



Almont Master Plan

Village of Almont
Lapeer County, MI

Adopted: June 18, 2024





Village of Almont – Master Plan

Public Hearing: June 6, 2024

Adoption PC: June 6, 2024

Adoption Village Council: June 18, 2024

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Chapter 1 Introduction

Purpose of Master Plan

This master plan meets the requirements in the Michigan Planning Enabling Act P.A. 33 of 2008 as amended and should be reviewed every five years to review consistency with the community's goals and implementation.

The purpose of the master plan is required to be a zoned community and based on studies and surveys, to provide a policy basis and direction as the community continues to develop. This long-range plan is intended to not just carry the township for the five years, but look into next 20 years of what an ideal future would be. As part of this plan, we evaluate current and future needs of the community and provide steps on how to fulfill those needs.

The master plan is key to help establish a list of regulation to review in the zoning ordinance, rezoning decisions, and prioritize action items to complete to implement the vision.

2024 Master Plan Process

The 2024 master plan updates the majority of the base information about the Village such as demographics, housing, natural features, existing land use, community facilities, thoroughfare plan, and utility evaluation. As a community the underlining theme is to maintain a:



Small Town Atmosphere

As part of the master plan update, we employed two main ways to get input from the community. The community survey to provided early on information about those that are part of the Almont Community. The second event is an open house hosted on January 30 where we asked the public to help prioritize and provide input on various action items. More information can be found in Chapter 8 Public Engagement.

Based on input from the public, we reviewed the goals and objectives, future land use plan, and updated the implementation plan. A particular focus was paid to having economic development steps for redevelopment.

The Planning Commission on June 6, 2024 hosted the public hearing and recommended adoption of the master plan to the Village Council. The Village Council updated the master on June 18, 2024.

2024 and Beyond

The master plan as a policy guide is a tool for the Village to help in their policy decision and especially land use decisions. The most common use is by the Planning Commission to review rezoning or map amendment requests. It is important to remember the master plan upon regular review can help in other ways in evaluating the needs, wants, and desires of the residents and members on our community that engage in the development of the plan. It is constantly referred to in this plan the core value and principals the Village of Almont should live by. The data provided can help make decisions that impact the Village as a whole.

History

Almont is the sixth oldest village in the State of Michigan, founded in 1833 by Daniel Black.

In 1836, the Village was platted into building lots and contained five dwellings; a school, hotel, store, blacksmith shop, and a shoe shop. A postal route was also established from Mt. Clemens to Lapeer,



via Macomb, Washington, Romeo, Bruce, and Newburg; a distance of 48 miles. Almont received mail once a week from each direction. Development in this early settlement was aided by a waterwheel located along the river that winds through the Village. This waterwheel was the only source of power for area mills and factories.

Almont was an important community during the settlement of Lapeer and Sanilac Counties and to the lumber industry that was the foundation of the economy at the time. The railroad line that reached Almont, starting in 1882, was a narrow gauge branch of the Port Huron and Northwest Railroad. The railroad was never extended and was abandoned in 1942. The first electric streetcar from Detroit reached Almont in 1914. The streetcar also brought electricity with it, as Almont was one of the first communities in the area to be served by electric power. The streetcar was later extended to Imlay City and served the community until 1925.

Since 1909, the Village of Almont has celebrated a Homecoming every five years. During Homecoming current and previous residents of the Almont congregate to celebrate the heritage and history of Almont.

The present council-manager form of government was established in 1968 and a new Village and Township municipal building was completed in 1979, with an addition being constructed in 2002.

The first sanitary sewer and water mains were laid out in 1957 and the sewage treatment plant constructed in 1989 at a cost of 4.7 million dollars. The plant was placed into service in May of 1989, with a capacity of 320,000 (0.32 MGD) gallons per day. In 2003 the plant was upgraded with the addition of an equalization basin.



Chapter 2 Demographics

This demographic chapter reviews key information about our resident population. Much of the focus is on current and forecasted population, income, and commuter information. The data will assist with seeing key trends to enable the Village to make informed policy decisions.

Population Change Over Time

The table below compares the Village of Almont’s historical population change with several surrounding communities, Lapeer County, and the State. All shown places experienced varying degrees of growth from 1950 to 1970. Most analyzed places saw a significant population boom from 1970 to 1980 barring the Village of Romeo, which experienced a loss of about 500 residents. Steady growth resumed into 2000. Almont Township and Lapeer County were the only places in which the population increased between 2000 and 2010, a likely result of the Great Recession. During this time, the Village of Almont lost 129 residents, a 4.6 percent decrease. In 2020, the Village of Almont had the largest increase in population by percentage at 6.4 percent. Almont Township saw the second largest (5.3 percent).



Photo at open house of participants.

Place	1950	1960	1970	1980	1990	2000	2010	2020	Change 2010-2020	
									#	%
Village of Almont	1,035	1,270	1,634	1,857	2,354	2,803	2,674	2,846	172	6.4%
Almont Township	997	1,174	1,529	2,267	2,306	3,238	3,909	4,115	206	5.3%
Imlay City	1,654	1,968	1,980	2,495	2,921	3,869	3,597	3,703	106	2.9%
Village of Romeo	2,985	3,327	4,012	3,509	3,520	3,721	3,596	3,767	171	4.8%
Lapeer County	35,794	41,926	52,317	70,038	74,768	87,904	88,319	88,619	300	0.3%
Michigan	6,308,794	7,823,194	8,881,826	9,262,078	9,295,297	9,952,450	9,883,640	10,077,331	193,691	2.0%

Source: US Census Bureau

Median Age/ Population by Age

The table on the next page compares the age distributions for the Village, Township, County, and surrounding communities in 2022. All communities in the table have similar age distributions with high percentages of individuals between 25 to 54 years. The highest range for the Village of Almont is 25 to 34 at 15.8 percent. Similarly, every unit of government except Imlay City has a median age range within 5 years of the state average. Imlay City’s median age of 34.3 is notably lower than the rest. The oldest community, barring the County, is Almont Township with a median age of 43.9.

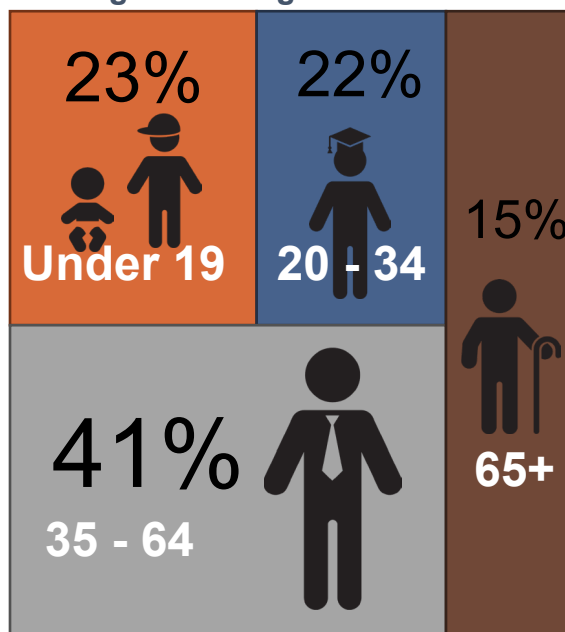


Age Range	Vill of Almont		Almont Twp		Imlay City		Vill of Romeo		Lapeer County	
	#	%	#	%	#	%	#	%	#	%
Under 5	154	5.4%	153	3.7%	294	7.9%	203	5.4%	4,119	4.7%
5 to 9	162	5.7%	187	4.5%	277	7.4%	213	5.7%	4,595	5.2%
10 to 14	164	5.7%	273	6.6%	290	7.8%	222	5.9%	5,235	5.9%
15 to 19	177	6.2%	287	7.0%	275	7.4%	203	5.4%	5,212	5.9%
20 to 24	174	6.1%	209	5.1%	261	7.0%	174	4.6%	4,693	5.3%
25 to 34	450	15.8%	427	10.4%	505	13.5%	441	11.8%	10,701	12.1%
35 to 44	357	12.5%	403	9.8%	483	12.9%	479	12.8%	10,046	11.4%
45 to 54	384	13.5%	724	17.6%	438	11.7%	420	11.2%	12,272	13.9%
55 to 64	420	14.7%	692	16.8%	379	10.1%	569	15.2%	14,439	16.4%
65 to 74	254	8.9%	507	12.3%	289	7.7%	448	12.0%	10,687	12.1%
75 to 84	123	4.3%	209	5.1%	158	4.2%	240	6.4%	4,822	5.5%
Over 85	36	1.3%	43	1.0%	87	2.3%	135	3.6%	1,458	1.7%
TOTALS	2,855	100%	4,114	100%	3,736	100%	3,747	100%	88,279	100%
Median Age	39.2		43.9		34.3		43.7		44.6	

Source: 2022 Esri Demographic and Income Profiles

Figure 2-1: Age Breakdown

Consolidating the age groups into four categories: youth, young adult, adult, and senior citizen, provided a breakdown of the current population for the Village of Almont. Color coded in the above table is the breakdown age groups in the Village. Youth 19 years and younger as 23% of the total population. Young Adults 20 -34 years very similar to the size of the youth group. The largest groups are middle aged adults between 35 to 64 years old.



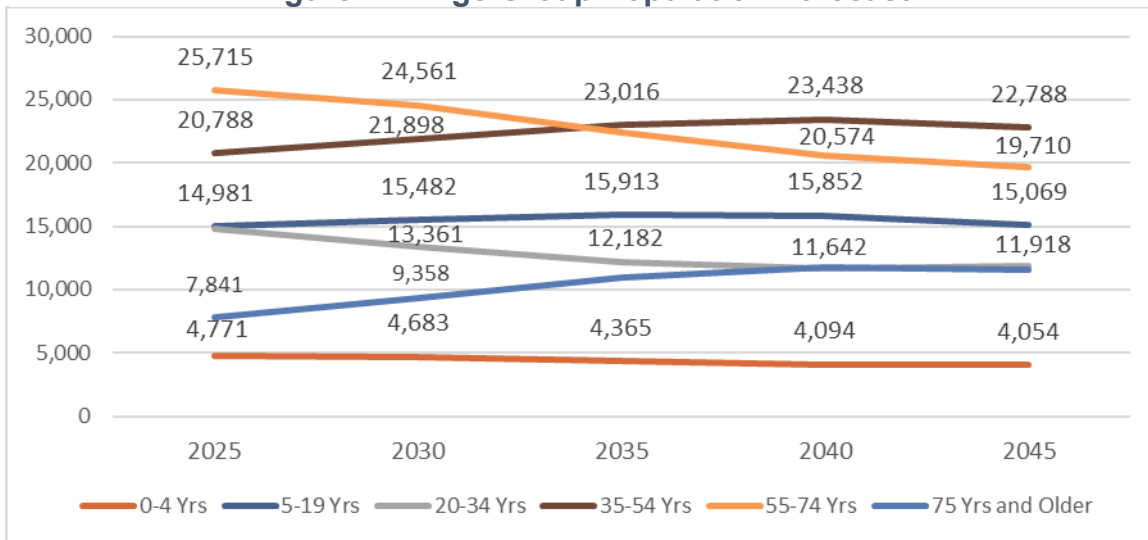
Population Trends

Lapeer County population trends through 2045 are based on a September 2019 report published by the State of Michigan Department of Technology, Management, and Budget. The report uses a population projection model that is based on arithmetic measure of population dynamics over time, which are calculated from age specific birth rates, death rates, and net migration.

According to the report, the population for Lapeer County is expected to decrease by the year 2045 to 85,115 citizens (a decrease of 3.9 percent from its 2020 population of 88,619). Assuming that the Village of Almont follows the Lapeer County trend, its population may also decrease by 3.9 percent from 2,846 in 2020 to approximately 2,735 residents by 2045. Over time, it is anticipated that the largest age group of 55 - 75 years will decrease with 35-54 years taking its place as the largest age group. The 19 years or younger age group stays relatively constant with a slight decrease over time. The age group with the most growth overtime is 75 years or older, while the age group Lapeer County is losing the most is 20-34-year-olds.



Figure 2-2: Age Group Population Forecast



Source: Michigan Population Projections by County through 2045 by State of Michigan Department of Technology, Management, and Budget

Place	2020	2030	2040	2050
Village of Almont	2,846	3,028	3,222	3,428

Source: U.S. Census Bureau, 2020; Wade Trim Analysis, 2023

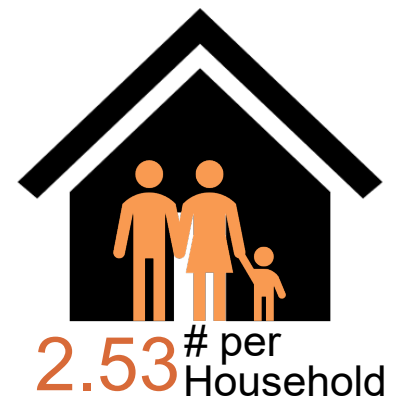
Population projections for the Village of Almont were created by Wade Trim staff to provide the Village with a number of citizens they could expect to see in the coming decades. The table above provides an estimation up to the year 2050 based on the percentage population increase the Village saw between 2010 and 2020, according to the U.S. Census (6.4 percent). Assuming Almont grows by 6.4 percent every decade, the Village may be home to 3,428 residents by 2050 and an increase of 418 from 2020. Like the Lapeer County population projection table, it should be noted that all population projections rely on assumptions and do not anticipate unforeseen circumstances such as major economic changes, the gain or loss of a major employer, or retirement timeline of baby boomers.

Household Size

The number of persons per household constitutes household size. Since the 1970s, the nationwide trend has shown a decline in household size. This trend has occurred because of a number of reasons which include a declining number of children per family, higher divorce rates, and the growing number of elderly living alone.

If the household size of a community is lower than average, this means that new housing units might be necessary to accommodate more citizens needing suitable places to live. This can be true if the overall population of a community is declining.

The Village of Almont persons per household is 2.53 which is slightly higher than the State of Michigan (2.48) and Lapeer County (2.55). This is a positive indicator of housing stability within the region.





Household & Family Composition

This section examines households in terms of the relationships among the persons who share a housing unit. Some households are families consisting of two or more persons related by blood, marriage, or adoption; while others are non-family households composed of persons living alone or with unrelated persons.

Household Type	Village of Almont		Almont Township		Imlay City		Village of Romeo		Lapeer County	
	#	%	#	%	#	%	#	%	#	%
Married Couple Families	637	56.9%	1,044	74.0%	543	34.5%	599	32.8%	19,748	58.1%
Single Male Families	85	7.6%	141	10.0%	68	4.3%	73	4.0%	1,754	5.2%
Single Female Families	117	10.5%	28	2.0%	246	15.6%	290	15.9%	3,087	9.1%
Householder Living Alone	250	22.3%	191	13.5%	634	40.3%	750	41.0%	7,875	23.2%
Other Non-Families	30	2.7%	7	0.5%	81	5.2%	117	6.4%	1,513	4.5%
Total Households	1,119	100%	1,411	100%	1,572	100%	1,829	100%	33,977	100%

Source: 2021 American Community Survey 5-year Estimates

Household characteristics for the Village and other surrounding communities in 2021 are compared in the table above. The highest percentage of households in the Village of Almont are Married Couple Families at 56.9 percent. This percentage is nearly identical to Lapeer County. Almont Township is predominantly occupied by Married Couple Families at 74.0 percent. Another notable category for the Village of Almont is Householders living along at 22.3 percent. This value is the second lowest to all places shown in the table, only higher than Almont Township at 13.5 percent.

Income

Studying income levels is a good way to measure the relative economic health of a community. Two measures of income (median household and per capita) are illustrated for the Village, Township, County, State, and surrounding communities here.

Household income is a measure of the total incomes of the persons living in a single household. Per capita income is a measure of the incomes of every citizen of an area, including children. Because per capita income is based on the average of all individuals, they are much lower than median household incomes.

Income
Village, Township, County, and State, 2022 and 2027

Place	Median Household Income		Per Capita Income	
	2022	2027	2022	2027
Village of Almont	\$62,287	\$66,115	\$31,768	\$35,863
Almont Township	\$80,405	\$97,204	\$38,159	\$44,186
Imlay City	\$41,806	\$49,086	\$24,004	\$28,205
Village of Romeo	\$62,903	\$65,254	\$35,573	\$41,499
Lapeer County	\$71,234	\$81,155	\$35,783	\$41,852
Michigan	\$63,818	\$75,735	\$37,050	\$43,306

Source: 2022 and 2027 Esri Forecasts

The table shows the median household and per capita income levels for the Township and surrounding units of government for 2022 as well as projected values for 2027, based on Esri forecasts. As of 2022, the Village of Almont's median household income (\$62,287) is almost identical to the state average, but lower than Lapeer County. The Village's per capita income is the second lowest, just above Imlay City.

It is important to monitor income as inflation rises impacting resident's buying power "and affordability. The Village of Almont is projected to have an increase in median and per capita income



of about \$4,000 by 2027. It is projected in the next five years to increase by 6.1%. This is one of the lower growth rates of all places shown. Conversely, Almont Township is expected to have a median income increase of about \$17,000, and a per capita increase of about \$6,000.

Worker inflow & outflow

Most residents of Almont do not work within the village. The image above shows the number of residents who live in the Village and work elsewhere (1,190), live and work in the Village (43), or work in the Village and live elsewhere (307). The Village of Almont is primarily a bedroom community.



U.S. Census Graphic

Commuter

Travel time to work is for residents 16 years of age or older. The below table shows the average amount of time it takes a resident of a given place to commute one-way to their place of employment. The commute time between 10 minutes to 1 hour would mean they could be within Oakland County, Macomb County, or within Lapeer County.

Based on the 2021 American Community Survey 5-year Estimates, almost 86 % drive alone for commuting. About 9% work from home.

Mean Travel to Work
33.9
Minutes



TRAVEL TIME TO WORK





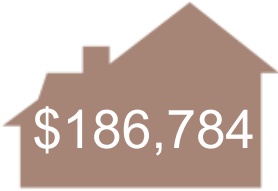






	Less than 10 minutes	10 - 29 Minutes	30 - 59 Minutes	60 Minutes or More	Mean Travel Time to Work (minutes)
Village of Almont	10.7%	37.1%	36.7%	15.4%	33.9
Almont Township	9.2%	30.9%	40.9%	19.0%	36.6
Imlay City	22.4%	42.8%	22.4%	12.3%	28.7
Village of Romeo	15.0%	47.4%	31.0%	6.6%	25.3
Lapeer County	10.9%	34.9%	34.5%	19.7%	35.5
Michigan	13.7%	53.1%	26.9%	6.3%	24.5

*Totals may not equal 100.0%

Source: 2021 American Community Survey 5-Year Estimates



Important Trends Summary

Population		Population Projections 10 – 40 Years	
 2,846 Population	Median Age  39.2	Increase # of 75+ Year Olds Decrease # of 20 – 34 Year Olds	6.4%  Population Growth Rate
Households		Income	
 2.53 Average Household Size	Median House Value  \$186,784	 \$62,287 Median Household Income	Per Capita Income \$31,768 
Commuting			
Mainly Bedroom Community   		Minutes Avg Commute  33.9	



Chapter 3 Housing

A housing study provides insight into the existing housing within the Village. Included in this study is data about the housing type and vacancy rate; total number of dwelling units; breakdown of housing types by number of bedrooms, the age of structure, and affordability. The information provided by Lapeer County offers an examination of state equalization value and its impact on taxation. Using mapping data, we were able to help determine average lot sizes, vacancy of residential lots, and to forecast potential density.

Type of Dwelling Units

To have residents, you must have places for them to live. Different people need different types of housing to accommodate their personal preferences. The total number of dwelling units in the Village is 1,163. The total occupied dwelling units is 1,119; a 4% vacancy rate. This is a very low rate of vacancy which indicates the Village is a desirable place to live.

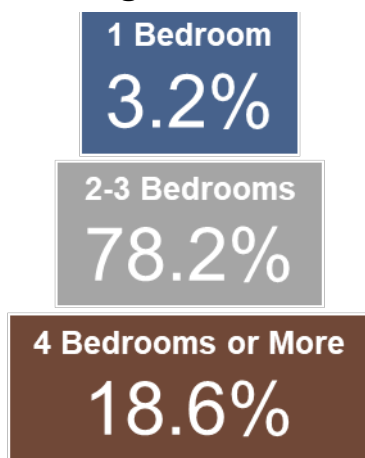


1,163 # of Dwelling Units

Housing stock is the most basic measure of housing that refers to the type of housing units found in a community. The housing units are separated into five different categories: single Unit Structures (single-family homes), Units in two-four Unit Structures (e.g. duplex units), Units in five-nine Unit Structures (e.g. apartment units), 10 or More Unit Structures, and Mobile Home or Other Units. The below table shows the distribution of housing units for the Village, surrounding communities, and Lapeer County in 2021.

Unit Type	Village of Almont		Almont Township		Imlay City		Village of Romeo		Lapeer County	
	#	%	#	%	#	%	#	%	#	%
1 unit structures	891	79.6%	1,382	97.9%	590	37.5%	1,281	70.0%	28,887	85.0%
2-4 unit structures	36	3.2%	0	0.0%	184	11.7%	101	5.5%	888	2.6%
5-9 unit structures	15	1.3%	0	0.0%	207	13.2%	196	10.7%	801	2.4%
10 or more unit structures	16	1.4%	0	0.0%	165	10.5%	143	7.8%	826	2.4%
Mobile home or other	161	14.4%	29	2.1%	426	27.1%	108	5.9%	2,575	7.6%
TOTALS	1,119	100%	1,411	100%	1,572	100%	1,829	100%	33,977	100%

Village of Almont



The majority of housing units have two or three bedrooms (78%) (based on the 2021 American Community Survey Five-Year Estimates). Based on the self-reported census average, there is a gap in providing studio or no bedroom accommodations within the Village. There are very few single bedroom options as well.

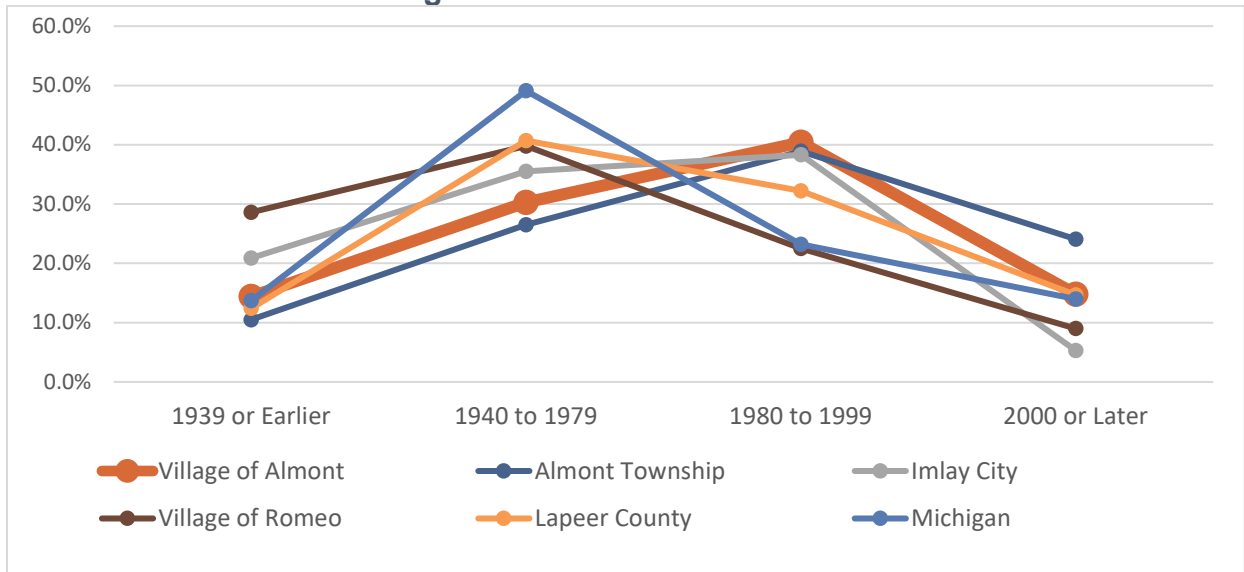
The Village of Almont has a high percentage of single-family homes - 79.6%. Given its small size, the Village of Almont has a decent range of living options for residents, but the relative homogeneity of housing types, leaves few options for those needing other types of housing. The majority (56.9%) of the Village's households are married couples and families, but the next largest group (22.3%) are residents living alone. The Village should be mindful to maintain a variety of housing stock to accommodate those who are living alone and may not want the full maintenance of a standard single-family home.



Age of Structure

Analyzing the age of housing units is a way to measure the physical condition of the total housing stock in a community. Housing units are divided into four categories according to the year the structure was built: 1939 or earlier, 1940 to 1979, 1980 to 1999, and 2000 or later. These groupings are helpful in determining the economic viability of housing structures. Any housing unit classified into the oldest two housing age categories could need rehabilitation or repairs. However, some of the older housing might be well built and desirable because of its historical or architectural value; while at the same time, newer housing might not be of good quality.

Figure 3-1: Structure Built Date



Source: 2021 American Community Survey 5-year Estimate

The chart shows the percentage of housing units in each category for the Village of Almont and the surrounding communities. The Village of Almont has the highest percentage of houses built between 1980 and 1999 (40.4 percent). Moreover, the Village looks to have a more even distribution of homes built than any other place. This unique factor indicates a strong variation of housing options for current and potential residents

Housing Financials

Residents care about their house value and if they can continue to afford to stay in their home. To the right is a breakdown of the median house value (average). The Village sits near the middle of the pack, but near the County's average.

Median House Value

Vill of Almont	\$174,800
Almont Twp	\$239,400
Imlay City	\$101,000
Vill of Romeo	\$203,500
Lapeer County	\$186,700



Historic home along West St. Clair.



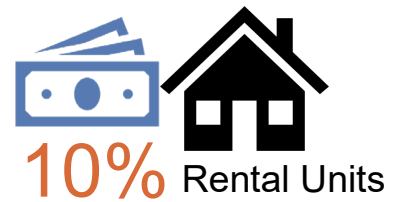
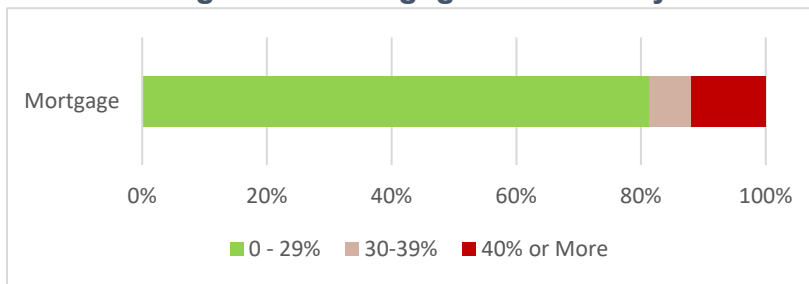
The majority (41.9 percent) of Almont's housing units are valued between \$100,000 and \$199,000. Every other unit of government, aside from Imlay City, has the majority of their housing units falling into this category. 19.2 percent of the Village's housing units are valued less than \$100,000. This is closest to the state average.



Home in K-Lynn Subdivision.

The data provided in the below graphic shows the percentage of household income that is used to pay for housing costs. It is a general recommendation that housing costs do not exceed one third of a household's income. According to ACS 5-year estimate, 80% of homeowners are using less than that, showing a wide majority have an affordable rate for their home.

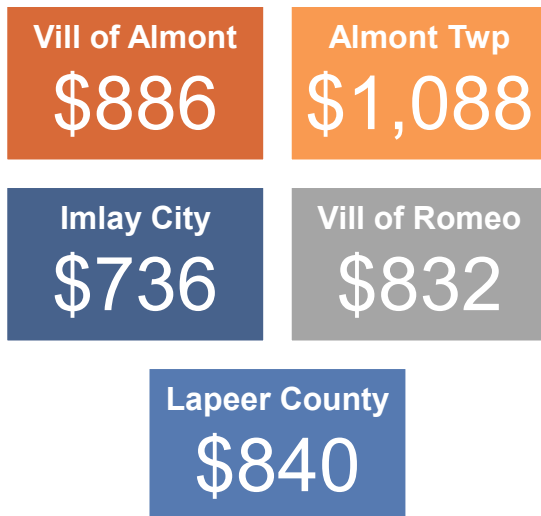
Figure 3-2 Mortgage Affordability



Source: 2021 ACS 5-Year Estimate

Of all the housing stock, 10% are rental units with 90% occupied by homeowners. This is a very high number of owner-occupied houses. This would tend to mean there is room in the market to allow for more rental housing in the area.

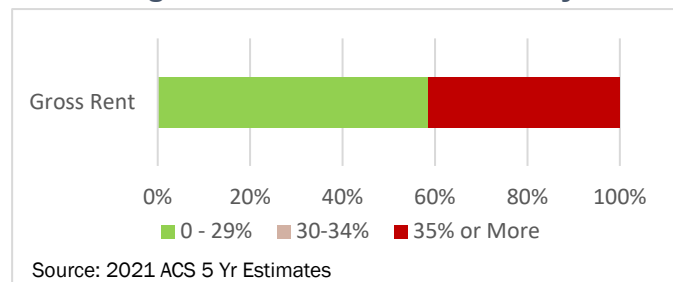
Median Rent



Source: 2021 ACS 5 Yr Estimates

Median rent values for Almont are nearly identical to the county and notably lower than the state. Using the same standards as homeowners, rental affordability under 60% are under the recommended percentage. While just above 40% exceed the cost for housing. This shows us that rent prices for residents can be viewed as generally affordable, but not as affordable as owning a home in Almont.

Figure 3-3 Renter Affordability



Source: 2021 ACS 5 Yr Estimates

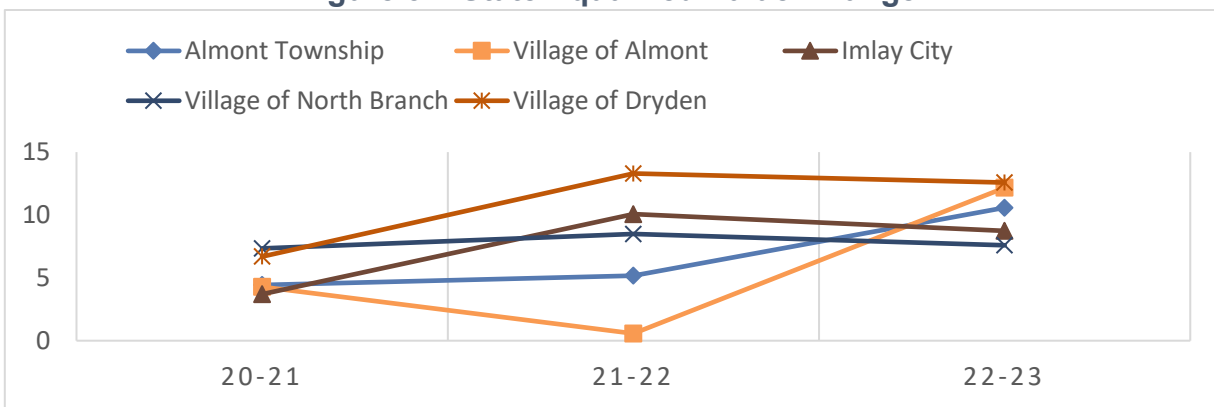


State Equalized Value

Lapeer County’s Equalization Department publishes an annual report on state equalized value. which helps the valuation of local government revenue. To the right, you can see the percentage change year-to-year for the last three years. The Village of Almont has experienced an increase in state equalized value over the last several years. Provided below is a graphic comparing the Village of Almont to other Villages and surrounding communities. It shows a breakdown of the percentage changes for the Village of Almont. The average increase over a three-year period is 5.67%.

Village of Almont	
Value Change	
2022 to 2023	12.16 %
2021 to 2022	0.57%
2020 to 2021	4.28%

Figure 3-4 State Equalized Value Change



Based on the information provided in the U.S. Census, the rate of population growth from 2010 to 2020 in the Village of Almont was 6.4%. The Village should continue to monitor the state equalized value changes in comparison to the rate of population growth. Although it is a percentage change average over different periods of time (due to the lack of available data), the Village should monitor this number to ensure the level of services compared to amenities available with an increased population while revenue is decreasing.

Neighborhood Inventory

Within the Village there are a variety of housing styles that change from neighborhood to neighborhood. Provided is a quick description of these existing neighborhoods.

Kingsbrook Estate. There is one mobile home park located on the north side of the Village called Kingsbrook Estates. The park was initially built in 1964 with approximately 233 sites. There are narrow sidewalks right off the roadway and a community center within this development.

Residential north of downtown. These are typically larger lots and mixed with other uses like multiple family and commercial properties along Van Dyke Road (M-53).

Northern Downtown Historic Neighborhood. These homes are more historic and follow a traditional grid system based on residential growth in relationship to the downtown area. These are the homes located north of East St. Clair Street, west of Van Dyke Road (M-53). This neighborhood also has **The Bells Assisted Living/Senior Apartments.** This project



Historic home along East St. Clair.



included many phases and is a converted Almont Elementary School initially built in 1927.

Northeast addition & Fred Schocke Subdivision. This area is located between Van Dyke Road, East St. Clair Street, and Kidder Road. This neighborhood has housing with a mixture of ages. Some homes have an attached garage, while others have a detached garage.

West Winds Subdivision & West Creek Condominiums. The West Winds subdivision consists of many single-family homes with West Creek Condominiums, a small development of two triplexes that have light tan siding and brick exteriors. This development is located near the **Almont Senior Apartments**, across Jonathon Drive. The senior apartments include two single story fourplex buildings and a two-story apartment building. This small dense area leads into part of the west wind subdivision.

West St. Clair/ Downtown. This homes along West St. Clair Street are historic homes with larger lots than in the traditional downtown neighborhood. There are several single family lots on several acres of preserved forest.

Downtown. On the edges of the downtown area, south of East St. Clair Street, is the traditional residential grid system. This area has more dead-end streets and incomplete sidewalks than other areas of the Village. This neighborhood acts as a transition from downtown and so includes some non-residential properties as well. There are some mixed-use developments (residential/commercial on the same property) in the downtown area or select properties along Van Dyke Road (M-53).



Home within East Ridge Condo.

Ridge Condominiums. East Ridge Condo includes 13 duplex and one single family home located near the intersection of Almont Road and Kidder Road. The buildings are the same with a white and light brick color with sidewalks along the main roadway East Ridge Drive. Stone Ridge Condos is a collection of nine duplexes and two single-family homes located west of Kidder Road just south of East Ridge - Condominiums. The homes have a tan exterior with sidewalks located off the roadway.

K-Lynn Subdivision. Developed over many stages, it has a mixture of ages of single-family detached homes. The newest phase was built out in the 2020s. This neighborhood has consistent sidewalks throughout, but sometimes do not easily connect at an intersection.

Orchard Hills. A mature, detached single-family subdivision with a clear sign identifying the community's name. This neighborhood has sidewalks throughout on most of the streets and is fully built out. There is a mixture of young and mature trees adding to the neighborhood feel.

Drakeshire Farms Subdivision is one of the newer subdivisions within the Village that is mostly built out with only a few remaining lots. This neighborhood features traditional detached single-family homes with sidewalks throughout.

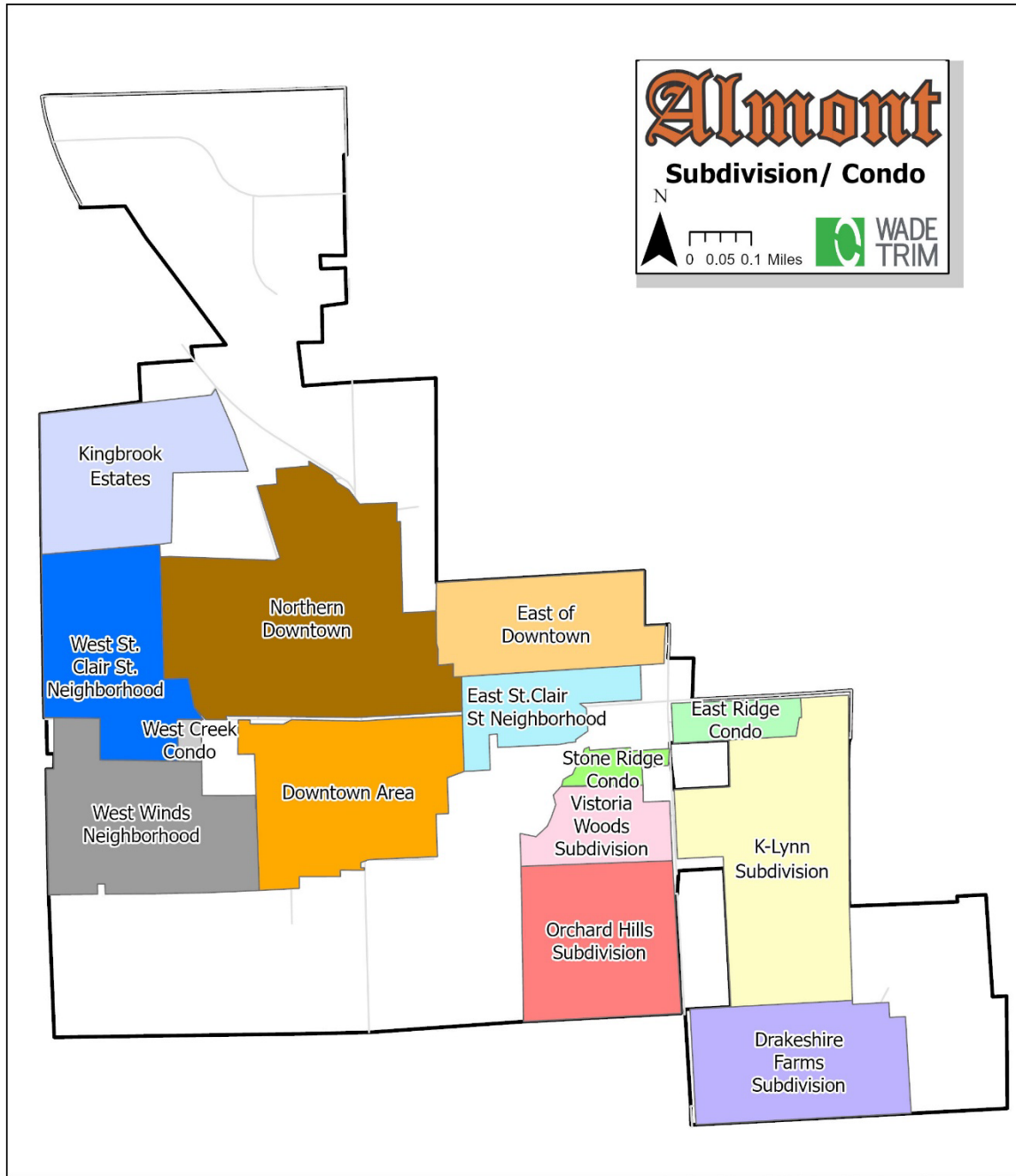
The provided map shows these different areas:



Home within Drakeshire Farms Subdivision.



Map 3-1 Neighborhoods



Date Printed: 6/26/2023



Build Out Forecast

The Village has specific boundaries that control limits to growth. Within the municipal boundaries there is still remaining property that could allow for more residential dwelling units. Map 3-2 shows the single-family parcels within the Village based on size as well as vacant status. For the purpose of this chapter, multiple family (MF) will be used to describe land uses that have a density of more than one dwelling unit onsite. This data does not include parcels as part of the final phase of the K-Lynn subdivision for which the data was not available. As part of this discussion some key existing lot size components to keep in mind are:

- Single Family Home Minimum Lot Size is 0.2 Acres
- Multiple Family Dwelling Unit Density is 0.04 Acres (allows for 2 story buildings)
- Multiple Family Development Average Lot Size 0.78 Acres

Greenfield Development

Greenfield development is property that has not been previously improved and perceived or is uncontaminated. This does not include some of the housing that is located within mixed use development.

For the purpose of this study, greenfield development will be defined as undeveloped property that is currently zoned as residential (single family (SF) or multiple family (MF)). There are four parcels that meet this classification located west of Day Street and end of Cherry Street. Cherry Street provides approximately 62 Acres, while the three parcels at the end of Day Street are three acres total. Based on current regulations, a 62 acre parcel could provide approximately 300 homes or 1,550 MF units, while the three acre parcel could produce 15 SF lots, or 75 MF dwelling units.

Infill Residential Development

Infill development residential are currently vacant lots that are located within residential zoning classifications/ areas for the purposes of this evaluation. These infill locations are in some ways ready for development as the property has already been divided and it is waiting for the right property owner, or building, to put in a home.

These properties could be conducive for missing middle housing or traditional SF homes. There are seven of these properties, with lot size range of 0.19 acres to 0.46 acres. The properties could provide 7-9 SF dwelling units or approximately 50 MF dwelling units.



Greenfield Development

325 SF Dwelling

1,625 MF Dwelling Units

Missing Middle are residential housing that range from 2-8 dwelling units as one building. These housing types are also known as duplex, triplex, quadplex, attached townhouses, or cottage type developments.

Infill Development

7-9 SF Dwelling

50 MF Dwelling Units

One of the other ways to increase the number of total dwelling units within the Village is to increase the density. Accessory Dwelling Units (ADU), have become popular as a way to increase housing options, increase density, increase rental units, and help offset housing cost for homeowners. Granny flats is another term that is traditionally considered an ADU, allowing for families to care for elderly family while keeping some of their independence. Shown in red on the right are the various ways an accessory dwelling unit can be added to a property.

There are a total of 862 parcels that are zoned residential. In review of Map 3-2, is the breakdown of parcels meeting these various lot sizes in correlation with the map. This could result in a wide range of additional dwelling units without major capital investments such as additional fire hydrant or roadways to maintain. However, more users could impact the capacity of existing water and sanitary capacity in various areas of the Village.

The Village will need to keep in mind which areas, and the amount of increased density, makes sense to maintain the desired character of existing neighborhoods within the Village. The Village could consider making multiple zoning districts to better determine which areas can handle the additional density.

Language in the future land use can provide flexibility to allow a greater density. Once the time is right, the Village can consider making changes to their zoning ordinance to start incremental changing density as it sees fit.

Accessory Dwelling Units (ADU) are smaller dwelling units independent of the primary dwelling unit.

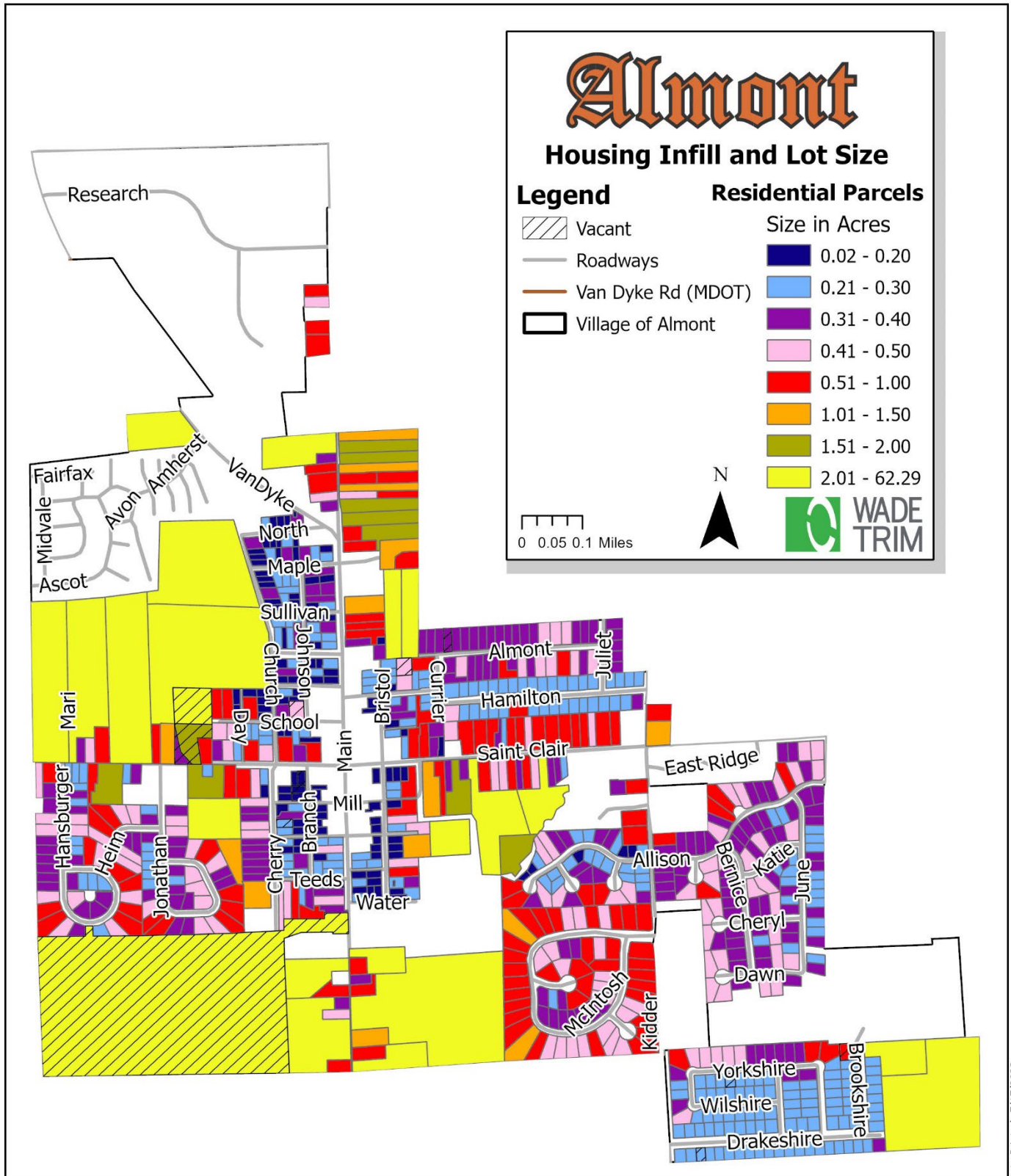


Source: APA "Accessory Dwelling Units"

	Size Range	#	Relationship to Current Zoning
	0.2 Acre or Less	106	Minimum R-1 Lot Size
	0.21 to 0.3 Acre	256	1.5 Times R-1 Lot Size
	0.31 to 0.4 Acre	204	2 Times R-1 Lot Size
	0.41 to 0.5 Acre	126	2.5 X Times R-1 Lot Size
	0.51 to 1 Acre	124	Average MF Lot Size
	1 - 1.5 Acres	14	2 Times Avg. MF Lot Size
	1.51 to 2 Acres	10	
	More than 2 Acres	22	



Map 3-2: Housing Infill & Lot Size



Date Printed: 7/17/2023

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Looking to the Future Summary

Residential development is a key component to the future of any municipality. Some of the key advantages the Village has towards housing are:

- Low vacancy rate of dwelling units
- Mixture of Age of Housing
- Relatively affordable:
 - Median gross rental dwelling unit \$886
 - Median mortgage payment \$1,401

To be discussed in more detail in other chapters, like Chapter 5 Existing Land Use, there are vacant or underutilized areas throughout the Village where there is opportunity for residential growth. The private market and individual property owners control some of the demands and development opportunities that come before the Village. Anticipated areas to address regarding housing:

- Low amount of missing middle housing/lack of diversity of housing options
- Housing specifically for those who are aging
- Low number of dwelling units with studio or one- bedroom accommodations

Considerations

There are a variety of strategies the Village may consider to allow more flexibility for residential growth and continuing to protect the intended residential character. Suggestions to consider:

- Encourage the development of neighborhood branding so each neighborhood has a clear name and identity
- Evaluation of residential zoning districts to impact the desired density in different areas
- Evaluation of maximum building height for multiple family development to exceed two stories
- Consider the development of a form-based zoning ordinance



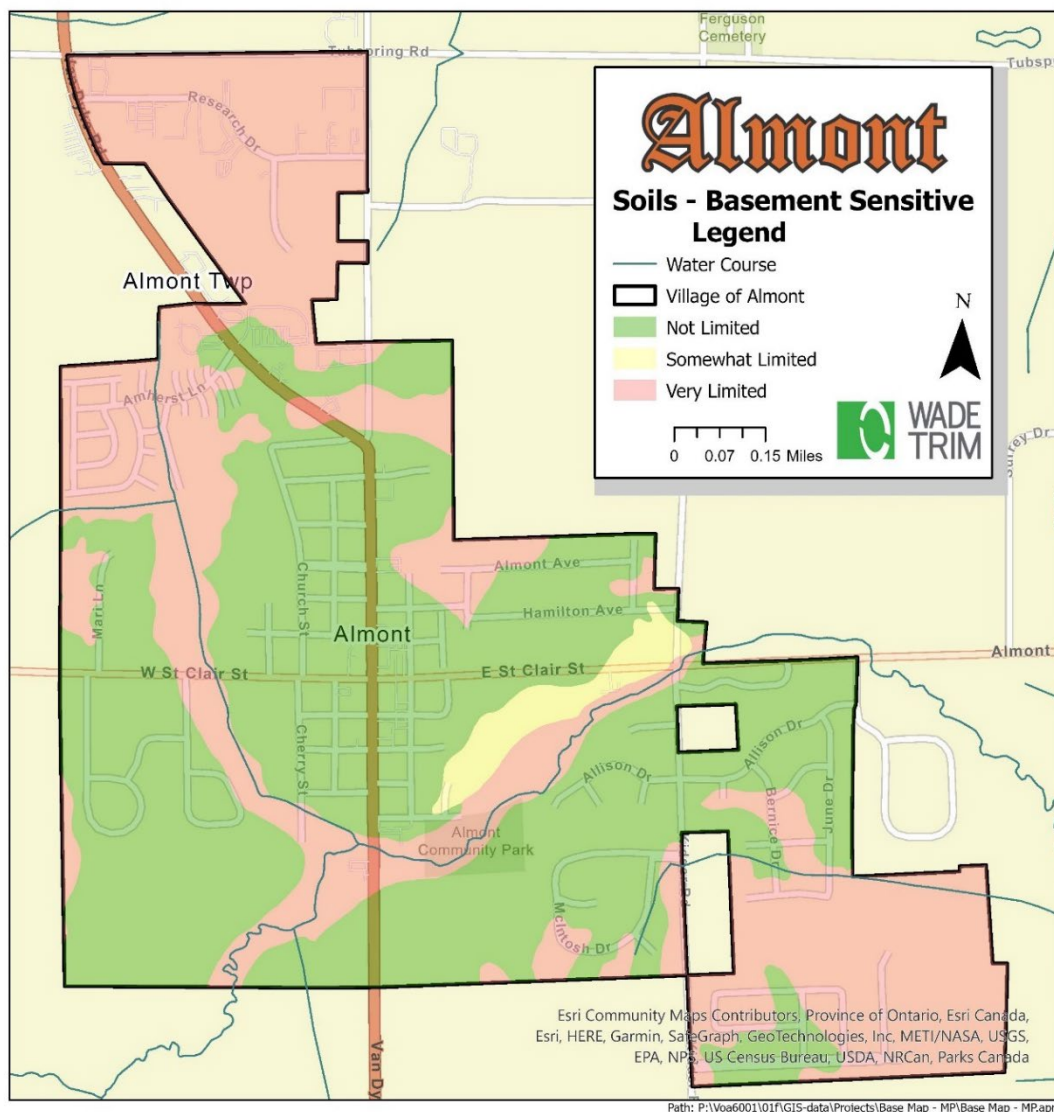
Chapter 4 Natural Features

Natural features are important characteristics of a community's landscape. Natural feature soil qualities, wetlands, and drains can directly impact where development is feasible to take place or can impact a site's design. Additionally, natural features such as wetlands, water courses, and tree cover impact the important natural beauty but also ecological benefits. This chapter will review the location and why these features are important.

Soils

The soil types can impact what uses are more appropriate where. Based on data provided by the U.S. Department of Agriculture, much of the soil type in the Village is Lapeer Miami-Celina which are now as well drained to moderately well drained soils that provide limited farming and residential development depending on the slope. The soils do provide for good foundations for houses and streets. The Conover-Blount-Brookston soil is on the southeast corner of the Village. This soil type tends to have a slow run-off, causing excessive wetness. The result can lead to frost heaving, which, in turn, can impact residential and recreational purposes as well as utility and road development.

Map 4-1: Soils - Residential Basement Restrictions





One of the largest land use coverages in the Village is dedicated to residential development. Provided is a map that shows where residential development with basements is limited. Much of the Village has a soil type that does not limited residential basements. There is an area on the east side of St. Clair Street, near the North Branch Clinton River, that is somewhat limited.

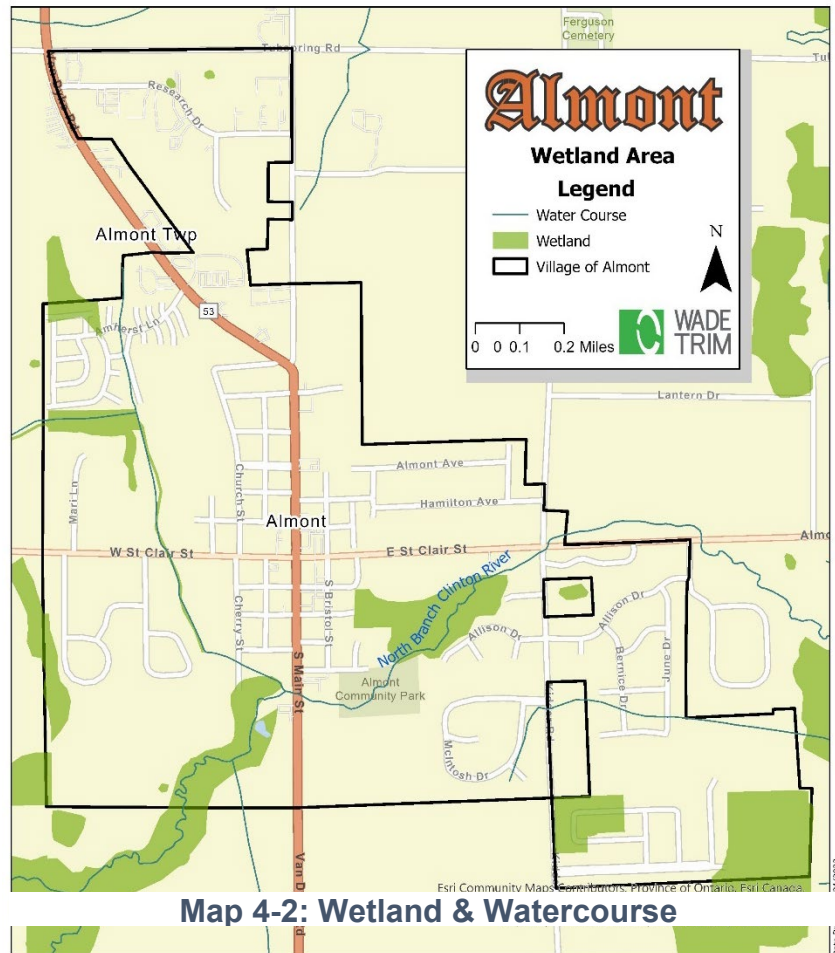
There are three main areas where there are very limited soils that allow for residential basements which include the north side of the Village (proposed and existing commercial, industrial, and mobile home park), areas along the Farnum Drain, North Branch Clinton River, and south of the Stroup Drain (southeast corner of the Village). Based on this information, the Village should continue to focus on residential development in areas that are considered somewhat limited and not limited.

Wetlands

Wetlands are an important ecological natural feature that provide a multitude of benefits such as, but not limited to:

- Providing specific habitats for fish and other wildlife
- Storing floodwaters
- Maintaining surface water flow during dry periods
- Act as a filter helping improve water quality

The provided wetland map reflects two wetland inventory databases. The first wetland type is known as National Wetland Inventory, developed by the US Fish and Wildlife Service. The second one is the 1978 MIRIS wetland, developed by the Michigan Department of Environment, Great Lakes, and Energy. Like many wetlands, the ones located in the Village are along existing water courses and drains.



Map 4-2: Wetland & Watercourse

Watershed

The Village of Almont is mainly located in the Clinton River Watershed with a small sliver of the north part of the Village located in the Belle River Watershed. Watersheds consist of land where water collects and eventually drains to one point. These water courses all flow into Lake St. Clair. The main water course in the Village is the North Branch Clinton River.



<https://www.crw.org/>

The Clinton River Watershed is closely monitored by the Clinton River Watershed Council which the Village is a part of. They provide a variety of stewardship and educational activities to help protect bodies of water. To find out more about the Clinton River Watershed, visit the Clinton River Watershed Council's website.



County Drains

The Lapeer County Drain Commission is the steward of these waterways. Drains are a vital way to help with stormwater management within the county region. These specific county drains are under the jurisdiction of the Lapeer County Drain Commission, who controls changes and maintenance of these waterways. Based on the information provided by the Lapeer County Drain Commission, there are primary drains that go through the Village of Almont:

- Belle River I-C Drain (North side of Village located in Section 21).
- Farnum Drain (Located west of Van Dyke Road north of General Squire Road located in Section 21 and 28)
- Ferguson Drain (Located south of General Squire Road in Sections 29 and 28)
- Stroup Drain (Located in the southeast corner of Village in Section 28.



Tree Cover

The Village would like to acknowledge the value of not just woodland areas, but the use of tree cover. The woodland areas or tree covered areas are useful for environmental and aesthetic reasons and should be protected and planned where deemed necessary. Some of the benefits include:

- Soil stability and erosion control
- Improve water quality
- Filter pollution from the air
- Decrease noise pollution (species dependent)
- Provide a habitats for wildlife
- Minimize heat island effect (increased surface temperature due to roads or buildings, etc.)
- Provide shade and relief from sun
- Streetscape beautification
- Provide privacy screening between properties
- Help provide low rates of “psychological distress” (mental health)
- Street trees can be utilized toward traffic calming

The Village maintains a modicum of tree cover through regulation of the zoning ordinance that require landscaping design and buffer, tree inventory and replacement criteria of significant trees.

Stewardship

The Village can impact the natural environment through best management practices. Encouraging Low Impact Development Improvements is an ideal way to achieve this goal. Examples of Low Impact Development include:

Mitigate Existing Impervious Surfaces. Requiring parking lot islands, vegetated road medians, green roofs, pervious pavement or pavers, and reducing the amount of required parking spaces can all help decrease the amount of impervious surface requiring the overflow to be absorbed somewhere else.



Allow Infiltration Techniques. The addition of rain gardens, infiltration trenches, bioretention ponds, and permitted pervious surfaces will help decrease the peak flow rates of stormwater runoff. This method allows for more stormwater to be absorbed onsite rather than to a larger collection area. Specific species can be planted in these areas that are particularly adapted to absorb water or have wet root systems.

Vegetation Buffer and Natural Buffers. Vegetation helps to control soil erosion, pollutant concentration, and total volume runoff. Keeping non-mowed or natural vegetation areas provides these benefits and can typically off-set maintenance cost when compared to standard manicured lawns.

These strategies can be encouraged or required in the zoning ordinance to help facilitate their implementation. One way to encourage additional trees in a parking lot is to waive a certain amount of parking spaces in lieu of additional trees being planted. Another example could be writing an exception for curbed parking lot areas allowing spillways into bioswales.



Above: Concept picture of parking lot with more vegetation than a traditional parking lot.

Right: Picture of creek with vegetation buffer.





Chapter 5 Existing Land Use

Existing land use is important to identify to ensure we have a clear picture of what uses are where currently in the Village. To effectively plan for the future, we need to understand where we are today. Knowledge of existing land development furnishes the basic information by which decisions can be made concerning proposals for future residential, commercial, industrial, and public land use activities. The Existing Land Use Map and table included in this chapter, will serve as a reference for the Township in its consideration for land use management and public improvement proposals.



Historic home along Centennial Avenue

In June 2023, Wade Trim completed a parcel-by-parcel evaluation, using aerial photography, GIS software and other resources to update the existing land use data for the Village of Almont. Land use acreages were then derived directly from the GIS information. Individual parcels were divided into separate land use classification if they were very different uses. This chapter will also compare changes overtime, since the last existing land use inventory was taken in 2012.

Existing Land Use Classifications

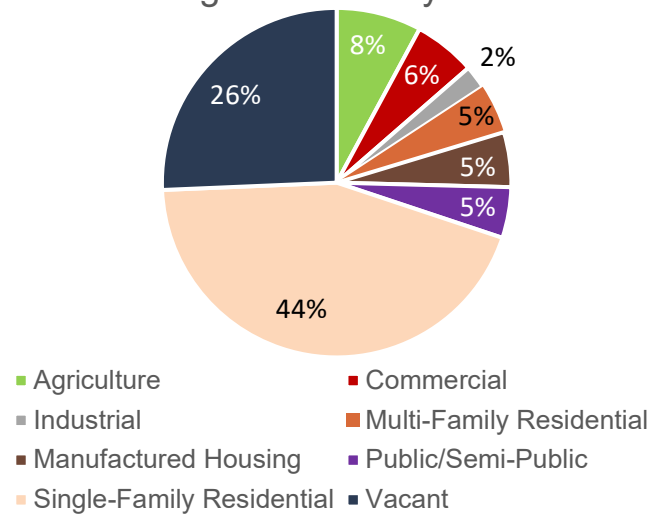
The existing land use analysis describes the current land uses found within the Village (Map 5-1 Existing Land Use). The overall land use pattern can be characterized as primarily residential. Although a strong mix of different uses are spread throughout the Village, the majority of the Village consists of single-family homes. The largest land use by area is Single-Family Residential, accounting for 44 percent of the Village.

Much of the commercial uses are focused in the traditional downtown area and along Van Dyke Road (M-53) on the northern side of the Village. The existing industrial development is primarily focused in the industrial park on the northeast side of the Village. There is also a variety of vacant land throughout the Village in residential, commercial, and industrial areas. Each land use category is described below.

Agricultural or Fallow Land

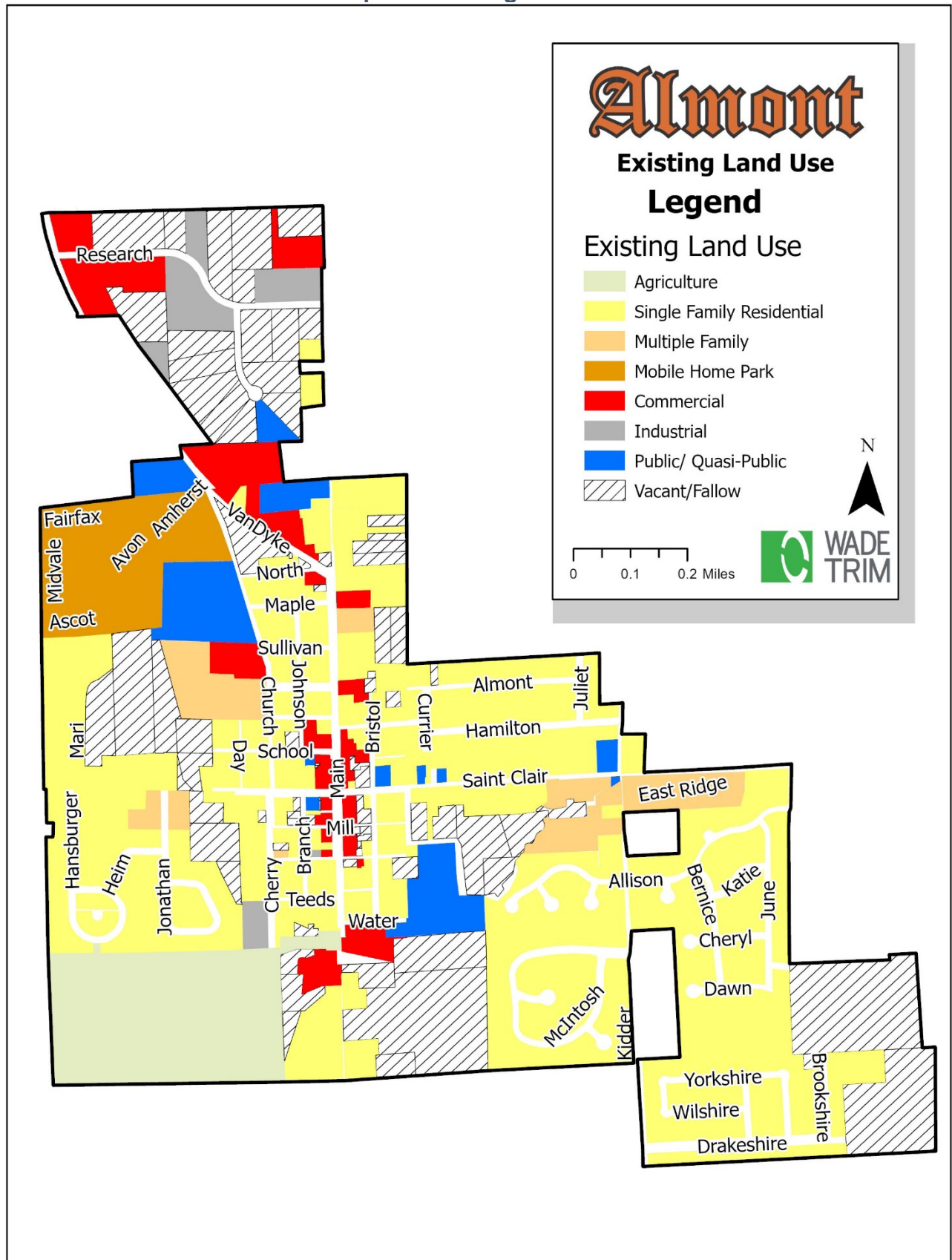
Agricultural and/or fallow land constitutes land currently being used or intended to be used as farmland. Within the Village, few parcels fall under this category, counting for 8 percent of total land use.

Existing Land Use by Percent





Map 5-1 Existing Land Use



Date Printed: 6/26/2023

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Single Family Residential

This land use category includes land occupied by single-family dwelling units and their related accessory buildings such as garages and sheds. Single-Family Residential housing is primarily found around the intersection of St. Clair Street and M-53. Two suburban pockets can be found along Kidder Road in the southeast section of the Village and along St. Clair Road on the west end, respectively.



Home in new phase of K-Lynn Sub

In general, the Village is composed of a healthy mix of older and newer homes also discussed in the Housing Chapter. Several newer built cul-de-sacs are located towards the Village border while older houses tend to be closer to the Village center. In total, single-family residential uses comprise 348 acres or 44 percent of the Village.

Multiple Family

This land use category includes land occupied by multiple-family dwelling units, duplexes, and their related accessory buildings such as garages and sheds.



Six- Unit Housing near Downtown Area

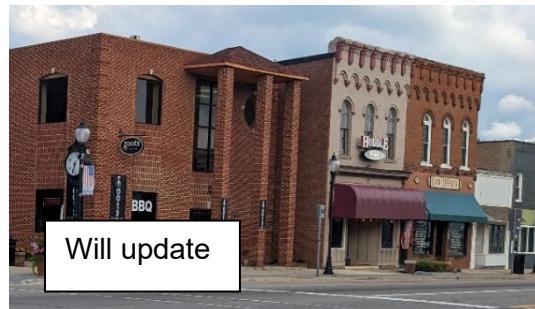
Multiple-Family Residential housing is primarily found along the far east section of the Village and northwest of the Village center. There is a large Multi-Family Residential development off M-53 toward the northwest quadrant of Almont. In total, Multiple-Family Residential uses comprise 36 acres or 5 percent of the Village.

Manufactured Housing Community

Any parcel with land where groups of manufactured homes are located were included in this classification. The only area found in the Village with this classification is located on the north side of the Village west side of Van Dyke Road. This area accounts for 40 acres or 5 percent of land.

Commercial

This land use category includes land that is predominantly occupied by service establishments such as food service, retail, hair salons, etc.



Historic Downtown

Commercial land uses account for 45 acres of the Township. Most of the commercial establishments in Almont are located at the intersection of St. Clair Street and M-53. Collectively, the commercial uses in this business district provide many of the everyday commercial needs of the citizens of Almont. Other commercial districts within a short distance of the Village are located along M-53 towards Tubspring Road.

Industrial

This land use category is comprised of land occupied by manufacturing industries, processing facilities, warehouses, and non-manufacturing uses, which are primarily industrial in nature. Lands so classified may include areas with or without buildings where raw or semi-finished materials are fabricated or those using or storing raw materials for primary production or extractive operations such as mining sites. Most industrial establishments found in the Village are north of the Village center, along M-53. They account for 2 percent of land.



Public & Semi-Public

Public and Semi-Public uses are land and facilities available for use by the public. Examples of public uses include schools, government buildings, and water and sewer utilities. Semi-public uses are land and facilities which may be privately owned or operated but used by the public or a limited number of persons. Examples include churches, cemeteries, and power line rights-of-way.



Public and Semi-Public uses comprise 5 percent of the Village. Located throughout the Village limits, these uses are major points of interest for residents.

Vacant

These are primarily natural areas that don't appear to be developed or designated as park land. It is the second largest existing land use in the Village by area. As part of the mapping process, when clusters of vacant land were determined to be significant, they were classified as vacant regardless if the property was privately owned. Many of these areas provide natural beauty, improving the visual appeal of the community. Vacant land accounts for 202 acres or 26 percent of total land use.

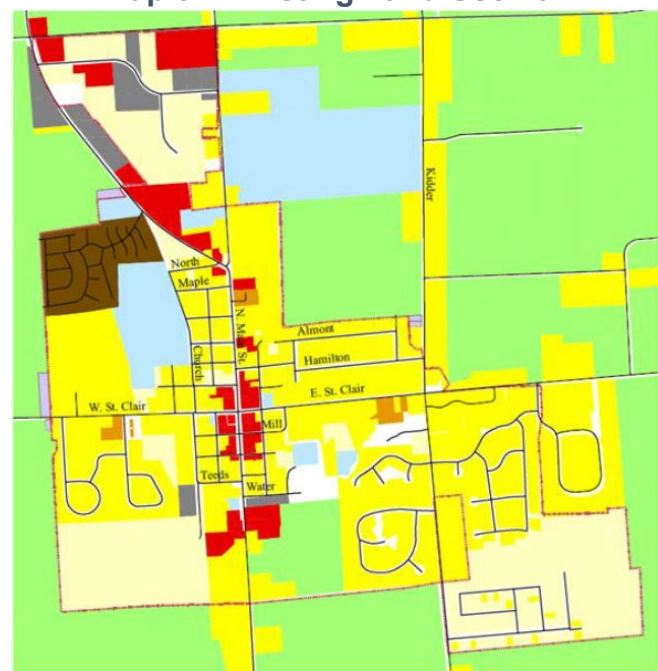
Comparison to 2012 Existing Land Use Plan

Almont's 2012 Master Plan included both the existing land use of the Village of Almont and surrounding Almont Township (Map 5-2). As a result, the existing land use analysis and table combined the Village and Township data; meaning the values and statistics found in that old section will not line up with data found in this plan. Nevertheless, it is important to use this information so we can understand how the community has changed since its last existing land use analysis.

Some differences in the creation of the new and old maps are, the old map considered duplexes as single-family residential while the new map considers them to be multi-family. Moreover, the new map shows smaller parcels and more vacancy because the land was assigned its appropriate use based on its location rather than assigning one use per parcel based on ownership.

While viewing the existing land use map in comparison to the new one, there are several differences worth noting. The first change is increases to the number of built residential developments on the southeast side of the Village as part of Drakeshire Farms Subdivision completion and final phase of the K-lynn Subdivision. The last area to see significant change was the old high school property at the intersection of Church Street and Centennial Avenue. This spot has since been turned into senior/assisted living apartments and an event center. There have been minor additions of commercial growth along Van Dyke.

Map 5-2 Existing Land Use 2012



Legend

- | | |
|--|--------------------------------|
| Vacant | Commercial |
| Agricultural or Residential on Acreage | Industrial |
| Single Family | Manufactured Housing Community |
| Multiple Family | Public/Semi-Public |



Looking to the Future

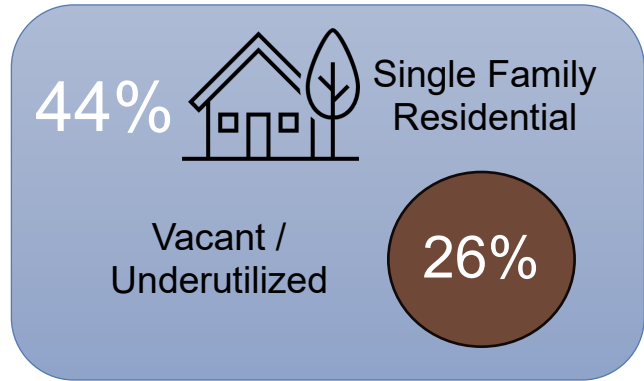
The overall land use pattern can be characterized as primarily residential with single family dwelling units dominating the land use classifications in Chapter 11 Land Use Plan. The land coverage for commercial, mobile home park, multiple family, and public/quasi-public are within reason around 5 percent. It is important when evaluating the future land use map to have additional locations for commercial and multiple family type developments. These two classifications are continuously evolving to provide options that meet resident’s needs.

The clearest sign for the future is the amount of vacant, or underutilized property, available in the Village. Approximately 202 acres or 26 percent, of areas all around the Village, make it a prime location for various land uses to come.

For industrial areas, there are assorted industrial properties on the north side of the Village that are shovel ready. There are nearby existing vacant industrial sites that could be utilized that are appropriately sized parcels. There is more capacity for industrial development in the area.

For commercial areas, there are a few infill commercial areas along the north part of the Village on Van Dyke. Pressure would more likely push commercial further along Van Dyke Road and around the traditional downtown.

For residential vacant areas, it is important to note, that not all of the vacant areas in the Village are shovel ready, some may need additional road access. There are several residential properties with deep lots with the majority left as natural spaces. If the opportunity arises, it will be important to review access to road frontage and compatibility with surrounding areas- especially near the historic homes. It is recommended to look at appropriate missing middle housing types that may be appropriate at diverse densities as discussed in Chapter 3 Housing.





Chapter 6 Community Facilities

Community facilities are an important part of a municipality's overall development and the quality of life of its residents and members of the larger community. The community facilities considered in this chapter include schools, parks, protective services, libraries, and other municipal buildings.

Quality of Life

All the topics discussed under the Community Facilities section of the Master Land Use Plan help to establish and develop Almont's quality of life. Well-developed parks, open spaces, and recreational amenities, as well as a strong school system, are features that help make the community an attractive place for retaining existing residents as well as drawing in new residents. In addition, public safety services are essential for providing a sense of safety and community.

Lapeer County provides a variety of senior programming and services to help these members of the community age in place. Services provided to county residents include home delivered meals and congregate site meals, senior centers, care management, in-home personal care and homemaking services, respite for caregivers, home chore services, and appointment transportation. The closest senior center to the Village is the Imlay City Senior Center, located north on M-53.



[Lapeer County Senior Services](#)

Some of the other local services are handled by the Department of Public Works (DPW). They provide winter maintenance including shovel and plow snow removal, and brush pick up from April to October. In the fall, DPW also provides curb-side leaf pick up.

Schools

While the communities have no control over school operations or functions, school needs, particularly the location of schools, impact the community's overall land use plan. The number of dwelling units within the Village impacts the amount of enrollment. Because the number of members per household are decreasing, more housing units are needed to maintain enrollment numbers.

Almont Community School District has one high school, one middle school, and one primary school all located between Howland Road and Kidder Road just outside of the Village limits.

The Almont Police Department has a full-time police liaison officer for the Almont School District. The Village of Almont is served solely by the Almont School District. Development trends within the Township and enrollment levels should be monitored to provide the necessary coordination between school needs and future land use patterns.



<https://www.almontschools.org/>

Recreation Plan

The Village of Almont and Almont Township developed a Five-Year Parks and Recreation Plan in 2023 to qualify the Village and Township to apply for the MDNR grants for five years after its adoption; as well as to provide a road map for the Parks and Recreation Board as the Village and Township work toward improving recreational opportunities for the community. The plan identifies three Village-owned parks/facilities, one Township-owned park/facility, two public schools areas with recreational space, and five private facilities that are located within a 30-mile radius of the Almont community that provide recreational activities. The Village of Almont and Almont Township are also located within a 30-mile

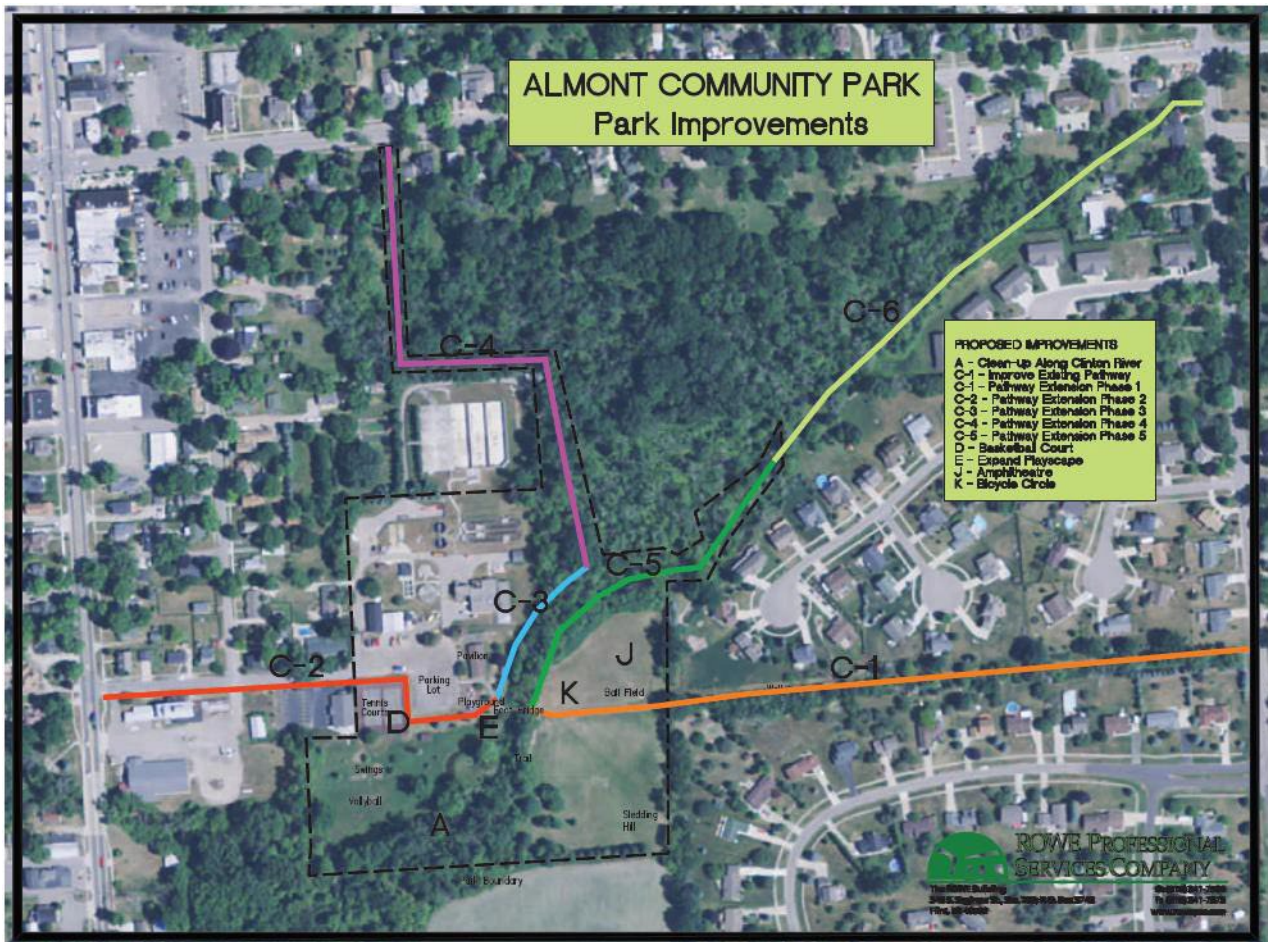


radius of four state parks/facilities and two county parks and other parks that include Seven Ponds Bird Sanctuary and Arboretum and the Polly Ann Trail.

There are public schools and private facilities located throughout the Village and Township that provide a variety of activities that residents and visitors can enjoy. These amenities include a running track, basketball nets, soccer fields, playground, tennis courts, and ball diamonds. The Township specifically owns a park in the ball fields and other sport fields in the Village.

Within the Parks and Recreation Plan, there are specific goals and objectives and an action plan to implement the Parks and Recreation Plan. Many of these concepts have been included in the master plan, for more specifics on the parks and recreation materials, please see the full Parks and Recreation Plan.

The primary focus of the recreation goals for the Village and Township of Almont is developing additional recreational programming and defining key opportunities for developing vacant properties in the area. The Action Plan consists of a list of recommended parks and recreation improvements for the Almont Community, along with justification for each. Proposed improvements are displayed on the map below, which shows the Almont Community Park and areas around it. This plan also includes cost estimates for each improvement and is flexible in terms of specific parcels and facility location.



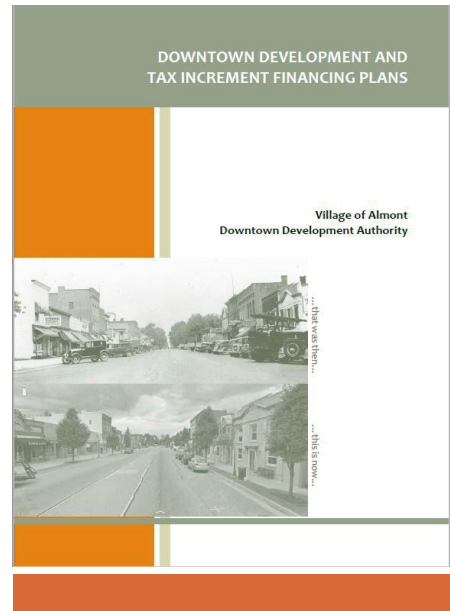


Village's Downtown Development Authority (DDA) Plan

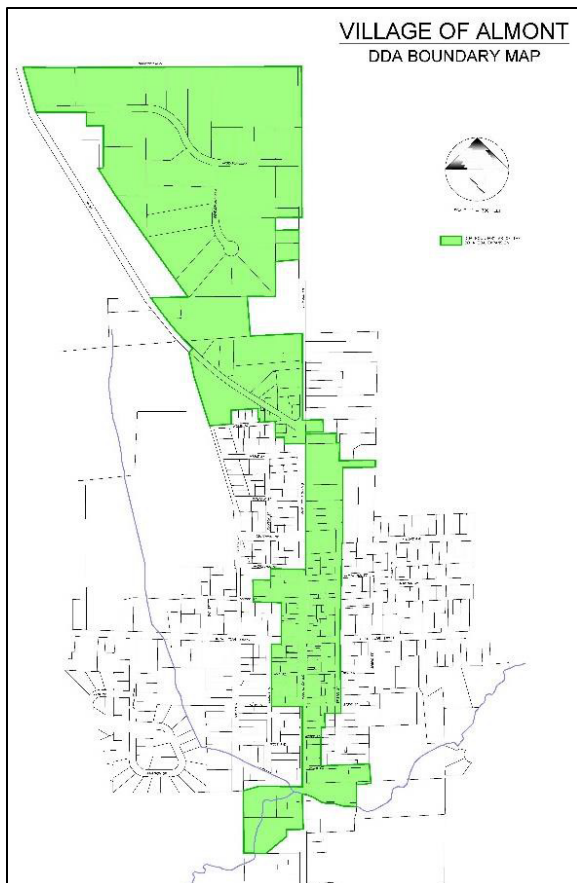
The Downtown Development Authority (DDA) for the Village of Almont created a Downtown Development and Tax Financing (TIF) Plan. The purpose of the Development Plan is to present the DDA's goals and planned projects that are expected to further the purpose of the DDA as well as the additional goals that are listed in the plan. Whereas the TIF Plan anticipates the DDA's expectations for the revenue capture and compares them to the planned projects to ensure adequate funds will exist to accomplish the Development Plan. The DDA was originally established in 1984 and, since then, has been amended to extend the life of the plan to 2034. The most recent amendment was completed in 2014 by the DDA Board. The boundaries of the DDA include the industrial park along Development Drive and Research Drive and business areas along M-53, including the central downtown area.

The land uses in the DDA District include a mixture of commercial and retail business and professional offices, as well as industrial and residential structures (both single- and multiple-family).

In addition to public improvements to be financed with funds under the direction of the DDA, the overall development plan includes private development and reinvestment within the DDA District and the Village. To this end, the DDA will:



<https://www.almontdda.com/>



1. Encourage renovation of rear building facades and creation of back entrances which are attractive and convenient to shoppers using the parking area behind the stores.
2. Facilitate improvement, renovation, and redevelopment of interiors and exteriors of commercial buildings.
3. Promote second-story commercial and residential space to increase occupancy of properties and more appropriate usage of buildings.
4. Strive to maintain the historic character of existing structures and encourage new development to conform to the historic identity.
5. Encourage the establishment and development of residential complexes within the DDA District.
6. Assistance and encourage outside signage that fosters pedestrian-oriented lighting and visibility.
7. Engender cooperation and unity among development area merchants via a business and retail organization. For more information about the DDA, please review the DDA Plan and TIF Plan.



Library

The Henry Stephens Memorial Library is located within the limits of the Village and is run by the Library Board, which reports to the Township Board and Village Council. The library is located at the intersection of West St. Clair Street and Cherry Street.

Currently, they provide a variety of activities and resources for all ages. The library also acts as a welcoming community space for a local knitting club to get together.

There are opportunities for virtual and in person events.



<https://www.adlmi.org/>

Municipal Offices

The Village of Almont and Almont Township share the same municipal building as their primary offices located along North Main Street. The updated facility includes offices, conference rooms, and a large meeting space for public meetings. The Village of Almont also records and broadcast their meetings virtually to allow for additional public participation and transparency.

Police

The Village of Almont has their own police force that also helps service Almont Township. The police station is located behind the Municipal Offices along N. Main Street. The police force was originally established in 1834. The staffing includes a police chief, sergeant, variety of full and part time officers, secretary, and school liaison officer. The police station takes care a variety of law enforcement matters, but also has a safe medication disposal box.



<https://www.almontmichigan.gov/departments/police->

Fire and Emergency Services

Almont Township operates a volunteer Fire Department with a single station centrally located in the Township on Tubspring Road. The Fire Department employes a Fire Chief, volunteer fire fighters, and EMS workers.

The Fire Department provides a variety of services which includes site plan review of Village plans to ensure their vehicles can maneuver on site as well as building plan reviews.



<https://almontfire.webs.com/departmen/>

Conclusions

As the community of Almont continues its gradual evolution from a rural community and small downtown, to one that is increasingly characterized by a more suburban development pattern surrounding the downtown, the demand to provide additional services, or increased capacity of existing services, will need to be evaluated.



Chapter 7 Throughfare Plan

The Village’s main throughfare is Van Dyke Road (M-53), which is under MDOT control. This state highway moves residents, but also other regional travelers. This chapter will provide insight into the street classification, traffic column, and PASER Rankings of the Village’s street network.

How we move through a community is important. As a Village with a traditional downtown, pedestrian walkability and bicycle safety are paramount. Insight into the current non-motorized transportation systems, and recommendations for those improvements, is provided in this chapter.

Van Dyke Road Downtown



Roadways

Part of the purpose of the street classification is to understand what agency has jurisdiction of which roads and to study traffic patterns to evaluate the level of service so that it matches the street classification. The three classifications for roads are described below and are shown in Map 7-1.

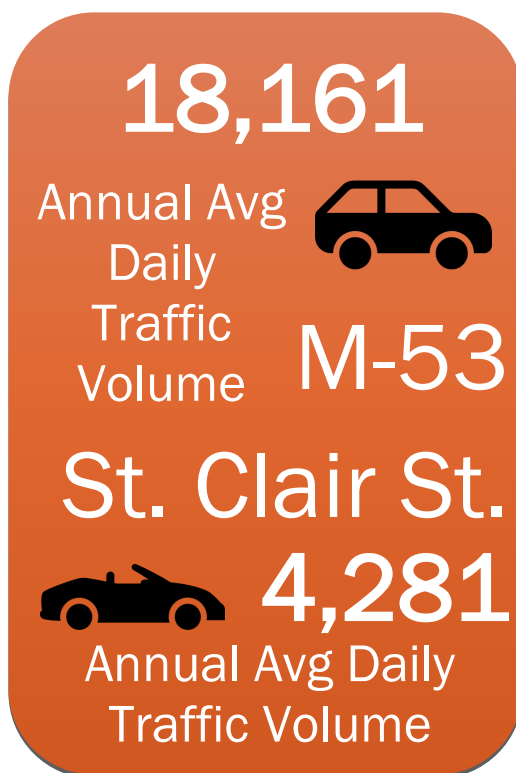
The State Highway located within the Village is Van Dyke Road (M-53). This corridor is under the jurisdiction of the Michigan Department of Transportation (MDOT). It has the highest traffic counts and annual average daily traffic volume (AADT).

Principal arterials are at the top of the National Functional Classification hierarchy. Principal arterials generally carry long distance, through-travel traffic. They also provide access to important traffic generators, such as major airports or regional shopping centers like the Village’s downtown area. The only road that fits this classification is St. Clair Street when it is within the Village’s boundary limits.

Minor arterials are similar in function to principal arterials except they carry trips of shorter distance and to lesser traffic generators. This is the largest road classification focusing on serving the grid structure of historic homes and newer subdivision within the Village.

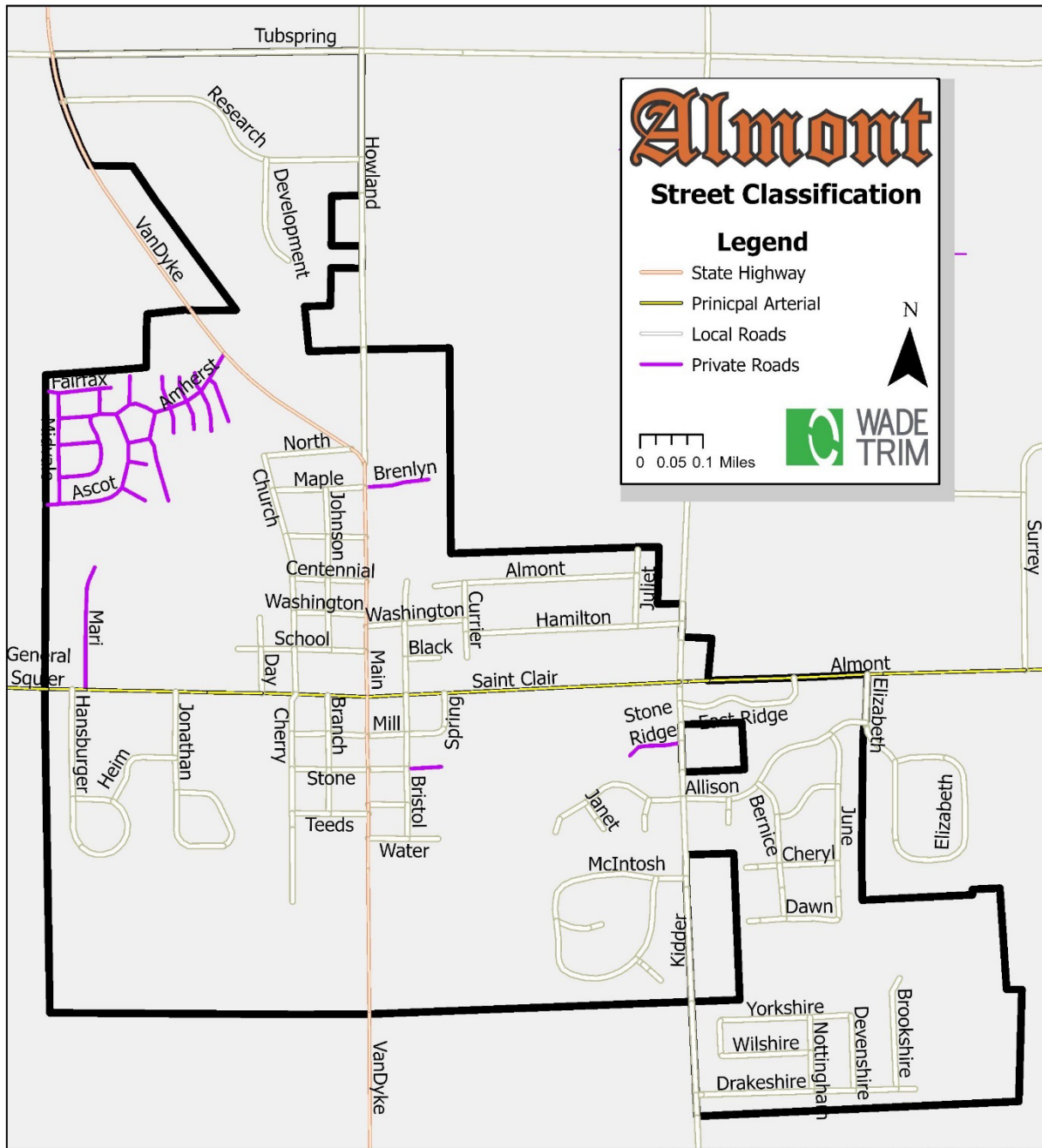
Van Dyke Road, also known as state highway M-53, has the highest user count at over 10,000 average daily drivers. The actual count in 2022 within the Village was 18,161 AADT. The count increase on either side of the Village could be a result of Village’s commercial center which is a destination rather than just a drive thru. There is significant amount of thru-traffic on Van Dyke, especially related to rush hour and people commuting to and from work. The second busiest street is St. Clair (east and west) with counts between 4,197 and 4,281 AADT in 2022. (Source: Michigan Department of Transportation (MDOT) Transportation).

As part of the expansion and development of the Village, reviewing the form and connection of roadways can help guide what uses are appropriate and where. Van Dyke, as the state highway, is important for not just maneuverability but more commonly as commercial and industrial uses. Minor arterial roadways are more appropriate for residential type development and low impact non-residential uses like offices.





Map 7-1 Street Classification



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PASER Rankings

One of the standard ways to evaluate the quality of a roadway is to use PASER rankings. This evaluation has three main categories: routine maintenance, capital prevention maintenance, and structural improvement.

When developing this analysis, roads are put into two categories: local and major, which relate to federal or state classifications coordinated with funding for those type of projects. Map 7-2 shows PASER ratings from Lapeer County Road Commission and Village of Almont. The resulting data shows 70 percent of the local and major roads are considered in poor condition. These areas are displayed in red on the map.

There is a serious need to help with efforts improve the quality of the roadways within the Village. The different roadways in disrepair vary from within the industrial park, major commercial roads (St. Clair), and local roads servicing local subdivisions and historic neighborhoods.

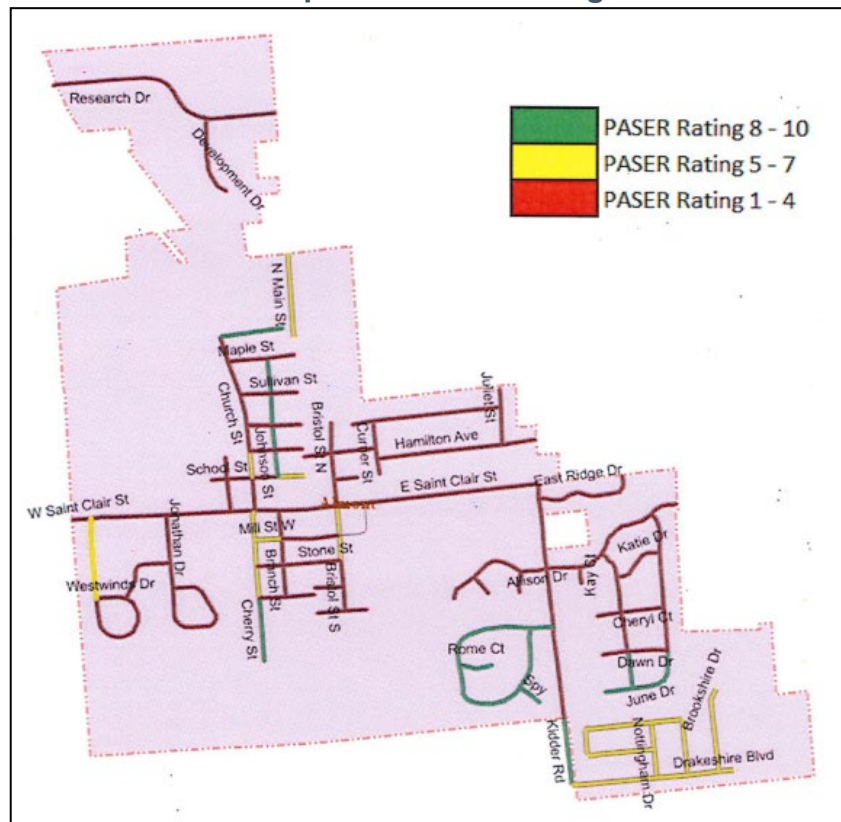
Good 10 – 8
Routine Maintenance
 Little to no maintenance needed with no or starting to form cracks

Fair 7 – 5
Capital Prevention Maintenance
 Cracks are connected and potholes have formed

Poor 4 – 1
Structural Improvement
 There is cracking in the wheel path, with patches in poor condition, rutting, and signs of distress

	Good (Miles - %)	Fair (Miles - %)	Poor (Miles - %)
Local Roads	1.546 - 13%	1.606 - 13%	5.63 Miles - 46%
Major Roads	0.146 - 1%	0.235 - 2%	2.949 - 24%

Map 7-2 PASER Rating





Alternative Transportation

Lapeer County provides a ride service for people 60 years and older. Transportation request service is operated out of the Imlay City Senior Center Monday through Friday. There is a minimal cost to seniors to use this service. The intent of this service is to help seniors maintain their independence by providing reliable transportation within Lapeer County.

Non-Motorized Pathways

The intent of this section is to provide information about the current state of non-motorized networks and to identify needs and recommendations.

Shown in Map 7-3, is an inventory of the existing sidewalks and crosswalks. There are some complete sidewalk grid networks within the Village, specifically in residential neighborhood areas and the downtown. All residential neighborhoods have some level of sidewalks in them.

There are five principal network issues associated with the sidewalks:

Sidewalk to Nowhere: The Village’s sidewalk network is incomplete because there are various breaks in the sidewalk throughout the Village. Incomplete networks are an impediment to walking because many users are unable to negotiate uneven terrain and walking in the street can create a sense of danger.



Disconnected Intersection: A persistent issue within the sidewalk network is the “completed” segment to an intersection where a user is not required to leave the paved surface to cross the street. This was observed in several of the existing neighborhoods.



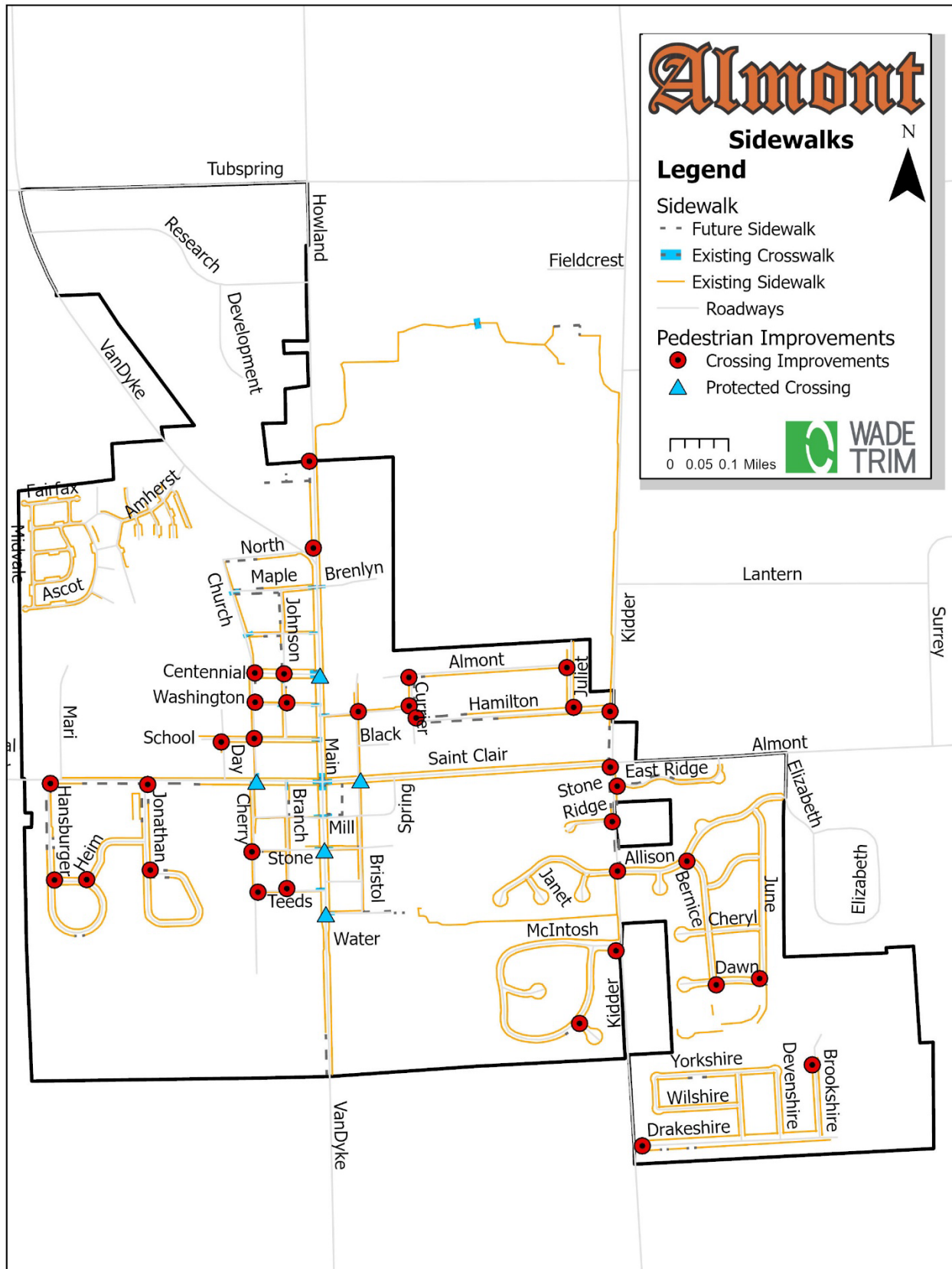
No Sidewalk Buffer: In various areas of the Village, there are sidewalks provided on the edge of the roadway. Though it can be easier to build and plow snow, there is more likely for a collision between a pedestrian and motored vehicle because there is no spacing. Sidewalks on the edge of street can also result in parked vehicles on the sidewalk becoming an obstacle.

Maintenance/Obstructions: It would appear many of the sidewalks within the Village are generally in good maintenance. It is important to monitor sidewalks for grass and weeds that grow into the sidewalk as well as upheaval from tree roots or the deterioration of older sections - all of which create obstacles.

Downtown Crossings: Currently, there is only one distinct location for pedestrians to cross the street downtown. This lack of safe and convenient crossings results in users crossing at random and unpredictable locations.



Map 7-3: Non-Motorized Inventory

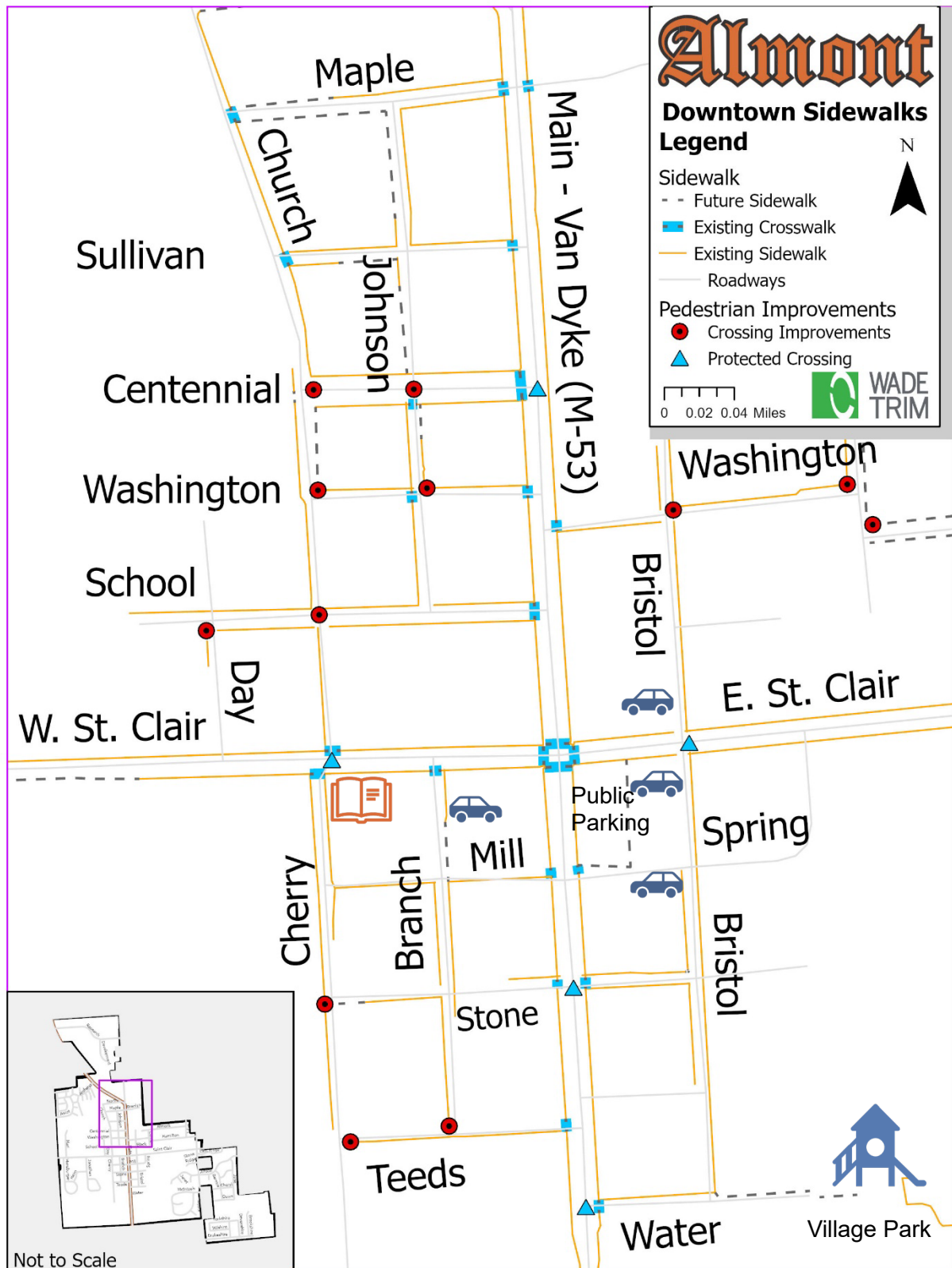


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Map 7-4: Non- Motorized Downtown Area





Recommendations

The Village's vehicular and non-motorized network is vital to a community's economic prospects and quality of life. It is also an asset that requires frequent, and often expensive, maintenance and repair. The Village will continue to pursue funding opportunities to provide additional financial assistance to maintain and expand the network. Below are some specific recommendations:

- Work to make Americans with Disability Act (ADA) accessible connections for sidewalks at intersections identified in Map 7-3
- Fill in sidewalk gaps to complete the sidewalk network throughout the Village
- Require sidewalks for all new developments and building projects
- Work with MDOT, to provide a sidewalks north on Van Dyke Road after the curve in the road to create a pedestrian connection between the commercial district and the traditional downtown.
- Consider review of bike lanes to encourage more biking
- In the downtown, consider improvements to improve walkability such as:
 - Install two pedestrian crossings along St. Clair Street to allow better connection to parking lots, businesses on the north and south, and library.
 - Install two pedestrian crossings along Van Dyke Road to allow better connectivity of business on east verse west. Provided is an example picture of a protected island.



West Sidewalk in DDA



Concept of Pedestrian Crossing in Village of Oxford MI along M-24

- Consider two additional sidewalks along public parking lots to enhance the rear entrance to businesses
- Complete a sidewalk connection from the downtown to the Village Park
- Consider requiring new sidewalks or replaced sidewalks to be a minimum of five-foot-wide



Chapter 8 Utility Evaluation

The Village provides residents and businesses access to sanitary sewer, municipal water, and stormwater management. These utilities are essential services important for the level of density of the current Village and the potential future. This chapter will review the existing character of the sanitary, water, and stormwater systems and provide recommendations into advancing the existing system.



DPW Staff at DPW

Water System

The water supply for the Village is provided by the Great Lakes Water Authority (GLWA). The GLWA operates five treatment facilities that draw water from Lake Huron and Great Lake water courses like the Detroit River. The water system runs throughout most of the Village boundaries. This infrastructure includes pump houses, fire hydrants, curb boxes, water valves, water lines and more. The Village maintains a high level of pressure of most of the area.

The water tower that also serves as a point of interest identifying you are now in Almont. Provided in Map 8-1 is the general location of waterlines. Many of the waterlines follow the construction of roadways for subdivision and have various spurs near cul-de-sacs and other dead ends.



Almont Water Tower

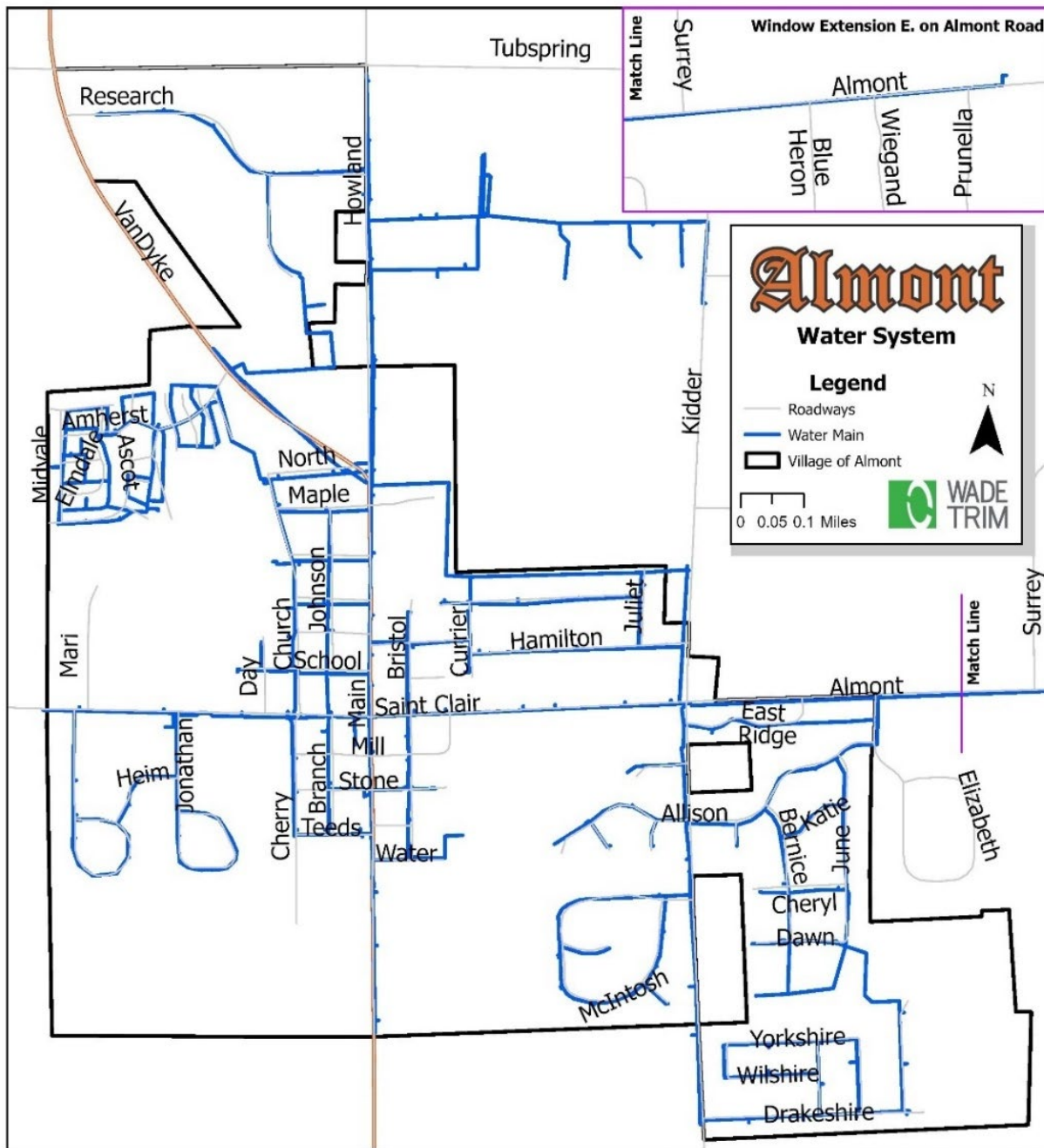
In 2008, the Village constructed a 300,000-gallon water tower. The water tower is located near the municipal offices and can clearly be seen from Van Dyke Road (M-53) acting as a gateway into the Village. The water tower storage assists in maintaining lower water rates. When there is less demand on the water system and rates are lower, the storage tank fills up. As demand increases the system will take from the storage tank before taking from the GLWA waterline.

In 2014-2015, the Village installed the water pump station establishing the connection and use of the GLWA waterline. This pump station helped to boost the needed water supply.

Between the months of February and June in 2022 the average daily gallons by the Village was 183,182. For the same timeframe in 2023 the average daily gallons increased to 190,848. This is a 4 percent increase over one year. There have been additional users added to the system due to increased number of businesses occupying vacant spaces and construction of new single-family homes.



Map 8-1 Waterline



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Sanitary System

The Village of Almont owns and operates its own lagoon wastewater treatment plant. The treatment plant was completed in 1958. In 1989, and again in 2004, the Village made investments to increase capacity for future development. In 2018 the treatment plant underwent major maintenance replacing clarifiers and ditching onsite. Today, there is capacity of the system to maintain 470,000 gallons per day. There are sanitary



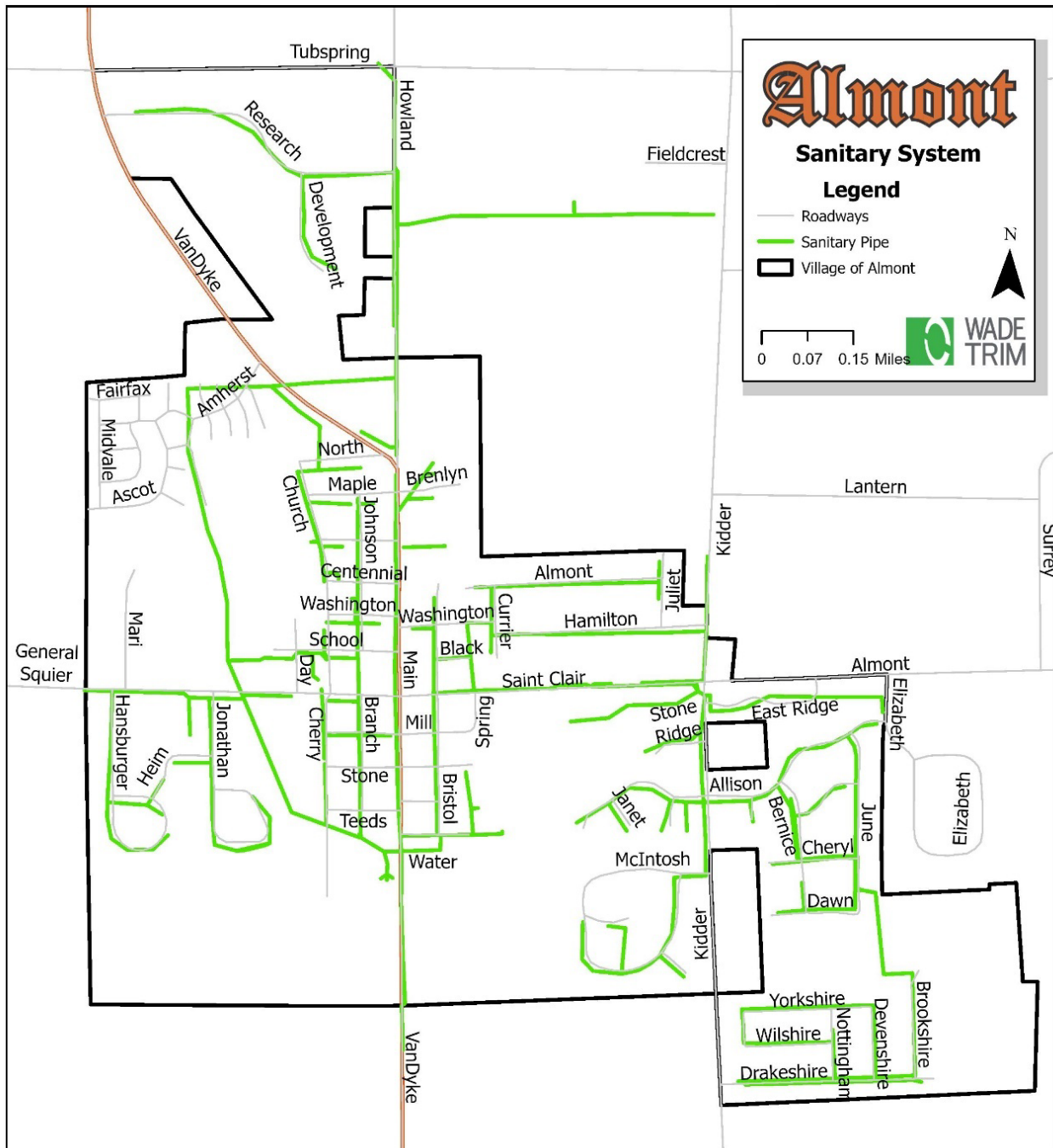
Waste Treatment Plant



sewer lines throughout the Village and one line that serves the Almont Community School complex. There are four sewage pump lift stations helping to maintain the gravity sewer lines. Provided is Map 8-2.

The current sanitary sewerage system is combined with stormwater management. The Village meets all National Pollutant Discharge Elimination System Permit (NPDES) guidelines to properly treat contaminated water. One of the major disadvantages of this system is with rain events it can produce flows that exceed the facilities capacity. To help this situation, the Village has an awareness program to disconnect residential downspouts from the sanitary sewer system.

Map 8-2: Sanitary Sewer System



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Recommendations

After evaluation of the existing system, the following are recommendations to improve and maintain this system.

CIP Plan: The Village should continue to maintain a Capital Improvement Plan (CIP). This document provides a six-year plan of specific projects and budgetary thought into a variety of these physical improvements.

Storage: Consider increasing capacity of water supply which could help offset costs to draw water when rates are lower. In addition, in the case of an emergency, more supply on hand can better maintain a proper flow and meet water demand.

Distribution of Water: Water distribution systems will be designed to maintain treated water quality. Special consideration should be given to distribution main sizing, providing for design of multidirectional flow, adequate valving for distribution system control, and provisions for adequate flushing. Systems should be designed to maximize turnover and to minimize residence times while delivering acceptable pressures and flows.

Dead Ends. Minimize dead ends by making appropriate tie-ins wherever practical, to provide increased reliability of service and to reduce head loss.

Wastewater Treatment Plant. There are lingering questions when we look at the growth of Almont regarding wastewater treatment capacity.

Looking to the Future

Infrastructure is a challenging asset that requires continuous maintenance and eventually major replacement. It is important that planning looks to the future for growth while monitoring the existing system to ensure basic components are maintained for the health of the entire system.

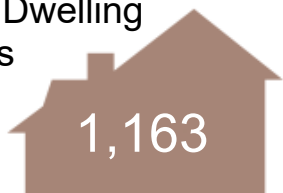
Utilities are confined to the boundaries of the Village of Almont. As we look further into chapters of the master plan, density is a key factor to review. Density can increase the number of users without increasing the footprint of the community. There are various methods the Village can explore to expand their jurisdictional boundary and number of users thru annexation and/or 425 agreements.



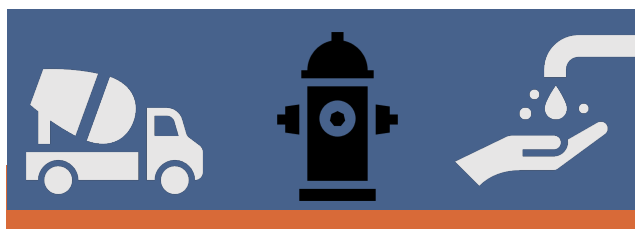
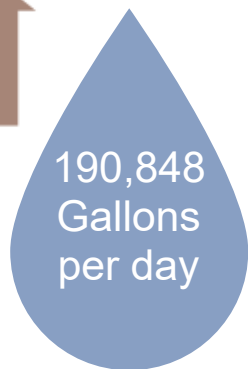
Annexation – Transfer of property from one municipality to another.

Must be: Contiguous with municipal border, land touching boundary must be proportional to the territory annexed, and no islands of property can be created.

of Dwelling Units



of Businesses



425 Agreement – An agreement between two municipalities for the transfer of property.

Must be: Based on actual economic development project.



Chapter 9 Public Engagement

The master plan is developed for the current and future Almont community. As part of the master plan update, two forms of public engagement were used first a community survey at the beginning of the master plan process and the open house near the end of the adoption process.

Community Survey

The community survey was collected between August and September of 2023 and was available online and limited hard copies. A total of 360 responses were recorded where a majority 51% were current Village residents and 38% Almont Township residents.

Throughout the summary of the results, it will be note when Village residents differed from Township residents.



Participants at Open House

Respondent

The length of time respondents have lived in the Almont community was about quarter for these timeframes 20 or more years, 1 to 4 years, and 5-9 years. The top three age breakdown of respondents include 35 to 54 years (50%), 25 - 35 years (20%), and 55 to 64 years (16%) all other breakdowns were less than 8%.

Of those 25 years or younger taking the survey, we focused on asking about their future. One third desired high school diploma to be the highest level of education with 27% bachelor's degree and 20% trade school. A majority of students were interested in returning to Almont (86%). Things that would make them more likely to return to Almont include: more sidewalks/cross walks, cleaner Village, and more downtown life and shopping.

Sense of Community

For Village residents the top six favorable and unfavorable varied slightly between the Township and Village. The top six favorable attributes the Village residents prioritized walkability over historic character of the community. Provided least favorable attributes are based on Village residents' preference. The Village residents found non-motorized pathways, affordability, and congestion more important than Township residents.

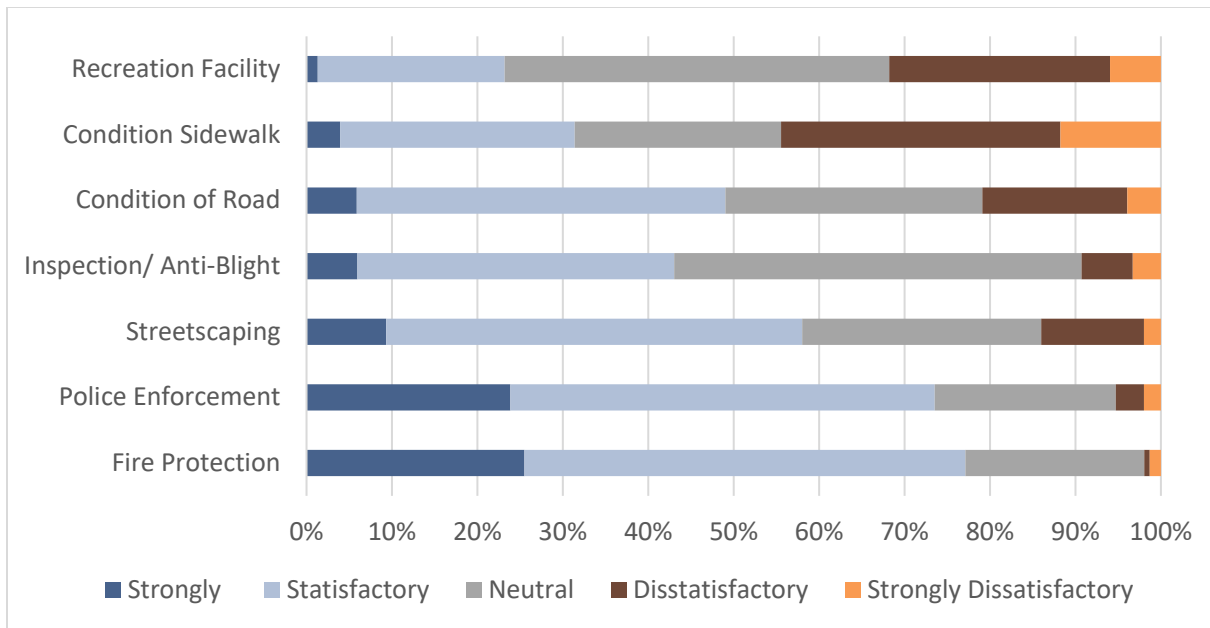
In review of the seven categories (recreation, sidewalks, roads, blight, streetscaping/lighting, police, and fire) Village residents show the level of satisfaction of service. The top three levels of service are fire, police, and streetscaping/lighting. The lowest satisfactory services were condition of sidewalks, recreational facilities, and condition of road.

Protect in Our Community:

1. Small Town Atmosphere
2. Safe Neighborhood
3. Friendly People or Atmosphere
4. Walkable Downtown
5. Historic Character of Community
6. Quality of School District

Least Favorable:

1. Downtown District is Not Vibrant Enough
2. Lack of Non-motorized Pathways
3. Affordability
4. Congestion
5. Available High Speed Internet
6. Recreation Option



The Almont Community had over 50% of respondents rank excellent or good for quality of life, pride, and unity. 85% ranked good and fair for relationship between the Village and Township. The lowest three qualities were recreation and park service, downtown, and commercial area (outside downtown) all less than 30% satisfaction receiving an overall poor score.

Looking at consumer habits, the four primary places to satisfy dining and entertainment is in Macomb County, Village of Almont, Village of Romeo, and Imlay City. Services that respondents would like more of include sit down restaurants (78%), more retail (60%), and medical care (26%). Other services in demand include nail salon, personal fitness/gym, recreational facility/activities, grocery store, marijuana facilities, and sidewalks/bike trail.



For Village residents, the top four were the largest challenges facing Almont are listed below:

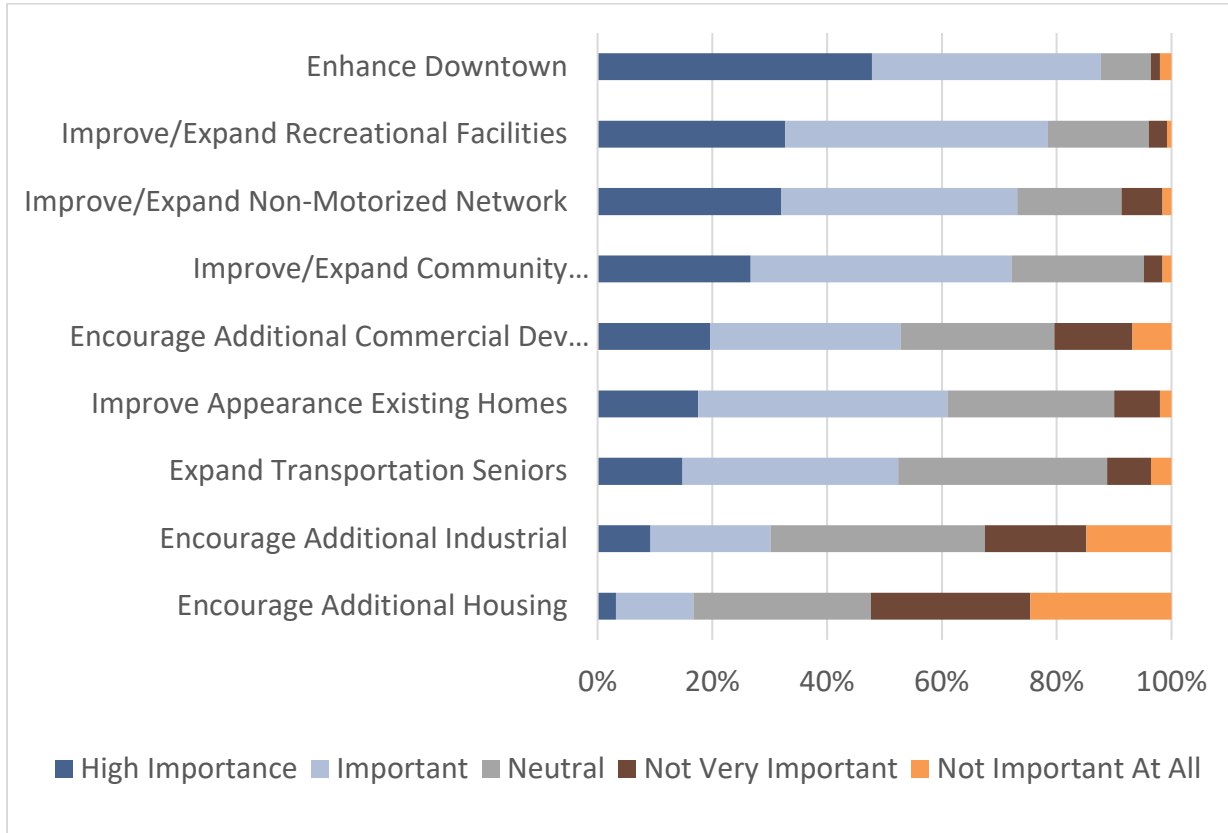
1. Inadequate Infrastructure (internet, water rates)
2. High Costing of Living
3. Keeping Young Skilled Workers
4. Quality of Life Amenities (Parks and Recreation)

Future of Almont

The next few questions focus on looking to the future in the next 5 – 20 years. The type of residential development supported by Village residents were single family detached homes over 1,500 sqft (40%) followed by 24% support single family detached homes 1,500 sqft or less. There was specifically low support for additional residential development/growth due to concerns regarding impact to the small town feel. Over 50% of respondents did not intend to leave the Almont community. Anchors keeping people here included raising their children, love for this town, and retirement lifestyle. Specific items mentioned that could push people to move away include water bills are too high, local taxes being too high, becoming over-developed, water and electrical reliability issues, diversity of restaurants, and more shopping.



We asked how important the following nine categories were. The top four categories that were important where enhance downtown, recreational facilities, non-motorized network, and improve/expand community services/infrastructure. In the free response question related to this topic specifically pointed to electrical service reliability as in issue, water lines, do not focus on industrial development, provide activities for people to do, and sidewalks.





Open House

The Village open house took place on January 30th from 5:00 to 8:00pm involved 27 people. The topics discussed at this event include voting on the new community slogan, where we are today, transportation, protect/ preserve, add, change, and Burley Park Improvements. The winning slogan was **“A Place to Call Home.”** The Village will continue to discuss branding and logo ideas.

Today

Provided were some of the demographic data collected in Chapter 2 Demographics focusing on housing and population. We asked participants to rank their level of agreement with specific mission statements. Across all statements around 1/3 of participants indicated they were neutral towards the statement. There were not many strongly agree or disagreements to any of the statements. Below is the summary grouping agreement verse disagreement.

- I would like to see the Village work to improve housing affordability in the Village.
70% Agree 4% Disagree
- I would like to increase housing options within the Village for person age 75 years and older.
61% Agree 4% Disagree
- I would like to increase housing options within the Village for persons age 20 -34.
61% Agree 4% Disagree
- I would like to encourage only a minimum amount of residential unit growth within the Village.
31% Agree 35% Disagree
- If the Village does not increase the number of residents over time, I am willing to pay an increased higher share of the costs for the community services to account to fewer residents.
22% Agree 48% Disagree
- I would like to see the Village work to increase the number of rental units.
21% Agree 35% Disagree

Transportation

The Village has a 10 year strategic plan to replace roads within the Village. The first question asked was their awareness of the plan. 68% were aware of the plan, while 31% (6) people were not aware of the strategic plan. The following question was asking about the next 5 road projects below are the road segments the year it is scheduled for and the level of agreement.

2024 East & West St. Clair St.	89% Agree 11% Neutral 0% Disagree
2024 Jonathan Dr. & East Ridge Dr.	52% Agree 42% Neutral 5% Disagree
2025 K- Lynn Subdivision (Allison, Katie, Dawn, Bernice, Part of Cheryl Dr)	58% Agree 42% Neutral 0% Disagree
2026 Johnson St, Maple St, Sullivan St, and Stone St.	63% Agree 32% Neutral 5% Disagree
2027 Research Dr & Development Dr.	42% Agree 37% Neutral 21% Disagree

There was an option for a response to the ranking they gave. The 2026 & 2027 project they felt should be done sooner.



The sidewalks were evaluated in the Village as part of Non-Motorized Pathways Section of the master plan. The top three problems identified were ranked by participants of what should be the top priority. The top priority was adding sidewalks to increase the network followed by connectivity, add crosswalks, and add corner connections. Looking at funding to improve the sidewalk situation provided were to set aside general funds, special assessments, and millage rate. We asked participants to tell us their level of support high, medium, low, and not going to happen.

37% High 42% Medium 21% Low 0% Not Going to Happen	General Funds
26% High 26% Medium 26% Low 21% Not Going to Happen	Special Assessments
21% High 32% Medium 32% Low 16% Not Going to Happen	Millage Rate

Protect and Preserve

Following the community survey, the top 4 ranked priorities were safe neighborhoods & community, small town atmosphere, friendly people & social connections, and historic character of community. With each priority were strategies on how to achieve that. Below is a list highest to lowest regarding support.

<p>Small Town Atmosphere</p> <ul style="list-style-type: none"> • Confine industrial development to industrial park • Maintain the rural & low density residential character of Village • Confine commercial development along Van Dyke & Core the Downtown 	<p>Friendly People & Social Connections</p> <ul style="list-style-type: none"> • Place general welfare of community over specific interests • Continue to provide various downtown activities • Provide a range of recreational facilities and activities to Township residents
<p>Safe Neighborhood & Community</p> <ul style="list-style-type: none"> • Continue to support police & fire services • Work to provide infill of sidewalks • Work to increase number of sidewalks • No support for wayfinding 	<p>Historic Character</p> <ul style="list-style-type: none"> • Preserve historic features that contribute the Village had all the support • No support for Establishing a Historic District • No support for encouraging homeowners to enroll properties into historic registry

Add

Following the community survey with a similar question asking about what could be added, we gave participants the opportunity to collaborate and see other responses. Responses are summarized below with the number of individuals that indicated a similar comment:

- | | |
|--|--|
| <ul style="list-style-type: none"> • Complete sidewalks and trail 6 • Add downtown life 5 • Downtown parking 2 • Less blight | <ul style="list-style-type: none"> • Public library with more books • Park improvements • Playground • Faster slides |
|--|--|

Change

For communities the master plan can be a way to promote land use change in certain areas. The majority of the Village would not experience any major proposed changes from the previous master plan update. As part of the Redevelopment Ready Community (RRC) program, it is required to provide information on redevelopment priority sites. Four sites were of interest to the Planning Commission were ranked by participants at the open house to get feedback. In order of most important was 605 S. Main (directly south of North Branch Clinton River along Van Dyke Road), Czajka Property (vacant



property near Dollar General for multiple family), Burley Park (at St. Clair/Branch Street a veteran memorial), and southeast corner of Village explained in greater detail in the following section.

One specific property of interest for changes is on the southeast corner of the Village along Van Dyke Road. The three properties as part of this area are agricultural land or fallow/vacant. These properties abuts the North Branch Clinton River and nearby the Village Park. Provided were three land use scenarios, where participants were asked to evaluate their support. Below are the results. The most support was for scenario 3 Drakeshire 2.0 followed by scenario 1 Age in Place.



Scenario 1: Age In Place

The most intense option, included office/low intensity commercial, multiple family/ attached housing, park/open space, assisted living/elderly living, and single family homes.

20% High Support
40% Medium Support
40% Low Support



Scenario 2: Medium Residential

Provided residential diversity, included multiple family/ attached housing, assisted living/elderly living, and single family homes.

10% High Support
50% Medium Support
40% Low Support



Scenario 3: Drakeshire 2.0

Drakeshire is an existing neighborhood in the Village. This scenario is what is currently allowed on the parcel where only single family homes would be allowed.

40% High Support
35% Medium Support
25% Low Support

Burley Park Improvements

Burley Park is located along St. Clair and Church Street behind the downtown development authority (DDA) parking lot area. The park currently has a few benches, minor landscaping, and a memorial to veterans within the community. A few features discussed regarding improvements on this area are additional parking, sidewalks and seating improvements, and decorative features like landscaping and walls. Each participant had 1 vote for the best improvement 9 were for additional parking, 7 votes for sidewalks and seating improvements and 5 were for decorative features landscaping and wall.



Burley Park Memorial



Chapter 10 Visions & Strategies

This chapter provides insight into the policy guidance of the master plan. The master plan provides for long-range and short-term development activity and direction for land use decisions. These policies are categorized as visions and strategies. These policies are divided into nine groups: policy, agriculture, residential, commercial, industrial, natural resources, recreation and open space, transportation, and public facilities. For each category, the vision is shown in **bold**, followed by various strategies. It is important to keep in mind that not all strategies will be implemented at the same time and are general ideas to be considered for the 20-year life of the master plan.

Visions are broad purpose statements of what the Village would like to be.

Strategies are specific steps or actions to implement the vision.

Government Policy

The Village will endeavor to retain its rural heritage while continually striving to provide the highest possible quality of life for the Almont community.

Strategies:

1. Place the general welfare of the Almont community, as a whole, ahead of any one individual interest.
2. Select and promote a defined direction for responsible development and redevelopment.
3. Discourage development and policies that could be detrimental to the character of the Village and broader Almont community.
4. Preserve historic and natural features that contribute to the character of the Village, whenever appropriate.
5. Promote high-quality, aesthetically pleasing developments.
6. Promote collaboration whenever appropriate between the Village and its neighboring political jurisdictions, organizations, and community foundations by coordinating and advertising each other.
7. Continue to support and find win-win opportunities with the Almont Community School District.
8. Continue to support the Almont Library and provide win-win opportunities whenever possible.
9. Review the zoning ordinance to accommodate policies to allow aging in place.
10. Collaborate with various public entities to provide a high quality of life for seniors to stay in Almont; including more transportation options, more doctor offices, etc.
11. Collaborate with various public entities to retain young adults within Almont such as increasing diversity of entertainment in downtown, more rental/small dwelling unit options, etc.

Agriculture

The Village recognizes the historical importance of agriculture to the character of the community and will act to preserve farmland, in conjunction with the other goals and strategies of this master plan.

Strategies:

1. Provide a permanent farmer's market for locally provided products.
2. Establish buffer or transition zones between existing farms and incompatible uses.
3. Provide flexibility to farmers, recognizing their need to convert farmland to other legal uses.
4. Partner collaboratively with Almont Township in an effort to protect agricultural resources which enrich both jurisdictions.



Residential

The Village will plan for a variety of dwelling types to best house a representative cross-section of users. These dwelling units should complement the rural character of the community.

Strategies:

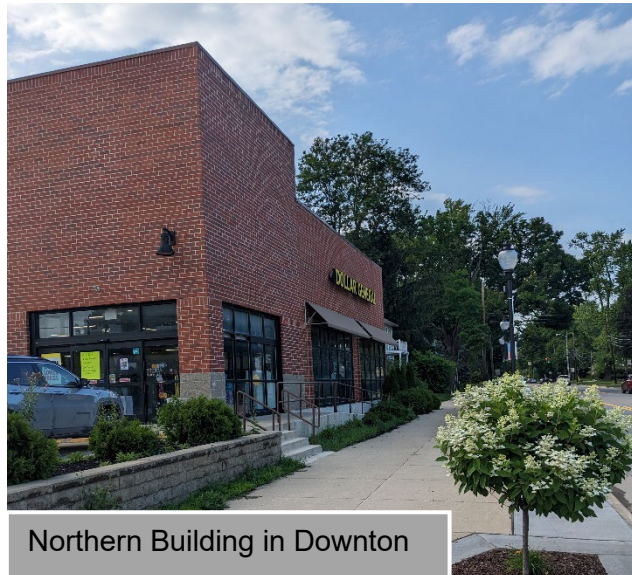
1. Explore inclusion of the diversified housing types including missing middle housing such as duplexes, Accessory Dwelling Units (ADU), triplexes, four-plex, etc., by reviewing the zoning ordinance.
2. Preserve currently existing residential structures along M-53 (Main Street).
3. Rehabilitate or remove blighted residential structures and act to mitigate any potential blighting influences.
4. Encourage a high percentage of home ownership and permanent housing types.
5. Encourage more rental dwelling units by reviewing the zoning ordinance.
6. Support infill development of vacant residential properties.
7. Provide sufficient open space for each dwelling unit through generous yard spaces or common open space areas by reviewing the zoning ordinance.
8. Expand utilities to residences on a case-by-case, limited capacity.
9. Explore development of named neighborhoods to help foster a sense of sub-community identity.

Commercial

Support commercial opportunities that will strengthen the long-term economic viability of the Village and position it to adapt to anticipated changes in the regional and global economies.

General Commercial Strategies:

1. Provide for a diverse range of retail goods and services within the Village by regularly reviewing the zoning ordinance and uses it allows.
2. Promote a unique commercial identity for the Village that will serve to attract people throughout the region.
3. Encourage communication and dialogue with Almont Township to promote commercial development that strengthens the Almont community.
4. Update and enforce design guidelines and standards.
5. Facilitate improvement, renovation, and redevelopment of interiors and exteriors of commercial buildings.
6. Encourage cooperation and unity among development area merchants via a business and retail organization.
7. Identify major commercial redevelopment site and develop a plan to market those properties.
8. Begin the process to implement principles for the RRC program, including an assessment of the plan review process, developing a redevelopment plan for defined areas of the community, etc.



Northern Building in Downtown



East Side of Van Dyke in Traditional Downtown

Van Dyke Corridor Strategies:

1. Encourage consolidated commercial centers rather than unplanned linear Commercial Districts.
2. Work to implement a way pedestrians can walk along Van Dyke Road and St. Clair Street in downtown.

Traditional Downtown Strategies:

1. Support the Almont Downtown Development Authority (DDA) in its efforts to rehabilitate and strengthen business and buildings within its boundaries and engage/work towards gaining Redevelopment Ready Community (RRC) certification.
2. Encourage the upgrading and rehabilitation of buildings within the Central Business District (CBD).
3. Encourage the use of residential structures for home-based occupations and commercial purposes, when appropriate, in areas neighboring the CBD by reviewing the zoning ordinance.
4. Consider, and possibly adopt, architectural controls and/or a form-based zoning ordinance, including rear building facades in downtown area.
5. Offer assistance and encourage outside signage that fosters pedestrian-oriented lighting and visibility.
6. Promote second-story commercial and residential space to increase occupancy of properties and more appropriate use of buildings.
7. Encourage the establishment and development of residential complexes within the DDA.
8. Strive to maintain the historic character of existing structures and encourage new development to conform to the historic identity.
9. Encourage and advocate for additional pedestrian crossings in the downtown area.
10. Encourage complete pedestrian pathways to and from the surrounding residential areas allowing for more walkability.

Industrial

Support industrial opportunities that will strengthen the long-term economic viability of the Village and strengthen the overall tax base of the region.

Strategies:

1. Direct industrial growth to the industrial park.
2. Continue to review the zoning ordinance allowable uses in the industrial zoning district.
3. Provide excellent utility service and transportation infrastructure to support development.
4. Encourage communication and dialogue with Almont Township to promote industrial development that strengthens the Almont community.



5. Partner collaboratively with neighboring and regional political jurisdictions through organizations such as the Next Michigan Development Corporation and Lapeer Development Corporation (LDC) to maximize collective resources.

Natural Resources

The Village will protect its natural resources and act as a thoughtful caretaker of its environmental assets.

Strategies:

1. Balance growth and the need to protect natural resources by reviewing the zoning ordinances.
2. Protect public health through careful stewardship of air, water, soil, and wildlife resources so that future generations may enjoy these resources in a condition that is equivalent to, or better than, their current state by reviewing the zoning ordinances.
3. Continue to value and maintain street trees and other vegetation within the Village.
4. Coordinate with other political jurisdictions to clean existing streams and rivers while working collaboratively with neighboring entities to promote the protection of regional resources, and work with Clinton River Watershed Council (CRWC) on events.
5. Integrate preservation of natural features into the development process in the zoning ordinance.
6. Provide for long-term maintenance of existing storm drains.
7. Partner collaboratively with Almont Township to protect natural resources which enrich both jurisdictions.



Recreation & Open Space

Provide adequate recreational facilities for residents of all ages within the Almont community.

Strategies:

1. Provide high-quality recreational facilities and activities to Almont residents of every age group, including youth, families and senior citizens, by following the parks and recreation plan.
2. Encourage cooperation with the Almont School District in providing recreational facilities and programs.
3. Consider partnering with Almont Township to create suitable corridors for pedestrian and bike paths.
4. Continue to provide younger members of the community with an opportunity to participate in the development, operation, and maintenance of recreational facilities and programs.



5. Promote community ownership in the provision of recreational services and provide a transparent and accessible process through which individuals can offer feedback for continuous improvement.
6. Enhance the overall appearance of the Community Park, with a specific focus on using durable materials to maintain smaller park amenities (grills, benches, etc.) while maintaining a broad focus on land acquisition and facility construction or enhancement.
7. Expand recreational activities with an emphasis on drawing visitors from the broader thumb region and throughout the State into the Community Park.
8. Continuously analyze opportunities to enhance modes of recreation transportation throughout the park (including the expansion of the walking trail and creation of a children’s bicycle path).
9. Maintain a master parks and recreation plan that will enhance recreational activities and the quality of community parks.

Transportation

Maintain streets and roads within the Village while planning for advances in transportation that will promote regional mobility.

Strategies:

1. Encourage improvements that will balance the need to draw traffic to the Central Business District (CBD) and the need to promote public safety, upgrading existing parking, and put in Capital Improvement Plan (CIP).
2. Work with Greater Lapeer Transportation Authority (GLTA) and Lapeer County to provide improved alternative transportation opportunities.
3. Partner with neighboring and regional communities, when appropriate, to participate in efforts to establish regional transportation systems such as Lyft and Uber and advertise service.
4. Work to infill gaps in the sidewalk infrastructure through implementation of the CIP.
5. Review the sidewalk and engineering standards for the Village to ensure proper implementation and repair of infrastructure.
6. Encourage streetscaping within the downtown area to enhance the walkability, pedestrian oriented lighting and visibility, and making a sense of place by reviewing the zoning ordinance
7. Support a complete streets policy to reduce congestion and provide multi-modal transportation options.



Public Facilities

The Village will provide high-quality public facilities that meet the needs of the Almont community.

Strategies:

1. Partner with Almont Township in the delivery of future public services and facilities that cannot be realistically provided by an individual community.
2. Promote the need for a master storm water drainage plan that addresses existing and anticipated surface water drainage challenges.
3. Conduct a study to provide for cost-effective extensions of water and sewer services.
4. Continue to evaluate options to expand sanitary sewer capacity to support more users.
5. Continue to engage and educate the community on the infrastructure projects and needs.



Chapter 11 Land Use Plan

As part of this land use plan, we are looking at the Village from a perspective of what the ideal community would be. This land use plan is intended to implement short and long-term land use requests. The different land use classifications that are described to help identify the general uses that are appropriate, characteristics of this district, and location criteria.

Residential

For the most part, Almont's population is housed in conventional single-family homes. Within the Village, these dwellings are in platted subdivisions, on smaller lots that yield denser development patterns.

One housing matter, however, is certain: the size of households is decreasing. This trend is expected to continue, and municipalities should make necessary adjustments. Smaller households will not require as much space per dwelling as have been built in the recent past. Development strategies should be created which reflect this need for smaller homes. These strategies could include the following:

- The ability to convert a single house into multi-family homes or additional missing middle housing types where appropriate
- Condominium and townhome development
- Encouraging high standards for existing mobile homes

Investments need to be made into our current housing stock, particularly in the Village's historic homes, which make up the backbone of Almont's residential areas. Special attention should be paid to the West St. Clair Street Historic District which is a part of the National Register of Historic Places. The Currier House on East St. Clair is also a part of the national register. There are many other historic homes in Almont that are a part of the community's rich heritage and should be protected. In addition, blight and unsightly property should be reduced to increase the value and appeal of Almont's residences.

Location Criteria

Appropriate single-family residential areas should have adequate water and sewer and should adjoin other established residential areas.

Manufactured Housing Community

The manufactured housing community classification is intended to provide sites for development under the Michigan Mobile Home Commission Act for single-family manufactured housing units. There does not appear to be a demand for mobile home park development based on the fact that property currently approved for this land use has remained undeveloped.

Location Criteria

These establishments should have adequate water and sewer, located along a major roadway, and or adjacent to the existing manufactured housing community.

Multi-Family Residential

This land use classification is intended to provide sites for a range of residential dwelling types that take advantage of the municipal infrastructure available in the Village and provide a range of housing opportunities for different household types and incomes. These residential areas are to provide for a human-scale development regarding landscaping, signage, lighting, etc. The uses intended for this land use classification include detached single-family dwellings, duplexes, triplex, and larger multiple-unit complexes associated uses such home occupations and other accessory uses and essential public facilities by right and generally complementary uses such as schools, churches, day nurseries, and public uses such as parks by special use permit.



Location Criteria

This classification should be located along a major roadway and provide adequate water and sewer. This classification may serve as a buffer between single family neighborhoods and more intense land uses such as commercial and industrial.

Downtown

The master plan envisions the consolidation of commercial development by functional classification at key locations along and with access to Van Dyke Road (M-53) which is related to current development patterns. Downtown contains small businesses which are mostly local commercial establishments. The downtown area should provide easy access by non-motorized forms of transportation. The density of businesses allows customers to park once and shop in several convenient locations. Enhancement of this commercial focal point is an important component of Almont's image and identity. Placemaking strategies such as improved streetscaping and outdoor seating are in place and encouraged to be maintain and improved.

One way for the Village to accomplish the goal of creating commercial growth is to allow for, and encourage, the use of residential structures for commercial purposes near downtown. Policy that encourages residences to be used for this purpose could greatly benefit the downtown area. It would provide for diversity of commercial forms in the Village without requiring the challenges often posed by new construction.

Location Criteria

Located along Van Dyke Road between Washington Street and Stone Street. Properties that are adjacent to properties with frontage on Van Dyke Road may also be appropriate within one block on either side of Van Dyke Road.

Commercial

This classification is primarily for commercial establishments that cater to auto-oriented uses outside of the downtown area. The principle uses in this classification include automotive sales and services, convenience stores, commercial recreation facilities, schools, public uses, retail establishments, conventional restaurants, temporary outdoor sales, and professional or administrative offices. Uses allowed through a special land use include religious and institutional uses, drive-through restaurants, and hotels and motels.

Location Criteria

Located near M-53/Van Dyke Road and outside the downtown area. They will have adequate water and sewer services.

Industry

Most of Almont's residents commute to work outside of Almont and are not employed by the industries within Almont. Further employment opportunities close to home could be created by growth in industrial and commercial sectors. Almont's regional setting, along one of southeast Michigan's historic growth corridors, suggests that the potential may exist for an expansion of the existing industrial base to one that provides a wider range of employment opportunities and a broader tax base. Almont's industrial sector is primarily located within the State-Certified Industrial Park east of Van Dyke and south of Tubspring Road. The Industrial Park is suitable for low-impact, non-nuisance industries. Operations located in the Industrial Park have access to public utilities which are critical to their business procedures, including water, sewer, storm sewer, and fiber optic internet. It is a valuable location for industries which find access to I-69 important. Industrial development of this kind can be promoted through the Village's participation in the Next Michigan Development Corporation initiative, a regional effort emphasizing future growth along the I-69 Regional Corridor.



Location Criteria

Industrial properties would be appropriately located along Research or Development Drive with adequate access to water and sanitary sewer.

Public

The future land use category for public identifies long-standing, public assets that are very unlikely change or move. The first feature, located at the intersection of Kidder Road and St. Clair Street, is a substation of electrical services. The second feature is the Village Park and DPW facility. These specific uses are allowed in other zoning districts.

Planned Unit Development (PUD)

This category is intended to provide an opportunity for a mixture of uses not ordinarily permitted in the same zoning district along with the clustering of development to protect natural features. In return for the flexibility provided through this zoning district, the applicant would be required to provide a concept plan with site development details to show how the property would be designed to protect uses from nuisances and promote the functioning of the development.

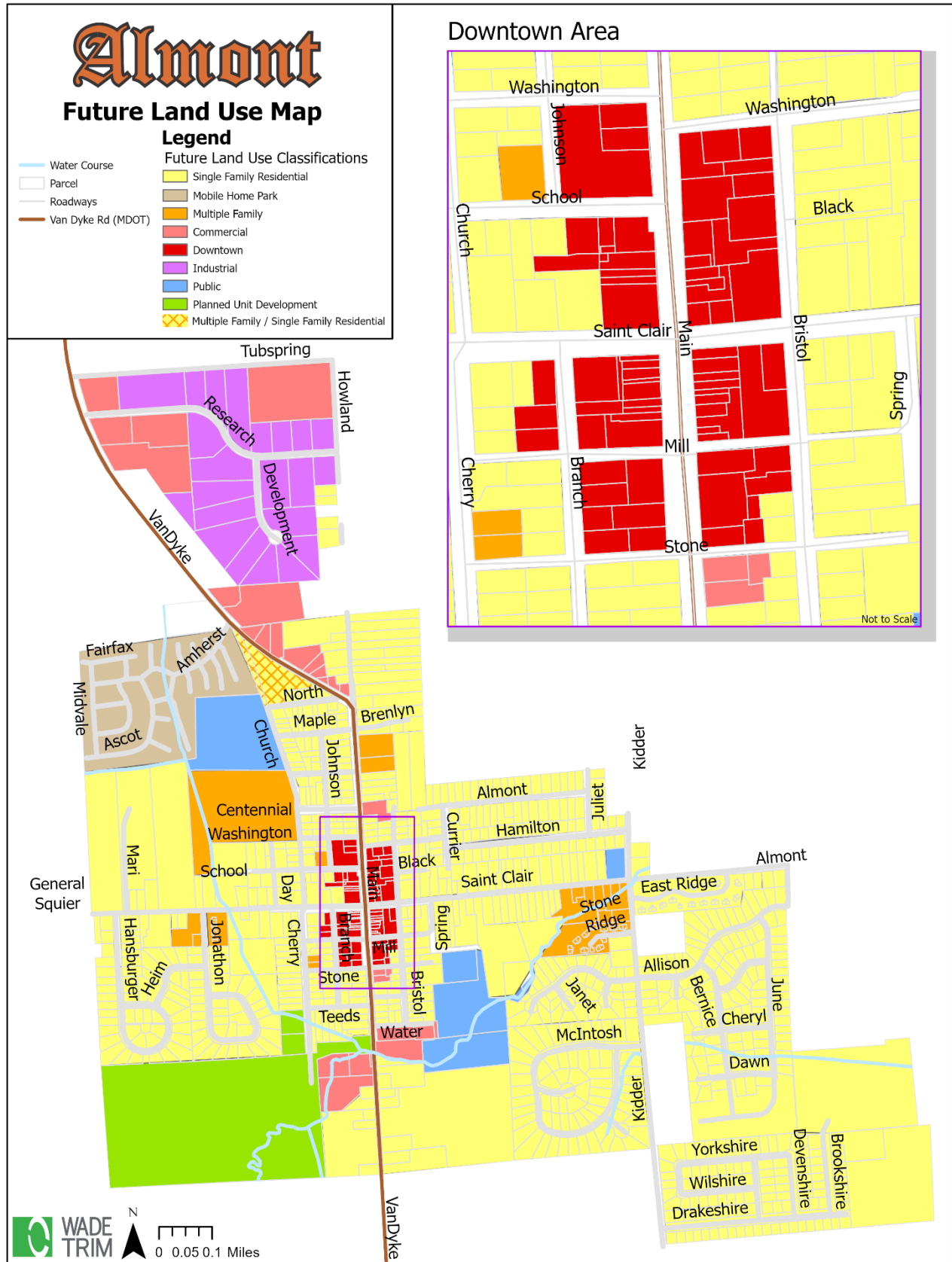
The PUD could potentially include any uses allowed in any of the zoning districts in the zoning ordinance. The range of uses allowed, and the conditions under which they would be permitted in any given PUD rezoning, would be outlined in the village council's approval of that specific PUD rezoning approval.

These PUDs can also be properties that are prime for redevelopment. These sites have unique circumstances where a variety of uses, or flexibility for the design of the site, would aid in the redevelopment of these properties. Some of the prime redevelopment properties include:

- Located near Cherry Street and Teeds Street, there is a previous junk yard within the Village. This property consists of two parcels, is underutilized for what its potential use could be, and may be contaminated. These properties combined are approximately two acres. The property is located near existing single-family homes and agricultural farm fields. This property is located within walking distance from the downtown area.
- There is agricultural land located at the end and SW of Cherry Street. The property is approximately 91 acres. The property is underutilized for what the use could be. This property is located near existing single-family homes and more agricultural land located in the Township. This property is located at the boundary of the Township and Village on the southwest side. This area is located within walking distance from the downtown area.



Map 11-1 Future Land Use Map




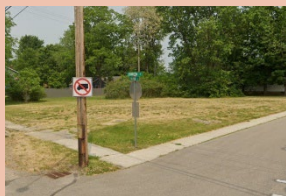



Economic Development Strategy

As part of the Redevelopment Ready Community (RRC) program, provided are some identified properties for development or redevelopment. The three priority development sites for redevelopment opportunities. There are additional properties listed that could be improved as identified priority sites are improved.

The Village recognizes that some or portion of these sites are privately owned and does not intend to restrict the creativity of property owners or developers to propose different designs or concepts that would also be complementary with the Village's future vision.

	Property Identification: 605 S. Main
	Frontage on: Van Dyke Road
	Future Land Use Classification: Commercial
	Surrounding Future Land Use Classification: Commercial & Single Family
	Unique Site Features: South of North Branch Clinton River, Near Village Park
	Compatible Uses: Office, Low Intensity Commercial, Multiple Family

	Property Identification: Czajka Property (vacant property near Dollar General)
	Frontage on: School and Johnson Street
	Future Land Use Classification: Multiple Family
	Surrounding Future Land Use Classification: Downtown and Single Family
	Unique Site Features: Vacant Site, In downtown
	Compatible Uses: Multiple Family or Attached Single Family

	Property Identification: Burley Park
	Frontage on: Branch & St. Clair Streets
	Future Land Use Classification: Downtown
	Surrounding Future Land Use Classification: Single Family & Downtown
	Unique Site Features: In downtown, veteran memorial
	Compatible Uses: Parking improvements & Parking

Below is a list of other potential redevelopment or development opportunities within the Village.

- Located near Cherry Street and Teeds Road, there is a previous junk yard within the Village. This property consists of two parcels, is underutilized for what its potential use could be, and may be contaminated. These properties combined are approximately two acres. The property is located near existing single-family homes and agricultural farm fields. This property is located within walking distance from the downtown area.



- There is agricultural land located at the end and SW of Cherry Street. The property is approximately 91 acres. The property is underutilized for what the use could be. This property is located near existing single-family homes and more agricultural land located in the Township. This property is located at the boundary of the Township and Village on the southwest side. This area is located within walking distance from the downtown area.
- Known locally the Saddlery, C-1 is a currently vacant commercial and apartment property. This property is located off M-53 and, due to its location near commercial uses and residential, it could easily cater to several uses that are allowed in PUD. There may also be some contamination onsite.
- Corner of the Old Movie Theater Downtown & Old Henderson's Pharmacy, is located within the downtown along Van Dyke Road. These historic buildings are in the process of potential redevelopment.
- Expand park area near Bells Event/ Bells Senior Apartment. This property is currently under Township Owned and provide for sport fields for various recreation activities.
- Howarth Property is located on St. Clair & Bristol Street Near DDA Parking Lot is a single family home within the downtown area.
- Vacant property at corner of Mill Street & Van Dyke Road also known as the lot next to Historical Society Building, is currently vacant and located within the downtown.
- Industrial Park infill of vacant properties located on Research and Development Drive are shovel ready with nearby infrastructure and capacity. The greenfield sites are focused on industrial development.
- Vacant Lot Near A&W Restaurant does not have direct access to Van Dyke Road, but is clearly visible. This development would be prime for infill for commercial development.



Chapter 12 Implementation Plan

This chapter is dedicated to helping outline, assign responsibility, and overall steps to consider implementing the 20-year vision of the master plan. The four main components of the chapter. The first three section focus on specific methods or means of incrementally implementing the master plan, while the last section lists all the strategies indicates a responsible party and priority.

Zoning Plan & Ordinance

The Michigan Planning Enabling Act, requires all master plans to provide a zoning plan. The zoning plan is intended to help guide future land use classification decisions showing the correlation between the master plan and zoning ordinance. On the left you will see the future land use classifications that were described in the previous chapter. On the right are the current zoning districts based on the 2024 Zoning Ordinance. The table below shows which future land use classifications match the zoning district classifications. The only major change proposed to the zoning ordinance is the removal of the O-1 Professional Office District.

Future Land Use Classifications	Zoning Ordinance
Residential	Single Family (R-1)
Manufactured Housing Community	Mobile Home Park (MHP)
Multi Family Residential	Multiple Family Residential (RM)
	Professional Office (O-1)
Downtown	Central Business (C-1)
Commercial	General Commercial (C-2)
Planned Unit Development	Planned Unit Developments (PUD)
Industry	Industrial (I)
Public	Allowed as a permitted or SLU in all zoning districts

Below is a list of specific strategies related to potential improvements to the zoning ordinance.

Zoning Districts

- Review the zoning ordinance to accommodate policies to allow aging in place.
- Explore inclusion of the diversified housing types including missing middle housing such as duplexes, Accessory Dwelling Units (ADU), triplexes, four-plex, etc., by reviewing the zoning ordinance.
- Encourage more rental dwelling units by reviewing the zoning ordinance.
- Support infill development of vacant residential properties.
- Provide for a diverse range of retail goods and services within the Village by regularly reviewing the zoning ordinance and uses it allows.
- Encourage the use of residential structures for home-based occupations and commercial purposes, when appropriate, in areas neighboring the CBD by reviewing the zoning ordinance.
- Encourage the establishment and development of residential complexes within the DDA.
- Promote second-story commercial and residential space to increase occupancy of properties and more appropriate use of buildings.
- Continue to review the zoning ordinance allowable uses in the industrial zoning district.



Landscaping

- Establish buffer or transition zones between existing farms and incompatible uses.
- Provide sufficient open space for each dwelling unit through generous yard spaces or common open space areas by reviewing the zoning ordinance.
- Balance growth and the need to protect natural resources by reviewing the zoning ordinances.
- Protect public health through careful stewardship of air, water, soil, and wildlife resources so that future generations may enjoy these resources in a condition that is equivalent to, or better than, their current state by reviewing the zoning ordinances.

Nonconformities

- Preserve currently existing residential structures along M-53 (Main Street).
- Provide flexibility to farmers, recognizing their need to convert farmland to other legal uses.

General Provisions

- Offer assistance and encourage outside signage that fosters pedestrian-oriented lighting and visibility.
- Update and enforce design guidelines and standards in commercial districts.
- Consider, and possibly adopt, architectural controls and/or a form-based zoning ordinance, including rear building facades in downtown area.
- Encourage consolidated commercial centers rather than unplanned linear Commercial Districts.
- Review the sidewalk and engineering standards for the Village to ensure proper implementation and repair of infrastructure.
- Encourage streetscaping within the downtown area to enhance the walkability, pedestrian oriented lighting and visibility, and making a sense of place by reviewing the zoning ordinance.

Capital Improvement Plan

Under the Michigan Planning and Zoning Enabling Act (MPEA), the Village is required to prepare and annually update a Capital Improvement Plan (CIP) because it operates an existing municipal water and sewer system. CIPs, at minimum, should include changes to the municipal utilities, public facilities, and other infrastructure upgrades. The following are policies related to infrastructure that should be incorporated into the plan:

- Expand utilities to residences on a case-by-case, limited capacity.
- Work to implement a way pedestrians can walk along Van Dyke Road and St. Clair Street in downtown.
- Enhance the overall appearance of the Community Park, with a specific focus on using durable materials to maintain smaller park amenities (grills, benches, etc.) while maintaining a broad focus on land acquisition and facility construction or enhancement.
- Continuously analyze opportunities to enhance modes of recreation transportation throughout the park (including the expansion of the walking trail and creation of a children's bicycle path).
- Work to infill gaps in the sidewalk infrastructure through implementation of the CIP.
- Conduct a study to provide for cost-effective extensions of water and sewer services.



Strategic Plan

In the next five years, the Village should prioritize the implementation of the below strategies which are a high priority and actionable items.

Strategy	Responsible Party	Year
Conduct a sidewalk study and implement sidewalk plan.	Village Council DPW	2026
Amend the zoning ordinance.	Planning Commission	2027
Conduct a five- year review of the Parks & Recreation Plan.	Parks & Rec Board	2027
Conduct a study to provide for cost-effective extensions of water and sewer services.	Village Council	2029
Conduct a five-year review of the master plan.	Planning Commission	2029

The full strategy priority table is listed below. The categories listed are based on the same categories in Chapter 10. The responsible party abbreviations are PC Planning Commission, DDA Downtown Development Authority, VC Village Council, P+R Parks & Recreation, VM Village Manager, and DPW Department of Public Work.

Strategies	Category	Responsible Party	Priority
Place the general welfare of the Almont community, as a whole, ahead of any one individual interest.	Gov Policy	DDA, PC & VC	High
Select and promote a defined direction for responsible development and redevelopment.	Gov Policy	VM & DDA	Medium
Discourage development and policies that could be detrimental to the character of the Village and broader Almont community.	Gov Policy	VC & PC	High
Preserve historic and natural features that contribute to the character of the Village, whenever appropriate.	Gov Policy	DDA & PC	High
Promote collaboration whenever appropriate between the Village and its neighboring political jurisdictions, organizations, and community foundations by coordinating and advertising each other.	Gov Policy	DDA, VM, P & R, and DPW	High
Continue to support and find win-win opportunities with the Almont Community School District.	Gov Policy	VM & VC	Medium
Continue to support the Almont Library and provide win-win opportunities whenever possible.	Gov Policy	VM & VC	Medium
Collaborate with various public entities to provide a high quality of life for seniors to stay in Almont; including more transportation options, more doctor offices, etc.	Gov Policy	VM & VC	High
Provide a permanent farmer’s market for locally provided products.	Agricultural	DDA	Low



Strategies	Category	Responsible Party	Priority
Partner collaboratively with Almont Township in an effort to protect agricultural resources which enrich both jurisdictions.	Agricultural	VC	Low
Rehabilitate or remove blighted residential structures and act to mitigate any potential blighting influences.	Residential	Enforcement Office & Village Attorney	High
Encourage a high percentage of home ownership and permanent housing types.	Residential	PC	High
Expand utilities to residences on a case-by-case, limited capacity.	Residential	VC	Low
Explore development of named neighborhoods to help foster a sense of sub-community identity.	Residential	VC	Low
Promote a unique commercial identity for the Village that will serve to attract people throughout the region.	Commercial	VC & DDA	Medium
Encourage communication and dialogue with Almont Township to promote commercial development that strengthens the Almont community.	Commercial	VC, VM & DDA	Medium
Facilitate improvement, renovation, and redevelopment of interiors and exteriors of commercial buildings.	Commercial	VM & DDA	Medium
Encourage cooperation and unity among development area merchants via a business and retail organization.	Commercial	VC, VM & DDA	Low
Identify major commercial redevelopment site and develop a plan to market those properties.	Commercial	VC, VM & DDA	High
Begin the process to implement principles for the RRC program, including an assessment of the plan review process, developing a redevelopment plan for defined areas of the community, etc.	Commercial	VC, VM & DDA	Low
Support the Almont Downtown Development Authority (DDA) in its efforts to rehabilitate and strengthen business and buildings within its boundaries and engage/work towards gaining Redevelopment Ready Community (RRC) certification.	Commercial – Downtown	VC, PC, VM & DDA	High
Encourage the upgrading and rehabilitation of buildings within the Central Business District (CBD).	Commercial – Downtown	VM & DDA	High
Strive to maintain the historic character of existing structures and encourage new development to conform to the historic identity.	Commercial – Downtown	PC, VM & DDA	High
Direct industrial growth to the industrial park.	Industrial	DDA	High
Provide excellent utility service and transportation infrastructure to support development.	Industrial	DDA	Low



Strategies	Category	Responsible Party	Priority
Encourage communication and dialogue with Almont Township to promote industrial development that strengthens the Almont community.	Industrial	DDA & VM	Medium
Partner collaboratively with neighboring and regional political jurisdictions through organizations such as the Next Michigan Development Corporation and Lapeer Development Corporation (LDC) to maximize collective resources.	Industrial	DDA & VM	Medium
Continue to value and maintain street trees and other vegetation within the Village.	Natural Resources	DPW, PC & VC	Medium
Coordinate with other political jurisdictions to clean existing streams and rivers while working collaboratively with neighboring entities to promote the protection of regional resources, and work with Clinton River Watershed Council (CRWC) on events.	Natural Resources	P & R	Medium
Integrate preservation of natural features into the development process in the zoning ordinance.	Natural Resources	PC	Low
Provide for long-term maintenance of existing storm drains.	Natural Resources	DPW	Low
Partner collaboratively with Almont Township to protect natural resources which enrich both jurisdictions.	Natural Resources	P & R	Low
Provide high-quality recreational facilities and activities to Almont residents of every age group, including youth, families and senior citizens, by following the parks and recreation plan.	Recreation & Open Space	P & R	High
Encourage cooperation with the Almont School District in providing recreational facilities and programs.	Recreation & Open Space	P & R	Medium
Consider partnering with Almont Township to create suitable corridors for pedestrian and bike paths.	Recreation & Open Space	P & R	Medium
Continue to provide younger members of the community with an opportunity to participate in the development, operation, and maintenance of recreational facilities and programs.	Recreation & Open Space	P & R	Low
Promote community ownership in the provision of recreational services and provide a transparent and accessible process through which individuals can offer feedback for continuous improvement.	Recreation & Open Space	P & R & VM	Medium
Expand recreational activities with an emphasis on drawing visitors from the broader thumb region and throughout the State into the Community Park.	Recreation & Open Space	P & R & VC	Low
Maintain a master parks and recreation plan that will enhance recreational activities and the quality of community parks.	Recreation & Open Space	P & R	High



Strategies	Category	Responsible Party	Priority
Encourage improvements that will balance the need to draw traffic to the Central Business District (CBD) and the need to promote public safety, upgrading existing parking, and put in Capital Improvement Plan (CIP).	Transportation	DDA	High
Work with Greater Lapeer Transportation Authority (GLTA) and Lapeer County to provide improved alternative transportation opportunities.	Transportation	DDA & VC	Medium
Partner with neighboring and regional communities, when appropriate, to participate in efforts to establish regional transportation systems such as Lyft and Uber and advertise service.	Transportation	Village Staff	High
Support a complete streets policy to reduce congestion and provide multi-modal transportation options.	Transportation	PC	Low
Partner with Almont Township in the delivery of future public services and facilities that cannot be realistically provided by an individual community.	Public Facilities	VC & DPW	High
Promote the need for a master storm water drainage plan that addresses existing and anticipated surface water drainage challenges.	Public Facilities	DPW	Medium
Continue to evaluate options to expand sanitary sewer capacity to support more users.	Public Facilities	VC & DPW	High
Continue to engage and educate the community on the infrastructure projects and needs.	Public Facilities	VC & DPW	Low



Appendix

Public Notice Procedure

**Resolution Recommending Adoption
Village of Almont Master Plan**

Planning Commission, Village of Almont, Lapeer County, Michigan

WHEREAS, The Village of Almont has established a Planning Commission under the Planning Enabling Act, Public Act 33 of 2008, as amended; and,

WHEREAS, The Village of Almont Planning Commission is required by Section 31 of said Act to prepare and adopt a master plan as a guide for the physical development of the village; and,

WHEREAS, The Village of Almont Planning Commission, oversaw a planning process that included significant public input through a variety of engagement methods, including surveys and public meetings; and,

WHEREAS, A proposed master plan was prepared and was approved for distribution by the Village of Almont Village Council on February 20, 2024 and was subsequently submitted for review in accordance with Section 41 of said Act; and,

WHEREAS, The proposed master plan was presented to the public at a hearing held on June 6, 2024, before the Planning Commission, with notice of the hearing being provided in accordance with Section 43 of said Act; and,

WHEREAS, The Village of Almont Planning Commission has determined that the plan is appropriate for the future development of the village; and,

WHEREAS, The Village of Almont Planning Commission, on June 6, 2024, adopts and recommends adoption of the Village of Almont Master Plan and submitted the plan to the Almont Village Council for final adoption;

WHEREAS, The Almont Village Council has reserved for itself final adoption of the plan as authorized by Section 43 of said Act;

NOW THEREFORE BE IT RESOLVED THAT, The Village of Almont Planning Commission does hereby recommend adoption of the Village of Almont Master Plan, with plan revisions as noted in the minutes, including all maps and documents included and submits the plan to the Almont Village Council for final adoption.

Moved by: Zehnder
Supported by: Miller

Yeas: Dyke, Kellar, Meek, Miller, Schneider, Zehnder, Tadajewski
Nays: None

Abstain: None
Absent: None

Kimberly Keesler
Kimberly Keesler
Village Clerk/Treasurer

June 06, 2024
Date



**Resolution of Adoption
Village of Almont Master Plan**

Resolution #24-06-09

Village Council, Village of Almont, Lapeer County, Michigan

WHEREAS, The Village of Almont has established a Planning Commission under the Planning Enabling Act, Public Act 33 of 2008, as amended; and,

WHEREAS, The Village of Almont Planning Commission is required by Section 31 of said Act to prepare and adopt a master plan as a guide for the physical development of the village; and,

WHEREAS, The Village of Almont Planning Commission, oversaw a planning process that included significant public input through a variety of engagement methods, including surveys and public meetings; and,

WHEREAS, A proposed master plan was prepared and was approved for distribution by the Almont Village Council on February 20, 2024 and was subsequently submitted for review in accordance with Section 41 of said Act; and,

WHEREAS, The proposed master plan was presented to the public at a hearing held on June 6, 2024, before the Planning Commission, with notice of the hearing being provided in accordance with Section 43 of said Act; and,

WHEREAS, The Village of Almont Planning Commission determined that the plan is appropriate for the future development of the village; and,

WHEREAS, The Village of Almont Planning Commission, on June 6, 2024, adopted and recommended adoption of the Village of Almont Master Plan and submitted the plan to the Almont Village Council for final adoption;

NOW THEREFORE BE IT RESOLVED THAT, The Village of Almont Village Council concurs with the recommendation of the Planning Commission and does hereby adopt the Village of Almont Master Plan.

Moved by: Councilmember Kuligowski

Supported by: Councilmember Feldman

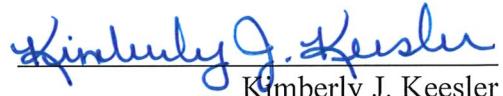
AYES: Glasser, Kuligowski, Powell, Dyke, Feldman, Schneider

NAYS: None

ABSTAIN: None

ABSENT: Steffler

THIS RESOLUTION DECLARED ADOPTED THIS 18th DAY OF JUNE, 2024. I, Kimberly J. Keesler, Clerk/Treasurer of the Village of Almont, State of Michigan, do hereby certify that the foregoing Resolution No. 24-06-09 was duly adopted by the Almont Village Council during its regular meeting held on June 18, 2024.



Kimberly J. Keesler
Almont Village Clerk/Treasurer