

VILLAGE OF CLINTON MASTER PLAN

September 6, 2017

Produced by the Village Planning Commission

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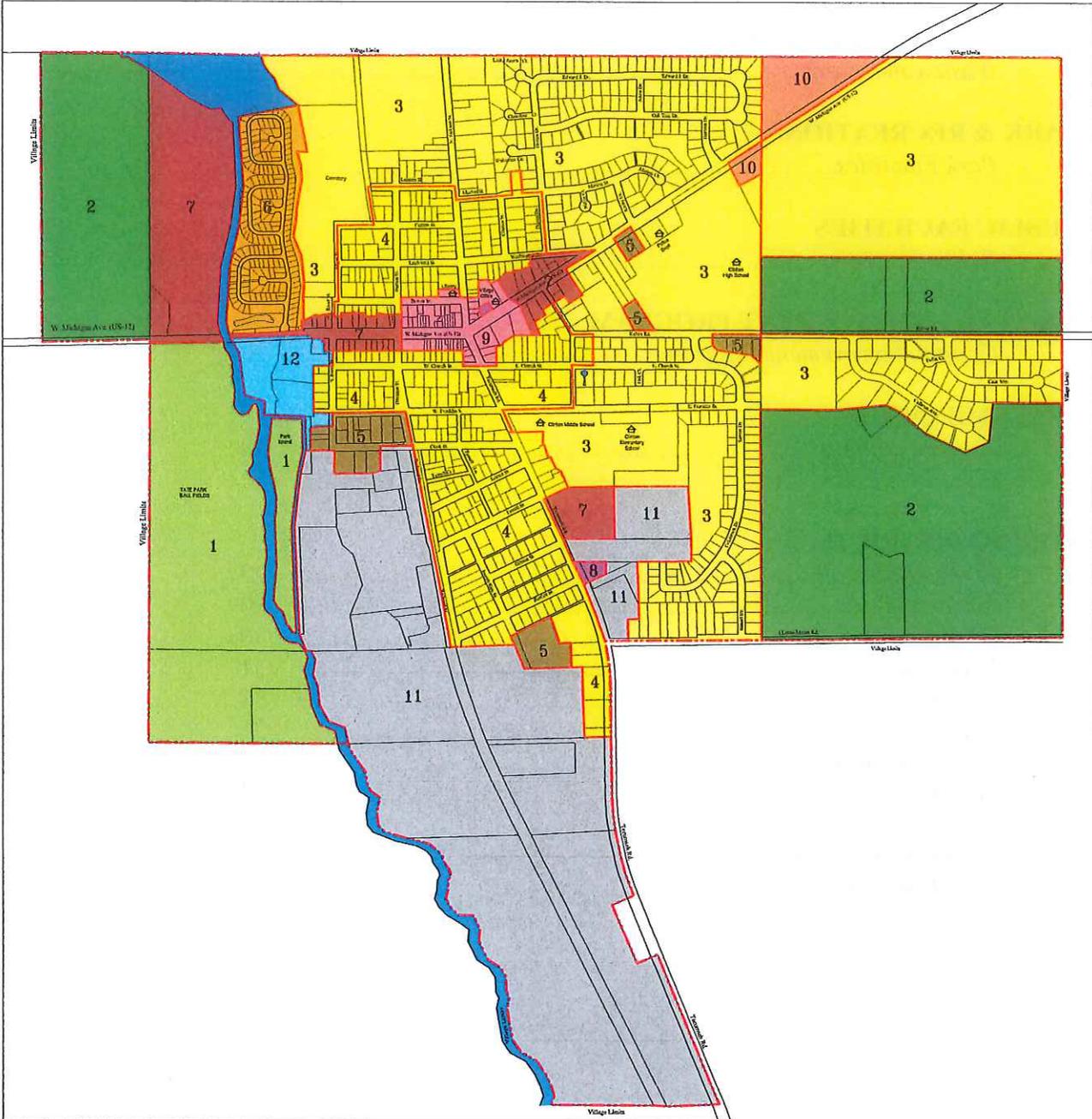
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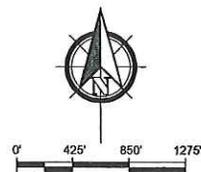
Village of Clinton

ZONING MAP JANUARY 2017



LEGEND

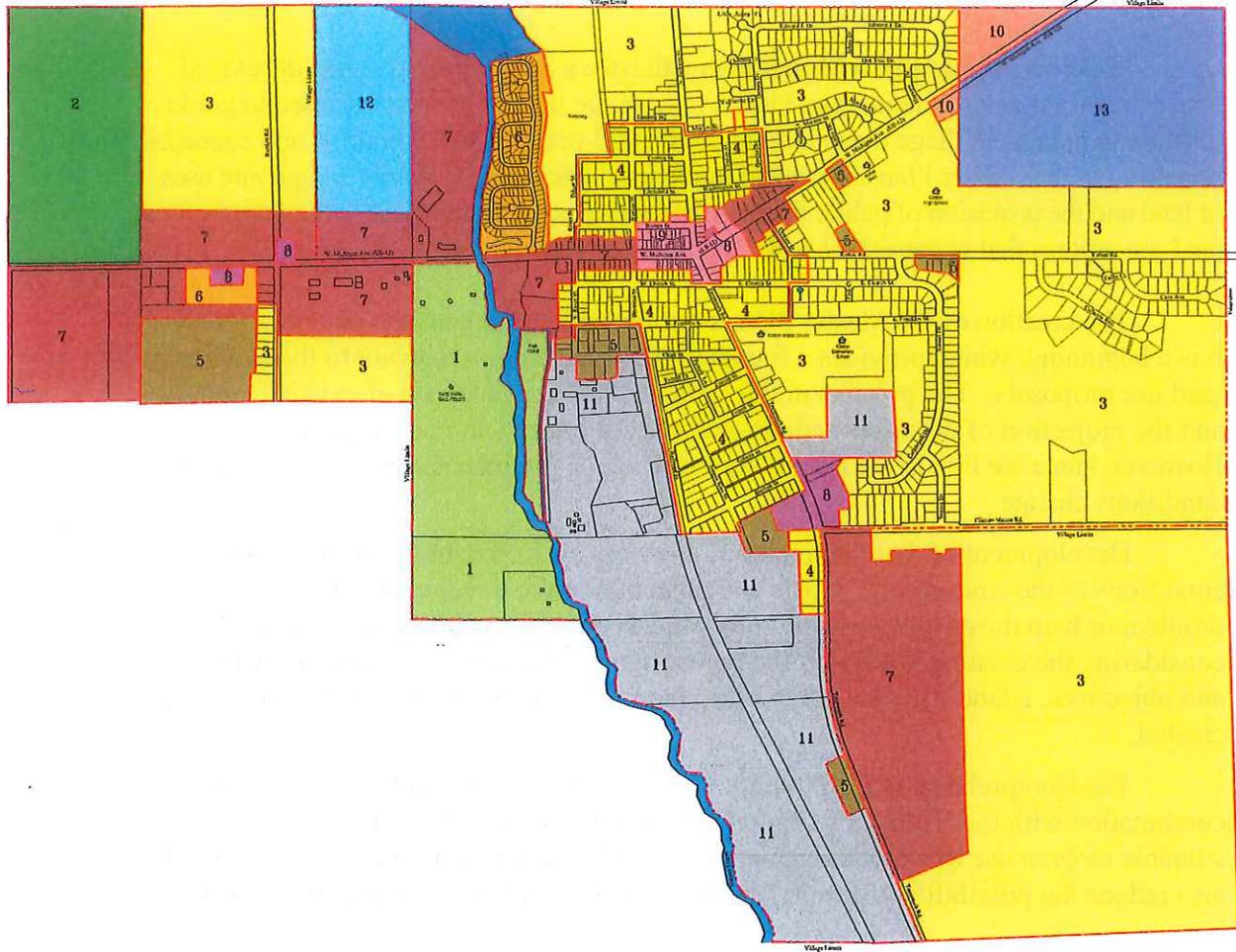
- 1 RO (RECREATION OPEN SPACE DISTRICT)
- 2 AG (AGRICULTURE)
- 3 R1 (LOW DENSITY RESIDENTIAL DISTRICT)
- 4 R2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)
- 5 R3 (HIGH DENSITY RESIDENTIAL DISTRICT)
- 6 MH-1 (MOBILE HOME RESIDENTIAL DISTRICT)
- 7 C-1 (GENERAL COMMERCIAL DISTRICT)
- 8 C-2 (HIGHWAY SERVICE COMMERCIAL DISTRICT)
- 9 C-3 (CENTRAL BUSINESS DISTRICT)
- 10 C-4 (LOCAL SERVICE COMMERCIAL DISTRICT)
- 11 I (LIGHT INDUSTRIAL DISTRICT)
- 12 PMU (PLANNED MIX USE DISTRICT)



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Village of Clinton

FUTURE LAND USE MAP SEPTEMBER 2017



LEGEND

1	RO (RECREATION OPEN SPACE DISTRICT)
2	AG (AGRICULTURE)
3	R1 (LOW DENSITY RESIDENTIAL DISTRICT)
4	R2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)
5	R3 (HIGH DENSITY RESIDENTIAL DISTRICT)
6	MH-1 (MOBILE HOME RESIDENTIAL DISTRICT)
7	C-1 (GENERAL COMMERCIAL DISTRICT)
8	C-2 (HIGHWAY SERVICE COMMERCIAL DISTRICT)
9	C-3 (CENTRAL BUSINESS DISTRICT)
10	C-4 (LOCAL SERVICE COMMERCIAL DISTRICT)
11	I (LIGHT INDUSTRIAL DISTRICT)
12	PMU (PLANNED MIX USE DISTRICT)
13	PRUD (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)



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INTRODUCTION

The Master Plan is a public policy document that establishes goals, objectives, strategies, and plans for future land use, housing, transportation, and community development. It portrays a clear statement of community goals and objectives. The Master Plan is the community's "vision" for the future. The Village's Zoning Codes contain the rules that govern the path to that vision.

If followed carefully, a Master Plan will have a lasting impact on the developed land and natural environment. The Plan is long-range in its view and intended to guide development in the Village over a period of 10 to 20 years. The information and concepts presented in the Master Plan are used to guide local decisions on public and private uses of land and the provision of public facilities and services. A sound Master Plan promotes a land use pattern that is consistent with a community's goals.

The creation of the Master Plan is not the end of the land use planning. Instead, it is a beginning, which provides a foundation of information relevant to the evaluation of land use proposals. The policies in this plan are based on analysis of existing land uses and the projection of desirable actions drawn from present and past experiences. However, since we live in a constant state of change, the plan should be amended as conditions change.

Development of the Plan included a review of the existing land uses and conditions of the community. Goals and objectives were developed to help address a problem or help move the community forward in a positive direction. Finally, after considering the existing land uses, the potential opportunities and problems and the goals and objectives, a land use plan, an existing land use map and future land use map were created.

The Comprehensive Community Land Use Plan and Land Use maps, used in combination with the Village of Clinton's Zoning Ordinance, provides the Village with valuable tools to use in maintaining a pleasant and efficient pattern of land use. It will also reduce the possibility of future land use conflicts with the neighboring townships.

The Municipal Planning Enabling Act states that "the planning commission shall make and approve a Comprehensive Plan for the physical development of the municipality." In addition, the City and Village Zoning Act of 1921 requires that the zoning ordinance be in accordance with an adopted plan designed to promote the health, safety and general welfare of the community.

COMMUNITY DESCRIPTION

HISTORY OF THE VILLAGE OF CLINTON

- ◆ The Village of Clinton has a rich history that has been well chronicled by local residents and documentation has been maintained by the Clinton Historical Society. In addition, the Lenawee County Historical Society in Adrian has valuable information about the County and Village.
- ◆ In the beginning the Sauk and Potawatomi Indians carved a trail from the Detroit River across southern Michigan and down the Mississippi River. This trail was known as the “Great Sauk Trail”. Its origins go back 10,000 years to when the last glaciers retreated. Animals carved tracks along the high ground between the swamp and rubble created by the glacier. The Indian trail followed the animal route.
- ◆ The Great Sauk Trail once brought the Sauk, Seneca, Shawnee and Potawatomi Indians near the spot they called “Oak Opening” because of a natural opening among the oak trees found in this area.
- ◆ Congress authorized money for the survey of a military road between Detroit and Chicago in 1825. They decided not to follow the Indian trail precisely, but came south about four miles bringing the road into Lenawee County before crossing the River Raisin. The intersection of the river and the road was the logical place for a settlement to develop. At the same time, early settlers came from New York via the newly constructed Erie Canal. They named this community in honor of DeWitt Clinton, the governor of their native state.
- ◆ During the 1820’s, a stagecoach ran semi-weekly between Detroit, Ypsilanti, and Tecumseh. By 1835, a daily stagecoach was running between Detroit and Chicago. In the early days Clinton was a stagecoach stop and wholesale center along the Chicago Pike.
- ◆ The first white settler to visit this area was John Tyrell, an explorer from Vermont. Tyrell came in 1825 and purchased a land grant of 400 acres (now located in the south part of the Village) in what was then called the Michigan Territory. He returned to Vermont and did not return until 1831. Upon his return, he built a log cabin on his property, which was located on the southeast corner of Division and US 12, the present site of Comerica Bank.
- ◆ The first permanent settler was Alpheus Kies. He was born in Woodstock, New York and came here with his family in 1829. Kies built a log cabin at the northwest corner of Tecumseh Street and US 12 where the Clinton Inn now stands.
- ◆ Clinton incorporated in 1837 the same year Michigan became a state. It became an important center of trade because of its location on the Chicago Road and the River Raisin. Only a decade after its settlement, the Village had ten general stores, several blacksmith shops, and a hardware store. The Atlas Feed and Grain Company was established in 1836. The company was located at Franklin Street

on the River Raisin. The mill had the distinction of being the oldest business in Clinton and the second oldest business in the state.

- ◆ Four religious denominations organized and built churches during these early years.
 - St. John's Episcopal Church, 122 E. Church circa 1835
 - The United Methodist Church, 112 E. Church circa 1841
 - United Church of Christ, 300 Tecumseh Street circa 1843
 - St. Dominic's Catholic Church, 220 Brown Street circa 1853
- ◆ Clinton's first school was established in 1832. It was a one-room schoolhouse. In 1858-59 Union School was built and used until 1905. Today Clinton offers an elementary, middle, and high school.
- ◆ Transportation was crucial to Clinton's growth. Many of the original settlers were from New England and New York. Goods and settlers traveled on the Chicago turnpike and the Indian trail running from Monroe. Often, goods were sent across Lake Erie in sailboats, unloaded at Monroe and brought by oxcart to their destination.
- ◆ The first railroad was built in 1839. The tracks were hickory rails. The wooden rail cars were horse drawn. These first trains transported cargo. The first passenger train came to Clinton in 1853. The railroad station attracted commerce. Thousands of heads of sheep, cattle, and hogs were driven through the Village to the railroad stockyards.
- ◆ In 1840, Mr. Jira Payne, who operated the Atlas Feed Company, built a palatial home. This distinctive mansion with a large portico had pillars of hand-hewn oak cut from trees found on the property. The bricks utilized in construction of the home were made on the town common. In 1862, John Smith, a Clinton merchant and community leader, purchased the home from Jira Payne. Smith's son Edwin and daughter-in-law Euphania resided there with their daughter Blanche and her husband, Leander W. Kimball. In 1891-92 they extensively remodeled by adding second stories to the wings and stained-glass windows. It remained in the Smith family until 1956 when it was donated to the Village and dedicated as The Smith-Kimball Community Center.
- ◆ By 1866 the following businesses were found in Clinton: 4 dry goods stores, 4 groceries, 4 shops, 1 hardware store, 1 cabinet shop, 2 millinery shops, 1 barber shop, 1 paint shop, 2 meat markets, 2 saloons, 4 wagon shops, 2 blacksmith shops, 1 grist mill, 1 plaster mill, 1 shingle factory, 1 depot, 1 tannery, and 1 refreshment room.
- ◆ The Clinton Woolen Mill was organized by 100 local stockholders in 1866. A four-story brick structure was built. In 1886 the original structure was destroyed by fire. However, it was quickly rebuilt and continued to operate until 1957. The mill served as the principal employer of Village residents. The entire production

process was done at this site from the scouring of fleece to the finishing of cloth. In 1957 the Mill closed because the automotive companies, chief users of the mill's wool, had begun to use synthetics as upholstery fabric.

- ◆ The area where the major hotels were located was known as the "Four Corners", at the junction of US 12 and Tecumseh Road. This was the center of much activity in the Village. A horse trough stood in the center of the main thoroughfare and, in the summer a portable bandstand, resembling a gazebo was placed over the watering trough. Summer concerts were a major attraction in the center of town.
- ◆ The Lancaster Hotel was built on the southeast corner of US 12 and Tecumseh. The Lancaster family operated the hotel from 1885 to 1911. Later, restaurants, taverns, and a dry goods store were housed on this site. In 1965, the Lancaster family sold the property to make way for a Boron gas station.
- ◆ The Clinton Inn located on the northwest corner of US 12 and Jackson Road is the only hotel still in operation in Clinton. The Inn was built by Alonzo Clark in 1900. The Clintonian was a popular resting place for travelers. In the summer, the Inn was filled with tourists who came to enjoy the activities in the Irish Hills.
- ◆ The original Clinton Inn, relocated to Greenfield Village, was constructed in 1830 by Calvin Parkhurst. It was built of black walnut, seventy-six feet in length with square white columns in front. On the first floor, a wide piazza was found and on the second floor, partly supported by columns, was the verandah. The outstanding feature of the Inn was the ballroom because the floor had been built with a slight spring to it. Owners and the names of the Inn changed over the years. It was known as the Parks Tavern, Eagle Tavern, and later the Union Hotel. When W. Hubbell Smith purchased it before the close of the Civil War it was known as the Union Hotel. Thus, it served many soldiers on their travels to and from the front. Miss Ella Smith owned the hotel until 1927. At that time, Ms. Smith sold the Union Hotel to Henry Ford. The Village Office was located on the site in 1947 and the first Council meeting was held on March 3, 1948.
- ◆ In 1876 the Town Hall was erected and except for the churches and school buildings it became the first public gather facility. It is known as the Masonic Building. It has served Clinton in numerous ways throughout the years, as Town Hall, state and local police headquarters, the Township Public Library, and currently houses the offices of the Clinton Township government.

TIME LINE 1820-2017

- 1820** - An Oak Opening near the Sauk Trail.
- 1825* - Chicago Military Road surveyed with Sauk Trail as basis.
- John Tyrell, Vermont explorer visits this area and buys 400 acres in Michigan Territory.
- 1829* - Alpheus Kies, first permanent settler builds log cabin.
- 1830** - A stage house is built on Chicago Road (Clinton Inn).
- 1835* - A stage coach runs daily from Detroit to Chicago.
- Alonzo Clark and brother set up their first business, a grocery store.
- 1837* - A grist mill is built on the River Raisin (Atlas Feed and Grain).
- Clinton incorporated as a Village.
- 1840** - Jira Payne builds distinctive home (Community Center).
- Ed Smith builds home near River Raisin (It was used later as Woolen Mill office).
- 1850**
- 1853* - First passenger train on steel tracks.
- 1859* - Clinton Union School built of brick at corner of Tecumseh and Franklin.
- 1860**
- 1866* - Clinton Woolen Mill incorporated.
- 1869* - First town officials elected as Clinton Township is formed out of Tecumseh Township.
- 1870**
- 1872* - Bank organized by Alonzo Clark (became VanTuyle-Silvers).
- 1876* - Town Hall erected. Masonic Hall on 2nd Floor (now Township Hall).
- 1879* - First newspaper "Clinton News".
- 1880**
- 1885* - Hotel on SE corner of Chicago Road purchased by Lancaster family who held it for 80 years.
- 1890**
- 1893* - Electric Light Plant built by Village.
- 1900** - Alonzo Clark builds Clintonian Hotel
- 1903* - Fire destroys some buildings on north side of Main Street.
- 1905* - School built to replace first Union School.

- 1910** - Villagers vote to accept prohibition.
- 1911* - Clinton repeals taxes. Village prospers.
- 1920**
- 1926* - Villagers vote bonds for first Water Works System.
- 1927* - Henry Ford moves Clinton Inn to Greenfield Village.
- 1930**
- 1931* - Village has \$20,000 surplus. Cancels taxes.
- 1933* - State Savings Bank closes for seven months.
- 1939* - Last passenger train through Clinton.
- 1940**
- 1941* - Clinton builds first public owned Sewer System and Disposal Plant.
- 1947* - Village Office constructed at 119 E. Michigan Avenue.
- The first Council meeting was held on March 3, 1948, in the new office.
- 1950**
- 1951* - Clinton builds Elementary School.
- 1954* - Chamber of Commerce purchases 14 acres for Clinton Heights housing development.
- 1957* - Clinton Woolen Mill closes.
- 1960**
- 1963* - Clinton celebrates 125th Anniversary of incorporation.
- 1965* - Pleasant Valley Estates begun in N.E. section.
- 1970**
- 1971* - Tri-County Logging and Lumber begins operations.
- 1979* - Clinton celebrates 150th Anniversary of Settlement. Purchased 52-acre parkland.
- 1980**
- 1982* - Eastern Michigan University completes Downtown Revitalization Study.
- 1989* - Clinton's Recreation Plan completed.
- 1990**
- 1991* - Downtown Development Authority formed to revitalize the historic downtown.
- 1994* - Clinton revamped the zoning ordinance. The Village constructs parking lot for downtown merchants on southwest corner of Brown and Jackson.
- 1995* - Completed the Comprehensive Community Land Use Plan.
- 1997* - McDonald's had a grand opening on April 18, 1997.

1998 - Village constructs a roller hockey rink and parking lot, and resurfaces basketball and tennis courts at the Community Center. Village annexes 150 acres of Calhoun Farm for residential development.

2000

- 2000 - Village constructed the W. Church Street parking lot for downtown merchants.
- 2001 - Village annexes 2 parcels on north side of Kehoe Road owned by the Clinton Schools and Scotts. Village annexes the Dawood/Grezesiak property on the north side of US-12 just west of town.
- 2002 - Village annexes John and Kathleen Sells 20 acres on Kehoe Road. The portion of US-12 in the Village was designated as part of the Heritage Highway on October 28, 2002.
- 2003 - Village utilizes state and federal grant funds for downtown streetscape and utility improvements on US-12 from Division to Currier. The project cost about \$1.4 million with over \$1 million funded with state and federal grants.
- 2004 - Village replaces 8-inch sewer main on Clark through electric plant.
- 2005 - The Harvest Ridge subdivision was constructed on the north side of Michigan Avenue.
- 2006 - Constructed new wastewater treatment plant at a cost of \$3.7 million. Purchased the building north of the Fire Department for future downtown parking and future expansion of the Fire Department.
- 2007 - The Clinton Woolen Mill was destroyed by fire.
- 2008 - A pedestrian bridge was constructed over the River Raisin in Tate Park. It was significantly funded with Michigan Department of Transportation funding from a Congestion Mitigation Air Quality (CMAQ) Grant.
- 2008 - The Atlas Feed and Grain was destroyed by fire in the spring.
- 2009 - A state grant was used to fund major improvements to Tate Park. The Robison shelter was expanded, paved handicap parking was constructed, the bathrooms were remodeled, new playground equipment was installed, paved paths were constructed, the pedestrian bridge was improved, and safety netting was added to the softball fields.
- 2010 - The Village was awarded \$1.5 million in state and federal grants to fund the reconstruction of Tecumseh Road from Michigan Avenue south to the south Village limits. On April 27, 2010, the historic downtown was placed on the National Registry of Historic Places.
- 2011 -Dollar General opened a store on W. Michigan Avenue. The Village installed a grass waterway on north side of Macon Road near Sunset to help slow down storm water from farm fields entering the drain.
- 2012 -The Village's primary well, Well One, lost a fair amount of flow and had to be replaced as the lead well. The Village found an abundant supply of high quality water from a new well, Well Five, in Tate Park.
- 2013 -The Village made major improvements to the Tate Park soccer fields. The work included grading the fields and installing irrigation systems.
- 2013 -The Village dropped the dilapidated building it owned on 114 Jackson Street to construct a parking lot for the downtown.

- 2014 -The Veteran's Memorial Park had major improvements made in a cooperative effort with public and private funding. The American Legion organized and managed the construction.
- 2014 -The Village received a three-year grant for a farmer's market.
- 2014 -The Clinton Arts Center purchased 115 and 121 W. Michigan Avenue for an arts center. The buildings were in significant disrepair and had to be removed and replaced. The Arts Center will provide space for artist studios, a sales floor and art classes for the public. The center specializes in ceramic, glass art, painting and computer classes.
- 2015 - The Clinton Fire Department purchased a new rescue unit for \$168,000 to replace the 1989 engine/rescue.
- 2016 - The Village purchased and razed the Clinton Local building at 108 Tecumseh Road to provide additional parking in the W. Church Street Parking Lot.
- 2016 - The Village constructed a large gazebo in Tate Park for special events and family gatherings.
- 2016 - The Village, through the Michigan South Central Power Agency, closed the Endicott Generating Station in Litchfield. It was a coal fired electric generator that was no longer economical to operate in part from the abundance of low priced natural gas in the market.
- 2016 - The Village participated with AMP to construct five hydroelectric plants on the Ohio River. Those plants started to come on line and provide power to the Village.
- 2017 - The Clinton Fire Department made the last payment on the 2015 rescue unit.

HISTORIC STRUCTURES

STATE OF MICHIGAN REGISTERED STRUCTURES:

- | | |
|-------------------------------------------------------------|------------|
| 1. The Smith Kimball Community Center - 211 Tecumseh Street | circa 1840 |
| 2. Solid Rock of Lenawee, 112 E. Church | circa 1841 |
| 3. St. John's Episcopal Church, 122 E. Church | circa 1835 |
| 4. Site of the Clinton Inn (moved to Greenfield Village) | circa 1830 |

OTHER HISTORIC BUILDINGS:

- | | |
|------------------------------------------------|------------|
| 1. Oldest home in Clinton, 135 E. Michigan | circa 1829 |
| 2. Oldest Brick Home in Clinton, 129 E. Church | circa 1830 |
| 4. Church of Christ, 300 Tecumseh Street | circa 1843 |
| 5. St. Dominic's Church, 220 Brown Street | circa 1853 |
| 6. Clinton Township Hall, 172 W. Michigan | circa 1876 |
| 8. Clinton Inn, 104 W. Michigan | circa 1900 |
| 9. Downtown Business District | |
| 10. Riverside Cemetery Chapel | circa 1912 |

NATURAL CONDITIONS

OVERVIEW

- ◆ Natural features such as wetlands, woodlands, and waterways help define the Village of Clinton as much as its beautiful architecture does. These features have been preserved and in some cases enhanced since the Village was founded in the Nineteenth Century, but today they are in greater need of protection than ever before. Although many natural areas are preserved as parks, land is becoming scarce within the Village. Since it is such a desirable place to live, developers and landowners will want to use as much of the land as possible. It is important that the needs and rights of landowners and new residents be balanced with the very real need to preserve the natural aspects of Clinton.

LOCATION

- ◆ The Village of Clinton is located in northern Lenawee County. The northern Village limits are bounded by Washtenaw County and the remaining boundaries are all within Clinton Township, Lenawee County.

TREES AND WOODLAND

- ◆ Woodland growth protects public health through the absorption of air pollutants, through the reduction of excessive noise, and through its cooling effect in the summer months. Woodlands provide for public safety through the prevention of erosion, siltation, and flooding. Trees and woodland growth are an essential component of the general welfare of the Village by maintaining play areas for children, recreation and irreplaceable heritage for existing and future residents. The protection of such natural resources is a matter of paramount public concern in the interest of health, safety and general welfare of the residents of the Village.

MANAGING STORM RUNOFF

- ◆ Waterways are very important in the Village of Clinton. People can easily see and appreciate the River Raisin, but a less visible contributor to water quality in the Village is storm runoff. The degree to which runoff is cleansed of pollutants and excess nutrients from fertilizers have a great deal to do with how quickly storm water enters streams, rivers, and ponds. Storm water that falls on parking lots, driveways, streets, building roofs, and to some extent, lawns, runs quickly into storm sewers, carrying with it soot, oil, fertilizer, and other harmful elements. In contrast, water that runs into wetland areas stops, at least temporarily, as it soaks into the soil, helping to prevent flooding and erosion caused by fast currents. Wetlands soils filter harmful materials from the water, and wetlands plants use water, further slowing the progress of runoff into streams, rivers, and lakes.
- ◆ When development and redevelopment occurs in the Village of Clinton, care should be taken to protect the Village's waterways. Impervious surfaces (those that do not absorb water) should be limited as much as possible. The size of parking areas should not be excessive for the needs of the development. In subdivisions, the amount of street surface should be limited by creative arrangement of lots, and street width requirements should be examined to ensure they are not excessive. Wetlands should be preserved where they exist, enhanced where they have become degraded, and consideration should be given to constructing wetlands where they do not currently exist.

SOILS

- ◆ The Soil Conservation Service (SCS) of Lenawee County indicates that the primary soils in Clinton are Fox and Fox Sandy Loams. These soils are well-drained and capable of supporting urban development. Soils with some development limitations within the Village consist of Griffin and Sloan loams. They can be found parallel to the River Raisin through the western portion of Clinton. The eastern portion of Clinton contains clay and may cause problems for some development.

Source: Clinton 1986 Land Use Plan, Region 2 Planning Commission

TOPOGRAPHY

- ◆ The topography of Clinton is gently rolling and varies slightly in elevation. The highest elevation recorded by the United States Geologic Survey (USGS) is 872 feet and the lowest, 800 feet. Slopes range from 0-6%.

Source: Clinton 1986 Land Use Plan, Region 2 Planning Commission

SURFACE GEOLOGY

- ◆ The characteristics of the surface geology were formed during the Great Ice Age, about one million years ago, when a succession of four ice caps or continental glaciers moved southward from the Canadian Highlands to the Ohio River shaping the surface of the land. These surface formations include outwash plains and glacial channels. The outwash plains and glacial channels were formed when the glacier melted very rapidly and great streams of water cut across the till plains and moraines. The formation consisted of sorted glacial drift deposits including boulders, which were left near the moraines and gravel, sand, and clay, which were deposited further down stream by the flow of water.

Source: Village of Clinton's Community Recreation Plan, March 1989

WATERSHED

- ◆ Clinton is located in the River Raisin watershed, the largest watershed in Lenawee County. The River Raisin runs along the western side of the Village.
- ◆ The River Raisin was the life-sustaining artery of a wild and uncharted watershed area of the southeastern Michigan Territory until early 1800. Most of the very early explorers and settlers used the River Raisin to gain access to this Michigan Territory, coming by way of the St. Lawrence and Lake Erie waterways.
- ◆ Settlements were established at convenient points upstream for business and trade that enhanced land development. The River Raisin provided opportunities for Clinton to become a prominent settlement of this River system. The flour mill and Woolen Mill were made possible by utilizing the natural water power of the River.
- ◆ During the later 1900's numerous man-made earthen dams were constructed at the River Raisin settlements. Clinton's dam was used to power the community. It eventually became obsolete and no longer served its original purpose.
- ◆ Problems of the River Raisin Basin include fallen trees creating obstructions that deflect the flow of the river and cause erosion of its banks. Rubbish has been dumped into the River and becomes lodged in fallen trees. Huge accumulations of such debris have caused down river flooding and erosion problems that can be avoided with appropriate care and maintenance.
- ◆ Farming greatly affected the river system. Farmers have rapidly cleared drained and plowed fields. Thousands of acres of the River Raisin Watershed land are now denuded and used for intensive agricultural crop production. Removal of the natural woodlands has exposed the topsoil to serious erosion. Thousands of tons of valuable topsoil are eroding off the land into the drains, lakes and river with each rainfall. Fertilizers, chemicals and livestock residues are carried with the

storm water runoff into the drainage systems and ultimately our river system to Lake Erie. This problem is known as “non-point source pollution”. Landowners and farm operators must be persuaded to use improved farming practices to protect the top soil on the land and reduce sedimentation in the river drainage system.

- ◆ Today, the River Raisin Basin is used as a convenient water supply for neighboring communities and wastewater disposal from wastewater treatment plants. The deliberate dumping of junk and garbage has turned the river into a murky mess. The fish and aquatic life that were natural to the river environment are being choked out. It is the primary responsibility of the local government units to mitigate “point source pollution”. Pollution abuses must be alleviated at the sources within each governmental jurisdiction.
- ◆ Clinton is a member of the River Raisin Watershed Council. The Council has made progress in the water management of the river. They have made an effort to clean the river of debris, helping farmers control field runoff, and create higher water quality. Source: The River Raisin Watershed Council Brochure, August 1988
- ◆ December 1993, the United States Environmental Protection Agency (USEPA) and the Michigan Department of Natural Resource (MDNR) launched a geographic initiative in the Southeast Michigan area because of the magnitude of contaminant releases and human population in the area. The Southeast Michigan Initiative (SEMI) area is defined as Lenawee, Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw and Wayne Counties. SEMI addresses environmental problems on a watershed basis.

Source: EPA & DNR SEMI update, November 1994

TRANSPORTATION PLAN

OVERVIEW

- ◆ The Transportation Plan’s main goal is to plan for a road network that will serve the residents and businesses anticipated in the Land Use Plan. This includes the network of state, county, and local roadways.

FUNCTIONAL CLASSIFICATION

- ◆ Traffic is concentrated on certain roadways due to the roads’ physical condition, level of use, direction of travel, and the overall land-use pattern. About 20 percent of the roads carry approximately 80 percent of vehicle miles traveled. In order to set funding priorities for the roads that carry the highest volumes, transportation planners established a street classification system. This functional classification system is the foundation upon which the road network is designed.
- ◆ Although there is some variation in classification, roadways are typically divided into those that carry through traffic and those that carry local traffic. It is desirable to physically separate these two road types as much as possible to

eliminate conflicting traffic movements, traffic congestion, delays and accidents. In order to function successfully, the overall traffic circulation system must be carefully integrated. In addition, there are non-motorized pedestrian facilities.

- ◆ The Village has US-12, a state highway, running through the community which accommodates traffic from well outside the community. In the Village, Major Roads like Tecumseh Road, Jackson Street and Macon Road handle traffic from within the area. The Local Streets generally provide people access to their homes or local businesses.
- ◆ Truck routes in the Village include US-12 and Tecumseh Road for traffic passing through the community. Clark, River and Bartlett Streets allow truck routes for traffic generally within the community.
- ◆ There are two traffic lights in the Village. An MDOT light on US-12 at Tecumseh Road and a Village light on Tecumseh Road at E. Franklin Street.

NON-MOTORIZED PEDESTRIAN FACILITIES

- ◆ Sidewalks and pedestrian safety paths are pedestrian-oriented facilities that are an integral part of the Village's transportation network. They are generally located within the street right-of-way. Sidewalks are most prevalent and justified at points of community development such as schools, local businesses, subdivisions, and industrial developments where pedestrian concentrations are high.

ACCESS MANAGEMENT RECOMMENDATIONS

- ◆ Most streets provide two functions; to move traffic and provide access to land uses that abut them. However, these functions can often conflict because each access point interrupts traffic movement as vehicles turn off and onto the roadway. In order to balance these two road functions, access management techniques should be used. The access management provides ways in which the road network's capacity can be maximized by reducing the impact of development abutting the major road network.
- ◆ The access management techniques primarily apply to more intensive, non-residential land uses. Access management is usually implemented through the site plan review process, and these techniques are suggested as guidelines in that process.

RESTRICTING ACCESS POINTS

- ◆ Limiting the number of driveways permitted for each land use can help preserve the traffic movement function of a roadway. Proposed and existing land uses should provide the minimum number of driveways needed to provide access to a development site. If additional driveways are proposed, additional street frontage for the subject site and appropriate spacing between existing driveways should be provided.

- ◆ Even if only one access point is proposed, the appropriate location should be selected to preserve the function of the roadway and more importantly, to ensure public safety. Driveways located too close together are safety hazards and they can negatively impact road capacity.

ACCESS/DRIVEWAY DESIGN

- ◆ Another access management technique is ensuring proper driveway and intersection design. Driveways should be designed with adequate width, turning radius, and depth to allow automobiles and large trucks to enter and exit a site safely and efficiently. A clear-vision area at the corners of all driveways and intersections is also needed for safe driver visibility.
- ◆ In addition, uses that generate high volumes of traffic may warrant the construction of deceleration and acceleration lanes adjacent to driveways and intersections. Left-turn passing lanes or center left-turn lanes may also be necessary.

ENCOURAGING SHARED ACCESS

- ◆ Providing shared access to a site reduces the number of access points, preserves the capacity of the road and can even help to maintain the character of the community. Shared access can be achieved through a variety of techniques including shared driveways, frontage roads, and internal connections between sites. As discussed above, access management is critical for non-residential land uses because of their intensive nature and tendency to demand a higher number of access points.

GOVERNMENTAL STRUCTURE

VILLAGE OFFICERS

- ◆ The Village of Clinton was incorporated in 1837. The Village has the authority to levy and collect taxes, borrow money, issue bonds and other evidences of indebtedness.
- ◆ The Village governmental body consists of the elected President and six Council Members, appointed Manager, Clerk, Treasurer and Assessor.
- ◆ The appointments to office, excepting appointments to fill vacancies, shall be made on the first Tuesday in November on even numbered years.
- ◆ The President and Council members hold their offices for the term of four years from just after the even year November elections when elected and until their successors are qualified and enter upon the duties of their offices.

Source: General Law, Village Charter, Act 3 of 1895 as amended

DUTIES OF OFFICERS

- ♦ **The Village President** is the highest elected official of the Village and shall preside at meetings of the Council. The President shall be considered a member of the Council and shall have the right to vote upon any question before the Council. The President shall from time to time give the Council information concerning the affairs of the corporation and recommend measures which he/she considers expedient. The President shall see that the laws relating to the Village and the ordinances and regulations of the Council are enforced.
- ♦ **The Village Clerk** shall keep the corporate seal and all documents, official bonds, papers, files and records of the Village. He/she shall be Clerk of the Council, and shall attend its meetings. The Clerk shall record all the proceedings and resolutions of the Village. He/she shall when required, make and certify, under the seal of the Village, copies of the papers and records filed and kept in his/her office.
- ♦ **The Village Treasurer** shall have custody of all moneys, bonds and other than official mortgages, notes, leases, and evidences of value belonging to the Village; he/she shall receive all moneys belonging to and receivable by the corporation and keep an account of all receipts and expenditures thereof; he/she shall pay money out of the treasury for specific Village purposes; he/she shall collect and keep an account of and be charged with all taxes and moneys appropriated, raised, or received for each fund of the corporation.
- ♦ **The Assessor** shall perform such duties in relation to assessing property and levying taxes in the Village as prescribe by Act 3 of 1895.
- ♦ **The Village Manager** is the Chief Executive Officer of the Village and serves at the pleasure of the Council. The Council may assign to the Manager only those powers and duties not required by law to be assigned to or performed by another official of the Village.

Source: General Law, Village Charter, Act 3 of 1895 as amended

BOARDS AND COMMISSIONS

- ♦ **The Planning Commission** is a seven-member advisory body to the Village Council. The Commission responsibilities include: recommending ordinance and zoning map amendments, preparing a master plan, reviewing site plans and other special land uses.
- ♦ **The Zoning Board of Appeals** is a five-member board that decides matters as described in the Zoning Ordinance, such as interpretation of the zoning map, administrative review and variances.
- ♦ **Downtown Development Authority** is a nine-member board created by the Village on January 15, 1991 and is given all powers and duties prescribed for a downtown development authority pursuant to Act 197 of Public Acts of 1975 of the State of Michigan, commonly referred to as the Downtown Development Authority Act. This Act was created in part to: Correct and prevent deterioration

of business districts; promote economic growth and revitalization; encourage historic preservation; and authorize the levy and collection of taxes; the use of tax increment financing in the accomplishment of specific downtown development activities contained in the Village of Clinton DDA plan.

- ◆ **The Smith Kimball Community Center Board** is a seven-member board elected to four (4) year terms. The Board is generally responsible for working with the Village in the operation and maintenance of the center.

Population					
Community	1990	2000	2010	% Change 2000-2010	Numeric Change 2000-2010
Bridgewater Township	1,304	1,646	1,674	1.70%	28
Clinton Township (1)	1,082	1,331	1,268	-4.73%	(63)
Clinton Village	2,475	2,293	2,336	1.88%	43
Franklin Township	2,473	2,939	3,174	8.00%	235
Manchester Township (2)	1,739	1,942	2,478	27.60%	536
Tecumseh Township	1,539	1,881	1,972	4.84%	91
Total	10,612	12,032	12,902	7.23%	870

**Source: US Census Bureau.

(1) Does not include Village of Clinton

- ◆ (2) Does not include Manchester Village

Population Trends for the Clinton Area, 1940-2010								
Community	1940	1950	1960	1970	1980	1990	2000	2010
Bridgewater Township	884	939	1,002	1,204	1,371	1,304	1,646	1,674
Clinton Township (1)	437	525	817	863	1,071	1,082	1,331	1,268
Clinton Village	1,126	1,344	1,481	1,677	2,342	2,475	2,293	2,336
Franklin Township	1,107	1,499	1,813	1,768	2,463	2,473	2,939	3,174
Manchester Township (2)	710	907	1,022	1,206	1,540	1,739	1,942	2,478
Tecumseh Township	469	1,032	775	1,048	1,480	1,539	1,881	1,972
Total	4,733	6,246	6,910	7,766	10,267	10,612	12,032	12,902

**Source: US Census Bureau.

(1) Does not include Village of Clinton

(2) Does not include Manchester Village

HOUSING PROFILE

- ♦ The Village of Clinton has a variety of housing for all income levels that is predominantly occupied. Availability of housing for people wishing to move to the Village is limited. Availability of quality housing is important for the development of Clinton because it attracts people to the Village and provides them an aesthetically pleasing residential environment.

Community	Under 18			18 - 64yrs			65yrs and above		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
Bridgewater Township	326	414		819	1,069		159	163	
Clinton Township (1)	310	360	275	694	857	805	78	114	188
Clinton Village	707	626	631	1,450	1,348	1,411	318	319	294
Franklin Township	615	799	758	1,628	1,864	1,984	230	276	432
Manchester Township (2)	513	502		1,055	1,276		172	164	
Tecumseh Township	<u>430</u>	<u>484</u>	<u>446</u>	<u>972</u>	<u>1,195</u>	<u>1,233</u>	<u>137</u>	<u>202</u>	<u>293</u>
Total	2,901	3,185	2,110	6,618	7,609	5,433	1,094	1,238	1,207

Housing Tenure, 2010					
Community	Total Dwellings	Occupied Dwellings		Vacant Dwellings	
		Owner	Renter	Total Vacant	Seasonal Units
Bridgewater Township	672				
Clinton Township	503	422	54	27	2
Clinton Village	1,053	767	172	114	6
Franklin Township	1,413	1,051	134	228	164
Manchester Township					
Tecumseh Township	<u>765</u>	<u>685</u>	<u>46</u>	<u>34</u>	<u>6</u>
Total	4,406	2,925	406	403	178

Home Value, Rent, and Housing Affordability, 1990-2010			
Community	1990 Median Value (\$)	2000 Median Value (\$)	2010 Median Value (\$)
Bridgewater Twp	35,500	158,800	240,400
Clinton Twp	66,900	123,100	159,800
Clinton Village	64,600	117,300	139,900
Franklin Twp	65,500	139,600	174,600
Manchester Twp	73,500	147,600	195,400
Tecumseh Twp	85,700	157,800	202,800
Washtenaw Co.	96,000	174,300	216,200
Lenawee Co.	54,000	109,500	140,400
Michigan	60,600	115,600	144,200

Home Value, Rent, and Housing Affordability, 1990-2010			
Community	1990 Median Monthly Rent (\$)	2000 Median Monthly Rent (\$)	2010 Median Monthly Rent (\$)
Bridgewater Twp	287	688	788
Clinton Twp	318	527	533
Clinton Village	318	556	602
Franklin Twp	339	575	867
Manchester Twp	366	604	594
Tecumseh Twp	363	638	725
Washtenaw Co.	490	687	866
Lenawee Co.	316	517	646
Michigan	343	546	723

- ◆ Prior to the 1960's the principal residential district was located west of Clinton-Tecumseh Hwy. and north and south of US 12. The housing in these districts was primarily built between 1835 and 1930. Today many of these homes stand proudly as a reminder of Clinton's past. In 1965 construction on two subdivisions started east of Tecumseh Road for Pleasant Valley Estates and Clinton Heights. Today these subdivisions are one of the most highly populated single-family residential districts in the Village. The average unit within the Village is the single family detached house with three bedrooms.
- ◆ In the early 1970's a 72-lot mobile home park. Water Wheel Estates was developed at the west end of the Village limits.

- ◆ Calhoun Farm Estates. The Calhoun Family started discussions with the Village in 1998 to plat a 250-unit subdivision. In 2000, they platted the first phase with 52 lots which were mostly sold in 2003. Phase II was started in 2007 which consisted of the remaining 9 lots on a cul-de-sac.
- ◆ Harvest Ridge is a 50-lot subdivision that was started in 2005 on the east side of town north of Michigan Avenue.

INCOME PROFILE

Community	Median Income, 2010					
	1990 Median Household Income	1990 Median Family Income	2000 Median Household Income	2000 Median Family Income	2010 Median Household Income	2010 Median Family Income
Bridgewater Twp	\$ 44,922	\$ 51,160	\$ 68,011	\$ 73,375	\$ 72,014	\$ 81,667
Clinton Twp	\$ 44,196	\$ 48,317	\$ 51,661	\$ 55,968	\$ 55,156	\$ 64,688
Clinton Village	\$ 31,569	\$ 37,466	\$ 47,961	\$ 52,111	\$ 48,725	\$ 59,219
Franklin Twp	\$ 40,109	\$ 40,978	\$ 56,296	\$ 61,979	\$ 63,770	\$ 65,809
Manchester Twp	\$ 44,680	\$ 47,277	\$ 55,847	\$ 62,786	\$ 68,075	\$ 72,697
Tecumseh Twp	\$ 49,750	\$ 52,201	\$ 69,276	\$ 74,226	\$ 71,932	\$ 82,500
Washtenaw Co.	\$ 36,307	\$ 36,652	\$ 51,990	\$ 70,393	\$ 59,065	\$ 82,184
Lenawee Co.	\$ 31,012	\$ 36,652	\$ 45,739	\$ 53,661	\$ 48,618	\$ 60,028
Michigan	\$ 31,120	\$ 36,652	\$ 44,667	\$ 53,457	\$ 48,432	

Per Capita Income			
Community	1990	2000	2010
Bridgewater Twp	\$ 17,131	\$ 27,120	\$ 35,589
Clinton Twp	\$ 14,689	\$ 21,554	\$ 24,653
Clinton Village	\$ 13,565	\$ 20,513	\$ 21,963
Franklin Twp	\$ 16,035	\$ 24,300	\$ 25,076
Manchester Twp	\$ 16,691	\$ 62,786	\$ 29,698
Tecumseh Twp	\$ 17,959	\$ 28,398	\$ 32,482
Washtenaw Co.	\$ 17,115	\$ 27,173	\$ 31,316
Lenawee Co.	\$ 12,654	\$ 20,186	\$ 22,529
Michigan	\$ 14,154	\$ 22,168	\$ 25,135

COMMUNITY FACILITIES

SCHOOLS

- ◆ The Clinton Community School District serves the Village of Clinton and Townships of Clinton, Bridgewater, Saline, Tecumseh, and Franklin. The district has one elementary school, one middle school, and one high school. The district works in conjunction with the Lenawee Intermediate School District. There are six colleges within the area: Adrian College, Cleary Business College, Siena Heights College, University of Michigan, Eastern Michigan University, Jackson College, and Washtenaw Community College.

TRANSPORTATION

- ◆ Clinton is located on a major transportation route US-12 (Michigan Avenue) that extends into the Detroit Metropolitan Area. Estimated traffic volumes along US-12 in the Village average 12,000 vehicles per 24-hour period. However, on summer weekends, that number can peak to 23,000 vehicles per 24-hour period due to the increase in traffic to the Irish Hills Recreational Area and Michigan International Speedway.

HEALTH CARE FACILITIES

- ◆ Herrick Memorial Hospital, in Tecumseh located 5 miles south.
- ◆ Bixby Memorial Hospital, in Adrian located 20 miles south on M52.
- ◆ ProMedica announced replacing Herrick and Bixby Hospitals with one centrally located facility on M-52 just north of Adrian.
- ◆ Advanced Urgent Care, in Saline located 15 miles east on US 12.
- ◆ Forest Health Medical Center, in Ypsilanti located 35 miles east on US 12.
- ◆ St. Joseph Memorial Hospital located 26 miles northeast of Clinton.
- ◆ Chelsea Hospital in Chelsea located 25 miles North on M 52.
- ◆ University of Michigan Hospital, which includes Mott Children's Hospital in Ann Arbor, 22 miles northeast.
- ◆ Health Specialists of Lenawee, in Tecumseh located 5 miles south.
- ◆ Adrian Urgent Care, in Adrian located 15 miles south on M52.

POLICE PROTECTION

- ◆ Clinton's police department includes one police chief, three full time officers and several part-time officers. In addition, the Lenawee County Sheriff's Department and the Michigan State Police provide additional protection.

FIRE & RESCUE EMERGENCY SERVICES

- ◆ Fire and Rescue Emergency Services includes a 26-member volunteer fire department serving the Village as well as Clinton, and Macon Townships in Lenawee County and Manchester and Bridgewater Townships in Washtenaw

County. The fire station serving this area is in the Village of Clinton at the corner of US 12 and Jackson Road.

UTILITIES

WATER TREATMENT

- ◆ Existing treatment of raw water is limited to point application of chlorine and a polyphosphate at the well site before water enters the distribution system. The Chlorine disinfects the water and the polyphosphate is used as a water conditioner to stabilize the water and make it less corrosive. The polyphosphate helps prevent the iron and manganese from forming chemical precipitates, which cause sediment and discolor water.
- ◆ The Village's average water usage is 217,000 gallons per day (GPD) and the peak flow is 350,000 GPD. The average daily demands are expected to increase with new developments in the Village.

ELECTRIC SERVICE

- ◆ The electric service provided to the Village is provided by Michigan South Central Power Agency. The Agency was formed in the late 1970s to provide reliable electricity. The Agency consists of the cities of Coldwater, Hillsdale, and Marshall, and the Villages of Clinton and Union City.
- ◆ The Village is participating with American Municipal Power (AMP) in the AMP Freemont Energy Center (AFEC) which is a 700-mw natural gas fired power plant in Freemont Ohio.
- ◆ The Endicott Generating Station is located in Litchfield, Michigan. This plant was a 55 mega watts (MW) coal fired power facility that was 33 years old. The Village, through the Michigan South Central Power Agency, decided to close the power plant in June of 2016 because it can no longer produce cost effective power.
- ◆ The Village is participating with the American Municipal Power (AMP) hydroelectric projects to construct generators on the Ohio River. There will be five new hydroelectric generators coming on line in 2015 and 2016.
- ◆ The Village has a twenty-year Purchase Power Agreement for power from two hydroelectric generators in Menominee Michigan and Oconto Falls Wisconsin.
- ◆ The Village has some supplemental generating capabilities with its older dual fuel generator. The Village's facility typically runs on very limited basis to supply electricity during emergencies.

WASTEWATER TREATMENT PLANT

- ◆ Clinton's rotating biological contactors (RBC) Wastewater Treatment Plant (WWTP) built in the late 1970's was replaced in 2006 with a new oxidation ditch plant. The new treatment facilities and processes consist of a micro-screen to remove paper type materials, a grit removal chamber to remove dirt and sand, an

oxidation ditch for the primary treatment, a clarifier for secondary treatment, a disk filter to remove fine particles and ultra-violet light treatment to disinfect the final effluent water. The plant solids are run through a thickening process and placed in sludge storage until they are land applied.

- ◆ The Village of Clinton Wastewater Treatment Plant is designed to treat an average daily flow of 0.425 million gallons per day (MGD), with a maximum flow capacity of 1.2 MGD. Currently, the average daily flow is 0.25 MGD, flowing at approximately 59 percent capacity. The wastewater received at the plant is predominantly domestic sanitary sewage.

PARKS AND RECREATION

- ◆ Clinton maintains over 80 acres of park and recreation land within the Village limits.

Tate Park, 79 acres:

1. Three pavilions (rental available through Village Office)
2. Four softball diamonds - used for Clinton Little League and slow pitch teams
3. Concession stand
4. Playground equipment
5. Three soccer fields for organized youth programs
6. Paved pathways
7. Fishing dock
8. Irene Stephens Memorial Gardens
9. Canoe landing

Clinton Elementary School:

1. A playground with equipment

Clinton Middle School:

1. Football/soccer field

Clinton High School:

1. Four ball diamonds
2. Football field - used for Varsity, Jr. Varsity, and Pop Warner football
3. Concession stand and press box

Smith Kimball Community Center:

1. Basketball court - community use
2. Two tennis courts - community use
3. Skate Park - community use

Open Space:

1. Veterans Memorial Park
2. Waterworks Picnic area

Major recreational activities nearby include:

1. Hayes State Park
2. Irish Hills Recreational Area
3. Michigan International Speedway
4. University sporting events

PUBLIC FACILITIES

<u>Facility</u>	<u>Address</u>
1. Smith-Kimball Community Center	211 Tecumseh Rd
2. The Clinton Village Offices	119 E. Michigan
3. Fire Station	102 Jackson Street
4. Police Department	322 E. Michigan
5. DPW Garage	311 S. River Street
6. Fire Cabin	318 S. River Street
7. Tate Park	475 W. Michigan
8. Clinton Elementary School	200 E Franklin
9. Clinton Middle School	100 E. Franklin
10. Clinton High School	341 E. Michigan
11. Clinton Preschool	341 E. Michigan
12. The Clinton Township Library	100 Brown Street
13. The Clinton Township Offices	172 W. Michigan
14. The Riverside Cemetery	NW corner of N. River Street
15. Oak Cemetery	NE corner of W. Franklin & Currier Street

CAPITAL IMPROVEMENT PROGRAM

WHAT IS A CAPITAL IMPROVEMENT PROGRAM?

Capital improvements are investments in those physical facilities which involve a substantial investment and are of a more lasting nature, as opposed to the operating expenses which occur during the same year they are budgeted. Examples of capital improvements include: municipal buildings, parks facilities, streets and utilities (e.g., water and sewer lines). A Capital Improvement Program (CIP) is a five-year prioritized listing of those projects which is updated annually. The community should use a process that includes the various departments, the planning commission, and other objective criteria to prepare the CIP.

WHY PREPARE A CAPITAL IMPROVEMENTS PROGRAM?

Among the benefits of creating a CIP is the coordination of seemingly separate projects. For example, water and sewer projects can be coordinated with street paving projects eliminating the potential for streets to be repaved, only to be torn up for a water or sewer project two or three years later. New public works projects that are identified in the master plan can come to fruition through the CIP process which is intended to ensure that

new public facilities are built in locations and consistent with the public policy for development in particular areas or neighborhoods as spelled out in the Master Plan.

The Michigan Planning Enabling Act (MPEA) requires communities to annually prepare a Capital Improvements Program (CIP) of public structures and improvements. The plan may be prepared by the council or planning commission. If the Planning Commission is exempted, the Village Council is required to prepare and adopt a capital improvement program. The CIP indicates the public structures and improvements, in the general order of their priority, which in the judgment of the governing body, will be needed or desirable and can be undertaken within the ensuing five-year period. The improvements are to be based upon the Villages requirements for all types of public structures.

CAPITAL IMPROVEMENT PROCESS

The Capital Improvement Program is a very important tool for the Village to help make determination on how to allocate scarce human and financial resources. The preparation of the Village's Capital Improvement Program starts with each department reviewing the existing plan. The departments make suggestions to remove capital items that have already been addressed or are no longer needed. They present rationale for adding new items to the plan. Capital projects are worked into or removed from the plan and prioritized by staff. The plan is presented to the Village Council for consideration, amendment and adoption.

IMPLEMENTATION

IMPLEMENTATION

- ◆ No plan can achieve its full potential unless its recommendations are implemented. The Village's thoughtful preparation and adoption of any plan would all be of diminished value without a program of implementation strategies. Implementation techniques permit the Village to turn potential problems into real opportunities and solutions.

ZONING PLAN

- ◆ One of the purposes of the Village of Clinton's Comprehensive Land Use Plan is to act as a basis for the Zoning Ordinance. To this end, the Plan contains a special element known as a "zoning plan". According to the Michigan planning and zoning enabling acts, zoning plans are intended to describe the various zoning districts controlling area, bulk, location, and use of buildings and property. The zoning plan includes an explanation of how the land use categories on the future land use map relate to the zoning districts provided on the current zoning map.
- ◆ While the Zoning Plan is intended to promote zoning that is consistent with the land use plan, it should be kept in mind that the zoning ordinance has a short-term focus of up to five years and the master Plan has a long-range focus of 20 or more years in the future. Accordingly, not all areas on the future land use map should

be rezoned until growth indicates the need for zoning changes and/or infrastructure is in place to service new development.

- ◆ The Village's Zoning Plan is intended to encourage short-term implementation of the long-range land use recommendations. These short-term actions could be implemented through a Village-initiated rezoning Plan. Alternatively, private applications for rezoning consistent with the Comprehensive Plan should be given high priority by the Planning commission and Village Council.
- ◆ The Master Land Use Plan identifies all areas that would require rezoning to be consistent with the Plan. However, it is not realistic or even desirable that all of these areas would be rezoned in the short term.

ZONING DISTRICTS

The zoning ordinance currently divides the Village into the following zoning districts: agricultural, recreational, residential, commercial, and industrial.

RESIDENTIAL

- ◆ Residential uses in the Village are located along and in grid sections on either side of Jackson Road, Tecumseh Road, and US-12. In the 1960's single-family subdivisions were developed to the north of US-12 east of Jackson Road and south of Kehoe Road east of Tecumseh Road. A large mobile home park is located north of US-12 near the western corporate limits. Residences are primarily single-family in nature, although there is scattered two-family and multiple-family housing units in the Village, many of which have been converted from older single-family dwellings. Residential apartments are found in the central business district on the upper stories of commercial buildings, Pheasant Brook's apartments located on the southern part of town on Tecumseh Road and two apartment complexes on Kehoe.
- ◆ RESIDENTIAL DISTRICTS are designed to encourage, stabilize and protect an environment suitable for residences. Uses are limited to housing and uses normally associated with residential neighborhoods.

These districts regulate the location of residential uses based on a well considered plan. This plan describes the different densities of population and intensity of land use desired and the relationship of residential uses to other areas devoted to open space, commercial and industrial use. Residential use can be divided into the following districts: Low Density Single-Family Residential, Medium Density Residential, High Density Residential, High Density Single Family Residential, Mobile Home Residential and Planned Residential Unit Development.

COMMERCIAL

The historic downtown is the most concentrated commercial area in the Village. Most of the commercial activities serve the convenience needs of local residents.

A few commercial uses are scattered throughout the Village, particularly along US-12 and Tecumseh Road.

- ◆ GENERAL COMMERCIAL DISTRICTS (C-1) regulate the location of compatible commercial enterprises according to a well-considered plan. The districts are designed according to the type of use; intensity of land, street and highway use and potential nuisances and hazards.
- ◆ HIGHWAY SERVICE COMMERCIAL DISTRICT (C-2) is intended to provide for various commercial establishments offering accommodations, supplies, and services to automobile and truck traffic. These districts should be provided at locations along major thoroughfares and should encourage grouping of various facilities. The dispersion of these uses should be discouraged.
- ◆ CENTRAL BUSINESS DISTRICT (C-3) is designated as the principal commercial center of the Village. Permitted uses are a variety of retail, service, administrative, financial, offices, civic, cultural, and entertainment that will provide a mix of activities for the entire Village. The district encourages second story residential use. Also considered is the relationship between the location of commercial uses and the location of adjacent residential and/or industrial districts, streets, highways and other means of transportation.
- ◆ LOCAL SERVICE COMMERCIAL DISTRICT (C-4). The purpose of the C-4 district is to provide for planned and coordinated development intended to allow uses that complement adjoining uses and the Village of Clinton central business district, harmonize with the surrounding area in terms of the physical site layout, access, building design, pedestrian facilities, landscaping, parking arrangements, and lighting in accordance with provisions of the Village zoning ordinance. Developments in the C-4 district shall not adversely affect existing residential areas.

INDUSTRIAL

- ◆ LIGHT INDUSTRIAL (I) The Village's industrial base relates primarily to organic food, lumber mill, pallet manufacturing, resin production and plastic molds. Most of these industries occupy considerable land area located in a corridor on Tecumseh Road.

AGRICULTURE

- ◆ A limited quantity of land within the Village is used for agricultural. It is anticipated that most of this land will be converted to residential or commercial uses during the period envisioned in the land use plan. The Village of Clinton owns land south of Tate Park which is leased for agricultural use.

PARKS

- ◆ In 2010 the Village of Clinton updated the Community Recreation Plan. This Plan recognizes the need for recreational services in the community. There is

a need for neighborhood parks, school playgrounds, and recreational facilities and programs to provide activities for families in the Village and School District.

BULK, HEIGHT, AND SETBACK REQUIREMENTS

District	Lot Size	Min Width	Max lot Coverage	Front	Side	Rear	Max Height
Recreation	2 acres	300	NA	50	50	50	30
Low Density Residential	9,600 sf	75	30%	25	10	25	35
Med Density Residential	7,500 sf	60	30%	25	8	25	35
High Density Residential	9,600 sf	75	25%	25	10	25	35
High Density Single Fam	6,500 sf	55	40%	25	7	25	35
PRUD	10 acres based on consistency to Master Plan						
Mobile Home	10 acres	35	35%	10	10	10	15
General Commercial	10,000 sf	80	25%	35	15	20	35
Highway Service Com.	15,000 sf	100	25%	35	20	20	35
Central Business Dist.	7,500 sf	50	100%			20	45
Light Industrial	20,000 sf	80	30%	35	20	35	50
PMU	20,000 sf	80	25%	35	20	35	35
Agriculture	10 acres	400	25%	35	35	35	35

RELATIONSHIP TO THE FUTURE LAND USE MAP

The zoning districts on the zoning map are generally the same as those used on the future land use map with two notable exceptions.

- ♦ The Agricultural districts on the east side of town north of Macon Road and north of Kehoe Road will be used for Low Density Residential or High Density Single Family Residential for new subdivisions.
- ♦ The Village has an agreement with the Township for future development west of the Village along Michigan Avenue. There are plans for water and sewer services being extended to promote commercial and industrial development.

ZONING CHANGES

The future development pattern and zoning changes will be influenced by a number of factors. Some can be controlled locally while others are dependent on events occurring outside the community. Some factors will change over the life of this comprehensive plan

and will need to be viewed as a guide and updated frequently. Some of the factors that influence the future land use pattern and zoning changes include:

- ◆ **EXISTING LAND USE RELATIONSHIPS.** The core downtown and adjoining neighborhoods have been established for many years while the surrounding land use patterns have evolved and changed gradually since the community was settled. Because there are limited developable sites remaining, future development will largely be in the form of redevelopment, infill development, and expansion of the Village.
- ◆ **COMPATIBILITY AMONG ADJACENT LAND USES.** One goal of community planning and zoning is to ensure compatibility between adjacent and nearby land uses. Conventional zoning strives to accomplish this through a separation of land uses. However, the proximity and relationship of a wide variety of land uses is part of the charm in Clinton as compared to more suburban communities. Thus, one factor for consideration is how to mix a variety of uses and help make them compatible with adjacent land uses through good design, landscaping and traffic management.
- ◆ **COORDINATION WITH PLANS OF SURROUNDING TOWNSHIPS.** This Plan goes beyond the village borders to consider areas surrounding Clinton. Lands in those areas are generally agricultural, open space and rural residential with a limited amount of industrial and commercial establishments that are generally separate from other land uses. The future land use plan complements the township land use pattern through designation of more central areas for more intense land uses that typically require public infrastructure, allowing the townships to retain a more rural character.
- ◆ **NATURAL FEATURES.** Within the context of the Clinton area, a variety of natural features such as the River Raisin, creeks, wetlands, topographic change and woodlands exist. These elements are considered in the future land use as natural features that help define the landscape, natural demarcations between neighborhoods, boundaries of growth and land uses.
- ◆ **INFRASTRUCTURE AND SERVICES.** The capacity and condition of the public water, sanitary sewer, electric and storm sewer systems influence the intensity, arrangement and timing of land use and zoning changes. Generally, the plan recommends land use patterns that can be supported by public utilities, but in some cases the underground utility lines will need rehabilitation or expansion. In addition, the proposed land use plan was based on a general review of available community facilities and services, such as schools, parks, the library, police and fire protection. The intensity and timing of development will need to consider the impacts and improvements required to adequately serve a use at a particular point in time.

- ◆ **STREETS.** The intended function of streets as major or local should be one of the factors considered with zoning changes. The land use plan is shaped, in part, by a goal to disperse traffic to streets with capacity to handle increased volumes, or to provide for improvements to support the desired land use pattern or enhance traffic operations. Compact development is preferred so that available road funds can be efficiently used. Access management principles should be applied to new developments that place additional burden on the road system. As additional road connections are completed, the appropriate future land use designations in the area may change.

- ◆ **FISCAL IMPACTS.** In combination with the above factors, the land use pattern is intended to provide a sound and diverse tax base. This allows Clinton to retain its desired character, but also encourage businesses that provide a solid tax base and offer employment opportunities for residents.

- ◆ **COMMUNITY VISION STATEMENT.** The land use patterns desired by Village officials, citizens and property owners have been expressed with the objectives of providing diversified housing opportunities, commercial services, civic uses to serve residents and a complementary mixture of uses.

- ◆ **MARKET CONDITIONS.** Market conditions and demonstrated public need for different types of uses were considered, even though they will change during the time frame of this plan. Given the limited size of the village, it may not be possible, nor desirable, to provide for every possible use within the village limits. Each land use for which a developer states there is a demand, must be carefully weighed using the other factors to determine if the requested use is appropriate. In some cases, the most appropriate location is not in Clinton, but in one of the surrounding townships.

Changing the zoning a property could have a significant impact on the Village. Therefore, a rezoning request should comply with a set of criteria in order to be considered consistent with the Master Plan. A rezoning request should follow these standards to satisfy this requirement: (1) Is the proposed rezoning consistent with the policies and uses proposed for that area in the Village's Master Plan? (2) Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area? (3) Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning? (4) Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

2017 GOALS, OBJECTIVE AND POLICIES

In terms relevant to community planning; goals, objectives and policies give the Master Plan the philosophical guidance it needs to address the present issues and advance plans into the future. Goals provide the overall broad statements while objectives provide specific planning statements. Policies provide action-oriented statements that help achieve the goals and objectives. Policy statements provide justification to revise or draft new ordinances or regulations or finance specific capital improvements.

GENERAL GOALS

1. Coordinate zoning and planning with neighboring townships and Lenawee County.
2. Promote small town community feel (friendliness, closeness, access to town, quality of life).
3. Limit future expansion to within Lenawee County.
4. Allow land to remain zoned Agricultural until a change in zoning is approved.

GROWTH INTO TOWNSHIP

1. NORTHEAST (Carriage Hills 108 acres on south side of US-12 east of town)
 - a. The east gateway to the Village along US-12 should be developed with smart growth principles focused on open space and natural feature preservation and reduction in infrastructure. Smart growth development should include small lot layouts, preservation of open spaces and natural features, a network of well-connected streets and blocks, a variety of public spaces, reduced infrastructure requirements, and a walkable design within a compact neighborhood scale area.
 - b. Only Local Service Commercial development should be allowed on the north side of US-12 east of Harvest Drive. commercial development which does not compliment the neighboring residential should not be allowed. Commercial development should be encouraged in the downtown district or west of town on US-12.
 - c. Some of that land could be used for school expansion.
2. SOUTH ON TECUMSEH ROAD.
 - a. South of Macon Road east of Tecumseh Road:
 - i. Commercial along east side of Tecumseh Road south of Macon.
 - ii. Residential along Macon Road.
 - iii. Neighborhood park with open fields, play equipment, walking trails, and gazebo.

- b. West side of Tecumseh Road south of Macon:
 - i. Continue industrial along west side of Tecumseh Road.
 - 1. There are difficulties accessing the land west of the current industries because the land is in the flood plain and is wooded area.

- 3. WEST ON US-12.
 - a. Commercial and industrial along US-12 west of town to Hogan Highway.

COMMUNITY FACILITIES

GOAL: To provide quality public services and community facilities which promote the public health, safety and welfare and that contribute to the quality of life for community members.

OBJECTIVE I. Ensure the provision of quality services for the community.

POLICIES

- 1. Ensure that quality services and infrastructure are available to the community.
- 2. Ensure that the utility systems are adequately maintained and supported. ~~by system users.~~
- 3. Maintain a regular schedule of street and utility maintenance through a comprehensive Capital Improvement Program.
- 4. Continue to explore and coordinate enhanced opportunities for shared services with the surrounding townships, cities, county and the Clinton Community School District.
- 5. Continually strive to provide cost effective, reliable utility services.

OBJECTIVE II. Develop and Maintain adequate public facilities for the Village.

POLICIES

- 1. Improve and maintain the physical condition of all Village owned buildings and facilities.
- 2. Continue sidewalk improvement and maintenance programs.
- 3. Maintain and promote the locations of existing public parking lots.

GOAL: To provide adequate police and fire protection for Village residents and property owners.

OBJECTIVE. To continually strive to improve the delivery of police and fire services.

POLICIES

1. Continue with strong staff training and procedure programs to keep police and fire personnel prepared for emergency situations.
2. Continue working with area police and fire departments with training and mutual aid.

TRANSPORTATION AND TRAFFIC

GOAL: To provide a transportation system that facilitates the smooth, safe, and efficient flow of automobiles, motorcycles, trucks, buses, emergency vehicles, bicycles and pedestrians.

OBJECTIVE I. Create a balanced and diversified transportation network.

POLICIES

1. New commercial developments along US-12 shall be accompanied with roadway or driveway improvements to support the growth.
2. Encourage a well-coordinated system of streets and sidewalks to facilitate vehicular and pedestrian traffic.
3. Create a community that is easy to walk and bike through.
4. Ensure that traffic is routed through major thoroughfares and not local streets.

OBJECTIVE II. Improve the aesthetics of the thoroughfare approaches to the Village.

POLICIES

1. Require that site plans for development along the approaches to the Village actively address aesthetic concerns.
2. Roadways should be visually pleasing to motorists, pedestrians, and persons who view the roads from adjoining land.
3. Commercial and industrial uses should be encouraged to maintain entrances and exits onto major thoroughfares in an attractive manner.
4. The proliferation of signs should be discouraged along roadways.

OBJECTIVE III. To strive toward a balanced relationship between the transportation system and the overall land use pattern.

POLICIES

1. There should be an adequate number of each type of road with the appropriate carrying capacity to serve the Village's land use pattern.
2. Development proposals should be analyzed to determine the amount of traffic that will be generated and how the increased traffic will affect the transportation system.
3. Adequate road improvements shall be planned prior to the approval of new commercial and residential developments.
4. An access management ordinance should be explored in order to control excessive curb cuts and hazardous turning movements.

GOAL: To develop a system of sidewalks and pathways to link residential areas with schools, recreation areas, commercial districts and other destinations.

OBJECTIVE. Promote the use of transportation alternatives such as biking, walking, and public transit.

POLICIES

1. Expand and connect sidewalks and bike paths and enhance and highlight access points.
2. Consider the development of a bike path master plan which would designate bike paths within the Village and connecting surrounding townships, again emphasizing connections along the River Raisin.

ENVIRONMENTAL RESOURCES

The Village of Clinton is fortunate that it is well-endowed with natural features including a major river, wetlands, woodlands, and open spaces. These features are significant not only because of their strong appeal to residents, but also because they constitute a functioning ecosystem. Preservation of these natural features shall be a prevailing objective in all future development.

GOAL: To preserve the natural resources of the Village of Clinton.

OBJECTIVE. To utilize the Zoning Ordinance to ensure that development will minimize disruptions to valuable wetlands and other natural feature areas.

POLICIES

1. Utilize progressive storm water management and erosion control techniques to ensure that development will not adversely impact natural

resources and surrounding property.

2. Protect and preserve the River Raisin water shed.
3. Encourage the preservation and protection of the Village's natural resources.

HISTORIC PRESERVATION

GOAL: To encourage the preservation of the Village's historic character by preserving or restoring historically significant properties, as well as promoting new development compatible with the existing character.

OBJECTIVE. To preserve the inherent architectural character of individual historical architecture resources throughout the Village.

POLICIES

1. Recognize the need to seek alternate uses for structures that are no longer suitable for their original purpose.
2. Encourage individual preservation efforts to restore and maintain important historical structures which need immediate attention.
3. Work with state, local and college historical preservation groups to identify resources, opportunities and needs.
4. Promote historic assets of Clinton in coordination with the Historical Society.

RECREATION FACILITIES

GOAL: To provide recreation programs and facilities to meet the present and future needs of Village residents.

OBJECTIVE I. To provide recreation facilities and services that meet the needs of the population including preschool and elementary school children, teenagers, adults, the elderly and the disabled.

POLICIES

1. Consider adopting policies and review criteria that will encourage new developments in the Village to provide usable open space/parkland and to provide pedestrian links to the Village's sidewalk and trail path system and community resources.

2. Encourage cooperation with the school district, library, civic organizations, leagues, business community and other non-profit groups in providing recreational facilities and programs.
3. Design and install recreation facilities for the disabled in community parks.
4. Systematically work on constructing the Park and Recreation Plan projects as grants and local funding allow.

OBJECTIVE II. To explore innovative funding and resource allocation approaches.

POLICIES

1. Cooperate with Lenawee County, surrounding townships, the District Library, civic groups and the Clinton Community Schools in the planning and programming of recreation facilities to avoid unnecessary duplication and thus free resources for more efficient allocation.
2. Develop recreation facilities and programs based on a sound fiscal policy. Consider the use of volunteers, state and federal grant programs, and other funding sources.
3. Use the Tate Park Trust Funds to help pay for Tate Park capital improvements.

RESIDENTIAL AREAS

GOAL: To emphasize and strengthen the single-family home character and neighborhood atmosphere of the Village, while also providing for a variety of new, high quality housing types and protecting the natural features of the Village.

OBJECTIVE I. To maintain and enhance the residential character of existing neighborhoods.

POLICIES

1. Encourage self-initiative in upgrading, improving and maintaining property.
2. Make sure residential growth occurs in planned neighborhoods using the Zoning Code, subdivision regulations, Building Code, and other development regulations to ensure that proper standards are used to promote quality construction of the infrastructure and houses.
3. Require that residential developments have adequate utilities, sanitary sewer, water distribution, electric distribution and streets.

4. Discourage residential development in areas where public services are not adequate and/or natural conditions will not support the proposed project.
5. Provide a transitional zone between intensive commercial uses and residential uses to ensure protection of existing neighborhoods.
6. Adopt regulations that incorporate smart growth principles focusing on the preservation of natural resources and open spaces.
7. Encourage the linkage of existing sidewalk to facilitate pedestrian traffic.
8. Identify and discourage incompatible land uses.

OBJECTIVE II. To provide for the development of new, high quality single family residential growth at varying densities and affordability.

POLICIES

1. Residential development should be permitted in accordance with the ability to provide necessary public services.
2. New residential developments shall be designed to be compatible with the natural features of the site. Significant topographic features, tree stands, wetlands, and other important natural features should be preserved intact wherever possible.
3. Allow for High Density Single Family Residential development that provides for small lot layouts, preservation of open spaces and natural features, a network of well-connected streets and blocks and a variety of public spaces, reduced infrastructure requirements, and a walkable design within a compact neighborhood scale area.

OBJECTIVE III. To provide appropriate areas for a wide range of housing types.

POLICIES

1. Limit the location of multiple family areas to sites with access to major roads so that use intensities and traffic demands are compatible.
2. Encourage the construction of a senior housing complex.
3. Encourage alternative housing styles, other than multiple family, including condominiums and attached single family dwellings.

OBJECTIVE IV. To encourage the use of land in accordance with its character and adaptability through the use of innovative planning techniques that will result in substantial benefit to future residents and to the Village.

POLICIES

1. Innovative techniques should effectively implement the goals set forth in the Master Plan, especially in preserving the Village's natural and historic features.
2. Alternative residential developments must result in substantial benefit to the future residents and to the Village that exceed those accomplished under conventional methods.
3. Such development should enhance the quality of life in residential areas and provide readily available recreation and shopping opportunities.
4. Ensure that compatibility of style, use, and the relevant characteristics with neighboring properties will be maintained.
5. Encourage and promote the development of open space or cluster developments that are adjacent to existing agricultural areas.
6. Encourage proper street and sidewalk design to accommodate vehicular and pedestrian traffic within the residential development and community.
7. Encourage proper lot sizes in new developments to ensure the lots are large enough for adequate spacing but not so large they waste valuable land.
8. Encourage the proper location of multiple-family housing with adequate access and buffering from adjacent land uses.
9. Encourage the construction of a limited amount of condominiums.
10. The Village currently exceeds its designated eight percent ratio of manufactured/mobile home units, and therefore should not encourage additional manufactured/mobile home developments.

COMMERCIAL AREAS

GOAL: To provide for a proper land use for commercial activities.

OBJECTIVE I. To encourage the location of commercial uses to protect the health, safety and welfare of businesses and their patrons.

POLICIES

1. Commercial areas should generally be located within and adjacent to the Central Business District (CBD) on Michigan Avenue. Future commercial

development should occur along Michigan Avenue at the west edge of the community and into the township.

2. The future allocation of commercial land in Village should be based on the shopping needs of the Clinton area.
3. Use the Downtown Development Authority Plan, Comprehensive Community Land Use Plan, Zoning Code, Building Code, and other development regulations to ensure that proper standards are used to promote quality commercial districts.
4. Use zoning and development standards to help maintain the historical character of the Central Business District.
5. Encourage the development of the proposed commercial/industrial park on US-12 as a secondary commercial district that compliments the downtown.
6. The Village should pursue the development of an overlay district in the commercial zoning along US-12 to create a significant sense of arrival at key entrances to the historical Village.

OBJECTIVE II. To encourage the development of compact commercial use areas rather than have strip development along major thoroughfares in a haphazard fashion or as spot developments intruding into residential areas.

POLICIES

1. Develop design guidelines to encourage quality design and architecture.
2. Promote shared service drives to minimize the number of curb cuts along major roadways.
3. Promote a system of centralized and defined commercial centers with design guidelines consistent with the historic architecture incorporated into the Zoning Ordinance, and utilize innovative strategies to promote quality development.

OBJECTIVE III. To provide for compatible land use relationships between commercial and other uses.

POLICIES

1. Where the placement of commercial uses next to residential areas must occur, sufficient buffering shall be provided as much as possible.
2. Proper buffer screening regulations of commercial uses from other uses should be incorporated into the Zoning Ordinance.

3. Require non-intrusive lighting from commercial sites.

GOAL: To provide mechanisms for traffic management in commercial areas that will be easily accessible, while also limiting the impact on adjacent thoroughfares.

OBJECTIVE. To encourage the use of landscaping and setbacks to delineate drives, direct vehicular movement, and provide sufficient stacking space in entranceways. These are effective means of improving safety while enhancing the aesthetic value and desirability of businesses.

POLICY

Consider development of a corridor plan for each of the major gateway roads into the Village that would coordinate land use and traffic. The plans will also be coordinated with the Michigan Department of Transportation (MDOT) or the Lenawee County Road Commission, in accordance with guidelines for traffic management, land use, landscaping, etc.

GOAL: To improve the appearance of existing and future commercial areas.

OBJECTIVE I. To encourage the design and layout of commercial uses in Clinton that reflects thorough and careful analysis of the site and creative efforts to improve aesthetics.

POLICIES

1. Architecture should be clean and uncluttered and based on the historic character of the Village.
2. Signs should be unobtrusive and compatible with the historic character of the Village.
3. Parking, loading and storage areas should be landscaped and screened in order to provide visual relief from large paved areas and unsightly activities.
4. Landscaping and setbacks should convey a sense of compatibility with natural features and native species.

OBJECTIVE II. To closely monitor and enforce building, zoning, and maintenance codes in commercial areas.

POLICIES

1. Buildings, signage, landscaping or parking areas that are deteriorating, as assessed by the Village, should be renovated or repaired on a timely basis.

2. Changes in business use in existing buildings should be monitored to be certain that new uses are in compliance with Village building and zoning codes.

CENTRAL BUSINESS DISTRICT

GOAL: Maintain and encourage a thriving Central Business District (CBD).

OBJECTIVE I. Enhance the physical appearance of the CBD.

POLICIES

1. Continue programs to maintain the downtown's existing infrastructure. This includes efforts to plant and maintain flowers as well as providing trash cans and weed killing efforts. Including parking facilities that are clean, striped and well lit.
2. Attention should be paid to the east and west of downtown. As a critical point of entry these areas need and deserve the sort of streetscape improvements implemented downtown.
3. Continue the Facade Grant Program.

OBJECTIVE II. Attract businesses and facilitate housing opportunities.

POLICIES

1. Encourage uses that will create destination retail, restaurant, and entertainment uses while discouraging large scale discount retail.
2. Promote loft redevelopment to attract CBD residents and create incentives to redevelop vacant structures.
3. Promote the CBD as a destination point. This is both a marketing and development strategy. Downtown Clinton should market its historic ambiance, cultural attractions and work to add more business recruitment.

OBJECTIVE III. Promote visitor and pedestrian friendly environment and enhance orientation.

POLICIES

1. Promote daytime family participation downtown.
2. Expand events. An extensive year-round calendar of downtown events should be encouraged. Unique opportunities should be pursued.

INDUSTRIAL AREAS

GOAL: To provide for industrial development in a manner that increases the community's tax base, results in proper land use relationships, and does not negatively impact the environment.

OBJECTIVE I. To maximize the use of available transportation in the location of industrial areas.

POLICY

Future industrial development should be confined to the designated areas along Michigan Avenue and Tecumseh Road where an industrial base has already been established.

OBJECTIVE II. To minimize the negative impacts of industrial areas on non-industrial areas and on the environment.

POLICIES

1. Concentrate industrial uses in suitable locations to protect residential uses.
2. Other land uses should be physically and visually protected from the intrusion of industrial land use.
3. Codes and regulations applicable to industrial areas must be enforced in Clinton, including close monitoring of industries that may be using or storing hazardous chemicals or toxic materials.
4. Require non-intrusive lighting.
5. Promote the redevelopment of vacant industrial buildings.
6. Encourage development of a commercial/industrial park on US-12.

OBJECTIVE III. To provide a balanced industrial development strategy to achieve environmental compatibility and maintain the neighborhood character of the Village.

POLICIES

1. Industrial growth strengthens the tax base and increases employment opportunities. A balance should be achieved between these economic benefits and the amount of industry that is compatible with the Village's environmental objectives and overall future development pattern.
2. Efforts to reduce the "spot zones" of industrial uses within residential areas shall be on-going.

3. The pace and type of industrial development should be monitored so that it is in keeping with the Village's overriding goals for preservation of the natural environment, resources and protection of its residential areas.
4. Light manufacturing and research firms are preferred in Clinton. Such firms generally produce low levels of waste, noise and traffic, as well as less air and water pollution.
5. Future industrial development should be permitted only in accordance with the ability to provide required utilities and public services, including public water and sanitary sewer services, adequate road construction and maintenance, police and fire protection and a tax base to allow for adequate general municipal administrative and regulatory services.

GOAL: To strive for high standards of design for industrial development in the Village.

OBJECTIVE. To create industrial areas which are well-served by infrastructure, efficiently served by transportation facilities and are as attractive as can be attained in an industrial district.

POLICIES

1. Industrial buildings that are attractive and of substantial construction are encouraged.
2. Significant landscape treatment of the yards of industrial developments should be required.
3. Screening the view of materials storage, loading areas and trash receptacles from public roads and from nearby non-industrial land use areas will be required.

