

Planning Commission
Approved Draft

**City of Corunna
Master Plan**

2020-2040

City of Corunna
Master Plan
2020-2040

City of Corunna

MASTER PLAN

2020-2040

Prepared by the Corunna Planning Commission
with assistance from
ROWE Professional Services Company

**This document is an update to the City of Corunna Master Land Use Plan
adopted in 2000**

City of Corunna

MASTER PLAN 2020-2040

City Council

Helen Granger, Councilperson
John Sarrazin, Councilperson
John Lawson, Councilperson
Charles Kerridge, Mayor
Pat Belmer, Councilperson
Mike White, Councilperson
Adam Spannagel

Planning Commission

Charles Kerridge, Helen Granger
Bob Morehouse
Mary Dumond
Brian White
Bob Delaney
Jan Scott - Chairperson

City Departments

Joe Sawyer, City Manager
Nichole Cowdrey, City Clerk / Treasurer
Mark Schmitzer, Chief of Police

Tim Crawford, Superintendent of Public Works
Charles Kerridge, Interim Parks and Recreation Director
Scott Johnson, Fire Chief
Bob Delaney, Building and Zoning Official
Merilee Lawson, Assessor/Planner

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Why Planning

*"Alice: Would you tell me, please, which way I ought to go from here?
The Cheshire Cat: That depends a good deal on where you want to get to.*

Alice: I don't much care where.

The Cheshire Cat: Then it doesn't much matter which way you go,"

Lewis Carroll, Alice in Wonderland

Planning assumes that it matters where we go from here. Planning is a process by which a community documents its current conditions and identifies its values and the goals that flow from those values. The plan then maps strategies that serve as a road map for reaching those goals. The plan also identifies a method for the community to evaluate their achievements and determine if the plan needs to be modified or updated.

Figure 1 Planning Process Diagram



Communities adopt master plans to protect public health, maximize public investment on infrastructure, preserve natural resources, preserve quality of life and reduce land use conflicts. Master plans also serve as the policy basis for zoning ordinances.

In Michigan, community planning is authorized by the state legislature through the Michigan Planning Enabling Act P.A. 33 of 2008. It establishes the composition of the Planning Commission, outlines the minimum contents of a master plan and identifies the process for preparing and adopting a master plan.

This plan was prepared by the City of Corunna Planning Commission in compliance with the Michigan Planning Enabling Act to serve as the framework for reviewing and promoting future development in the city.

Chapter 1 Existing Land Use Survey and Analysis

The basic and essential data necessary for any planning study is an inventory and analysis of updated information on existing land uses within a community. It provides the key to a better understanding of the present land uses, the relationships between various land uses and their immediate environs, predominant land usage, and the desirable and undesirable land use conditions and potentials.

The pattern of land development is influenced by a number of factors, such as the location within the region, environmental conditions, economic impacts, market demands, and political activities. Land use patterns, therefore, may be defined as those uses which result from the actions of people as permitted by natural, legal, and environmental conditions.

An adequate knowledge of current land uses furnishes a base by which decisions can be made concerning proposals for new land development. The Existing Land Use Map and Table, which are included in this chapter, will serve as a ready reference for City officials in their consideration of everyday problems in land use management and public improvement proposals for the City.

In addition to being an essential element to planning and development, knowledge of existing land uses in the City also has legal significance. In the course of exercising its regulatory power in zoning, the City must, as generally required by law, give reasonable consideration to the character of each district and its suitability for particular uses. Thus, the land use inventory for the City furthers this objective.

Survey Methodology

The original land use inventory was conducted by Wade-Trim staff in August and September 1991 using field inspections augmented by aerial photo interpretation of 1-inch = 200-foot aerials. The 2001 update was performed by field inspections by Planning Commission members in 1999. For the 2017, update an existing land use inventory was conducted by ROWE staff

In all instances, the information was put on base maps. The 1991 survey appears to have used a base map that only identified platted lots, so that the area for various land uses in areas not platted appears to be estimate-based information of the aerial photographs. The result was that if there was a residence on an unplatted 10-acre lot and that residence and any lawn and out buildings only took up 2 acres of the lot, the survey would only map the 2 acres. For the subsequent updates, the Planning Commission had a digital base map with tax parcels prepared by the Land Information Access Association and Capital Consultants. Generally, land uses were classified by parcel; so, in the example above, the entire 10-acre parcel would be classified as residential. The result is that the comparison between the 1991 and the subsequent two surveys may be misleading because any difference in land use may be the result of the difference in land use mapping methodology, rather than an actual change in that particular land use in the City.

The land uses were categorized in 1991 using a system based on the Michigan Land Use/Land Cover classification system. The 1999 and 2017 survey used the same classification, with the exception that parks and county property, which were part of the larger classification of public/semi-public, are now mapped separately.

Land Use Classification

The following classifications were used to categorize the various land uses in the City. The 1991 survey referenced these land uses with the equivalent land use coding under the MDNR's Michigan Resource Information System (MIRIS), but because the land use categories have been modified, those MIRIS classification terms are no longer applicable. Below is an explanation of how these land use classifications are used in this plan.

Single Family Residential

This category includes one-family detached dwelling units, trailers/mobile homes outside of designated mobile home parks, and accessory buildings, such as garages, that are related to these units. It also includes farmsteads and related agricultural buildings located near the principal dwelling.

Two Family Residential

This category includes two-family duplex dwelling units and accessory buildings, such as garages, that are related to these units.

Multiple Family Residential

The Multiple Family Residential classification includes locations having multi-family apartment structures, row houses, or townhouse units. Included are rental and condominium units, in complexes or single structures, with related lawns, parking areas, and any small recreation facility associated with the residential use.

Commercial

This category covers the spectrum of shopping services offered to the community. Included are land areas consisting of relatively compact groups of stores satisfying day-to-day shopping needs, such as food, hardware, personal service, and other convenience-type establishments. Shopping, which benefits by location on a major thoroughfare permitting good access, is also included; examples include eating and drinking establishments, automotive dealers, and gasoline service stations. Another type of shopping defined in this category is a commercial area containing a single structure or group of structures having a large amount of floor space and offering major products or services less frequently needed, but which a customer usually comparison shops before buying. Commercial uses of this type typically would include general merchandise, apparel and accessories, and furniture and appliances.

Office

Office uses are uses which include business, financial, medical, professional, and repair service establishments.

Industrial

Included in this category are warehouses, processing facilities, and manufacturing and non-manufacturing uses, which are primarily industrial in nature. It may include land areas with or without buildings where raw or semi-finished materials are fabricated or those using or storing raw materials for primary production. Typical uses include warehouses, lumber yards, junk yards, fabrication establishments, collision shops, or industrial printing concerns.

Public and Semi-Public

This category pertains to land area and facilities that are publicly operated and available to be used by all people in the City, excluding county-owned property. Also included are land uses and facilities which are privately-owned or operated, and are used by the public or a limited number of persons which do not have profit as their principal intent.

Examples of public uses include public schools and government buildings. Semi-public use examples are public utilities, private clubs, private hospitals, and churches.

County

This category includes property owned by Shiawassee County, including the County Courthouse and the Surbeck Building. Property housing county offices, but owned by a private individual, is listed as office.

Parks and Recreation

This land use classification identifies all the private and public park land and other recreation land in the City.

Agricultural

This agricultural land may be broadly defined as land used primarily for production of farm commodities. It encompasses cultivated crop land; confined feeding operations and pasture for cattle; and land used for orchards and growing nursery stock.

Vacant or Other

This classification includes not only vacant and unused parcels, but also all dedicated rights-of-way including freeways, thoroughfares, collectors, and local roads. Also included are land lying fallow, areas dominated by native shrubs and low woody plants, and woodlands.

Parking Lots

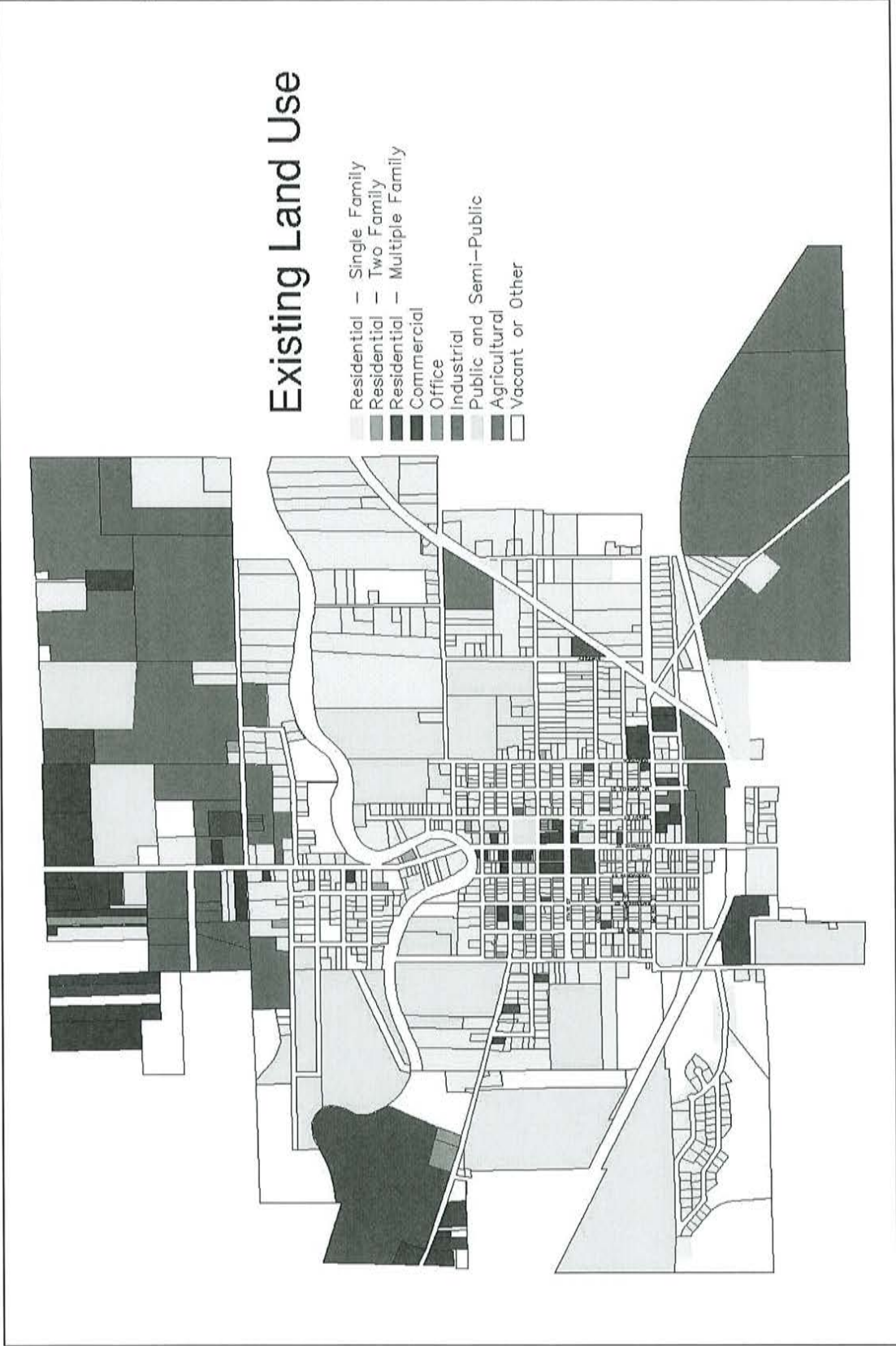
This category identifies parcels whose primary purpose is to serve as an off-street parking lot. It does not include off-street parking that is an accessory use on a parcel, such as the parking lot servicing the shopping center at the corner of M-21 and Shiawassee Street.

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**TABLE 1
 EXISTING LAND USE
 CITY OF CORUNNA
 1991, 1999, 2017**

Land Use	1991		1999		2017	
	Acres	%	Acres	%	Acres	%
Single Family Residential	270.1	13.2	418.5	21.4	418.5	21.4
Two Family Residential	3.2	0.2	3.9	0.2	3.9	0.2
Multiple Family Residential	17.8	0.9	79.2	3.9	79.2	3.9
Commercial	34.7	1.7	60.9	3.0	60.9	3.0
Office	2.7	0.1	6.0	0.3	6.0	0.3
Industrial	53.9	2.6	65.4	3.2	65.4	3.2
Public/Semi-Public (a)	240.4	11.7	144.9	7.1	144.9	7.1
County (a)	-	-	63.2	3.1	63.2	3.1
Parks and Recreation (a)	-	-	106.2	5.2	106.2	5.2
Agricultural	279.1	13.6	210.7	10.3	210.7	10.3
Vacant and Other (b)	1152.2	56.1	849.1	41.3	849.1	41.3
Parking Lots (b)	-	-	1.1	<0.1	1.1	<0.1
Total	2054.1	100.0	2054.1	100.0	2054.1	100.0

Map 1 Existing Land Use



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The first point to make is that the boundaries of the City have changed somewhat between 1999 and 2017 with the annexation of a large parcel in the southeast corner of the township. The original purpose for the annexation was for development of an ethanol plant. When that project did not come to fruition, the City developed plans for development of the site as an industrial park.

The general pattern of land use in the City has remained generally consistent over the past 26 years. The City maintains a traditional downtown, dominated by the Shiawassee County Courthouse. The remainder the downtown consists of a mix of commercial, office and institutional uses. Several of the downtown buildings are two-story, with the second story used for apartments. The major change in the downtown area has been the conversion of the former Corunna Schools administration building to the apartments. The Cavalier Greene Apartments provide 40 units of low- to moderate-income housing and help support the downtown's businesses. Although the downtown has experienced some vacancies, the City has been successful in retaining a functioning downtown grocery store with Sav-a-Lot occupying the former Brady's grocery store building. Another success was the redevelopment of the former Road Commission property in downtown into a mix of retail and office uses in the 1990s.

The area surrounding the downtown continues to be a mix of medium-density, single-family residences and institutional uses, including school facilities and churches. There are a few residences that have been converted into small apartment buildings, but these conversions occurred prior to 1991.

Along the major streets radiating out from the downtown, M-71, and Shiawassee Street, there has been some significant development and redevelopment. The County Road Commission relocated along M-21/Corunna Avenue and its former "salt barn" site was reused for a trailer sales business for many years, and is currently occupied by Auto Value vacant. The National Guard moved their facilities from downtown Owosso to a new site east of the Road Commission property.

The 2001 plan included a policy to permit the mixed use of M-71 from Shiawassee Street east to the city limits. That area has seen some development including a convenience store and a church.

Industrial development remains concentrated on the west side of Shiawassee Street, south of M-21 and the east side of Shiawassee Street, south of M-71.

Chapter 2 Socioeconomic Conditions

This section of the Master Plan involves the review of population, population projections, housing, income, and employment characteristics including identifiable trends. This information is evaluated to determine the current and future impact of these factors on the development of the City.

The information evaluated in this section comes primarily from the U.S. Census. Some of the data comes from both the U.S. Census decennial census that involves a snapshot of the population every ten years based on a count of every household in the nation. Other data comes from the American Community Survey (ACS) which provides more detailed data but based on the average of sample data gathered over a five year period.

Population Growth

The City of Corunna had a 2018 estimated population of 3,374 (see Table 2) making it the second-largest city in Shiawassee County after Owosso. It experienced a 3.2 percent gain in population from 2000 to 2010, compared to a 1.4 percent loss for the county as a whole, as depicted in Table 3. However, it is estimated to have lost 3 percent between 2010 and 2018, although this drop may be mitigated by the completion of the Caviler Common's apartment project.

**TABLE 2
 POPULATION CHANGES**

1970 to 2010	CITY of CORUNNA		CITY of OWOSSO		CALEDONIA TOWNSHIP		SHIAWASSEE COUNTY		STATE of MICHIGAN	
Year	Population	Change	Population	Change	Population	Change	Population	Change	Population	Change
1970	2,829		17,179		4,292		63,075		8,875,083	
1980	3,209	13%	16,455	-4%	4,785	11%	71,140	13%	9,262,078	4%
1990	3,091	-4%	16,322	-1%	4,514	-6%	69,770	-2%	9,295,297	0%
2000	3,381	9%	15,713	-4%	4,427	-2%	71,687	3%	9,938,444	7%
2010	3,497	3%	15,194	-3%	4,475	1%	70,648	-1%	9,883,640	-1%
2018*	3,374	-3%	14,604	-9%	4,342	-3%	68,493	-3%	9,957,488	1%

Data from 1970, 1980, 1990, 2000, 2010 US Decennial Census; 2014-2018 American Community Survey*

**TABLE 3
 POPULATION COMPARISON
 CITY OF CORUNNA**

Government Unit	2010	2018*	Number Change	Percent Change
City of Corunna	3,497	3,347	-150	-3%
Shiawassee County	70,648	68,493	-2,155	-3%

Data from 2010 US Decennial Census; 2014-2018 American Community Survey*

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TABLE 4 POPULATION AGE DISTRIBUTION 2014 - 2018						
	CITY of CORUNNA		SHIAWASSEE COUNTY		STATE of MICHIGAN	
	#	%	#	%	#	%
Total population	4,342	100.0%	68,493	100.0%	9,957,488	100.0%
Under 5 years	223	6.6%	3,597	5.3%	572,374	5.7%
5 to 9 years	251	7.4%	4,068	5.9%	596,594	6.0%
10 to 14 years	150	4.4%	4,218	6.2%	630,042	6.3%
15 to 19 years	234	6.9%	4,690	6.8%	669,114	6.7%
20 to 24 years	232	6.9%	4,107	6.0%	717,149	7.2%
25 to 34 years	405	12.0%	7,708	11.3%	1,245,849	12.5%
35 to 44 years	478	14.2%	7,986	11.7%	1,170,300	11.8%
45 to 54 years	423	12.5%	9,987	14.6%	1,345,271	13.5%
55 to 59 years	208	6.2%	5,375	7.8%	722,076	7.3%
60 to 64 years	176	5.2%	4,866	7.1%	667,775	6.7%
65 to 74 years	268	7.9%	6,962	10.2%	943,253	9.5%
75 to 84 years	207	6.1%	3,555	5.2%	471,583	4.7%
85 years and over	119	3.5%	1,375	2.0%	206,108	2.1%
Data from ; 2014-2018 American Community Survey						

The age distribution in the City of Corunna is somewhat different from the county as a whole, as depicted in Tables 4 and 5. The City has a greater percentage of young adults and very young children, as well as those over the age of 75 when compared with the total population of the county and state's percentages. This may be due to the availability of affordable housing for single adults and young families and the location of Pleasant View Medical Care Facility in the city until 2018.

The City's median age was much closer to the state's numbers as a whole in the 2010 Census and the 2018 ACS information than the county's in part due to the higher percentage of middle age and "empty nesters" in the county as a whole..

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TABLE 5 MEDIAN AGE 1990 – 2018			
Year	City of Corunna	Shiawassee County	State of Michigan
1990	32	32.5	32.6
2000	35.2	36.4	35.5
2010	36.0	40.3	38.9
2018*	37.2	42.4	39.7
Data from 1990, 2000, 2010 US Decennial Census; 2014-2018 American Community Survey*			

Age-Sex Composition

A comparison in age and sex is depicted above in Table 6, which shows there are 70 more females in the City than males.

TABLE 6 AGE-SEX COMPARISON CITY OF CORUNNA 2010						
Age-Cohort	Male		Female		Total	
	Number (a)	Percent (b)	Number (a)	Percent (b)	Number (a)	Percent (b)
Under 5	141	8.5%	82	4.8%	223	6.6%
5-9	181	11.0%	70	4.1%	251	7.4%
10-14	82	5.0%	68	3.9%	150	4.4%
15-19	126	7.6%	108	6.3%	234	6.9%
20-24	93	5.6%	139	8.1%	232	6.9%
25-29	70	4.2%	125	7.3%	195	5.8%
30-34	111	6.7%	99	5.7%	210	6.2%
35-39	167	10.1%	144	8.4%	311	9.2%
40-44	44	2.7%	123	7.1%	167	4.9%
45-49	122	7.4%	134	7.8%	256	7.6%
50-54	106	6.4%	61	3.5%	167	4.9%
55-59	77	4.7%	131	7.6%	208	6.2%
60-64	75	4.5%	101	5.9%	176	5.2%
65-69	59	3.6%	71	4.1%	130	3.9%
70-74	73	4.4%	65	3.8%	138	4.1%
75-79	52	3.1%	61	3.5%	113	3.3%
80-84	52	3.1%	42	2.4%	94	2.8%
85+	21	1.3%	96	5.7%	119	3.5%
Total	1,652	100%	1,722	100%	3,374	100%
Data from 2014-2018 American Community Survey*						

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Tables 7 and 8 show the racial distribution of the City's population. The table shows that the 92.6 percent of the population in the City are White. However, the City's has a slightly more racially diverse population than the County as a whole.

TABLE 7 RACE 2014-2018						
	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
White	3,132	92.8%	66,193	96.6%	7,818,588	78.5%
Black or African American	104	3.1%	396	0.6%	1,375,424	13.8%
American Indian and Alaska Native	0	0.0%	174	0.3%	53,235	0.5%
Asian	0	0.0%	196	0.3%	304,403	3.1%
Native Hawaiian and Other Pacific Islander	0	0.0%	18	0.0%	2,979	0.0%
Some other race	5	0.1%	159	0.2%	119,141	1.2%
Two or more races	133	3.9%	1,357	2.0%	283,718	2.8%

Data from 2014-2018 American Community Survey*

TABLE 8 HISPANIC OR LATINO HERITAGE 2014-2018						
	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Hispanic or Latino (of any race)	255	7.6%	1,995	2.9%	497,897	5.0%

Data from 2014-2018 American Community Survey*

Population Projections

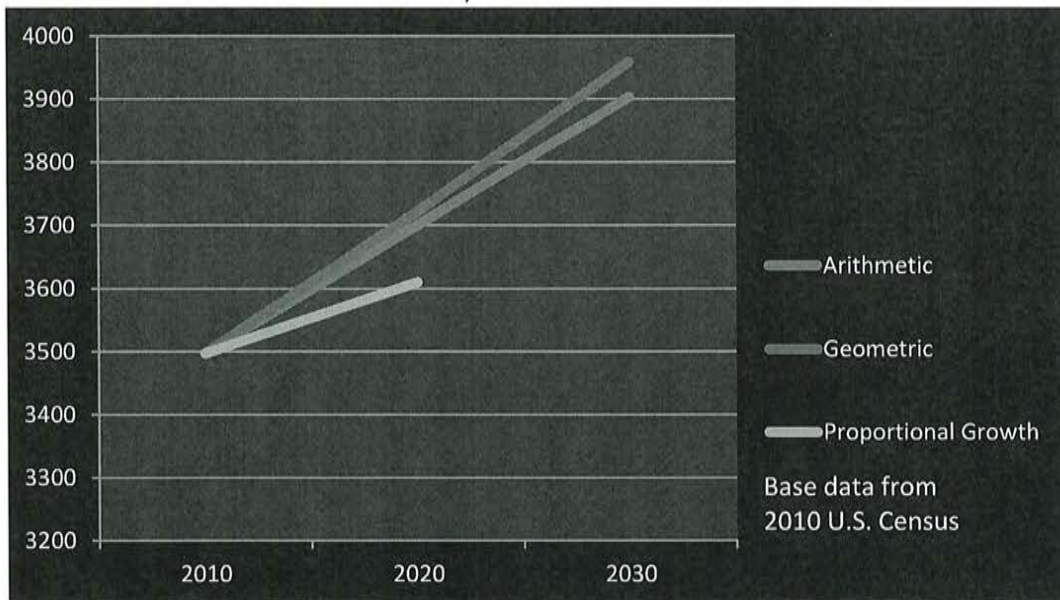
Making population projections for a small community is problematic because the decisions of a few people can have a significant impact on the future population of a municipality. If a property owner decides to "hang on" to a parcel and not develop it, that affects growth in one way. If the property owner proposes a mobile home park or apartment complex on that site, it can affect it another way. The local and regional economy also has an impact that cannot be predicted with assurance over any length of time.

The 2001 Plan identified several projections as a range of possible changes in the City's population over the period 1980 to 2010. With updated information from both the 2000 and 2010 Census that were not available when the last plan was being created, updated population projections have been created.

TABLE 9 YEAR 2030 POPULATION PROJECTIONS CITY OF CORUNNA			
Year 2030 Population Projections			
2010 (a)	Arithmetic (c)	Geometric (d)	Proportional Growth (e)
3,497	3,613	3,721	3,610

(a) Data from 2010 U.S. Census.
 (b) Represents extension of population trend between 2000 and 2010 based on constant growth in real numbers, performed by ROWE.
 (c) Represents extension of population trend between 1990 and 2010 on a percentage basis, performed by ROWE.
 (d) Represents population increase assuming Corunna grows at the same rate as Shiawassee County as a whole and preserves its current share of the County's population. Future County population projections taken from State Demographer's office, analysis performed by ROWE.

Figure 2
 Year 2020 Population Projections
 City of Corunna



1. No data for GLS Region V.
2. Population Projections by County from Office of the State Demographer only go through 2020.

Household Size

Changes in household size (the average number of persons per household) have a direct effect on the impact that changes in population have in the demand for additional dwellings. Table 10 shows that the 2014-2018 American Community Survey estimates that only 55.4% of at households were consider "family households" consisting of at least two related individuals. This is a substantially lower percentage than the county or the state. This is likely due to the high percentage of apartments available in the city. The discrepancy between the city and the city or state also apply to married couple households, which consist of, at a minimum, a married couple. Only 15.7% of all of the households in the city are the traditional nuclear family with two parents and at least on child under 18 years old. In this case the city is not that different than the county or state. One parent households on the other hand were estimated to make up 9.4% of the households in the city. Non-family households consisting of one or more people, none related to each other make up 44.6% of all households in the city, including 31.7% living alone.

TABLE 10 HOUSEHOLD TYPES 2014-2018						
	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Total households	1,367	100%	27,741	100%	3,909,509	100%
Family households (families)	758	55.4%	19,139	69.0%	2,514,380	64.3%
With own children under 18 years	343	25.1%	7,354	26.5%	102,490	26.2%
Married-couple family	553	40.5%	14,863	53.6%	1,851,321	47.4%
With own children under 18 years	215	15.7%	5,074	18.3%	677,486	17.3%
Female householder, no husband present	139	10.2%	2,759	9.9%	477,536	12.2%
With own children under 18 years	106	7.8%	1,471	5.3%	255,964	6.5%
Male householder, no wife present	66	4.8%	1,517	5.5%	185,523	4.7%
With own children under 18 years	22	1.6%	800	2.9%	90,840	2.3%
Nonfamily households	609	44.6%	8,602	31.0%	1,395,129	35.7%
Householder living alone	433	31.7%	6,696	24.1%	1,146,430	29.3%
Householder 65 years and over	188	13.8%	3,099	11.2%	454,134	11.6%
Data from 2014-2018 American Community Survey						

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TABLE 11 AVERAGE HOUSEHOLD SIZE 1990 – 2018			
Year	City of Corunna	Shiawassee County	State of Michigan
2000	2.33	2.64	2.56
2010	2.94	2.54	2.49
2018*	2.28	2.44	2.49

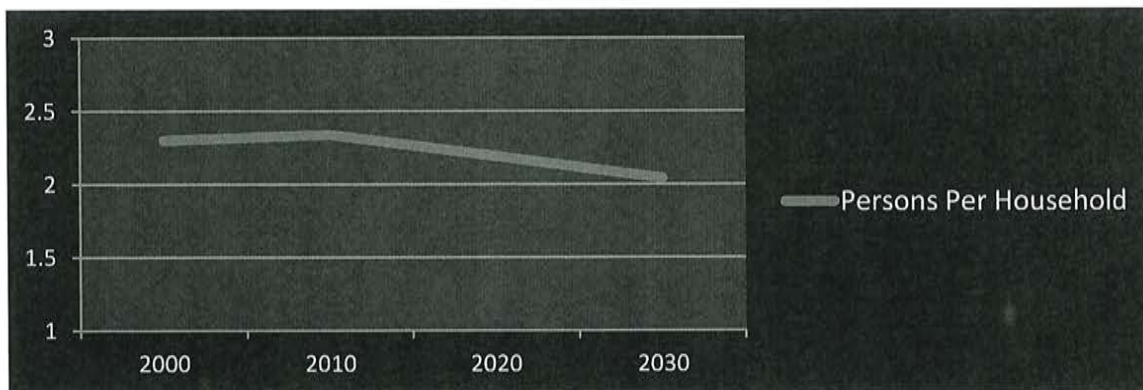
Data from 2000, 2010 US Decennial Census; 2014-2018 American Community Survey*

In most of the United States, household size has been decreasing due to couples having less children and a generally aging population. However, Corunna bucked this trend in the period between 2000 and 2010 with a slight increase in the City's average household size. However, by 2018 the average household size was estimated to have dropped, falling more in line with the state and national trends.

TABLE 12 PERSONS PER HOUSEHOLD TRENDS AND PROJECTIONS 2000 - 2030						
Category	2000 (a)	2010 (a)	Number	%	2020 (b)	2030 (b)
Persons Per Household	2.3	2.34	.04	1.7	2.19	2.04

(a) Data from 2000 and 2010 US Decennial Census
(b) Projections based on average household size change from 1980-2010

Figure 3
Persons Per Household Trends and Projections
Corunna, MI



- (a) Data from 2000 and 2010 U.S. Census.
(b) Projections based on average household size change from 1980-2010

Both the County and City have a somewhat lower percentage of residents over 25 years old that have some type of college degree, per Table 13 below. Futurists and economic

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developers stress the need in the new "knowledge economy" for communities to attract college graduates if they are to ensure future economic growth. With the centralized location between Flint and Lansing, the area should be able to attract a higher percentage of college-educated individuals through its quality of life and location. This can be a factor to help to bolster the area's long-term economic growth with the City's easy access to the educational services of the Shiawassee Regional Education Service District (SRES D), the Corunna Public School System, and from the neighboring Baker College of Owosso, which sits about 3 miles west of downtown Corunna. In addition, city residents have relatively easy access to colleges in the Flint and Lansing area

**TABLE 13
EDUCATIONAL ATTAINMENT
2014-2018***

	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Population 25 years and over	2,284	100.0	47,813	100.0	6,772,215	100.0
Less than 9th grade	12	0.5	712	1.5	200,210	3.0
9th to 12th grade, no diploma	262	11.5	2,901	6.1	441,326	6.5
High school graduate (includes equivalency)	827	36.2	17,352	36.3	1,966,809	29.0
Some college, no degree	540	23.6	13,155	27.5	1,590,065	23.5
Associate degree	238	10.4	5,478	11.5	636,753	9.4
Bachelor's degree	219	9.6	5,426	11.3	1,179,677	17.4
Graduate or professional degree	186	8.1	2,789	5.8	757,375	11.2

*Estimates based on average of 2014-2018 surveys by American Community Survey

Housing Characteristics

Housing is the principal land use in the city and changes in housing also reflect changes in household income, size, and type. Table 14 shows that the number of dwelling units in the city grew at a faster rate than either county or the state as a whole between 1990 and 2010. However, the rate of growth slowed considerably over the period 2000 to 2010 in comparison with the previous decade. The estimated growth from 2010 to 2018 is estimated to be substantial for all three levels of government. This has resulted in a limited drop in population even though the average number of persons per household has dropped significantly.

TABLE 14 HOUSING UNITS 1990-2018						
Housing Units	City of Corunna		Shiawassee County		State of Michigan	
	#	% Change	#	% Change	#	% Change
1990	1,115		24,864		3,419,331	
2000	1,320	18.4%	26,896	8.2%	3,785,661	10.7%
2010	1,384	4.8%	27,481	2.2%	3,872,508	2.3%
2018*	1,484	7.2%	30,242	10.0	4,580,939	18.3

Data from 1990, 2000, and 2010 U.S. Decennial Census; 2014-2018 American Community Survey*

TABLE 15 YEAR HOUSEHOLDER MOVED INTO UNIT 2014-2018*						
Housing Units	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Occupied housing Units	1,367	100.0%	27,741	100.0%	3,909,509	100.0%
Moved in 2017 or Later	99	7.2%	1,053	3.8%	174,579	4.5%
Moved in 2015-2016	278	20.3%	2,627	9.5%	455,630	11.7%
Moved in 2010-2014	479	35.0%	7,043	25.4%	1,083,327	27.7%
Moved in 2000 -2009	234	17.1%	5,993	21.6%	941,173	24.1%
Moved in 1990- 1999	113	8.3%	4,560	16.4%	585,508	15.0%
Moved in 1989 and earlier	164	12.0%	6,465	23.3%	669,292	17.1%

*Estimates based on average of 2014-2018 surveys by American Community Survey

The data in Table 15 measures the transient character of a community. It indicates that the City's population tends to be less permanent than compared to the county or state. This is likely due to the higher percentage of rental housing in the city versus the county or state as a whole as shown in Table 16. This will shape the sorts of policies that the City

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should approach, understanding that a focus primarily or exclusively on owner-occupied housing will not be sufficient for Corunna's current demographic composition.

TABLE 16 HOUSING TENURE 2014-2018						
Housing Units	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Occupied	1,367	92.1%	24,282	80.3%	3,909,509	85.3%
Owner-occupied	697	51.0%	20,899	75.3%	2,777,114	71.0%
Renter-occupied	670	49.0%	6,842	24.7%	1,132,395	29.0%

Data from 2014-2018 American Community Survey*

Table 16 also shows that the estimated occupancy rate in 2018 was 92.1 %, slightly higher than the 91.1% in 2010. This compares with much higher vacancy rates in the county and state as a whole.

The diversity of housing types discussed above is reflected in Table 17, which shows the estimated breakdown in type of structures over the period 2014 – 2018. Overall, the housing stock is characterized by detached single-family homes, with these structures making up 55.5 percent of all housing units. In comparison with the 2010 Decennial Census, which showed 59.9 percent of the homes in the City were of the one-family variety.

TABLE 17 UNITS IN STRUCTURE 2014 - 2018						
	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Total housing units	1,484	100.0%	30,242	100.0%	4,580,939	100.0%
1-unit, detached	824	55.5%	24,282	80.3%	3,310,218	72.3%
1-unit, attached	0	0.0%	371	1.2%	208,976	4.6%
2 units	33	2.2%	939	3.1%	107,731	2.4%
3 to 4 units	55	3.7%	793	2.6%	119,258	2.6%
5 to 9 units	250	16.8%	779	2.6%	193,845	4.2%
10 to 19	234	15.8%	706	2.3%	162,898	3.6%
20 or more	88	5.9%	735	2.4%	234,885	5.1%
Mobile home	0	0.0%	1,637	5.4%	242,072	5.3%
Boat, RV, van, etc.	0	0.0%	0	0.0%	1,056	0.0%

Estimates based on average of 2014-2018 surveys by American Community Survey.

The data in Table 17 shows that over 44 percent of all homes in the City are located in multi-family structures. These structures house anywhere from 2 to 50 units and have grown as a percentage of the residential housing stock since the 2000 Plan, when single-

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family housing made up 67.1 percent of all residential structures.

According to the ACS, mobile homes make up 0.0 percent (for all residential structures in the city, a reduction from 1.6 percent in the 2000 Plan.

TABLE 18 MEDIAN HOUSE VALUES 1990 - 2018						
Total Housing Units	City of Corunna		Shiawassee County		State of Michigan	
	\$	% Change	\$	% Change	\$	% Change
1990	\$42,300		\$47,200		\$60,600	
2000	\$84,800	100.0%	\$95,900	103.2%	\$115,600	90.8%
2014 - 2018*	\$89,700	5.8%	\$115,300	20.3%	\$146,200	26.5%

Data from 1990, and 2000 U.S. Decennial Census; *Estimates based on average of 2014-2018 surveys by American Community Survey.

Data in Table 18 shows the median value of housing in the City for the years 2000, 2010 and the average value between 2014 and 2018 and compares the change with the median for the county and state. The data shows an increase in housing value. Because of the gap in the data between 2000 and the average between 2014 and 2018, the likely drop in values caused by the "great recession" of 2008 to 2010 is not reflected other than in the modest increase in the later values.

TABLE 19 HOUSE VALUE 2014-2018*						
	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Specified owner-occupied units	697	100.0%	20,899	100.0%	2,777,114	100.0%
Less than \$50,000	53	7.6%	1,886	9.0%	356,700	12.8%
\$50,000 to \$99,999	353	50.6%	6,639	31.8%	549,812	19.8%
\$100,000 to \$149,999	166	23.8%	5,187	24.8%	518,825	18.7%
\$150,000 to \$199,999	61	8.8%	3,677	17.6%	463,677	16.7%
\$200,000 to \$299,999	56	8.0%	2,386	11.4%	474,796	17.1%
\$300,000 to \$499,999	0	0.0%	841	4.0%	300,205	10.8%
\$500,000 to \$999,999	8	1.1%	206	1.0%	93,122	3.4%
\$1,000,000 or more	0	0.0%	77	0.4%	19,977	0.7%
Median (dollars)	\$89,700		\$115,300		\$146,200	

*Estimates based on average of 2014-2018 surveys by American Community Survey.

TABLE 20 GROSS RENT 2014-2018*						
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	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Specified renter-occupied units	630	100.0%	6,383	100.0%	1,072,349	100.0%
Less than \$500	67	10.6%	1,084	17.0%	132,753	12.4%
\$500 to \$999	508	80.6%	4,267	66.8%	585,495	54.6%
\$1,000 to \$1,499	55	8.7%	930	14.6%	268,180	25.0%
\$1,500 to \$1,949	0	0.0%	53	0.8%	57,204	5.3%
\$2,000 to \$2,499	0	0.0%	17	0.3%	16,910	1.6%
\$2,500 to \$2,999	0	0.0%	7	0.1%	5,464	0.5%
\$3,000 or more	0	0.0%	25	0.4%	6,343	0.6%
Median (dollars)	\$825		\$726		\$850	
No rent paid	40		459		60,046	

*Estimates based on average of 2014-2018 surveys by American Community Survey.

As shown in Table 20, the clear majority of the gross rents between 2014 and 2018 were between \$500 and \$999. The county and the state, on the other hand, had significantly higher percentages of rents over \$1,000. The median rent for the City was close to that of the state but higher than the county, which had a higher percentage of rents below \$500 per month. One potential reason for the somewhat higher rents than the county could be the significant number of units that have been built in the City of Corunna in the last 20 years.

Total Housing Units	City of Corunna		Shiawassee County		State of Michigan	
	\$	% Change	\$	% Change	\$	% Change
1990	\$278		\$275		\$341	
2000	\$498	79.1%	\$482	75.3%	\$546	60.1%
2014-2018*	\$825	65.7%	\$726	50.6%	\$850	55.7%

Data from 1990 and 2000 U.S. Decennial Census; *Estimates based on average of 2014-2018 surveys by American Community Survey.

However, the dramatic rise in rents is worth paying attention to (Table 21). A 65.7 percent increase in median rents, in a timespan when neither property values nor population overall rose dramatically, is a notable statistic that does not seem to be in line with market characteristics.

Shown in Table 22 is the year structures were built which can reflect the pattern of housing growth over time. The majority of the building structures in the City were built in 1939 or earlier (28.4 percent) followed by 1990 to 1999 (18.9 percent) and 1970 to 1979 (17.6 percent). The ACS data indicates that there have been very few buildings (30)

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built since 2010, although this is inconsistent with the 100 dwelling unit change shown in Table 14, although this may be due in part to the fact that year structure was build data is reported by the resident, and in some cases they may be off on the year. The current data does not appear to reflect the completion of Caviler Greene.

TABLE 22 YEAR STRUCTURE BUILT 2014-2018*						
	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Total housing units	1484	100%	30242	100%	4580939	100%
2014 or Later	0	0.0	50	0.2	36909	0.8
2010 to 2013	30	2.0	171	0.6	54480	1.2
2000 to 2009	108	7.3	2598	8.6	453004	9.9
1990 to 1999	440	29.6	3657	12.1	504698	13.2
1980 to 1989	73	4.6	2489	8.2	454292	9.9
1970 to 1979	192	12.9	5260	17.4	704492	15.4
1960 to 1969	186	12.5	3542	11.7	546353	11.9
1950 to 1959	155	10.4	3337	11.0	687047	15.0
1940 to 1949	116	7.8	2213	7.3	355865	7.8
1939 or earlier	184	12.4	6925	22.9	638799	14.9
*Estimates based on average of 2014-2018 surveys by American Community Survey						

TABLE 23 SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME 2014-2018*						
	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Housing Units with a mortgage	405	100.0%	12,369	100.0%	1,673,977	100.0%
Less than 20.0 percent	195	48.1%	6,565	53.1%	857,621	51.2%
20.0 to 24.9 percent	50	12.3%	1,756	14.2%	253,387	15.1%
25.0 to 29.9 percent	77	19.0%	1,448	11.7%	161,049	9.6%
30.0 to 34.9 percent	35	8.6%	732	5.9%	101,547	6.1%
35.0 percent or more	48	11.9%	1,868	15.1%	300,373	17.9%
Not computed	0		16		7,044	
*Estimates based on average of 2014-2018 surveys by American Community Survey						

Table 23 shows the cost of housing as a percentage of income for owner occupied housing. The general rule of thumb is that one-third of the household income should go towards household expenses. The majority of the home owners (89.5 percent) pay less

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than one-third of their income to housing. However, 11.9 percent of the population does pay 35 percent or more in household income. These percentages are similar to the county and state as a whole.

The gross rent as a percentage of household income is shown in Table 24. The same one-third rule still applies to rental housing as well. In the City, 39.4 percent pay 35 percent or more of their gross income than the recommended one-third of rent. The county and the state as a whole have figures of 37.1 percent and 40.9 percent, respectively. This compares with only 24 percent of households that needed to pay 35 percent or more of their income for gross rent in 2000.

TABLE 24 GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME 2014-2018*						
	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Occupied units paying rent	596	100.0%	6,269	100.0%	1,044,873	100.0%
Less than 15.0 percent	98	16.4%	991	15.8%	140,907	13.5%
15.0 to 19.9 percent	112	18.8%	982	15.7%	135,027	12.9%
20.0 to 24.9 percent	49	8.2%	665	10.6%	130,890	12.5%
25.0 to 29.9 percent	53	8.9%	807	12.9%	119,762	11.5%
30.0 to 34.9 percent	49	8.2%	498	7.9%	90,599	8.7%
35.0 percent or more	235	39.4%	2,326	37.1%	427,688	40.9%
Not computed	74		573		87,522	
*Estimates based on average of 2014-2018 surveys by American Community Survey						

Employment Characteristics

Table 25 shows that over the period 2014 to 2018, there were 1,449 employed residents of the City of Corunna, a dramatic 21.4 percent increase from 2010. The increase is likely the result of the on-going economic recovery nation-wide since 2010 that has increase the number of jobs available.

The data in Table 25 also shows that the residents of the city are more likely to be employed in sales and office occupations and less in management, professional and related occupations than the county or state as a whole.

TABLE 25 OCCUPATION 2014-2018*						
OCCUPATION	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Employed civilian population 16 years and over	1,449	100.0%	31,824	100.0%	4,598,487	100.0%
Management, professional, and related occupations	360	24.8%	9,037	28.4%	1,659,703	36.1%
Service occupations	182	12.6%	5,228	16.4%	815,617	17.7%
Sales and office occupations	418	28.8%	6,867	21.6%	981,395	21.3%
Natural resources, construction, and maintenance occupations	161	11.1%	3,772	11.9%	363,017	7.9%
Production, transportation, and material moving occupations	328	22.6%	6,920	21.7%	778,755	16.9%

*Estimates based on average of 2014-2018 surveys by American Community Survey

The employed residents are classified by 'Industry" in Table 26. The top classification for the City of Corunna is education, health, and social services (25.9 percent). This is somewhat greater than the county or the state. The second and third largest categories are manufacturing (17.2 percent) and retail trade (16.9 percent).

TABLE 26 INDUSTRY 2011-2015						
INDUSTRY	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Employed civilian population 16 years and over	1,449	100.0%	31,842	100.0	4,598,487	100.0%

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Agriculture, forestry, fishing and hunting, and mining	45	3.1%	600	1.9%	54,265	1.2%
Construction	89	6.1%	2,565	8.1%	240,108	5.2%
Manufacturing	249	17.2%	5,754	18.1%	853,474	18.6%
Wholesale trade	35	2.4%	678	2.1%	109,204	2.4%
Retail trade	245	16.9%	3,967	12.5%	504,628	11.0%
Transportation and warehousing, and utilities	42	2.9%	1,658	5.2%	197,724	4.3%
Information	16	1.1%	486	1.5%	68,361	1.5%
Finance, insurance, real estate, and rental and leasing	40	2.8%	1,274	4.0%	249,639	5.4%
Professional, scientific, management, administrative, and waste management services	94	6.5%	2,055	6.5%	435,479	9.5%
Educational, health and social services	376	25.9%	7,206	22.6%	1,077,151	23.4%
Arts, entertainment, recreation, accommodation and food services	43	3.0%	2,245	7.1%	437,482	9.5%
Other services (except public administration)	95	6.6%	1,763	5.5%	213,677	4.6%
Public administration	80	5.5%	1,573	4.9%	157,295	3.4%

*Estimates based on average of 2014-2018 surveys by American Community Survey

Class of worker is a way to categorize a workforce between private, public, self-employed, and unpaid. While the majority of the population over 16 are private wage and salary workers (75.7 percent), a higher percentage are classified as government workers (15.3 percent) than the county and state, as shown in Table 27.

**TABLE 27
CLASS OF WORKER
2014-2018***

CLASS OF WORKER	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Employed civilian population 16 years and over	1,449	100.0%	31,824	100.0%	4,598,487	100.0%
Private wage and salary workers	1,097	75.7%	26,199	84.7%	3,893,255	84.7%
Government workers	222	15.3%	3,683	10.3%	474,598	10.3%
Self-employed workers in own not incorporated business	130	9.0%	1,880	4.8%	222,795	4.8%
Unpaid family workers	0	0.0%	62	0.2%	7,839	0.2%

*Estimates based on average of 2014-2018 surveys by American Community Survey

Income

Income is a strong indicator of the type of employment residents have and affects the local economy. The city's top three income brackets, in order, are \$50,000 to \$74,999

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(24.3 percent), \$35,000 to \$49,999 (18.7 percent) and \$15,000 to \$24,999 (15.9 percent), as shown in Table 28. The county's top three, in order, are \$50,000 to \$74,999 (21.1 percent), \$35,000 to \$49,999 (15.6 percent) and \$100,000 to \$149,999 (12.8 percent). The state's top three income brackets, in order, are \$50,000 to \$74,999 (18.4 percent), \$35,000 to \$49,999 (13.8 percent), and \$100,000 to \$149,999 (13.6 percent). The City has a lower median household income than both the county and state. This is directly linked to the percentage of the population that are in higher income brackets in the county and state.

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TABLE 28 INCOME 2014-2018*						
INCOME IN 2015*	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Households	1,367	100.0%	27,741	100.0%	3,909,509	100.0%
Less than \$10,000	93	6.8	1,328	4.8	270,974	6.9
\$10,000 to \$14,999	69	5.0	997	3.6	152,415	4.7
\$15,000 to \$24,999	217	15.9	3,120	11.2	394,491	10.1
\$25,000 to \$34,999	156	11.4	2,922	10.5	359,924	10.1
\$35,000 to \$49,999	255	18.7	4,329	15.6	540,900	13.8
\$50,000 to \$74,999	332	24.3	5,852	21.1	719,122	18.4
\$75,000 to \$99,999	128	9.4	3,961	14.3	485,187	12.4
\$100,000 to \$149,999	70	5.1	3,562	12.8	531,579	13.6
\$150,000 to \$199,999	38	2.8	1,152	4.2	201,893	5.2
\$200,000 or more	9	0.7	518	1.9	187,024	4.8
Median household income (dollars)	43,264		54,472		54,938	

* Includes benefits (in 2018 inflation-adjusted dollars) Estimates based on average of 2014-2018 surveys by American Community Survey

**TABLE 29
 INCOME SOURCE
 2014-2018***

INCOME SOURCE IN 1999	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Households	1,367	100.0%	27,741	100.0%	3,909,509	100.0%
With earnings	959	70.2	20099	72.5	2901782	74.2
Mean earnings (dollars)	54302		68222		77802	
With Social Security income	479	35.0	10760	38.8	1350120	34.5
Mean Social Security income (dollars)	18144		20491		20260	
With Supplemental Security Income	114	8.3	1645	6.0	243843	6.2
Mean Supplemental Security Income (dollars)	7340		10538		10350	
With retirement income	308	22.5	7183	25.9	878167	22.5
Mean retirement income (dollars)	14842		20800		23305	
With public assistance income	53	3.9	628	2.3	98318	2.5
Mean public assistance income (dollars)	1083		2680		2683	
With Food Stamp/SNAP benefits in the past 12 months	271	19.8	3833	13.8	551968	14.1
*Estimates based on average of 2014-2018 surveys by American Community Survey						

Table 29 is the income sources for the City of Corunna, Shiawassee County, and State of Michigan. Across the board, the top three percentages of the income sources in order are with earnings, social security income, and retirement income. The City of Corunna has the lowest percentage of income sources with earning by a few points and has similar percentages of households with social security and retirement than the state as a whole. The City also gets the lowest amount of mean income in earnings, social security, supplemental security, public assistance, and retirement. This plays into the lower overall income seen in the City.

**TABLE 30
 VEHICLES AVAILABLE
 2014-2018***

VEHICLES AVAILABLE	City of Corunna		Shiawassee County		State of Michigan	
	#	%	#	%	#	%
Households	1367		27741		3909509	
None	99	7.2	1535	5.5	305124	7.8
1	598	43.7	8295	29.9	1327568	34.0
2	510	37.3	10917	39.4	1513527	38.7
3 or more	160	11.7	6994	25.2	763290	19.5

*Estimates based on average of 2014-2018 surveys by American Community Survey

Lastly, the vehicle accessibility/availability is an indication of wealth to own and maintain cars as well as mobility. With a vehicle, one can get more locations at their convenience. At the same time, the density of development in cities allows households without a vehicle to function. Most of the City's households have one or two vehicles, but 7.8 percent have no vehicles, a somewhat greater percentage than the county but closer the states percentage. This may be in part due to the ability of a city resident to address most of their needs without a vehicle. It is significantly greater than the 15% estimated in the 2011 – 2015 American Community Survey data

Chapter 3 Natural Features

Introduction

Land development is a complicated process. The private real estate market cannot handle all allocation decisions. Special attention must also be given to environmentally sensitive areas.

Environmentally sensitive areas can be defined as land areas whose destruction or disturbance will immediately affect the life of the community by either: 1) creating hazards such as flooding; 2) destroying important resources such as wetlands and woodlots; or 3) wasting important productive lands and renewable resources.¹

The purpose of this chapter therefore is two-fold. First, it determines the land most suitable for development, which would require the least development costs and provide the maximum amenities without having adverse effects on existing natural systems. Secondly, it will help identify lands most suitable for recreation-conservation. The applicable natural features of the City of Corunna are presented below.

Significant Site Features

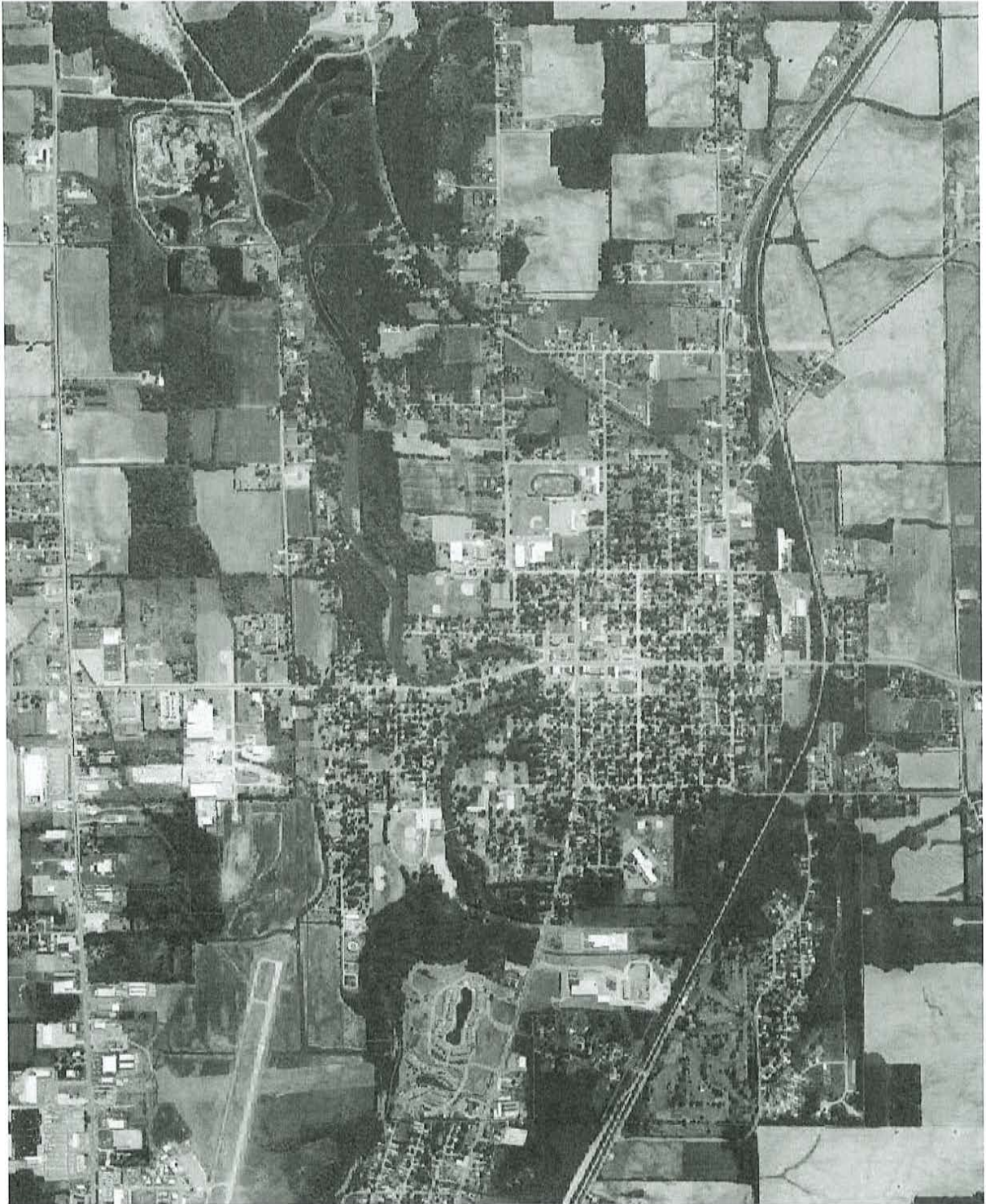
Significant site features are those characteristics which serve to “shape the community,” in some instances discouraging development, and in others attracting particular land use activities.

Topography

The topography of the City of Corunna is generally characterized as flat, with little change in elevation from one point in the City to another. The contour lines from the United States Geological Survey (USGS) 7.5-minute quadrangle base maps, which show elevation contours in 10-foot increments, identify elevations ranging from 740 feet above sea level in the north to 750 feet above sea level in the south. However, the elevations in the southern one-fourth of Corunna show terrain becoming steeper with high points of 814 feet above sea level in the southwest corner of the City.

¹ For a complete discussion of the importance of protecting environmentally sensitive areas see Performance Controls for Sensitive Lands, Planning Advisory Service Reports 307 and 308, June 1975

Map 2 Aerial / Natural Features



Woodlands

The aerial photography of the City of Corunna shows the existence of numerous woodlots throughout the community (see Map 2). These likely second- and third-growth woodlands are valuable as wildlife habitat and aesthetic enjoyment. Woodlands also moderate certain climatic conditions, such as flooding and high winds, by protecting watersheds from siltation and soil erosion caused by storm water runoff or wind. Woodlands can also improve air quality by absorbing certain air pollutants, as well as buffer excessive noise generators. To the extent feasible, these woodlands should be exempt from future land development. In the City of Corunna, many of these are low land woodlands and are closely associated with wetlands.

Hydrology

Surface drainage in the City of Corunna is accomplished by a system of improved storm drains and natural watercourses, including the Shiawassee River and the Caledonia, Wheeler and Escott Drains.

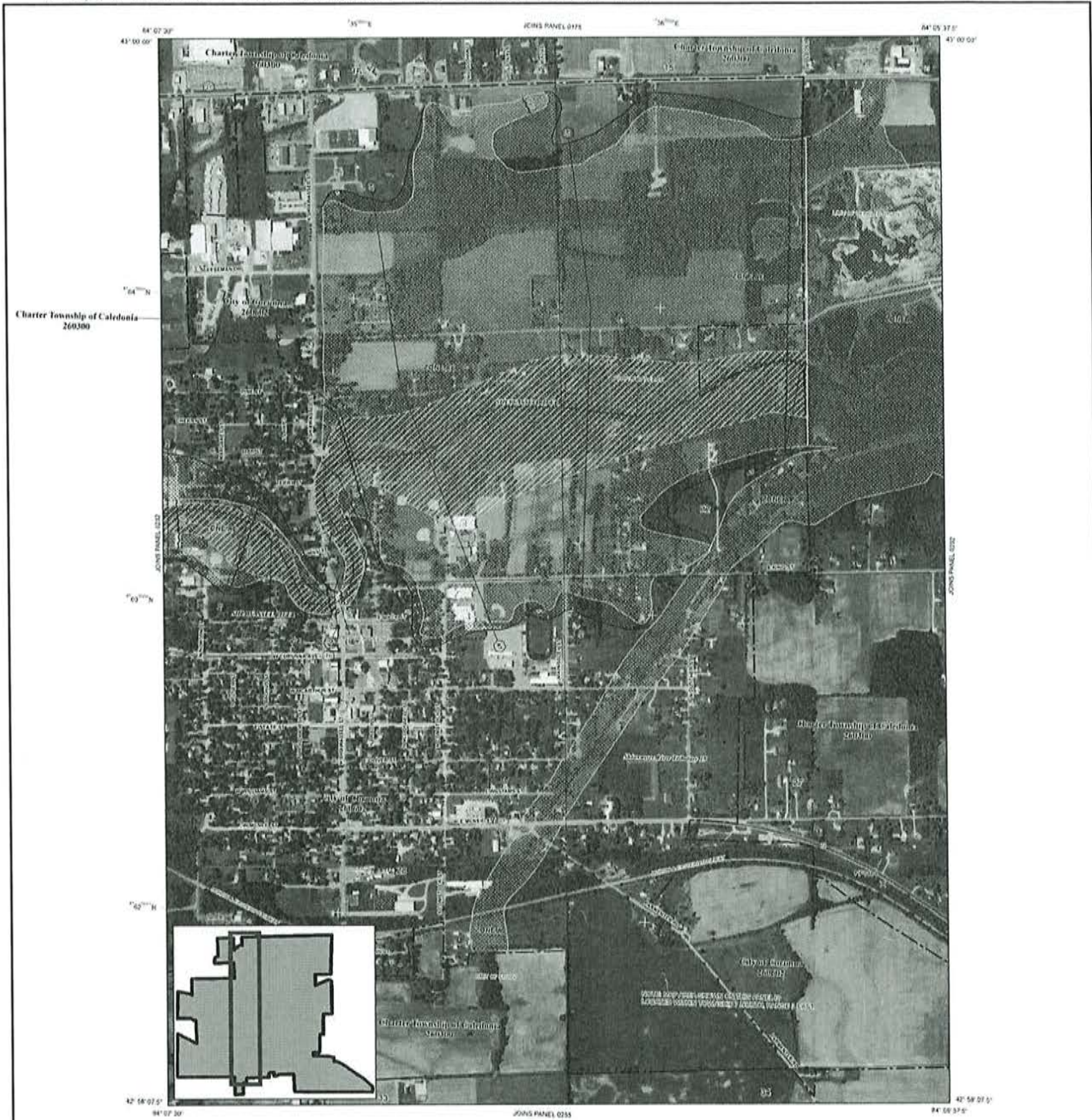
The Federal Emergency Management Administration (FEMA), administers the National Flood Insurance Program (NFIP), which identifies communities with flooding potential and encourages these communities to participate in the program. As part of the program, FEMA, in cooperation with the Surface Water Division of the Michigan Department of Environmental Quality, identify the "100-year flood plain" for that community. The "100-year flood plain" represents the areas along a river, stream, drain, or lake which is expected to have a 1 percent chance of flooding in any given year. In some communities, FEMA also identifies the "500-year flood plain" which represents areas that have a 0.2 percent chance of flooding in any given year, and the "Floodway" which identifies that portion of the river channel and land along either bank, which actually carries a flood downstream.

FEMA has prepared a Flood Plain Map for the City of Corunna with the 100- and 500-year flood plains, along with a floodway delineated. They are shown on Maps 3 and 4. Under FEMA regulations, Corunna may not allow construction within the 100-year flood plain below the estimated elevation of the 100-year flood, although buildings may be built in the 100-year flood plain if the first floor and any areas designed for living quarters are built above the 100-year flood plain elevation. No construction is allowed in the floodway.

With the removal of the dam just north of downtown in 2020, the City of Corunna will be considering future plan to have the current Flood Plain Map revised

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Map 3 Eastern Floodplain in the City of Corunna



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100 year flood) also known as the base flood is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AV, AR, VE, and V. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of sheet flow flooding, velocities also determine.

ZONE AR Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE AV Areas to be protected from 1% annual chance flood by a Federal Flood protection system under construction; no Base Flood Elevation determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be left free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE B Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

OTHERWISE PROTECTED AREAS (OPAs)
OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary

0.2% Annual Chance Floodplain Boundary

Floodway boundary

Zone B boundary

CBRS and OPA boundary

Boundary showing Special Flood Hazard Area zones and boundary showing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.

Base Flood Elevation line and value, elevation in feet*

Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1985

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 2011

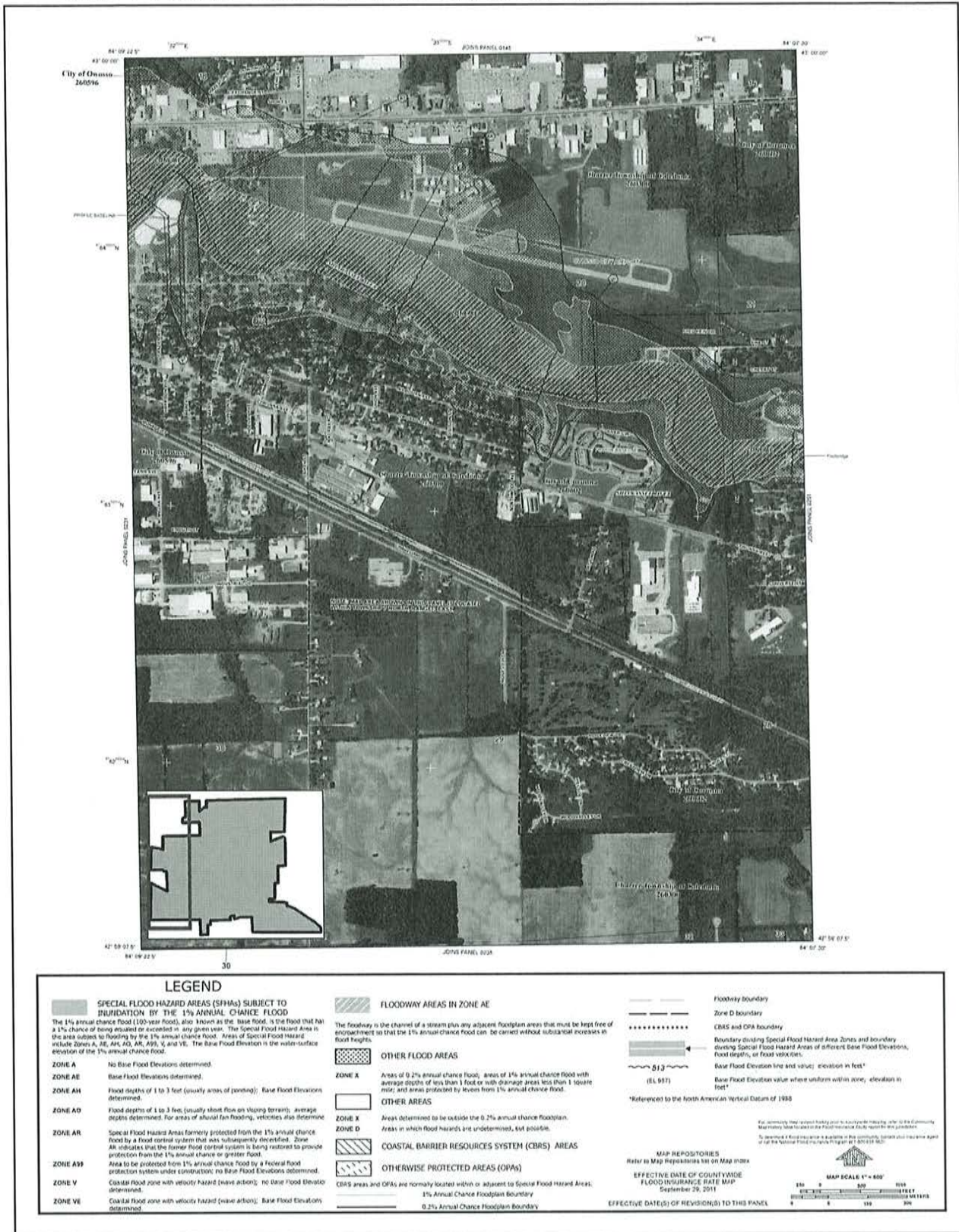
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

MAP SCALE 1" = 600'

For consistency, base flood elevations and floodway boundaries shown on this map were determined using the same methodology as the floodway boundaries shown on the map. The map is intended to provide a general overview of the floodway boundaries and is not intended to be used for engineering or other purposes. Contact your insurance agent for more information regarding flood insurance.

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Map 4 Western Floodplain in the City of Corunna



Map 3 shows that a considerable amount of land is within the 100-year flood plain on the eastern side of the City. Some land has already been developed, including the site of the Corunna High School, Walnut Acres Apartments, a portion of the Riverwalk Apartments site (but none of the apartments) and several residences north and south of the Shiawassee River, east of Shiawassee Street. However, large portions of the flood plain remain undeveloped. Portions of the floodplain may be appropriate for designation as recreation/conservation areas for the purpose of protecting neighboring development against flood hazards.

Map 4 shows the 100-year flood plain on the Western side of the city.

Wetlands

In 1979, the Goemaere-Anderson Wetland Protection Act was enacted by the State of Michigan. This legislation was passed to protect wetlands by restricting their use to certain activities (fishing, boating, farming, among others), while allowing other activities only after permit approval by the State of Michigan. Permits are approved only upon a review of an environmental assessment filed by the petitioner and upon a finding that the activity is in the public interest. In 1994, the act was incorporated into the Natural Resources and Environmental Protection Act.

Under the provisions of the Act, a wetland is defined as "land characterized by the presence of water at a frequency and duration sufficient to support, and under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp or marsh." The operative words are wetland vegetation. Therefore, the Act excludes those areas that are flooded in the spring but rarely have water in them at any other time of the year and, as a result, do not support aquatic plants or animals.

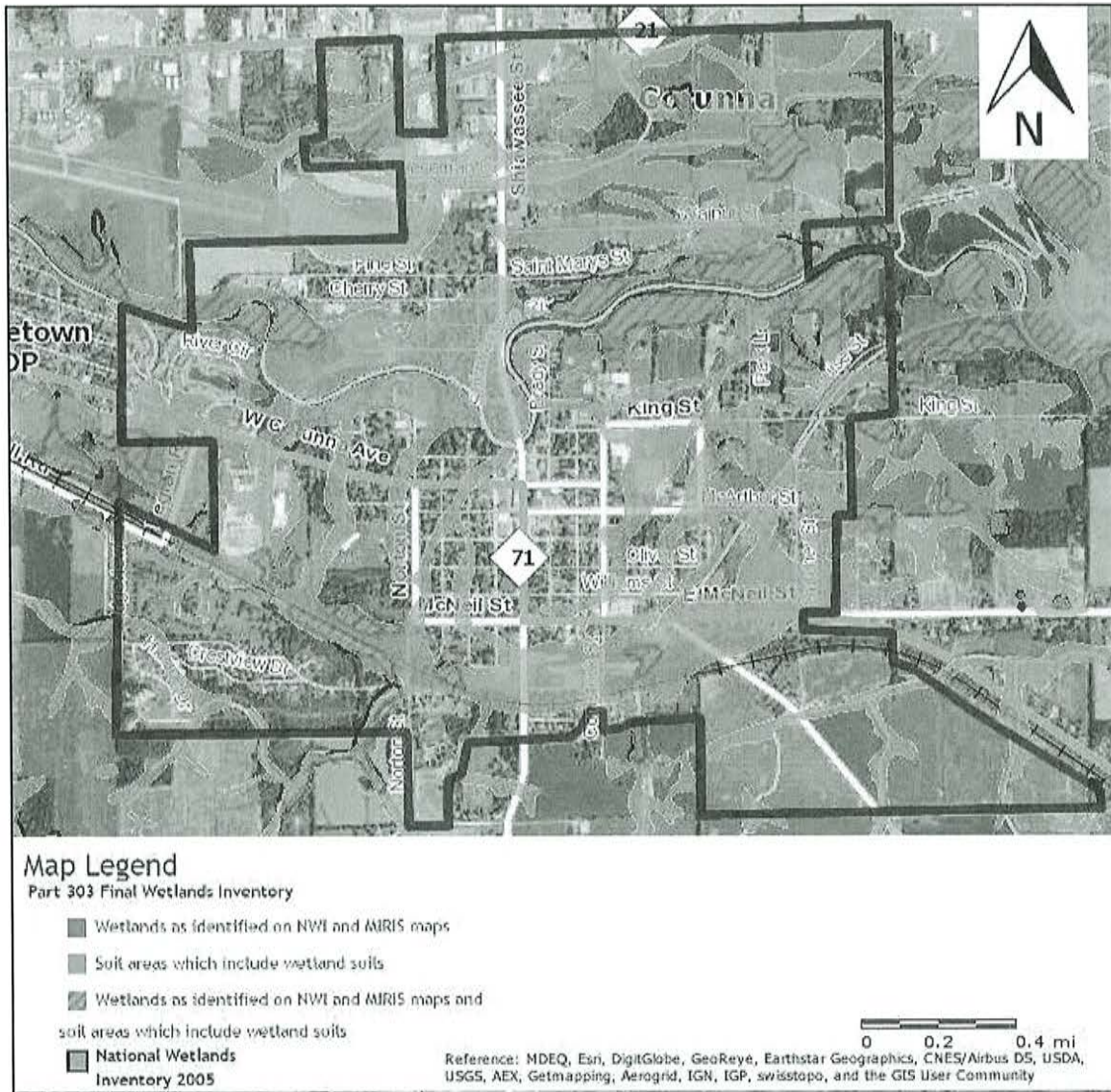
Once a wetland is designated as such, the next question concerns jurisdiction. In Michigan, there are federal and local wetland regulations, as well as the state provisions. The Michigan Department of Environmental Quality's authority is determined by using one of three tests. The acreage is within its jurisdiction if it:

- Has a permanent surface water connection, or is in otherwise direct physical contact with an inland lake or pond, river, stream or a Great Lake;
- Is a seasonal or intermittent stream (need not have year-round water and may be as small as 1 foot wide by 3 feet deep) or surface water connection to an inland lake or pond, river, stream or a Great Lake, or if it;
- Is greater than 5 acres in size and in a county of more than 100,000 population.

The Department of Environmental Quality with other partners have a wetland inventory for the City of Corunna using aerial photographs. This inventory is shown in Map 5.

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Map 5 Wetland Inventory in the City of Corunna



Soils

The U.S. Soil Conservation Service has conducted a soil survey of Shiawassee County. This investigation classified the soil types for undeveloped portions of the City of Corunna.

Of the several types of soils classified as sensitive, the common characteristics which they share is a high-water table.

While the wetness characteristics could offer constraints for residential, commercial and industrial development, the soils offer only moderate limitations for picnic, playground, trail, and other similar types of recreational development. Sensitive soil areas within the City of Corunna are shown on Map 6.

Map 6 Soil Types in the City of Corunna

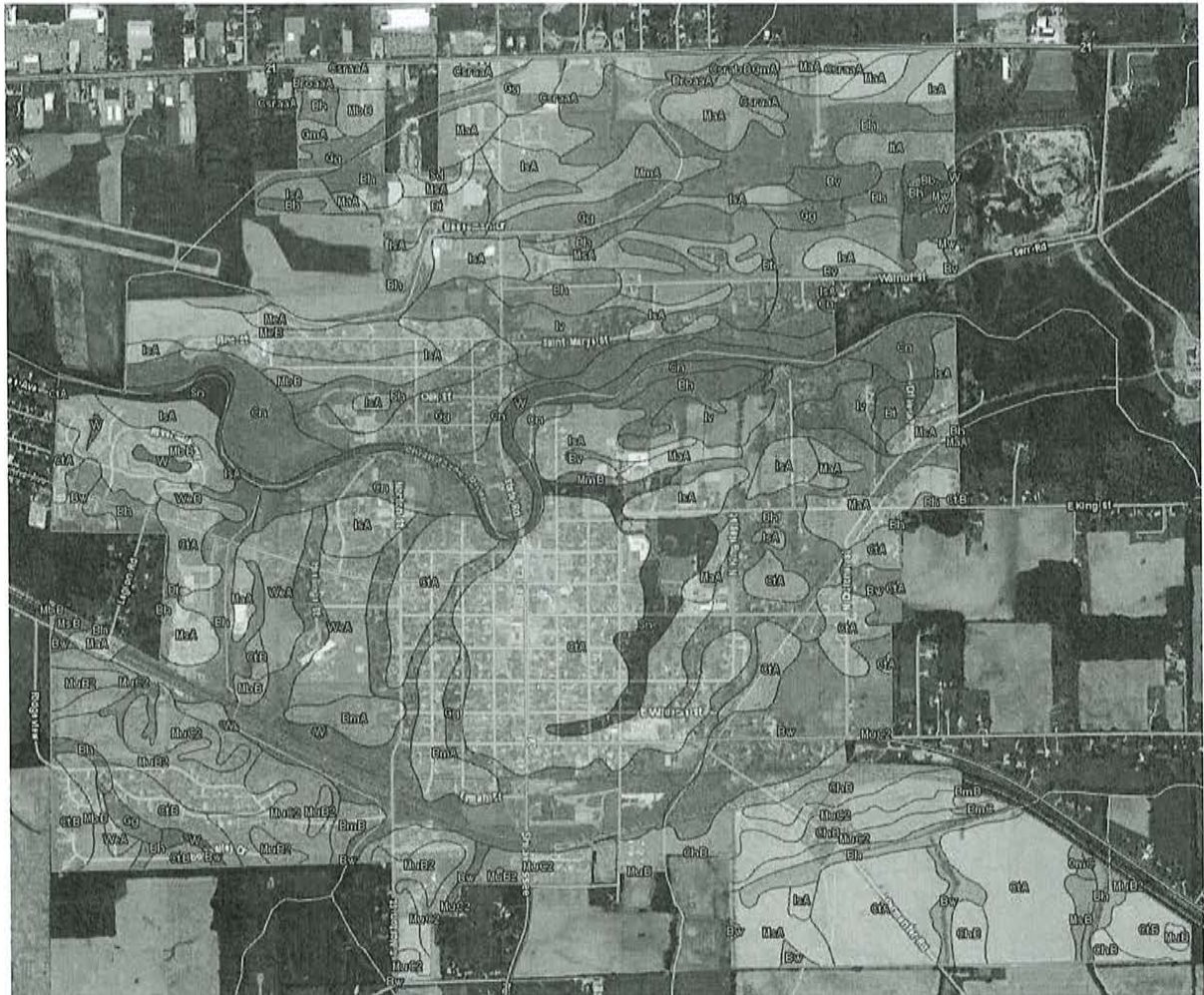


Climate







There are no unusual climatic conditions that would severely impede outdoor recreational activities. The weather is of the humid continental character modified by the Great Lakes. Temperature data obtained from the National Weather Service in Lansing reveal a mean annual temperature of 47.2 degrees Fahrenheit and average July temperature of 66.8 degrees Fahrenheit. Uniform precipitation occurs at a rate of 28.8 inches per year. Average snowfall in the area is 41.4 inches annually. Variations in the weather pattern afford local residents an opportunity to enjoy seasonal recreational activities.

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Map 7 Sensitive Soils in the City of Corunna



Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Chapter 4 Market Assessment

Introduction

In 2014, the City of Corunna, the City DDA, and the Corunna Public Schools hired the Gibb's Planning Group to conduct a retail and residential market analysis. The report was presented to the City in September 2014. The housing and commercial market assessments were revised to reflect the information from that report.

Housing Requirements

The report projected that the "Corunna market area will have a demand for 25 to 40 additional age-targeted housing by 2016, and will continue at that annual rate through 2021 as the active adult population bulge evolves out of their existing 50-year-old housing stock. In addition, Corunna has a demand for up to 65 to 75 urban loft-type apartments if located within walking distance of the downtown and built with high ceilings, large windows, and modern fixtures.

The "age-targeted" housing is primarily for empty-nesters transitioning from larger homes and looking for a walkable, urban setting. The report recommends housing consisting of "inline four to six-plex buildings."

Figure 4
Multiple Unit Housing



From City of Corunna Retail & Residential Market Analysis, Gibbs Planning Group

The demand for 65 to 75 (total) urban loft-type apartments is to provide sites for "young singles and couples, single parents and empty nesters." Some of these may be addressed by the Cavalier Greene Apartments, although many of those units will be designed for families and the elderly, leaving excess demand for loft type apartments that could be provided as part of new commercial development or through conversion of the second floor of the few downtown buildings that do not already have apartments on the second floor.

Industrial Needs

Data in Tables 31, 32, and 33 summarize three methodologies commonly used in estimating future industrial land area needs. They are population, land use, and employment density ratios.

The greater accuracy is achieved through the application of employment density ratios. If employment by industry can be estimated, a worker density factor can be applied, resulting in a total acreage requirement. Estimating employment levels is, however, beyond the scope of this plan. Industrial land area needs are more readily estimated using land or population ratios.

Population ratios represent acreage requirements as a proportion of the total population. Data in Table 32 indicates that 12 acres of industrial land are required for every 1,000 people. Based on a population projection of 3,450 persons in the year 2010, the City of Corunna would need 41.4 acres of industrial land.

Estimating industrial land use can be accomplished by employing land use ratios. By surveying the amount of land devoted to industrial uses in other communities, an average can be calculated and used as a standard for planning purposes. The American Planning Association has compiled this information. It is presented in Table 33. Using this standard, eight percent of the City's land area should be utilized for industrial development. This equates to approximately 165 acres.

Presently, only 65.4 acres of the City land is used for industrial purposes. We recommend additional acreage needs be devoted to light industrial purposes. Light industrial uses are, in the main, confined within enclosed structures. Compliance with reasonable performance standards should also be required to reduce adverse impacts on adjoining property. Typical light industrial uses include parts assembly, packaging and warehousing establishments, testing laboratories, as well as certain commercial uses, such as tennis clubs and ice rinks. We recommend a total of 293 acres be utilized for industrial purposes. While this is substantially more than the acreage recommended by applying the guidelines from Table 17 and 18, in view of the City of Corunna's central location in the region and the state, it would appear to be prudent to maintain adequate additional industrial acreage.

**TABLE 31
 EMPLOYMENT/DENSITY RATIOS FOR ESTIMATING INDUSTRIAL LAND USE ***

Industry	Average Number of Employees Per Net Site Acre
Industrial Industries (includes electrical equipment and supply, printing and publishing, apparel and textile products, transportation equipment and similar uses)	30
Intermediate Extensive Industries (includes lumber and wood products, furniture and fixtures, food and kindred products, transportation equipment and similar uses)	14
Extensive Industries (includes tobacco products, petroleum and coal products, wholesale trade and similar uses)	8

*Urban Land Institute, Industrial Development Handbook, 1975

**TABLE 32
 POPULATION RATIOS FOR ESTIMATING INDUSTRIAL LAND USE ***

Category	Ratio
Total gross land requirement for all industry	12 acres/1,000 population
Land requirements for light industry	2 acres/1,000 population
Land requirements for heavy industry	10 acres/1,000 population

*Joseph DeChiara and Lee Koppleman, Planning Design Criteria, 1969

**TABLE 33
 LAND USE RATIOS FOR ESTIMATING INDUSTRIAL LAND USE ***

Community Size	Percent Industrial Land Average
Small Cities and Towns (under 42,000 people)	8%
Large Cities (over 200,000 people)	12%

*American Planning Association, PAS Memo: Land Use Ratios, May 1983

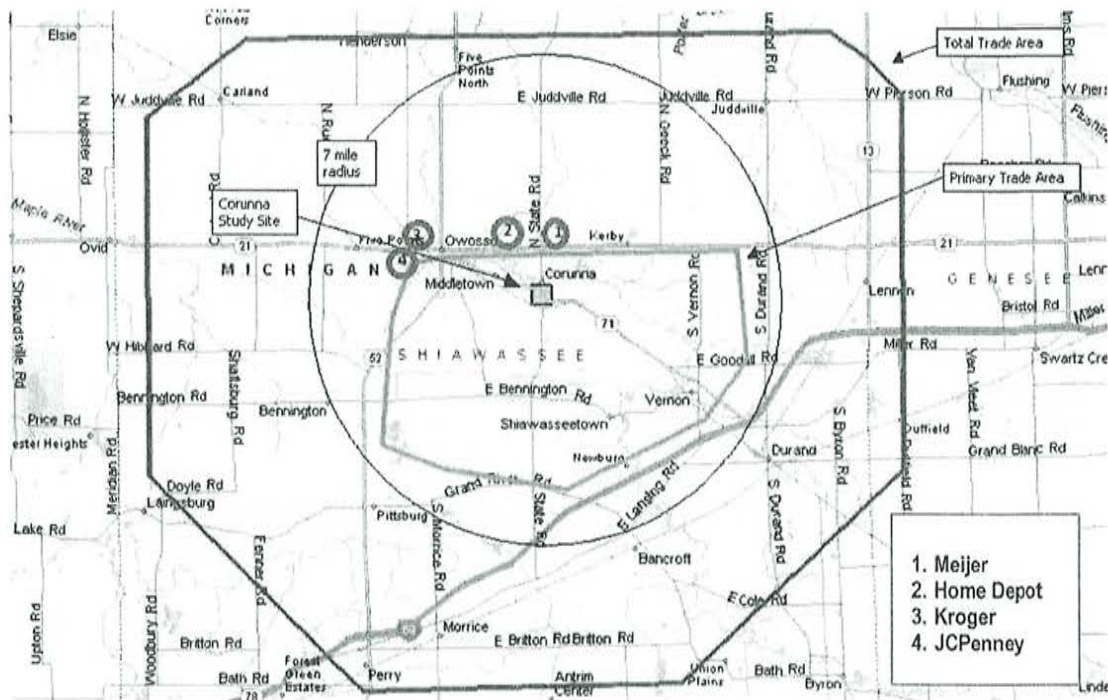
Commercial Needs

Commercial development is a very important ingredient of a community's economic base. Commercial establishments provide goods and services to consumers, promote economic stability, and generally enhance the quality of life for area residents. However, if commercial districts are not suitably located and carefully planned, they can be a disruptive element and ultimately detract from the community.

City of Corunna Retail & Residential Market Analysis showed that Corunna had a statistical demand for nearly 60,500 square feet of additional retail development. The estimated demand included three to four restaurants, a retailer that carries department store merchandise, a furniture or home furnishings store, one to two specialty food services, one to two apparel and shoe stores, and other small retailers.

The demand for this additional commercial floor space would come from the city's primary trade area as shown in map below

Map 8 Corunna Primary Trade Area



From City of Corunna Retail & Residential Market Analysis, Gibbs Planning Group

Figure 5
 Downtown Corunna



From City of Corunna Retail & Residential Market Analysis, Gibbs Planning Group

TABLE 34 2014 SUPPORTABLE RETAIL*	
Category	Size (SF)
Apparel Stores	1400 sf
Auto Parts Stores	400 sf
Beer, Wine, and Liquor Stores	600 sf
Book and Music Stores	400 sf
Department Store Merchandise	3,800 sf
Electronic Stores	900 sf
Florists	100sf
Furniture Stores	900 sf
General Merchandise Stores	11,300 sf
Grocery Stores (Expansion)	19,000 sf
Hardware	1,800 sf
Home Furnishings Stores	400 sf
Jewelry Stores	800 sf
Lawn and Garden Supply Stores	200 sf
Miscellaneous Store Retailers	700 sf
Pharmacy	1,400 sf
Shoe Stores	600 sf
Specialty Food Stores	1100sf
Sporting Goods & Hobby Stores	1,200 sf
Breweries and Pubs	1,900 sf
Full-Service Eating Places	5,600 sf
Limited-Service Eating Places	4,800 sf
Specialty Food Services	1,200 sf
*From City of Corunna Retail & Residential Market Analysis, Gibbs Planning Group	

Office Needs

Commercial development is an important aspect of the growth of any community, in terms of offering adequate commercial services to residents as well as providing a reasonable tax base and increased employment opportunities. The size of the potential market will ultimately determine the extent of the City's commercial base. Some commercial uses are designed to serve a relatively small, local market and depend almost exclusively upon the population residing within the community. Other uses, such as office developments, demand a much larger market extending well beyond the City's boundary.

The Office land use classification is intended to facilitate planned locations for office facilities in the City. This is the preferred method of accomplishing the potential need for office space instead of permitting such use throughout various areas of the City.

Chapter 5 Infrastructure Analysis

Transportation

The transportation network of a community is an integral part of planning and must be evaluated in connection with the present and future land uses in the community. In the City of Corunna specifically, on-going changes along major corridors enhance the need for analysis of their potential impact on traffic flow and future land use.

The following is an update of a transportation analysis completed by Wade-Trim in 1994 to identify and assess the City of Corunna's transportation infrastructure.

State and Federal Highways

The City of Corunna is bisected diagonally by M-71, a state highway linking I-69, near Durand, with M-21 in Owosso. Within the City of Corunna, M-71 follows East McNeil Street, Shiawassee Street, and Corunna Avenue at various locations.

M-21 skirts the northern portion of the City of Corunna and serves as a link between Flint, Lapeer, and Port Huron to the east with Owosso, St. Johns, Ionia, and eventually Grand Rapids to the west. Prior to the opening of the interstate highway system, this route served as one of the primary east-west corridors across Michigan. It continues to serve a significant amount of truck traffic servicing the mid-Michigan area.

From the intersection of Shiawassee Street eastward, M-21 is mainly a two-lane highway; however, it widens to four lanes plus a center turn lane just east of Shiawassee Street and continues this configuration along the City of Corunna's northwest boundary and on in to the City of Owosso, where it loses the center turn lane.

Local Street System

The street system within the City of Corunna is primarily a traditional grid pattern of intersecting north-south and east-west streets. The further removed one is from the central business district and surrounding neighborhoods, the less likely this grid pattern continues. To the north of downtown, the Shiawassee River acts as an inhibitor to travel. Likewise, to the south, the two sets of railroad tracks also serve to break-up the continuity in the City's street system.

At this point, Corunna has very few streets which do not follow parallel routes to the grid and has only a few dead ends or cul-de-sacs, mostly located in the southern half of the City.

The majority of City streets are constructed of asphalt (with or without curb/gutter), but a number of streets within the central portions of Corunna are of concrete construction. Additionally, there are several unpaved streets remaining in the City at the following locations:

TABLE 35 UNPAVED STREETS SECTIONS IN CORUNNA		
Street	From	To
South Comstock South Mizner	Ann Arbor Railroad T (Mc Neil)	City Limits Lyman
Source: City of Corunna DPW		

Signalization

There are currently three traffic signals in operation within Corunna. These are located at the intersection of Shiawassee and Corunna Avenues in the downtown area and at M-21 and Shiawassee Avenue, on the north end of the City and M-71 (Shiawassee and McNeil) on the south end.

Bridge

The Shiawassee Street Bridge opened in 1961 and is the only direct crossing of the Shiawassee River within the Corunna City limits. Increasing traffic on North Shiawassee Street is adding demands on this structure. These increasing demands come from two primary sources; trucks; and, shoppers.

Trucks - Increasingly, trucks who do not wish to make the turn for M-71 in downtown Corunna, or who use North Shiawassee as a faster route, are utilizing this bridge to get to M-21 from I-69. Additionally, the new commercial developments along M-21 create the need for additional truck traffic across this bridge, whereas they may have traveled M-71 into downtown Owosso before.

Shoppers - Aside from additional truck delivery and pick-up for the new retail stores along M-21, these new stores are also increasing shopping trips to the M-21 Corridor from surrounding communities. Many of those newly-created shopping trips will follow North Shiawassee Street over the bridge to M-21.

Traffic Volumes

The State of Michigan counts traffic volumes yearly along its state and federal highways. Furthermore, counts are sometimes taken for intersecting streets and roadways.

Within Corunna, counts are available for M-71 (East McNeil, parts of Shiawassee, and West Corunna), and for M-21. In addition, some of the intersecting streets to these state routes are counted near the intersection.

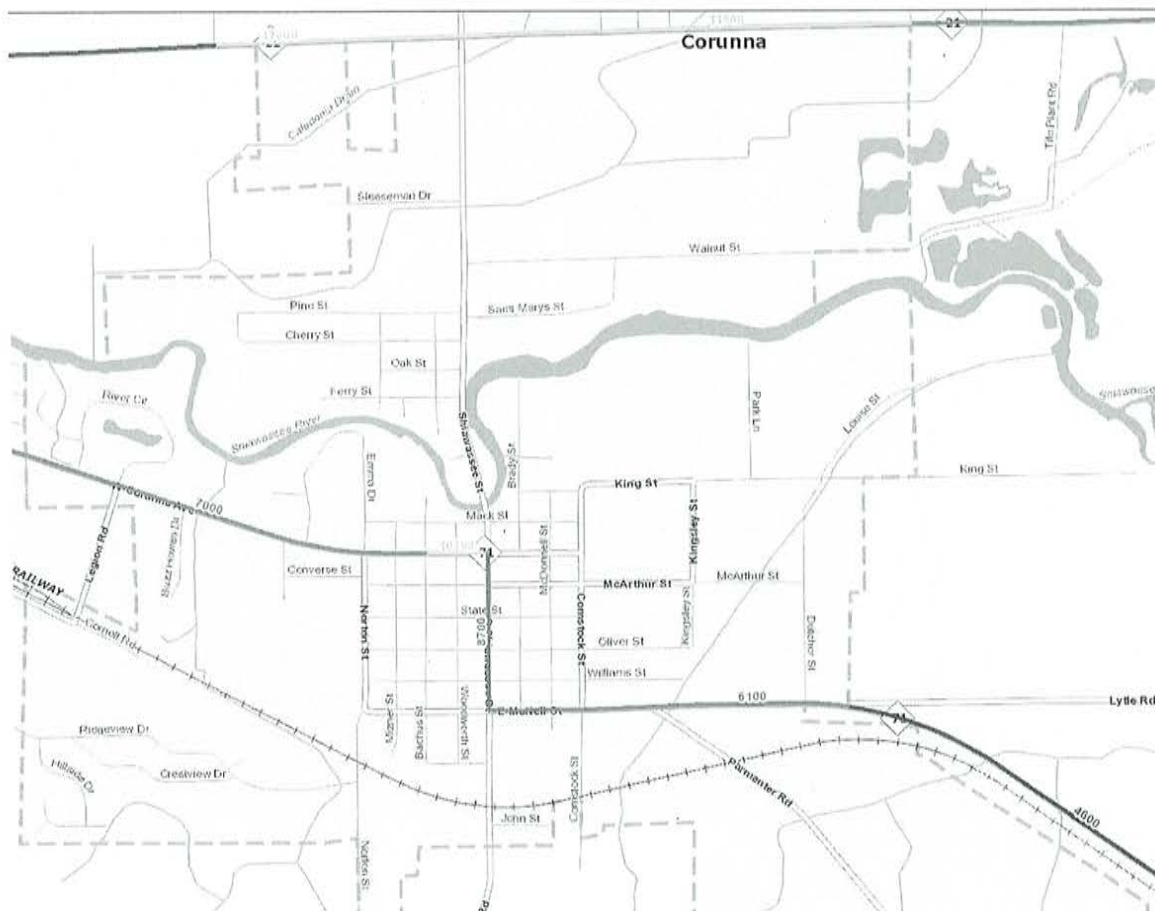
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TABLE 36
24-HOUR TRAFFIC VOLUMES IN CORUNNA: 2016(A)

Streets or Route	Count Location	12/16
West Corunna Ave (M-71)	West of Norton Street	7,000
West Corunna Ave (M-71)	West of Shiawassee Street	10,100
South Shiawassee Street (M-71)	North of McNeil Street	8,700
McNeil Street (M-71)	East of Shiawassee Street	6100
M-21	East of Escott Road	9,700
M-21	East of Shiawassee Street	11,500
M-21	West of Shiawassee Street	17,600

(A) Source: Michigan Department of Transportation (MDOT)

Map 9 Average Daily Traffic



From Average Annual Daily Traffic (AADT) Map MDOT Website;
<http://www.michigan.gov/mdot/0,4616,7-151-11151-22141--,00.html>

As is evident from these figures, M-21 is the busiest route in Corunna, particularly west of Shiawassee Street. The continuing development along this section should serve to increase these figures further.

Changes in Traffic Pattern

Land use has a great effect on transportation systems. Within a dual community like Corunna and Owosso, a major land use change in one can easily alter traffic patterns and volumes throughout the area.

Over the last 20 years, several major traffic generators have located along the M-21 Corridor adjacent to Corunna. The siting of both Wal-Mart and Meijer in Caledonia Township, combined with the Family Farm and Home in the City of Corunna, along with other commercial uses along M-21, have created a significant retail node.

While many customers may have previously traveled to Genesee Valley Mall in Flint Township, or possibly Saginaw or Lansing for specialty and major purchases, these locally available options have tended to reduce the need and number of out-of-town shopping trips, while increasing local ones. Additionally, this retail node has impacted the traditional shopping patterns towards downtown.

It should also be noted that as the M-21 Corridor continues to develop, additional truck and delivery service is required to and from them. All these trends, coupled with previously discussed changes in shopping and truck travel patterns utilizing North Shiawassee Street and the bridge instead of M-71, will continue to impact the City's transportation system.

Planned Transportation Changes

Current plans for future capital improvements include upgrading Parmenter to a Class A road.

Rail Service

Corunna is currently served by the Grand Trunk Railroad, which bisects the City diagonally, much like M-71. Parallel to this track is an Ann Arbor Railroad line. The Ann Arbor line is not utilized, and plans are in the works to eliminate service along the Grand Trunk line in Corunna as well. Loss of both rail services will make it more difficult to attract manufacturing businesses that need rail service. Another result of this impending loss of rail freight service is a potential for an increase in truck traffic serving the community to compensate for the previous rail.

Bus Service

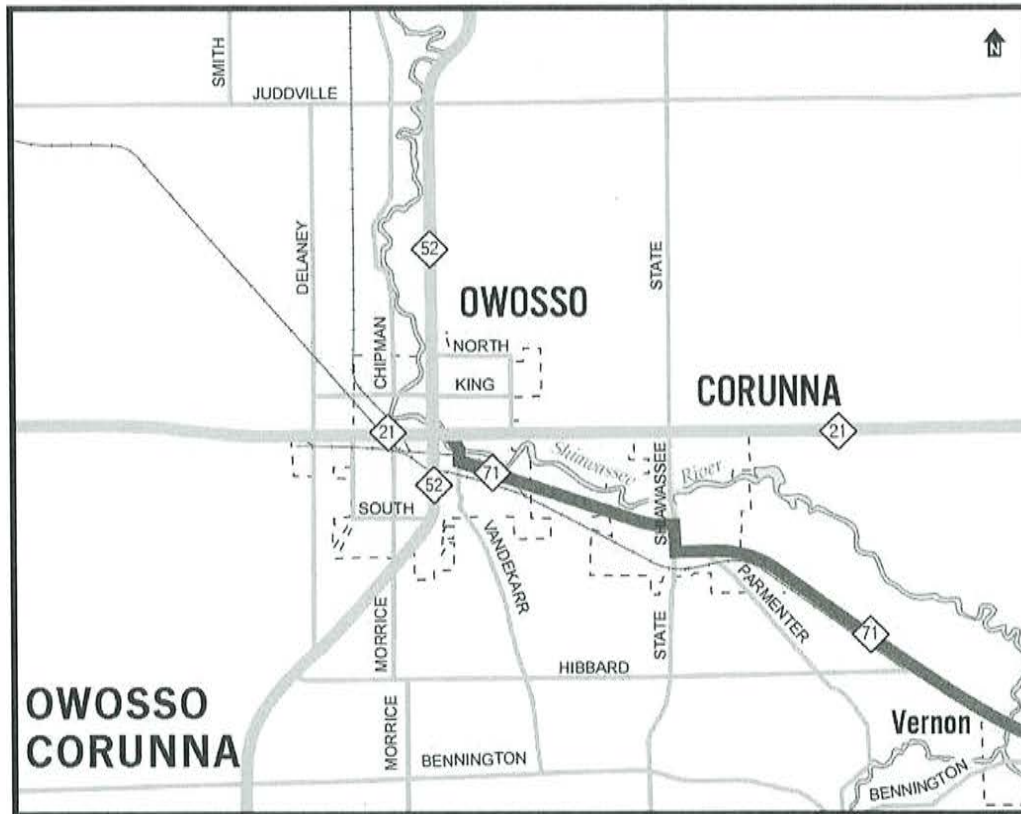
Local - The Shiawassee Area Transportation Agency (SATA) provides transportation services in the Owosso/Corunna area, as well as in the Perry/Morrice and Durand/Vernon areas. The agency provides service on a reservation basis between the hours of 6 a.m. and 6 p.m., Monday through Friday. Service is not available on the weekends or holidays. The SATA vehicles are equipped to transport wheelchairs and they provide discount fares to senior citizens.

Intercity and Charter - Intercity bus service is available from nearby Owosso to cities in Michigan and Illinois, by Indian Trails Bus Line. There is also charter bus service available from Owosso.

Truck and Delivery

Six motor freight carriers currently serve Corunna and Owosso. In 1990, according to MDOT statistics, approximately 390 commercial vehicles per day utilized M-21 through Corunna, and 160 utilized M-71 through the City. With impending loss of rail service, it is possible that not only the number of firms serving the area may increase, but the number of truck trips along these routes may increase as well.

Map 10 2015 Truck Operations Map



MDOT's 2015 Truck Operations Map shows M-21, M-52, and M-71 as being part of the National Truck Network. The map also indicates that there are no special designated highways or seasonal routes in Shiawassee County. M-71 between I-69 and Owosso (including through Corunna) is designated as "open to legal axle loads" and is an all-season route. The same is true for M-21, M-52, and I-69.

Air Service

The Owosso Community Airport is located in Caledonia Township, between Corunna and Owosso. The airport consists of three runways of 4,300, 2,599, and 2,483 feet, respectively. Runway 10-28 is constructed of an all-weather bituminous surface. The other two runways are turf, but Runway 18-36 is scheduled to be converted to a bituminous surface. Radar is not provided at the airport. Scheduled passenger service is currently unavailable from the Owosso Community Airport. However, charter and fixed based operations are provided by Flight One. Scheduled passenger service for

residents of Corunna is available at either Bishop International, Capital City, or Tri-City airports, all of which are within one hour of Corunna.

Complete Streets

"Complete Streets" refers to a set of policies and planning strategies a community adopts to "ensure that the entire right-of-way is planned, designed, constructed, operated, and maintained to provide safe access for all users" (as described by the National Complete Streets Coalition).

The concept promotes the development of a range of transportation alternatives within a street right of way. These can include traffic lanes for cars and trucks, provision for on street parking, dedicated lanes and/or stations for mass transit, bicycle lanes and sidewalks or other pedestrian pathways

Figure 6

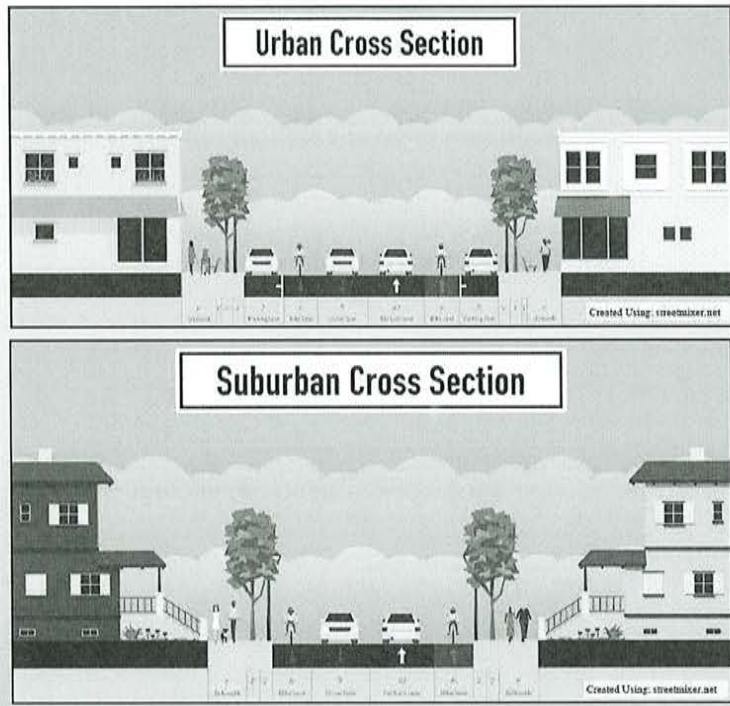
Complete Street Types:

Urban Environment Elements:

- Wide Sidewalk Area 10 feet
 - Allow for some landscaping, seating, and other amenities
- Street Lighting
- Street Landscaping
- Bike Lanes 6 feet
- On-Street Parking 7 feet

Suburban Environment Elements:

- Wide Sidewalks 10 feet
- Street Lighting
- Street Landscaping
- Bike Lanes 6 feet



The Michigan Planning Enabling Act states that local master plans include "All components of a transportation system and their interconnectivity including streets and bridges, public transit, bicycle facilities, pedestrian ways, freight facilities and routes, port facilities, railroad facilities, and airports, to provide for the safe and efficient movement of people and goods in a manner that is appropriate to the context of the community and, as applicable, considers all legal users of the public right-of-way."

Promoting the concept of complete streets was a focus of the Master Plan Open House, where the policy garnered a score of 7.7 (out of 10) by the public participants.

Some of the transportation options in a complete street plan are more applicable to Corunna than others. Because the mass transit options available to residents in the city is limited to SATA as discussed above, dedicated mass transit lanes or stations/stops would

not be relevant. However, an increase in bicycle and pedestrian opportunities would be.

M-71 is the primary transportation corridor in the city and is under the jurisdiction the Michigan Department of Transportation (MDOT). M-21 runs along the northern boundary of the city. Public Act 135 of 2010 required MDOT to develop a Complete Streets policy to promote safe and efficient travel for all legal users of the transportation network under the jurisdiction of MDOT. Public Act 135 defines complete streets as "...roadways planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle." The city has worked with MDOT in improvements along M-71, including widening of sidewalks adjacent to McCurdy Park.

The city has also extended and repaired sidewalks along major streets in the city over the past few years. A complete streets concept could include the continuation of this policy along with the consideration of strategies for improving bicycle safety through the designation of shared vehicle/bike lanes.

The next step in consideration of complete street strategies would be the adoption of a complete streets policy by the city council. This is identified as a strategy in the Goals, Objectives, and Policy Statements Chapter and the Implementation Chapter of this plan. This would be followed by development of complete street standards for use in redesign or redevelopment of city streets in the future.

Utilities

Much like the transportation network serving a community, the utility network is a primary consideration in land use planning for a community. Many times, for example, a development will depend on access to water and/or sewer lines. Taking this into account, as part of the infrastructure analysis, the utilities were also reviewed.

Water

The majority of Corunna is served by public water through linkage with the City of Owosso's water system. Map 11 shows the existing water lines. Areas not currently provided by public water, include properties in and near M-21, and outlying properties along Walnut Street, Louise Street, and Park Lane.

Identified issues related to the current water system are primarily related to the need to reduce dead end lines, and to create a larger water loop in the system to allow for a greater equalization of water pressure throughout the system. In particular, future development of the system north towards M-21 should be looped.

The city's current water agreement with Owosso gives Corunna's usage of 330,000 gallons per day. Based upon on current average usage, the city has 125,000 gallons per day of excess capacity available for future uses.

Current plans for future capital improvements include updating of infrastructure along M-21 and additional sewer lining and manhole rehab.

Sanitary Sewer

Map 12 also depicts areas of Corunna served by public sewer. Similar to the water system, the majority of the City, particularly south of the Shiawassee River are connected; however, the M-21 corridor to the north is not. Additionally, Louise Street, portions of King Street, Dutcher Street, Parmenter Road, and several areas near the City's western boundary are not served by sanitary sewers. Sanitary sewers in Corunna are part of a mid-county sewer system that includes Caledonia Township, Owosso Township, and the City of Owosso.

In forming this inter-governmental authority, Corunna purchased treatment capacity in the system's treatment plant. Currently, the City's sewer capacity at the Owosso Waste Water treatment plant is 550 gpm with an amendment to the agreement that gives Corunna two to three times that capacity during wet weather. Based upon current usage, and ignoring the wet weather months, Corunna has substantially more than 50 gpm of free capacity. In addition, the City has an active capacity lease agreement for an additional 2 percent of the capacity of the plant.

Current plans for future capital improvements include continuation of the sewer lining project to reduce water infiltration into the sewer mains.

Electric

Corunna and Owosso are both provided electrical service by Consumers Energy, with offices located in Lansing.

Telephone

Telephone service for residents and business in the City of Corunna and surrounding areas is provided by Daystar Communications and other regional and national providers.

Internet

Residents and businesses in Shiawassee County have internet access through a local provider, Daystar Communications, as well as other regional and national internet providers. ShiaNet went "on-line" on February 1, 1996 with 193 charter members.

Capital Improvement Program

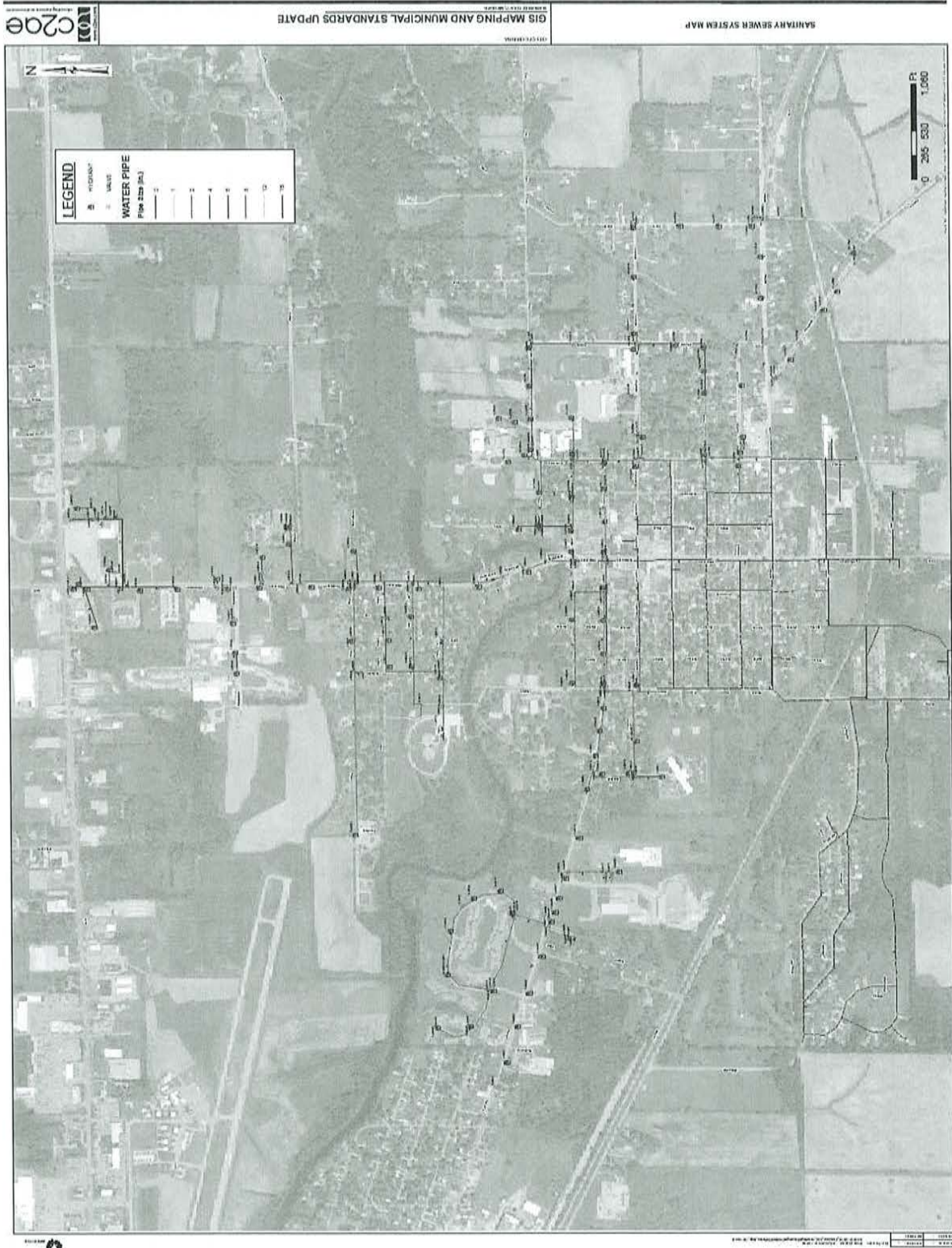
In 2018, the City of Corunna adopted a Capital Improvement Program with the assistance of Capital Consultants, now C2AE. The firm is currently working with the city on an update to that plan, which is expected to be completed in the next few months.

**TABLE 37
 CAPITAL IMPROVEMENTS PROGRAM SCHEDULE
 2019 -2033**

PROJECT	COST	YEAR
MANHOLE PROJECT #1 – 5 structures lined or replaced	\$9,000	2019-2023
MANHOLE PROJECT #2 – 1 structure flow channel replaced	\$3,000	2019-2023
MANHOLE PROJECT #3 – 6 structures cone and chimney replaced	\$14,000	2019-2023
MANHOLE PROJECT #4 – 50 structures replaced	\$48,000	2019-2023
SEWER PROJECT #1 – 12 sanitary pipe reaches spot lined	\$34,000	2019-2023
SEWER PROJECT #2 – 34 storm pipe segments spot repair, spot lining, and total length lining	\$79,000	2019-2023
MANHOLE PROJECT #5 – 21 structures, chimney lined	\$28,000	2024-2033
MANHOLE PROJECT #6 – 63 structures, chimney lined or rehabed	\$66,000	2024-2033
MANHOLE PROJECT #7 – 63 structures, chimney or entire structure replaced	\$32,000	2024-2033
MANHOLE PROJECT #8 – 63 structures, chimney lined or rehabed	\$51,000	2024-2033
SEWER PROJECT #3 – 25 sanitary pipe segments spot, repair, spot lining, and total length lining	\$198,000	2024-2033
SEWER PROJECT #4 – 16 storm pipe segments spot repair, spot lining, and total length lining	\$247,000	2024-2033
SEWER PROJECT #7 – 1 sanitary pipe segment grouting and spot repair	\$2,000	2024-2033
SANITARY COLLECTION SYSTEM PUMP STATION – repairs or replacement		2024-2033
		2024-2033
		2024-2033
		2024-2033

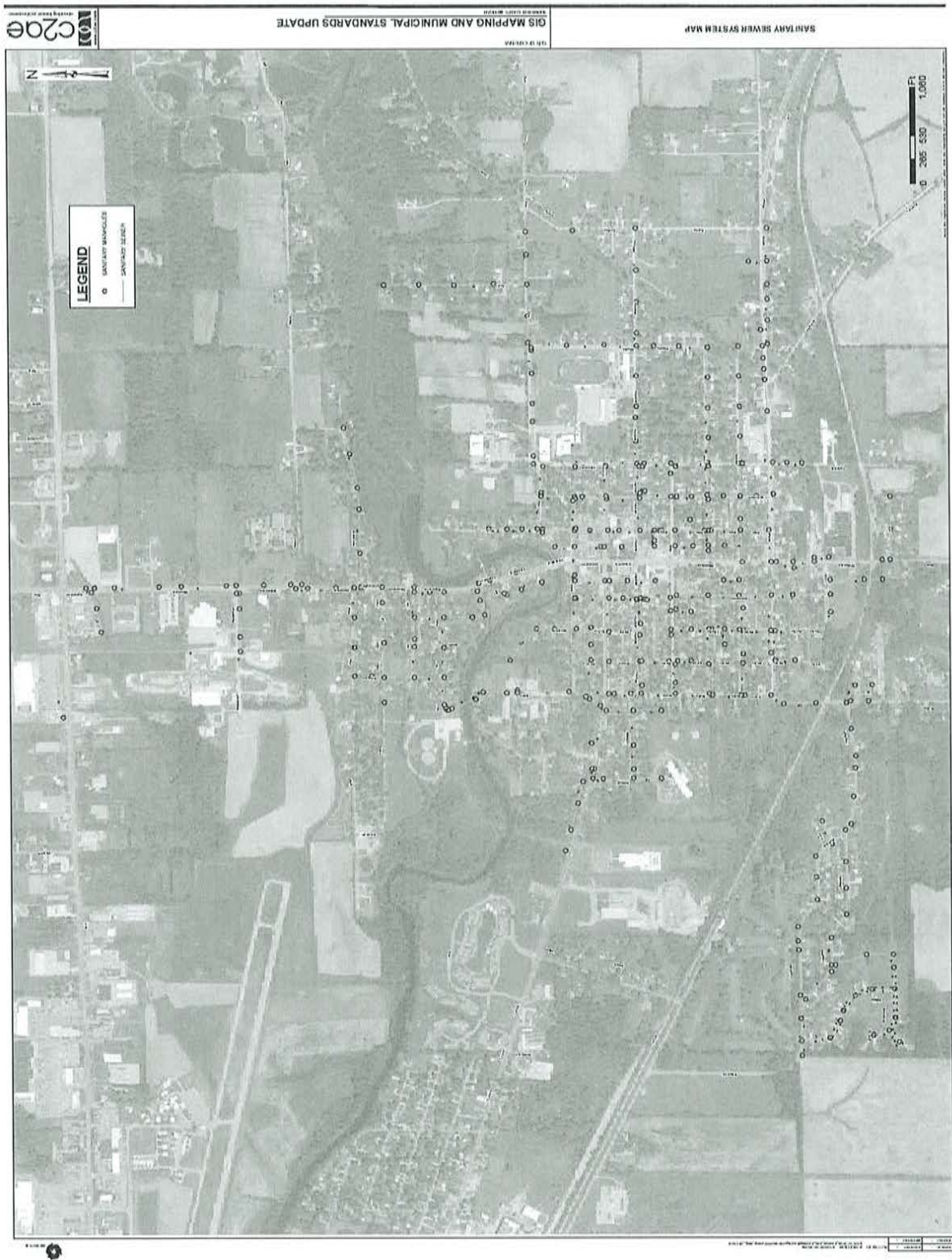
City of Corunna
Master Plan
2018 – 2038

Map 11 Water System



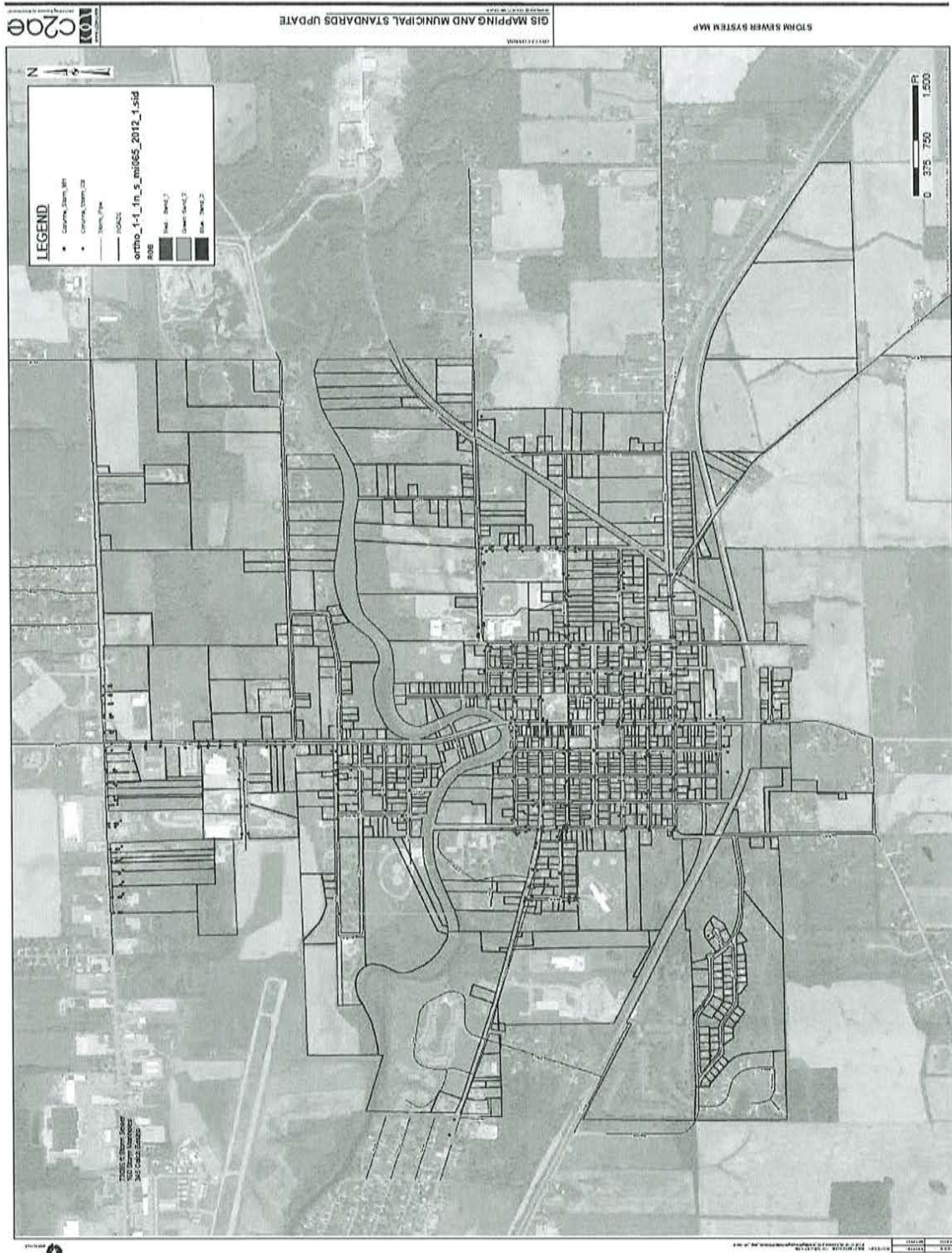
City of Corunna
Master Plan
2018 – 2038

Map 12 Sewer Map



City of Corunna
Master Plan
2018 – 2038

Map 13 Storm Sewer Map



Chapter 6 Goals, Objectives, and Policy Statements

Introduction

Before a community can actively plan for its future growth and development, it must first set certain goals and objectives that define the boundaries of its needs and aspirations and, thus, establish a basis for Future Land Use Plan formulation. These goals and objectives must reflect the type of community desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints.

Public Engagement

In order to verify the public's support for the objectives and policies outlined in this plan, the Planning Commission, City staff, and ROWE Professional Services conducted a Master Plan Open House. The open house was conducted in conjunction with the Community Chili Cook off on April 1st at the Community Center. The open house consisted of a series of five boards, each addressing a proposed objective identified as important by the Planning Commission. On each board was a series of potential policies to address the objective with illustrations helping to clarify each policy. ROWE and City staff were also available to help answer questions from the open house participants. Each participant was provided a survey that coincided with the boards. They were asked to rank each objective from "Very Important" to "Not Important" and each strategy on a scale from 1 to 10, with 1 being not very effective in addressing the goal to 10 being very effective.

A total of 25 individuals participated in the open house. A complete summary of the responses is included in Appendix A.

TABLE 38 OPEN HOUSE SUMMARY OF IMPORTANT OBJECTIVES	
Objectives	% Important or Very Important
Residential: Attractive living environment for all incomes and age groups	100.0%
Commercial: Full range of shopping service needs	91.3%
Industrial: Attract development for industrial sites	90.5%
Environment: Protect the city's natural resources	100.0%
Transportation: Promote pedestrian mobility	91.7%

The highest rated policies were:

TABLE 39 OPEN HOUSE SUMMARY OF HIGHEST RANKED POLICIES	
Residential	Average Score
Provide a range of housing types	8.5
Require buffers between residential areas and other uses	7.9
Commercial Buildings	
Promote development along M-21 and North Shiawassee Street	8.3
Promote both commercial and residential along McNeil Street overlay	7.5
Development Projects	
Concentrate commercial development in established industrial parks	7.0
Environmental Strategies	
Provide incentives for retaining significant trees	8.6
Limit development within wetlands	7.6
Multimodal Strategies	
Maintain and extend the city sidewalk system	8.3
Promote complete streets	7.7

This data was used by the Planning Commission in refining the plan's objectives and strategies

Goals, Objectives, Policies

The following text represents a set of goals (the ultimate purposes or intent of the Plan), objectives (means of attaining community goals), and policy statements (specific statements which guide action), which are prepared to guide local decision-makers in reviewing future land use proposals.

Goals

The City of Corunna, in recognition of its role in an area of eventual growth, and as an area endowed with natural assets, adopts the following general community goals to guide future land development activities:

1. Provide for the orderly development and growth of a well-balanced community in which to live, work, and play.
2. Base the City's development on the needs of not only City residents, but on county- and region-wide needs as well.
3. Concentrate future development into areas where utilities (water and sewer) and other community services may be economically provided.
4. Discourage the development of scattered land uses which results in inefficient land usage and ultimately increases costs of providing community services.
5. Preserve and promote the rights of the individual property owner while maintaining the small-town character of the City.
6. Balance public and private uses of property within the City.

7. Create a vibrant, successful community that promotes economic activity and enhances the quality of life for all residents

Objectives and Policies

With the primary goals in mind, the following specific objectives and policy statements have been formulated to guide action oriented programs in the community.

Agriculture

Objective

Continue to allow non-conforming agricultural uses in the city, but the city will not encourage expansion or intensification of those uses.

Policies

1. Exclude commercial agriculture from the uses allowed in the city due to its inappropriateness as a long-term land use in the community. This is not intended to exclude agricultural processing from the city's industrial district.
2. Allow for noncommercial urban agriculture uses either through the zoning ordinance or general ordinances only to the extent that it does not trigger preemption under the Right-to Farm Act.
3. Clarify in the zoning ordinance that leaving land fallow for a year or two does not result in abandonment of the non-conforming right to use property for crop production.

Residential Development

Objective

To provide a variety of attractive living environments in planned residential areas and areas of mixed use for all income and age groups.

Policies

1. Provide all possible means of encouraging the rehabilitation and conservation of the existing housing stock.
2. Require that suitable and adequate transition areas or buffers be established between residential, commercial, and industrial areas where appropriate to maintain property values and physical attractiveness, while also permitting mixture of uses when this can be accomplished in a method that minimizes land use conflict.
3. Provide for the development of a reasonable mix of housing types and densities tailored to current and future community needs in order to allow housing opportunities for all residents of all ages, sex, race, income and physical ability.
4. Identify those areas which, by virtue of existing development and/or ability to be most economically served with public utilities and other essential services, are best suited for concentrated residential development.

Commercial and Office Development

Objective

Future commercial and office development should be compatible with proposed land use growth patterns and be designed to provide a full range of shopping/service needs.

Policies

1. Encourage the location of shopping facilities in along major streets and highways that can safely and adequately handle commercial traffic.
2. Take special precautions to minimize the traffic hazards where strip commercial development is presently permitted.
3. Require acceleration, deceleration, and left turn lanes where traffic patterns require such lanes to safely and adequately handle such traffic.
4. Protect and promote the City's downtown commercial district by establishing standards that maintain its character.
5. Evaluate opportunities for inclusion of Form Based Codes into aspects of the zoning regulations for downtown including the establishment of build to lines, and minimum ground transparency requirements.
6. Provide regulations requiring the provision of greenbelts and other suitable and adequate landscaping in conjunction with commercial and office development outside the downtown,
7. Incorporate incentives for development of projects that incorporate mixed uses and other place making strategies, particularly downtown.
8. Provide for flexibility in adaptive reuse of commercial, office and institutional land uses, as well as development of existing vacant land including the provision of a Planned Unit Development zoning district.
9. Provide for an adequate amount of land zoned for all types of commercial development to provide opportunities for expansion of the city's retail and office land use.

Industrial

Objective

Encourage a variety of industrial development with attractive sites which will strengthen the tax base and provide a place of employment for area residents.

Policies

1. Concentrate industrial development in areas of the City which have sufficient facilities and services to support industrial activity, including adequate all weather roads and needed utilities.
2. Discourage random industrial development throughout the City, with the exception of low intensity industrial uses that may be appropriate as part of a mixed-use development.

3. Encourage the development of new types of industries and those that are economically associated with the existing industrial base.
4. Locate industrial areas where they have reasonable boundaries and are not subject to encroachment by incompatible uses.
5. Preserve and rehabilitate appropriate industrial areas by removing incompatible uses, consolidating land, and removing vacant and substandard buildings, as well as giving particular attention to landscaping, buffer strips, off-street parking, and other design matters.
6. Incorporate and utilize the concept of development of industrial land in industrial parks or planned industrial districts with well-designed points of entrance and exit, controlled site and building design, and adequate parking areas.

Public/Semi-Public Land Uses

Objective

Provide for public and semi-public use areas offering a variety of opportunities for human fulfillment in locations appropriate for their development and utilization.

Policies

1. Encourage the development of park and open space areas in conjunction with any future major residential development, including multiple-family projects.
2. Wherever feasible, develop pedestrian pathways and bicycle paths.
3. Encourage cooperation with federal, state, county, and local agencies in the preservation of open space as a natural resource.
4. Encourage the development of recreation opportunities in the City to provide for social interaction of various age groups.
5. Utilize recreation facilities to protect and preserve environmentally sensitive areas.
6. Establish programs designed to implement the Recreation Plan goals, objectives, and recommendations.

Environment

Objective

Plan for future development that protects the city's natural resources.

Policies

1. Evaluate future development to ensure compliance with floodplain and wetland regulations
2. Limit the density of development along the Shiawassee River in areas where there is a potential for impact on natural features.
3. Promote the appropriate redevelopment of Corunna Dam site.

4. Provide for incentives for the preservation of trees and the protection of other natural resources in the zoning ordinance.

Good Governance

Objective

Provide for clear, transparent planning and zoning decisions and provide for opportunities for public input.

Policies

1. Annually report to the City Council on the status of the Master Plan and the ongoing implementation projects
2. The plan, reports, ordinances, application information and other material should be available on the City website.
3. All major plan or ordinance updates should include a public engagement activity to provide the public with an opportunity to express their views on the matter.
4. Adopt procedures for the review of site plans and other zoning requests that coordinate issues of City staff including police, fire, and DPW along with applicable other agencies such as the County Health Department and MDEQ.
5. Amend the zoning ordinance to detail the responsibilities of the Planning Commission, ZBA, City Council, and staff.
6. Provide a method for gathering feedback from developers and the public on the planning and zoning processes and a method for incorporating changes into ordinances and policies as necessary.

Transportation

Objective

Provide for safe efficient transportation for all age groups and incomes.

Policies

1. Adopt a "complete streets" policy.
2. Provide incentives under the zoning ordinance to encourage installation of bike racks at businesses and institutional uses.
3. Maintain and extend the City's sidewalk system.

Chapter 7 Future Land Use Plan

Introduction

The Future Land Use Plan is designed to serve as a guide for future development. If it is to serve the needs of the community and function effectively, it must incorporate several important characteristics.

The Plan Must Be Generalized

The Plan, by its very nature, cannot be implemented immediately. Therefore, only generalized locations (not necessarily related to property lines) for various land uses are indicated on the Plan.

The Plan Should Embrace an Extended but Foreseeable Time Period

The Plan depicts land uses and community development strategies through the year 2040.

The Plan Should Be Comprehensive

The Plan, if it is to serve its function as an important decision-making tool, must give adequate consideration to the sensitive relationships which exist between all major land use categories, including environmentally sensitive properties.

The Plan Should Acknowledge Regional Conditions and Trends

The City of Corunna is an integral part of the Corunna-Owosso Region; therefore, the Plan should acknowledge the City's regional context. Through recognition of regional implications, the City's Future Land Use Plan will be more realistic and reasonable in terms of guiding the future utilization of land resources in the City.

The Plan Must Be Flexible

The Plan may require periodic revisions to reflect significant changes in local, state, or national conditions which cannot be foreseen at this time. For example, within the past thirty years, several major innovations in land development have occurred. Included among these are: the initiation and expansion of the freeway system; modifications in shopping facilities (shopping centers, enclosed malls, free parking); relocation of employment centers from the cities to the suburbs; changes in housing preferences from the traditional single-family home to apartments, townhouses, condominium, and mobile homes; and the declining family size.

It is, of course, impossible to predict the variety of changes which may occur over the next decade or two. Therefore, the Plan should be analyzed and modified periodically to reflect changing conditions.

The Plan Must Be Updated Periodically

A comprehensive review of the Future Land Use Plan should be undertaken approximately every five years to provide for an adequate analysis of new conditions and trends. Should major rezonings which are in conflict with Plan recommendations be accomplished, the Plan should be reviewed and amended accordingly, to reflect the current community development goals and policies.

The Master Plan depicts the generalized desired development pattern for the City into the next century. It is designed to provide the necessary guidelines for making future land use, community facility, and capital improvement decisions.

Future Land Use Classifications

Nine land use classifications are proposed for the City of Corunna. The various land uses have been portrayed on Map 13 and in Table 18 for each classification. A discussion of each land use category is presented below.

Single-Family

This land use is intended for single-family residential development and two-family structures with the following objectives:

1. To protect the residential character of areas so designated by excluding activities and land uses which are not compatible such as, but not limited to, principal commercial and industrial uses;
2. To encourage a suitable environment for family life by permitting appropriate neighborhood facilities such as churches, schools, playgrounds, and open space;
3. To permit certain institutions and utility facilities considered necessary in, or compatible with, residential neighborhoods;
4. To preserve openness of the living space and to avoid overcrowding by requiring certain minimum yards and open spaces, and by restricting maximum coverages and the bulk of structures;
5. To provide for access of light and air to windows, and for privacy, as far as reasonable, by controls over the spacing and height of buildings and other structures;
6. To protect residential areas from unnecessary traffic and to restrict volume of traffic to the greatest degree possible; and
7. To encourage development within residential areas that is attractive, consistent with family needs, and conducive to constantly improved environmental quality.

Although a significant amount of the City is planned for single-family residential land use, there is no reason why single-family development needs to be dull and unimaginative. For example, designing single-family units in small groups or clusters reduces lot sizes and increases common open space. The land area gained through the decrease in lot size can be used collectively for a park area available to residents of that subdivision. This clustering option can be particularly useful in the northeastern portion of the City where wetlands and woodlands exist within planned residential areas.

Another concept which adds flavor to single-family neighborhoods is planned unit development. This incorporates a mixture of land uses such as single-family housing, multiple-family housing, and common open spaces. This would create a slightly higher density than proposed for low density residential and, at the same time, could establish an area with a variety of housing types.

Cluster subdivisions and planned unit developments are new concepts which should be encouraged in future single-family development, where density bonuses are given to developers as a means of preserving fragile or environmentally important lands.

The locational criteria for single-family land use includes property with access to municipal sewer or with soils capable of supporting individual septic fields, properly buffered from intensive uses including commercial, and industrial uses

Downtown Multiple Family Residential

This land use classification identifies areas in or adjacent to the city's downtown that provide locations for multi-family residential uses, either through adaptive reuse of existing structures or through new construction. The intent of this district is to promote a greater mixture of uses in the downtown, provide for a greater range of housing opportunities in the city, and strengthen the downtown by increasing the supply of potential customers for its businesses,

The locational criteria for downtown multiple family residential land uses are sites located in or adjacent to the downtown with adequate space for off-street parking or alternative sites for such parking.

Multiple-Family

Approximately 99 acres of land area have been allocated for multiple-family development. Permitted uses within this district would be group housing for the elderly, garden apartments, townhouses, multiplex and duplex units. Projects can either be condominium or rental development.

While a significant amount of land is classified as multiple-family, it should be noted that the single-family classification pyramids with the multiple-family land use. In this way, it is permissible to have single-family uses in a multiple-family area, but multiple-family land uses are not permitted in a single-family district.

In considering areas appropriate for development of multi-family development, the following plan policy should be taken into consideration:

- Identify those areas which, by virtue of existing development and/or ability to be most economically served with public utilities and other essential services, are best suited for concentrated residential development.
- The locational criteria for multiple-family land uses are areas served by municipal water and sewer, with direct access to a major street or state highway, except for small sites that would allow for four or fewer units.

Residential-Office

The inclusion, within the City of Corunna's boundaries, of two state highways (M-21 and M-71) and their associated traffic patterns, along with the intense commercialization of the M-21 corridor, have put pressure on some neighborhoods through which this traffic flows that is counter to the stated goal of promoting a small-town aesthetic. While increased traffic flow generally leads to a reduction of an area's desirability for single-family residential uses, giving into this pressure and allowing commercialization only hastens the deterioration of the neighborhood. In recognition of this fact, the City has established a Residential-Office transition zone that is geared primarily toward single-family residential uses, but also allows, after special review and consideration, those commercial and office uses that could exist within a residential neighborhood with its characteristic appearance and massing of buildings. Guidelines have been developed to cover appearance, signage, landscaping, parking and hours of operation to ensure compatibility with the existing residential uses and character. In this way, vacant buildings might continue to provide useful service, while still maintaining and adding to the residential appearance of the neighborhood, thereby not hastening the flight of the remaining residential uses.

The Plan recognizes that the corridor covered by this district can expect increasing traffic flows as a result of development along M-21 and improvements being made to M-71 and the Shiawassee Street Bridge. The Planning Commission must continue to monitor the impact of that traffic increase on the character of the corridor and modify the R-O district as necessary to ensure its utility as a transitional district.

The locational criteria for the residential-office is property along Shiawassee street extending out from the downtown and in other areas where it is appropriate to buffer downtown commercial uses from residential areas.

Commercial

Commercial development is an important aspect of the growth of any community in terms of offering adequate commercial services to residents, as well as providing a reasonable tax base and increased employment opportunities. The size of the potential market will ultimately determine the extent of the City's commercial base. Some commercial uses are designed to serve a relatively small, local market and depend almost exclusively upon the population residing within the community. Other retail sales and office developments, however, demand a much larger market extending well beyond the City's boundary.

It is recommended to allot approximately 184 acres for various types of business development. A substantial proportion of this land is currently developed and/or zoned commercially.

The Future Land Use Plan envisions three distinct business district classifications; these are:

- Central Business District (CBD)
- Service District
- General Business District

The location of business uses is an important consideration in the plan because of its economic importance and effect on traffic and neighboring land uses. Under the envisioned breakdown of commercial uses into three distinct districts;

The CBD would include those commercial and office activities suitable to a small downtown area. Predominately these uses, would involve commercial activities which do not require large individual parking lots or individual points of ingress/egress. It would be an area oriented heavily toward pedestrian usage.

The Business Service District would include these uses which might require small individual parking lots and individual points of ingress/egress, and is located primarily on both ends of M-71. Two sites that were a former gas station and Road Commission garage on the south end of the CBD have been designated for the Business Service District in order to facilitate their redevelopment. It is not the Plan's intent to extend this land use classification any further into the CBD due to the negative impact auto-oriented developments can have on a pedestrian-based downtown environment. Establishment of a Business Service District "node" at the intersection of M-71 and Parmenter Road and extending west to the site of the former Road Commission site is proposed. The remaining stretch of M-71 to State Street is intended to remain Residential-Office, and further encroachment of the commercial district is not proposed.

The General Business District would include those commercial uses that, due to their need for large parking areas, large land requirements, or objectionable character, are not suited to inclusion in the other two districts. While this district would include uses whose parking and transportation needs may be unsuitable for inclusion in the other commercial districts, care should still be given to minimizing points of ingress/egress and to providing adequate landscaping and greenbelts to soften their impact on surrounding land uses and improving their overall aesthetic appearance.

These proposals have been made on a basis which reflects future local population densities and acknowledges general regional trends and traffic patterns. Future commercial rezoning requests, which are not in conformance with the Future Land Use Plan, must be carefully analyzed in terms of their potential effect on the existing, vacant, commercially zoned properties. The indiscriminate rezoning of properties for commercial use will hinder the development of existing commercially zoned properties. The result will be a pattern of commercial development which does not adequately serve the local and regional populations.

In considering areas appropriate for development of commercial development the following plan policies should be taken into consideration:

- Encourage the location of shopping facilities in along major streets and highways that can safely and adequately handle commercial traffic.
- Provide for an adequate amount of land zoned for all types of commercial development to provide opportunities for expansion of the city's retail and office land use.

Residential/Commercial Overlay

This future land use classification is intended to permit the conversion of the McNeil Street corridor as shown on the Future Land Use Map from residential and office uses to more intense commercial uses as market demands dictate. These commercial uses should be held to a higher aesthetic standard than normal commercial uses to ensure that the development or redevelopment of the property is consistent with the residential character of this corridor.

The default zoning for property in this area is the R-O district that allows for residential and office uses. Rezoning to the C-2 zoning district is appropriate when there is a need and the development may occur in a manner that is consistent with the character of the corridor.

Commercial/Light Industrial Overlay

This future land use classification is intended to permit the mix of commercial and industrial uses as part of the adaptive reuse of commercial property on the east side of South Shiawassee Street north of the railroad.

The zoning for property in this area is a new mixed use district that would allow uses permitted in M-1 and C-2 uses.

Industrial

The Future Land Use Plan allows adequate space within the City for industrial growth. This acreage is contiguous to the railroad tracks and/or major Class "A" roads, thereby minimizing infrastructure and maintenance costs. Due to this relationship, this district has been established to provide for those uses which are generally compatible with, or which under the imposition of certain reasonable standards, may be safely and aesthetically located in close proximity to commercial or residential uses, or to allow certain uses to be segregated and their impacts mitigated.

Light industrial uses include operations which are, in the main, confined within enclosed structures. Compliance with reasonable performance standards is required in an effort to reduce adverse effects on neighboring properties. Typical light industrial may include the manufacturing of products for component arts, parts assembly, food packaging, warehousing, and tool and die shops. In addition, certain commercial uses are also allowed because their building size and architecture are similar with industrial uses. Examples include indoor tennis clubs, ice rinks, shooting galleries, bowling alleys, etc.

The formation of industrial parks should be encouraged. Industrial parks offer the amenities and the assurance of sound development to industry; they also supply the addition of a sound economic structure for the community. The City of Corunna, with its excellent transportation facilities, M-21 and M-71, airport, and the railroad, provide the facilities that industries look for. The City also has the opportunity to create an airport industrial park. In addition to these important transportation facilities, industry today is continuing to look for areas in which their employees can live in close proximity to their work. With the amenities offered in the City of Corunna, such as rolling topography, a good choice in home development and recreational facilities, the City of Corunna is in good position to attract these industries.

Industrial developers will have their investment protected through zoning and covenants established by the industrial park in which they would locate. The types of industry that the City should seek to attract are not interested in the old ribbon roadside-type development with pockets of residential uses intermingled with industrial. They create traffic conflicts, stifle expansion opportunities, and make difficult or impossible the assembly of separate parcels into sufficiently large sites for industrial use.

The Master Plan also includes areas for heavy industrial uses. It is the intent of the plan to segregate these uses, where possible, and the City should develop stringent standards to minimize the impacts on surrounding land uses.

In considering areas appropriate for development of industrial development the following plan policies should be taken into consideration:

- Concentrate industrial development in areas of the City which have sufficient facilities and services to support industrial activity, including adequate all weather roads and needed utilities.
- Discourage random industrial development throughout the City, with the exception of low intensity industrial uses that may be appropriate as part of a mixed-use development.
- Locate industrial areas where they have reasonable boundaries and are not subject to encroachment by incompatible uses.

Locational criteria for both types of industrial classifications include direct access to all-weather roads and the availability of water and sewer service. Light industrial uses are more compatible with commercial and office uses and may be appropriate for some mixed-use developments. Heavy industrial should target large parcels that can be adequately buffered from other uses, particularly residential uses

Recreation/Conservation

If the City of Corunna is to fulfill its increasing role as an optimum community environment with a full range of community services, it must actively encourage the preservation of environmentally sensitive and/or important lands.

The Future Land Use Plan incorporates an open space network - the Recreation/Conservation classification. It is necessary for a City to have lands available, but it is also necessary to have land remain in its natural state untouched by any type of development. The value to the public of certain open areas of the City is represented in their natural, undeveloped, or unbuilt condition. It is recognized that the principal use of certain open areas is, and ought to be, the preservation, management, and utilization of the natural resource base possessed by these areas. In order that its value may be maintained and this use encouraged, this Plan has established a district designed to regulate the density and location of buildings and structures, and the use of parcels and lots, in order to protect and enhance the City. Examples of such assets are the City's natural resources, natural amenities, natural habitats of wildlife, watershed and reservoir areas, public recreation areas, and the public health, safety, and welfare.

In so doing, the City may see a reduction of hardships and financial burdens imposed upon the City through the wanton destruction of resources, the improper and wasteful use of open land, wooded areas, and the periodic flooding and overflow of open drains and the river. While some limited development, principally residential would be allowed in the recreation/conservation district, it should be subject to special review to minimize its impact on the environment and to carefully study its appropriateness in the proposed location. This is consistent with the plan policy to "Limit the density of development along the Shiawassee River in areas where there is a potential for impact on natural features."

Also included in the Recreation/Conservation areas, is land currently used as cemetery property or proposed for future cemetery use, and city parks. Their inclusion in this category is due to their characteristic natural open space. The district should allow for implementation of the plan policy to promote the appropriate redevelopment of Corunna Dam site

Recreation/Conservation areas are of extreme importance to a growing community. Not only do they meet the increasing opportunities afforded by increasing leisure time and are a source of health and pleasure, but also serve as a reminder that one can never put his natural habitat back. Approximately 280 acres of the City's total land area dispersed through the community is devoted to this category.

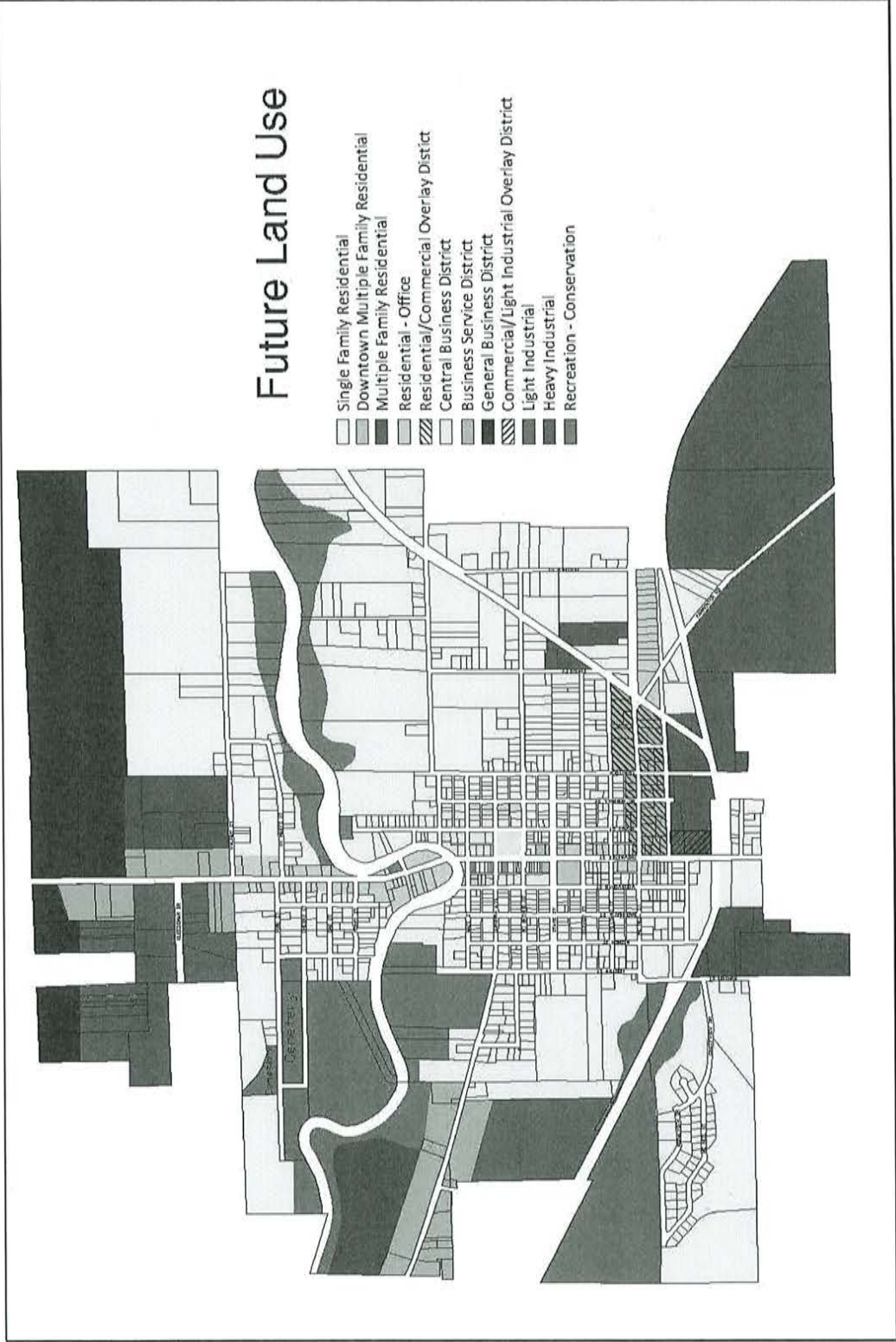
Planned Unit Development

This future land use classification is intended to identify areas of redevelopment or new development that would benefit from the ability to mix uses and to modify setback and other zoning requirements to permit the development to address environmental constraints or site restrictions caused by previous development. This flexibility will be provided in return for greater city oversight into the site development and the ability to impose additional conditions on the development in order to protect the community's health, safety and welfare.

The property would fall under a proposed new zoning district that would allow an applicant to submit a concept plan as part of the rezoning request. The plan would lay out the proposed mix of uses and any proposed deviations from zoning ordinance requirements for approval by the City Council as part of the rezoning review process. Once the rezoning was approved, any submitted site plans for development of the property would be required to be consistent with the concept plan.

The property would be rezoned based on application by the property owner, so no property is designated for PUDs on the future land use map. However, a potential site for the use of this as a redevelopment tool would be the Pleasant View Medical Care Facility site on Norton Street.

Map 14 Future Land Use

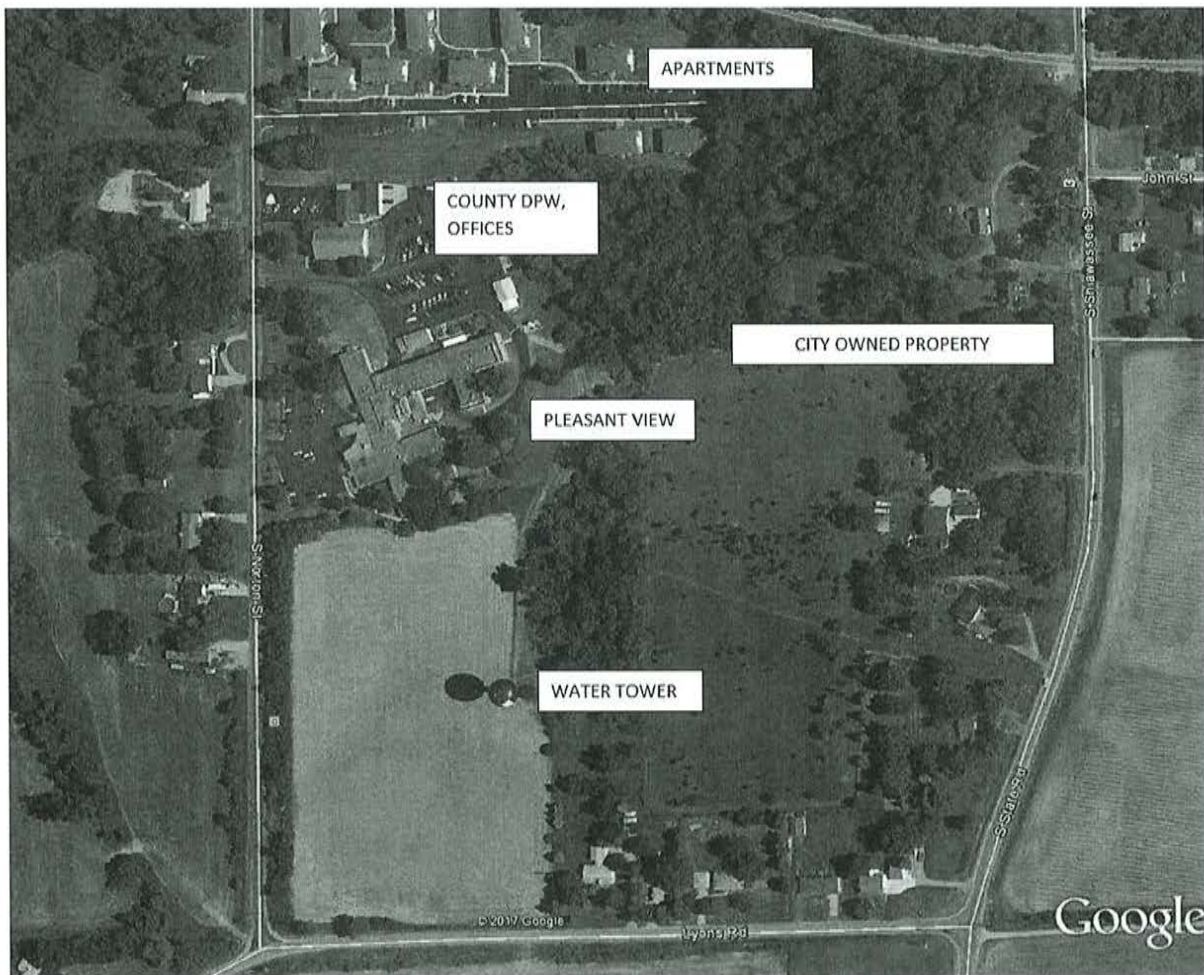


Subplan – Pleasant View

The Michigan Planning Enabling Act (Section 35) authorizes communities to create "subplan for a geographic area less than the entire planning jurisdiction..." In addition, the MEDC Redevelopment Ready Communities best practices encourages communities to identify priority redevelopment areas and to have a strategy for how to encourage redevelopment in those areas. This section consists of a preliminary subplan for redevelopment of the former Pleasant View Medical Care Facility.

Pleasant View is a county funded medical care facility that provides short term and long term residential care. The current facility is being replaced with a new complex located just north of the City of Corunna in Caledonia Township, which is expected to open in early 2018. The future development of the existing site is an opportunity for the city. The site currently has been developed into a veterans home and child care facility.

Figure 7



The property is adjacent to the County DPW building to the north that also houses other county offices and a farm field to the south that also is the site of the city's water tower. Other surrounding land uses include an apartment complex and single-family homes. The city owns property to the east of the facility that can be used to connect it with Shiawassee Street.

The site is served by city water and has frontage on Norton Street, a paved two-lane street without sidewalks.

Although the property is currently designated in the Future Land Use Map as Multi-family, the property is ideally suited for the proposed Planned Unit Development district. Potential uses would include a mix of multi-family and single-family residences as well as office uses. The PUD district would also allow for clustering of uses in order to address some small patches of wetland that appear to be on the site.

Using the city's access to Shiawassee Street would allow development that otherwise might generate excessive traffic for Norton Street and allow for additional connections to the city utilities. Possible extension of the city's sidewalk system south from Lyman Street would allow the property to be connected to the city's pedestrian network.

Zoning Plan

The Michigan Planning Enabling Act requires communities with a zoning ordinance to incorporate a "zoning plan" into their Master Plan. This Plan is intended to illustrate the relationship between the future land use classifications and current or proposed zoning districts. Table 38 shows that relationship.

TABLE 40 ZONING PLAN	
Future Land Use Classification	Zoning District
Single Family Residential	R-A One-Family Residential District
Downtown Multiple Family Residential	RM-2 Multiple-Family Residential District – High Rise
Multiple Family Residential	RM Multiple-Family Residential District
Residential – Office	R-A One-Family Residential District
Residential / Commercial Overlay	R-A One-Family Residential District C-2 Service/Business District
Central Business	C-1 Central Business District
Business Service	C-2 Service/Business District
General Business	C-3 General Business District
Commercial / Light Industrial Overlay	C-2 / I Mixed Use District
Light Industrial	I Industrial District
Heavy Industrial	
Recreation - Conservation	R-C Recreation/Conservation District
Planned Unit Development	PUD – Planned Unit Development

Chapter 8 Plan Implementation

Introduction

The City of Corunna's Plan is, itself, a comprehensive community policy statement. The Plan is comprised of a variety of both graphic and narrative policies intended to function as benchmarks and to provide basic guidelines for making reasonable, realistic community development decisions. The Plan is intended to be employed by City officials in making planning, zoning and infrastructure, decisions and to assist City of Corunna citizens and property owners with an understanding of the community's vision of its future. When circumstances change and the vision for the future is altered, the plan should be amended or updated in order to prevent confusion.

The completion of the Plan is but one part of the community planning process. Realization, or implementation of the goals, objectives, and recommendations of the Plan can only be achieved over an extended period of time and only through the cooperative efforts of both the public and private sectors. Implementation of the Plan may be realized by actively:

- assuring community-wide knowledge, understanding, support, and approval of the Plan;
- regulating the use and manner of development of property through up-to-date reasonable zoning controls, subdivision regulations, and building and housing codes;
- providing a program of capital improvements and adequate, economical public services by using available governmental financing techniques to encourage desired land development or redevelopment;
- implementing other strategies designed to promote the Master Plan;
- participating with the private sector in the process of co-development, whereby local government provides incentives, subsidy, or other inducements to assist the private sector in their development efforts;
- adopting a strategic plan for implementing the critical strategies that are most likely to promote the plan's vision;
- establishing a set of criteria for the future review and update of the plan; and
- establishing a decision tree for using the plan in review of future rezonings.

Public Support of the Long-Range Plan

The necessity of citizen participation and understanding of the general planning process and the specific goals, objectives, and policies of the Plan are critical to the success of the City planning program. To that end, this Plan calls for:

Making this Plan available on the City website.

Make other plans and ordinances related to the City's development available through the City website, including the Downtown Development Authority TIF and Development Plans, the City zoning ordinance, the City Capital Improvement Plan, the City Parks and Recreation Plan, and other reports prepared by the City addressing future development.

Create and implement a policy to require public engagement opportunities when the city develops or major updates its plan or ordinances and that the results from those efforts are reported.

Land Development Codes

Zoning Ordinance

Zoning regulations are adopted under the local police power granted by the state for the purpose of promoting community health, safety, and general welfare under the authority of PA 110 of 2006. Zoning consists of dividing the community into districts, for the purpose of establishing density of population and regulating the use of land and buildings, their height and bulk, and the proportion of a lot that may be occupied by them. Regulations in different kinds of districts may be different; however, regulations within the same district must be consistent throughout the community.

The intent of zoning is to assure the orderly development of the community. Zoning is also employed as a means of protecting property values and other public and private investments. Due to the impact which zoning can have on the use of land and related services, PA 110 requires that it must be based on a master plan. Another way of looking at that is that a community's zoning ordinance is one of its most powerful tools in implementing the goals and objectives of the Master Plan.

Specific recommendations with regards to zoning ordinance amendments are to:

1. Modify the district regulations to exclude commercial agriculture from the uses allowed in the City.
2. Allow noncommercial urban agricultural uses, provided it does not cause preemption under the RTA.
3. Clarify in the zoning ordinance that leaving land fallow for a year or two does not result in abandonment of the non-conforming right to use property for crop production.
4. Require that suitable and adequate transition areas or buffers be established between residential, commercial, and industrial areas where appropriate to maintain property values and physical attractiveness, while also permitting mixture of uses when this can be accomplished in a method that minimizes land use conflict.
5. Take special precautions to minimize the traffic hazards where strip commercial development is presently permitted.
6. Require acceleration, deceleration, and left turn lanes where traffic patterns require such lanes to safely and adequately handle such traffic.
7. Evaluate opportunities for inclusion of Form Based Codes into aspects of the zoning regulations for downtown including the establishment of build to line and minimum ground transparency requirements.
8. Provide regulations requiring the provision of greenbelts and other suitable and adequate landscaping in conjunction with commercial and office development outside the downtown.

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9. Incorporate incentives for development of projects that incorporate mixed uses and other place making strategies, particularly downtown.
10. Provide for flexibility in adaptive reuse of commercial, office and institutional land uses as well as development of existing vacant land including the provision of a Planned Unit Development zoning district.
11. Encourage the development of park and open space areas in conjunction with any future major residential development, including multiple-family projects.
12. Develop pedestrian pathways and bicycle paths wherever feasible.
13. Evaluate future development to ensure compliance with floodplain and wetland regulations.
14. Provide for incentives for the preservation of trees and the protection of other natural resources in the zoning ordinance.
15. Adopt procedures for the review of site plans and other zoning requests that coordinate issues of city staff including police, fire and DPW along with applicable other agencies such as the County Health Department and MDEQ.
16. Amend the zoning ordinance to detail the responsibilities of the Planning Commission, ZBA, City Council, and staff.
17. Provide a method for gathering feedback from developers and the public on the planning and zoning processes and a method for incorporating changes into ordinances and policies, as necessary.
18. Provide incentives under the zoning ordinance to encourage installation of bike racks at businesses and institutional uses.

Subdivision Control

The City of Corunna adopted a subdivision control ordinance under the authority of the Land Division Act. The infrastructure standards in the ordinance should be reviewed for consistency with adopted city infrastructure standards.

Capital Improvements Program

The term "capital improvements" is generally intended to embrace large-scale projects of a fixed nature, the implementation of which results in new or expanded public facilities and services. Such items as public building construction, park development, sewer installation, waterworks improvements, street construction, land acquisition, and the acquisition of certain large-scale pieces of equipment (graders, sweepers, trucks, etc.) are included in the Capital Improvements Budget.

Few communities are fortunate enough to have available at any given time sufficient revenues to satisfy all demands for new or improved public facilities and services. Consequently, most are faced with the necessity of determining the relative priority of specific projects and establishing a program schedule for their initiation and completion. The orderly programming of public improvements is to be accomplished in conjunction with a long-range plan.

In essence, the Capital Improvements Program (CIP) is simply a schedule for implementing public capital improvements which acknowledges current and anticipated demands, and which recognizes present and potential financial resources available to the community. The CIP is a major planning tool for assuring that they

proceed to completion in an efficient manner. The CIP is not intended to encourage the spending of additional public monies, but is simply a means by which an impartial evaluation of needs may be made. The program is a schedule established to expedite the implementation of authorized or contemplated projects.

Under the Michigan Planning Enabling Act (PA 33 of 2008) municipalities that adopt or update a master plan and which own or operate a municipal water or sewer system are required to prepare and maintain a six-year CIP. The plan should incorporate the recommendations of the City Parks and Recreation Plan, as well as capital improvement studies adopted by the City Council related to water, sanitary sewer, storm sewer, streets and other public improvements. Policies that should be incorporated into the CIP:

1. Encourage the development of park and open space areas in conjunction with any future major residential development, including multiple-family projects.
2. Develop pedestrian pathways and bicycle paths.
3. Encourage the development of recreation opportunities in the City to provide for social interaction of various age groups.
4. Utilize recreation facilities to protect and preserve environmentally sensitive areas.
5. Establish programs designed to implement the Recreation Plan goals, objectives, and recommendations.
6. Adopt a "complete streets" policy.
7. Maintain and extend the city's sidewalk system.

Other Policies

In addition to the policies specific to the zoning ordinance, the CIP, and other documents, the Plan recommends policies related to other types of implementation. These are:

1. Provide all possible means of encouraging the rehabilitation and conservation of the existing housing stock.
2. Provide for the development of a reasonable mix of housing types and densities tailored to current and future community needs in order to allow housing opportunities for all residents of all ages, sex, race, income, and physical ability.
3. Protect and promote the City's downtown commercial district by establishing standards that maintain its character.
4. Preserve and rehabilitate appropriate industrial areas by removing incompatible uses, consolidating land, and removing vacant and substandard buildings, as well as giving particular attention to landscaping, buffer strips, off-street parking, and other design matters.
5. Encourage cooperation with federal, state, county, and local agencies in the preservation of open space as a natural resource.
6. Annually report to the City Council on the status of the Master Plan and the ongoing implementation projects.
7. Provide a method for gathering feedback from developers and the public on the planning and zoning processes and a method for incorporating changes into ordinances and policies as necessary.

Co-Development

Local government must also be cognizant of enhancing the financial feasibility of private development projects through "co-development." Co-development is simply the joint public and private investment for a common purpose.

Strategic Implementation Plan

The following are a list of strategies the Planning Commission has determined are the top priority in the implementation of the Master Plan. They are to be undertaken over the next three to five years. The party responsible for leading the effort to undertake each item is identified.

TABLE 41 STRATEGIC PLAN		
Strategy	Responsible Party	Time Frame
Update DDA Plan	Primary – DDA City Council Planning Commission	2021
Prepare CIP	Primary – City Engineer City Staff Planning Commission City Council	2021 Update annually
Update Zoning Ordinance	Primary – Planning Commission City Staff City Council	2021
Complete Redevelopment Ready Communities compliance process	Primary – City Staff Planning Commission DDA	2021
Coordinate non-motorized transportation elements in Parks and Recreation Plan, Master Plan and CIP	Primary – Planning Commission Parks and Recreation Commission City Staff	2021
Continue development of Industrial Park	Primary – City Staff City Council City Engineer	2021 – 2026
Develop Complete Streets Plan	Primary – City Engineer City Staff Planning Commission	2022
Develop procedures to increase public access to ordinances, review procedures and other public records	Primary – City Staff Planning Commission	2023
Conduct Master Plan 5-Year Review	Planning Commission	2026

In addition to the priority items in Table 41, the other implementation strategies discussed in this section are listed below with responsible parties and a priority for implementation. This list of potential additional strategies can be considered for inclusion in the strategic plan list if additional capacity for implementation is available or if issues arise regarding work on strategic plan strategies.

**TABLE 42
 OTHER IMPLEMENTATION STRATEGIES**

Strategy	Responsible Party	Priority
Provide all possible means of encouraging the rehabilitation and conservation of the existing housing stock.	Primary- Planning Commission City Council City Staff	Medium
Provide for the development of a reasonable mix of housing types and densities tailored to current and future community needs in order to allow housing opportunities for all residents of all ages, sex, race, income, and physical ability.	Primary- Planning Commission City Council City Staff	High
Protect and promote the City's downtown commercial district by establishing standards that maintain its character.	Primary- DDA City Staff	Medium
Preserve and rehabilitate appropriate industrial areas by removing incompatible uses, consolidating land, and removing vacant and substandard buildings, as well as giving particular attention to landscaping, buffer strips, off-street parking, and other design matters.	Primary- Planning Commission City Council City Staff	Low
Encourage cooperation with federal, state, county, and local agencies in the preservation of open space as a natural resource.	Primary- Planning Commission City Staff	High
Provide a method for gathering feedback from developers and the public on the planning and zoning processes and a method for incorporating changes into ordinances and policies as necessary.	Primary- City Staff City Council Planning Commission	High
Encourage the development of park and open space areas in conjunction with any future major residential development, including multiple-family projects.	Primary- Planning Commission City Council City Staff	Low
Develop pedestrian pathways and bicycle paths.	Primary- City Council Planning Commission City Staff City Engineer	High
Encourage the development of recreation opportunities in the City to provide for social interaction of various age groups.	Primary- Parks and Recreation Commission City Staff	Medium
Utilize recreation facilities to protect and preserve environmentally sensitive areas.	Primary- Parks and Recreation Commission City Staff	Medium
Establish programs designed to implement the Recreation Plan goals, objectives, and recommendations.	Primary- Parks and Recreation Commission City Staff City Council Planning Commission	Medium

**TABLE 42
 OTHER IMPLEMENTATION STRATEGIES**

Strategy	Responsible Party	Priority
Adopt a "complete streets" policy.	Primary- Planning Commission City Staff City Council	High
Maintain and extend the city's sidewalk system.	Primary- City Council City Engineer City Staff	High
Review the subdivision control ordinance for consistency between this ordinance infrastructure standard and the city's infrastructure standards.	Primary- Planning Commission City Engineer	Medium
Making this Plan available on the City website.	City Staff	High
Make other plans and ordinances related to the City's development available through the City website.	City Staff	High
Create and implement a policy to require public engagement opportunities when the city develops or major updates its plan or ordinances and that the results from those efforts are reported.	Primary- Planning Commission City Council City Staff	Medium
Participating with the private sector in the process of co-development, whereby local government provides incentives, subsidy, or other inducements to assist the private sector in their development efforts.	Primary- City Staff City Council	Medium

Master Plan Review

A key aspect of keeping the plan "on-track" is to undertake the priority implementation strategies. The community cannot expect the plan to be implemented if the strategies identified as necessary for that implementation are not followed through with.

Every year the Planning Commission must review the plan. The review is intended to address two issues:

1. What were the implementation strategies outlined in the plan that should have been undertaken in the preceding year by either the Planning Commission or other stakeholders, such as the city staff, City Council or DDA, and were they undertaken?
2. Did anything occur in the preceding year that might impact a basic premise of the Master Plan that should be evaluated to determine if a more formal review process is called for? Potential events could include things such as an extension of utilities into an area of the city that was not anticipated, a substantial change in the economy (good or bad), or rezoning decision that was inconsistent with the Master Plan.

To ensure that this review is undertaken annually, it will be incorporated into the preparation by the Planning Commission annual report to the City Council as required by Section 19 (2) of the Michigan Planning Enabling Act. A review of the Master Plan should occur one month before the preparation of the annual report. The review would be

conducted at a joint meeting of the Planning Commission, City Council and DDA in order to get their impact on the issues outlined above.

The annual report should address the following:

1. What did the Planning Commission accomplish in the preceding year (number of meetings held, number of requests reviewed)?
2. What implementation items outlined in the plan and the previous annual report were accomplished the previous year and which were not? These should include items that were not the direct responsibility of the Planning Commission.
3. Did the annual review raise issues that would require a formal review of the plan?
4. What activities are to be undertaken by the Planning Commission in the coming year and what implementation items that are the responsibility of other stakeholders should be undertaken in the coming year?

A more formal review of the plan, which shall take place not more than five years from the date of adoption of the plan or plan update or the date of the last "five-year review" of the plan, shall consist of the following: below are recommendations on key indicators that the City of Corunna Planning Commission can use to determine the need for a plan update.

Changes in Current and Projected Conditions

The Master Plan is based on certain assumptions concerning the growth of the City. These assumptions are contained primarily in the Plan's database and Future Land Use Plan. It is important for the City to regularly monitor these assumptions to determine if they are still valid. If they become invalid, the Planning Commission must determine what the changes in circumstances mean for the Plan goals and policies.

1) Household Growth

The Master Plan is based on an assumed growth in population in the community outlined in Table 6 of this plan. Growth occurring faster than projected may mean that expansion of supporting infrastructure may need to be accelerated and rezoning of land assumed to be developed outside the plan's time period may need to be considered for re-evaluation. Growth occurring at a slower rate may call for slowing of infrastructure investment or consideration of reclassification of land originally proposed for residential development. Population growth can be tracked by looking at building and demolition permits to identify changes in total dwelling units, and looking at utility connections and disconnections to estimate vacancy rates.

2) Housing and Tenure Mix

Tenure Mix refers to the financial arrangement under which someone has the right to live in a housing unit either as an owner-occupied unit or tenant.

The Master Plan makes assumptions on the changes in housing and tenure mix. In fact, one of the goals of the plan is to promote an increase in the mix of housing types in the City. If the majority of housing developed are single-family detached homes, a change in policies may be needed to address the issue, depending on the reason for the difference. If housing type varies significantly from what was assumed, it may require changes in the future land use plan to provide an adequate supply of land to

meet the difference in demand. Housing mix can be tracked by review of building permit data.

3) Housing Cost

Changes in housing cost in comparison with household income impacts housing affordability. Measuring changes in housing costs is difficult because it is not directly tied to changes in housing values and rents. It is also impacted by turnover rates for owner-occupied dwellings (not every property owner buys a new house every year) and other housing costs, such as energy, utilities, and insurance. The census provides a good, consistent measure of the change in housing costs through the American Community Survey, but the data represents a moving five-year average, so it cannot reflect any sudden changes. To address this, the City can get a rough measure by comparing changes in property values provided by assessing any changes in rents based on a random sample of rental units. An increase in the housing affordability gap may justify consideration in changes to future land use plans or other housing policies to increase the supply of affordable housing, particularly if the gap is increasing at a rate greater than the county or state as a whole.

4) Adjacent Planning and Zoning

Changes in the Master Plan or Zoning Map of Caledonia Township should be reviewed to consider their impact on the City's Plan. Particular attention should be given to changes that increase the intensity of land uses adjacent to the City. The Michigan Planning Enabling Act requires the township and the county to notify the City whenever it is proposing to adopt changes to their plans. The Michigan Zoning Enabling Act does not contain similar coordination requirements but, as discussed above, the City could enter into arrangements with Caledonia Township to notify it of proposed rezonings within 500 feet of the city boundary in return for the reciprocal notification by the City.

5) Transportation

Changes in the traffic flow on M-21, M-71, or one of the major streets in the City could have significant impact, particularly to the potential for expansion of commercial development along these streets. The City should continue to monitor traffic counts and accident rates at key intersections to identify potential congestion points.

6) Utilities

The Master Plan identifies portions of the City that are not currently served by municipal water and sewer, but that expansion could occur if required by future development. Any expansion into those areas could affect the potential development of surrounding areas. The Planning Commission should be kept abreast of the status of utility improvement plans.

Reviewing the Master Plan Goals and Policies

A master plan is based both on the facts that describe the conditions in a community and the municipality's vision of the future. That vision is outlined in the community's goals. For example, the current breakdown of various housing types is a fact. The Plan's goals identify whether the community views that current ratio as a positive fact they want to see continue or as a condition they want to change. Community attitudes can change over time, which means that goals may change in time even though the facts have not.

The Master Plan's objectives describe how a community is proposing to reach its identified goals. Effective policies can also help a community reach the Master Plan's goals.

As part of review of a master plan, the Planning Commission should look at their plan's goals, objectives, and policies and ask the following:

1. Is there a need to modify the goals and/or objectives of the plan based on changes in conditions in the community?
2. Have there been changes in community attitude that require the plan goals to be reviewed?
3. Have the current plans policies been or not been effective in reaching the stated goals and objectives?

Incorporating Plan Review into Rezoning Request Review

Although a comprehensive review of the Master Plan is recommended every few years, many problems with a master plan will become obvious during consideration of a rezoning. It is important to incorporate review and amendment of the Master Plan as part of the Planning Commission's consideration of such requests. This is covered in more detail in the subsection on using the Master Plan for zoning reviews.

Five-Year Review

Under the terms of the Michigan Planning Enabling Act, the City Planning Commission must review the Master Plan at least every five years to determine if there is a need to update it. The procedures outlined above can be followed at that time to meet that requirement. The findings and determination should be recorded in the minutes and through a resolution attached to the appendix of the plan.

The review should be a formal process if the City intends it to serve as compliance with the requirements of Section 45 (2) of the Michigan Planning Enabling Act. This means there should be a record of the factors outlined above (or others the city might use) that were reviewed and the basis upon which the Planning Commission determined an update was or was not necessary. The findings should be set out in a resolution adopted by the Planning Commission.

It is recommended that the Planning Commission conduct a less formal review annually, based on those issues that have risen through use of the plan in making zoning decisions.

Using the Master Plan for Zoning Ordinance Amendment Review

In considering a rezoning request or a proposed text amendment, the primary question to ask is; "Does this zoning amendment conform to our Master Plan?" Subsidiary questions follow: "Was there an error in the plan that affects the appropriateness of the proposed amendment?" "Have there been relevant changes in conditions since the plan was approved that affect the appropriateness of the proposed amendment?" and "Have there been changes in the community's attitude that impacts the goals and objectives of the plan and affect the appropriateness of the proposed amendment?" Answering these questions should answer the question whether or not a zoning amendment is appropriate and that should frame the reason within the context of the Plan.

This method of analyzing a request rests on the assumption that a request that complies with a valid plan should be approved and that one that does not comply with a valid Plan should not be approved (the principal exception to this rule would be text amendments intended to improve administration of the ordinance). Further, it assumes that the three circumstances that would invalidate a Plan are:

- An oversight in the plan;
- A change in condition that invalidates the assumptions that the plan was built on;
- Or a change in the goals and objectives that the community set for itself.

Consistency with the Master Plan

The issue of consistency with the Master Plan can vary based on the master plan concerned. For the purposes of this Plan, consistency with the Master Plan in the case of a rezoning means it is consistent with most of the relevant goals and polices, as well as the Future Land Use Map. In the case of a proposed text amendment, consistency means it is consistent with most of the relevant goals and polices.

Oversight

An oversight in a master plan can be an assumption made based on incorrect data, an area on a Future Land Use Map that is incorrectly labeled, or other factors that, if known at the time of the master plan adoption, would have been corrected.

Changes in Conditions

A plan is based on the assumption that certain conditions will exist during the planning period. If those conditions change, then goals, objectives, and land use decisions that made sense when the Plan was adopted will no longer be valid and a zoning amendment that was not appropriate before may be appropriate now.

Change in Policy

In the end, a master plan is based on the Planning Commission's vision of what is the best future for their municipality. When that vision changes, the Master Plan should change. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current Master Plan as long as that changed vision is explicitly incorporated into the Master Plan.

Additional Considerations Related to Text Amendments

Changes to the text of a zoning ordinance should be evaluated not only on the standards outlined above, but on other possible criteria that may not have any impact on the goals and objectives of the Master Plan. These "plan neutral" changes are appropriate when:

1. The text change is necessary to clarify a provision of the ordinance.
2. The text change is necessary to correct a mistake in the ordinance.
3. The text change is necessary to improve administration of the ordinance or to better serve the community.
4. The text change is necessary to address a provision that is determined to be inconsistent with state or federal law.

Two points should be made. First, the factors for consideration (oversight, change in condition, or change in goals or policy) can work in reverse; making a proposal that

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otherwise seems appropriate, inappropriate. Second, these factors should not be used to create excuses for justifying a decision to violate the Master Plan, or to change it so often that it loses its meaning.

The following figures illustrate the decision tree for reviewing a proposed rezoning or text amendment using this approach.

Figure 6 Decision Tree for Planning Commission Review of a Proposed Text Amendment

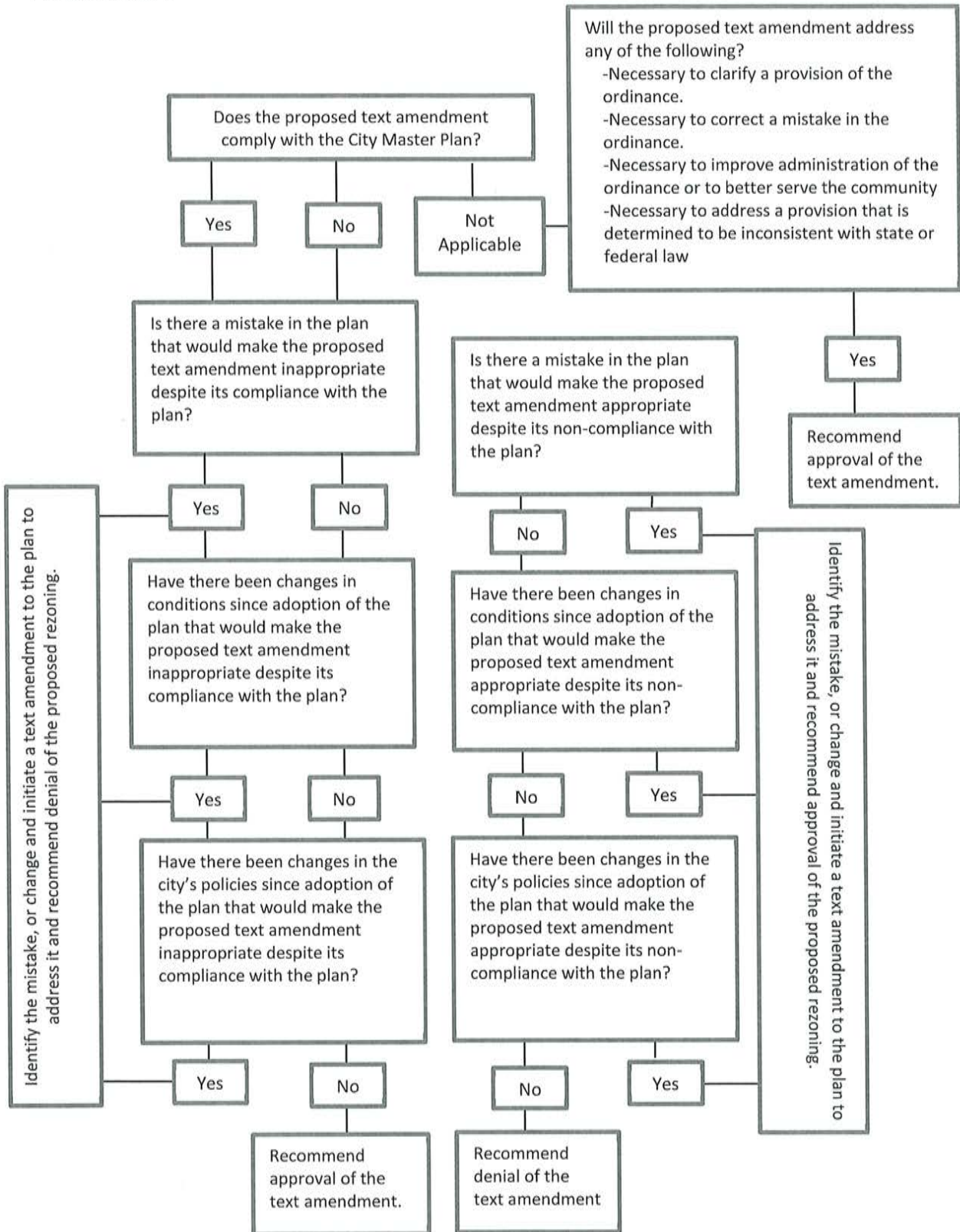


Figure 7 Decision Tree for Planning Commission Review of a Proposed Rezoning

