

# DRAFT Master Plan

## Village of Sanford



# TABLE OF CONTENTS

1.	Purpose of Master Plan	4
2.	Introduction to Sanford	4
3.	Community Profile -Demographics of Sanford and Jerome Township	5
	Household Age and Income	
	Education	
	Workforce Characteristics	
	Housing Characteristics	
4.	Community Profile – Physical Structure	8
	Land Use	
	Access	
	Topography	
	Geology	
	Soils	
5.	Sanford Village Background and Information	10
	Overview	
	Staffing and Services	
	Traffic Flow	
	Water Systems	
	Property taxes	
6.	Community of Sanford	12
	Small town character	
7.	Village Overview and Operation – Pre and Post Flood	13
	Flood Zone A	
	Recreational Amenities	
	Residential Overview	
	Business Overview	
	Other	
	Annual Events	
8.	Vision and for the Future of Sanford	20
	Vision for future Land Use	
	Vision for Village Character and Image	
	Vision for Recreation Areas	
	Transportation Goals	
	Business District Goals	
	Goals for the Environment	
9.	Input from Stakeholders/Community on What is Needed in the Village	23

<b>10.</b>	Input from Stakeholders/Community on Strengths and Weaknesses of Sanford	<b>24</b>
<b>11</b>	SB Freidman Development 2022 Evaluation	<b>25</b>
	Assets & Challenges of Community	
	Housing Opportunities	
	Commercial Redevelopment Opportunities	
<b>12</b>	Potential Funding	<b>27</b>
<b>13</b>	Land Use Recommendations	<b>27</b>
<b>14</b>	Using the Plan	<b>30</b>
<b>15</b>	Maps	<b>32</b>
	a) Village Map	
	b) Zoning Map (two outdated versions)	
	c) Village Park Map	
	d) Porte Park	
	e) Sanford Lake Park Map	
<b>16</b>	Revision Log	<b>38</b>

**OUTSTANDING ZONING ITEMS THAT NEED FOLLOW-UP**

1. Sections 13, 14 and the map in 15b will need to be updated when the rezoning of the village is complete

***It's More than a Village – It's an Experience***

***Motto: Best Little Town by a Dam Site***

## **1. PURPOSE OF MASTER PLAN (considering adding)**

A Master Plan is a document and policy guide designed to help communities create a vision of what they want to look like in the future. Master Plans help guide communities in their decisions on land use development and preservation. Master Plans are written and adopted by a local Planning Commission and also adopted by Village Council. A community also implements a Master Plan by developing a capital improvements program, which lists key projects to prioritize in the budget in the next 5-6 years. The Master Plan also guides the Planning Commission as it makes decisions on development proposals brought before them. The Planning Commission is tasked with ensuring each development fits with the goals of the Master Plan so the community grows according to the expectations of its citizens.

Per Michigan Law, adopted Master Plans must be reviewed every 5 years but it is best practice to review the Master Plan annually. This should entail a review:

- Goals and major accomplishments
- Progress on priorities
- A review of any rezonings and developments

## **2. INTRODUCTION TO SANFORD**

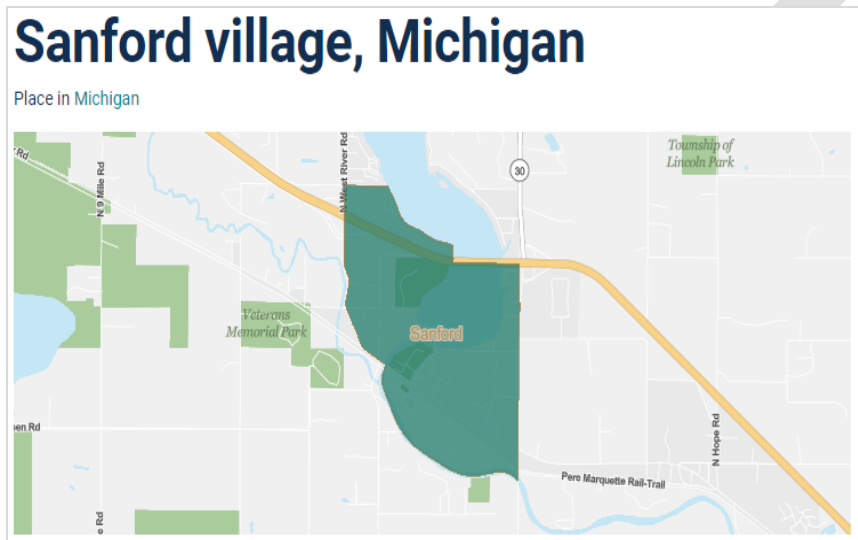
Sanford is an attractive community with moderate but steady growth where people value the small-town character. The Village of Sanford is a desirable place to live and raise a family; offering a range of excellent community facilities and services, a defined central business district, high quality natural amenities, and easy pedestrian and vehicular circulation. It is a community of approximately 810 residents in Midland County, Michigan. The Village is located approximately eight miles northwest of Midland, the county seat and its largest municipality. Sanford is an all-ages residential community: there are a high number of retirees, but also many families that are attracted to the high-quality Meridian Public Schools.

Much of the working population commutes to places like Midland and Saginaw for employment. Local amenities include Sanford Lake, Black Creek State Forest, Pere Marquette Rail Trail and other recreational attractions that serve residents and draw visitors. Saginaw Road/Downtown Sanford serves as the central business district for the Village, Jerome Township, and neighboring areas. Commercial type uses have historically been convenience-oriented, primarily serving local customers and visitors to the area's recreational amenities

In May 2020, dams along the Tittabawassee River failed, causing extensive flooding and damage to Sanford. The Village lost several of its downtown businesses that served the needs of residents and attracted visitors to the community. While some businesses have since rebuilt and reopened, others closed permanently or relocated elsewhere in Midland County. Many homes experienced significant damage, and some were permanently lost. The dam failure also caused the destruction of recreational amenities including the Village of Sanford Park and Sanford Lake itself. A large portion of central Sanford is now located within FEMA flood zones and is no longer buildable.

While devastating, the dam failure presented an opportunity to develop a cohesive vision for the Village before and after the dam is rebuilt, which is anticipated to occur in 2025. Since 2020, the Village, residents and business owners have focused their rebuilding efforts on the new Porte Park, the soon-to-be rebuilt Village of Sanford Park, and two public art installations. Furthermore, several business and property owners have rebuilt and reopened. Most importantly, the physical devastation brought the community together. Residents are now very active in their community and have a vision of how to rebuild Sanford. The Village is now seeking to develop a strategy to revitalize the community, particularly the downtown area.

### 3. COMMUNITY PROFILE - DEMOGRAPHICS



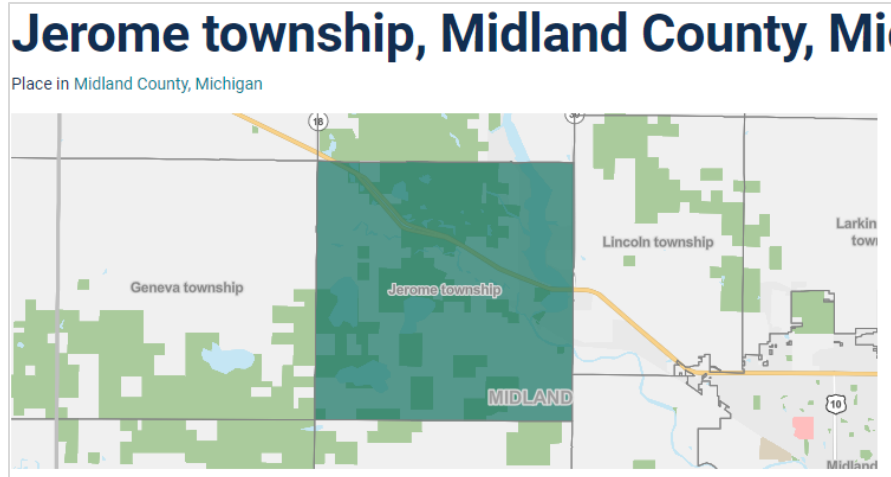
The Village of Sanford is approximately 1.3 square miles inside of Jerome Township. In the 2020 Census the demographics were noted as follows:

- 1.3 sq. miles
- 813 people
- 387 households
- \$97,000 is Average Value of a Home in the Village of Sanford<sup>4</sup>
- \$88,900 is the Median Value of a Home in the Village of Sanford<sup>5</sup>
- 44.6 is Median age
- 23.9% is 65 and older
- \$52,841 Median Household Income<sup>5</sup>
- \$59,584 Median Household Income in MI
- 9.6% below poverty level
- 13% below poverty level in MI

<sup>3</sup> <https://data.census.gov/cedsci/profile?g=1600000US2671560>

<sup>4</sup> Ron Thompson, 11/15/21, Jerome Twp Property Tax Assessor (post flood 2020)

<sup>5</sup> Ron Thompson, 11/15/21, Jerome Twp Property Tax Assessor (post flood 2020)



The Village of Sanford is part of Jerome Township. In the 2020 Census, the demographics of Jerome Township were noted as follows<sup>6</sup>:

- 31.6 sq. miles
- 4,625 people
- 2,139 households
- \$114,000 Average value of a home in Jerome Twp<sup>7</sup>
- \$98,300 is the Median Value of a Home in Jerome Twp<sup>8</sup>
- 47.6 is Median age
- 21.1% is 65 and older
- \$xx Per Capita Income
- \$65,363 Median Household Income
- \$59,584 Median Household **Income in MI**
- \$69,872 Median Household Income in Midland County
- 14.4% below poverty level
- 9.3% below poverty level in Midland County
- 13% below poverty level **in MI**
- There are 82 community buildings in Jerome Township

**Collectively:**

- Sanford and Jerome Township are projected to have a relatively stable population in coming years, while Midland County's population is projected to grow.
- The median age for Sanford and Jerome Township is higher than that for the County or State, indicating an aging population; on average, Sanford is projected to continue growing older in the near-term.
- Sanford is primarily a middle-income community, though households are varied in terms of income and educational attainment.
- Sanford is primarily a middle-income community, while Jerome Township has a greater share of higher-income households.

<sup>6</sup> <https://data.census.gov/cedsci/profile?g=0600000US2611141760>

<sup>7</sup>Ron Thompson, 11/15/21, Jerome Twp Property Tax Assessor (post flood 2020)

<sup>8</sup>Ron Thompson, 11/15/21, Jerome Twp Property Tax Assessor (post flood 2020)

- Most residents work outside of Sanford; much of the working population commutes to places like Midland and Saginaw for employment
- Relative to the County and the State, Sanford has a lower median household income, but also a lower poverty rate.
- Both Sanford and Jerome Township have a higher median age than either the County or State, signifying an aging population.

	Median Age	Share of Households below Poverty Level	Median Household Income
Sanford	44.6	9.6%	\$52,841
Jerome Township	47.6	14.4%	\$65,363
Midland County	41.8	10.4%	\$62,625
Michigan	39.7	14.4%	\$57,144

Source: US Census 2019 American Community Survey (5-Year Estimates)  
 SB Friedman Development Advisors

**HOUSEHOLD AGE AND INCOME:**

**Sanford’s population is projected to become higher income and older, on average**

- Sanford’s population is projected to remain stable through 2026, while there are likely to be slight shifts in demographics as the population ages.
- Over the next five years the number of households earning \$35,000 or less (in 2021 dollars) is projected to decrease slightly, while the number of households earning \$100,000 or greater is projected to grow slightly.
- Sanford’s population is also projected to continue aging. The number of seniors (age 65+) is projected to grow through 2026; meanwhile, all other age cohorts are projected to remain stable or shrink

**EDUCATION:**

**Sanford has a highly-educated population relative to Michigan as a whole**

- Sanford has a relatively educated population. Its share of residents with at least a Bachelor’s degree (32%) is higher than that for the State of Michigan (30%).
- Midland County has higher overall educational attainment than Sanford, due in part to the presence of higher education institutions and major companies. Approximately 36% of Midland County residents have at least a Bachelor’s degree

## **WORKFORCE CHARACTERISTICS**

### **Local workforce is relatively evenly split between retail, industrial & government/education jobs**

- While Sanford is largely a bedroom community, there were approximately 1,060 people employed in the 48657 ZIP code (which includes Sanford) as of 2019.
- Retail accounts for  $\pm 1/3$  of the local workforce, including those that work in retail, hospitality and food services.
- Industrial is the second largest component of the workforce, with  $\pm 1/4$  of local jobs. Most of the local industrial jobs are in construction.
- Government, Education and Other Services account for another  $\pm 1/4$  of the workforce. Healthcare and Professional Services account for relatively small shares of the local workforce.

## **HOUSING CHARACTERISTICS**

### **Housing supply is largely owner-occupied, single-family homes**

- Single-family homes account for the majority (85%) of Sanford's existing housing stock. Approximately 10% of units are in duplexes or multifamily buildings.
- Sanford is a majority homeowner community. Nearly 3/4 of households own their own home.
- Housing in Sanford is relatively affordable. The median home value in Sanford is \$88,900 and \$98,300 in Jerome Township. The median home value in the City of Midland is \$150,800.
- Housing costs are likely a major reason, among others, that people employed in the region choose to reside in Sanford.

## **4. COMMUNITY PROFILE --- PHYSICAL STRUCTURE**

### **Land Use**

- The Village of Sanford is a compact community which rims the southern end of Sanford Lake. It not only enjoys the many unique recreational opportunities previously described in this document, but has great transportation access, as well.
- Sanford is primarily a residential community. Single family homes are found in two concentrations — south/southeast of Sanford Lake and west of Sanford Lake.
- Industrial development, which might be expected as a result of excellent freeway access, is almost non-existent. There is a single industrial facility located in the northwest corner of the Village adjacent to an interchange. Beyond this one industry, other businesses in the community are small commercial enterprises spread out along Saginaw Road and Meridian Road.
- Public/quasi-public and recreation account for the largest category of developed land use in the Village. More acreage is devoted to these uses than any other form of land use. However, of the approximate 1.5 sq. miles of area within the Village boundaries, about 56% of the total area is either water or vacant land.

### **Access**

- The northern boundary of the Village is Peterson Drive, one street above U.S.10, which links Sanford with the City of Midland and provides direct connections to two major north/south highways — U.S. 27 and I-75. Access to U.S.10 is available from two interchanges, one on the northeast corner of the Village and the other on the northwest.
- Two major surface streets provide access through and within the Village. Saginaw Road is a major east/west arterial and Meridian Road which becomes M-30 on the north side of U.S.10 is a north/south arterial.

### **Topography**

- Topographic elevations for the Village and surrounding area range from a high of approximately 650 feet above sea level in the northwest to a low point of 605 feet, along the Tittabawassee River just south of the Village. The Tittabawassee River flows southerly through the south section of the Village. The Salt River flows west to east, parallel to U.S. 10 & empties into the Tittabawassee at the southwest corner of Sanford's municipal boundary.
- Sanford Lake was created by damming the Tittabawassee River within the Village. The lake has a surface area of about 1,250 acres and is about 10 miles long. Normal surface elevation for the lake is 631 feet above sea level.
- Sanford Lake is part of a Four Lakes system of man-made lakes created by a series of dams. The system consists of Smallwood, Secord, Wixom and Sanford Lakes and associated dams. Goal is to have the Lakes and Dams operational in 2024-2026 time frame.

### **Geology**

- The effects of the last glacial period can be seen in the Village and surrounding areas. Surface erosion agents have altered the area to some extent. General slopes are from west to east with drainage flowing to the Tittabawassee River. Most of the south part of the Village, lying between Saginaw Road and the Tittabawassee River is within the flood plain and generally unsuited to development.

### **Soils**

- Soils in Sanford, like much of Midland County, are the result of sedimentation of a glacial lake which once covered the area. The majority of soil is classified as either Kingsville or Bellville-Wixom, and are loamy and silty with veins of sand. There are some pockets of Plainfield sand along the edges of Sanford Lake. The underlying subsoils are primarily clay layers, resulting in a very high-water table. Percolation/drainage is prevented by this high water table. The overall classification of the soil is "poorly" and "somewhat poorly" drained with the exception of some "well" to "moderately well" drained sands, according to the county soil survey.
- The soil survey indicates that soils in the Village are not well suited for on-site sewage treatment systems. They are classified as having "severe" limitations in all areas except for scattered pockets of Plainfield sand which present "slight" limitations for development of on-site sewage treatment systems.

## 5. SANFORD VILLAGE BACKGROUND AND INFORMATION

The Village of Sanford meeting hall on Lincoln Street was damaged in the 2017 Flood and was converted to a storage building. The Village of Sanford Board meets every second Monday of the month at 7 p.m. The Village of Sanford rents space in the Jerome Twp Hall (they had unused capacity) for \$500/month. When the Village of Sanford used the Village Hall for meetings, they spent ~\$800/month on fixed costs (phone lines, gas/heat bill, alarm system, snow removal, cable, etc.); therefore, the current arrangement is saving the Village of Sanford at least \$300/month plus any capital investment it would cost to build a new building or renovate an existing building. The Jerome Twp Hall is located just outside the Village limit by ~1/4 mile. As part of the rent, the Village Clerk, Village Manager, and Building Inspector have use of office space in the Jerome Twp Hall. The Village Clerk has office hours once/week and the Village board meets once/month. The Building Inspector and Village Manager use space intermittently as needed.

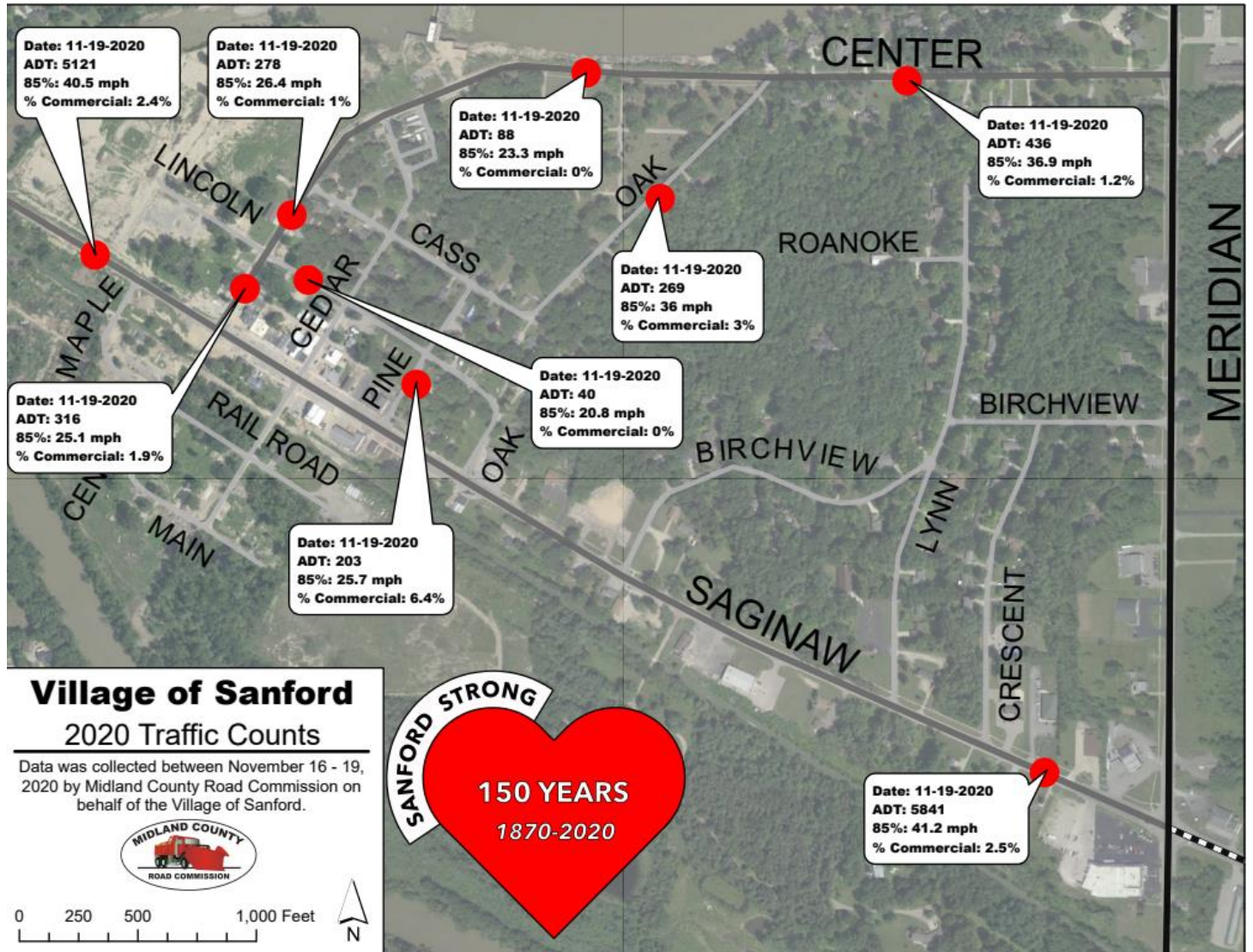
### **Village Staffing and Services:**

- 5 board members, one of whom is the President of the board.
- Village Manager to help with post-flood rebuild work & future development. (Open position)
- Enforcement officer role to address blight/burning issues in the Village limit. (Open)
- The Village retains Fahey Schultz Burzych Rhodes as their legal firm.
- The Village of Sanford is insured by leuter Insurance Company
- The Village has a part-time:
  - Building Inspector (Justin Finney)
  - Mechanical Inspector (Greg Younk)
  - Electrical inspector (Tom Chritz).
- The Department of Public Works (DPW):
  - They typically keep ditches cleaned, grass mowed, snow removal, maintain signs and streets, work to direct traffic and parking at Village events, order port-a-johns as needed, trash cans, etc.
- Currently yard waste is brought to dumpsters in the Village Park in the Spring and Fall.
- Curbside pickup of yard waste is done TWICE a year.
- Trash and recycling are picked up curbside under a contract with Jerome Twp via property taxes paid to Jerome Twp.

### **Traffic Flow:**

Saginaw Road: The Midland County Road Commission did a traffic study for Saginaw Road traffic through downtown Sanford and found 5,500 cars/day travel through Sanford. There are 12,000 cars every 24 hours on US10 going by Sanford.

ly



ADT → Average Daily Traffic

### **Water Systems**

1. Storm Sewers for the area have been mapped and accessed.
2. The waste system is septic tanks and sewers in both the Village of Sanford & Jerome Township. There have been a number of attempts to install city sewer but currently Midland does not have the capacity for waste water treatment for Sanford. Discussions have taken place with a group related to American Water Works Association/Engineers Without Borders and the Midland County Drain Commission to look for alternatives with minimal progress. This development of a sewer system or engineered water handling system is key to future Village development but this has not been historically supported by community due to a number of reasons (cost, flooding in Midland due to sewer issues).

### **Property Tax Basis:**

Consult with Dolores and the Village Council – what do they want to add to this section

## **6. Community of Sanford**

### **Small Town Character**

Perhaps the most prized quality of Sanford Village is its character. Quaint, picturesque, friendly, local pride, and other words and phrases were used to describe those qualities valued most by the residents. It is these assets that many people want to retain and build upon for the future.

Sanford contains a variety of businesses in several locations along Saginaw Street and Meridian Road. Each of these areas serves a purpose. However, one area has been identified as the “central business district” for the community. This area is comprised of several blocks of establishments on both sides of Saginaw Street generally between N. Maple on the West and N. Oak on the East. The streetscape that was complete in 2012 at a cost of \$1,106,000 consisted of new street lighting, wider sidewalks, stamped concrete crosswalks, benches and planters. This streetscape included additional parking for the businesses located in the area.

The health of this district and its appearance to those who live in and drive through the community is a major concern to the Council and the residents. Improving the district is a goal of this Plan. This will involve aesthetic improvements to building facades, streetscape improvements along Saginaw Street, upgrading signs, and providing additional and conveniently located parking.

Opportunities for leisure and recreation abound in Sanford. It borders the only lake in Midland County, is traversed by the Tittabawassee River and Pere Marquette non-motorized trail, and contains two large parks with water access. Sanford Lake Park has a spray park, Frisbee golf, cross country skiing, access from the Rail Trail, a boat launch and a kayak launch which is handicap accessible. The Village Park has 1 baseball field, 2 tee ball fields, 1 basketball court, Horseshoe pits, 2 pavilions, 1 sled hill, 2 ADA playgrounds and 1 pole barn.

The residents of the community recognize the wealth represented by these amenities. Preservation and enhancement of these assets is a major priority and will provide a lure to many future residents.

Bordered by two separate townships, Sanford is subject to a variety of outside influences with respect to land use patterns and services. Three separate municipal jurisdictions share common borders and streets. Efforts are underway to formalize communication and cooperation with Lincoln and Jerome Townships in the areas of planning, zoning, transportation, and utilities. Coordination among these jurisdictions can ensure more compatible, higher quality development in the future, along with more cost-effective provision of community services.

It is the task of the Plan to address these issues within the context of the community's vision for itself and the long-range goals it has established. These are described on the following pages.

## **7. VILLAGE OPERATIONS – PRE AND POST FLOOD**

### **Flood Zone A:**

The Village of Sanford was impacted by the 2017 Flood and the 2020 Flood both of which have changed the footprint of the Village of Sanford. The Village of Sanford participates with the National Flood Insurance Program (NFIP). If we didn't opt in, residents and businesses may not be eligible for flood insurance.

#### **As a result of the 2017 Flood:**

1. The Sanford Senior Center was demolished and moved from the Village of Sanford on Lincoln Street to Jerome Township on W. River Road.
2. Six properties were identified to be part of the FEMA 2017 Hazard Mitigation Grant which allows the municipality to buy properties out of the flood zone. The Grant was approved in December 2019 and before it could be executed, the six properties were destroyed by the 2020 Flood. As a result, four properties were purchased as part of the 2017 Hazard Mitigation Grant and returned to green space (currently known as Porte Park) and two of the properties were purchased outright by the Village. Two additional properties in the same vicinity were sold to the Village. Total = 8 properties moved from residential to green space.

#### **As a result of the 2020 Flood:**

- One piece of land next to the Village Park was purchased by the Village to add to Village Park.
- One property, for which the house was washed away across the road from the Village Park, is now owned by the Village and is the Community Garden
- Eighteen properties were identified to be part of the FEMA 2020 Hazard Mitigation Grant which allows the municipality to buy properties out of the flood zone.
  - a. Seven of the properties are adjacent to Porte Park
  - b. Six of the properties are adjacent to the Village of Sanford Park
  - c. Two of the properties are across from the Village Park to the East & next to the Community Garden
  - d. Three of the properties are next to the rail trail and across from the Village Park to the South

- The Saginaw Road Bridge over the Tittabawassee River was severely damaged during the 2020 flood and emergency work was done to reopen it. The Saginaw Road Bridge will need a long-term upgrade in the near- to long-term future.
- The downtown lighting and much of the decorative concrete along Saginaw Road was destroyed by the flood and needed to be replaced.
- Saginaw road from Maple Street to the Tittabawassee Bridge was completely rebuilt.

## **RECREATIONAL AMENITIES**

### **1. Midland County Senior Center – Sanford Location**

Prior to the 2017 flood, the Sanford Senior Center was located on Lincoln Street next to the Village of Sanford Park and hosted events as well as daily meal service. After the 2017 flood, the senior center was demolished and moved to 3423 W. River Road in Jerome Twp.

They have numerous activities including a walking trail, a Pickle ball court and a dog walking park. The intent is to connect to Friends of the Pere Marquette Rail Trail which runs through Sanford from Midland to Reed City for a total length of approximately 74 miles one way.

### **2. Village of Sanford Park: ~18 acres (Pre-Flood & Post Flood Activities)**

The Village of Sanford Park is located by the Tittabawassee River to the West, Saginaw Road to the south, Center St. to the East, and the dam/Sanford Lake to the north.

The Village of Sanford Park was totally destroyed by the flood. It is central to the downtown area and hosts multi-city/multi-county baseball games and tournaments in May/June/July season. In addition, it is home to a horseshoe club, hosted craft & car shows (related to Founder's Day), and the Bob Cole Memorial 5K run (early July).

Because the park was destroyed by a flood, its reconstruction qualified for Federal Emergency Management Agency (FEMA) funding. After deductions, FEMA committed \$2.4 million to replace what was destroyed. Community donors including the HH Dow Foundation, Rollin M. Gerstacker Foundation, Charles J. Strosacker Foundation, Midland Area Community Foundation, Midland 100 Club & many others covered additions and upgrades. Park project \$3.7 million.

The park is ADA assessable, 5 little league softball fields, 1 baseball field, 2 tee ball fields, 1 basketball court, Horseshoe pits, 2 pavilions, 1 sled hill, 2 ADA playgrounds and 1 pole barn. Ball diamonds are tournament ready.

### **3. Porte Park**

Pre-2020 Flood: ~14 homes were in this area. They were washed away and/or were demolished due to extensive damage. This Park which exists because of the hazard mitigation grant to return the flood zone to green space is approximately 5 acres in the middle plus ~6 acres across the street to the south toward the river. On both the East and West side there are smaller green space strips. The property on the west side is owned by the Village of Sanford.

Since the flood of 2020, this space has been cleaned up and used as follows:

1. Car shows We received donation from Car Show for grills for the area
2. Craft Shows
3. Concerts
4. Sanford Shines which is a Christmas event started in December 2020 with ~64 decorated Christmas Trees on display
5. There are power poles available
6. Future ideas for this green space are art structures and topiaries
7. Trunk or Treat
8. Other community events

#### **4. Sanford Veteran's Memorial Monument-**

The veteran's monument, originally dedicated in July 2018, was completely rebuilt in 2021-2022 after being washed away in the flooding of the Tittabawassee River after the dam failures last May. It contains Veterans monument and a First Responder Monument and a Pavilion.

The veteran's monument has seven flagpoles. The United States is in the center and is flanked by the flags of the five branches of the military — Army, Navy, Marines, Air Force, and Coast Guard — and the POW (Prisoner of War) flag. The first responder's monument has five flagpoles. The Michigan flag will fly in the center, flanked by the four flags of the first responders — fire, police, EMS, and 911. Also flying on poles between the two monuments will be the Gold Star flag, the Blue Star flag, and the Sanford Strong flag.

The first responder's monument is a new addition, inspired by first responders from Midland and Gladwin counties who played a major role in helping evacuate residents ahead of the torrential flooding. Not one life was lost. The flagpoles in the first responder's monument were made from the scarred poles that were dislodged from the original veteran's monument by the floodwaters.

The Ryan Burgess Memorial Foundation is potentially interested in expanding this to the east to include a series of handicapped accessible Paver Trails.

5. **Sanford Historical Museum -** The Sanford Centennial Museum houses an extensive local history collection. There are nine historic buildings, including two schools, a general store, log cabin, township hall, church, train depot and train, and Santa house, all authentically restored and furnished. Inside the buildings, collections include vintage tools, implements from the logging days, political memorabilia, a dentist's office, a saloon, toys, household goods, and much more.
6. **Santa House –** this is a 24 ft by 30-foot building built by Dave Haskin and a number of other volunteers on the museum grounds. This expanded the old annual Santa Express event that has been running since 2010.

**7. Midland Parks & Recreation:**

- a) Pere Marquette Rail Trail has a Trail Head in Sanford. In addition, the Ryan Burgess Memorial and First Responders Memorial are also at the trail head.
- b) Horseback riding trails.
- c) Pine Haven
  - a. Mountain biking,
  - b. Hiking,
  - c. Cross-country skiing
- d) Veteran's Memorial Park – hiking and mountain biking
- e) Midland County Park on Irish St. with spray park, disk golf, and volleyball. Typically boating and fishing when water is there.

**Residential**

14 homes were lost in the flood in newly defined Porte Park area. They were washed away and/or were demolished due to extensive damage. There were 31 homes lost and 53 severely damaged by the flood. Some residents did rebuild. There are a number of people looking for single family homes in Sanford but there is limited to no availability and limited property to build on. Lack of space to build is an issue but the lack of a municipal sewer system is the major hurdle. As the local community ages, people are looking for senior housing in Sanford but there currently is none available.

**Business**

The Village of Sanford has a diverse population of skilled trades, independent business owners, and officer workers. The Village of Sanford is located within 20 miles Midland MI. Midland MI is home of The Dow Chemical Company, a Fortune 500 company who helps stimulate the local economy. Midland MI things-to-do helps stimulate the local economy with complementary things-to-do in the area such as Dow Gardens, Whiting Forest, the Grace A. Dow Memorial Library, and the Center for the Arts, is an extension of the Pere Marquette Rail Trail.

The Village of Sanford has seven liquor licenses:

1. Ellis Party Store
2. Sanford Food Center
3. Red Oak Lounge
4. Eagles Club
5. Pump N Pour (Citgo)
6. Bait Shop
7. Dollar General

**An overview of the businesses in the Village is listed below:****Churches:**

1. Community of Christ (264 W. Saginaw Road)
2. Abundant Life (2187 North Meridian Road)
3. Cleft of the Rock (2575 North W. River Road)
4. Sanford United Methodist (2560 North W. River Road)
5. One Church just open a ¼ mile to the East of town.
6. Our Lady of Grace Catholic-(2500 North W. River Rd.)
7. St. Paul Lutheran (2045 Lynn St.)

**Banks:**

1. Huntington Bank was rebuilt after the flood (Old Chemical Bank) 256 W. Saginaw Rd.
2. Two ATM machines: (1) outside of Sanford Food Center and (1) on M30 near corner of Saginaw Road and M30.

**Clubs:**

1. Moose, Saginaw Road (266 E. Saginaw Rd – ¼ mile to east outside of Village)
2. Eagles, 508 W. Saginaw Road
3. American Legion, 2080 North M30

**Restaurants:**

1. Max's Place no damage - 2161 N. Meridian
2. Jack's Pizza, rebuilt after the flood – 245 W. Saginaw Rd.
3. Red Oak Lounge, rebuilt after the flood – 322 W. Saginaw Rd,
4. Railside – existed before the flood -did not reopen, moved to Midland, being converted into a multi-business occupancy: (As of June 2023, they have applied for a Special Use Permit): 201 W. Saginaw Rd.
  - a. Cozy Cat Café
  - b. Ice Cream place
  - c. Bike Shop
5. Sanford Pizza – existed before the flood, did not re-open, will be rented space. 335 W. Saginaw Rd.
6. Lanny's – existed before the flood -did not reopen, moved to Midland after the flood. 336 W. Saginaw Rd.
7. Cultivate Coffee (old Sanford Video) 335 W. Saginaw Rd.
8. Biggby Coffee (by Sanford Food Center) 11 W. Saginaw Rd.

**Nearby restaurants but not technically located in the Village of Sanford:**

9. Sanford Bar and Grill – approximately 7 miles north of town on W. River Road (Jerome Township) 3770 N. Bailey St.
10. Marco's – 2898 N. Meridian Rd. (Lincoln Township)

Other businesses:

1. One grocery store: Sanford Food Center -- 11 W. Saginaw Rd.
2. One Pharmacy: Sanford Pharmacy – 28 W. Saginaw Rd.
3. One car wash: Sanford Car Wash – 60 W. Saginaw Rd.
4. Two gas stations:
  - a. Citgo Gas – 14 W. Saginaw Rd.
  - b. Marathon / Ellis Party Store. Was flooded and rebuilt. 278 W. Saginaw Rd.
5. United States Post Office – 239 W. Saginaw Rd.
6. Sanford Auto Value – 281 W. Saginaw Rd.
7. Sanford Bait shop and hunting/fishing licenses – 524 W. Saginaw Rd.
8. Coles Wrecker Service – 323 W. Saginaw Rd.
9. Harry's Sewer – 351 W. W. Saginaw Rd.
10. Harris Construction Company – 119 W. Railroad St.
11. J&D plumbing & heating – 342 W. Saginaw Rd.
12. My Michigan Medical Center Clinic – 40 W. Saginaw Rd.
13. The nail salon next to Coles but it flooded and the building was destroyed. The owner moved nail salon into a booth/stall inside of Cole's Wrecker service. 323 W. Saginaw Rd.
14. The Village has a large Do-It Best Hardware store owned by the Sian Family that was a total loss in the flood and rebuilt. They bought the property behind it, used to have a house on it are using this property for their expanded parking lot. 346 W. Saginaw Rd.
15. R&R automotive was located on both sides of the road at the corner of Saginaw and Center St. They sold used cars and did not rebuild after the flood. 391 W. Center St
16. Fiero's Forever was a large collection of Fiero's displayed downtown. The cars were lost in the flood and they did not re-open. 357 W. Saginaw Rd.
17. Poochies Grooming was in the same vicinity, was flooded and did not re-open in Sanford. They reopened about 20 miles north of Sanford. 369 W. Saginaw Rd.
18. L&L Accounting was a total loss and relocated within the Village by purchasing the Chamber of Commerce building. 165 W. Saginaw Rd.
19. New businesses that opened:
  - a. Doc Smith's Chiropractor was converted to Yoga/Dance studio 328 W. Saginaw Rd.
  - b. Vagabond Village (which wasn't doing business before the flood) sold to Samaritan Appliance- a new post-flood appliance business. 55 W. Saginaw Rd.
20. Chamber of Commerce: The Village has an active Chamber of Commerce with a focus on raising money for scholarships. Additional services are: include a building a comprehensive website, running projects top bring additional business to the community, economic development, business consulting, and increasing membership etc. 165 W. Saginaw Rd.
21. Old Time Muffler – closed as owner retired. (2945 N Meridian – Currently for Sale)
22. Three Diamonds Bridal Shop which was new just before the flood/reopened after the flood. 230 W. W. Saginaw Rd.
  - a. Three Diamonds Prom and Formal on 26 E. Saginaw Road in Lincoln Township.

23. Three salons:
  - a. CJs Beauty Salon re-opened after the flood – 309 W. Saginaw Rd.
  - b. Salon 45 on 2089 North Meridian
  - c. Natural Nails (located in Coles on Saginaw Road) 323 W. Saginaw Rd.
24. The Upholstery Shop destroyed – vacant property. 270 W. Saginaw Rd.
25. A Dollar General store – re-opened after the flood 183 W. Saginaw Rd.
26. The Goodall building was damaged by the flood. It was purchased by Kari Phillips and is currently an Architectural Firm. 261 W. Saginaw Rd.
27. Two lots in the downtown area (between RAILSIDE and Post Office) had two rental homes on them that were destroyed. The lots are now owned by the person who owns the post office. One lot is being used to expand the post office parking; the other piece is up for sale.
28. A building, owned by Cliff Lesperance, sits empty after the flood with 2,000 sq ft on one side and 3,000 sq ft on the other side that are for rent. 335 W. Saginaw Rd.
  - a. There are also two apartments upstairs that Cliff for rent.
  - b. Sanford Pizza was located on the west side of this building before the flood but did not come back after the flood (open for rent).
  - c. The east side of this building was storage for shipping to ebay. It reopened as Cultivate Coffee.
29. A small building between Cole's and CJ's with a blue awning was sold to Tom Webb.
30. Copus Painting is downtown and re-opened after the flood.
31. The Red Oak Lounge bought a piece of property that had a house on it before the flood but doesn't now. They would like to expand their parking and add a pole barn or office. 322 W. Saginaw Rd.
32. TDS phone business – damaged by flood. It was recently purchased by Wackus Enterprises. 343 W. Saginaw Rd.
33. Pioneer Development – reopened after the flood. 275 W. Saginaw Rd.
34. LaCannaville – a new marijuana dispensary and office is being built on 2023 North M-30.
35. Crazy Vines – a wine tasting and gathering location 37 E. Saginaw Road in Lincoln Tsp.

The total loss of businesses from the flood:

1. Poochies – 369 W. Saginaw Rd.
2. Fieros Forever – 357 W. Saginaw Rd.
3. Lanny's – 336 W. Saginaw Rd.
4. RAILSIDE – 261 W. Saginaw Rd.
5. The Upholstery Shop -270 W. Saginaw Rd.
6. Sanford Pizza – 335 W. Saginaw Rd.
7. R&R Automotive – 391 W. Center St.
8. Goodall Insurance – 261 W. W. Saginaw Rd.

## **OTHERS**

### **Cemeteries:**

Two cemeteries are located on the corner of Center and Oak St. One cemetery is owned and managed by Jerome Township and it adjoins the Catholic Cemetery “Our Lady of Grace”. These were damaged by the flood and work is has been done by a local resident to improve the overall

### **Art:**

- The community in interested in more “village art type” displays in the community.
- “Shine on Sanford” artist Andrew Rieder - completed
- Hidden in the Mitten – interactive heart display at the entrance to the Park

**Annual Events** – the village maintains it community focused image and small-town character by sponsoring and participating in a number of community events.

1. Fourth of July Fireworks:
  - a. Prior to the flood, the fireworks were hosted at the Community of Christ Camp Ground where they were most seen by boaters on the lake
  - b. Post-flood the Fourth of July Fireworks (sponsored by the Sanford Lake Association, AKA SLA) are hosted in the County Park located at the end of Irish St. in the Village of Sanford. Fireworks were observed from on-land locations such as the County Park, Village of Sanford Park, Center Street near the Cemetery.
2. Homecoming Parade – October
3. Founder’s Day – September hosted by the Sanford Historical Society
4. 2023 Summer Concert Series – a series of Open-Air Music events replacing Parkapalooza
5. Sanford Shines: Downtown Decorating for Christmas (first year was 2020)
6. Sanford Rising: Commemorative day of flood (first year was 2021)
7. Sanford Grows: Community Garden (first year was 2021)
8. Pop-Up Sanford: Farmers Market (first year was 2021)
9. Village Park: Sanford Youth League Baseball
10. Village Park: Horseshoe League
11. Trunk Or Treat
12. Memorial Day Parade – sponsored by the American Legion

## **8. VISION AND GOALS FOR THE FUTURE OF THE SANFORD**

Sanford is an attractive community with moderate but steady growth where people value the small-town character. The Village of Sanford is a desirable place to live and raise a family; offering a range of excellent community facilities and services, a defined central business district, high quality natural amenities, and easy pedestrian and vehicular circulation.

The most prized quality of Sanford Village is its character. Quaint, picturesque, friendly, local pride are the qualities valued most by the residents. It is these assets that many people want to retain and build upon for the future. Community members want to protect this character while striking a balance between protecting the Village assets and encouraging future growth and development opportunities.

The future goal is to create and maintain a balance of residential and non-residential uses to serve the living, working, shopping and relaxation needs of the community while maintaining and enhancing Sanford's small-town character while taking advantage of the social and economic opportunities of the many recreational amenities.

### **Vision for Land Use**

Create and maintain a balance working, shopping, and relaxation needs of the community.

- Closely follow the recommendations of the Village Master Plan.
- Utilize the Village Planning Commission to advise Council regarding land use decisions and capital improvements.
- Promote mutual cooperation among all neighboring communities with regard to land use and zoning decisions along common boundaries.
- Create an identifiable "downtown business district" distinct from other commercial areas of the Village.
- Continue to rebuild the village after the 2 dam failures
- Comply with the new FEMA flood area designations

### **Vision for Village Character and Image**

To maintain and enhance Sanford's small-town character.

- Provide sidewalks or pathways throughout the residential areas of the community.
- Improve streetscape (overhead wires, curbing, landscaping, lighting, signs, etc.) on Saginaw.
- Create a greater sense of "community" through events and promotions.

### **Vision for Recreation Areas**

To take advantage of the social/economic opportunities presented by the Villages' many recreational amenities.

- Expand the range of facilities and activities available at the Village Park.
- Expand the range of facilities and activities available at Porte Park.
- Provide more programs and other forms of recreation for the youth of the village.
- Work with the County Parks Department and Sanford Area Chamber of Commerce to promote Sanford as the "recreation destination."
- Expand and create new opportunities to recreation

### **Transportation Goals**

To improve traffic movement along Meridian Road and along Saginaw Road:

- Consider traffic impacts of future development requests along the Village's major streets.
- Use site plan review and other zoning techniques to control the number and location of driveways to minimize traffic conflicts.
- Establish minimum right-of-way standards for all street classifications within the Village.
- Construct pathways in all areas of the village and replace existing walks in need of repair.
- Establish a formal program of annual repair, replacement, and installation of pathways throughout the Village.

- NOTE: The Saginaw Road Bridge over the Tittabawassee River was severely damaged during the 2020 flood and emergency work was done to reopen it. The Saginaw Road Bridge will need a long-term upgrade in the near- to long-term future.

### **Goals for the Business District**

To establish and maintain strong relations between the Village and business community.

- Work with the business owners and Chamber of Commerce to identify needed improvements.
- Sponsor and participate in community events.
- Continue to sponsor and encourage parades and other community events including the Memorial Day Parade, Founders Day Parade and events, and the Homecoming Parade.
- Continue to work/support the Sanford Historical Society and the Sanford Museum.
- Continue to improve the appearance of the downtown business district:
- Encourage business owners to upgrade the building facades and parking areas.
- Establish a program to finance common improvements.
- Acquire adjacent lots for public parking.

### **Goals for the Environment**

- To protect the community's natural assets (lake, river, trees, and topography).
- Adopt site plan review and similar regulatory techniques which will encourage new development to respect the natural environment.
- Continue to treat the ash trees in the Village Park to ensure their survival for future generations.
- Improve and expand the facilities at the Village Park to enhance the passive recreational opportunities for area residents.
- Adopt a storm water management ordinance to control runoff from newly developed properties.

## 9. Inputs from Stakeholders/Community Members: What is needed in the Village

1. Restoration of the Lake (being led by Four Lakes Task Force)
2. Cannabis Dispensary (Currently Under Construction)
3. Return of restaurants, add a bakery/coffee shop -do we need food delivery in Sanford?
4. Possibly flood museum.
5. Possible historic development OR some sort of public site use (bar/restaurant) for the current Sanford Dam powerhouse
6. Pop-Up Sanford with the transition into a be brick and mortar in the future.
7. Improved parking for businesses
  - a. Can we remove the island in the road from the downtown streetscape project.
8. Continue downtown improvement plan
9. Need to determine if downtown will be a hub of shops for everyday purchases.
  - a. Container sales, Construction company...what is the right mix?
10. Pump Track
11. RV Camping
12. Marina
13. What is the long-term feasibility of the trailer park?
14. Public dock facility along the Center Street corridor so residents can dock downtown and patronize our downtown businesses and easily attend community events.
15. Mitigate deteriorating and vacant buildings downtown
16. Encourage chamber community involvement i.e., chamber events at members businesses.
17. Formalize communication/cooperation with Lincoln & Jerome Townships in planning, zoning, transportation & utilities. Coordination can ensure more compatible, higher quality development in the future & more cost-effective provision of community services.
18. Design and build a canoe and Kayak launch south of the Rail trail.
19. Design and built a nature walk on the recently acquired property south of the Rail trail
20. Work with Little Forks Conservatory to help with greenspace from FEMA Grants.
21. There is a strong desire for senior housing although the average age of current Sanford residents is in their 40's.
22. Local contractors are looking to help build housing in Sanford Here are property owners who expressed their desire to develop the property:
  - a) Mike Van Nortwick – owns GM Home Solutions and 4.4 Acres on M30 . this property is now owned by John Marsh.
  - b) Habitat for Humanity is currently putting up a house on Crescent Street (in progress)
  - c) Rod Barriger on Irish St.- wanted to develop 12+ homes; neighborhood didn't want it, may turn out to be 4 homes? (4 homes in progress)
23. Continue paving and/or seal coating local streets
24. Trim overhanging trees
25. Issues with the Storm sewer under Post Office & storm sewer on Birchview Dr/Lynn St.
26. Add Paver Trails east of the Ryan Burgess Memorial
27. Artistic Display
28. A study is needed to evaluate various sewer system options.
29. Evaluate locations within the Village for rental properties

### 10. Inputs from Stakeholders/Community Members – Strengths and Weaknesses

Strengths/Likes/Attributes/Assets	Weaknesses/Dislikes/Negatives/Liabilities
Small town atmosphere	Ugly overhead wires
Parks, lake & river	Lack of sewer
Lots of youth activity	Speed on Meridian, Saginaw
Easy access to interstate	Take greater advantage of recreation opportunities (camping, year-round activities)
Parks, lake & river	Flooding & storm water
Lots of youth activity	Enforcement
Easy access to interstate	Repair of old sidewalks
Access to elected officials	
Rail trail	
Close to shopping	
New entry signs	
Friendly neighbors	
Museum, historical society, & founders' day	
New sidewalks and pathways	
Parks, lake & river	
Pretty churches	
911 response time	
City water	
Fire dept.	
City/Natural gas	
Fishing Platform	
Downtown streetscape	
Community pride	
Cleanliness in front of businesses	
Relationship between Chamber of Commerce and Village	
Porte Park	
Fire Works	
Sidewalks	
Village theme	
Senior Center (Township)	

### 11. SB Friedman Development Advisor analysis – Assets & Challenges

In January of 2022, SB Friedman Development Advisor was brought in to assist Sanford in looking at opportunities to revitalize our community, identify plans and strategies to achieve our economic development goals and rereviewing our community and rebuild our community.

COMMUNITY ASSETS	CHALLENGES
Small town charm and sense of community	Population is becoming older
Strong public school system	Limited residential options
Residents that are active in the community and loyal to local businesses	Lacking attached housing, apartments, senior housing
Tittabawassee River	Limited number of tenant-ready commercial properties
Village Park	Some long-term commercial vacancies
Porte Park	Some undesirable uses along Saginaw Road (e.g., container storage)
Sanford Lake	Outdated zoning ordinances and building codes
Pere Marquette Rail Trail	Inadequate sewer infrastructure
Local and Midland County Park system	No local organization to market the community, local assets and businesses
Pine Haven Recreational Area and Veterans Memorial Park	No dedicated Village staff to focus on recovery efforts, resulting in significant workload for elected officials
Good traffic counts along Saginaw Road & US-10	

#### HOUSING OPPORTUNITIES

- There are few residential options in Sanford beyond single family homes.
- There are few townhomes or apartments, and no senior housing in the Village proper.
- Stakeholders also noted:
  - Difficulty of finding homes for newcomers
  - Low residential vacancy rates
  - Lack of municipal sewer infrastructure, which constrains residential development
  - Limited development-ready land for new home construction
- There appears to be a need for additional single-family homes that are attractive to households in the family years.
  - This could be accomplished through infill development (e.g., vacant residential lots that are outside of the FEMA flood zone) or through the improvement of larger tracts of land that could accommodate new residential neighborhood
- There appears to be an opportunity to introduce a variety of new housing to Sanford as Sanford is projected to have an increase in empty nester and senior households.
  - These households may be attracted to homes that require less maintenance (e.g., apartments, condos or townhomes) or that provide social programming or in-home services (e.g., age-restricted or independent senior housing communities)

## COMMERCIAL REDEVELOPMENT OPPORTUNITIES

Three primary types of commercial uses are likely to be successful in Sanford

1. **Convenience-oriented retail**, which is focused on meeting the needs of residents and visitors. Sanford could have market opportunities for small scale, boutique retailers within the categories listed below:

- Furniture & home furnishings stores
- Electronics & appliance stores
- Food & beverage stores
- Office supply stores
- Health & personal care stores
- Clothing & clothing accessories stores
- Sporting goods, hobby, book, & music stores
- Food services & drinking places
- Miscellaneous store retailers such as florists, used merchandise stores

2. **Destination retail**, which is more specialized and can draw consumers from a wider area. There may be opportunity in downtown Sanford for the following destination retail uses:

- Specialty food stores
- Clothing stores / boutiques
- Antique / gift shops
- Restaurants / cafes
- Brewery
- Canoe Rentals
- Art/Pottery Studio
- Bike Rental, Historical Museum
- Rock Shop
- Winery/Tasting Room
- Candy Store

3. **Unmet commercial needs**, which are uses missing from the community and identified through stakeholder engagement. Community Desired Downtown Uses based on Stakeholder feedback include:

- Art gallery
- Cannabis shop
- Sporting goods store
- Kayak launch
- Marina
- Enhanced trails
- Dance studio
- Ice cream shop
- Restaurants and coffee shop
- Social/recovery programs
- Flood museum

## 12. Potential Funding Sources

Revitalization of the community will require a variety of funding sources.

1. Local recovery fund. A local fund or 501(c)(3) organization could be created to apply for outside funding, collect donations, distribute funds or serve as a source for matching grants.
2. Foundations. Several philanthropic foundations are active in the Midland County region, and disaster recovery may align with the objectives of specific funds. There are several specific recommendations that may be attractive to philanthropic organization, including placemaking and programming efforts.
3. Local tax capture or abatement programs. Tax capture or abatement programs, such as TIF, could be leveraged to support revitalization efforts and/or reduce any financial feasibility concerns of developers and investors.
4. State grants/loans. Public sector grants and loans are available for community and economic development activities. These programs are typically offered through various State entities. Many of the programs involve a formal application process and some require that the community have a certain designation, such as the Michigan Main Street Community designation.

## 13. Land Plan Recommendations

The Village of Sanford existing land use map provides a graphic illustration of recommended future land use patterns and relationship throughout the Village to be achieved during the planning period. By itself, however, the map does not present the entire picture of the Village's future direction. It must be viewed in conjunction with the text of the Plan, especially the Vision, Goals, Policies, and Issues described in the previous sections.

It is these statements that provide the contextual framework for the actual land use designations. Likewise, the words in the document need the map to illustrate their intent. Several land use designations are shown on the Plan map. These are defined on the following pages.

### **Low Density Residential**

Sanford is now and will continue to be primarily a residential community. Therefore, the largest future land use designation is Low Density Residential.

Areas designated for Low Density Residential are found west and southeast of Sanford Lake. These locations already contain considerable residential development, primarily single-family homes, but significant amounts of undeveloped land are also found here.

The Low-Density designation is intended to accommodate traditional suburban residential development on platted lots. Densities should not exceed three units per acre. Such density will only be possible with the provision of public water and sanitary sewer systems.

**Medium Density Residential**

Permitting slightly higher densities than the previous category, the Medium Density Residential designation is applied mainly to those areas containing homes on very small lots, two-family dwellings, and manufactured home parks.

Three areas of the community have been identified for this type of development. These are a linear strip on the north side of U.S. 10, along the south shore of Sanford Lake; an area just south of U.S. 10, between Meridian Road and Sanford Lake; and an area immediately south of Sanford Lake, north of the central business district and east of the Village Park.

Densities within these areas should not exceed six units per acre. Typical uses could include single family detached dwellings, two-family dwellings, manufactured home parks, and townhouses. Such development, however, should only be permitted with public utilities or an approved engineered system capable of accommodating a large development. Individual septic systems and wells are not appropriate.

**High Density Residential (very low possibility due to lack of a municipal sewer system)**

One location in the Village has been designated for High Density Residential development. This is an area in the northeast quadrant of the U.S. 10/West River Road interchange.

Densities up to ten units per acre may be permitted here, but only with public water and sewer or an equivalent private system. Likely uses would include garden apartments and other forms of multiple family housing, as well as townhouses, senior citizen housing and apartments.

Category	Dwellings/Acre	Public Utilities
Low Density Residential	up to 3	not required
Medium Density Residential	3.1 to 6	Required
High Density Residential	6.1 to 10	Required

**Office**

One area of the Village, along Meridian Road between Saginaw Road and Birchview Drive, is designated for Office development. The area is primarily residential now, but gradual change to offices would provide a suitable transition between the existing and proposed general commercial development to the south and east and the existing and proposed residential to the north and west. Small business offices, medical clinics, banks, and similar uses would be appropriate in this location.

**Business Center Commercial**

The concentration of businesses located along Saginaw Street generally between North Maple and North Oak Streets is designated as Business Center Commercial. This area is considered to be the Village's "downtown" as distinguished from other commercial locations stretched out along the major streets.

Desired uses within the district should be oriented to the needs of the surrounding neighborhoods, as well as the abutting recreational areas (parks and rail trail). Appropriate uses in this location could include: gas stations, restaurants, offices, convenience stores, hardware, clothing, bike shops, athletic apparel, etc.

Equally important as the types of uses allowed within this area is the appearance of the district. The Business Center Commercial area should be easily distinguished from any other commercial development in the Village. Building facades, lighting, signs, parking, and landscaping should be designed to ensure a consistent and harmonious look. The district should be visually recognizable as a "business center" rather than a random assortment of individual buildings.

**General Commercial**

Much of the frontage along Saginaw Road and the area near the intersection of Saginaw and Meridian Roads is designated for General Commercial. This is intended to allow for more intensive commercial uses than desired within the Business Center and to accommodate those uses (shopping centers, grocery stores, etc.) that require more land area than can be provided within the core commercial area.

Even though this classification provides wide latitude in terms of the types of commercial uses that may be permitted, actual zoning decisions should consider the relationship of the commercial property to surrounding uses. Less intense uses may be desirable in locations adjacent to residential areas.

**Industrial**

There is very little land suited to Industrial development within the Village. The only existing location is on the east side of West River Road, south of U.S.10, with sanitary sewers annexation can occur. The lack of public utilities severely inhibits the potential for more industry in the community. In addition, there is a lack of suitable land in appropriate locations even if utilities were available.

**Public/Quasi-Public**

These lands are the current and proposed sites of Village facilities, churches, and schools. As might be expected, they are scattered throughout the community.

**Parks & Recreation**

Public parks and the rail trail are designated for Parks & Recreation. The two large parks are located adjacent to the Village's water features, while the trail cuts diagonally across the southern part of the Village.

## 14. USING THE PLAN

To conclude, some explanation is appropriate regarding how the Master Plan should be used. First, it is essential to understand that the Plan is a **policy guide**. It is not an ordinance and does not replace zoning. The Plan is supposed to work hand-in-hand with zoning and other Village development tools. A few important things to know about the Plan are:

### **Let It Be Your Land Use Guide**

Remember that the Master Plan is a guide for **future** land use. The Plan Map may not look like the zoning map or the existing land use map. It really shouldn't. The Plan Map is an illustration of the long-range land use pattern of the Village, based on the goals and strategies adopted as part of the Master Plan.

The Plan is land use policy. Village decisions, as well as those of the private sector, should follow the Plan. New streets, parks, public improvements, etc. should be consistent with the land use policies adopted as part of the Master Plan.

### **Refer To It In All Zoning Decisions**

One of the principal benefits of having an adopted Master Plan is the foundation it provides for zoning decisions. Just as the Master Plan is the policy guide for land use, zoning is the principal legal enforcement tool. The two should work in conjunction with one another.

As the Village Council is faced with making zoning and land development decisions — rezoning, site plan review, special use permit, planned unit development, plat reviews, etc. — the relationship of those requests to the Master Plan recommendations should be a primary consideration. A request to construct a commercial use in an area planned for residential development, for example, would be contrary to the Plan and should not be approved, unless the Plan is determined to be in error for that particular location.

In some cases, it may be appropriate to initiate a change to existing zoning boundaries so they more closely conform to the Plan recommendations. This could help avoid conflicts at a later date.

### **Be Flexible**

As important as it is to use the Plan as a guide, it is equally important to recognize that the Plan must be flexible. Changing circumstances, unanticipated opportunities, and unforeseen problems can require a shift in direction. Such mid-course adjustments are not unusual, though they should not be a frequent nor an easy occurrence.

However, because a deviation from the Plan may be appropriate in a specific instance, doesn't mean that the Plan is no longer relevant and should be ignored from that point on. When these conflicts arise, the Plan should be amended to reflect the change. That way it will remain an up-to-date policy guide over time.

Another practice the Village is encouraged to adopt is to conduct a regularly scheduled (typically annual) review of the Plan. Even if no changes have been warranted during the course of the prior year, it is wise to take time to consider the continued relevance of the Master Plan. This is a good time to make amendments to keep the Plan current and consistent with local philosophies.

### **Keep It Current**

The most often heard reasons for not following a Plan are that it is out of date or is no longer relevant. It seems many communities undertake a master planning effort with the idea that once the plan is completed the job is done for twenty years until it's time to do a new plan. With this philosophy, the community's plan will become obsolete very quickly.

As noted previously in this document, it is **essential** to keep the Master Plan current. On an annual basis, one meeting should set aside just for the purpose of reflecting on the past year and considering possible amendments to the Plan.

It is unrealistic to expect the Plan to remain unchanged for its 20-year life. Neither the Council or its professional advisors can predict the future. While the Plan provides a broad framework for land use decisions, site-specific issues may arise that were unanticipated and deserve close scrutiny. Where uses are approved contrary to the Plan, the plan should be amended to reflect the change. By routinely following this procedure, the Plan will continue to be an up-to-date, reliable planning tool.

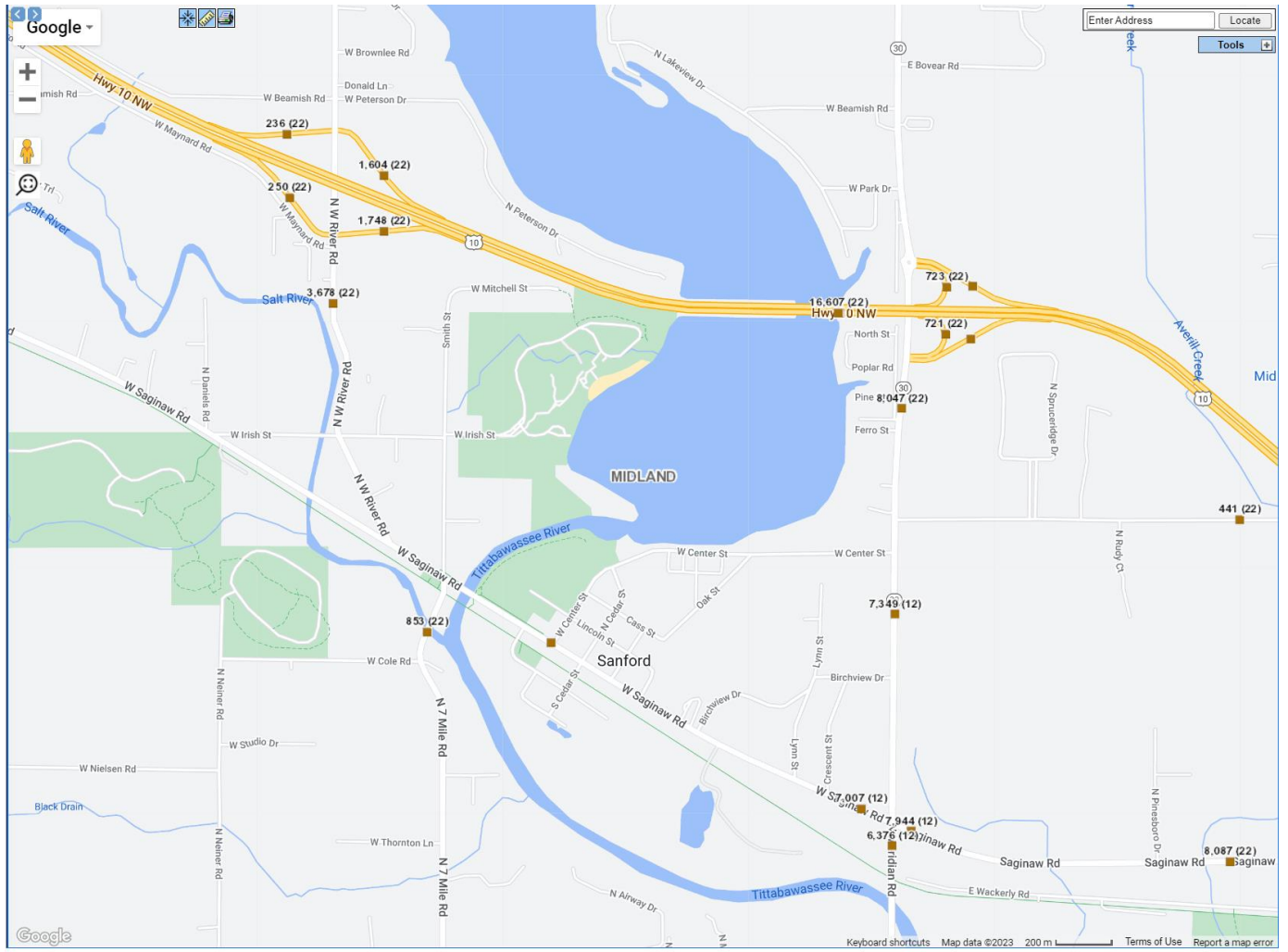
### **Use It As A Management Tool**

"No street, square, park, or other public way, ground, or open space, or public building or structure, shall be constructed or authorized in the municipality... until the location, character, and extent thereof shall have been submitted to and approved by the planning commission..." This provision, taken from Section 9 of the Municipal Planning Act, requires the Planning Commission to review all public improvements for conformance to the Master Plan prior to their final authorization. In the event the Planning Commission disapproves such a project, a majority vote of the Village Council is required to override that action. If the Planning Commission does not act in 60 days, approval is automatic.

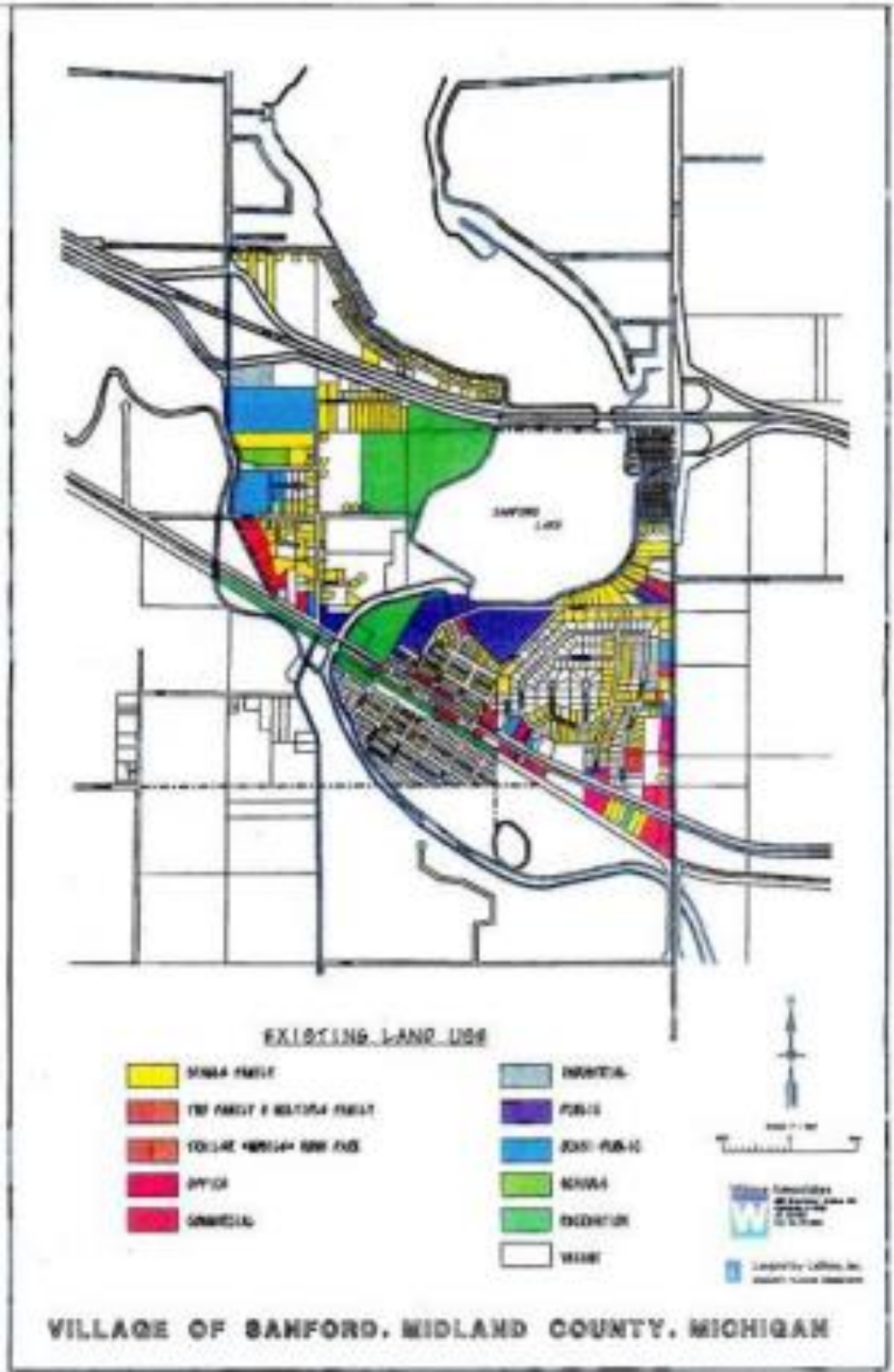
This provision is not intended to give the Planning Commission veto authority over public improvements, but to ensure that formal consideration is given to the relationship of such improvements to the Village's Master Plan. In evaluating that relationship, the Planning Commission should look at consistency with land use, as well as the impact of the proposed improvement on other Plan recommendations.

Along the same lines, the Planning Commission may also participate in the preparation of a Capital Improvements Program (CIP). This is an annual process conducted in many communities to prepare a continuing list of needed improvements, identify funding sources, and set priorities. The CIP can be an invaluable tool for implementing the direction set by the Master Plan.

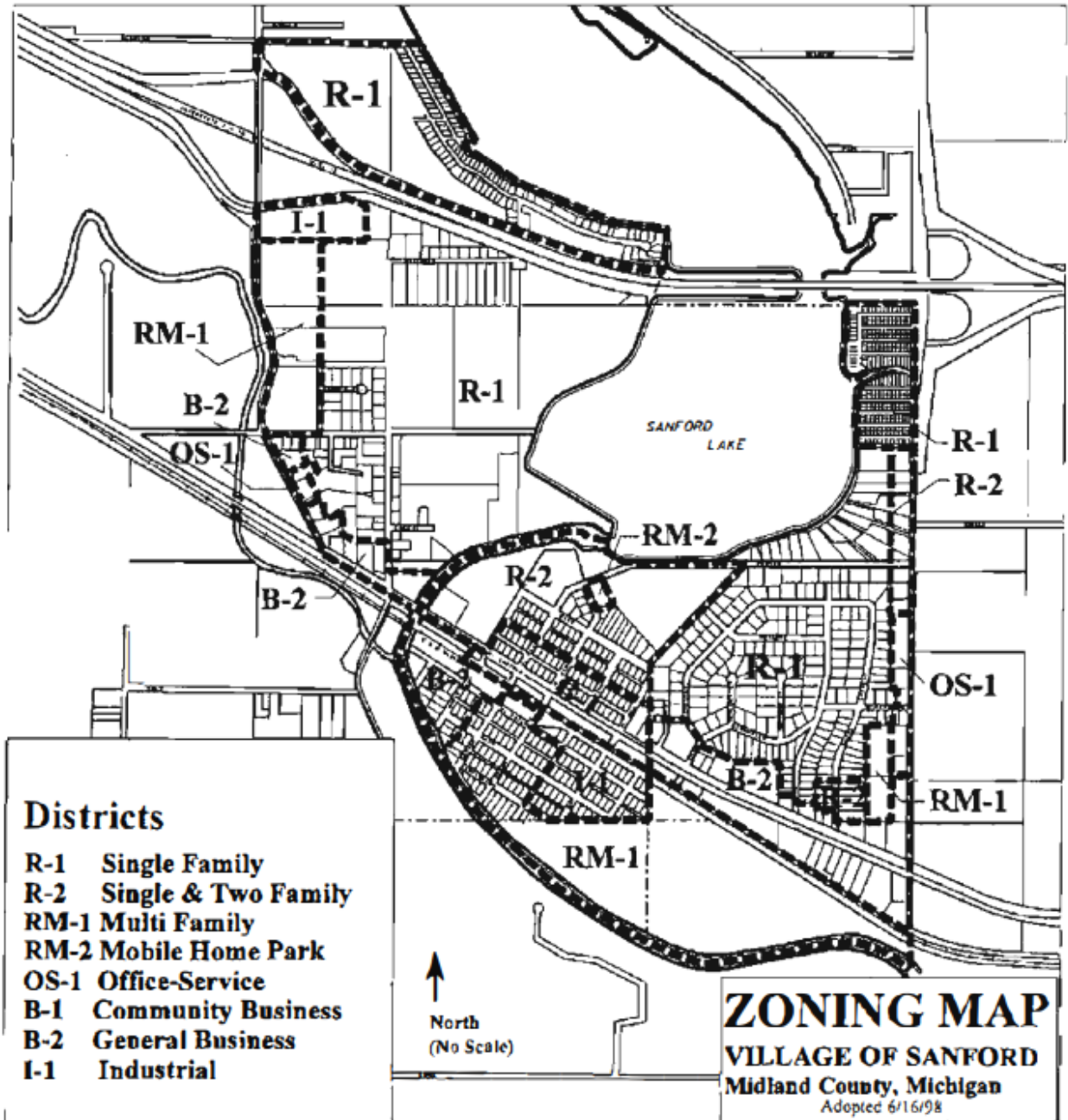
### 15a- MAPS – Village of Sanford



15b - MAP - Maser Plan and Zoning (old needs to be updated)



15b -Another Zoning Map (needs to be updated)



15c - MAP - Sanford Village Park

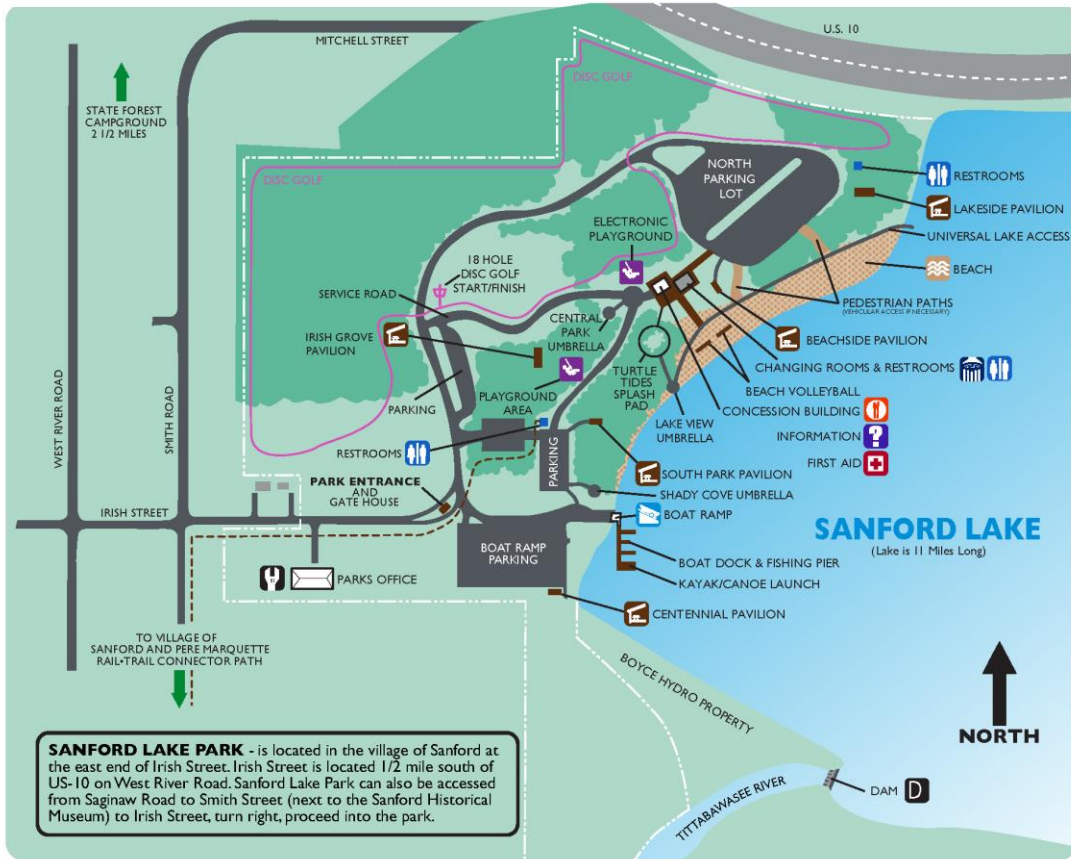


15d -MAP – PORTE PARK



15e -MAP – Sanford Lake Park

# SANFORD LAKE PARK



15. Revision log

<b>Revision Log Master Plan Village of Sanford</b>			
<b>Document</b>	<b>Owner</b>	<b>Approver</b>	<b>Date</b>
Original document created			
Master Plan update #1	Village Council	Village Board	May 2014
Master Plan update #2	Village Council	Village Board	

DRAFT