

Village of Deerfield Land Use Plan



Revised: July, 2005

The Land Use Plan
for the
**Village of Deerfield
Lenawee County, Michigan**

This document was prepared
by the

Village of Deerfield, Michigan

and the

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Table of Contents

I. Preface 7

II. Introduction..... 8

III. Community Profile 8

 A. Regional Setting 8

 B. History and Evolution of Deerfield..... 9

 1. The Formation of Deerfield Township 12

 2. Deerfield Today..... 13

 C. Demographics..... 13

 1. Population 13

 2. Household characteristics 17

 3. Labor force and occupation..... 17

 4. Educational characteristics 18

 5. Race and ancestry 19

 D. Public Utilities and Services..... 21

 1. Public Utilities

 a. Wastewater Treatment..... 21

 b. Storm sewers 21

 c. Water supply 21

 d. Gas and Electric..... 21

 2. Cable television..... 22

 E. Transportation..... 27

 1. Streets..... 27

 a. Major Streets..... 27

 b. Local Streets 27

 2. Railroads..... 27

 3. Public transportation 27

 4. Airports..... 29

 F. Existing Land Use 29

 1. Residential 29

 2. Commercial..... 29

 3. Industrial 35

Table of Contents (cont.)

G. Community Services 36

 1. Schools 36

 2. Churches..... 37

 3. Police and Fire Department 38

 4. Health care facilities 39

 5. Local community services 39

 6. Cemeteries..... 41

IV. Zoning Goals, objectives and strategies 42

 1. Residential 42

 2. Open space land use 43

 3. Commercial..... 43

 4. Light Industrial 44

V. Land Use Implementation..... 46

LIST OF TABLES

Table 1: Population change 14
Table 2: Population projections..... 15
Table 3: Range of population projections 16
Table 4: Labor force statistics, 16 years and over 17
Table 5: Occupations, 16 years and over 18
Table 6: School enrollment, persons 3 years and over 18
Table 7: Education attainment 19
Table 8: Racial characteristics 20

LIST OF FIGURES

Figure 1: Regional Setting 10
Figure 2: Map of Deerfield 11
Figure 3: Historical Picture of Deerfield Twp 12
Figure 4: Village of Deerfield Age Distribution..... 16
Figure 5: Village of Deerfield Ancestry 20
Figure 6: Sanitary and Storm Sewer 23
Figure 7: Water Supply 24
Figure 8: Gas 25
Figure 9: Electric 26
Figure 10: Major Streets 28

MAPS

Village of Deerfield Zoning Map

PREFACE

Generally, the Land Use Plan offers the Village an opportunity to anticipate its future land use and development needs, to analyze its existing growth and identify problems which may result in large remedial expenditures in the future, and to guide its development into a sound, logical pattern of land use. It can assist the Village in anticipating future services and facilities which will be required and program these expected expenditures according to the financial capabilities of the Village. Over the long run, the Land Use Plan can save the community substantial amounts through both efficient development and a programmed knowledge of upcoming needed improvements.

INTRODUCTION

The Deerfield Planning Commission has revised the General Development Plan and made future recommendation for the development of Deerfield. It was prepared by the Deerfield Planning Commission and edited by the Region 2 Planning Commission of Jackson, Michigan.

This is Deerfield's revision of the second land use plan. The first plan was written in the 1970's and has adequately met the villages needs. The state recommends updates and reviews every ten years; therefore, the Deerfield Planning Commission decided it was well past due and a revision was/is in order.

The plan includes a community profile, describing past and present physical and social characteristics of the village of Deerfield. Goals and objectives of the plan are present and discussed. These goals and objectives were then used to develop various land use components. These components consist of residential, commercial, industrial, recreation and open-space, public and semi-public, and transportation.

COMMUNITY PROFILE

A. Regional Setting

The village of Deerfield is located along the extreme east central portion of Lenawee County. Deerfield Township surrounds the village on the north, west, and south boundaries. Summerfield Township, in Monroe County, is adjacent to the village on the east side. Deerfield is located near four major urban areas (figure 1). The four large cities surrounding Deerfield are: Ann Arbor to the northwest is 35 miles away, Toledo to the southeast is 20 miles away, Monroe to the east is 25 miles away, and Adrian to the west is 15 miles away. These four major urban areas provide the village with shopping, cultural, educational, and employment opportunities. Other small urban areas nearby include: Petersburg – 3 miles east, Blissfield -10 miles southwest, Britton - 13 miles northwest, and Tecumseh - 18 miles northwest.

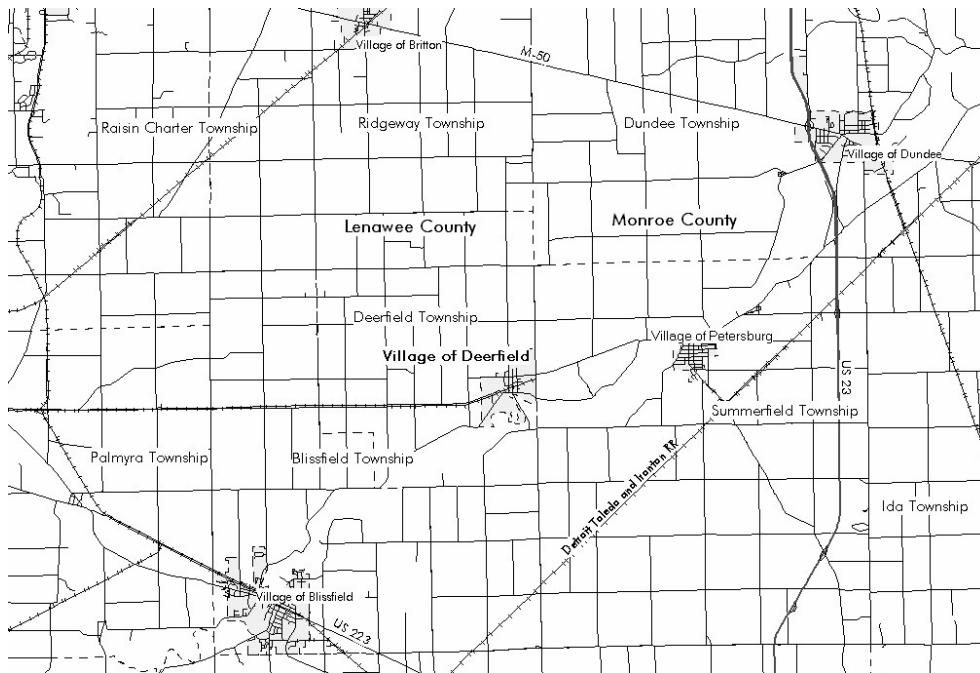
The village of Deerfield is very small and highly dependent on the larger urban areas. An impact on future growth and development of the village is its availability of public utilities (water, sewer, electricity, and natural gas) and access to US 23 - 7 miles to the east, US 223 - 5 miles to the south, and M 50 - 5 miles to the north.

B. History and Evolution of Deerfield

The first settler, William Kedzie, born in Roxboro, Scotland, immigrated to New York with his family at age 14. In 1824 he came to Michigan, where the Pottawatomie Indians were the predominant tribe, and purchased three hundred four acres in Blissfield Township, now Deerfield, which became the first land entered in the township.

In May of 1826, he returned with his family and established their home. Before his death in 1828, (which was the first death and burial in the township), a post office was established, with Mr. Kedzie being the first postmaster. They named the town Kedzie Grove which was later changed to Deerfield. In 1836 five inhabitants decided that Kedzie's Grove was hardly an appropriate name for a village destined to greatness. As they deliberated, deer sauntered past and it was suggested that since deer were so plentiful the settlement should be called Deerfield. This name change did not become official until August 29, 1837.

FIGURE 1
Regional Setting



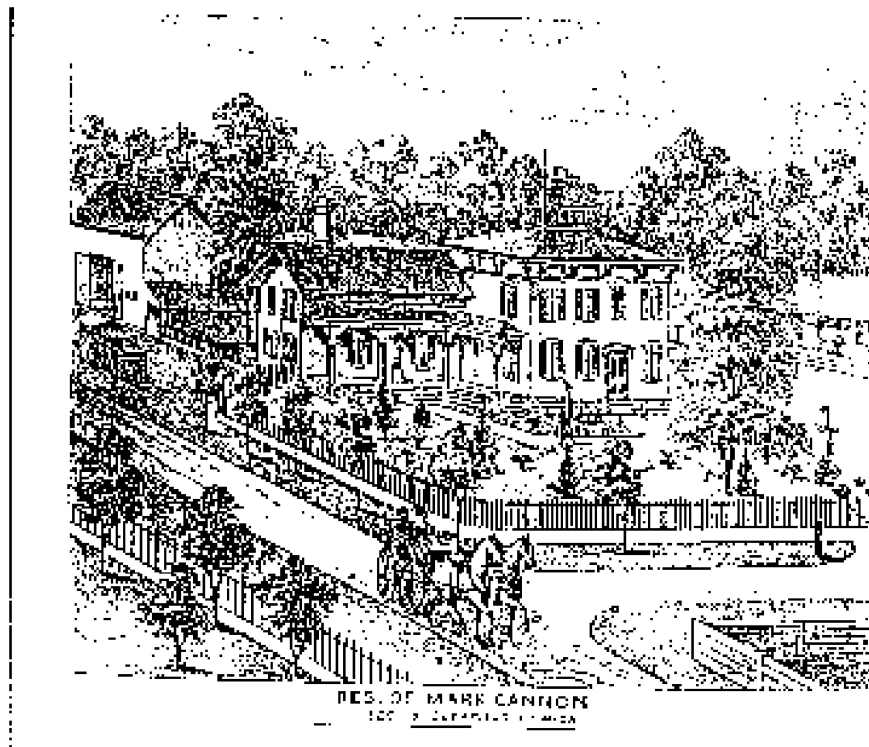
Village of Deerfield

1. The Formation of Deerfield Township (Figure 2):

Previous to March 13, 1867, the territory of this township was a part of the township of Blissfield. It was then organized as a separate township, in conformity with the prayer of certain petitioners, and given the name of Deerfield. Nearly two years later, by an act of January 5, 1869, the township was enlarged by the addition of four sections of land taken from the then township of Ridgeway. The township comprises of twenty-five sections which is considerably less than a full congressional township. The central part of the township is embraced in the valley of the River Raisin, and is very rich and valuable territory.

Deerfield was situated on the Detroit branch of the Lake Shore and Michigan Southern railroad. In being located in the eastern part of the township, in 1873, the village of Deerfield was one of the most prosperous trading centers in the county. Deerfield was a thriving borough of about 1,000 inhabitants, and some considerable trade was carried on there in merchandise, livestock, and farm products. The village had a bank, hotels, and some manufacturing interests. The territory now embraced within Deerfield Township was occupied at about as early a period as any of the townships in the county, with very few exceptions (Figure 3).

Figure 3



Village of Deerfield

2. Deerfield Today

Deerfield's industrial growth is limited to five facilities which are small and limited because of the lack of rail service and only one class A road (Rodesiler Highway, 5 miles from a truck route, US 223) leading into town.

Commercial development has dwindled with five buildings being razed and nothing rebuilt in their place, along with a few buildings standing empty. Public services have improved but are limited to expansion according to the village growth.

Noticeable new development in Deerfield is residential and recreation (open space). Since the 1970's there have been several new residences built including 10 duplexes, 14 multiple units and 11 apartments in the commercial area. Deerfield's recreation park has went from non-existence to a park which has tripled in size. Because of the small size of Deerfield, open space need not be considered except for the river flats which are already considered non-establishable.

Deerfield has its limitation, but because of its central location, it stands to expand through residential expansion, which will also be limited in the future. The village of Deerfield remains a small town in a rural area where people are seeking such a spot to escape the urban plight.

C. DEMOGRAPHICS

1. Population

A planning process is the tool for controlling growth and development. Population, along with age, sex, race, ancestry, education, employment, and household characteristics give one the insight to the future plan.

The population of the village of Deerfield in 2000 was 1,005 people. The population change has varied from decade to decade: the largest growth occurred between 1940 - 1950, 1950 - 1960, 1970 - 1980, and 1990 - 2000. The largest decrease in population was between 1960 - 1970 and 1980 - 1990.

The 1940 - 1950 population increase was by 156 people, 1950 - 1960, 141 people, 1970 - 1980, 123 people and 1990 - 2000, 83 people. The population declined in 1960 - 1970, by 32 people, and in 1980 - 1990, by 35 people. Even though Deerfield had a decrease in population during two decades, it is once again on the rise with an increase of 83 people in 2000. Overall, the village has grown by 436 (57%) people since 1940 (table 1).

Village of Deerfield

Table 1
Population Change
Village of Deerfield/Deerfield Township, 2000

<u>Year</u>	<u>Village of Deerfield Population</u>	<u>Change</u>		<u>Deerfield Township Population</u>	<u>Change</u>	
		<u>No.</u>	<u>%</u>		<u>No.</u>	<u>%</u>
1940	569	-	-	776	-	-
1950	725	156	27.4	882	46	5.9
1960	866	141	19.4	790	-32	-3.9
1970	834	-32	-3.7	755	-35	-4.4
1980	957	123	14.7	722	-33	-4.4
1990	922	-35	-3.7	737	15	2.1
2000	1,005	83	9.0	765	28	3.8

Source: U.S. Census Bureau

Population projections are valuable inputs in the planning process because they provide a basis for determining future land, services, and housing needs. However, population projections are difficult to make because it is impossible to know all the possible events which could alter such projections. Such as a natural increase based on the number of births verses deaths within the communities; development of new housing; up-grading of infrastructure (roads, sewers, water lines, and other services); the location or relocation of businesses and industries; and existing plans, policies and zoning regulations.

All methods of population projection have a fairly large margin-of-error due to the difficulties involved in predicting the future of a community. National, state, and county population projections, are more accurate than township, village, and city projections because the smaller the population the larger the margin-of-error. Even though a margin-of-error exists, population projection is good, because it can indicate how much land should be set aside for residential development.

In developing a range of projection for the village three techniques were used (table 2).

Village of Deerfield

**Table 2
Population projections
Village of Deerfield, 2000**

Technique	1990	2000	2010	2020	Total Inc./Dec.
Arithmetic	922	887	852	817	-105
Geometric	922	888	855	823	-99
Constant Share	922	1,074	1,139	1,201	279

The first two techniques involve the arithmetic and geometric projection methods. The arithmetic method is derived by determining the numerical growth (in our case a increase) over the 1990 - 2000 decade and adding it to each projected decade. The geometric technique involved determines the percentage growth over the 1990 - 2000 decade and allocating that percentage growth to projected decades. The third method of projection is known as the "Constant Share" method. This is the only method that showed an increase in the village population projection. This method assumes that a community will maintain an unchanging proportion of the counties population. This percentage is then applied to the projection of the counties future population. This method takes advantage of the greater accuracy in projecting relatively large populations, but it adds the assumption that the community will maintain a constant share of the county population. In 2000, the village of Deerfield made up 1.02% of Lenawee County's total population.

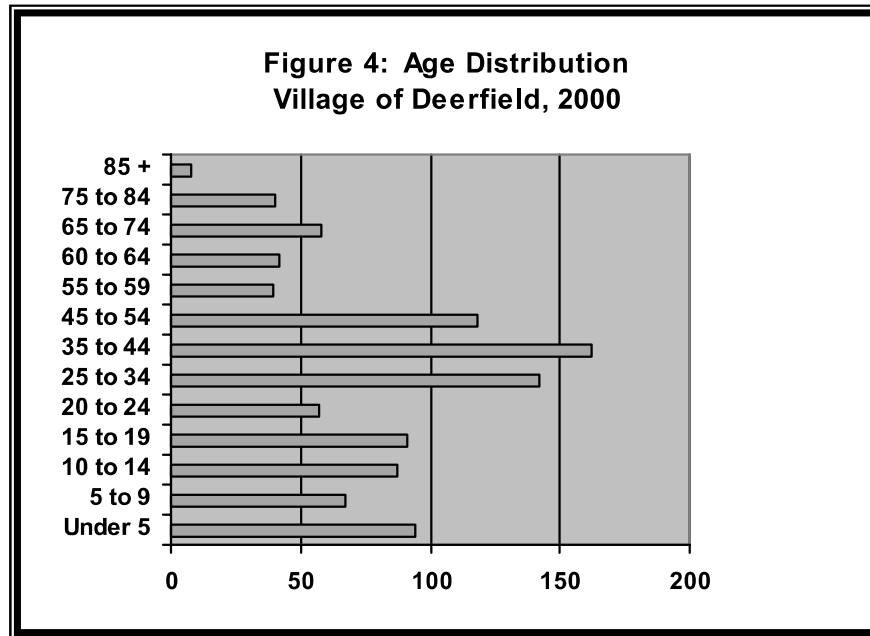
Depending on what projection method you use it is always a good idea to leave room for future expansion of residential uses, especially true considering the nation wide trend toward smaller households.

From the projections of table 2, it is possible to establish a "high" and "low" range for future growth in Deerfield. These range for ten (10) year periods to the year 2020 (Table 3).

Table 3
Range of Population Projections
Village of Deerfield, 2000

Range	Year		
	2000	2010	2020
High	1074	1139	1201
Low	887	852	817
Working Average	981	996	1009

With the total population of 1,005 people in the village, 488 people are male and 517 are female. The largest number of people falls in the 35 - 44 age group, with the smallest being 85 years of age and over (Figure 4). The median age is 32.5 (32 years 5 months).



Village of Deerfield

2. Household Characteristics

According to the U.S. Census Bureau, a household includes all persons who occupy a housing unit as their usual place of residence. At this time, according to the 2000 census, Deerfield does not have group quarters, institutions, or cooperative homes. The village of Deerfield has a total of 371 housing units, out of this 358 housing units are occupied, housing 1,005 people in 2000. This is a slight increase over the 342 total households in 1990. There is also an increase in the average of persons per household from 2.78 to 2.81 in 2000.

3. Labor Force and Occupation

In Deerfield, the potential labor force is 737 people over the age of sixteen. Of that total, 502 people are in the labor force with 486 persons employed. This causes an unemployment rate of 3.2% (table 4).

Table 4
LABOR FORCE STATISTICS
16 years and over, 2000

<u>Total potential labor force</u>	737	<u>Female</u>	<u>Male</u>
Total Persons	502	231	271
Employed	486	229	257
Unemployed	16	2	14
Unemployment rate (%)	3.2	0.86	5.2

Village of Deerfield

The occupations held by Deerfield's employed persons sixteen years old and over, in the 2000 census (table 5). This shows that a majority of people in the village of Deerfield are employed in production, transportation and material moving occupations. While the lowest number of people are employed in farming, fishing, and forestry.

Table 5
Occupations 16 years and over
Village of Deerfield, 2000

Production, transportation, and material moving occupations	138
Management, professional, and related occupations	114
Sales and office occupations	114
Service occupations	73
Construction, extraction, and maintenance occupations	43
Farming, fishing, and forestry occupations	4
Total employed persons 16 years and over	486

4. Educational Characteristics

The Village's school enrollment of 279 students in 2000 shows the majority of students were in elementary and high school (table 6). The total enrollment in the Deerfield School District (including areas outside the Village) was 427 in 2000.

Table 6
DEERFIELD VILLAGE SCHOOL ENROLLMENT
persons 3 years and over, 2000

<u>School</u>	<u>Number enrolled</u>
Nursery School, preschool	14
Kindergarten	15
Elementary School (1-8)	135
High School (9-12)	90
College or graduate school	25
Total persons 3 years and over in school	279

Village of Deerfield

The population in Deerfield having a high school diploma or higher is 87.9% (table 7). There are 604 persons 25 years and over in the village of Deerfield who have received at least a high school education.

Table 7
Education Attainment
persons 25 years and over, 2000

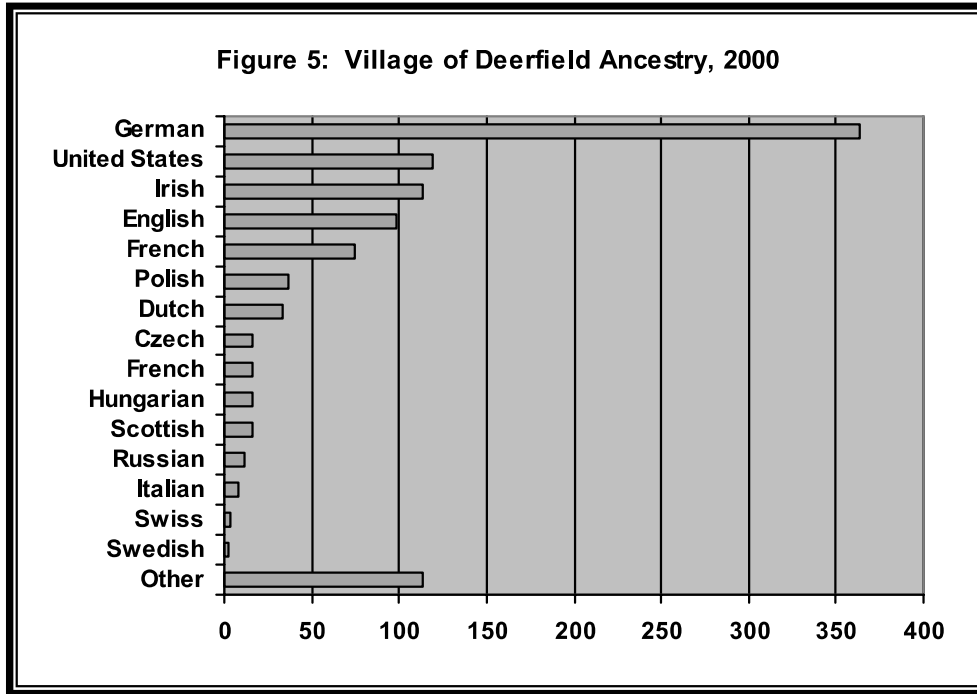
<u>Educational Attainment</u>	<u>Number of Individuals</u>
Persons 25 years & over	604
Less than 9 th grade	13
9 th to 12 th grade, no diploma	60
High school graduate	30
Percent of high school graduate or higher	87.9%
Some college, no degree	109
Associate degree	36
Bachelor's degree	47
Graduate/Professional degree	30
Percent of bachelor's degree or higher	12.7%

5. Race and Ancestry

Sixteen ethnic backgrounds were reported, as can be seen (figure 5) in the 2000 census. With German (363), United States or American (119), and Irish (114) as the major ancestries out of a total 1,042 people.

According to the 2000 census, Deerfield has a predominately Caucasian population (97.7%). The remaining population (2.2 %) is made up of a variety of racial minorities including African-American, Asian, American Indian, and Native Hawaiian (table 8). The Hispanic population of the Village makes up 3.2% of the population.

Village of Deerfield



**Table 8
Racial Characteristics, Village of Deerfield, 2000**

<u>Race</u>	<u>Number</u>	<u>Percentage</u>
White	982	97.7
African American	1	0.1
American Indian and Alaska Native	1	0.1
Asian	1	0.1
Other race	21	2.1
Hispanic or Latino	32	3.2

Note: Race totals are greater than the total population and the five percentages may add to more than 100 percent because individuals may report more than one race. Hispanic or Latino population are not included in race totals because it is considered an ethnic category.

D. PUBLIC UTILITIES AND SERVICES

This section describes the public utilities and services found in and around the village of Deerfield.

1. Public Utilities

1a. Wastewater Treatment

The sewage treatment plant began operation in 1972, serving a population of approximately 834 people. It is located outside the village limits to the east of the County Line Road. The facility has a secondary-activated sludge process with phosphorus removal (Figure 6).

1b. Storm Sewers

Most of the village is served by a storm sewer system, which drains into the River Raisin, except County Line and the extreme part of West River Street. (Figure 6)

1c. Water Supply

The water plant, built in 1957, is located in the southwest part of Deerfield at 439 West River Street. Water is drafted from the River Raisin, treated and released to the village. A new water tower is located in the park near the center of the village storing 200,000 gallons of water.

The water plant has a capacity of supplying 325,000 gallons of water per day. Current daily usage is at 100,000 gallons of water per day. No major extensions are planned, but Deerfield is able to expand without further plant additions. However, a process of osmosis called NANO is being researched to improve water quality. Figure 7 represents the curator distribution system.

1d. Gas and Electric

Gas is provided to the village of Deerfield from Consumers Energy supplied by Panhandle-Eastern, which has a substation west of the village on Deerfield Road (Figure 8).

Electricity is also supplied by Consumers Energy, a substation is on the corner of Deerfield Road and Drew Avenue, which power is generated at Consumers Energy Whiting Power Plant situated in Luna Pier (Figure 9).

Village of Deerfield

2. Cable Television

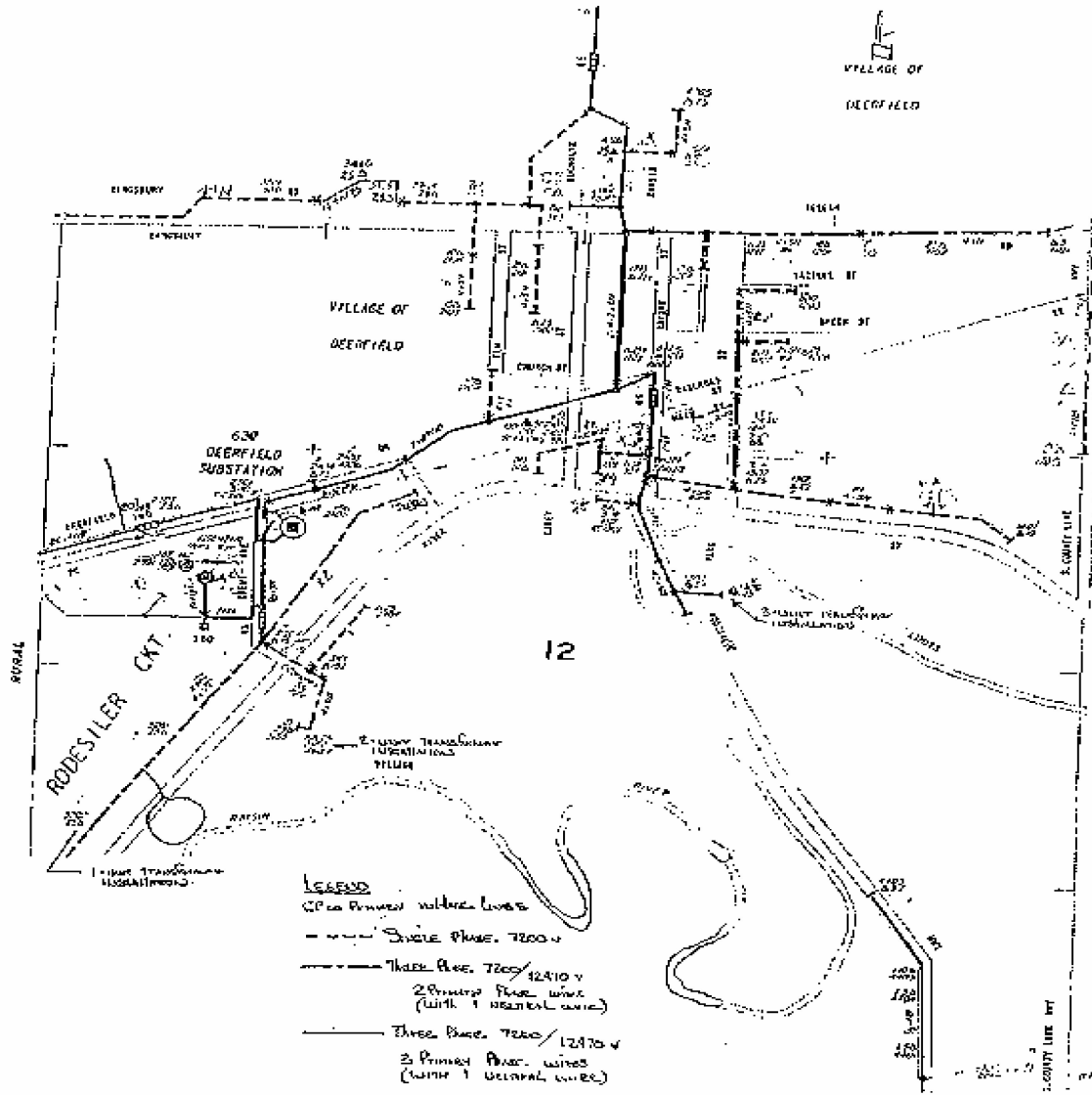
Deerfield is served by two cable companies. The first cable company, River Raisin Cablevision, was installed on utility poles in 1987 and based out of a relay station on Blissfield Highway. Deerfield Farmers Telephone Company, the second cable company, established an underground cable system with its phone system in 1995 called D & P cable.

FIGURE 6

**Figure 7
Water**

Figure 8
Gas

Figure 9
Electric



E. TRANSPORTATION

This section describes the transportation systems found in and around the village of Deerfield.

1. Streets

Deerfield's street network consists of basically two classifications: Major and Local streets.

1a. Major streets:

Those streets which are of the greatest general importance to the municipality. They are extensions of state trunklines or primary county roads used to facilitate traffic in and out of the village. The integral network for service traffic that is created by industrial, commercial, educational, and other traffic generating centers is provided for by these streets. (Figure 10)

1b. Local streets:

Those remaining streets within the village that are primarily used to serve as access streets to residences, or other abutting property.

2. Railroads

The Penn-Central railroad passed through the village but was abandoned in the late 1970's. The line has been removed and has left the village without railroad service.

3. Public Transportation

The general public is not serviced by a public transportation system in Deerfield. There are two systems available to the senior citizens and those handicapped in the village. This service is a limited service offered by Dial-A-Ride and the Lenawee Transportation Inc. Both are operated out of the Adrian area west of the village. Meals-On-Wheels is one other system available within the village to senior citizens and the handicapped. This system is handled by a local service group in Blissfield and Dundee.

**Figure 10
Major Streets**

Village of Deerfield

4. Airports

There are no airports in the village. The major air service to the area is provided out of the Toledo and Detroit airports. There is some local service outside the village provided by three grass runway airports, privately owned. Adrian City also has a small airport located to the west of Deerfield.

F. EXISTING LAND USE

This section describes the existing land use found in the village of Deerfield.

1. Residential

The village is primarily single family residential with one multiple dwelling (14 units) and 10 duplexes.

2. Commercial

Commercial land uses are generally concentrated in the core area of the village consisting primarily of service and local commercial establishments. Most of the establishments below serve the day to day convenience of local residents with comparison shopping requiring travel to other urban areas.

2a. Applewood Orchards, Incorporation

Walt Swindeman, Sr. planted 600 trees on the original 16 acres in 1935. When these trees started to produce, he stored the fruit in the basement of his garage and packed and sold the fruit in the garage. He moved his business to Deerfield (formerly the Ashley Clucas building) in the 1940's. In the building, he insulated and refrigerated for longer term storage. This was one of the first cold storage's built in Michigan. In 1952, he built a new building at their present location, (2998 Rodesiler Hwy.) consisting of a small sales room and two cold storage rooms with 10,000 bushels total capacity.

When Walt and Lucille retired and moved to Florida, Bernard and Beverly Swindeman took over the family business in 1955. In 1957, an addition was added to house a small packing line. At that time, Bernard and Beverly started to pack other growers fruit. In 1959, one of the first commercial controlled atmosphere storage rooms in the state was constructed. Over the years, there were 12 more rooms built. In 1969, a complete new packing line was built to accommodate additional room necessary to install one of the first apple washer-waxers in the country.

Village of Deerfield

Applewood Orchards, Incorporation continues to grow today. The operation is now being run by Bernard and Beverly's three sons Steve, Scott and Jim Swindeman.

2b. B & M Mehan

In 1950, Joe McMahon owned the business known as McMahon Oil Station located at 130 East River Street. Around 1970 - 1971, he sold it to Joe Fowler. The business became known as the Fowler's Gas Station. Joe then sold the business to George Swift, his son-in-law. George sold it to Franz Vanstaveren who rented the business to Nick Pulver. In 1976, Nick Pulver bought and worked at the business until he sold it in 1985 to Bill and Marleen Mehan (B & M Mehan).

2c. Char Me' Beauty Shop

Jim Belville was a barber in 1916. He employed Web Laymen who worked there for 21 years starting in 1948. Web left the barbershop in July 1967. Belville sold the shop to Jim Young in July 1967. Young sold it to Frank Spiess and Spiess sold it to Howard LaMar Dudderar. Dudderar sold it to Charlotte Diver, who has been the current owner since September 19, 1978.

2d. D.A.D.'S Car Wash

D.A.D'S Car Wash was established in June of 1988 by Doug Duval. The land was purchased from the railroad that once ran through Deerfield. D.A.D'S car wash, located at 166 Raisin St., has one inside bay and one outside bay with a vacuum area.

2e. Dan Diver Builder

Dan Diver Builders, established in 1983, is owned and operated by Dan Diver at 175 Raisin Street. He does remodeling and new construction: residential and commercial. Besides himself, he employs 4 workers.

2f. Deerfield Farmer's Telephone Company

The Deerfield Farmers' Telephone Company was formed in 1898. The first telephones were in Manning Grocery and Doctor Yales office. Within a few years, the United States Telephone Company was formed and poles were set in the village in 1901.

Village of Deerfield

In 1906, an independent telephone exchange was established. The first switchboard was located in Mannings Grocery in Deerfield. Incorporation took place January 23, 1908. There were 230 shares of capital stock at ten dollars per share. Many of the shares today are held by the same families that purchased original stock. Records of payment began in 1917. If you owned your phone your payment was eight dollars a year. If you rented a phone the yearly charge was twelve dollars. New batteries were seventy cents and moves and changes were one dollar.

A switchboard was installed in a building at 132 West River Street. Deerfield's office was an old brick house with the switchboard in one room and family quarter for the chief operator in the rest of the house. The first pay phone was located on the front porch.

In 1957, the company converted their operation to dial. All operators were laid off and lines had up to ten parties. In the early sixties, a more modern switchboard was installed, that could handle crank and modern phones.

Automatic number identification was installed in 1971, so all customers could dial direct without operator assistance. Deerfield's Farmer Telephone Company was the first to have this technology. In 1980, the company purchased more property and built a new warehouse behind the office.

A new commercial office was completed in March of 1985, and the move from Deerfield to Petersburg was made. In October 1985, new digital switches were cut, an exclusive one party service was implemented. A switch upgrade and final construction plans were made and completed in 1989. The Deerfield Farmers Telephone Company became the first in Michigan to go Equal Access with long distance service.

In 1997 the Deerfield Farmer's Telephone Company moved to 4200 Teal Road, Petersburg, Michigan. It is called D & P communications Inc., which is a parent company for Deerfield Farmer's Telephone Company., D & P Cable Inc., D & P Long Distance and Cassnet.

Partnership in the cellular industry began in 1990. The cable television company started in 1995 in Petersburg and Deerfield. They now serve Blissfield, Morenci, Britton and Dundee.

Cassnet, an internet company, started in 1997. Petersburg, Deerfield, Dundee, Blissfield, Morenci, Britton, Adrian, Waldron, Tecumseh, Tipton, Sand Creek and numerous other towns are served. A license to offer local dial tone outside

Village of Deerfield

the exchange has been granted (2003) and includes many areas in a twenty mile radius.

2g. Deerfield Grocery Inc.

Deerfield Grocery Inc., located at 135 Carey Street, was established in 1936 by Charles Newcomb and Les Iott. In 1946, Vern Iott bought out Newcomb. Vern and his brother Les remodeled the store and operated it as a grocery and meat market. There were also facilities for a meat locker plant. Vern Iott died in 1972 and Les Iott operated the business until March of 1973 when it was purchased by Jerry and Linda Rendel. The store name was changed to J & L Market. In August of 1988 the store again changed owners. The name was changed to Deerfield Grocerette owned by Dick and Jackie Leedy. Today it still serves as a grocery and meat market, a deli, a baked good counter, and a video store. The current owner Dennis Gerth purchased the store in 1999.

2h. Kent J. Benham D.D.S.

Kent J. Benham D.D.S. is owned and operated by Kent J. Benham. He opened his dental practice at 164 Raisin Street in November of 2002. The building was built in 1968 by the Deerfield State Bank Stockholders. Employees of Kent J. Benham include two dental assistants, three dental hygienists, two secretaries, and an accountant.

2i. Inky T's

The building at 103 Carey Street was built around 1868. Mr. Barks had Asa Hardware and Drug Store. In 1890 E.E. Burnhan used the building for groceries, 5 and 10, dry goods, boots and shoes. The building (somewhat a community center) was also used as a hall for high school graduations, a theater, a hall for dances and other functions. This later became Osgood's Hardware, then Osgood and Diver.

In 1913 the building was completely destroyed by fire and then rebuilt. Since 1950 it has been a hardware store, restaurant, plumbing business, rental hall and karate school.

Thomas McGettison purchased the building in 1999. He uses the second story as a home where the stage and hardwood floor are still intact. The ground floor has the screen printing and embroidery business called Inky T's.

Village of Deerfield

2j. Iott Electric Inc.

Robert Iott began his electric business in 1958 in his home on Aten Road. He has a large family and almost all of them learned the business except two of his daughters. Bob also trained many young men who went into business on their own. Iott Electric moved briefly into town and back to his home when a pole barn was built.

In 1999, two of his sons Patrick and Stephen, bought the business. They moved to their current building at 125 Main Street in 2002 where eight electricians are employed. The company does residential, commercial, light industrial, parking lots and security lighting, garages, network wiring, pole barns, upgrades, generators, new constructions, farm remodeling, recreational, and rewire.

2k. Iott PC Services

Iott Electric Inc., located at 125 Main Street, established in 2002, employs one who works with computers. This business does every aspect with a computer such as repair, hardware, software, and building new machines.

2l. Johnny B's

Many people have owned the building at 126 Carey Street. From 1948 to the mid 90's it was a tavern serving alcohol and food. A list of owners include: Cleo Sallow, Otto Barta, Carson and Mary Workman, Vilmer Croteau (partner, Stella Dorn), Ron Nichols, Alex and Betty Raczkowski, Leroy and Rita Seiverton, and Rita Gust.

The building sat empty for a few years until Rita Gust sold it to George, Joel, and Luke Davis who turned it into a restaurant called "The Grapevine". They ran it for over a year then leased it to someone who called it "Ann's Diner" (it was open only a month). Once again it sat empty until John Roggelin bought it in December of 2003. Today it is called Johnny B's which is a pizza, grinder, salad, pasta place that covers a large area of delivery as well as dine in.

2m. Ken's Starter and Mohr's

There are two businesses and two upstairs apartments in this building owned by Robert Coffey. The addresses are 134 and 136 Carey Street.

Herman Lipp owned the building in 1935 and had a pharmacy. At this time he

Village of Deerfield

gave space on the north side (136 Carey St.) for a library. Regina Lanz, Moleese McMahon, and Donna Gainsly (they inherited it from their father Mr. McWilliams) sold the building in 1967 to Raymond and Thelma Laberde, who used it as a building supply storage. They sold it in 1972 to a Dluzen who opened a pizza place for a short time.

Today, Ken's Starter occupies the north side (136 Carey St.). He fixes vehicle starters, sells batteries, etc. On the south side (134 Carey St.) a small general store Mohr's is housed. Other businesses that have occupied this side are: a post office, a ceramics store, and a craft store.

2n. Kepler Counter tops

In early 2003 Robin Kepler purchased the building at 201 West Keegan Street. This building was built as a bowling alley and later used as storage. Kepler Counter Tops has been in business since 1989, building counter tops from all solid surfaces, (corian, gibraltar, and earthstone) as well as formica and laminate. One full time and three part time employees as well as three subcontractors are employed. He is presently building a display room to display custom cabinets which are also available.

2o. Minute Mart

Minute Mart has been a party store since the late 1970's. Walt Weyher was the first entrepreneur followed by Chuck Urban, Tammy Lewis and current owner Carla Hart, who purchased the business at 150 E. River Street in 2005. The business was a welding shop, built in the late 1940's by Herman Gordon.

2p. Red Barron

Red Barron Express (BP gas station/party store) is owned by Tom and Paul Baron of Monroe. The party store at 185 Carey Street, was purchased from the Deerfield Co-op in 2002. The building was built in the late 70's as an office and agriculture store by the Co-op. The addition of the gas station was added in the fall of 1995.

2q. Shepardson Day Care

Mary Shepardson opened a day care center, May 1999, in her home at 397 West River Street. She is state licensed and takes care of six children.

2r. The Shiver Shack

Village of Deerfield

Ron and Donna LaMonde opened a soft ice cream and sandwich business in 1979. The building was originally built as a gas station, but had been closed for a number of years. The name “Ron Don’s Shiver Shack” was named by first and second graders in a contest at Deerfield School.

In February 2003 John and Karen Lucht re-opened the business with a regular lunch menu as well as soft ice cream. The Shiver Shack is located at 109 West Keegan Street.

3. Industrial

3a. Avery Associates

Avery Associates, located at 198 Drew Avenue, purchased Johnson Thermal Plastic in January of 2004. It is owned and operated by Jimmie Avery. The business designs and makes plastic parts of automotive packaging. Parts are shipped to England, Canada, Mexico, and the United States. The company currently employs three.

3b. Dave Rogers

Dave Rogers purchased the property at 460 North County Line Highway in 2005. At this time no business exists. This building was built by Raymond Laberde in 1972 for a construction business. Bischoff Machine Company, a tool-and-dye company, purchased it in 1993. Robert Matukewicz and Joseph Kozar were the owners.

3c. The Deerfield Industrial Park, Inc.

In August of 2003 Robert Austin purchased the back portion of the old Revco building. He has cleaned and refurbished the building and is looking for any industrial business to make it home. At this time Austin is using the building, at 555 Deerfield Highway, for rented storage.

3d. Deerfield Industrial Warehousing

In the 80’s Deerfield Industrial Warehousing, at 198 Drew Avenue (they are in the same building as Avery Associates), bought the old Revco building from Lenawee Industrial Machine. Tom Johnson is the owner and employs three. One of the main companies that uses the storage is Wacker Silicones and Collins Aikman, both are from Tecumseh, Michigan.

3e. O'Brien Engineered Products, Inc. (OBEP Solid Solutions)

O'Briens Engineered Products, Inc. is owned by James A O'Brian II and his wife Sharon. They started in their home in La Salle, Michigan in 1997 and moved to their present location at 420 Carey Street in 2002. Mr. O'Brian invented a handicap entry system for commercial buildings as well as air bags, latches and locks for automobiles. They are presently working on designing a motor that will be gas saving, a newer suspension, and braking. O'Brian employs 12 people and are looking to expand their facilities.

3f. Witt Enterprise

Witt Enterprise purchased the Deerfield Coop, located at 174 Carey Street, in late winter of 2005. The coop was established in March of 1921, it was a mainstay of the agricultural community. Today it is used for crop storage.

G. COMMUNITY SERVICES

1. Schools

The first school was built in 1829. Miss Caroline A. Bixby, of Adrian was the first school teacher. She was hired for a three month winter term. Just before her term was up, the school burned to the ground. The school built to replace it was thought to be located near Kedzie's log cabin, west of the village. The date of the building is not known, but it was a two-room school house built on the corner of Raisin and Bacon Streets. The building was later moved and used as a barn.

In 1874 the first brick school house was built at the present day location, 252 Deerfield Highway. It had one instructor and in 1879, the school was graded and acquired a superintendent. This building was partially burned in February of 1891. The school was rebuilt in the same year. Later as enrollment grew, a white framed structure was built and in 1923 the building was again remodeled with six grade levels.

In 1953 all the rural schools (5 districts) were consolidated. Students began attending the school in the village in September of 1954. In 1955, a new building was constructed with nine classrooms and office space. The west wing of the present day school was added in 1959. In 1965 the old brick high school was torn down along with the framed gym, and was replaced with the present gym.

Village of Deerfield

Between the years of 1914 and 1969, St. Alphonsus Church operated its own school. It served grades one through twelve until 1937 and became grades one through eight until 1969. The school was then rented by the Deerfield Public School to serve as a grade school for kindergarten through second. The catholic school was closed for good in 1981 and torn down in February of 1982.

In December of 1996 the residents of the village approved a mileage which would allow the school to renovate classrooms and add a new wing. The ground breaking began in the spring of 1997 and by the fall of 1997 school opened with a new addition, which houses the new biology lab, computer room, computer auxiliary lab, band room, and library. Three existing classrooms were made into five middle school rooms, and an expansion of the weight room. Also the school upgraded technology with a computer in every classroom and a new tech lab which features include a sound audio mix board, radio console and television boards, a cad computer, aviation simulator and robotics.

Today, the Deerfield Public School serves the community for grades kindergarten through twelve. It also offers advanced and technology classes at the Lenawee Vocational School in Adrian.

2. Churches

There are four churches present in the village of Deerfield today: The Deerfield Free Methodist Church, St. Alphonsus Catholic Church, The Deerfield United Methodist Church, and The Deerfield Church of God.

2a. Deerfield Free Methodist Church

The Deerfield Free Methodist Church, at 527 East River Street, began as the Deerfield Gospel Temple in September of 1834. The church was sold in 1920 and remained empty until 1928. At that time a minister was hired and the church was reopened. The church and property was owned by Hayes Richard and was purchased by the congregation in July of 1934. The church was again sold in 1961 and became the Deerfield Free Methodist Church.

2b. St. Alphonsus Catholic Church

The present day St. Alphonsus Catholic Church was established in 1861. The property where the church stands today, 222 Carey Street, was deeded to Bishop Lefevre for the sum of \$75. The first church was a frame building completed in 1863 and dedicated in October 1864. Then in 1866 the parish

Village of Deerfield

purchased the church cemetery and sold the frame church. The present day church was constructed in 1893 with a seating capacity of 500.

2c. Deerfield United Methodist Church

The Deerfield United Methodist Church was built in 1866, at its present day sight, on the corner of West River and Williams Street. From 1912 to 1915 the church underwent reconstruction. It was raised so that the basement could be built and the tower was moved from the center to the corner where it stands today. Remodeling of the church interior took place several different times, the summer of 1942, again in 1956 and then in 1964.

2d. Deerfield Church of God

The Deerfield Church of God was established in the Grange Hall on 386 Kingsbury. The Grange Hall, which was built in 1952, was leased about fifteen years ago by the members. They were given a ten year lease to pay off the building. Today, the church has a strong and thriving membership.

3. Police and Fire Department

3a. Police

Police protection is available from two sources: the Lenawee County Sheriff Department and the Michigan State Police. The village of Deerfield also contracts 20 additional hours per week from the Lenawee County Sheriff Department.

3b. Deerfield Township Volunteer Fire Department

The destruction of fire has existed as long as man has used it, but the history of the Deerfield Township Voluntary Fire Department began in the 1870's. Its equipment consisted of pails, four ladders, a chain with suitable hooks, two axes, a crow bar, rope and three extinguishers. The first department was built in the area just east of the bridge on River Street.

The fire department was sold in the 1900's and a new building was built in its place. In 1915, a telephone was installed in Chief Pattersons home for calls in case of fire, and in 1916, men were selected by the chief to serve on the department. By 1935, an alarm button was installed by the telephone company.

In August, 1938, the fire department was transferred to the township. After the township took control it built a new department at 125 Main Street, where it was

Village of Deerfield

home until 1980.

Today it is located at 486 Carey Street and consists of a multitude of equipment and gear to combat fires and emergencies of all kinds. The department vehicles include; three pumper tankers, one tanker, one grass rig, and an ambulance.

Known Deerfield Fire Chiefs: William Rich 1878, Nathan Manly 1881, Snyder Francisco 1882, C. W. Piper 1882, C.W. Thompson 1883, L. L. Swift 1886, J. L. Johnson 1889, Joel Bragg 1894, Charles Patterson 1916, Alonzo Clucas served at different times, Oscar Frayer 1921, Ashley Clucas 1922, Art Breningstall, and Ivan Crist 1938. Richard Pieh 1963, Patrick Cannon 1979, Franz Koch 1983, Ronald Cousino 1994, and Brett Holibuk 2002.

4. Health Care Facilities

The only health care facility in the village is an ambulance. Other health care facilities such as hospitals, doctors, and nursing homes are within a fifteen mile radius.

5. Local Community Services

5a. Deerfield American Legion Post 392

The American Legion is an organization of wartime veterans dedicated for the good of the community, state, and nation, with care of veterans, their families, and all children. An old brick house on River Street in the center of town was purchased from Dr. Yale. It was used for meetings and community events. Post 392 was chartered in 1946 by returning World War II veterans with some veterans of the first World War. Previously there was a Post 248 composed of World War I veterans. A new post was built in the 1950's behind the house. In 1963 the old house was torn down for a kitchen addition. Improvements were done in the 1970's and again in 2002.

At one time there were 150 members, but when Revco, a refrigeration plant, moved south, the membership dropped to 27. Membership today is over 80 members. Today it holds numerous activities such as: meetings the first Wednesday of every month, Easter egg hunts, New Years Eve dances, an all you can eat breakfast the second Sunday of each month (September through May), and there is also hall rental available (which holds approximately 200 people).

Village of Deerfield

5b. Deerfield Village Office

The village office building was constructed around 1906. It was then run as the Deerfield State Bank until the bank moved in 1966. On February 23, 1967, the building at 101 River Street was purchased to become the office and meeting place of the village.

5c. Roberts-Ingold Memorial Library

The first library was space given in the rear of Herman Lipp's drug store in 1935. A new library was built and dedicated on October 22, 1972, at 170 Raisin Street.

5d. Senior Citizen Center

The Senior Center was organized in September of 1973. Their first organizational meeting was held at the Deerfield State Bank Community Room with 32 people in attendance. Any person over 55 years of age was welcomed to join. Plans were underway to establish a Drop-in-Center in Deerfield. With the help of Guy Roberts, Cleon Mason and the village council, a building on Carey Street next to the Deerfield Grocery (now a parking lot) was located for future meetings. The Seniors rented the former Revco building from December 1, 1973, until March 31, 1974, for their center. The Deerfield Senior Citizen Center became known as the Deerfield Centennial Center and the open house was set for July 20, 1974. In 1979, the seniors bought a place of their own at 144 Carey Street where they still hold meetings today.

5e. United States Post Office

The post office was officially established at Kedzie's Grove (Deerfield) on March 20, 1828. The home of each present post master was the present office, therefore the post office location changed each time a new post master was appointed. Later, various buildings in the village were used as post offices until our present post office was built in 1966 at 123 East River Street.

Village of Deerfield

6. Cemeteries

6a. The Deerfield Township Cemetery

A newspaper clipping dated in 1867 stated Mrs. David Stout was the first person buried in the new Deerfield Township Cemetery. (This most likely is an addition to the original old northeast section of the cemetery). More land was purchased in 1878, and in 1910 school and additional cemetery land was purchased southwest of the cemetery. Four more acres were purchased in 1911 on the northwest corner of the cemetery. An additional eleven acres were purchased in 1993 in the northwest corner but has yet to be developed.

Any property owner in Deerfield Township can own a cemetery plot free of charge.

6b. St. Alphonsus Cemetery

St. Alphonsus Catholic Church purchased property in Monroe County located between Deerfield and Petersburg, in 1865. Records were not kept until 1963 when Volney Payne, Sr. recorded all the details he could from tombstones and a carbon copy of a blueprint with some information. Since this time the church has a cemetery committee which maintains the information.

ZONING GOALS, OBJECTIVES, AND STRATEGIES¹

Residential

Goal 1:

Encourage, develop and maintain an attractive environment. To provide a mixture of residential housing opportunities (R1, R2, & R3). Reflect the needs, interest, and desires of the residents to ensure efficient and effective use of the community resources.

Objectives:

- a. Encourage development according to the land use plan.

Strategies:

- Prohibit commercial zoning districts and incompatible land uses from expanding on local residential streets.
- Encourage a high percentage of home ownership and owner occupied dwellings.
- Limit conversion of existing single-family residence to two-family and multiple-family uses.
- Preserve the historic character of neighborhoods.
- Encourage new residential development to be clustered in subdivisions and neighborhood areas located where appropriate community services and utilities can be feasibly provided.

¹*Definitions:*

Goal – A statement that describes, in general terms, a desired future condition.

Objective – A course of action to be followed to achieve the goals of the plan.

Strategy – The specific procedures to be implemented.

Village of Deerfield

Open Space Land Use

Goal 2:

Land use for parks, recreation use and land unfit to develop.

Objectives:

- a. Provide adequate parks and recreation use.
- b. Limit the use of the River Raisin flats to preserve the river and ensure against flooding residue.
- c. Property in commercial, put fences, trees and lights in three spots in town.

Strategies:

- Protect wetlands and floodplains within the Village for educational and outdoor recreational uses.
- Provide public land and recreational opportunities for all residents of the community.
- Establish a Parks and Recreation Committee to create a Community Recreation Plan in conjunction with land use needs for recreational areas.

Commercial Land Use

Goal 3:

(Central and non-central) encourage businesses but avoid spot zoning throughout the village.

Objectives:

- a. Encourage clustered areas maintaining effective zoning and land use.
- b. Locate at intersections or major streets with accessibilities from several directions.
- c. Encourage development of a commercial nature near existing and planned land use in the center of town.

Village of Deerfield

Strategies:

- Concentrate on redevelopment and restoration of existing commercial areas rather than promoting new commercial development in fringe or strip areas.
- Encourage commercial use of 1st floor for retail in the CBD. Discourage 1st floor residential use in the CBD.
- Encourage clustered commercial development rather than sprawl or strip developments.
- Locate commercial establishments so that they are accessible to efficient transportation systems.
- Locate commercial uses so as to avoid incompatible adjacent uses.
- Promote commercial activities in areas easily accessible to the area's residents.
- Encourage diversification in the type of commercial and business establishments in order to meet a greater range of citizen's needs.
- Promote development of commercial establishments which help retail local dollars rather than force residents to spend dollars outside the area.
- Provide adequate safeguards to minimize the negative impacts of commercial activities on roads, adjacent land uses and the environment.

Light Industrial use (I-1)

Goal 4:

Industrial land use should relate to the community and its land use plan. It should provide employment accessible to major roads and utilities.

Objectives:

- a. Encourage Industrial development in areas having immediate access to major roads/highways extending to other areas of the region.
- b. Encourage development in areas that can easily access utilities.
- c. Develop in an existing area or an area that is sufficient for growth and expansion.

Village of Deerfield

Strategies:

- Encourage industrial development to locate in well planned locations where these uses can be clustered and assure a high degree of compatibility with surrounding land uses.
- Industrial uses should have access to major thoroughfares.
- Encourage location of industrial uses where sufficient infrastructure can support these uses.
- Favor uses that do not pollute the air, soil, water, or are offensive to neighboring land uses because of noise, sight, or odor.
- Require appropriate landscaping of each new or expanding industrial site.

LAND USE IMPLEMENTATION

If the Land Use Plan is to promote a safe, efficient and desirable pattern of land use, then the concepts and principles which it includes should be applied as the village grows and develops. A number of means of directing growth are available to the village to guide its development, to achieve its goals, and to meet its objectives.

The village zoning ordinance is the primary instrument which the village may use to implement its Land Use Plan. Properly applied, the zoning ordinance accepts the realities of existing land uses and patterns, and gradually through the application of the sound planning principles developed in the Land Use Plan, it directs future growth toward achieving its objectives.

The Land Use Plan is, therefore, a tool to be used in zoning determinations. Obviously, the Land Use Plan cannot anticipate all potential future problems or conditions which may arise, nor can it precisely predict or prescribe exact locations of future land uses. In the practical matter of day-to-day zoning, it may be necessary at times to adjust the Land Use Plan map because of these uncertainties. As a result, it is imperative that the Land Use Plan map be reviewed annually and kept abreast of changing trends and conditions.