10	N/A
Downtown parking	95	203	96	32	5	16	2.81	2.63
Visual appearance of commercial signs	49	209	142	27	5	15	2.63	2.54

N/A – Not applicable, question was not asked in previous survey.

The flower plantings in the commercial district scored the highest among the seven conditions within the village. From the weighted average scores, it appears that the visual appearance of Lane Street is perceived to be better than Adrian Street. Residential property is perceived to be better maintained than commercial property. In general, downtown parking received favorable ratings. Good and average ratings were predominant for the appearance of commercial signs. Weighted average scores

increased in all applicable cases from 2000-2004 suggesting that these specific conditions are improving.

The purpose of question 3 was to understand where residents travel to obtain various goods and services. Respondents were asked to provide primary and secondary preferences for purchase of these services. The results are presented in the following table:

Where do you usually purchase these goods/services? (Indicate your primary choice with "1" and your secondary choice with "2").

	Blissfield			Adrian			Toledo area			Internet			Other		
	1	2	X	1	2	X	1	2	X	1	2	X	1	2	X
Groceries	106	182	19	221	79	21	87	61	12	0	1	0	2	4	0
Clothing	2	19	3	183	140	24	204	107	21	2	14	3	14	17	5
Appliances	67	41	5	163	108	10	154	100	13	0	2	1	18	10	1
Medical/dental	184	60	26	77	86	21	100	73	19	3	0	0	34	30	4
Entertainment	30	22	4	99	143	14	227	77	13	1	3	0	27	28	4
Gifts	42	67	16	157	121	28	179	94	21	5	6	5	9	19	6
Professional services	149	57	8	118	109	10	103	61	7	0	0	1	23	19	4
Building/maintenance supplies	186	100	21	161	132	24	47	60	10	0	0	1	4	6	4

The table shows that the availability and purchase of goods and services in Blissfield varies according to the type of good or service. Groceries tend to be purchased in Blissfield or Adrian. Little clothing and few appliances are purchased in Blissfield but rather in Adrian and Toledo. A relatively large number of medical and dental appointments are made in Blissfield but a significant number of trips are also made to Adrian and Toledo (and other places such as Ann Arbor). It appears that very few residents stay within Blissfield for entertainment with Toledo and Adrian serving as entertainment hubs. Residents tend to travel to Adrian and Toledo for gift shopping. It appears that professional services and building/maintenance supplies are available within Blissfield. The distribution of responses showed a similar pattern in the 2000 survey.

Question 4 asked respondents the frequency of use of various village facilities for members of their household. The results are presented in the following table:

How often do you and/or your family use the following village facilities?

	DAILY	WEEKLY	MONTHLY	RARELY	NEVER	NO RESPONSE
Parks	7	80	99	223	20	18
Recycling center	1	45	124	106	157	14
Swimming pool	13	35	26	104	251	18
Library	3	63	133	161	74	13
Sidewalks	173	105	41	90	26	12

According to the table, sidewalks get the most use of listed facilities. The recycling center and swimming pools were used the least. Some respondents indicated that they were unaware of the recycling facility or were not satisfied after having used the recycling facility

In question 5, the survey requested public opinion regarding various policy issues facing the Village. The responses are below:

Please indicate your opinions on the following issues?

	Yes	No	No response
Should the Village attract more industry?	287	125	35
Should the Village annex Township lands to accommodate growth?	258	133	56
Should the Village promote development of more stores and shopping areas?	314	99	34
Should the Village encourage development of:			
Single-family housing?	311	75	61
Multi-family housing?	159	212	76
Senior citizen housing?	369	52	26
Extended care facilities?	297	104	46
Urgent care facilities?	263	118	66
Day care facilities?	247	133	67
Should the Village promote tourism?	357	68	22
Should the Village consider village-wide wireless internet service?	243	139	65
Should the Village add small neighborhood parks?	131	286	30

Seventy percent of respondents were of the opinion that the village should attempt to attract more industry. In addition, 76% believed that further commercial development should be promoted. This may be combined with Question #3 to determine commercial needs that are not being met locally (i.e. clothing, appliances, entertainment, and gifts). By varying degrees, respondents saw the need for certain types of residential development – single-family housing (81% in favor), senior citizen housing (88%), extended care facilities (74%), urgent care facilities (69%), and day care facilities (65%). However, a minority of respondents (43%) believed that the village should encourage new multi-family housing development. Two-thirds of respondents replied

that township lands should be added to accommodate growth. A large majority of survey respondents (84%) believed that the village should promote tourism. Sixty-four percent said they would like the village to consider village-wide wireless internet service. The addition of small neighborhood parks was not viewed favorably by most (69%) of respondents. This pattern of response does not differ greatly from the 2000 survey.

The remaining questions on the survey regarded the demographic makeup of the respondents. The demographic information served several purposes but primarily was used to measure the validity of the survey response against known demographic characteristics of the Village from 2000 census data. The demographic questions also allow a breakout of survey response by demographic group.

Question 6 asked the length of time respondents have been residents of the Village. The response is summarized in the following table:

How many years have you been a village resident?

Years in Blissfield	# of responses	% of total response
1-5	72	17.1
6-10	59	14.0
11-15	44	10.5
16-20	38	9.0
21-30	60	14.3
31-40	55	13.1
41-50	37	8.8
51-60	26	6.2
61-70	15	3.6
71-80	10	2.4
81-90	4	1.0
Total	420	100.0

The response appears to be representative. It is evenly divided between residents who have lived in the village under 20 years (50.6%) and those who have lived in the village for over 20 years (49.4%).

Question 7 asked the age or responses. The responses are presented in the following table along with a comparison to the actual age numbers from the 2000 census.

What is your age group?

Age Group	*# of responses*	*% of total response*	*Percentage age group from 2000 Census*	*Representation (over/under)*
18-24	3	0.7	10.3	-9.6
25-34	41	10.0	18.9	-8.9
35-44	70	16.5	19.1	-2.6
45-54	92	21.7	18.3	+3.4
55-64	80	18.9	11.6	+7.3
65-74	59	13.9	11.1	+2.8
75-84	64	15.1	7.1	+8.0
85 +	14	3.3	3.5	-0.2
Total	423	100.0	100.0	

As is usually the case, older residents tend to respond at a higher rate than younger ones. Most of the age brackets above the age of 44 responded at a higher proportion than their percentage of the population. Though the 2000 Census data are somewhat out of date, the information is current enough to provide an indication of response rates by age bracket.

Another demographic measure that can be used to measure response against the known background of the residents of the Village is income. A breakdown of income of respondents against 2000 census data is shown in the following table:

What is your household income?

Household Income ($)	**# of responses**	**% of total response**	**Percentage from 2000 census**	**Over/under Response**
Less than 10,000	11	3.0	8.4	-5.4
10,000-14,999	26	7.0	7.7	-0.7
15,000-19,999	17	4.6	8.2	-3.6
20,000-24,999	23	6.2	7.5	-1.3
25,000-29,999	22	5.9	7.3	-1.4
30,000-34,999	23	6.2	7.4	-1.2
35,000-39,999	19	5.1	4.0	+1.1
40,000-44,999	22	5.9	7.1	-1.2
45,000-49,999	22	5.9	5.5	+0.4
50,000-59,999	42	11.3	7.2	+4.1
60,000-74,999	46	12.4	11.5	+0.9
75,000-99,999	56	15.1	11.5	+1.7
100,000-124,999	26	7.0	5.3	+1.7
125,000-149,999	8	2.2	0.5	+1.7
150,000-199,999	6	1.6	0.3	+1.3
200,000 or more	2	0.5	0.7	-0.2
Total	371	100.0	100.1	

Higher income brackets tended to respond at a higher rate than lower ones. However, this was somewhat tempered by the fact that senior citizen households tend to have lower income than working households.

Question 9 was in two parts. Respondents were asked to indicate the number of adults and children that are members of their family. The results are presented below.

Indicate your family size.

Number of persons	Adults	Children
1	107	45
2	254	57
3	32	21
4	13	3
5	3	2
6	1	2
7	0	0
8	0	0
9	0	0
10	0	0

The table indicates that most of the families contained either one or two adults. Many of the respondents had small families. When children were present, there were only one or two in the family.

Question 10 pertained to the quadrant of the Village in which respondents reside. The following table presents the results.

Which area of the village do you reside in?

Quadrant	# of responses	Percent of total
Southeast	138	32.5
Southwest	82	19.3
Northeast	83	19.5
Northwest	122	28.7
Total	425	100.0

The southeast and northwest quadrants made up over 61 percent of the respondents while the southwest and northeast quadrants contributed about 19% apiece.

The survey's twelfth and final question asked about residence status. Almost all of the respondents replied that they own the home in which they reside.

Indicate the status of your residential dwelling.

Residence status	*# of response*	*Percent of total*
Own home	413	94.1
Rent single-family home	12	2.7
Rent duplex	5	1.1
Rent multi-family	2	0.5
Rent apartment	7	1.6
Total	439	100.0

BUSINESS SURVEY

The Village Planning Commission surveyed business owners to understand their perspective on various aspects of business conditions. Forty-three responses were received.

The business survey contained eleven questions intended to describe the respondent's business and their perceptions of life and the business climate in the community. The first question in the business survey asked respondents to provide the type of business they have. The following table shows the results of this question:

Type of Business	Number of Responses
Retail	12
Industrial	5
Service	14
Professional	9
Food Service	0
Transportation	0
Not-for-profit	5
N/A	1
TOTAL	46

In some cases the number of responses is greater than the total of number of survey forms received due to the fact that some respondents placed their business in more than one category.

Question 2 on the business survey asked the number of workers each business employs. The results are shown in the following table:

Number of Employees	Number of Responses
Less than 9	34
10 to 20	6
21 to 40	1
41 to 60	1
61 to 80	0
81 +	1
N/A	0
TOTAL	43

Nearly 80% of the respondents had nine or fewer employees. This question was answered by all of the business survey respondents.

The third question of the survey asked business owners how long their company had been in business in Blissfield. The following table breaks out the response:

Number of Years in Blissfield	Number of Responses
Less than 9	11
10 to 20	10
21 to 40	13
41 to 60	2
61 to 80	0
81 +	6
N/A	1
TOTAL	43

According to the survey response, nearly half of the businesses have been active less than 20 years. Over 80% were in business less than 40 years.

Question 4 asked whether the respondent owned or leased the building in which their business is located. Thirty-four own the building their business is located in and nine rent or lease the building.

Question 5 asked respondents where their business is located in relation to Adrian Street and the River Raisin. The results are listed below:

Business Location	Number of Responses
East Side	17
West Side	17
Downtown	13
Other	0
N/A	0
TOTAL	47

Respondents were distributed throughout the town. Once again, due to multiple responses, more responses were received than the number of surveys returned.

Question 6 asked business owners in what town their residence is located. The results are included in the following table:

Location of Residence	Number of Responses
Blissfield	29
Adrian	4
Toledo Area	2
Other	7
N/A	1
TOTAL	43

Most business owners also live in Blissfield. Question 7 was a follow-up question for business owners who do not reside in the Village. The select group was asked why they chose to located their business in Blissfield. The responses to this open-ended question are varied.

Question 8 asked business owners to rate Village services. Ratings ranged from poor to very good with "no opinion" as another possible response. The following table presents the results along with weighted average scores for the services:

	VERY GOOD	GOOD	AVERAGE	POOR	VERY POOR	NO RESPONSE	WEIGHTED AVERAGE SCORE
Street maintenance	20	15	6	1	0	1	3.29
Street lighting	17	12	9	4	0	1	3.00
Water	10	15	12	1	4	1	2.62
Sewer	13	15	9	2	2	2	2.85
Sidewalk maintenance	14	15	8	2	2	2	2.90
Police: Traffic control	16	13	7	4	2	1	2.88
Police: Crime enforcement	14	14	8	3	2	2	2.85
Code enforcement	14	15	5	2	5	2	2.76
Fire (township)	21	18	2	0	0	2	3.46
Rescue (township)	23	16	2	0	0	2	3.51

Question 9 asked respondents to rate various conditions within the Village. The following are the results of this evaluation:

	VERY GOOD	GOOD	AVERAGE	POOR	VERY POOR	NO RESPONSE	WEIGHTED AVERAGE SCORE
Property maintenance: Residential	7	27	8	0	0	1	2.98
Property maintenance: Commercial	5	19	17	1	0	1	2.67
Visual appearance: Adrian St. (US-223)	8	13	13	7	1	1	2.29
Visual appearance: Lane St.	9	15	17	1	0	1	2.76
Downtown parking	12	20	7	2	0	2	3.02
Visual appearance of commercial signs	7	16	17	2	0	1	2.67

The purpose of Question 10 was to learn where business owners travel to obtain various goods and services. Respondents were asked what their primary and secondary destinations were to purchase the various goods and services. The responses to this question are presented below:

	Blissfield		Adrian		Toledo area		Internet		Other	
	1	2	1	2	1	2	1	2	1	2
Professional Services	23	2	5	13	2	5	0	0	4	4
Building/Maintenance Supplies	27	6	9	17	7	4	1	0	4	2
Office Supplies	0	11	22	7	10	12	3	0	8	3
Appliances	14	3	17	4	8	13	0	0	3	2
Capital Equipment	5	3	5	5	7	4	0	0	18	4

Finally, in Question 11, respondents were asked a number of questions regarding various policy issues facing the Village. The questions and responses follow:

	Yes	No	No response
Should the Village attract more industry?	31	9	3
Should the Village annex Township lands to accommodate growth?	29	9	5
Should the Village promote development of more stores and shopping areas?	27	14	2
Should the Village encourage development of:			
Single-family housing?	34	3	6
Multi-family housing?	17	19	7
Senior citizen housing?	33	7	3
Extended care facilities?	30	9	4
Urgent care facilities?	19	17	7
Day care facilities?	21	14	8
Should the Village promote tourism?	33	9	1
Should the Village consider village-wide wireless internet service?	28	10	5

IV

COMMUNITY GOALS, OBJECTIVES, AND ACTION STEPS

Community Goals, Objectives, and Action Steps

Based upon information developed from the background studies, a Policy Plan and Community Goals can be formulated. The adoption of a Policy Plan and Community Goals is a vital step in the planning process. The desires and needs of the people must be properly interpreted so that workable solutions can be achieved. It, therefore, requires careful analysis of the various factors which characterize the Village of Blissfield and the specific problems to be faced.

I. Community Identity Goals:

A. Promote the Village of Blissfield as a community with an individual identity and a "small town" atmosphere.

1. Identify community identity.

Action Step: Conduct community input sessions to determine community's overall "identity".

Action step: Strengthen status as a "green community', by encouraging green businesses and practices.

2. Coordinate with the Downtown Development Authority as well as various other groups to promote improvements within the community.

Action Step: Share information between DDA/Main Street Board, the Planning Commission, Village Council, Parks & Recreation Advisory Board, nonprofit community organizations, and citizens of the Village through correspondence, special meetings, regular reporting, and use of mutual resources.

3. Identify the critical issues, recommend physical improvements, and formulate strategies for the Village as a community.

Action Step: Any new subdivision should be required to construct sidewalks prior to the issuance of any building permits.

Action Step: Sidewalks should be constructed in gaps in existing areas in order to create a connected community.

Action Step: Continue to investigate a Historic Commercial District; continue façade projects, encourage appropriate/ aesthetically pleasing signage, and

begin to replace street signs with historical replications on an as needed basis.

Action Step: Improve the visual appearance of the current DPW and create buffering.

Action Step: Issue a report that investigates the feasibility of the relocation of the DPW which must include, but is not limited to, approval from the DEQ that soil is up to standard for approved use of existing land and proof of complete outside funding for the new DPW facility.

4. Promote the usage of Village resources and preservation while carefully controlling the type of growth.

Action Step: Advertise and announce locations for recycling centers and encourage community groups to actively promote village clean ups of parks, sidewalks, and other common use areas.

Action Step: Investigate the feasibility of voluntary curb-side recycling, and (if feasible) implement it.

Action Steps: work with non-profit organizations that will help citizens and businesses take advantage of grants, loans, and other financial resources to preserve and renovate existing buildings and homes.

B. Encourage recreation and culture by utilizing the River Raisin, Community parks and Recreation Facilities, the Downtown District and the U.S. 223 corridor.

1. Insure sufficient land area and resources are available to meet the leisure time recreation needs of both existing and future residents.

Action Step: Using the "Boundless Playground" in Bachmayer LL Field as a catalyst, work to upgrade the Village park facilities to fully comply with handicapped-accessibility requirements (including ramps, paved paths, parking, facility access, and bathroom facilities), and promote our success in doing so.

Action Step: Require useable "green space" within each new subdivision area.

2. Maximize the quality of open space and satisfy the people's outdoor recreational needs.

Action Step: Develop a linear parkway along the River Raisin, as well as an interconnecting bicycle and walking path, in conjunction with Blissfield's Parks & Recreation Plan.

Action Step: Develop a nature preserve along the River Raisin.

3. **Develop a plan for growth of music and the arts in the downtown area.**

Action Step: Encourage the recreation director to have concerts downtown in the summer, utilizing local talent such as the Blissfield Marching Band and the Jazz Band.

Action Step: Encourage and display public art in the downtown area and along the US223 corridor with projects such as sculpture display, art studios in storefronts, and art classes.

Action Step: Work with the DDA/Main Street Board and non profit groups to bring music and the arts alive in the downtown area.

4. **Promote healthy lifestyles with an emphasis on exercise and pedestrian friendly facilities.**

Action step: Connect all the areas and neighborhoods in the Village with a complete sidewalk system.

Action step: Install walkways and trails to complement the Village's sidewalk system, particularly along the River Raisin and in and between the Village's parks and the schools' community recreation facilities.

C. Maintain a balance of agricultural heritage, a prosperous commercial district, and industry.

1. **Preserve open space areas. Open space deals with those parts of our physical environment which have not been built upon intensively which nevertheless exist as integral parts of the total environment.**

Action Step: Develop and revise ordinances that encourage residential and commercial development which supports and accents natural environments.

Action Step: Work with the Parks and Recreation Board to develop riverfront walking paths and nature trails.

Action Step: Continue to encourage development of clean industry which is environmentally friendly.

2. Encourage the preservation, enhancement, and protection of natural environmental systems in the Village without totally divorcing them from the people.

Action Step: Work with the Village Council and the Parks and Recreation Advisory Board to support, maintain, and develop the existing vacant lands, including floodplains, in such a way that respects the integrity of the natural environment.

Action Step: Educate Villagers and visitors to the Village of the natural environment distinctive to the Blissfield area.

D. Provide and maintain a safe and peaceful residential community which encourages citizen participation.

1. Encourage Safety within the Village.

Action Step: Continue 24 hour police and fire protection.

Action Step: Ensure adequate street-lighting within the Village, including investigating the feasibility of switching to LED street-lighting.

Action Step: Develop sidewalks to connect the Village.

2. Encourage volunteer groups and clubs that promote social interaction and positive activity within the community.

Action Step: Encourage safety organizations such as Neighborhood Watch programs.

Action Step: Provide incentives, such as mini-grants, for community clubs and organizations that benefit the community with such actions as volunteer flower planting.

II. Growth and Economic Development Goals:

A. Encourage "green" businesses and practices, by the Village, businesses, organizations, and residents.

B. Provide for the planned, controlled growth of the Blissfield Community with support for beneficial change.

1. Encourage local planning decision makers to engage in land use planning on a Village-wide basis. Developers will be encouraged to use the following guidelines:

Action Step: Conform to the State Land Division Act and encourage continuous and coordinated platting of land throughout the Village.

Action Step: Promote curvilinear subdivision design and cluster or planned unit subdivision layouts rather than "grid" plats.

Action Step: Construct sidewalks with intention of connecting the Village and subdivisions.

2. Bring about a land use pattern that will optimize existing infrastructure and discourage the creation of residential densities requiring the premature extension of public facilities such as water supply and sanitary sewers.

Action Step: Encourage economical use of existing infrastructure to serve new developments.

Action Step: Look at future land use plan to develop handout materials.

Action Step: Create "Mixed Use Districts" where appropriate, to optimize land use patterns in those areas.

C. Increase commercial growth by five percent over the next five years.

1. Provide commercial environments that utilize a comprehensive plan approval process with emphasis on clustered commercial development.

Action Step: Create adequate parking for the size of the development, which includes aesthetically pleasing landscaping in open areas through the use of zoning ordinances.

Action Step: Promote the development of unique and existing land uses within the downtown area by coordinating with the Downtown Development Authority/Main Street Board and Chamber of Commerce.

2. **Concentrate efforts upon redevelopment and restoration of existing commercial areas.**

   Action Step: Support the work of the DDA/Main Street Board to continue streetscape improvements in the downtown area and the US223 corridor, as well as storefront façade improvements in those areas.

   Action Step: Encourage the Chamber of Commerce and/or DDA/main Street Board to hold events that will bring people into the downtown business district.

   Action Step: Coordinate development with availability of vacant parcels by providing information on available properties in the Village office.

3. **Promote tourism as a function of economic development.**

   Action Step: Work with the DDA/Main Street Board and Chamber of Commerce to hold events that will bring people into the downtown business district.

   Action Step: Promote the unique characteristics of the Village such as the River Raisin, the downtown, etc.

4. **Review and enforce the Village sign ordinance.**

   Action Step: Work with the Village zoning administrator to assess and revise current sign ordinances.

   Action Step: Provide information about ordinances to current and future Village residents/ business owners through the Village office.

D. Increase industrial (specifically, business and technology) growth by two percent over the next five years.

1. **Encourage location of future business and technology parks so as to maximize the efficient use of available transportation facilities such as rail and highway.**

   Action Step: Concentrate industrial, business, and technology areas and buffer them from residential uses through use of zoning ordinances.

Action Step: Plan the location of new business and technology uses (industrial zoning) to assist in providing an employment base and tax base for the residents of the Village through use of future land use plan.

Action Step: Create plan for and market business and industrial development at former "Home Canning" site.

2. Encourage light, clean industry clustered in business and technology parks. Encourage owner managed or locally responsive businesses, and require respect for the environment.

Action Step: Favor uses that do not pollute the air soils, water, or are offensive to neighboring residents because of noise or sight.

Action Step: Require appropriate landscaping of each developed industrial site.

III. Housing Goals:

A. Encourage home-owners to utilize "green" construction methods and practices.

B. Provide a pleasant and safe home environment for citizens of the Village of Blissfield.

1. Promote the maintenance of existing housing structure.

Action Step: Review housing codes and maintain strict enforcement to prevent deterioration of housing stock by working with the building inspector.

Action Step: Encourage community action groups to assist home owners in home maintenance projects.

2. Encourage adequate design and landscaping to create an aesthetically pleasing atmosphere in all housing areas.

Action Step: Construct sidewalks to connect the neighborhood and increase pedestrian safety.

Action Step: Use boulevards, trees, shrubs, and other means to preserve open space and a rural atmosphere through the use of the Village Street Tree Plan and coordination with Village Administration.

C. Promote a five percent growth of housing units over the next five years.

1. Promote quality housing, such as houses, apartments, condos, and duplexes in proper densities to maintain the small town character of the community.

Action Step: Designate areas, which may lend themselves to higher density development such as apartments, condos and townhouses through the use of future land use planning.

Action Step: Construct cluster development and senior citizen housing in moderate and medium density areas.

Action Step: Use State and Federal housing grant applications to assist senior citizens and low and moderate income individuals.

Action Step: Encourage a high percentage of home ownership and permanent housing types through land use planning.

Action Step: Encourage upper-story residential uses in the Central Business District, in part by assisting downtown property-owners in obtaining state Rental Rehabilitation Grants.

2. Policies should provide zoning alternatives whereby natural features are preserved.

Action Step: Provide a sufficient open space to serve each dwelling unit either through yard spaces and/or public open space areas with the use of Village ordinances.

3. Promote a plan which reduces the number of driveway and street access points along major roadways.

Action Step: Provide street access or road easement to vacant parcels in a way that is conducive to safe traffic patterns by using subdivision approval processes through ordinance and site plan review.

D. Encourage the preservation of historic homes.

1. Continue to investigate the feasibility of a Historic District within the Village of Blissfield.

Action Step: Continue the work of the Historic District Study Committee in studying Historic district possibilities.

Action Step: Encourage the Village Administration to inform the council and citizens of available grants and tax incentives that are available through the state and federal governments.

2. Promote and encourage groups that aim to preserve and maintain the historic homes and buildings in the Village.

Action Step: Encourage groups to take on projects that will benefit historic homes and buildings.

IV. Public Safety and Village Services Goals:

A. Utilize "green" practices, and incorporate them whenever/wherever possible.

B. Provide safe and efficient thoroughfare system throughout the Village.

1. Encourage efficient transportation routes for motorized and non-motorized vehicles and pedestrians throughout the Village.

Action Step: Construct sidewalks to connect all parts of the village.

Action Step: Support Parks and Recreation plan to develop an incremental plan for construction of a river walk/trail system.

2. Carefully use the site plan provisions of the zoning ordinance and sign ordinance standards during the review of development plans to assure minimum conflict with the transportation system.

Action Step: Review and enforce current sign ordinance provisions.

Action Step: Use sign ordinances to insure proper size and location for each individual development.

Action Step: Insure monitoring of sign ordinance compliance by zoning administration.

3. Provide interconnection of proposed subdivisions in the Village where appropriate.

Action Step: Require road/utility easements in new subdivisions to permit connectability to the village proper and future developments.

4. **Road planning and right-of-way standards should be incorporated into the Village thoroughfare plan.**

   Action Step: Encourage features such as boulevards at entrances to subdivisions for aesthetic value and efficient traffic movement.

   Action Step: The thoroughfare must meet appropriate standards of village or other affected governing body.

5. **Recognize the necessity for public transit and pedestrian needs in the thoroughfare plan. Appropriate reference should be made to regional transportation facilities.**

   Action Step: Investigate the feasibility of a pedestrian-only crossing over or under 223.

C. Provide public services effectively and efficiently to enhance safety and quality of life for Village residents.

Public Facilities Management

1. **Adequately maintain all Village public facilities including Parks and Recreation.**

   Action Step: Continue to support interaction between Village administration, various Village departments and boards, and community service groups.

   Action Step: Continue to improve the visual appearance of the current DPW site.

   Action Step: Investigate the relocation of the DPW.

2. **Relocate and expand the Village Office.**

   Action Step: Relocate the Village Administrative Offices, Police Department, and Council Chambers, as funds become available and within the Village budget.

Sewer and Water Management

3. **Continue updates of infrastructure and equipment within the Water Plant on an as needed basis.**

   Action Step: Encourage the sale of water to new area industries.

   Action Step: Continue to monitor the water quality, and improve as warranted.

4. **Continue improvements to the Village sewer systems in order to insure quality service to all residents and users.**

   Action Step: Update equipment and facilities.

Police and Fire

5. **Require water systems, which provide adequate fire fighting protection.**

   Action Step: Use subdivision ordinances and site plans to insure protection.

6. **Continue to coordinate police protection programs with adjacent communities, and fire protection with the Township.**

   Action Step: Promote interaction and cooperation between the Village Police and other departments.

   Action Step: Continue 24-hour police coverage.

7. **Update police facilities and equipment.**

   Action Step: Coordinate with the village administration to provide new facilities for the Village Police Department in conjunction with the new Village Office.

Infrastructure

8. **Develop a Capital Improvement Plan.**

   Action Step: Coordinate with Village Administration on future capital improvement projects and support a separate plan.

V

LIST OF PRIORITIES

Priority Action Step List
(in no particular order)

Re-locate the Village offices and police department

Connect sidewalks throughout the Village

Investigate the feasibility of a historic district

Upgrade park facilities to comply with ADA regulations

Create a linear parkway/nature preserve/park

Improve lighting in conjunction with the sidewalk project

Investigate potential locations for a future business and technology park

Develop a plan to encourage community action to assist homeowners in maintaining their property

Improve the appearance of the DPW site

Investigate the feasibility of moving the DPW site

Investigate the feasibility of a pedestrian-only crossing of 223

Review the needs of the water department regarding improvements

Review the needs of the sewer department regarding improvements

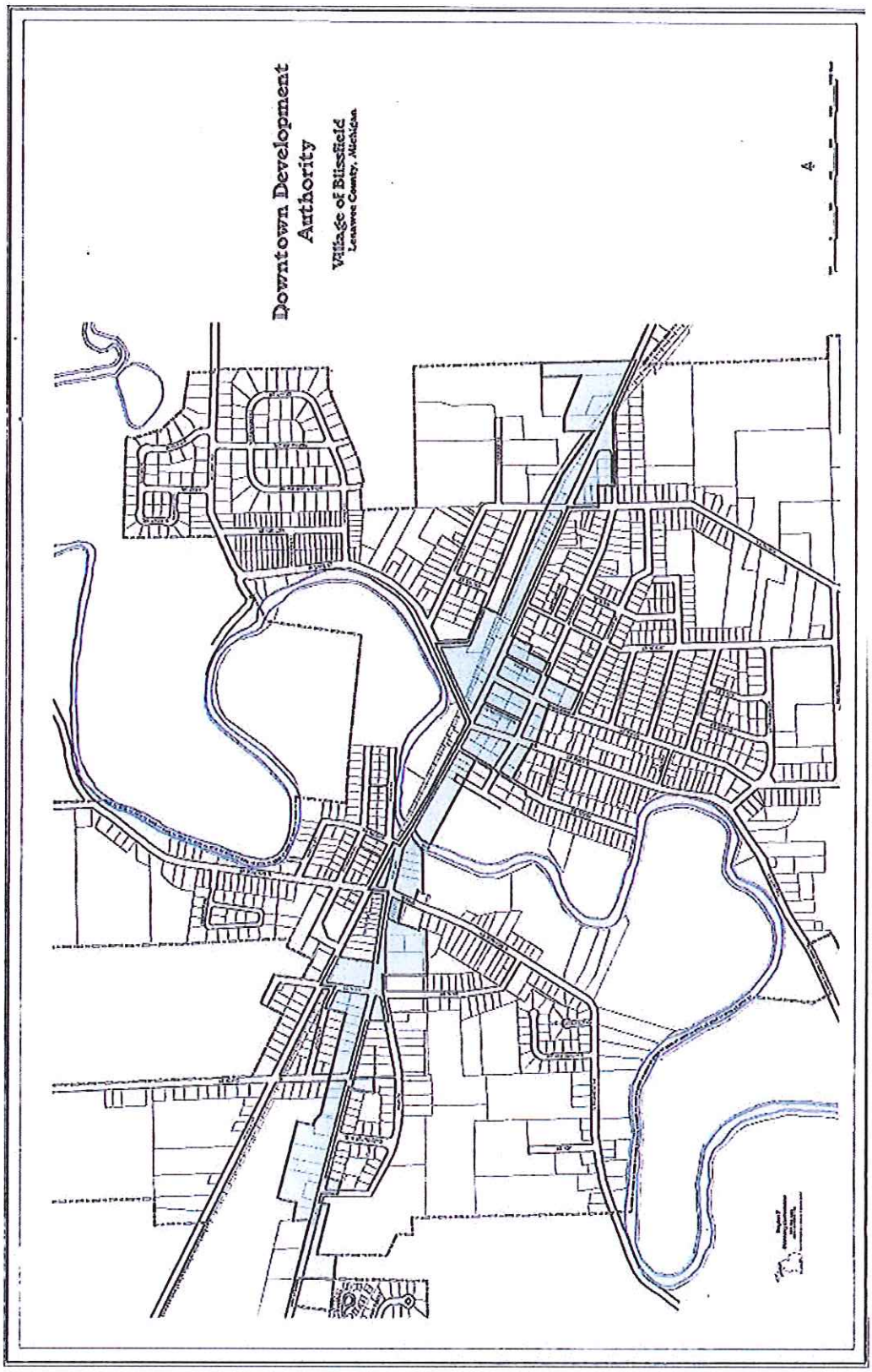
Review the needs for fire protection

Streets and infrastructure improvements

Develop a plan for growth of music and the arts in the downtown area

Continue to implement Capital Improvement Plan

VILLAGE OF BLISSFIELD
Lenawee County, Michigan
DRAFT
LAND USE PLAN
Single Family Residence
Multi-Family Residential
Mobile Home Park
Central Business District
Commercial
Mixed Development
General Industrial
Limited Industrial
Office/Research
Professional Office
Institutional
Recreational/Vacant
Village Boundary
Region 2


Downtown Development Authority
Village of Blissfield
Lenawee County, Michigan