



Village of Elkton Master Plan

prepared by
Village Council of Elkton

adopted
February 9, 2021

assisted by
Spicer Group, Inc.
Saginaw, Michigan



Village of Elkton Master Plan

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A public hearing on the Village of Elkton Master Plan was held on January 26, 2021. The Village of Elkton Master Plan was adopted by the Elkton Planning Commission on January 26, 2021, and by Village Council on February 9, 2021, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008.

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Chair
Village of Elkton Planning Commission

Village of Elkton

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The Need for a Master Plan in the Village of Elkton

Introduction

This document is the outcome of a year-long effort by the Elkton planning committee to adopt a new Master Plan for the Village. This document reflects the community's concern for the future development of their Village and conveys a strong commitment to retain and strengthen the local quality of life. The preferred future, or vision, for Elkton is outlined within this Master Plan. Specifically, the vision is expressed in the way this Master Plan:

- Documents recent citizen input on community needs and services,
- Forms general goal statements for the Village's future,
- Provides an overall view of future physical development of Elkton, and
- Presents a map that shows locations of how land is proposed to be used in the future.

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



Village office on Hoffman Street.

matters related to land development. It will serve to:

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

Because of constant change in our social and economic structure and activities, this Master Plan must be maintained through periodic review so that it reflects contemporary trends while maintaining long-range goals. Public Act 33 of 2008 accounts for this fact and requires the Master Plan be reviewed by the Village at least once every five years.

The Planning Process

The Village of Elkton began the process to update its Master Plan in October 2019. It contracted with Spicer Group of Saginaw to assist the Planning Commission in the preparation of this Master Plan.

A Master Plan committee met with the Spicer Group planning consultants four times between October 2019 and July 2020 to work on the plan. As required by Public Act 33 of 2008, the Village followed the required procedures for notifying neighboring communities and registered entities so that each interested party was made aware of the planning effort and was provided an opportunity to comment on the Master Plan. The planning process began with a review and analysis of existing conditions and land uses in the Village of Elkton. Then, a community input survey was developed and mailed to all Village

households in late 2019. Feedback from this survey along with the pertinent background data was used as the basis for the goals, objectives, and future land use outlined within this Master Plan. A draft of this document was prepared in June of 2020 and delivered to the Planning Commission and Village Council for review. It was also mailed to neighboring communities, registered entities, and ultimately, to the Huron County Planning Commission. The final step in the planning process was a public hearing that is required by the Municipal Planning Act. This hearing was with the Planning Commission on January 26, 2021. This provided an additional opportunity for public information and input. Final Master Plan copies were prepared, and the Village Council adopted the Master Plan by resolution on February 9, 2021.

Relationship Between the Master Plan and Zoning Ordinance

Zoning is regulation of the use of land. A zoning ordinance controls how land is used today. It is the law.

A Master Plan is a set of policies, not a law. The Master Plan represents a community's future vision, while the zoning ordinance contains the rules that govern the path to that vision.

The long-range goals of the Master Plan are the basis for a zoning ordinance and zoning decisions. State law requires that a zoning ordinance be based on an adopted Master Plan. Zoning decisions that are consistent with the Master Plan are more likely presumed to be valid if ever challenged in the courts.

Master Plan = Guide Zoning Ordinance = Law

All About Elkton

Location

The Village of Elkton, about 1.0 square miles in size, is located in the Thumb Area of Michigan, centrally located in Huron County (Figure 1), at 43°49'10"N (latitude), 83°10'51"W (longitude). Elkton is surrounded entirely by Oliver Township. The nearest regional shopping and health care services are available in Bad Axe, the county seat, just 10 miles to the east off M-142. Bay City is 49 miles to the west, just south

of the Saginaw Bay. Detroit is 125 miles to the south. Lansing, the capitol of Michigan, is 150 miles to the southwest. Lake Huron and the Saginaw Bay are accessible by a 12-mile drive northwest to the Village of Caseville. The main uses of land in Elkton are agricultural, residential, and industrial. The village is in the Elkton-Pigeon-Bay Port Laker School District.

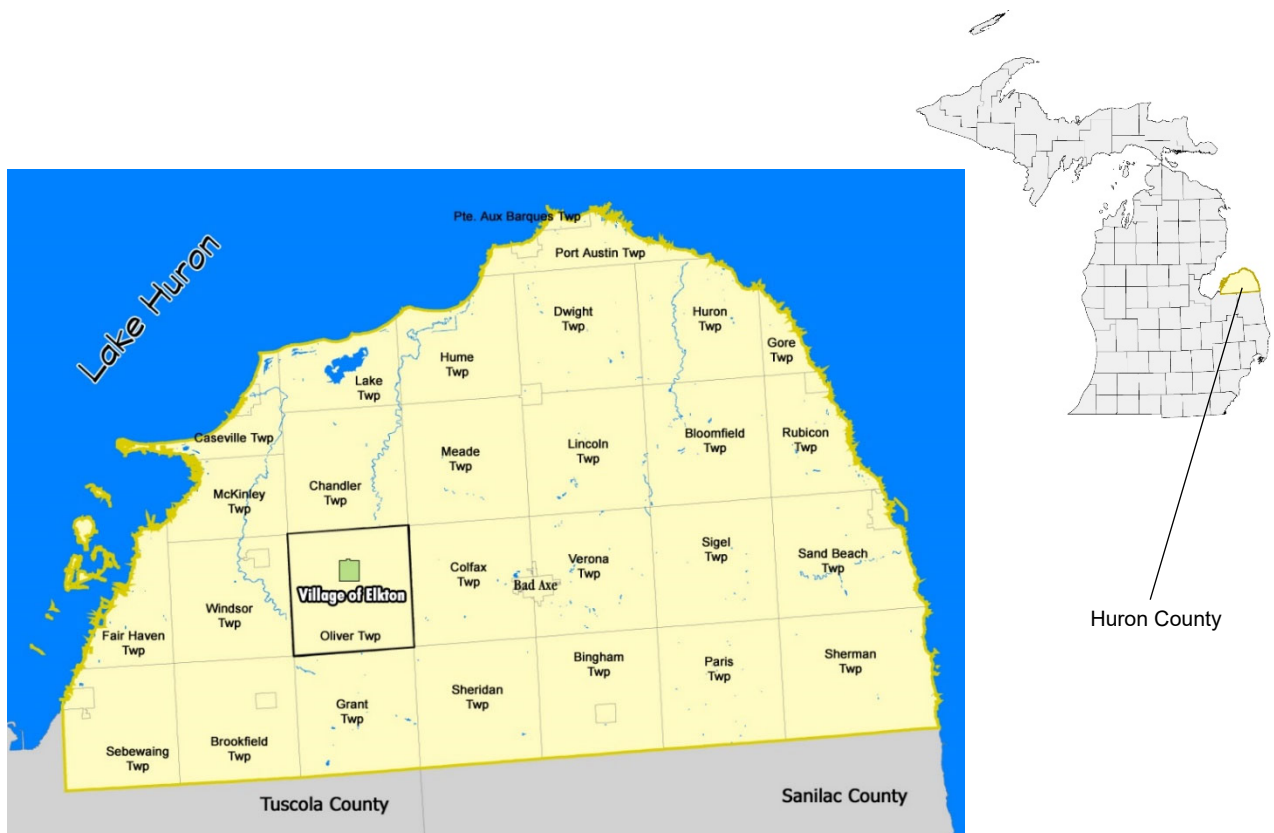


Figure 1 – Regional Setting.

History

Huron County was organized by the Michigan State Legislature, January 25, 1859, as Huron County, with the original courthouse located in Harbor Beach. The first County organization meeting was held at the Dow House, Harbor Beach, then Sand Beach, February 26, 1859. The County was originally settled as a lumbering community. As the lumber was cleared, settlers found rich agricultural land for farming.

In 1879, Oliver Township, which surrounds Elkton, seceded from Lake Township to become its own township. Among the Township's early settlers were S. D. Grimmey and John Oliver, after whom the Township is named.

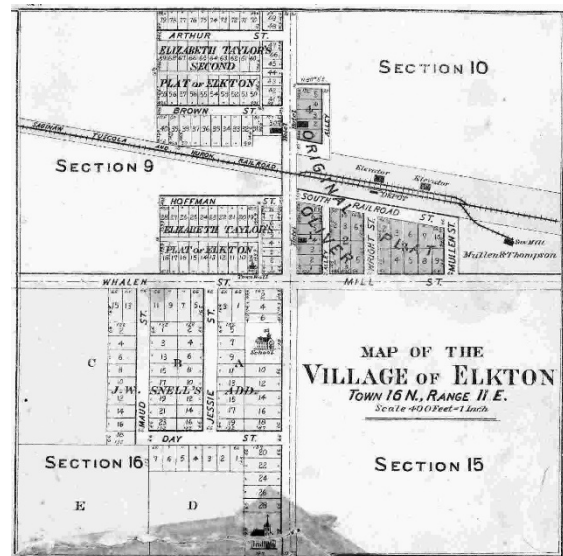
The village of Elkton was first called Oliver Center. Legend has it the Village got its name from a notable story about an elk being killed in a nearby marsh that, literally, weighed a ton.

The Village of Elkton first applied for a post office in 1886. The village was officially incorporated in 1897.

The Village began printing its first newspaper, known as the *Huron County*

Review, in 1898. The Elkton Co-op Farm Produce Company was started in the early 1900s.

In 1913, the Village developed a swampy piece of land into the Elkton Memorial Park. Another park known was later developed as the Elkton Athletic Park. It was renamed the Ackerman Memorial Park in 1956. It houses tennis courts, ball diamonds, playground, pavilions, and soccer fields. The Elkton Historical Society has relocated an 18 x 22 foot pioneer log cabin to Ackerman Memorial Park to serve as a museum and meeting place.



Plat of Elkton from 1890.

Citizens of Elkton have historically been very involved in their community. Civic organizations in Elkton that are currently active include the Veterans of Foreign Wars, Club 59 Women's Club, the Elkton Lions Club and the Elkton Historical Society. These groups help plan and organize community events as well as spearhead efforts for new community facilities.

In 1945, Active Industries Inc began shipping metal stampings out of Elkton. At the time it was expected to employ 50-60 men and women. Today, the company employs over 750 and it serves as a major employer in the region. Henry Drettmann was the founder and owner of the company. The company was sold and changed names in the 1990s. The plant now operates under the name Tower Automotive.



General Description of the Population

According to the 2010 U.S. Census, the Village of Elkton has a population of 808. This is a decrease of approximately 6% since 2000, when the population was 863. During that same time period, both Huron County and Oliver Township's population decreased by 8% each, and the State of Michigan Population decreased by less than 1%. Historically, the Village has generally declined in population since 1970, when the population was 973. See Figure 2.

The age distribution of the population in Elkton did not change significantly from 2000 to 2010. The largest change was in the 65 to 84-year old age group, which decreased by 1.9%. This is the population, which is now moving toward retirement or retired. See Figure 3. The population with the largest increase was in both the 25 to 44-year old age group and the 45 to 64-year old group, which increased by 1.6%.

Figure 2 – Historic Population

	1970	1980	1990	2000	2010	2017	% Change 2000 - 2010
Elkton	973	953	958	863	808	810	-6.4%
Oliver Township	1,755	1,756	1,685	1,626	1,483	1,427	-8.8%
Huron County	34,314	36,459	34,990	36,024	33,082	31,750	-8.2%
Michigan	8,881,826	9,262,078	9,295,297	9,938,444	9,883,640	9,925,568	-0.6%

Figure 3 – Elkton Age Distribution

	2000		2010	
	Number	Percent	Number	Percent
Under 5	69	8.0%	63	7.8%
Ages 5 - 19	193	22.4%	167	20.6%
Ages 20 - 24	52	6.0%	46	5.7%
Ages 25 - 44	216	25.0%	215	26.6%
Ages 45 - 64	191	22.1%	192	23.7%
Ages 65 - 84	130	15.1%	106	13.2%
Ages 85+	12	1.4%	19	2.4%
Total	863	100.0%	808	100.0%

According to the 2010 Census, there are 349 households in the Village. This is an increase from 368 in 2000. While the total households in the Village increased, the average household size decreased, from 2.35 in 2000 to 2.32 in 2010. From 2000 to 2017, median household income rose in Elkton from \$28,859 to \$33,194.

During that same time period, the median household income in Michigan grew from \$44,667 to \$52,668. Median household income is that which half of the households fall above and half falls below. The household and income data is shown in Figures 4, 5, and 6.

Figure 4 – Elkton Household Characteristics

	2000	2010
Total Households	368	349
Average Household Size	2.35	2.32

Figure 5 – Michigan Household Characteristics

	2000	2010
Total Households	3,887,994	4,529,680
Average Household Size	2.54	2.49

Figure 6 – Median Household Income

	2000	2010
Elkton	\$28,859	\$33,194
Michigan	\$44,667	\$52,668

As shown in Figure 7, the number of housing units in Elkton remained virtually unchanged from 2000 to 2010. Owner occupied units comprise 68% of the housing stock in Elkton. This indicates that the population is generally stable because householders who own homes tend to stay in one location longer than renters. The largest change was the increase of number of vacant units in the Village which increased from 6.1% to 9.8%.

Figure 8 shows that the homes in Elkton are generally quite old. Almost 70% of the homes were built prior to 1960. There were not any homes built in the 2000's. Aging housing stock can be subject to blight and deterioration and the community may need to monitor this situation carefully so as to avoid decreasing housing values or loss of housing stock.

Figure 7 – Elkton Housing Units

	2000		2010		% Change
	Number	Percent	Number	Percent	
Occupied Housing Units	368	93.9%	349	90.2%	-3.9%
Vacant Housing Units	24	6.1%	38	9.8%	60.7%
Total Housing Units	392	100.0%	387	100.0%	
Owner-Occupied Housing Units	270	73.4%	238	68.2%	-7.1%
Renter-Occupied Housing Units	98	26.6%	111	31.8%	19.5%

Figure 8 – Elkton Age of Housing Units

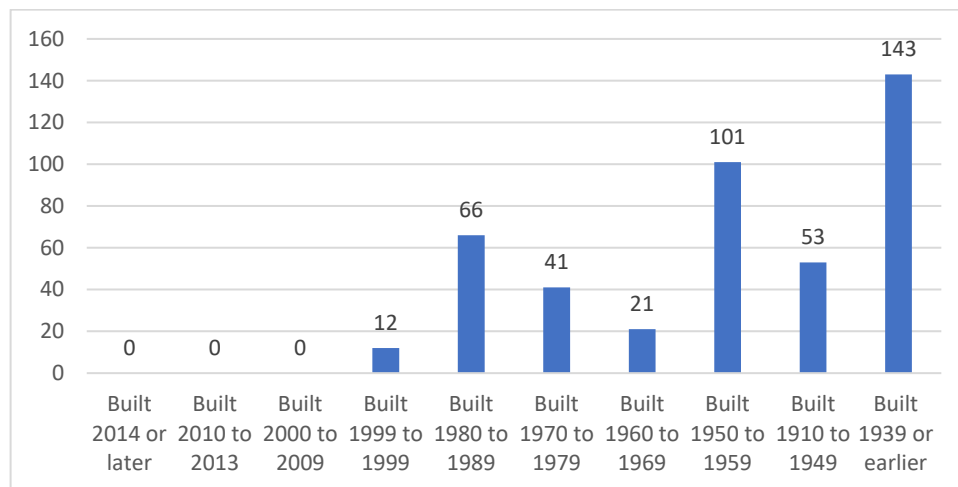


Figure 9 shows the household income distribution in Elkton. One can see that there are a variety of income levels in the Village. The largest household income segment is in the \$25,000 to \$34,999 segment at 18%. Approximately 16% of the households live on \$10,000 per year or less.

Figure 10 shows the number of people living below the poverty level, according to the 2000

Census and 2017 American Community Survey. The number of people below the poverty level increased between 2000 and 2017, from 15.2% to 24%. Poverty is measured by using 48 thresholds that vary by family size, number of children within the family, and age of the householder. To determine whether a person is poor, one compares the total of that person's family with the threshold appropriate for that family size and characteristics.

Figure 10 compares the non-employment income sources in 2000 and 2017 for residents of Elkton. The percentage of residents with Social Security Income (generally retirees) declined from 38% to 24%.. Additionally, the percentage of the population relying on public assistance also decreased. However, there were significantly more individuals below the poverty level than there were those relying on public assistance.

Figure 11 shows the type of industries that employed the residents of Elkton in 2000 and 2017. In 2000, the largest percentage of the population was employed in the manufacturing industry (31%). In 2017, the industry with the largest employment in Elkton changed to Educational services, and health care and social assistance (24.3%).

From this, one can assume that many of the residents of Elkton work in the school district and medical field and in Elkton at the Tower Manufacturing plant. Manufacturing is the second largest employment industry (24.1%) and agriculture (9.5%).

Figure 9 – Elkton Household Income

	Number	Percent
Less than \$10,000	61	16.4%
\$10,000 to \$14,999	14	3.8%
\$15,000 to \$24,999	57	15.3%
\$25,000 to \$34,999	67	18.0%
\$35,000 to \$49,999	52	14.0%
\$50,000 to \$74,999	58	15.6%
\$75,000 to \$99,999	31	8.3%
\$100,000 to \$149,000	30	8.1%
\$150,000 to \$199,999	2	0.5%
\$200,000 or More	-	0.0%

Figure 10 – Elkton Poverty and Non-employment Income Sources

	2000	2017	% Change
Individuals Below Poverty Level	15.2%	24.0%	8.8%
With Social Security Income	38.0%	20.4%	-17.6%
With Public Assistance	5.5%	3.2%	-2.3%
With Retirement Income	20.1%	12.9%	-7.2%

Figure 11 – Elkton Employment by Industry

	2000		2017	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	2	0.5%	36	9.5%
Construction	21	5.3%	16	4.2%
Manufacturing	123	31.0%	91	24.1%
Wholesale Trade	16	4.0%	10	2.6%
Retail Trade	51	12.8%	35	9.3%
Transportation and warehousing, and utilities	16	4.0%	12	3.2%
Information	8	2.0%	4	1.1%
Finance and insurance, and real estate	24	6.0%	7	1.9%
Professional, scientific, and management, and administrative and waste management services	5	1.3%	19	5.0%
Educational services, and health care and social assistance	74	18.6%	92	24.3%
Arts, entertainment, and recreation, and accommodation and food services	33	8.3%	28	7.4%
Other services, except public administration	8	2.0%	19	5.0%
Public Administration	16	4.0%	9	2.4%

Transportation Network

The Village of Elkton's transportation network is anchored by two major roads that intersect in the middle of the town. See Figure 12. Mill Street (M-142) runs east to west and carries traffic across the thumb from Bay Port on the west to Harbor Beach on the east. Main Street (Elkton Road) is a major county road that carries traffic north and south through the

region. The remainder of the roadways in Elkton are small local streets that access the residences and businesses of the town.

A railroad line runs from east to west across the middle of Elkton. It services the local Tower Automotive facility and the local agricultural elevators in the community.

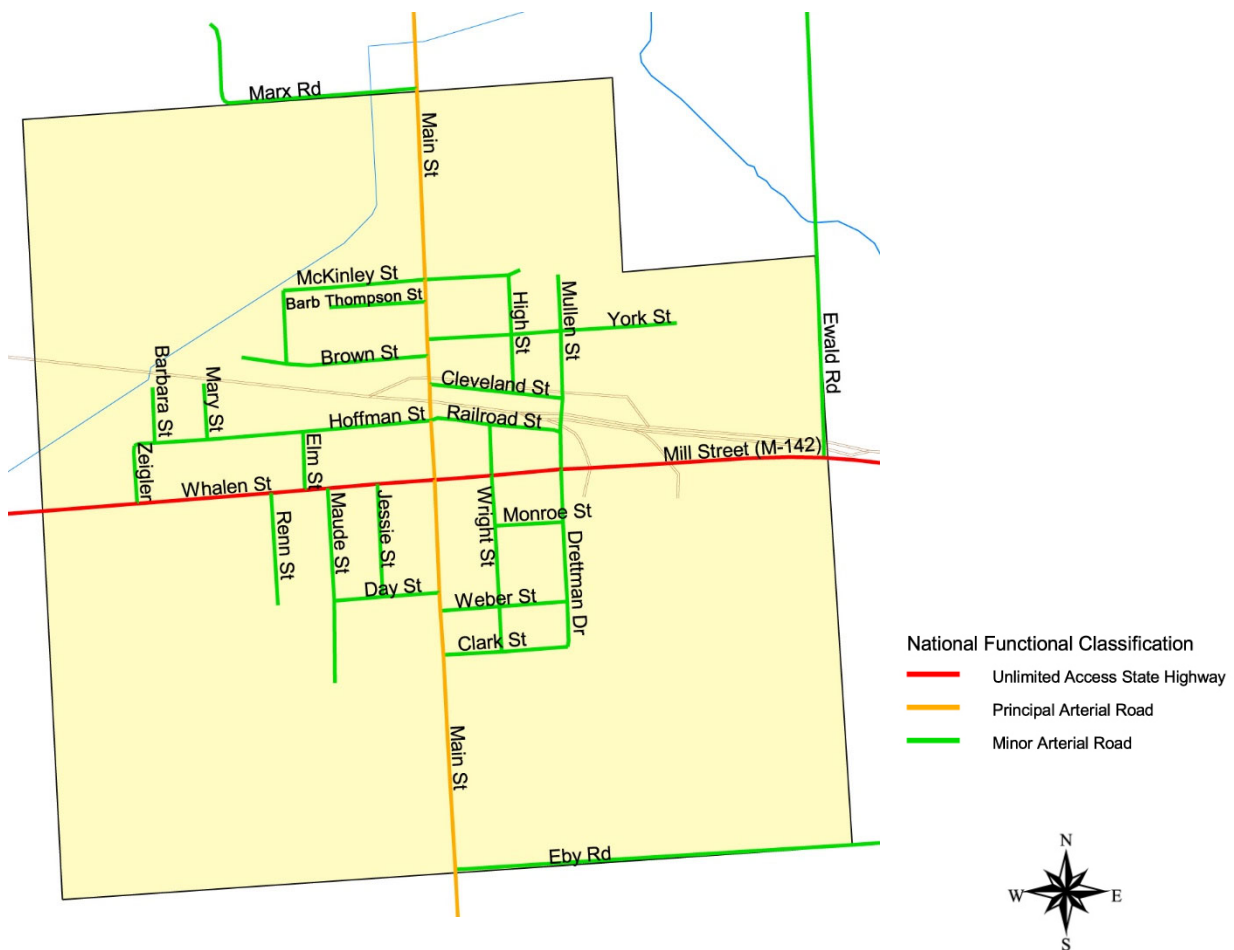
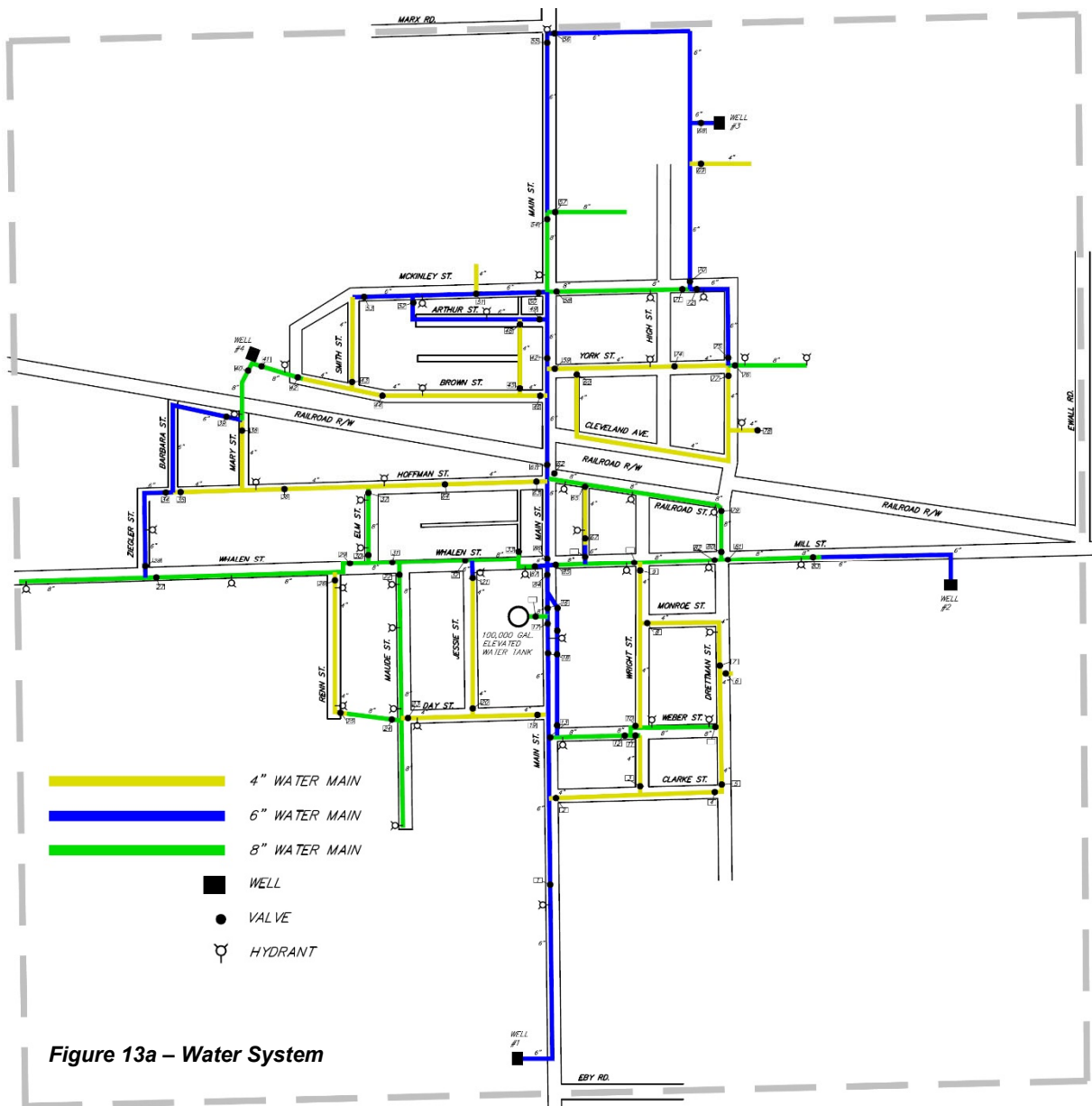


Figure 12 – Transportation Network

Infrastructure

The Village of Elkton has a municipal water system that serves the whole village. The system has four wells, one in each quarter section of the Village. The system also has water mains ranging from 4'' to 8'', with the larger mains mostly in the center of the village. The smaller residential streets are serviced by

the smallest mains. There is one elevated 10,000 gallon storage tank in the center of the Village. See Figure 13a for the water system map in Elkton. The storm water system is shown in Figure 13b, and the sanitary sewer system with lagoons is shown in Figure 13c.



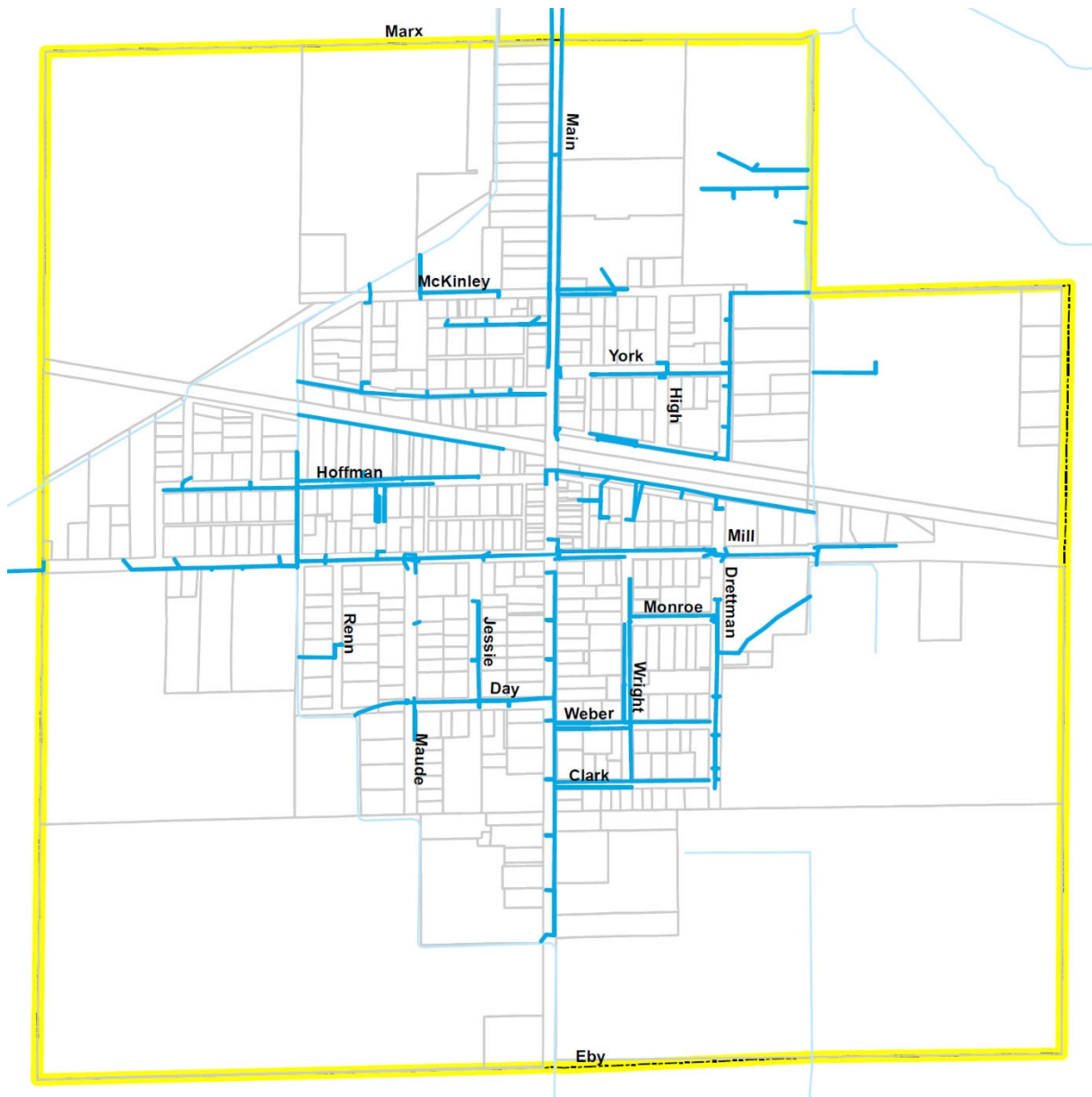


Figure 13b – Storm Water System

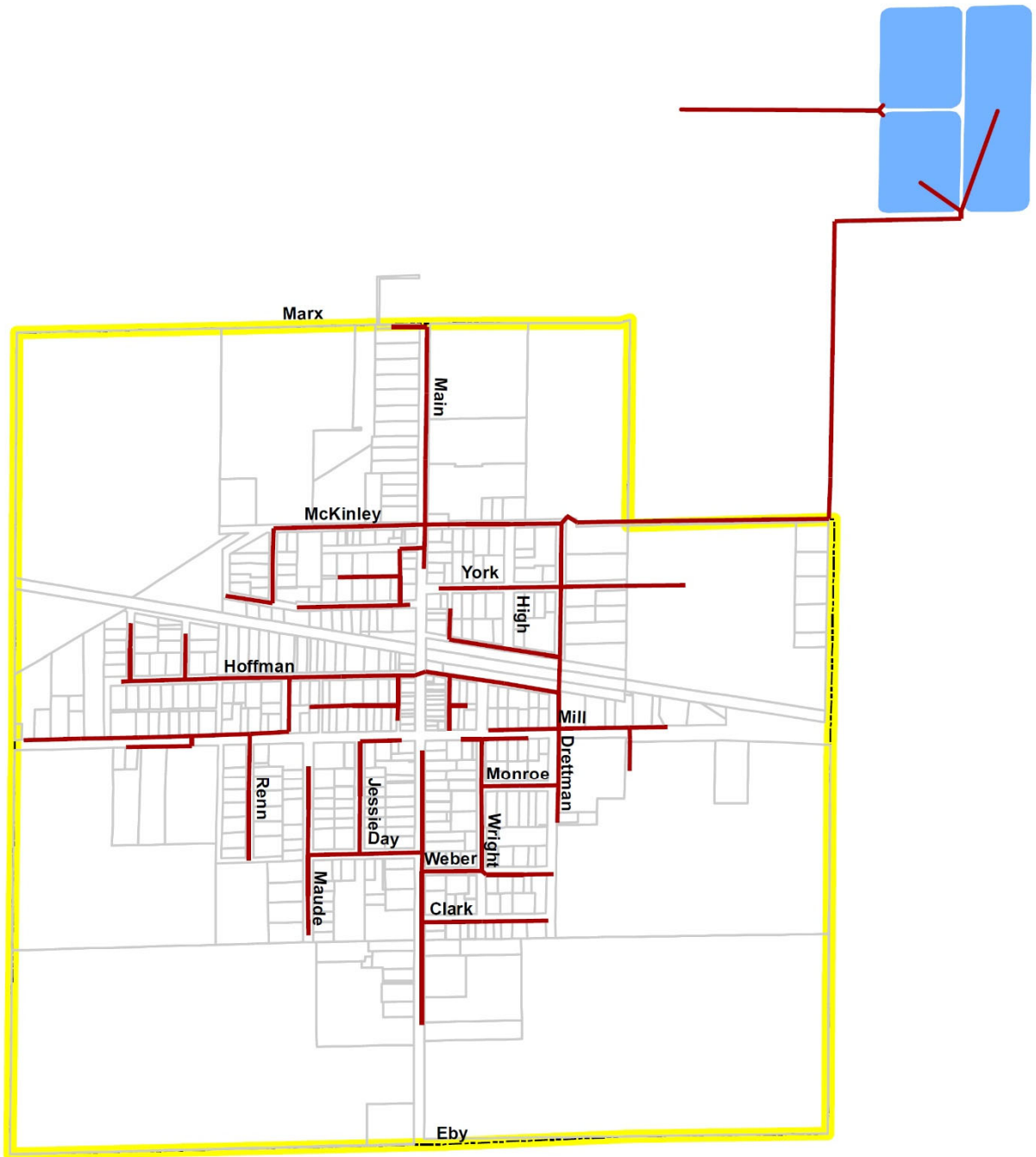


Figure 13c – Sanitary System with Lagoons

Community Facilities

The Village of Elkton has two parks and a public gazebo. The Village offices are located on Main Street. The Village has a community

water system and operates wastewater treatment lagoons. See Figure 14 for the location of some of the major facilities in Elkton.

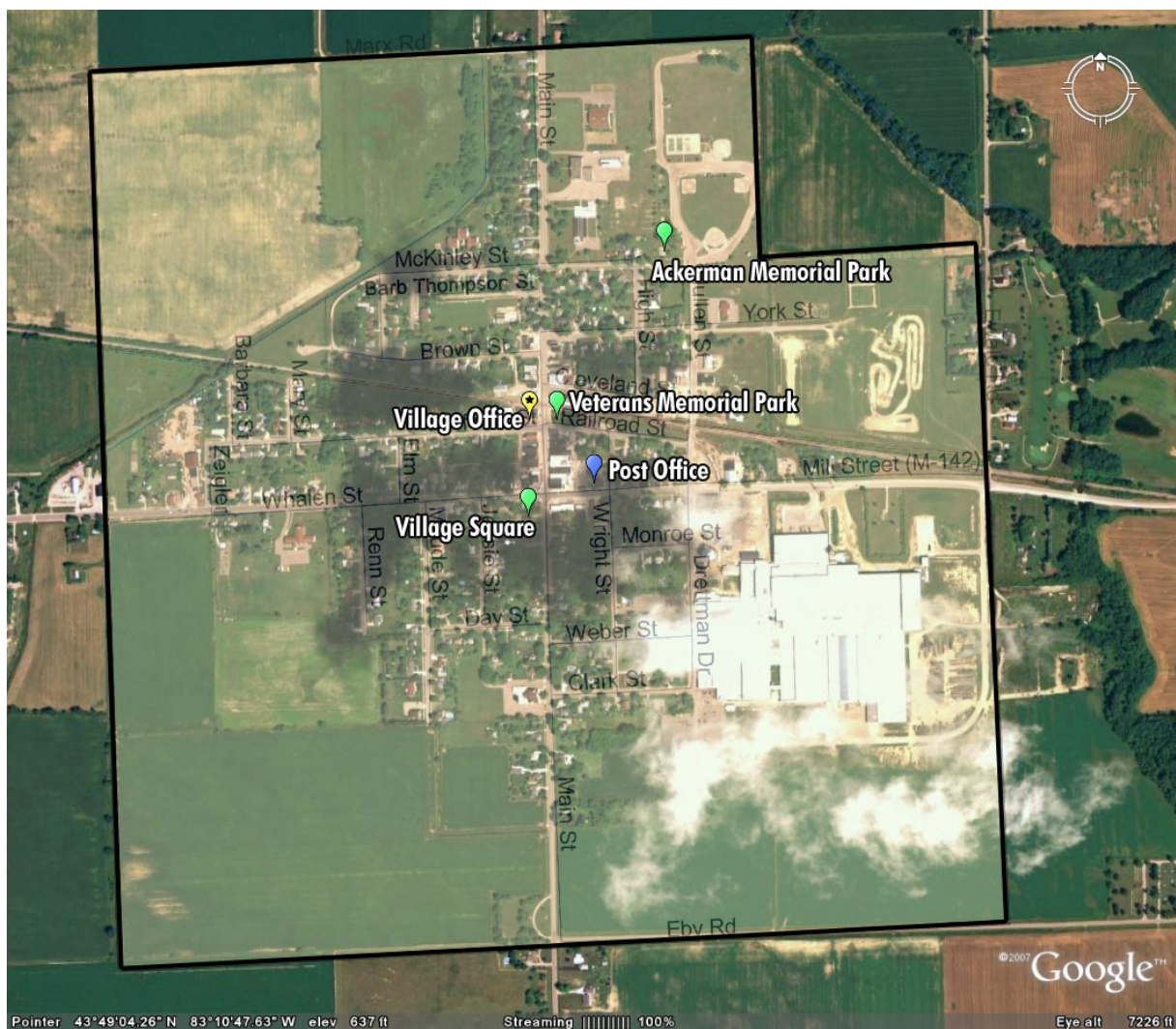


Figure 14 – Community Facilities

Natural Features

Soils There are two different soil types in Elkton (Figure 15). The Kilmanagh-Shebon-Grindstone soils are nearly level and gently undulating, somewhat poorly drained, and poorly drained. The Londo-Avoca-Sanilac soils are nearly level to rolling, well drained to very poorly drained. Each soil presents unique challenges for development and any potential development site should be thoroughly researched by a soils expert.

Topography Topography in Elkton is generally flat. There are no steep slopes that would present a challenge to development. See Figure 16.

Wetlands and Waterways According to the National Wetlands Inventory there are no wetlands in the Village of Elkton. A County

Drain cuts across the northwest portion of the village. It connects to the the Pinnebog River, located to the north and east of the Village.

Climate The climate in Elkton is stabilized by Lake Huron and Saginaw Bay, which moderate the air temperatures in the area. Winter temperatures vary from an average minimum of 13° F to an average maximum of 28° F. Summer temperatures vary from an average minimum of 57° F to an average maximum of 81° F. The average number of days below 0° F is 11. The average number of days above 90° F is 8. Elkton has a growing season of 151 days. The average 1:00 p.m. relative humidity varies from 55% for May to 74% for December, and averages 62% annually. The average annual rainfall is 29 inches. Average annual snowfall is 54 inches.

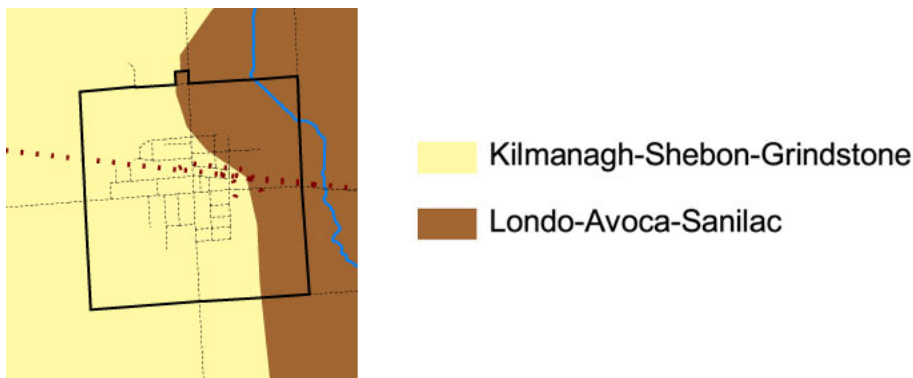


Figure 15 – Elkton Soil Types (Data: NRCS STATSGO database)

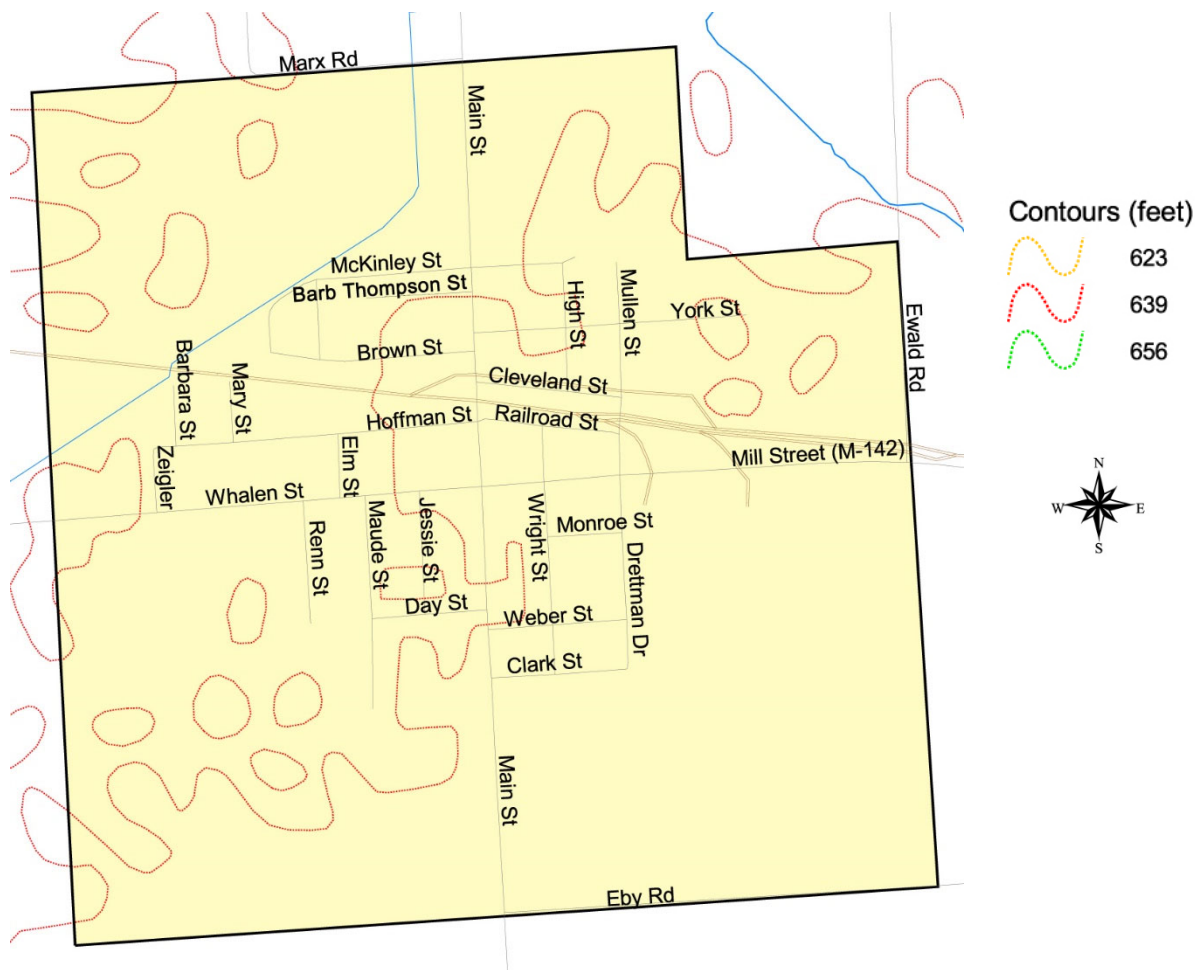


Figure 16 – Topography

An Overview of How Land is Used in Elkton

Introduction

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

Existing land use is designed to provide a snapshot in time of how land in the Village is actually being used. It is useful during the development of a master plan because it provides a benchmark as to how property is being used, regardless of, or sometimes in

contradiction to, zoning. It often lets residents, Village officials, and other stakeholders see patterns in growth and development.

In order to provide a detailed account of the existing land uses, aerial photography from the Michigan Geographic Data Library (last flown in 1998) was used to develop a draft of the land use map. Then, in order to account for changes over the intervening years, every road was driven in January 2007, correcting the map as needed to identify land that was used for commercial, residential, industrial, public, and agricultural uses, including identification of vacant or underutilized areas.

Land Use Classifications and Analysis

The existing uses of land in the Village of Elkton are divided into 11 classifications for the purposes of mapping. General definitions of the uses follow. An existing land use map is shown at the end of this section. Elkton occupies an area of 600 acres (0.94 square miles). Figure 17 shows how land uses are currently allocated in the Village. At 35% agricultural is by far the largest single land use present in Elkton, followed by single-family residential at 24%. Next, at 16% is industrial, which is mostly occupied by the Tower Automotive facility.

Land Use	Acres	Percent
Agricultural	212.5	35%
Single-Family Residential	146.0	24%
Industrial	93.5	16%
Recreation	44.0	7%
Vacant/Open/Underutilized	39.0	7%
Semi-Public	23.5	4%
Commercial	16.0	3%
Public	12.0	2%
Multiple-Family Residential	8.0	1%
Wooded	4.0	0.7%
Office	1.5	0.3%
Total	600	100%

Figure 17 – Analysis of Existing Land Uses

Single-Family Residential This classification is for areas with single-family dwellings and accessory structures such as garages. These areas occupy 24% of the land area in Elkton.



Multiple-Family Residential Land used in this category includes apartments and senior housing. This use occupies 1% of the land in Elkton. Multiple-family residential uses are located primarily on the north side of town. Apartments and other rentals are scattered throughout the remainder of the Village.



Commercial The land included in the category is predominately occupied by retail sales or service establishments and includes offices such as financial institutions, professional offices, and clinics. This use occupies 3% of the land in Elkton and is concentrated at the intersection of

Whalen/Mill (M-142) & Main.



Office The uses in this category include property used for professional office or service operations, such as medical offices. These uses comprise 1.5% of the land area in the Village.



Industrial This category includes all land used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials. This use occupies 16% of the land in Elkton and mostly consists of the Tower Automotive facility in the southeast.



Public Land used in the category includes government facilities, public safety institutions, public works facilities, and the post office. These uses comprise 12% of the total land area in the Village.



Semi-Public This classification includes areas with churches, religious institutions, and related private fraternal organizations. Generally speaking, this use includes property held in the public interest and is usually exempt from real property taxation. This use accounts for 4% of the land in the Village.



Recreation This category includes parks and recreation facilities under Village ownership. The Village owns three parks. In total, parks occupy 7% of the land in Elkton.

Agricultural Includes land that is being used for crop production, grazing, and other related activities and accessory buildings such as barns and elevators. Agricultural areas occupy 35% of the land in Elkton.



Vacant/Open/Underutilized Land with structures that are empty and lack tenants is considered vacant, and includes open areas that are undeveloped and dominated by natural vegetation, yet the property is generally clear of most trees and is not used for agricultural purposes. This use accounts for 7% of the total land area in Elkton.

Wooded This category includes property that is covered with trees, primarily located in the southeastern section of town. This existing land use accounts for just under 4% of the Village's total land area.



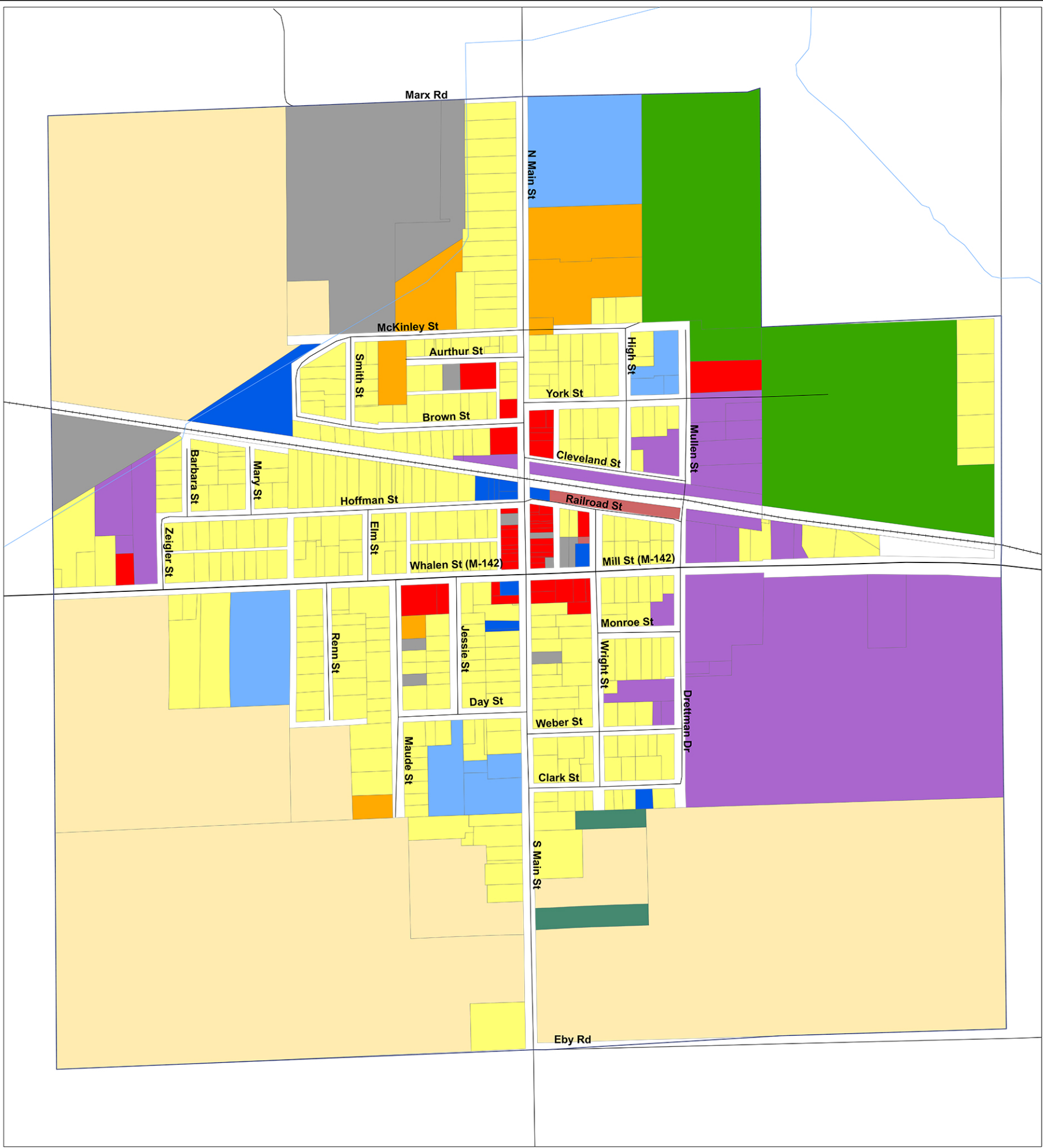
Village of Elkton Existing Land Use Huron County, Michigan

April 2021



LEGEND

- Agriculture
- Single-Family Residential
- Multiple-Family Residential
- Commercial
- Office
- Industrial
- Public
- Semi-Public
- Recreation
- Wooded
- Vacant
- Right-of-Way



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Community Input

Basis for Community Input

To be effective, a Master Plan should incorporate the input and ideas of the local population. By basing the Master Plan on the goals and objectives of its residents, land use management decisions become politically

feasible and represent the intents and vision of the community. In Elkton, citizens were given the opportunity to participate through a community input survey mailed to all households in the Village.

Mailed Survey

The community input survey was mailed in October of 2019 to all homes in the Village of Elkton. One hundred surveys were returned, representing a response rate of 29%. This is a strong response for a mailed survey and it can be considered to be statistically representative of the entire population. A copy of the survey and the responses is attached in Appendix A.

The survey had a total of 22 questions, mostly focusing on land use and future development. Four questions addressed residential land uses and how the Village

should plan for it. For commercial and industrial development, there were a total of four questions. There were two questions about local schools. Two questions about parks and recreation were also posed to respondents. There was one ranking question about factors contributing to quality of life. At the end of the survey, there were three open-ended questions in which the respondents could write individual thoughts and opinions. The first six questions of the survey asked basic demographic characteristics of the respondents.

About the Respondents

The first six questions of the survey asked some basic demographic characteristics about the respondents. Some basic facts about the respondents:

- 78% were 45 and older
- 50% were male
- 82.7% owned their own home
- 56% had lived in Elkton for 21 years or more
- 82.1% had no school-age children residing with them
- 72% lived in a household of 1 or 2 persons

Residential Questions

Respondents were asked four questions about residential development in the Village of Elkton. In general, respondents were in favor of residential growth. The responses are shown in the graph in Figure 18. In question #7, respondents were asked to what extent they support more residential growth. Over 70% either agreed or strongly agreed that residential growth should be encouraged. Only 6% either disagreed or strongly disagreed that it should be encouraged. Approximately 19% had no opinion. This question demonstrates, in general, that there is strong support for residential development in Elkton. The next three questions asked about specific types of housing that could be developed in Elkton.

In question #8 respondents were asked if the Village should plan for more single-family homes. A single-family home is one dwelling structure where members of one

family live. This contrasts to apartment complexes or duplexes where several families live in the same structure. Overall, 62% either agreed or strongly agreed that the Village should plan for more-single family homes. About 9% either disagreed or strongly disagreed that this type of development should be encouraged. Approximately 29% had no opinion. Overall, there is broad support for development of new single-family homes in Elkton.

In question #9, respondents were asked their opinions about rental housing, like apartments. Rental housing takes on many forms and styles, which typically includes apartments and other multi-family structures, but can be any dwelling structure that is occupied under a lease agreement between the property owner and a tenant. Responses were generally mixed about the need for this

type of development. About 31% of the respondents either agreed or strongly agreed that Elkton should plan for more rental housing. About 42% either disagreed or strongly disagreed that this type of residential development should be encouraged. Approximately 26% had no opinion.

Question #10 asked about housing for senior citizens.

As baby boomers move into retirement years, they can see a need for senior citizen housing and the responses to question #10 reflect that need. Over two-thirds of the respondents (70%) agreed or strongly agreed that the Village should plan for more senior housing. Twenty-six percent of the respondents had no opinion. Approximately 4% either disagreed or strongly disagreed

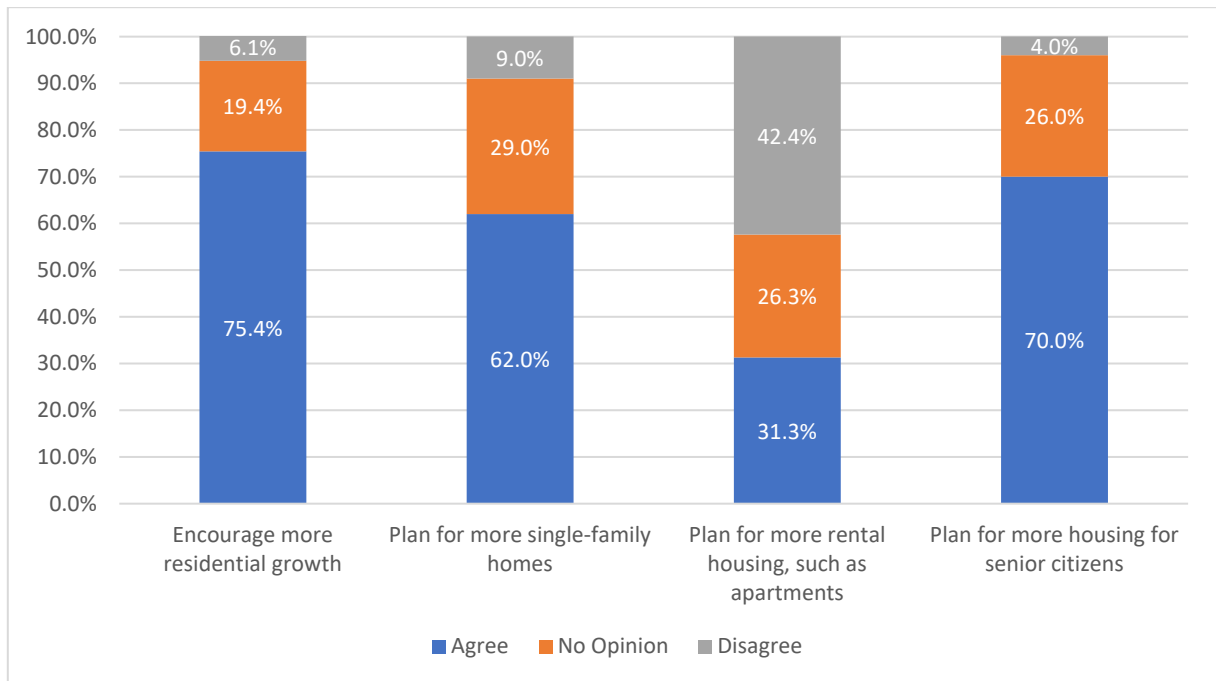
that the Village should plan for more senior housing.

In terms of establishing priorities for future residential development, based on community sentiment from questions #7 through #10, the following priorities emerge for housing in Elkton:

1. Housing for senior citizens
2. Single-family homes
3. Rental housing/apartments

The strength and stability of a community and its neighborhoods is dependent upon how it balances housing diversity with the demands of the market. The data in Figure 18 demonstrate the current needs for specific housing types in Elkton.

Figure 18 – Future Residential Growth



Commercial and Industrial Questions

Responses to questions #11 and #13 of the mailed survey demonstrate unequivocal broad-based community support for future commercial and industrial development. Figure 19 summarizes these responses.

In question #11, respondents were asked if Elkton needs more commercial development. The responses from this question are clear. More than 80% of respondents agreed or strongly agreed that Elkton needs more commercial development. Only 4% either disagreed or strongly disagreed that Elkton needs more commercial development. Eleven percent had no opinion.

Question #12 asked where the commercial development should be located. Forty-nine respondents offered a response. Common responses as to location of new commercial development were downtown, near the rest, or in vacant buildings.

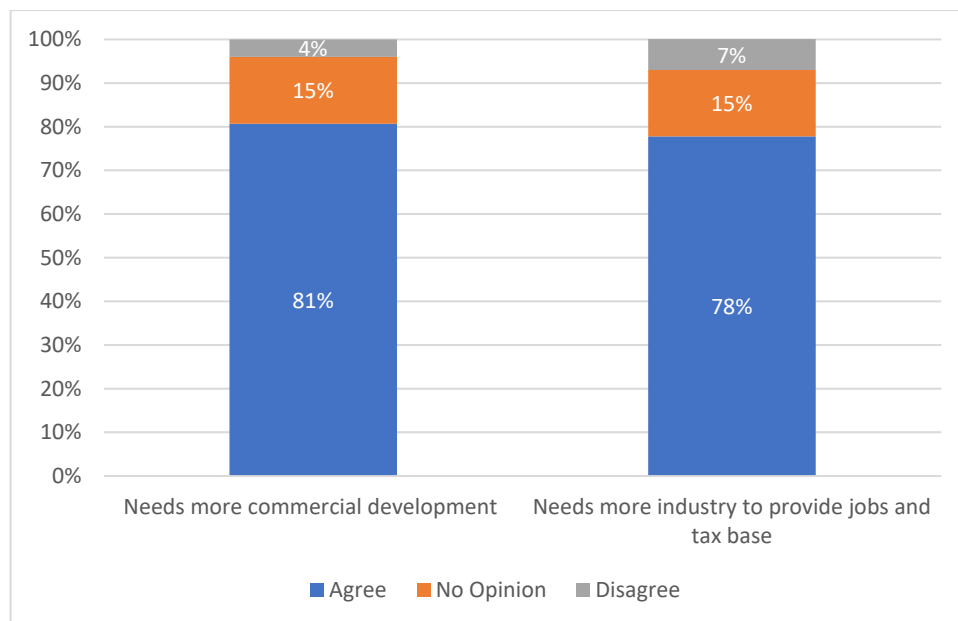
In terms of future industrial development, question #13 asked if the Village needs more industry to provide jobs and tax base. The responses to this question were undeniably straightforward. Approximately 78% agreed or strongly agreed the Village needs more industry. Fifteen percent had no opinion, and 7% of the respondents either disagreed

or strongly disagreed that the Village needs more industrial development.

Question #14 was an open-ended question that asked where industrial development should be located. Fifty-three respondents

filled in a response. The most common responses were near the existing, away from residential areas, and adjacent to the park.

Figure 19 – Future Commercial/Industrial Growth



Quality of Life Questions

The questions about the quality of life in the Village of Elkton focused on schools, parks, and other community facilities. The survey had two questions about the Elkton Community School District and two questions about Village parks. The remaining four questions sought people's perceptions about the overall quality of life in Elkton.

Questions #15 and #16 were specifically about the Elkton-Pigeon- Bay Port Laker School District. Geographically speaking, the district itself is quite large, encompassing the villages of Elkton, Pigeon, Bay Port and several of the surrounding townships. Question #15 showed that 70% of the respondents believed the quality of the schools in the Laker district was either

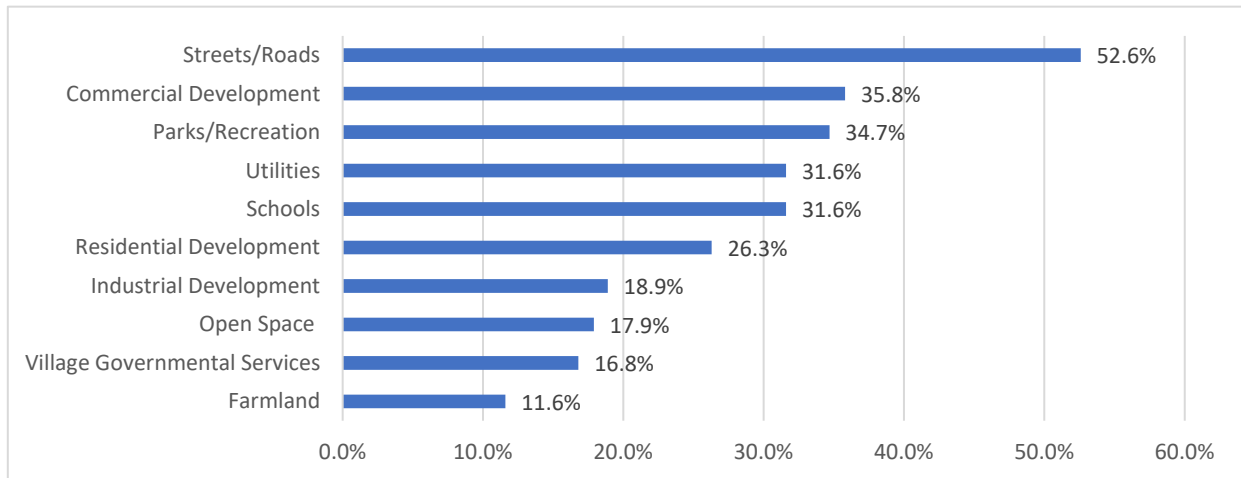
excellent or better than average. About 26% thought them to be average. Four percent believed they were either below average or terrible. To improve the schools, question #17 provided respondents the opportunity to share their input. Thirty-seven comments were provided. Common answers focused upon new staff members, more funding, and focus on reducing bullying.

For parks and recreation in the Village, questions #17 and #18 sought to gain better insight on how residents use the Village Parks. First, in question #17, 33% of the respondents use the parks more than six times a year. About 54% use the parks at least once but no more than six times a year. Together, these results show that approximately 87% of the respondents use the parks at least once a year.

Question 18 sought to determine why residents use the parks. Ninety-six percent said they used the parks for community events, such as festivals or concerts. Sixty-one percent visit the parks because of the equipment that was available, like playgrounds and open fields. Recreation programs like baseball and soccer brought out 34% of the respondents.

Question #19 asked the respondents to choose the 3 most important factors that contribute to the quality of their life in Elkton from a list of 10 potential responses. The three highest ranked items were streets/roads (52.6%), commercial development (35.8%), and parks/recreation (34.7%). The responses for all ten factors are shown below in Figure 20.

Figure 20 – Most Important Factors to Contribute to Quality of Life



To address respondents' concerns about quality of life more directly, question #20 asked what people liked about Elkton. Question #21 asked what they disliked and question #22 asked what they do to improve the quality of life for all residents of Elkton. Eighty-four respondents wrote in a response for what they liked about Elkton. This is an excellent response rate to an open-ended question and it shows that residents have a lot of good things to say about their community. The most common answers were:

- small town life
- family in town
- village services
- quiet; safe
- close to work
- caring community

Sixty-four answers were written in for question #21, asking what respondents disliked about Elkton. Of the dislikes, people thought there was a lack of businesses, lack of job opportunities, messy and unclean yards, and lack of things to do. And finally, when asked how they would improve the quality of life for all residents in Elkton respondents offered 75 different comments. The most common answers were to provide more jobs, add more commercial and industrial development, have more things to do, and work on collaboration within the local government.

Goals and Objectives for Elkton

Introduction

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

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

A **goal** is a destination, a final purpose which a community seeks to attain. It is a broad, general statement expressing the intent of the

community. It is often written in a general way to be inclusive of many ideas that support a principle that is valued by the local community.

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

Goal

A goal is a destination, a final purpose which a community seeks to attain. It is a broad, general statement expressing the intent of the community.

Objective

An objective is the means for attaining a goal. Each objective can be thought of as either a general policy statement or an action item detailing a future task that should be undertaken.

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

Community Character

The Village of Elkton is described as a small town that is quiet, safe, and a good place to raise a family. Residents value their schools, parks, and community events. They aspire to see their community as a robust place that will grow and prosper. As a small town that anticipates change, the people of Elkton have embraced this fact and envision a Village with dynamic

neighborhoods with growing diversity, responsive elected officials, a healthy economy, and a local job market with opportunities.

While new development will certainly strengthen the community, residents are supportive of existing local businesses and recognize Elkton as an affordable place with an excellent quality of life.

Goal: Provide the highest quality public facilities and services possible at an affordable rate for the residents of Elkton.

- Objective: Provide a system of parks and recreational opportunities that meets the needs of all segments of the Village of Elkton's population.
- Objective: Periodically update the five-year recreation plan in accordance with Department of Natural Resources guidelines to maintain eligibility for grants.
- Objective: Support the Elkton-Pigeon-Bay Port Laker Schools for the continued success of the community.
- Objective: Provide pathways at the park and provide sidewalk connections throughout the Village.

Goal: Protect and enhance the vitality of the downtown/municipal center area on North Main Street.

- Objective: Maximize the utilization of downtown buildings.
- Objective: Increase pedestrian activity in the downtown.
- Objective: Improve the downtown aesthetics.
- Objective: Protect the vitality of the downtown by maintaining an appropriate mix of downtown uses.
- Objective: Work with MDOT to support construction of improvements to M-142 as well as the funding of potential transportation enhancement projects.



Residential

The strength and stability of Elkton and its neighborhoods will depend on how housing diversity is balanced with the demands of the market. In general, residents believe that residential growth should be encouraged. Specifically, there is broad-based community support for developments that provide senior

housing. There is also broad support for new single-family homes in Elkton. Regarding rental housing, there is some support for this type of residential development. When apartments are developed properly, these buildings can be aesthetically pleasing, providing an affordable option for many people.

Goal: Protect the integrity of existing neighborhoods, and develop additional residential uses to meet the needs of Elkton's current and future residents.

- Objective: Maintain and enhance existing neighborhoods.
- Objective: Provide adequate high-quality housing to meet all housing needs in the Village of Elkton.
- Objective: Identify Village-owned properties suitable for residential development and that offer attractive neighborhoods for new residents.
- Objective: Review the zoning ordinance and amend if necessary to encourage maintenance of existing residential neighborhoods and development of new ones in suitable areas.
- Objective: Continue code enforcement activities.



Commercial

An overwhelming majority of Elkton residents want commercial growth to be encouraged in the Village. They would like to see it concentrated with existing businesses located in the downtown/municipal center area. There is a strong demand for new commercial investment in the Village. The primary commercial

services that residents demand are elsewhere, requiring either a 11-mile drive to the east to Bad Axe, or a 6-mile drive to the west to Pigeon. However, there is a good chance residents will continue to shop in Elkton as long as there are convenient nearby options in town.

Goal: Maintain and enhance the health of Elkton's commercial areas.

- Objective: Promote well-planned development and redevelopment of vacant commercial property with high-quality uses that expand the commercial options available to the residents of Elkton.
- Objective: Protect and enhance existing commercial development.
- Objective: Work with the DDA on downtown improvements.
- Objective: Support the Redevelopment Ready Communities Program.



Industrial

Industrial development is desired as a secure tax base. Existing industrial land uses in Elkton are located in the southeast portion of the Village.

Residents strongly support new industrial development and they would like it to be located near existing industrial areas.

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

- Objective: Retain existing industrial tax base.
- Objective: Promote the expansion of the industrial tax base with a variety of small, clean, high-tech industries.
- Objective: Work with Huron County to seek economic development opportunities.
- Objective: Promote renewable energy development projects to attract new investment in Elkton from related industries.



Community Facilities and Services

The Village of Elkton is described as a small town that is quiet, safe, and a good place to raise a family. Residents value their schools, parks, and community events. They aspire to see their community as a robust place that will grow and prosper. As a small town that anticipates change, the people of Elkton have embraced this fact and envision a Village with dynamic

neighborhoods with growing diversity, responsive elected officials, a healthy economy, and a local job market with opportunities.

While new development will certainly strengthen the community, residents are supportive of existing local businesses and recognize Elkton as an affordable place with an excellent quality of life.

Goal: Provide quality infrastructure to safely and effectively service the residents of the Village of Elkton.

- **Objective:** Provide utilities adequate to service existing and future development in Elkton.
- **Objective:** Periodically review all municipal systems (water, wastewater, storm sewer, etc.) with regard to both the physical condition of the infrastructure and organizational issues.

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

- **Objective:** Maintain and expand as needed the Village's road network for safe and efficient vehicular circulation.
- **Objective:** Maintain and improve the existing network of sidewalks in order to provide safe and convenient pedestrian access.



Vision for Growth and Development in Elkton

Introduction

Building on the goals and objectives described in the previous section, the future land use map will depict the desired form and character the Village of Elkton should take over the next ten to twenty years. The map depicting the future land uses for Elkton is shown on page 34. This map transforms the goals and objectives into a graphic guide for land development and management in Elkton. The future land use map serves as a guide to decision making – it does not specify how every lot, parcel, or site should be used or zoned. While the future land use map can provide a framework for site-specific land use or zoning decisions, it does not translate directly to specific zoning districts. For example, the future land use map may indicate a commercial area, and yet it may not be zoned commercial until a property owner requests that zoning change and the Village approves the change.

On the future land use map, it should be noted future land use categories are slightly different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification that will be needed to actually move toward the implementation of this plan. For example, while the existing land use map described wooded and vacant existing land

uses, these uses are not described on the future land use map. These existing land uses are combined into various other future land use categories because the future land use categories reflect how these wooded and vacant land uses will be zoned. Ultimately, the recommendations shown on the future land use map are intended to help Elkton officials, property owners, and residents make zoning and development decisions that are in the best interest of the Elkton community. The future land use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall character and appearance of the Village of Elkton. Descriptions of the new future land use categories begin on page 35.

The Village of Elkton formed a Downtown Development Authority (DDA) in 2016, pursuant to Michigan Public Act 197 of 1975, as amended. The overall goal of Elkton's DDA is to establish positive economic environment for residents and businesses, to provide direction and resources to implement revitalization and new development projects, and to create a sustainable employment and destination center in the Village of Elkton and surrounding area. An area map of the DDA boundary is provided on page 36.

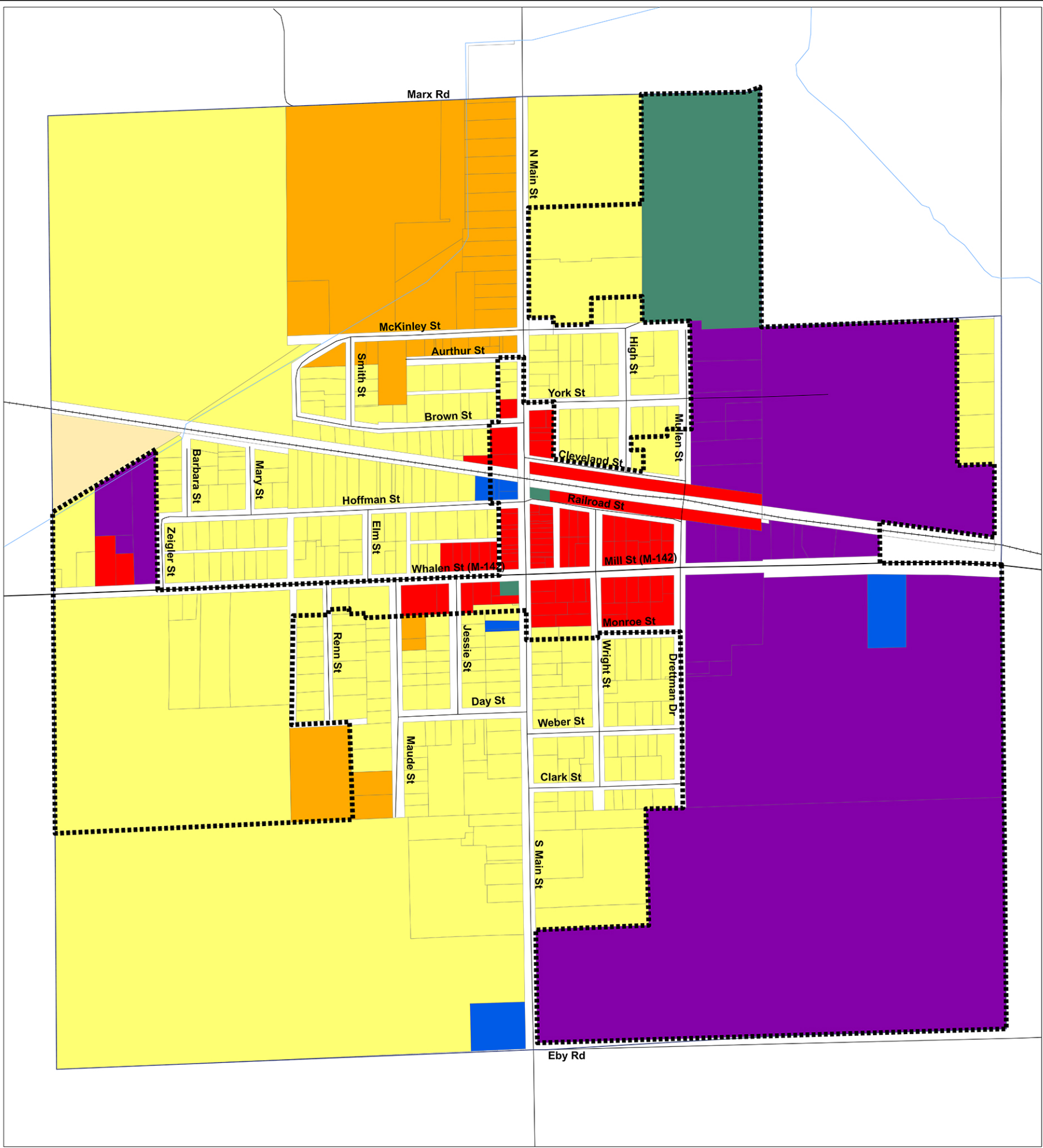
Village of Elkton
Future Land Use
Huron County,
Michigan

April 2021

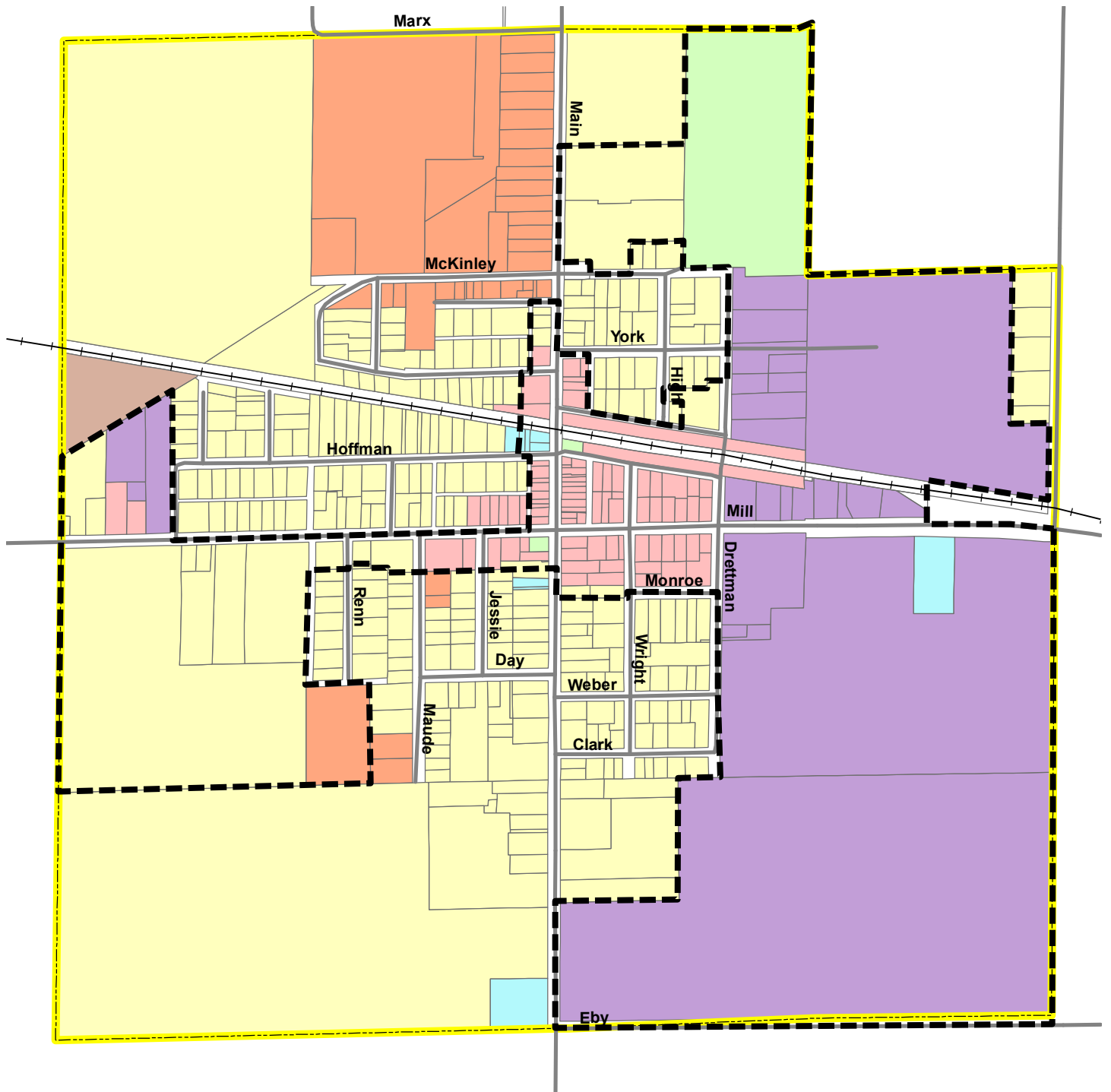


LEGEND

- Agriculture
- Single-Family Residential
- Multiple-Family Residential
- Commercial
- Industrial
- Public
- Recreational
- Downtown Development Association (DDA) Area



SAGINAW OFFICE
230 S Washington Ave
Saginaw, MI 48607
Tel. 989-754-4717
www.SpicerGroup.com



Village of Elkton DDA Boundary



Single-Family Residential

This category includes single-family dwellings and related accessory structures. The purpose and intent of this future land use is to provide space for traditional neighborhood single-family growth, free from most other uses, except those that are compatible with the residents living in these neighborhoods. This is the least dense of the two residential future land use categories

shown on the future land use map.

Approximately three-quarters of the neighborhoods shown on the future land use map are planned to be in the single-family residential category. Most new single-family residential development will occur on the western half of the Village.

Multiple -Family Residential

The multiple-family residential future land use designation is intended to provide opportunities for housing that is affordable and alternatives to traditional single-family homes. Multiple-family residential is shown in three locations, to

the north around McKinley Street and Marx Road, in the center of town near Whalen and Maude, and in the southwest off Renn and Maude.

Commercial

This future land use designation is shown centrally in the Village of Elkton, at the intersection of Whalen/Mill (M-142) and Main Street. This area is considered Elkton's central business district. The intent of this category is to establish the central business district and promote it as a convenient and attractive place

for a broad range of retail uses, businesses, governmental facilities, and professional offices. The future land use map shows some expansion of the commercial land use category, providing for investment and future growth for commercial uses.

Industrial

This future land use designation is intended to provide for traditional industrial and other high-intensity or land intensive uses. Industrial uses typically generate high amounts of truck or rail traffic and as such, should be located in

proximity to these services. The zoning map shows industrial land located on the east side of town, near the railroad tracks. Industrial is proposed to expand in the eastern half of the Village, adjacent to existing industrial uses.

Public

This category includes public uses such as government facilities, public safety, schools, libraries, public works facilities, and post office

buildings. Only existing facilities are shown on the future land use map.

Recreation

Land included in the recreation category shows existing recreational opportunities in Elkton.

Lands identified as recreation are existing public parks and does not include any private recreation facilities. While the future land use

map does not identify specific properties for future parks, it is a goal of the Village to provide more recreational opportunities for its citizens.

Agricultural

The future land use map identifies one area as agricultural. This triangular piece of property is located in the northwest quadrant of the Village

and is landlocked by the railroad tracks, the drain, and the Village border with Oliver Township.



Implementation of the Elkton Master Plan

Introduction

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

The implementation of this master plan depends on its continual use by the Planning Commission and the Village Council. In its best form, implementation of this plan will result in the achievement of the goals and objectives.

Implementation is often the most difficult portion of the planning process because while the intentions of the Village and its residents and stakeholders are clear, the legal ways and available planning tools are often not. The following sections provide a review of the tools available to the Village of Elkton and the ways in which they can be used to ensure that the goals and objectives of this plan are met. The sections that follow are: Zoning Changes and Ordinance Updates, Annual and Capital Budgeting, and Local Planning Capacity. These tools will help ensure the continued progress toward the implementation of this plan.

Zoning Changes and Ordinance Updates

With a new plan in place, the Village has an opportunity to update its current zoning ordinance to reflect the goals adopted in this plan. Many of the changes may be minor but provide a substantial benefit. For example, one change may be to revise the kinds of permitted uses in a residential district in order to provide a broader range of housing options. Another change may be broader in scope, enabling

developers with certain kinds of bonus provisions if they incorporate specified design requirements, especially important when considering ways to enhance Elkton's unique qualities. Another step may be to review the cases that have come before the Planning Commission to determine if there are trends that may need to be addressed in the zoning ordinance itself.

Annual and Capital Budgeting

This plan should be consulted annually as the Village Council develops its budget. Capital improvement requests should be compared against the future land use map and consideration should be given to how infrastructure improvements or expansions may impact growth. The plan could also be used to identify potential funding sources, based on the priorities of the Village residents. For example, there are grant and loan programs to help fund these priorities. At the Federal level, there is the Community Facilities Program, the Public Works and Economic Development Program, and the Water and Wastewater Disposal and Grant Program. At the State level, a potential

funding source may be the Michigan Department of Natural Resources, which offers grants from the Land and Water Conservation Fund and the Michigan Natural resources Trust Fund. The Michigan Department of Transportation also administers Federal funds appropriated under the Safe, Accountable, Flexible, and Efficient Transportation Equity Act of 2005 (SAFETEA), the reauthorization of the TEA-21 program. Additionally, local funding programs, as initiated by the Village of Elkton, such as a special assessment or issuing bonds, can also be used for specific capital improvement projects.

Regional Cooperation

Without a doubt, development, growth, and changes within Huron County will affect quality of life and growth within the Village itself. Communities nearby to Elkton have experienced a variety of changes in recent years. Some are experiencing growth and others have a loss of population and declining housing value. Elkton is rightly concerned with the effect that these changes can have on the Village. The Village has the opportunity to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Huron County. Cooperative relationships between and among Elkton and

neighboring communities can provide an opportunity for the full impact of new or expanding developments to be considered as well as provide an opportunity for communities to pool resources and skills to tackle similar challenges. At the least, the Village should actively participate in the review and updating of neighboring communities master plans. Further, the Village should invite comment and suggestions from neighboring communities on major developments within Elkton, especially any projects that would border a neighboring community.

Local Planning Capacity

Good planning practice, and now State law, requires the Village to review its plan every five years and update it if necessary. A cursory review of the plan should take place annually by both the Planning Commission and the Village Council. This provides an opportunity to consider the goals and intent of the plan against pending capital improvements, budget requests, and other developments that may impact the

community. The Village of Elkton provides important planning and development services with limited staff. When change confronts the community, it will be necessary to review the time and effort expended by the staff to address development proposals. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.

Additional Implementation Tasks

Many of the steps necessary to ensure the successful implementation of this master plan might not be obvious or are not part of an established Village fund. The implementation efforts have been already described in this section focus on the residents, landowners, and other stakeholders of the Village. To date, the Village of Elkton has taken steps to keep residents and others involved and informed regarding Village issues. The successful implementation of this plan depends greatly on

Village officials using the plan and residents being aware of the plan, knowing its purpose, and understanding how they might be able to use it. This can be accomplished by consistently referring to the document when making zoning decisions and even referencing the plan, when appropriate, during site plan reviews and variance decisions. Further, the Village should make every effort to provide a copy of the plan for review at the Village office at all times.

Conclusion

The Village of Elkton has spent nearly a year addressing important issues impacting the community. They received valuable input from residents by a mailed community survey. As a result, the Planning Commission has compiled a thoughtfully prepared master plan that

represents the data, efforts, and community spirit of Village residents. This plan is only the beginning of an action program for the next ten to twenty years. Because the future welfare of the Village depends upon rational, coordinated action, the Planning Commission stands ready

to meet any person or group interested in the future development of the area. The Planning Commission will be available to help and guide those needing advice or wish to be part of the plan implementation process. While this task is to be led by Village officials, implementation

also depends on every responsible citizen in the Village of Elkton. By working together, Elkton will continue to be a desirable, attractive, and convenient community in which to live, work, and play.



Appendix A – Public Input Summary



Report for Village of Elkton Community Planning Survey

1. Your Age:




Value		Percent	Responses
18 - 24	<div></div>	1.0%	1
25 - 44	<div></div>	21.0%	21
45 - 64	<div></div>	39.0%	39
65 and over	<div></div>	39.0%	39

Totals: 100





2. Sex:

Value		Percent	Responses
Male		50.0%	49
Female		50.0%	49
			Totals: 98

3. Do you:




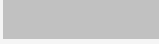
Value		Percent	Responses
Own your own home		82.7%	81
Rent		16.3%	16
Other		1.0%	1
			Totals: 98

4. How long have you lived in the Village of Elkton?

Value		Percent	Responses
0-5 Years		20.0%	20
6-10 Years		10.0%	10
11-20 Years		14.0%	14
21 Years or more		56.0%	56

Totals: 100

5. What is the number of school-age children residing with you?

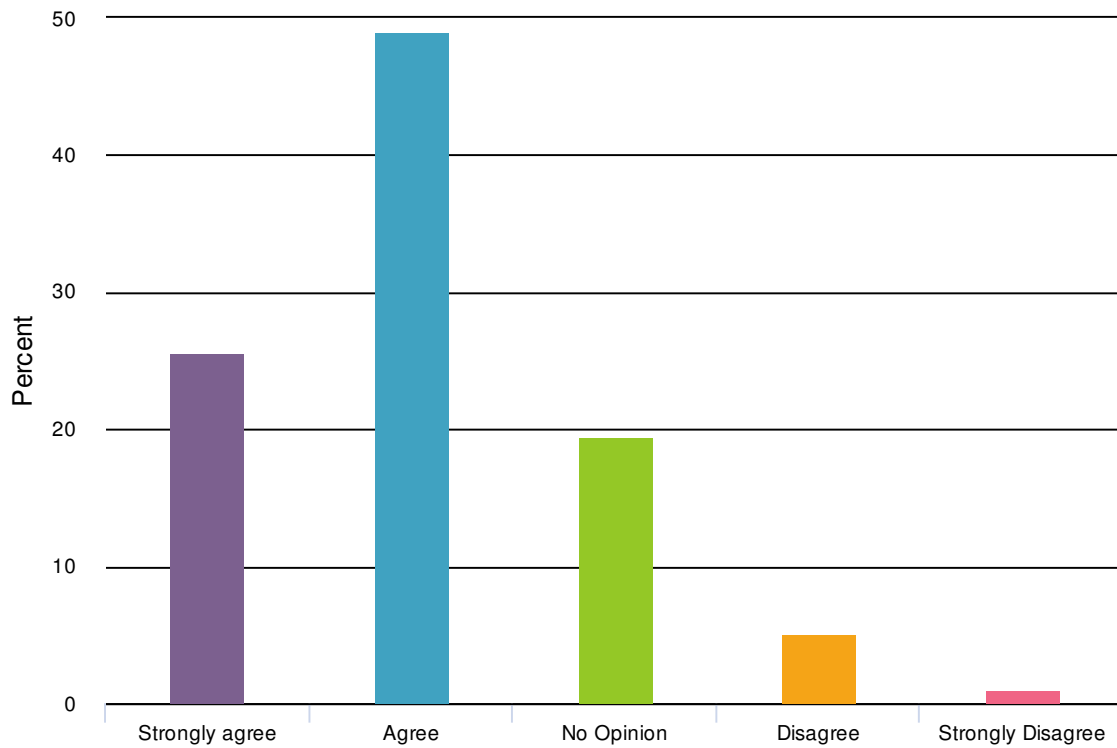
Value		Percent	Responses
None		82.1%	78
One		10.5%	10
Two		6.3%	6
Three		1.1%	1

Totals: 95

6. How many people, including yourself, live in your home?

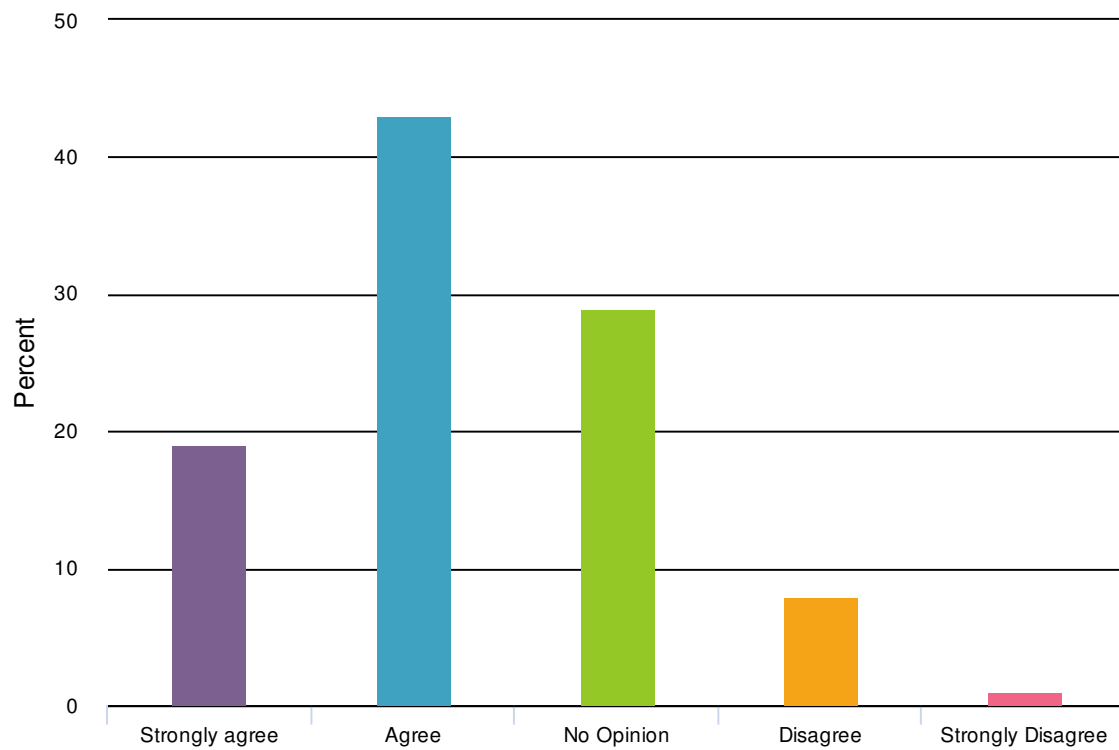
Count	Response
44	2
26	1
14	3
7	4
3	5
2	6
1	None

7. The Village should encourage more residential growth



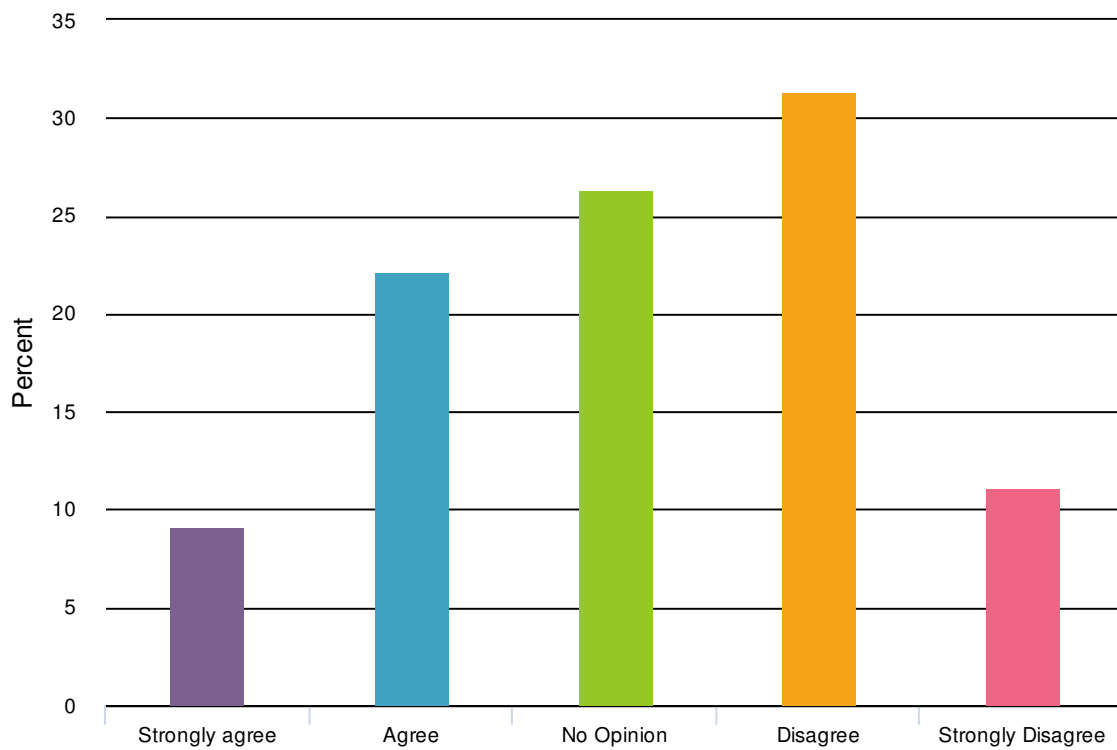
Value		Percent	Responses
Strongly agree	<div><div></div></div>	25.5%	25
Agree	<div><div></div></div>	49.0%	48
No Opinion	<div><div></div></div>	19.4%	19
Disagree	<div><div></div></div>	5.1%	5
Strongly Disagree	<div><div></div></div>	1.0%	1
Totals: 98			

8. The Village should plan for more single-family homes



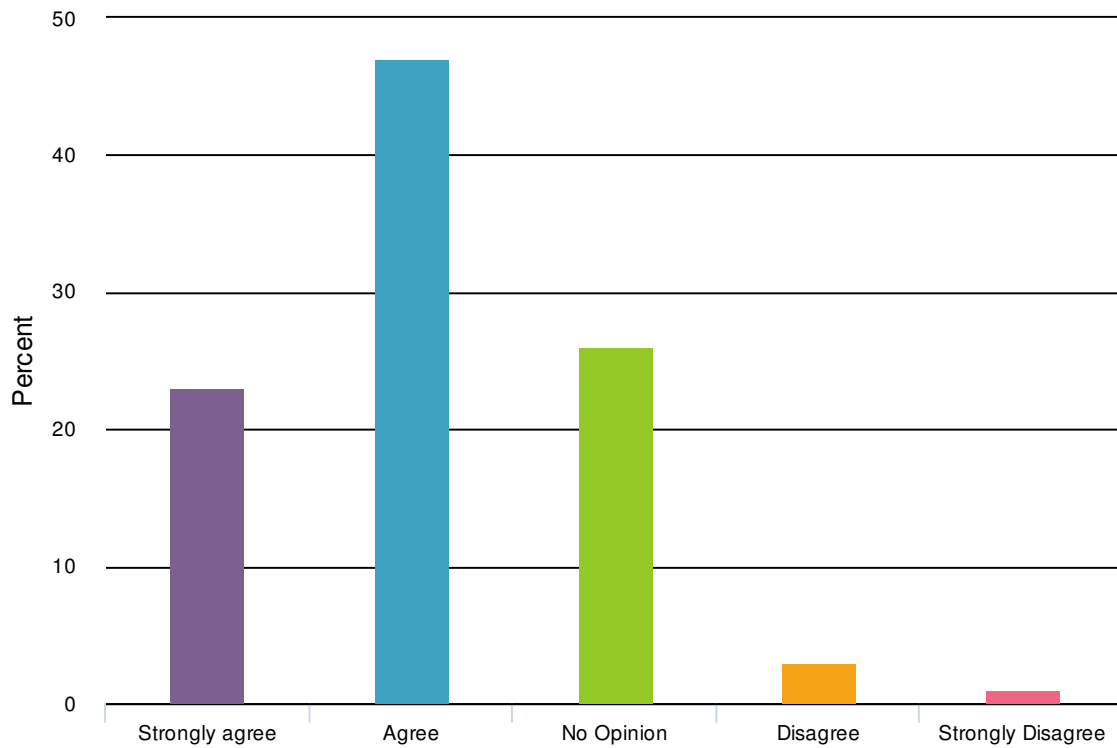
Value		Percent	Responses
Strongly agree	<div><div></div></div>	19.0%	19
Agree	<div><div></div></div>	43.0%	43
No Opinion	<div><div></div></div>	29.0%	29
Disagree	<div><div></div></div>	8.0%	8
Strongly Disagree	<div><div></div></div>	1.0%	1
Totals: 100			

9. The Village should plan for more rental housing, such as apartments



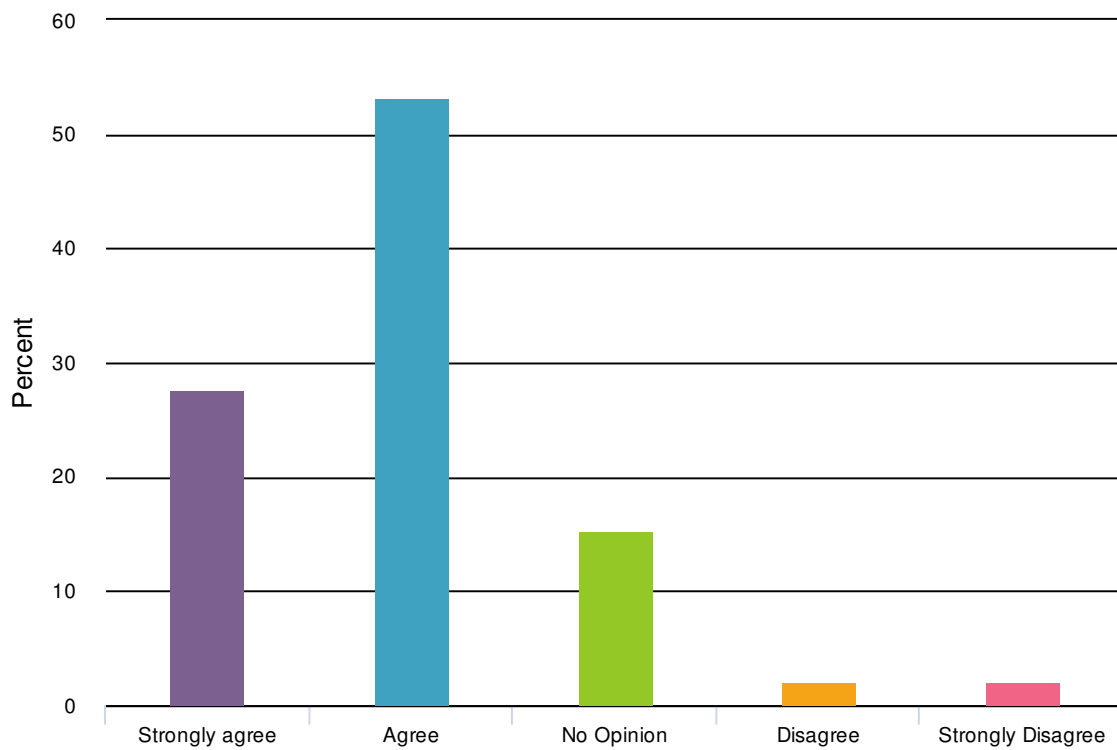
Value		Percent	Responses
Strongly agree		9.1%	9
Agree		22.2%	22
No Opinion		26.3%	26
Disagree		31.3%	31
Strongly Disagree		11.1%	11
Totals: 99			

10. The Village should plan for more housing for senior citizens



Value		Percent	Responses
Strongly agree	<div><div></div></div>	23.0%	23
Agree	<div><div></div></div>	47.0%	47
No Opinion	<div><div></div></div>	26.0%	26
Disagree	<div><div></div></div>	3.0%	3
Strongly Disagree	<div><div></div></div>	1.0%	1
			Totals: 100

11. The Village needs more commercial development



Value		Percent	Responses
Strongly agree		27.6%	27
Agree		53.1%	52
No Opinion		15.3%	15
Disagree		2.0%	2
Strongly Disagree		2.0%	2

Totals: 98

12. New commercial development should be located near:

Count Response

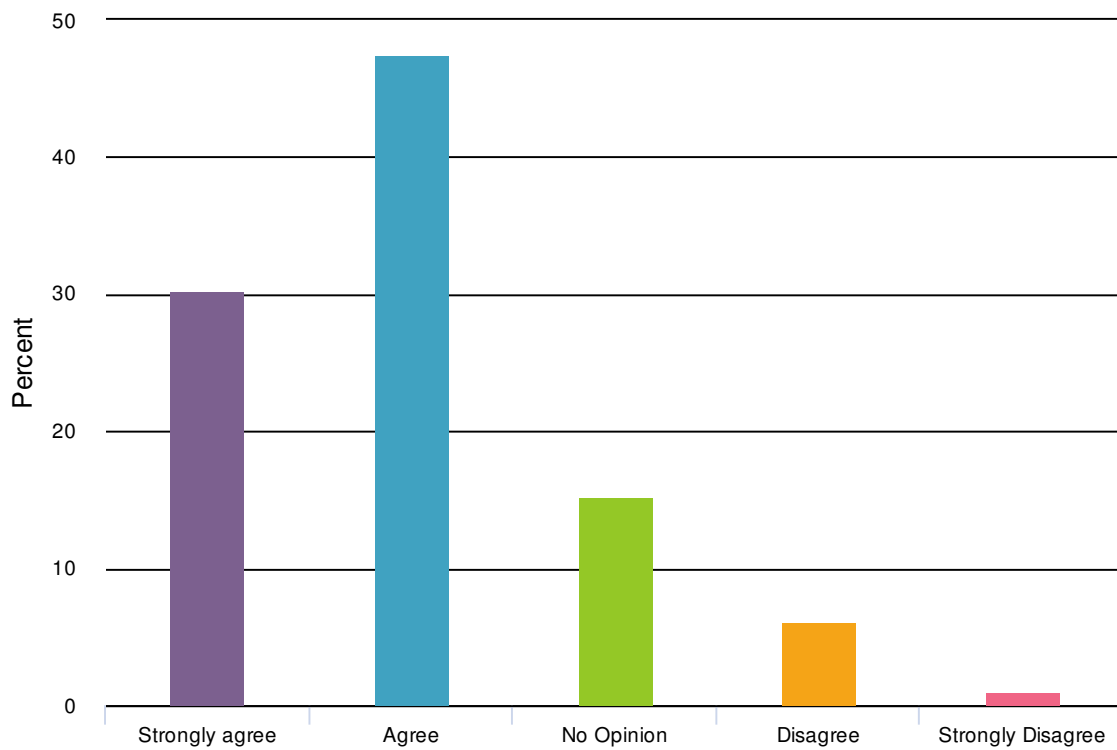
8	Downtown
2	?
2	In empty buildings on main street
2	downtown area
1	Anywhere
1	Anywhere in Village
1	Downtown & outskirts
1	Downtown Elkton
1	Downtown in vacant buildings
1	Downtown near Main St.
1	Downtown, there are plenty of empty store fronts.
1	East end
1	Elkton
1	Elkton and hire local people just before reaching outside. busing people in
1	Have businesses use the available shops not currently being used
1	Inside Village Limits
1	It would be nice if there were more community shops in the area for residents.
1	M142 for more access to people traveling on that road
1	Main Street
1	Motoplex
1	No Opinion
1	None, fill empty buildings first downtown
1	North and East part of town

Count	Response
1	The downtown area
1	Town
1	Town or even outside of town. A nice buffet reasraunt, or even antohr factory! Even a grocery store! or low-income housing?
1	Village Center
1	West end of town or downtown vaccant buildings
1	along major traffic roads to appel to travelers.
1	anywhere close to or within the village
1	development would be nice if located on main st.(uptown) or on main aterry (m-142) for easy access
1	downtown
1	downtown or toward Pigeon on 142
1	east of town
1	factory
1	fill old buildings that are vacant in town
1	in empty buildings
1	in the downtown area
1	in town alot of us would like to see a dollar store, so we don't have to run to bad axe or pigeon
1	land village is renting to farmers along 142
1	main street or (Tower) active
1	midtown
1	or around downtown ie. so end of town expand without ditch overflow on North & too much industry on West.
1	other businesses
1	the empty buildings downtown or near the park area

Count Response

1	the middle of town. All those empty buildings could be made into grocery stores, clothing stores, etc.
1	the new Meijer in Bad Axe Elktons Businessdistrict was done forever when Walmart came to Bad Axe
1	the village or in the vacant buildings that are already empty.
1	wherever possible

13. The Village needs more industry to provide jobs and tax base



Value		Percent	Responses
Strongly agree	<div><div></div></div>	30.3%	30
Agree	<div><div></div></div>	47.5%	47
No Opinion	<div><div></div></div>	15.2%	15
Disagree	<div><div></div></div>	6.1%	6
Strongly Disagree	<div><div></div></div>	1.0%	1
Totals: 99			

14. New industry should be located near:

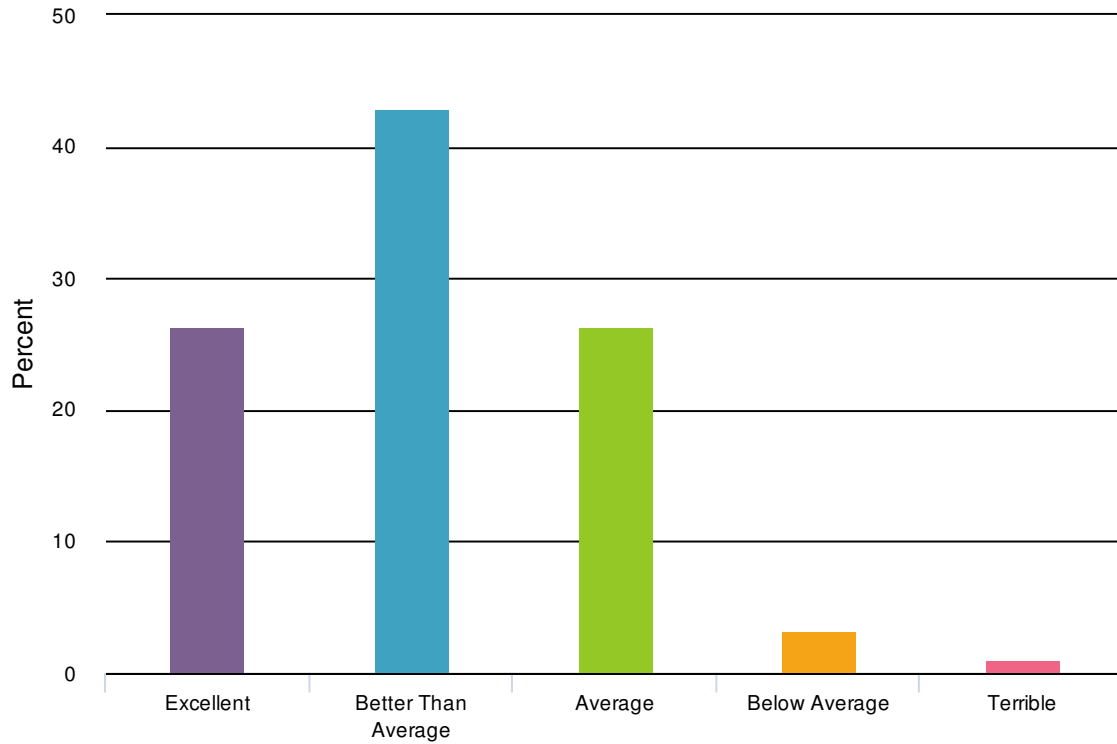
Count	Response
3	Tower
2	Anywhere
2	Industrial Park
2	Main st.
1	?
1	Active. Let them pay more taxes not the homes
1	Any where withing the where it would benefit Village
1	Bad Axe-pigeon
1	Commercial area
1	East side of town
1	Elkton
1	Existing businesses
1	I believe people have ample oppurtunity for employment in and around Elkton
1	If new industry wre to be provided it should be placed toward to edges of the Village
1	In or near the Industrial Park at East end of the Village
1	Inside or near Village
1	Main street
1	N/A
1	N/A fill existing empty buildings
1	No Opinion
1	Old elementary school
1	Outer city limits
1	Outskirts of Village






Count	Response
1	South of Tower
1	Thumb area and again hire more local people
1	Tower Auto
1	Tower Automotive & North East corner of town
1	Tower, LJ&B
1	West end of town
1	West of town
1	a 2 mile radius of the village and have utilities available for easy access.
1	and around existing industry
1	anywhere
1	by the park by the old Team One
1	current industry on southwest
1	east of town
1	edge of town
1	existing industrial area
1	good question don't know
1	in the 2 indnst park
1	ind zone
1	other industry
1	out of town
1	out skirts of town
1	outskirts of town
1	same as #12
1	somewhere outside of town

Count Response

1	the other industries are
1	the outside of town
1	town outskirts of town off 142 or Elkton Rd.
1	we already have a industrial park
1	west northwest of downtown

15. How would you rate the overall quality of the Elkton-Laker-Bay Port Laker Schools:



Value		Percent	Responses
Excellent		26.4%	24
Better Than Average		42.9%	39
Average		26.4%	24
Below Average		3.3%	3
Terrible		1.1%	1

Totals: 91

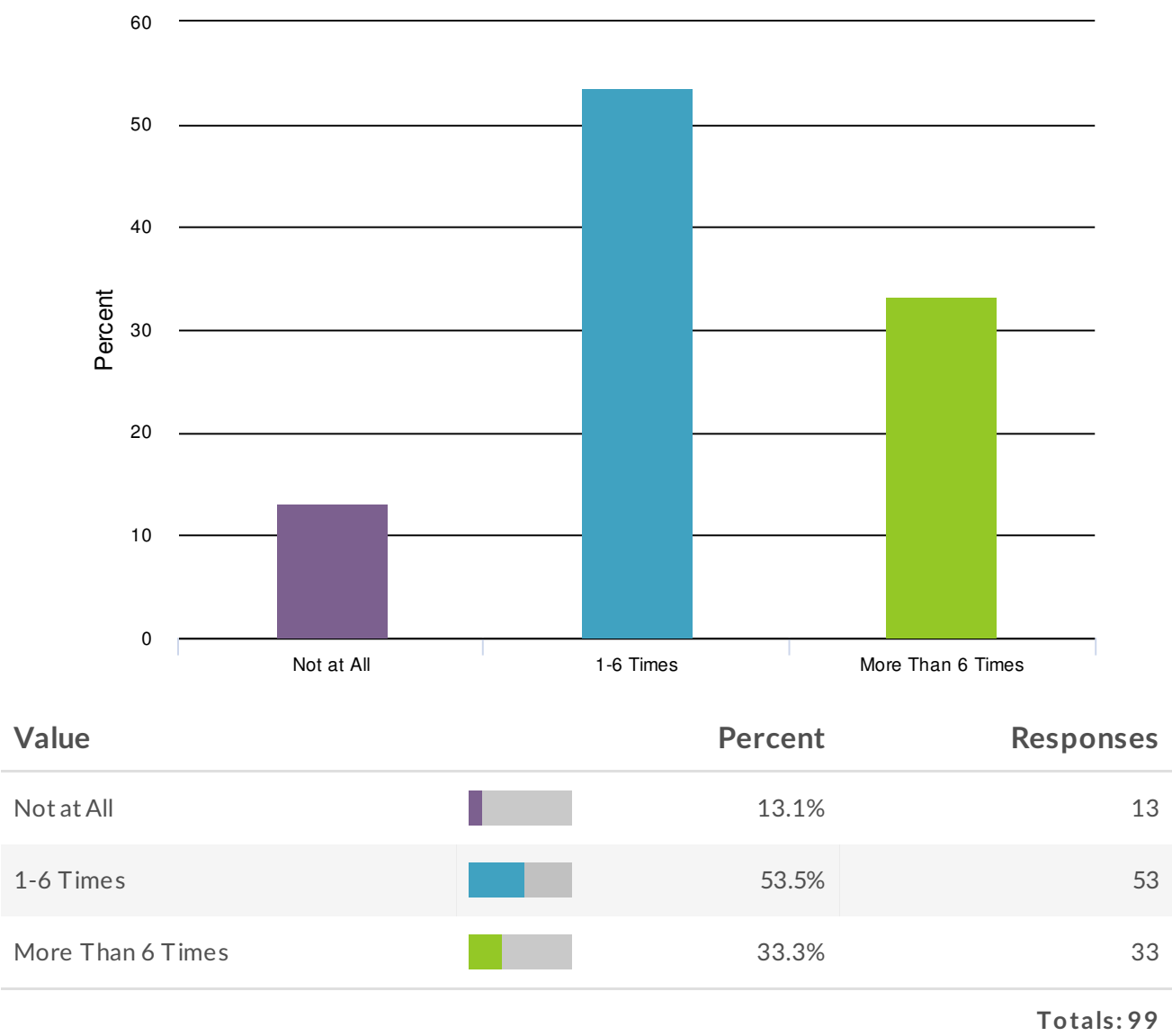
16. How would you improve the quality of the Elkton-Laker-Bay Port Laker Schools:

Count Response

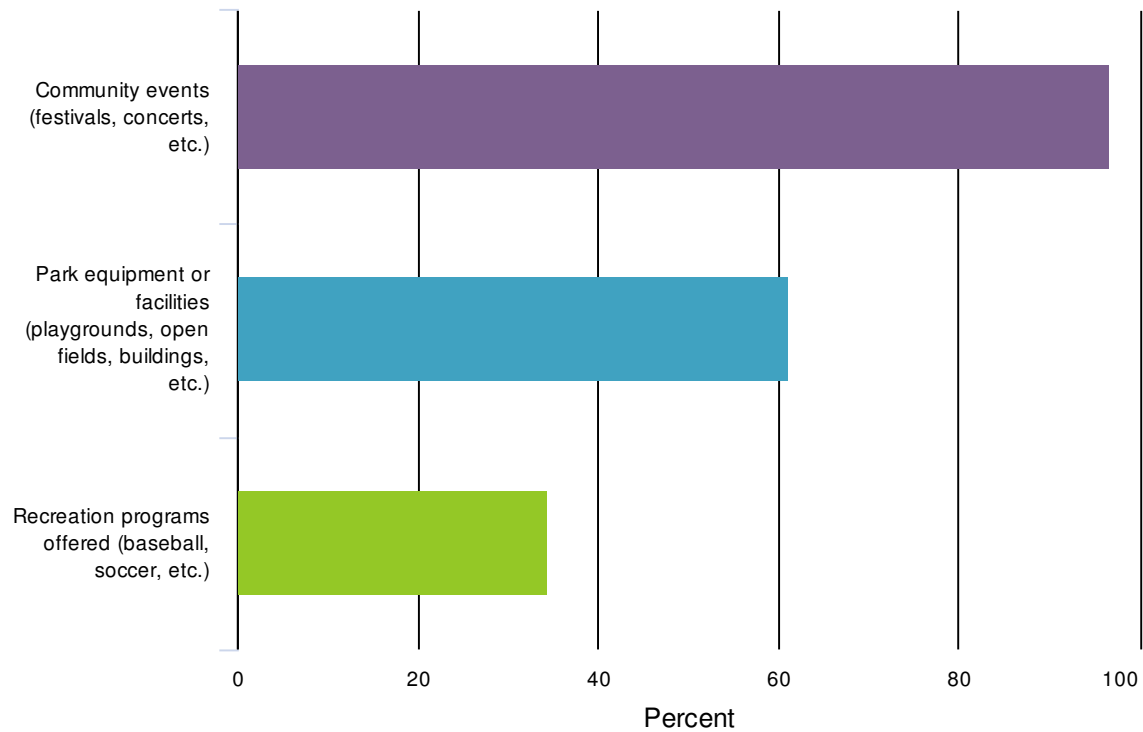
3	N/A
1	Better staffing more after school programs, free tutors
1	Bring back old school teaching.
1	Clean house with those who are suppose to be a good influence on our children, and do whats right by us taxpayers.
1	Close it down & move kids to Bad Axe Schools
1	Ensure all students meet the minimum requirements before promoting to next grade Require a dress code
1	Focus on skilled trades get more involved with our community
1	Fresh garden
1	I don't have children or grandchildren going to school here, so I don't pay attention to what is happening only thru newspaper/TV
1	I would better the communication between teachers and working parents. There is a major lack of communication.
1	Improvements are being made every year. The future is computers, so anything to do with computer technology
1	Limit bullying
1	More emphasis on getting students ready for work world upon graduation. Not all students are college bound
1	No Improvements needed
1	No Opinion
1	No comment. More teaching and training not all sports- education for jobs
1	No opinion
1	Require elected officials to be there and work , not campaign.
1	Study rather play
1	Teach more trades!




Count	Response
1	The school doesn't need improvement.
1	They are doing well.
1	They should watch students better & stand behind better "no" bully policies.
1	Think they are doing a good job!
1	bring in more teachers with higher degree levels
1	continue safety personnel on school grounds and in the buildings
1	don't know
1	eliminate "cliques"
1	maintain and prioritize Robotics, Arts & Music & Drama, STEM programs, keep elementary class size small
1	more growth through school of choice
1	more skilled training for those who can't go to college.
1	no improvement
1	nothing they have a very nice facility
1	remove superintendent and his "yes" men school board cronies.
1	stick to no bullying rules
1	stop bullying and stop the focus on sports.
1	to not outsource jobs

17. On average, how many times per year do you or your family use the parks in Elkton

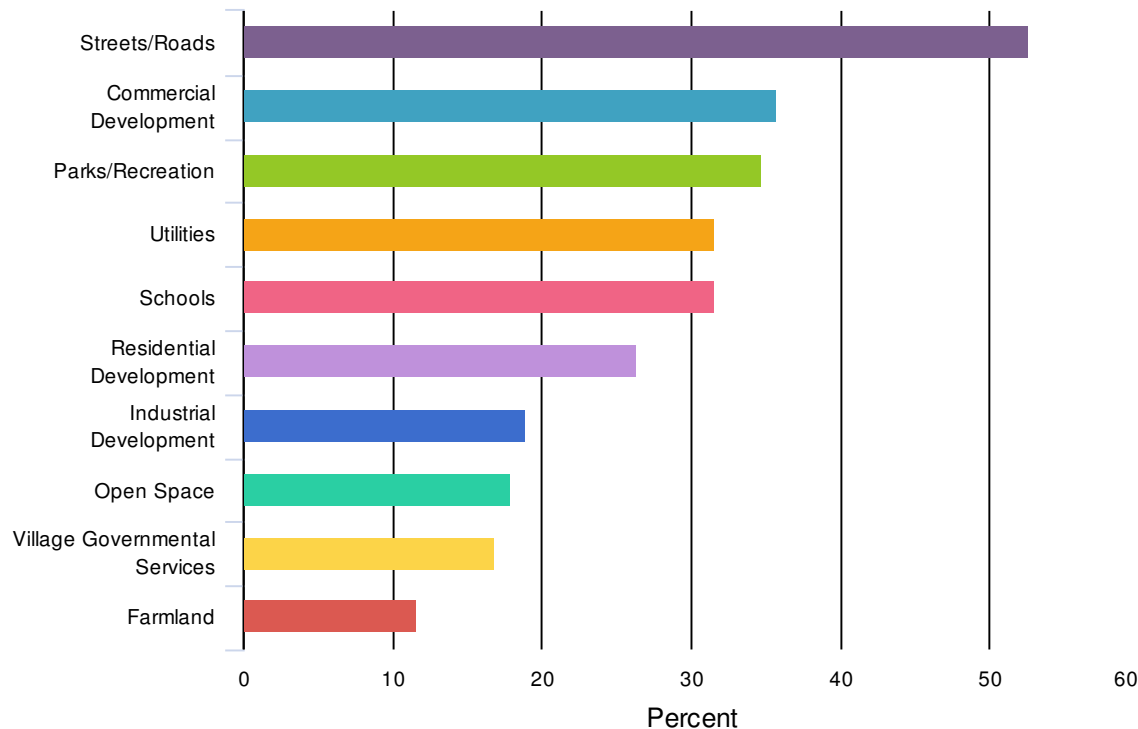


18. I (or my family) visit parks because of (check all that apply.)



Value		Percent	Responses
Community events (festivals, concerts, etc.)		96.7%	87
Park equipment or facilities (playgrounds, open fields, buildings, etc.)		61.1%	55
Recreation programs offered (baseball, soccer, etc.)		34.4%	31

19. Please check only three (3) of the following factors that you feel are most important to your quality of life in the Village of Elkton:



Value		Percent	Responses
Streets/Roads		52.6%	50
Commercial Development		35.8%	34
Parks/Recreation		34.7%	33
Utilities		31.6%	30
Schools		31.6%	30
Residential Development		26.3%	25
Industrial Development		18.9%	18
Open Space		17.9%	17
Village Governmental Services		16.8%	16
Farmland		11.6%	11

20. What do you like about Elkton:

Count	Response
2	small town
1	?
1	A nice little town where I use to know everyone! It doesn't cost a lot to live here and the people are very friendly. It's location is nice between Bad Axe & Pigeon & also close to the Lake.
1	Assistance from community organizations when needed.
1	DPW Dept. does a great job of grass mowed during summer and streets cleaned during the winter
1	Emergency Services, water rates, current Village Clerk
1	Friendly place to live
1	Friends over the years
1	Fun town to be in and I have a friend.
1	Homlike
1	I love the community. I was born and raised in Elkton and now I have my own family living in Elkton
1	I love the small town feel of Elkton. It is a quiet Village and safe for my children with a lower water bill than surrounding areas.
1	I was born and raised in Elkton and consider it my home.
1	I'm living in the middle of everything the Thumb has to offer. I've been all over the world. Its a friendly, clean, Christian community, and I love the outdoors.
1	It is a small town, but still has things for families (i.e. the park/events).
1	It is friendly, affordable, love the mature trees.
1	It's a friendly town good coffee shop restrants
1	It's a good place to live.
1	It's a small town and great place to live.
1	It's a small town with minimum amounts of drama. Low crime rates.

Count	Response
1	It's a small, SAFE, town for me and my daughter to live in. There is plenty of place to go for a walk. The town for the most part is decent.
1	It's home
1	It's peacefull
1	Its a small town and I feel safe and my children feel safe.
1	Its quiet, safe, and friendly
1	Just the overall Village
1	Low crime-SAFE place to live. Great friendly businesses. Large Parks&Rec areas.
1	N/A
1	Nice place to live
1	Peaceful
1	Peaceful mostly.
1	Peaceful, Professional Police
1	Please do something about the way the uptown coroner gazebo it look like it was never finished. how sad.
1	Police are fair & loved by everyone.
1	Quiet and friendliness of a small town.
1	Quiet, friendly people, safe place to live with little crime.
1	Quiet, well maintained public areas, groups actively striving to provide events
1	Scott Jobs protecting us!!
1	Small town, Safe, Village Council
1	Small town.
1	Small, quiet community
1	Suburban Lifestyle
1	The community and the small town atmosphere

Count Response

1	The safety one feels when Officer Jobes is on duty. The stuff it offers our youth.
1	Too much overhead Too much Equipment we only 800 people?
1	We have great people in Elkton!! Great police, great businesses (mom & pop).
1	a very nice town to live
1	cheap water sewer trash
1	cleanliness, school, size
1	close community, great chief of police, friendly business owners
1	country living, know most people
1	friendliness of people, quiet, feel safe, low utilities
1	friendly
1	good neighbors, cleanliness, quiet, safe
1	it small
1	its a friendly community
1	knowing my family is safe
1	nice peaceful town good neighbors
1	no opinion
1	not too many drugs going around
1	safe community to raise a family in
1	slow pace, very nice people, not afraid to say Hi, willing to help in anyway. Respect of other. how churches come together in any kind of situation & worship
1	small & quiet
1	small and friendly community
1	small community. Safe
1	small quiet community with low taxes to be able to keep my house. friendly neighborhood

Count	Response
1	small rural atmosfer
1	small town atmosphere
1	small town atmosphere friendly police Dept. friendly business owners
1	small town fee, friendly people, well kept
1	small town feel. nice park/playground
1	small town friendly, safe place to raise a family
1	small town quiet office Jobs block parties village government issues
1	small town, friendly people
1	small town, low crime, Chief Scott Jobs,
1	small town, peaceful and all around close community
1	small, nice people
1	smallness, good care of streets, water, & parks
1	the Police Dept
1	the community
1	the nice park, friendly people and I enjoy playing bingo! And festivals, plus town wide rummage sales.
1	very friendly town, safe place to live
1	water curbside recycling
1	well kept easy to navigate easy parking

21. What do you dislike about Elkton:

Count	Response
4	nothing
1	1. no leaf street collection 2 streets aren't swept on a timely basis 3 lack of street maintenance until beyond repair 4 too many cats 5 no maintenance on homes-run down
1	?
1	Almost nothing maybe the small town gossip that can get out of control at times.
1	Board members on personal agendas spending money unwisely unneeded special meetings, not visiting constituents but saying they know what we want
1	Drama with the mayor & some council members against Chief Jobes. Empty buildings.
1	Drugs
1	Empty stores downtown which could use a facelift-(not all).
1	Gossip & backstabbing the way they keep trying to get the chief of police off & he is a good asset.
1	I wish there was better advertisement of sign ups for certain activities. I missed the beautiful baby contest sign up for autumn festival because I didn't even know when it was happening. Same for the childrens sports through the town...
1	Mayor & Council not listening to the people Heavy truck that are noisy
1	Mayor.
1	More homes are becoming rental properties
1	No ordinance in place to regulate animals at large or number of animals a resident can have
1	Nothing
1	Nothing really. Wish more residents took pride in their homes/yard.
1	Our sidewalks are a disaster. The people in charge at our events are poor at planning. We need a younger crowd to get tourists here and have fun events again.
1	Partisanship
1	Parts are run down and there's several youth selling & using drugs
1	Rough train track (Main St. Eby Rd.) Streets need help!

Count Response

1	Run down homes and yards not taken care of.
1	Some of the Board members remind me of school yard bullies.
1	That our elected officials cant seem to get along.
1	The Chief police Scott Jobes should resign or be fired
1	The ball parks set idle to much during summer
1	The constant arguing amongst the village council & village employees.
1	The council has big issues.
1	The current President and the dirty politics.
1	The current leaders. If only they would focus on improving this town & stop trying to ruin the Police Chief, just think how amazing this town could be.
1	The drama at Council meetings-especially with Gail Schembers and Randy Haley-what a joke
1	The inability to develop the downtown area
1	The mob mentality at council meetings.
1	The negative attention brought by the village council.
1	The pettiness Officer Jobes has received from village council
1	The politics. How Jobes has been treated!
1	The upheavel when adults act like children
1	The way our village government act.
1	The way some of the council acts. Not in the interest of the Village. Personal agendas and friends who work for the Village. If they can't then they should resign.
1	There are parts of town that are not kept up as nice as they were years ago!! And, of course, not many stores for shopping. Also miss the beautiful trees that use to line M-142.
1	Too many Village employees They should all be contracted w/no benefits & all Village Services contracted out & cemetery up keep & graves
1	Too many rentals, speeding in town, everyone knows when police car is parked, unkept houses & property-junk next to homes.

Count Response

1	Too much drugs and trailer trash moving in!!
1	Traffic on Main St. and the 7:00AM siren
1	Village Council needs to work for the people not for thereselfs Don't be greedy and self centered. Work for everyone not the few.
1	We need more attractions. We need to make Elkton a popular spot.
1	We need more places to shop like a Dollar General and or some type of thrift shop some type of discount store's
1	What's not to like!
1	aging businesses/downtown many empty store fronts
1	all the drug addicts in McKinley Apartments
1	dishonest people, thieves, drug dealers, and illegal people.
1	downtown is only partially occupied
1	drugs
1	empty business builidings
1	government-arguing doesn't solve problems
1	it needs more things to do-like bowling, GYMS, game centerr
1	manure wagons going through town
1	mayor
1	needs to be more in town to due
1	no grocery store.
1	no grocery store. But then Bad Axe is only 10 mile away.
1	no grocery stores & barber shop It very soon could be a town like Owendale.
1	no opinion
1	nosey neighbors
1	not enough low income places & we need more places open, peoples yards cleaned

Count Response

1	not enough low-income housing, and needs another factory to provide jobs!
1	not having leaf pick up in the fall
1	not much, But it would be nice to have more stores or shops or a good restaurant that stay open till at least 9pm
1	nothing but the train at 11:00pm
1	nothing that I can think of
1	police chief
1	some of the people. Nosy neighbors on certain sides of town.
1	the controversy continually going on with our police chief.
1	the council not caring about our police dept. and not wanting to get another officer to help the chief.
1	the possibility of no police on hand
1	wild cat population, Mayor, not open to new ideas,

22. How would you improve the quality of life for all residents in Elkton?

Count	Response
1	A gym would be beneficial. New businesses in these empty buildings. Bring back motocross for the kids.
1	A paved walking path at the park that is measured for a mile. Old high school repurposed.
1	Bathrooms at park need an overhaul. maybe a paved walking path connecting Ackerman and Vets Park so when holding events these to places are better connected.
1	Build Elkton up, bring in more attractions.
1	Build a Dollar General in town so we don't have to drive in winter so far away!
1	Bust the drug dealers
1	Clean up the town. Take pride in your property. hire employees from within Village limits
1	Communication of community events besides Facebook, phone recordings??
1	Concentrate on the yards with blight. Fix our streets/sidewalks, so that the ____ is easier to walk/drive on. Ensure the DPW is doing their job!
1	DDA should work together to spruce up downtown make it a place people want to check out! - ie. "the town of canopies" with benches to relax & flowers, soft music.
1	Don't tie up all available village land w/the solar panels. Especially the land on M142.
1	Get rust out of water-use snow removal machine on sidewalks more often.
1	Get some of the miserable ones (or all of them) off the Village Council. Tired of Scott Jobes being picked on!
1	Have more development downtown
1	Have people visit our Senior Citizens
1	I don't know at this time.
1	I think the quality of life in Elkton is great as is.
1	Implement more activities that are of all age groups.
1	Industry, more job opportunity for all.
1	It needs more factories and stores so we don't have to drive so far.

Count	Response
1	Let the people of Elkton decide the issues of how they would like to see or have things done.
1	Maybe start neighborhood watch program, clean up certain streets more activities for youth to enjoy & stay safe
1	Maybe try to bringing Dollar General or something like that instead of running to Pigeon all the time
1	More activities for Senior Citizens.
1	More work
1	N/A
1	Need more shopping
1	New leaders!
1	New mayor, festivals that make money for the town.
1	Randy Haley is a horrible leader & needs to resign. He is a liability to this town.
1	Recall several board members and elect ones who care-are you listening Randy, Schember, Kosinski, et al.
1	Remove Council! Lower taxes! Improve drinking water!
1	Round-up of feral cats & relocate them Create an ordinance to make it a violation to feed feral cats
1	Shut down the Village government as we know it & turn it into a Township like Fairhaven Bay Port) & let the Sheriff's Dept. provide law & order & let the road commission take care streets etc. Contract out Lagoon & water system services
1	The board representing more of what the residents want instead of their own issues.
1	Think the Village Father's have done a great job and have always made us feel part of the Village!!!
1	Try to boost the local economy, try to provide more economic opportunity for all demographics
1	Try to fill empty builds down town.
1	Water & Garbage should be covered for all home owners! (Not Rentals).

Count Response

1	by not allowing social media and in fighting of the elected officials spill out into the public eye. This attracts unwanted comments and negativity by those that don't contribute or even live in town.
1	continue to foster community activities & involvement
1	fill in the buildings not being used
1	firing Scott Jobs would help tremendously.
1	have more police officers on duty.
1	housing, and jobs
1	improve the downtown. Too many empty buildings vacant. Offer more to the residents so they can shop for everything here.
1	keep good water, develop closed buildings
1	make downtown more appealing for people to want to stop and look around at our shope's
1	more business better roads
1	more businesses, fix streets
1	more housing available (condos for seniors)
1	more rental homes
1	more stores instead of empty buildings
1	nasty yards cleaned
1	new business's
1	no opinion
1	not sure
1	offer more activities and community gatherings
1	remove President from his position.
1	set aside funds for snow removal of driveways when DPW plows it into your driveway.
1	usnsure

Count Response

1	vote for Trump 2020 more festivals & socials
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1	walking path dog run area
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Appendix B – Adoption Documentation

Resolution of Adoption

Village of Elkton Master Plan

By the Elkton Planning Commission

Whereas, the Elkton Planning Commission has elected to draft and adopt a Master Plan, pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, *et seq*; and

Whereas, a community input survey was made available to residents during the fall of 2019 for the purposes of gathering input from the public, and

Whereas, the draft Master Plan was made available for review from November 6, 2020, to January 26, 2021, and

Whereas, the Elkton Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals for the Village of Elkton on January 26, 2021.

Now Therefore Be It Resolved that the Elkton Planning Commission hereby adopts this Master Plan.

Motion by: Dan Armbruster Supported by: Dave Fisher

Ayes: 4

Nays: 0

Absent: }

Resolution declared adopted January 26, 2021.



Chair

Elkton Planning Commission



Elkton Village

57 North Main Street • Box 516
Elkton, MI 48731-0516
(989) 375-2270 / Fax (989) 375-4361
E-mail: elktonclerk@comcast.net

Dan Armbruster
President

Phyllis A. Baranski
Clerk

Lonnie Schulz
DPW Supt.

Scott Jobes
Chief of Police

Resolution # 2021-01

VILLAGE OF ELKTON ADOPTION OF MASTER PLAN

At a Regular Meeting of the Elkton Village Council of Elkton, Michigan held on February 9th, 2021:

The following resolution was offered by Craig Genow and supported by Bridgette McLarty.

Whereas, Elkton Planning Commission has elected to draft and adopt a Master Plan, pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, *et seq*; and

Whereas, a community input survey was made available to residents during the fall of 2019 for the purposes of gathering input from the public; and

Whereas, the draft Master Plan was made available for review from November 6, 2020 to January 26, 2021; and

Whereas, the Elkton Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals for the Village of Elkton on January 26, 2021; and

Whereas, the Elkton Planning Commission after the public hearing held at its January 26 meeting, approved and adopted this Master Plan and recommended the same by the Elkton Village Council.

NOW, THEREFORE, BE IT RESOLVED: that on this 9th day of February, 2021 the Elkton Village Council hereby adopts this Master Plan.

Resolution duly adopted:


Yeas: 7

Nays: 0

Absent: 0

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a Regular Meeting of the Elkton Village Council, held on the 9th day of February, 2021, the original of which is on file at the Elkton Village Hall, 57 N. Main St., Elkton, MI 48731. I further certify that notice of said meeting was given in accordance with the Open Meetings Act.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and seal the 9th day of February, 2021.



Phyllis A. Baranski

Phyllis A. Baranski, CMC, CMMC
Elkton Village Clerk/Treasurer

Dan Armbruster

Dan Armbruster
Elkton Village President