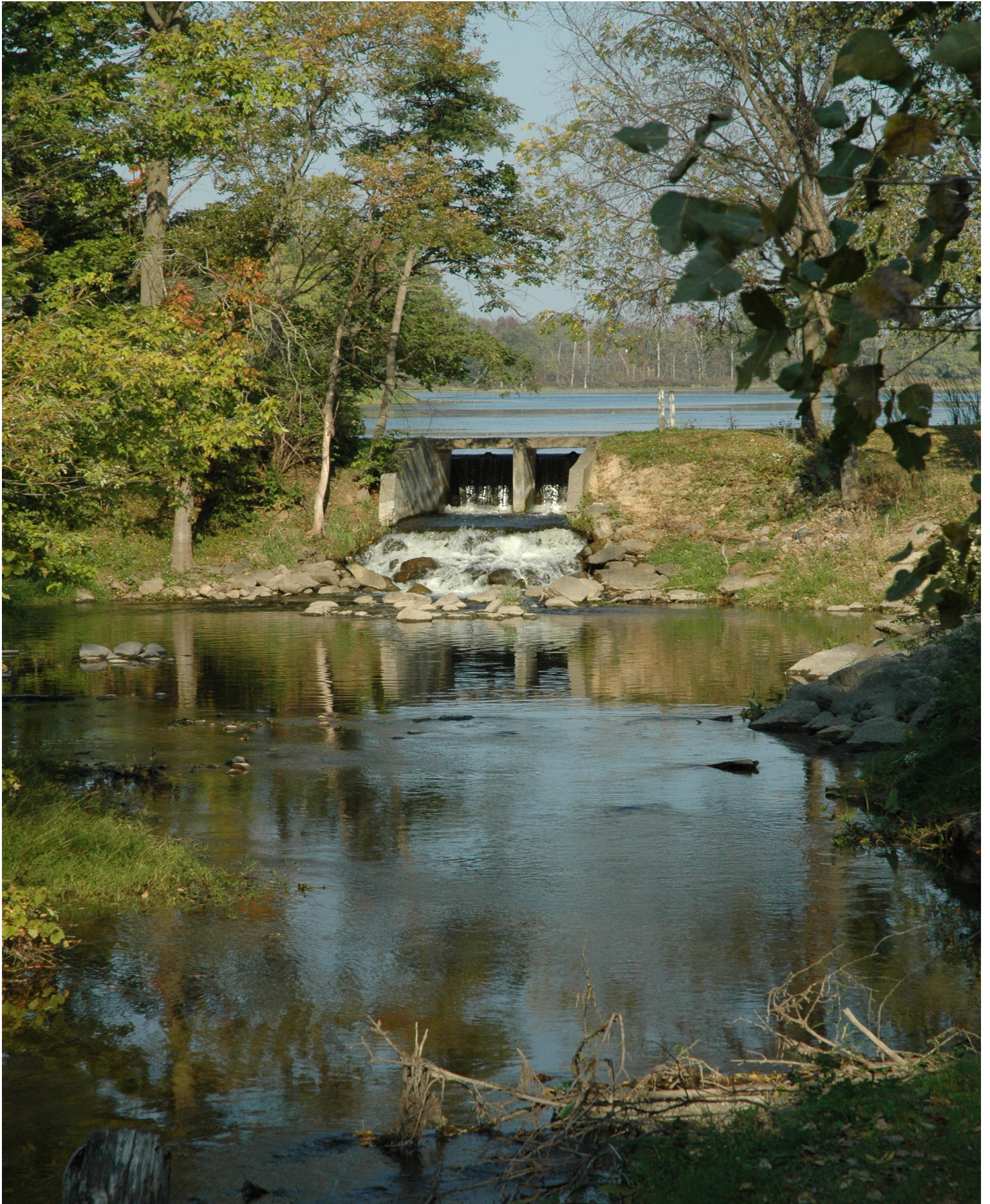


The background features a stylized landscape. At the top is a solid blue sky. Below it are several overlapping, semi-transparent, curved bands in shades of light blue and lavender. The bottom portion of the image shows a green landscape with a winding blue river. The river is bordered by green grass and small yellow flowers. In the distance, there are green hills or mountains.

Village of Byron Master Plan

Adopted
1-13-2020



acknowledgments
Acknowledgments

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chapter one

Introduction

purpose:

Planning is a process that involves the conscious selection of policy choices relating to land use, growth, and the physical development of the community. The purpose of the Village of Byron Master Plan is to state community goals and to identify the policies and strategies regarding land use and development utilized to attain those goals.

how to use the plan:

1. Most importantly, the Master Plan is a general statement of the village's goals and policies to provide a single, comprehensive view of the community's objectives for the future.
2. The Master Plan serves as an aid in daily decision-making. The goals and policies outlined in the plan guide the Planning Commission, DDA, Village Council and other village bodies in their deliberation on zoning, subdivisions, site condominiums, capital improvements and other matters related to land use and development. The plan provides a stable, longterm basis for decision-making providing for a balance of land uses specific to the character of the village of Byron.
3. The Master Plan provides the statutory basis upon which zoning decisions are made. The Michigan Zoning Enabling Act (Public Act 110 of 2006) requires that the zoning ordinance be based upon a plan designed to promote public health, safety, and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other Village Ordinances, specifically the Zoning Ordinance and Zoning Map.
4. The Master Plan attempts to coordinate public improvements and private developments. For example, public investments including road or sewer and water improvements should be located in areas identified in the plan as resulting in the greatest benefit to the village and its residents.
5. The Master Plan serves as an educational tool, providing citizens, property owners, developers and adjacent communities a clear indication of the village's direction of growth for the future.

summary

The Village of Byron's Master Plan is the only officially adopted document that sets forth an agenda for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the village. It establishes a balance of orderly change in a deliberate and controlled manner, permitting controlled growth. It provides the basis upon which zoning and land use decisions are made. The Village of Byron derives its authority to develop a Master Plan from the Municipal Planning Act, Public Act 285 of 1931, as amended.

past planning efforts

- Village of Byron Zoning Ordinance, 1989
- Village of Byron Land Use Plan, April, 1990
- Formation of Village of Byron Planning Commission, March 19, 2007
- Adoption of Village of Byron Master Plan, October 13, 2008
- Formation of Village of Byron Downtown Development Authority (DDA)
- Zoning Ordinance update, December, 2018

historic context

This document represents a complete update to the Village of Byron Master Plan, adopted on October 13, 2008. This document has been updated to include new information available to the village, such as the 2010 Census, GIS data providing updated land use and natural features information, and 2017 community survey responses. As an evolving document, Master Plan highlights changes in opportunities and expectations over time. Therefore it is required to reevaluate the information contained in the Master Plan every five (5) years. Please refer to the Implementation section of the plan for review process details.

planning process

The planning process to create the Master Plan involves four phases: background studies; evaluation of village character and development capability; identification of goals and policies; plan development, and lastly implementation.

Background studies involve data inventory and analysis from Census data, existing reports, and field surveys. In addition, sound community planning cannot take place without the consideration of all the factors impacting the community are accounted for. Figure 1 details the stages of the planning process.

Figure 1: The Planning Process



chapter two

community background

The Village of Byron is a small community located in the southeast corner of Burns Township, in the southeast Shiawassee County, which is considered to be central Michigan. Abutting communities are primarily rural townships including Gaines, Argentine Township, Cohoctah, Vernon Township, Bancroft, and Durand.

Located within Burns Township, Byron offers services for the local needs in the village and Burns people. Primarily a rural community, residents of the area must go outside of Byron Village and Burns Township for commercial amenities. Residents are able to access Lansing approximately 40 miles west via I-96, Flint roughly 24 miles Northeast via 1-69, Brighton in 31 miles south via US-23 and Ann Arbor 43 miles south. Neighboring Municipalities are accessible by county roads.

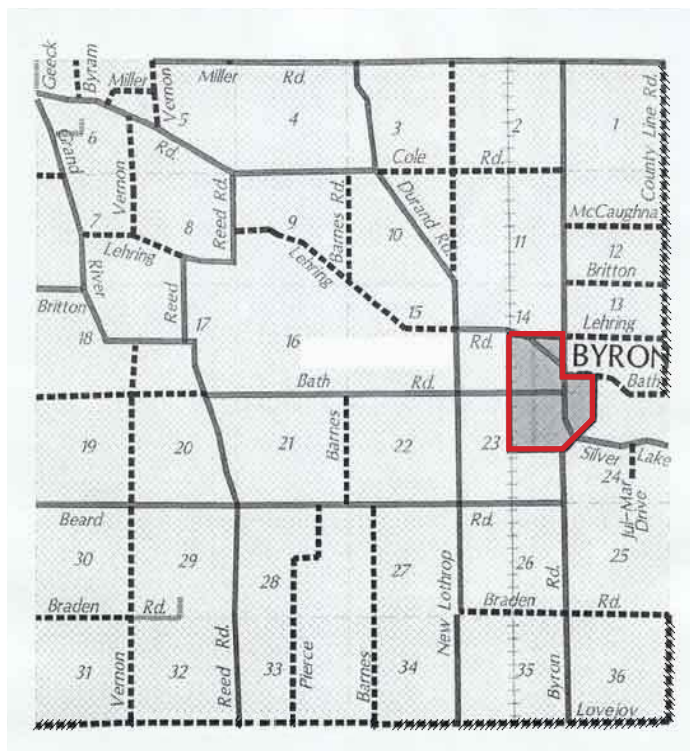
the history of the village

The first people to inhabit central Michigan were the Chippewa Nation and the Sauks. After massive tribal warfare and conflict, the Sauk tribe was wiped out of the Valley of Shiawassee. The Chippewa people claimed their deceased enemies' territory, abandoning the land due to superstitions and eventually returning. Over time, the tribal populations decreased, due to alliances with settlers to assist battles such as the Pontiac War of 1763, tribal conflicts, and small pox outbreaks. Upon the first arrival of white settlers, the Chippewa-Saginaw tribe occupied the modern day Shiawassee County. Since the European arrival, tribes were pushed out of their rightfully owned lands, eventually leading to their final evacuation in 1842, five years following the Treaty of Detroit.

In 1836, the Village of Byron was indicated on the map, although all there was of the place at that time was a grist mill and two log cabins occupied by the families of Judge Samuel William Dexter and his brother-in-law, Major F.J. Prevost. In June, 1836, the brother in law of Judge Dexter, S.S. Derby-Calvin and Pierpont Smith formed Byron's first association known as the Byron Mill Company. Together the settlers built the Village of Byron with broad avenues, several blocks of fine buildings including stores, hotels, private dwellings, a dam, a fine flour mill on the bank of the river and a large side-wheeled steam boat lying close beside the mill laden with barrels of flour for Saginaw. Surveyed in 1837, the Byron Flourmill was constructed in 1843.

In October 2012, several blocks of Byron's historic commercial downtown along Saginaw Street were set ablaze, destroying four buildings and damaging several others. The buildings held immense value to the community of Byron, being 125 years old. Some of the destroyed buildings were home to businesses established back in 1887 such as the Campbell's Patent Medicine Shop. Since the damage, commercial operations in the downtown have struggled to flourish and revive from the setback.

Map 1: Village of Byron, Shiawassee County



population.

According to U.S. Census data, the estimated population of the Village of Byron, as of 2016, is 581 individuals. Experiencing a 2% decrease from the 2000 population. The village as well as the majority of the state of Michigan faced dramatic population declines during the economic recession. Neighboring municipalities such as Vernon, Antrim, and Burns Township experienced population changes of over -20%. Fortunately, the Village of Byron is anticipated to recover; increasing in size by 14% by 2040.

Figure 2: The Village of Byron Population Growth 1940-2040

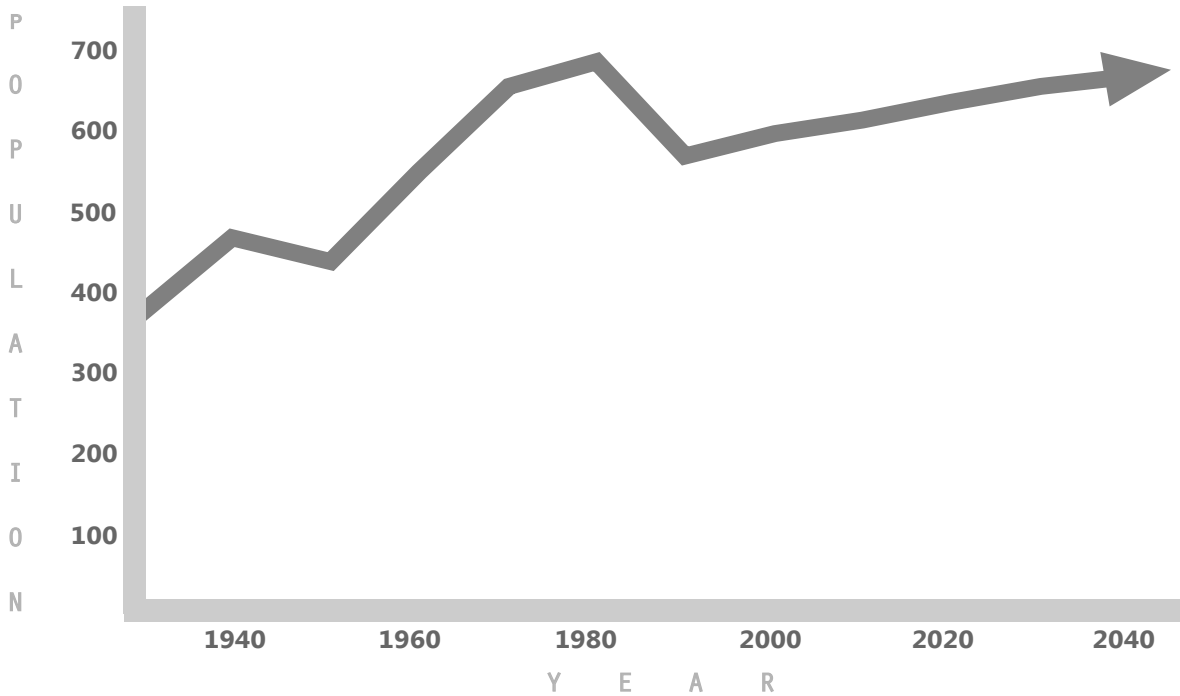


Figure 3: Regional Population Growth

	1990	2000	2010	% change 2000-2010
Village of Byron	573	595	581	-2%
Burns Twp	3,019	3,500	2,876	-18%
Argentine Twp	4,651	6,521	7,709	18%
Durand	4,283	3,993	3,446	-14%
Vernon Twp	4,989	4,980	3,831	-23%
Antrim Twp	1,679	2,050	2,161	5%
Shiawassee County	69,770	71,687	70,648	-1%
Michigan	9,295,297	9,938,444	9,878,000	-1%

Source: U.S. Census 2010, SEMCOG

demographics

The Village of Byron has a relatively young population, with the ages one through nineteen making up 37% of the entire population. The largest age group (68 individuals) of the population consists of residents ages five to nine years old. The second largest group of residents are 20-44 years old, making up 30% of the village body. The smallest population group is the senior population (ages 65 and older) at 48 individuals. In addition, 95% of the community is White, 2% are American Indian, 2% are Hispanic and 1% are Black. Since 2000, the racial composition of the village has changed slightly. The White population has declined by 4%, with slight increases in the minority populations.

For educational attainment, most individuals in the village (45%) received their high school diploma, with 25% pursuing college with no attained degree, and 14% of the community received an Associate degree or higher. The people of Byron work primarily in retail, healthcare, construction and manufacturing. A large portion of residents (43%) commute to work; traveling to commercial hubs such as Lansing and Brighton.

housing

The U.S. Census Bureau considers a household a group of persons, who may or may not be related, living together in a single dwelling unit. Households may be one person or several persons. This is distinguished from a family, which has persons related by birth or marriage living together. In the Village of Byron, the average household size is 2.79, a 2% change from the size in 2000. In 2010, there were a total of 238 households. Of these households, 87% are owner occupied, 26% renter occupied, and 16% are vacant. The average housing value is \$82,100 and the average monthly rent is \$613. Approximately 12% of Village of Byron households live in poverty. The United States Department of Health & Human Services defined the 2017 poverty guideline for a family of four in Michigan as \$24,600. The median household income as of 2010 is \$49,375. The average male salary in the village is \$33,438, and the female salary is \$18,276, (a significant difference of \$15,162).

Figure 4: The Village of Byron Age Distribution

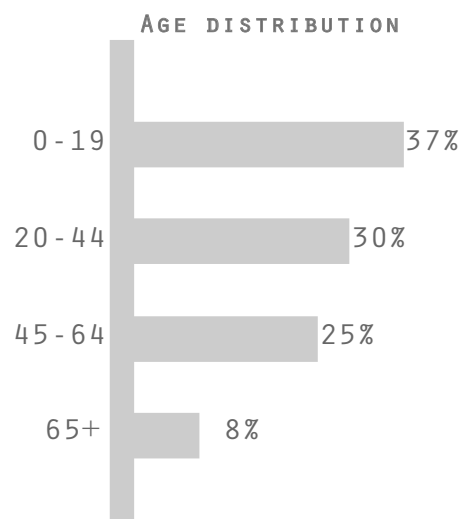


Figure 5: Average household size



Figure 6: Average housing value



community services

Currently a nine member Village Planning Commission serves the Village of Byron. The Village Council and Planning Commission operate at the Municipal Building located at 146 South Saginaw Street. Regular council meetings are held on the second Monday each month at 7pm.

Public services and facilities are fairly limited within Village of Byron boundaries. However, through inter-governmental cooperation with neighboring municipalities, Byron is able to offer services through:

- The Byron Chamber of Commerce
- The Byron Downtown Development Authority
- Byron District Library
- Durand Police Department
- Burns Township Fire Department
- Byron Area Public Schools

In June 1978, the Village of Byron turned over the responsibility of fire protection to Burns Township. Currently, there are two pumpers, one tanker and a grass rig. The Burns Township Fire Department is known as an “on call” department with fire fighters paged out from Central Dispatch in Corunna and an emergency 911 system. The Fire Department includes eighteen (18) fire fighters, including a Chief, Assistant Chief, Lieutenant, Captain and Administrative Clerk.

education

Byron area students are served by the Byron Elementary, Byron Middle School, and Byron High school. Students of the Village of Byron as well as Burns Township attend the Byron Area public schools. The Byron Area School District provides education for a total of 1,036 students, with an average teacher ratio of 20:1. School sizes in Byron have been declining since 2006, a trend also prevalent throughout the state.



internet & phone

The Village offers sufficient internet and phone service to its residents by hosting a variety of providers. Internet and phone service providers include Spectrum (TV & internet), AT&T (phone & internet), and Tri-County (wireless internet).

sewage disposal & potable water

The village's water supply source is two (2) groundwater wells, each over one hundred sixty-eight (168) feet in depth located at the end of W. Warren Street (150 W. Warren St.) Recently the village installed a plant to reduce the presence of arsenic in its drinking water. As of December 12, 2006, the arsenic plant was fully operational. Current arsenic levels are now at four (4) to five (5) parts per billion (ppb). The current Environmental Protection Agency maximum contamination level for arsenic is ten (10) ppb. Iron levels in the Village's drinking water have also dropped from 0.8 ppb to 0.0/0.1 ppb. *(Refer to page 19 for more information on water contamination).*

The Arsenic Removal Plant is located adjacent to the village's wells on W. Warren St. In addition, the Village has one 75,000 gallon water tank. The village's current water supply capability is at capacity.

sewage treatment.

Sewage treatment for the village was built in 1971 and is handled by two (2) lagoons located off of Lehring Road, between Byron Road and New Lothrop Roads. Each lagoon is 4.2 acres in size and can handle about 5,000,000 gallons a piece. Daily flow for the Village of Byron is approximately 60,000 gallons and does not include infiltration from other sources. The lagoons are cleaned out (dumped) twice a year and are currently at capacity. With additional growth a third lagoon or other improvements will be needed.

stormwater management.

Open ditches and culverts service over 90% of the Village of Byron. Curb and gutter has been installed on Saginaw Street within the village, approximately one (1) mile north and south of the municipal boundary.





natural history.

The glaciation period in central Michigan ended 10,000 to 15,000 years ago. The glaciation shaped the Village of Byron landscape through the deposition of rock debris. These glacial sediment deposits are the basis for soil development. The glacial sediments atop the bedrock range from 78 to 182 feet in depth. Beneath the glacial deposit is bedrock. Two types of bedrock characterize the formations beneath the glacial deposits; the Saginaw formation and Coldwater formation. The Saginaw formation can be characterized as lineal beds of light and dark shale mix with white to light gray sandstone and lime stones. The Coldwater formation can be characterized as gray shale and numerous beds of brown dolomite, which has a salt and pepper appearance. The surface geology of the village consists of moraines, which are hills that divide drainage basins, and out wash plains which are broad gently sloping plains originating from the melting of ice of a glacier.

Prior to European settlement, the forests of Shiawassee County were generally described as deciduous (hardwood) forests consisting of oak, maple, beech, oak and hickory. Settlers began changing the Michigan landscape, clearing land for timber and agriculture. Today, much of the central Michigan landscape consists of open space and wetland areas. Key flora found in the Village of Byron include American Beech, Eastern Hemlock, and American Ginseng. In addition, the village is home to some of Michigan's rare species including Hairy Angelica (*Angelica venenosa*), Prairie False Indigo (*Baptisia lactea*), Showy Orchid (*Galearis spectabilis*), and Snow Trillium (*Trillium nivale*).



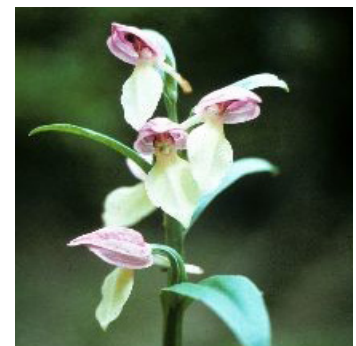
Angelica venenosa

Source: missouriplants.com



Baptisia lactea

Source: USDA Plants Database



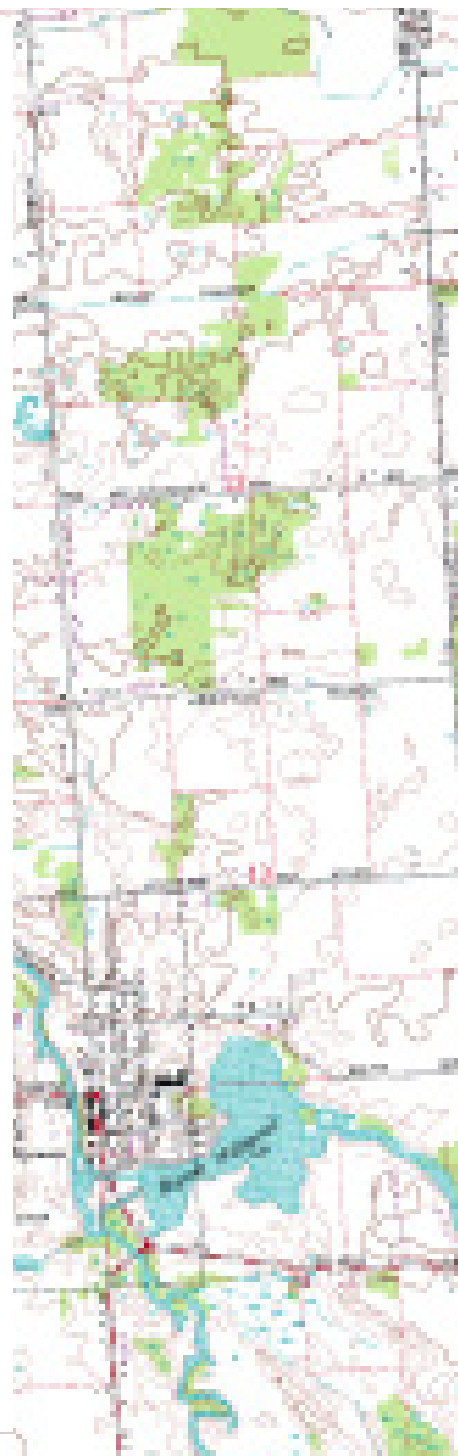
Galearis spectabilis

Source: USDA Plants Database

wetlands.

The wetlands present in Byron include emergent, scrub-shrub, and forested wetlands. The Environmental Protection Agency defines a wetland as an area where water covers the soil, or is present at or near the surface of the soil all year or for varying periods of time. Water saturation (hydrology) largely determines how the soil develops and the types of plant and animal communities living in the soil. Examples of wetland environments include swamps, marshes, and bogs. In addition, wetlands can be characterized by either the amount of water in the area (non-vegetated wetlands) or the type of plants dominant in the area (vegetated wetlands). Types of non-vegetated wetlands include open water portions of lakes, ponds, rivers and streams. Whereas vegetated wetlands can be broken into three main types: emergent wetlands, shrub wetlands, and forested. Emergent wetlands in Byron, also known as marshes or meadows are dominated by herbaceous (non-woody) plants such as grasses, sedges, and forbs (broad-leaved plants) that “emerge from the water”. Shrub swamps or thickets are typically dominated by low, woody plants such as willow, alder, button bush, and meadowsweet. Forested wetlands in Byron, also known as wooded swamps or bottomland forests consist of large trees over 6 meters (20 feet) tall, including red and silver maple, willow, pin oak, black ash, slippery elm, eastern hemlock, spruce, and tamarack.

Wetlands present in the Village of Byron are generally located in the south end of the village along the Shiawassee River, as well as the north and west boundaries of the village. The wetland areas of Byron serve as valuable wildlife habitat for fish, amphibians and migratory birds, provide flood control and groundwater recharge, irrigate the landscape and drain rainwater from the soil. Based on the integral role they play in the landscape, wetlands are very sensitive to polluted run-off, sedimentation from erosion and destruction by development. Wetlands present severe limitations toward development due to their marshy and wet conditions, and are typically regulated by the state and village zoning regulations. The size, quality, and connectivity of wetland systems are all important factors to be considered in Byron planning. *(See Map 2 for wetlands map of Byron).*



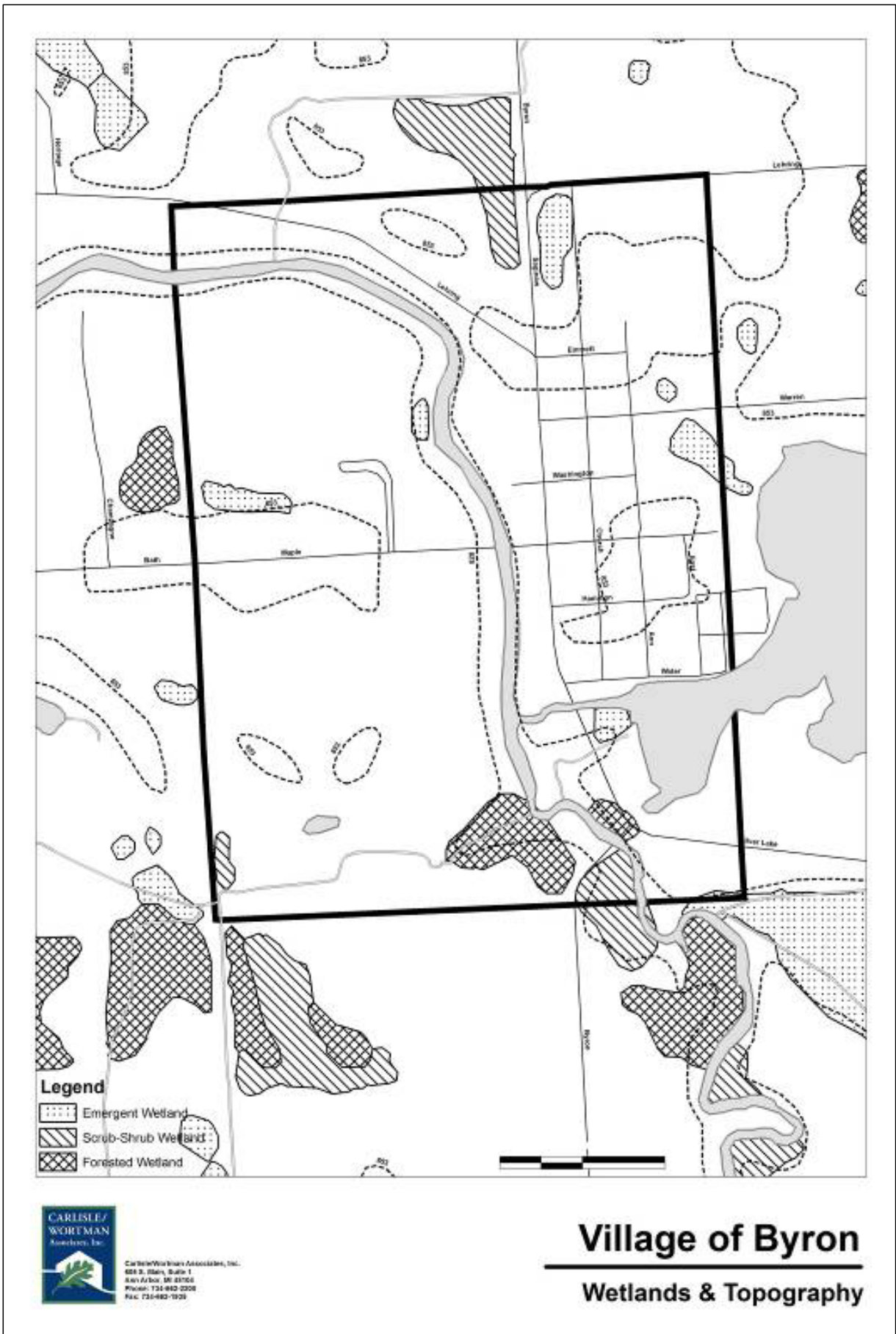
topography.

The topography of the Village of Byron can be categorized as flat to rolling hills, with some low areas, draining to the Mill Pond or Shiawassee River. Much of the village is flat at a high elevation of 853 feet high above sea level, dropping to 820 feet above sea level along the Shiawassee River. *(See Map 2 for topographic map of Byron).*

soils.

The USDA Soil Conservation Service generally describes the soils of Byron area as belonging to the Boyer-Wasepi-Spinks Association. This soil association is described as well-drained to poorly-drained, nearly level to steep, sandy and loamy on outwash plains, terraces, and moraines.

Map 2: Village of Byron Wetlands & Topography



water.

The Shiawassee River Basin plays a major role in the central-Michigan area. The drainage area is approximately 1,200 square miles with portions of the river touching at least seven (7) counties. The river is approximately 110 miles long and generally flows north. The Flint River, Cass River and Tittabawassee River join the Shiawassee just southwest of the City of Saginaw and together form the Saginaw River, which eventually drains into Saginaw Bay. The fall of the river averages 4 feet per mile from Holly to Corunna, flattening to about 3 feet per mile from Corunna to Owosso. From Owosso to Chesaning, the river falls about 5 feet per mile, eventually flowing level past Chesaning. The northern portion of the river has two main tributaries, the Bad River and the Swan Creek. In the Village of Byron, the high flow areas of the Shiawassee River are under the Byron Road bridge and the Saginaw Street bridge.

Watershed noun wa·ter·shed

According to the EPA a **watershed** is defined as an area of land that drains water, sediment and dissolved materials to a common receiving body or outlet.

Shiawassee County covers four different watersheds which include the Shiawassee River Watershed, Flint River Watershed, Maple River Watershed and Looking Glass River Watershed. The Village of Byron is within the major Saginaw watershed, and further subdivided into the Shiawassee River watershed. The Shiawassee River Watershed is subdivided by county drains and branches of the Shiawassee River.

The village's drinking water source is from two (2) groundwater wells, each over one hundred sixty-eight (168) feet in depth, in addition to a 75,000 gallon water tank located at 150 W. Warren Street. The village's current water capability is at capacity. In 2006, the village constructed a water treatment plant to reduce levels of arsenic in drinking water. The plant is located adjacent to the community's wells. Current arsenic levels are now at four (4) to five (5) parts per billion (ppb) (DEQ: three positive samples, one between 20-50ppb and two less than 1ppb). The Environmental Protection Agency maximum contamination level for arsenic is ten (10) ppb. Iron levels in the village's drinking water have also dropped from 0.8 ppb to 0.0/0.1 ppb.

The Shiawassee Department of Health collected and tested groundwater samples for nitrate and Volatile Organic Compounds (VOC) in the Village of Byron between 1983 and 2003. Three samples were positive for less than 5 mg/L (5 parts per million) of nitrate. The current Maximum Contaminant Level (MCL) as established by the U.S. Environmental Protection Agency (EPA) has been set at 10 mg/l (10 parts per million) for nitrate. Nitrate groundwater contamination is typically caused by agricultural runoff. Large amounts of nitrate in drinking water can cause serious illness in infants under six months. Additionally, of the samples collected in the village testing for VOCs, all samples tested negative. VOCs are typically present due to leaching of industrial solvents, landfill leachate, or illegal waste disposal (*refer to Map 4 and Map 5 for Nitrate and arsenic sample results*).

byron millpond dam.

The Byron Millpond Dam is owned by the Village of Byron. Built around 1847, today it consists of a 185 foot earth embankment and two separate concrete spillways, a six-gate spillway near the former mill building of Byron Manufacturing. Also a two-gate spillway is located across Saginaw Street, at the edge of the 104 acre Millpond. The spillways are just over seven feet tall.

Embankments were rebuilt in the 1970's and the early 1980's. In 1986, levees and embankments were again raised. One wall of the millrace spillway was replaced in 1995. The Byron Department of Public Works also improved the spillway gates by welding new I-beam tracks to the existing dam structure.

transportation.

Map 3 Major Highways Southeast MI



Source: 2018 Google Map data

roadways.

The Village of Byron is positioned on the Shiawassee River, approximately twenty seven (27) miles southwest of Flint, thirty six (36) miles east of Lansing, and seventy three (73) miles northwest of Detroit. The Village also is positioned in a triangle formed by I-69 on the north, U.S. 23 on the east, and I-96 on the south (as shown in Map 5).

The four primary roads utilized in the Village of Byron include East Bath, South Byron, North Saginaw, and Silver Lake. The Michigan Department of Transportation classifies roads in conformance with the funding requirements of the Federal Highway Administration. According to the Michigan Department of Transportation, East Bath and South Byron road are classified as major collector roads, and North Saginaw and Silver Lake are classified as minor arterial roads. Only interstates, arterials, and collectors are considered federal-aid roads and are eligible for federal funds under the National Highway System (NHS) or Surface Transportation Program (STP).

non-motorized transportation.

Approximately 90% of the Village has sidewalks. The Village also has a Sidewalk Ordinance and maintains sidewalks on a regular basis. The village does however lack safe, designated pathways for bicyclists. The Downtown Development Authority plans to create a non-motorized pathways plan for the Village of Byron, enhancing the pedestrian and cyclist friendly pathways in the downtown area as well as increasing safe mobility throughout the village.

land use.

The Village of Byron is a small community, home to a quaint downtown along the Shiawassee River. Protection of the small town character of Byron is very important to the community. Keeping with this characterization, the village is categorized as single-family housing, commercial downtown and scattered small commercial/industrial land uses (*See Map 6 for Existing Land Uses details*).

residential.

The Village of Byron consists primarily of single-family residential land use, located in the north and east sides of the village. Low density housing is found on parcels of 2 to 10 acres. Single family homes are typically clustered development to maximize land use. In addition, there is a small concentration of multi-family residential land use, located in the northeast corner of the village, known as the Byron Manor Apartments. The Planning Commission must work closely with the public to encourage projects that respect the community character and environmental quality that is highly valued by existing and future residents. Local zoning provides a framework for residential development to protect natural resources, maximize efficient land use, and prevent land use conflicts.

commercial & industrial.

As .3% of the land use in the Village of Byron, the commercial areas are primarily concentrated in the central Byron downtown strip along Saginaw. Other pockets of commercial land uses can be found along Maple. Businesses along the central downtown strip have struggled to flourish since a fire destroyed several downtown buildings. The Downtown Development Authority aims to revive the downtown, encouraging commercial and light industrial land uses to expand in the community.

Light industrial land use only makes up 1.2% of the village, located along Maple, on the west side of the Shiawassee River, across from the Byron water tower.

institutional.

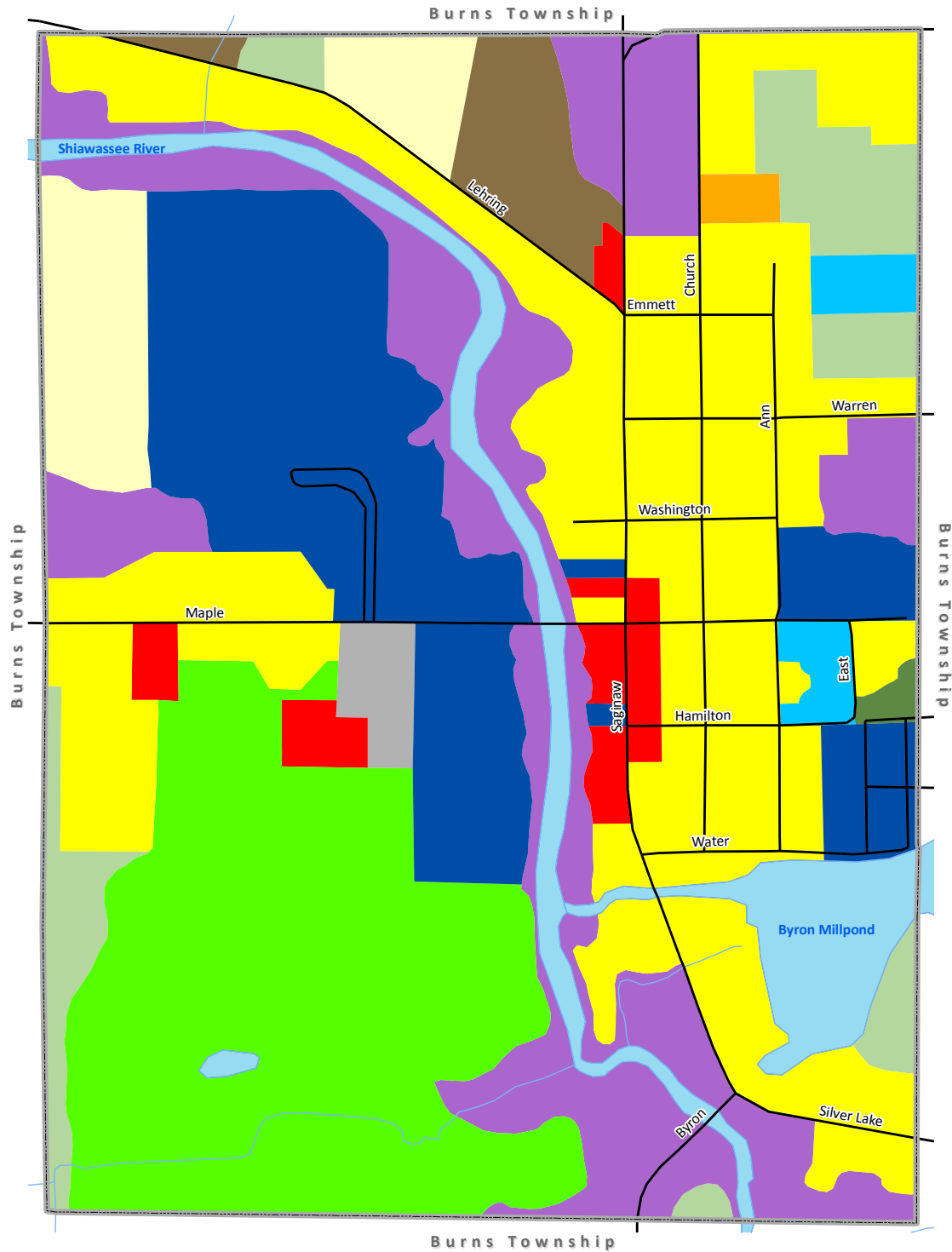
A large portion of the village is made up of institutional land uses, also known as public/quasi public land areas. These areas include the Byron Area Elementary, the Byron Area Middle School, and the Byron Area High School. Collectively, the Byron Schools provide the Village with a Byron Community District Library, four baseball diamonds, one soccer field, two tennis courts, one track, and two football fields.














The Village of Byron Municipal Office is located at 146 S. Saginaw Street, providing space for community gathering and planning.

open space & environmentally sensitive.

Currently, 47% of Byron is devoted to open space, environmentally sensitive or undeveloped land use areas. Primarily located to the west of the Shiawassee River, the land use consists of lowland hardwoods, scrub/shrub land, herbaceous land cover and parks and recreation. The largest park in the Village is the school owned property, Sesquicentennial Park, a 3 acre park offering a pavilion, a playground and a basketball court.

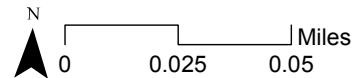
Map 4: Village of Byron Existing Land Use



- | Existing Land Use | |
|--|--|
|  Cropland |  Industrial |
|  Single Family / Duplex |  Outdoor Recreation |
|  Multiple Family |  Cemetary |
|  Neighborhood Business |  Herbaceous |
|  Institutional |  Lowland Hardwood |
|  Public / Semi-Public |  Shrub |
| |  Shrub-Scrub |

EXISTING LAND USE MAP

Village of Byron, Shiawassee County



December 19, 2018
 Carlisle/Wortman Associates, Inc.
 Ann Arbor, Michigan



downtown development project.

In 2013, the Byron Village Council established the Byron Downtown Development Authority to plan and fund projects that would preserve Byron's history and redesign the future of downtown Byron Village. In accordance to Act 197, Public Acts of 1975, the state of Michigan approved the Downtown Development Authority (DDA) Funds to kick-start the Downtown Development Authority were raised through events such as the annual golf outing, T-shirt sales, village markets and raffles beginning in 2006.

The DDA is under the supervision of the President of the Village Council and 8 board members, appointed by the Byron Village Council. The DDA board has established short and long-term goals for revitalizing downtown Byron. The DDA holds meetings open to the public on the third Thursday of each month at the Byron Municipal Building at 6 pm.

mission

The main purpose of the DDA is to reestablish and reclaim the Village of Byron's history, identity and sense of place by revitalizing downtown Byron through economic growth, promotion and place making.

goals

The Byron DDA project list aims to:

- Re-design street scape
- Create curb appeal
- Attract new businesses
- Fill vacant buildings
- Establish community identity
- Secure funding for future projects
- Establish sense of place with downtown landscape and architecture
- Repair existing buildings structure and facade
- Repair sidewalks
- Improve pedestrian accessibility



regional planning.

Intergovernmental cooperation is an important factor in making municipal development decisions in order to minimize negative impacts on the built and natural environment. Coordinated planning with adjacent jurisdictions helps increase access to services in the area, while supporting local planning efforts through joint land use decisions. Coordinated planning can encourage preservation of large areas of open space and woodlands, promote environmental protection and restoration and limit potential conflicts from differing planning uses. Coordination makes open space preservation and habitat corridors for species migration possible. It is essential in facilitating quality and ethical land use development. Natural resources such as air and water do not conform to jurisdictional boundaries, therefore, only regional collaboration can protect these resources. Adjacent municipalities, regional planning groups, community members and utilities must have the opportunity to be involved in the regional planning process.

In order to become a resilient, sustainable region in the twenty first century and forward, the Village should take a lead role in regional planning. As the region continues to evolve, decisions made independently in one community can have a great influence on the surrounding communities. Together municipalities must establish goals and objectives for the region's

climate change resiliency and economic vitality in order to be a competitive and modern region in the state of Michigan.

burns township land use plan

The Burns Township Land Use Plan, adopted in July 11, 2000, contains goals and objectives that merge with those within this Plan. The Burns Township Plan's goals encourage commercial development of the area to be centralized in downtown Byron, with industrial uses located in proximity to or within the Village for access to municipal sewer and water.

On the Future Land Use Map of Burns Township, the land use categories that surround the Village of Byron include "short term agriculture" or "low density residential". Located within Burns Township, the Village's land use categories that border Burns Township are "single family residential" and "undeveloped/open space/environmentally sensitive land".

chapter three goals & objectives

community needs.

In Spring 2017, The Village Planning Commission released a 2017 Comprehensive Community Survey, available on the village website, or for pick up at the Municipal Building. The purpose of the survey was to gain community input on road improvements, commercial development, natural resources, environmental quality, residential development, access to services, and land use.

Figure 7: Most favorable aspects of the Village of Byron, according to survey results



parks & natural resources

A large population of the village would like to see improvements to parks, and many would like to see additional parks created. Of those who would like additional parks, various residents said they would like parks that were cohesive with the natural features of the village, such as the river and millpond. Members of the community believe that the unique natural features of the village would be crucial in attracting tourism.

road conditions & law enforcement

The majority of those who participated in the survey acknowledged that the roads in Byron are in fair or good condition and that there are not any specific road improvements that need to be done in the village. However, residents do have concerns with safety of the roads, including lack of vehicle speed enforcement and insufficient crosswalks.

environment

The community survey shows that there is concern about the environment and appearance of the village. Concerns arise from debris and litter throughout the village that has been accumulating over time. Additionally, there was a majority vote in favor of implementing solar and/or wind farms to generate renewable energy for Byron and the surrounding communities.

downtown development

The community aims to rebuild the core downtown with stores and restaurants to replace what was once there. Community input shows that essential services, independent restaurants and various other developments would be serviceable.

planning goals & objectives

Long term land use planning requires policy goals from which decisions can be made. Such policy is often found in the thoughts, ideas and sentiments of members of the community, written as goals, objectives and policy for the community. The Village of Byron Planning Commission and Administration solicited input for the resulting development of goals, objectives, and strategies contained herein.

Goals are intentions for the community.

Objectives are specific steps that can be prioritized and pursued; further defined as Strategies or Action Items.

Policy is a guiding principle designed to influence land use decisions and actions.

Goals and objectives are policies that establish an approach or position to land use planning. The following goals, and objectives will guide the Future Land Use found in this Plan.

COMMUNITY GOALS & OBJECTIVES

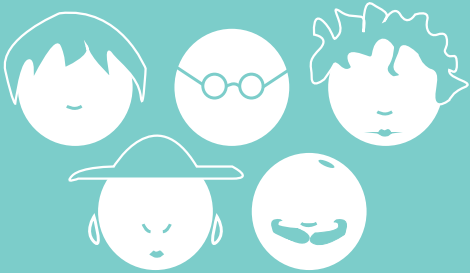
goal: Manage the future development in a sustainable, controlled manner to ensure growth levels are consistent with the natural limitations of the land and the small-town character, while protecting the public health, safety and welfare of the community.

1 Establish and develop programs for downtown facade improvements, standards for street-scaping, landscaping, and lighting to establish sense of place in downtown.

2 Update Village of Byron Zoning Ordinance to implement the recommendations from this Plan.

3 Develop standards for new land infill construction to ensure compatibility with the historic, small town character of Byron.

4 Enact zoning regulations that encourage high quality, mixed-use development adjacent to downtown area.



5 Provide regular opportunities for substantive public input on growth and development issues facing the village.

6 Expand community events by developing a year-round calendar of unique downtown events, such as a Winter Festival.

7 Coordinate growth and development with Burns Township to ensure compatibility of communities in the future.

8 Develop design standards for restoration projects undertaken for historical buildings and homes of value to the community.

RESIDENTIAL GOALS & OBJECTIVES

goal: Manage future growth in a sustainable, controlled system to ensure growth levels are consistent with the natural limitations of the land, the availability of existing and planned public facilities, protection of natural resources, and small town character of village.

1 Initiate housing rehabilitation and neighborhood revitalization efforts, in order to protect neighborhoods from encroachment of commercial and office uses.

2 Encourage cluster development of single family homes in new residential areas.

3 Promote the development of a variety of housing types including: multifamily, mixed-use residential, attached single family, condominiums, and senior housing complexes.

4 Develop community centered design residential standards such as close proximity to street, sidewalks, use of windows and doors, hidden garages and street trees.



5 Initiate rental housing inspection program.

6 Residential development is permitted in accordance to access to public services; including public water, sanitary sewer services, road construction and maintenance, and emergency services.

7 Residential developments should be designed to face away from major thoroughfares and provide walkable access to work and shopping.

8 Neighborhoods must prevent pollution and siltation of wetlands by controlling drainage and stormwater runoff.

COMMERCIAL GOALS & OBJECTIVES

goal: Provide a full range of commercial facilities which adequately serve the residents of Byron area.

1 Confine commercial development to compact areas such as Saginaw Street, rather than strip development along major thoroughfares or spot development in residential areas.

2 Encourage connectivity between commercial and other land uses through mixed-use development.

3 Use incentives to encourage the redevelopment and adaptive reuse of vacant buildings, for example, developing a window display program for empty businesses.

4 Establish Village of Byron as commercial core to Burns Township and surrounding area.



5 Develop a municipal marketing strategy, highlighting its historic ambiance, to encourage a variety of businesses to move into downtown Byron.

6 Conduct a retail marketing study to prioritize commercial needs and niche for the village.

7 Continue to fund Downtown Development Authority to promote economic growth of the village.

8 Explore low interest loan programs for commercial downtown facade improvements.

INDUSTRIAL GOALS & OBJECTIVES

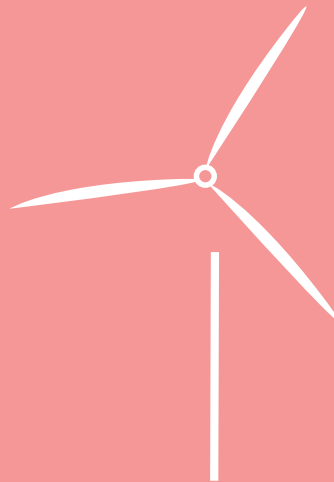
goal: Allow for industrial development in a manner that maintains the health and vitality of surrounding natural environment.

1 Confine industrial development to areas where industry has already been established, and is in compliance with village regulations.

2 Incentivize current industrial facilities to remain in village and/or expand operations.

3 Divide commercial and industrial uses into separate zoning districts.

4 Eliminate the negative impacts of industrial areas on the environment and local population.



5 Develop a balanced industrial development strategy to achieve environmental compatibility and maintain the small town character of the village.

6 Provide incentives for light industrial use of vacant or under utilized buildings in need of rehabilitation.

7 Encourage a combination of light industrial and office/research uses.

ENVIRONMENTAL GOALS & OBJECTIVES

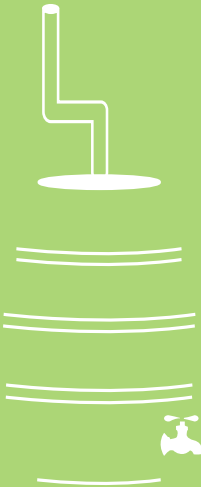
goal: Implement a sustainable economy to balance human activities and the natural environment.

1 Protect areas of ecological importance, mature vegetation, flood plains, wetlands and scenic areas.

2 Encourage innovative design and planning which increases community resiliency and preserves the vital natural resources of Byron.

3 Update the Zoning Ordinance and other enforcement tools to ensure development will minimize disruption to wetlands, floodplains, the Shiawassee River, and other natural features.

4 Enforce riparian buffers along the Shiawassee River and Byron Millpond to protect aquatic ecosystem health and prevent erosion.



5 Maintain and protect the surface and groundwater throughout the township through strategic measures that prevent wastewater discharge.

6 Utilize green stormwater infrastructure to ensure development does not adversely impact natural resources and surrounding properties.

7 Establish educational programs on village sustainability initiatives and conservation practices, especially in Byron area schools.

8 Develop an ordinance for renewable energy generation such as solar panels or wind farms.

MUNICIPAL SERVICES GOALS & OBJECTIVES

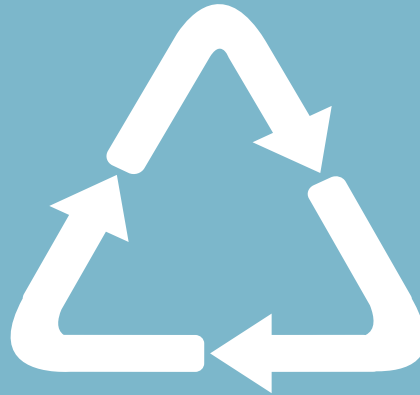
goal: Provide necessary utilities and public services to Village residents to promote the health and welfare of the citizens, based upon priority needs, cost-effectiveness, technical feasibility, land use policy and future land use patterns of this Plan.

1 Collaborate with adjacent municipalities to provide adequate services to community.

2 Develop plans for a municipal building that houses all Byron area services in one location.

3 Provide residents with municipal recycling pick up service.

4 Permit alternative sources of energy that benefit township residents and do not negatively impact the village's unique character and natural resources.



TRANSPORTATION GOALS & OBJECTIVES

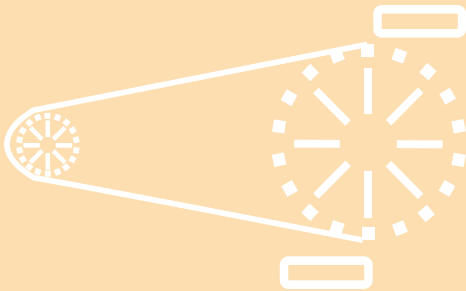
goal: Maintain a transportation network that facilitates safe and efficient movement of vehicles, both motorized and non-motorized, throughout the community, utilizing the existing transportation structure, improving upon the base structure as needed to accommodate higher traffic flows.

1 Establish a multi-modal transportation network throughout the Village in collaboration with the Shiawassee County Road Commission, Michigan Department of Transportation, and Burns Township.

2 Encourage physical linkages such as bike and pedestrian trails between communities that connect important regional assets such as parks and community services.

3 Remodel Saginaw Street to have the adequate capacity to serve “through” traffic as well as provide commercial and industrial access.

4 Create pedestrian-friendly design that provides safe access of bicycles, roller blades, scooters and walking as daily means of transportation.



5 Maintain rural character of roads when needed.

6 Pursue the Traffic Enhancement Act (SAFE TEA-LU), Michigan Department of Transportation grants, and other grant sources to fund roadway projects.

7 Require corridor plans that promote an attractive, landscaped approach into the village.

8 Promote greenbelt landscaping along roadways to increase aesthetic of roadways, and quality of commercial and industrial land uses.

DOWNTOWN GOALS & OBJECTIVES

goal: Establish a sense of place and community identity, in order to establish downtown as the commercial center for the Byron Area.

1 Implement downtown redevelopment policies that encourage growth, refurbishment, and preservation of downtown.

2 Promote the Village Center as a destination point through marketing and development strategies.

3 Establish a village theme along critical points of entry into the downtown area through streetscaping and signage.

4 Encourage a pedestrian centered design with use of walkways, gathering areas, speed limits and strategic landscaping.



5 Eliminate excessive advertising and identification signs to maintain small town and historic aesthetic of village.

6 Develop community gathering spaces and public art installations.

7 Enact zoning regulations that allow for mixed use of downtown buildings.

8 Promote ecological design in downtown area with use of green stormwater infrastructure, such as rain gardens.

PARKS & RECREATION GOALS & OBJECTIVES

goal: Provide recreation programs and facilities to meet the present and future recreational needs of all village residents.

1 Encourage collaboration between the School District, library, civic organizations, leagues, businesses and non-profit groups in providing recreational facilities and programs to the village.



2 Maintain and improve the aesthetic quality of village parks.

3 Focus on the preservation and protection of natural areas, while utilizing areas that may provide linkages and opportunities for non-motorized pathway development.

4 Enforce ADA standards for village parks and facilities.

HISTORIC PRESERVATION GOALS & OBJECTIVES

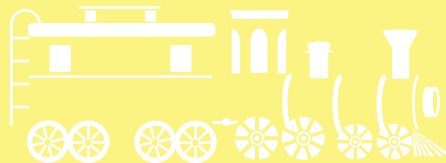
goal: Encourage the preservation of the village's historic character by restoring historically significant properties, as well as promoting new development compatible with the existing character.

1 Seek alternative uses for historic structure that are no longer suitable for their original purpose, such as apartments.

2 Develop a Historic District for the purpose of identifying historical and architectural resources and providing methods of ensuring their preservation.

3 Where possible, name new roads and developments with names associated with the village's history.

4 Encourage an architectural theme and design continuity in new developments to compliment historic structures.



5 Work with State, local, and collegiate historical preservation groups to identify resources, opportunities, and needs.

6 Provide educational information on the Historic District, with signage explaining noteworthy landmarks, monthly newsletters, and booths at community events.

7 Coordinate with the Chamber of Commerce and the Historical Society to promote the village landmarks.

chapter four

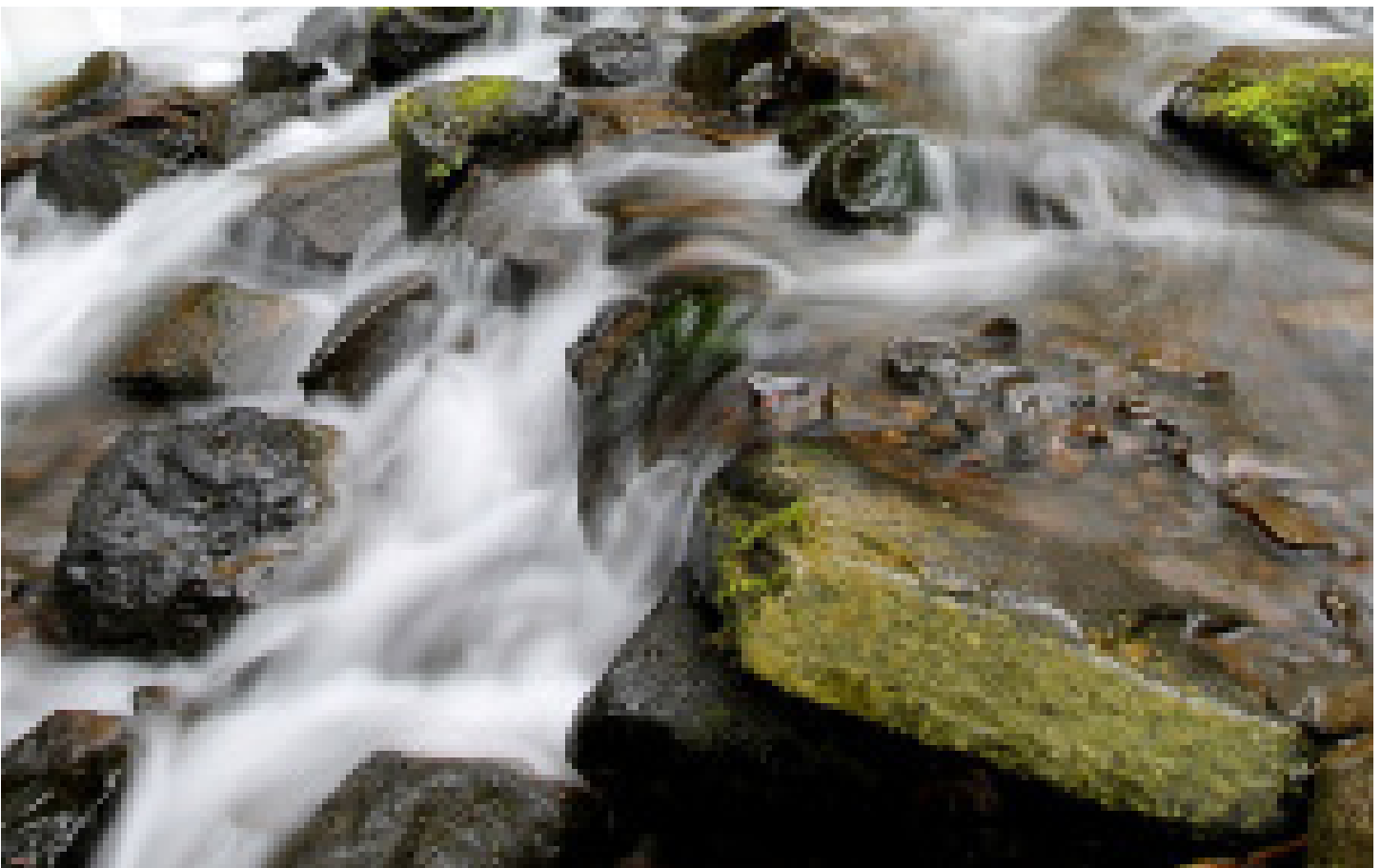
future land use

the future of the village of byron

The purpose of the Future Land Use Strategy is to identify general patterns of land use and development throughout the Village of Byron. In addition, it presents important guidelines for future public services. Implementation of planned future land use patterns relies on regulatory tools of the village, most importantly the Village of Byron Zoning Ordinance. The Zoning Ordinance regulates the type, location, bulk, and intensity of land development throughout the community, and will be updated to support planned future land use patterns. Other supporting regulatory tools have been adopted to implement the future land use plan, such as the land division, private road regulations and the Downtown Development Authority (DDA). Land division regulations are intended to increase access, assure efficient land division patterns, and avoid establishment of non-developmental lots.

The Village of Byron is a zoned community and all proposed land uses shall be developed within the appropriate district provided in the zoning regulations that have been adopted to implement this strategy. New land uses should not be established, or land rezoned until community concerns, existing infrastructure and roadway networks, existing soil characteristics, environmental impact, and the DDA have been considered.

The Future Land Use Strategy calls for a land use pattern in the village characterized predominantly by single family housing, light industrial, commercial, multi-family residential and undeveloped open space including wetlands and floodplains.



land use areas

residential

Single-family residential areas provide opportunities for low-density suburban style housing. Single family residential districts developments promote the preservation of the Village of Byron through low-density cluster development of housing. The single-family land use areas are found where existing land use patterns support this type of density with an existing road system, sewer and water availability and an absence of natural features (such as flood plains and soil conditions) that would prevent construction of dwellings with basements. The single family land use category encourages detached single-family residences to primarily serves one (1) family. Conversions of single-family residential and other structures within the single-family land use category are discouraged.

favourable land uses and elements of the single-family residential land use category are:

- Single-family residences and limited number of duplexes in either clustered or conventional subdivisions or site condominium developments.
- Parks, open spaces and conservation areas.
- Community support facilities such as churches, schools, and public buildings.

y The single-family land use category recognizes existing subdivisions and makes provisions for new residential areas on large lots. Average development density in this specific land use area are planned for one dwelling unit per two acres, except for subdivisions.

m The Residential land use category recognizes existing subdivisions and makes provisions for new residential areas on large lots. Average development densities within the Residential areas are planned for one dwelling unit per two acres except for subdivisions. Anticipated average development for subdivisions, whether they take the form of plats or condominiums, are planned not to exceed one dwelling unit per 32,670 square feet (3/4 of an acre) although dwelling units (or lots) may be clustered to maximize retained open space. Single-family detached housing will be the predominant style in this area, although the Planning Commission may permit multiple family units along hard surface County Primary Roads through special land use approval.





commercial

The Commercial land use category is to be comprised predominantly of the types of businesses devoted to serving the convenience needs of Byron's residents and the greater Burns Township area. Provisions are also made to accommodate some office service uses as well as highway-oriented commercial uses. It is the intent of this Plan, to site commercial and office uses in the general area, from just south of Water Street to Maple Street. The minimum lot size for commercial uses is 5,000 square feet.

Commercial/office uses are generally planned at major intersections, while also acknowledging the existing locations of these types of uses within the village. As noted above, it is the primary goal to allow these facilities for the needs of the residents of the Village of Byron and Burns Township, such as local commercial/office rather than regional type facilities, such as land uses that serve the greater Shiawassee County community including "big-box" retail type uses.

Desirable land uses and elements of the Commercial designation are:

- Restaurants, convenience and commercial retail establishments.
- Professional and personal services.
- Public buildings and parks.

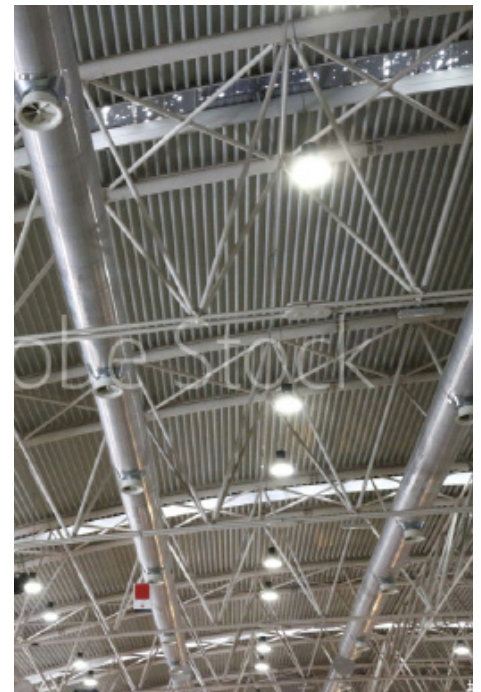
light industrial

It is the goal of the Light Industrial land use category to provide areas to accommodate industrial, storage, and other uses that generate a minimum of noise, glare, dust, vibration, air and water pollution, fire and safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation or any other nuisance characteristics.

The Light Industrial land use category is currently limited to those areas being used in an industrial manner. This Master Plan separates the commercial and industrial uses, establishing a separate land use category for each. This will enable the village to begin to think about and implement design criteria separately for both light industrial and commercial uses.

Appropriate uses for the Light Industrial land use category are:

- Light manufacturing
- Warehouses
- Research/office facilities
- Governmental buildings.





undeveloped /open space

Land designated as Undeveloped/Open Space/Environmentally Sensitive, is intended to provide areas for an open space system which preserves and enhances floodplains, woodlands, and wetland areas. It is not the intention to prohibit development within areas identified as Undeveloped/Open Space/Recreation and Environmentally Sensitive, but rather to raise the awareness of significant natural features that should be considered in any development proposal and any potential problems.

This category is also intended to protect and preserve the village's unique natural resources while broadening recreational opportunities and an appropriate use of the land. Each area must be evaluated on its own merits; however, it is recommended that only low density residential and low intensity non-residential uses be encouraged in these areas.

Land in this use category generally includes environmentally sensitive areas where natural features need to be protected to preserve a balanced ecosystem.

Appropriate Uses:

- Public or private conservation area.
- Active and passive recreational activities.
- Low density residential and low intensity non-residential uses

Land designated as Institutional use provides facilities that satisfy the health, education, religious, recreational and leisure needs of the community. These facilities can take many forms, ranging in size from a large hospital to a small neighborhood library or community center.

The Institutional land use category can not be placed into any single zoning district, since it can cover such a broad range of land uses. Institutional uses are both permitted by right and special uses within several zoning districts.

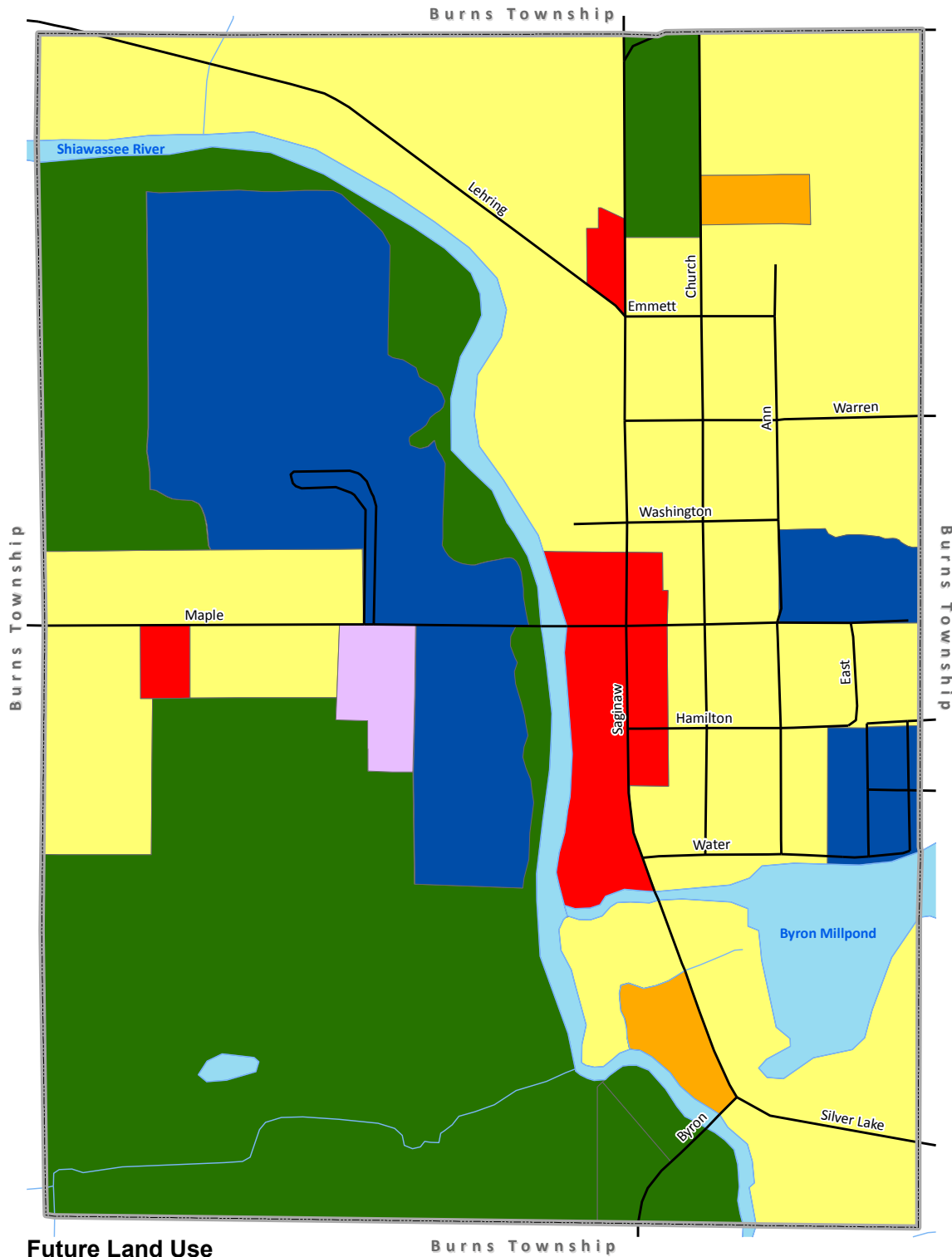
Appropriate Uses:

- Education facilities and recreational facilities
- Places of worship
- Hospitals, medical clinics, shelters, nursing homes
- Governmental buildings including police, fire and ambulance
- Libraries
- Cemeteries



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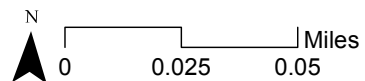
Map 5: Village of Byron Future Land Use Map



- Future Land Use**
- Single Family Residential
 - Multiple Family Residential
 - Institutional
 - Light Industrial
 - Commercial
 - Open Space

FUTURE LAND USE MAP

Village of Byron, Shiawassee County



December 19, 2018
 Carlisle/Wortman Associates, Inc.
 Ann Arbor, Michigan



chapter five implementation

public support

Success of the Village of Byron's Master Plan will depend heavily on citizens' understanding of the planning process and the plan's specific goals, objectives, and policies. An engaged population will be more likely to support bond proposals, special assessments, zoning decisions, and development proposals. The village government body must effectively communicate the importance of long-term planning and encourage citizen participation in ongoing planning efforts.

Specific actions which will help to develop understanding and support for the village's planning process include:

- Ensure that copies of the updated Master Plan are readily available for viewing at the Municipal Office in Burns Township and on the village website.
- Ensure that copies of the most recently adopted Zoning Ordinance are readily available for viewing at the Municipal Office.
- Post a copy of the most recent adopted Zoning Ordinance on the village website, or make the ordinances available via web services such as MuniCode.
- Post the Future Land Use Map of the Master Plan in the Municipal Office and Online.
- Post a regularly updated list of current events pertaining to planning and zoning matters in the village Online.
- Notify residents of meetings that will address development and public service improvement proposals. Notifications should be provided through multiple sources including the village's newsletter, Municipal postings, the village website, and other available means of communication.
- Hold periodic community meetings to discuss planning efforts and provide opportunities for public input.
- Promote opportunities for civic involvement such as participation in community advisory boards, neighborhood watch programs, and similar institutions.





zoning ordinance

Last amended in 2018, the Village of Byron Zoning Ordinance is the primary tool for implementing and enforcing the vision of the Master Plan. As a regulatory guide for development of future land uses, it divides the community into districts. Each district is prescribed a set of uses and a minimum set of development requirements that must be met. Supporting staff of the village are tasked to enforce ordinance requirements by conducting plant and site inspections and periodic ordinance reviews.

The Zoning Ordinance and Zoning Districts Map are not to be considered long-term documents, but rather a tool to assist the implementation of the planning policy. By promoting development in an orderly manner consistent with the land use policies highlighted in the Master Plan and Zoning Ordinance, the village staff can prevent future land use conflicts.

subdivision control regulations

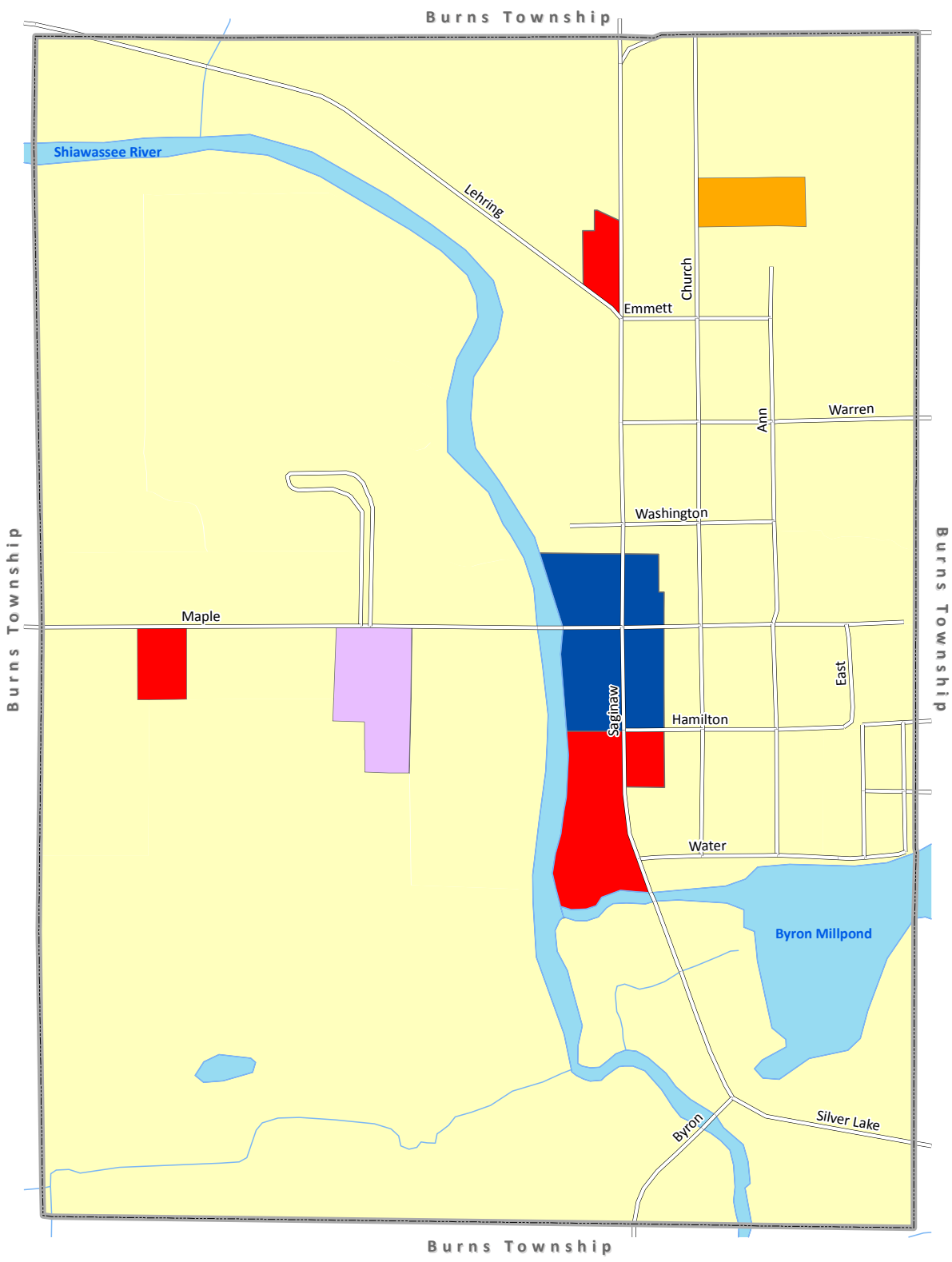
Another means to control and implement the Master Plan is through the Subdivision Ordinance and Site Condominium Ordinance. These ordinances should be reviewed on a regular basis in managing community residential growth. Such ordinances contain current site design regulations regarding the construction of roads and utilities that are compatible with the Village of Byron standards.

special purpose ordinance

Management of land use does not need to be confined to the Zoning Ordinance or Subdivision Ordinance. The following Special Purpose Ordinances can be adopted by the village if not already:

- Wetlands Ordinance
- Woodlands Ordinance
- Private Roads Ordinance
- Engineering Design Standards
- Sanitary Sewer Ordinance
- Blight Ordinance
- Tree Protection Ordinance
- Overlay Districts
- Non-Commercial Solar & Wind Ordinance
- Riparian Buffer Protection Ordinance
- Medical Marijuana Ordinance

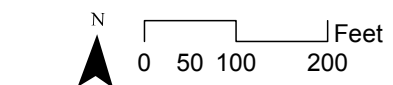
Map 6: Village of Byron Zoning Map




- Zoning Districts**
- R - Residential
 - M - Multi-Family
 - GC - General Commercial
 - I-1 - Light Industrial
 - CBD - Central Business District

ZONING DISTRICT MAP

Village of Byron, Shiawassee County



November 9, 2018
 Carlisle/Wortman Associates, Inc.
 Ann Arbor, Michigan



action plan

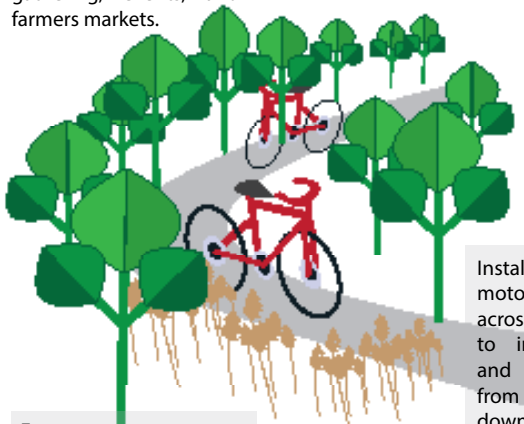
Project	Implementation Objective	Time	Funding
Downtown Development	Develop and implement downtown project design.	Ongoing	Village Funds, Grants (ex: Michigan Community Development Block Grant Program)
	Continue to support expansion of DDA and Downtown Byron	Ongoing	Village Funds, Grants (ex: Michigan Community Development Block Grant Program)
	Appoint a committee to establish guidelines for facade improvements to downtown (include local business owners)	1-2 years	Village Funds, Grants (ex: State of Historic Preservation Office)
	Develop a business recruitment plan	1-3 years	Village Funds, Grants, & Donations
Transportation	Develop sidewalk ordinance	1-2 years	Village Funds, Grants, & Donations, (ex: Michigan Transportation Alternatives Program)
	Work with the Village Council, Planning Commission and Burns Township to establish the Byron area non-motorized pathway network	Ongoing	Village Funds, Grants, & Donations
	Improve and maintain priority road segments based upon planned land use and existing and projected traffic patterns	1-2 years	Village Funds, Grants, Donations, & Millage
Parks & Recreation	Expand parks and recreation opportunities	Ongoing	Village Funds, Grants, Donations, & Millage
Utilities/ Services	Incorporate broadband Internet infrastructure into areas suitable for such development without disrupting natural resources	2-5 years	Village Funds, Grants, Donations, & Millage
	Update village website to display village newsletter, Master Plan, Zoning Ordinance and other information about Byron	1 year	Village Funds
Residential	Develop form based standards for residential developments to improve neighborhood character	1-2 years	--
	Develop a rental housing inspection program	1-2 years	--
Economic Development	Prepare promotional plan for the village	1-2 years	--
Zoning/General Ordinance	Prepare and adopt blight ordinance	1-2 years	--
	Update entire ordinance	1 year	Village Funds
	Prepare and adopt solar and wind energy ordinances	1-4 years	--
Environment & Natural Resources	Preserve the village's natural features through a coordinated future land use strategy and related regulations which permit reasonable use of land while preventing harmful destruction or loss of natural resources and environmentally sensitive areas	Ongoing	Village Funds, Grants, Donations, Shiawassee Conservation District
	Design and implement Green Stormwater Infrastructure to minimize stormwater runoff and Shiawassee River pollution	Ongoing	Village Funds, Grants, Donations
	Implement standards for riparian buffer zones along Shiawassee River to minimize erosion and reduce pollution and sedimentation of water body.	1-2 years	Village Funds, Grants, Donations, Shiawassee Conservation District
	Implement environmental education program for community and Byron Public Schools	Ongoing	Village Funds, Public School Funds, Grants, Donations, Shiawassee Conservation District & Shiawassee Family YMCA (Soil to Spoon Program)

climate change & mitigation solutions

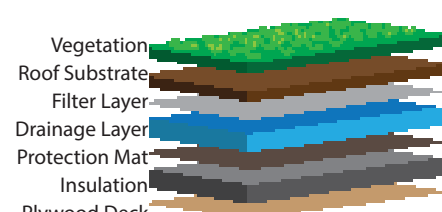
Due to human activity, the natural environment is changing, causing increasingly severe weather events. These extreme events bring drought and flooding causing erosion, declining water quality and damage to infrastructure. The Village of Byron is a community at risk of the impacts from climate change. As a community located in the 100-year flood plain, the Village of Byron has the responsibility to understand how climate change can impact the community, and develop a strategy to minimize these effects. Communities across the country are collaborating to implement innovative solutions to increase resiliency while balancing the needs of the residents and economic development. A resilient community is defined as a community that can absorb the environmental stress imposed by climate change and has the ability to reorganize and adapt. By engaging the community and adopting new policy, the village can implement various changes including infrastructure, habitat protection, landscape design, and land use to increase resiliency.

example steps to resiliency:


Develop public spaces to be utilized for community gathering, events, and farmers markets.




Encourage green roof installations to minimize heat island effect, increase habitat, reduce stormwater runoff and increase community aesthetic.



Use native plants in landscape to provide food and habitat for native pollinators, and to preserve the natural heritage of Michigan.



Apply ecological landscape design to underutilized areas such as vertical surfaces, parking lots, street corridors, and rooftops.




Promote energy independence by establishing an ordinance for renewable energy generation

Install safe, non-motorized pathways across the community to increase pedestrian and biker connectivity from residential areas to downtown

Encourage new developments to incorporate sustainable design features that are energy efficient such as maximized use of natural light, gray water systems, and insulation.

Implement green stormwater infrastructure in downtown area to minimize stormwater load on municipal sewers and improve water quality of the community.

Promote expansion of tree canopy over streets to minimize stormwater runoff, provide habitat, increase community aesthetic and reduce heat island effect.



capital improvement program

Capital improvement programs (CIP) consider the funding and timing of all municipally related capital needs, including such items as roadways, utilities, parks and recreation, Municipal Hall expansions and sub stations for fire service. The CIP is a schedule of projects that contains estimated costs and sources of funding. The Master Plan should be used as a key reference document in the preparation of the CIP to ensure that public dollars are spent where the most benefit will be received. Below is a list of the Village's planned capital improvement projects.

- Water tower improvements
- Upgrade fresh water pump system
- Street improvements



funding

A variety of funding mechanisms are available for the Village of Byron to implement the goals and policies of the Master Plan. Some of the current mechanisms available are listed below, however, legislation and sources of funding are constantly changing.

special assessment

This method provides the funding of public improvement projects through individual assessments of properties on an equitable basis for benefiting property owners in a defined district. This technique is common when funding road and utility improvement projects.

united states department of agriculture

- loans
- grants

michigan department of natural resources

The Michigan Department of Natural Resources Recreation Division administers the Land and Water Conservation Fund (LWCF - requires 50% local match) and the Natural Resources Trust Fund (MNRTF - requires 25% local match).

Other funding may be available through programs at the State and Federal levels such as the Great Lakes Fishery Trust, the Inland Fisheries Grant Program, and the National Fish and Wildlife Foundation. Federal funding through the National Parks Service under the Rivers & Trails Program which includes the Land and Water Conservation Fund and the Urban Park and Recreation Recovery.

tax increment financing public act 450 of 1980

Tax increment financing is a means of funding infrastructure improvements such as roads, sewers, utilities, which are needed for development. Bonds are issued by the community to pay for the needed improvements, then paid off by capturing the resulting increases in property taxes spawned by the improvements.

MDOT transportation enhancement program (SAFETEA-LU)

The village can take advantage of this Act to attempt to receive funding for transportation enhancement activities. Possible projects include a wide variety of efforts from historic preservation, landscaping and beautification, or streetscaping. The MDOT makes decisions after a local and regional screening process has been conducted.

the conservation fund

The Conservation Fund is a private organization that practices conservation to achieve environmental and economic outcomes. It partners with communities across the country to create and implement innovative, practical ways to benefit the natural world and the well-being of Americans from all walks of life. The organization provides land conservation loans, solutions to infrastructure, strategic conservation planning, and water quality and wildlife protection. The fund devotes 96% of its annual budget directly to conservation programs and just 1% to fundraising.

community development block grant (CDBG)

The CDBG program is authorized under Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended. It is administered through the Department of Housing and Urban Development (HUD), and is meant to fund projects that revitalize neighborhoods, expand affordable housing and economic opportunities, and improve community facilities and services. Grant funding may be available through this program for infrastructure, corridors, and community "gateway" and streetscape improvements.

economic development

Economic development, industrial growth and an expansion of the village's tax base are objectives stated in chapter four for the Village of Byron. Successful implementation of economic development will be dependent upon a variety of local and county agencies. Their success in attracting new businesses or encouraging existing businesses to expand will be dependent upon State and regional economic trends, marketing and locational factors. Several economic development and redevelopment tools are listed below:

brownfield redevelopment act financing, public act 381 of 1996

The Brownfield act allows communities to use tax increment financing in order to finance analysis and clean of sites where environmental contamination limits redevelopment.

corridor improvement authority

The Corridor Improvement Authority Act was enacted in 2005 to provide a mechanism for funding improvements in business districts other than the downtown area. The Act allows a municipality to form a Corridor Improvement Authority to "capture" the incremental growth in tax revenue from property located in a development area, similar to the method by which municipalities may fund improvements in downtown areas by creating a Downtown Development Authority (DDA). While the DDAs have helped a number of Michigan municipalities to improve their downtown business districts, the DDA Act does not allow communities to address deteriorating commercial corridors located outside their downtown areas.

local development finance authority (LDFA) public act 281 of 1986

The LDFA Act provides for the establishment of local development finance authorities that may, through the development and implementation of plans, use tax increment financing (TIF) to fund projects that will create jobs and promote economic growth.

downtown development authority (DDA), public act 197 of 1975

The Downtown Development Authority (DDA), Public Act 197 of 1975 as amended, is designed to be a catalyst in the development of a community's downtown district. The DDA provides for a variety of funding options including tax increment financing mechanism, which can be used to fund public improvements in the downtown district and the ability to levy a limited millage to address administration expenses.

Communities have used their DDA to finance streetscape improvements, parking installations, underground utilities, public infrastructure improvements, downtown marketing efforts, and downtown staff operations. A municipality may have only one DDA.

redevelopment of shopping areas act public act 120 of 1961, as amended by act 260 of 1984

In short, this act authorizes municipalities to utilize the special assessment district financing mechanism for the maintenance of commercial areas. Funds can be utilized for a variety of activities including redevelopment, maintenance, and promotional efforts. The act also calls for a creation of a board to direct the various improvement efforts.

historic preservation

The State of Historic Preservation Office (SHPO)

In 1966, in response to increasing public interest in historic preservation, Congress passed the National Historic Preservation Act [PDF] (NHPA of 1996, amended 1980, 1992 [USC Sec. 470-470t]). The SHPO is led by a State Historic Preservation Officer, who is designated by the governor to carry out provisions of the Historic Preservation Act of 1966, as amended. The SHPO's programs are funded through a Historic Preservation Fund grant, an annual federal matching grant administered by the National Park Service. The SHPO also administers an incentives program that includes state and federal tax credits and pass-through grants available to Certified Local Governments. The SHPO works closely with the Office of the State Archaeologist to accomplish its goals. SHPO publications, in cooperation with Michigan History magazine, include Landmarks to Landscapes, which provides an overview of preservation activities in Michigan, Preservation Shore to Shore: Planning to Preserve, and a variety of brochures about the SHPO's programs. The SHPO prepared, under the auspices of the Society of Architectural Historians, Buildings of Michigan. In addition, the Michigan Historic Preservation Network features a four-page supplement, "SHPO News, in its quarterly newsletter.

How to contact the SHPO:

For information regarding any programs described above, write the Michigan State Historic Preservation Office, Michigan Historical Center,

P.O. Box 30740, 702 W. Kalamazoo Street
Lansing, MI 48909-8240

call: (517) 373-1630

email: preservation@michigan.gov



education.

Citizen involvement and support will be necessary as the Master Plan is implemented. Local officials should constantly strive to develop procedures to inform citizens of the planning process and the day-to-day decision making through the implementation of the Master Plan. A continuous program of discussion, education and participation will be important as the village moves toward realization of the goals and objectives contained within the Master Plan.

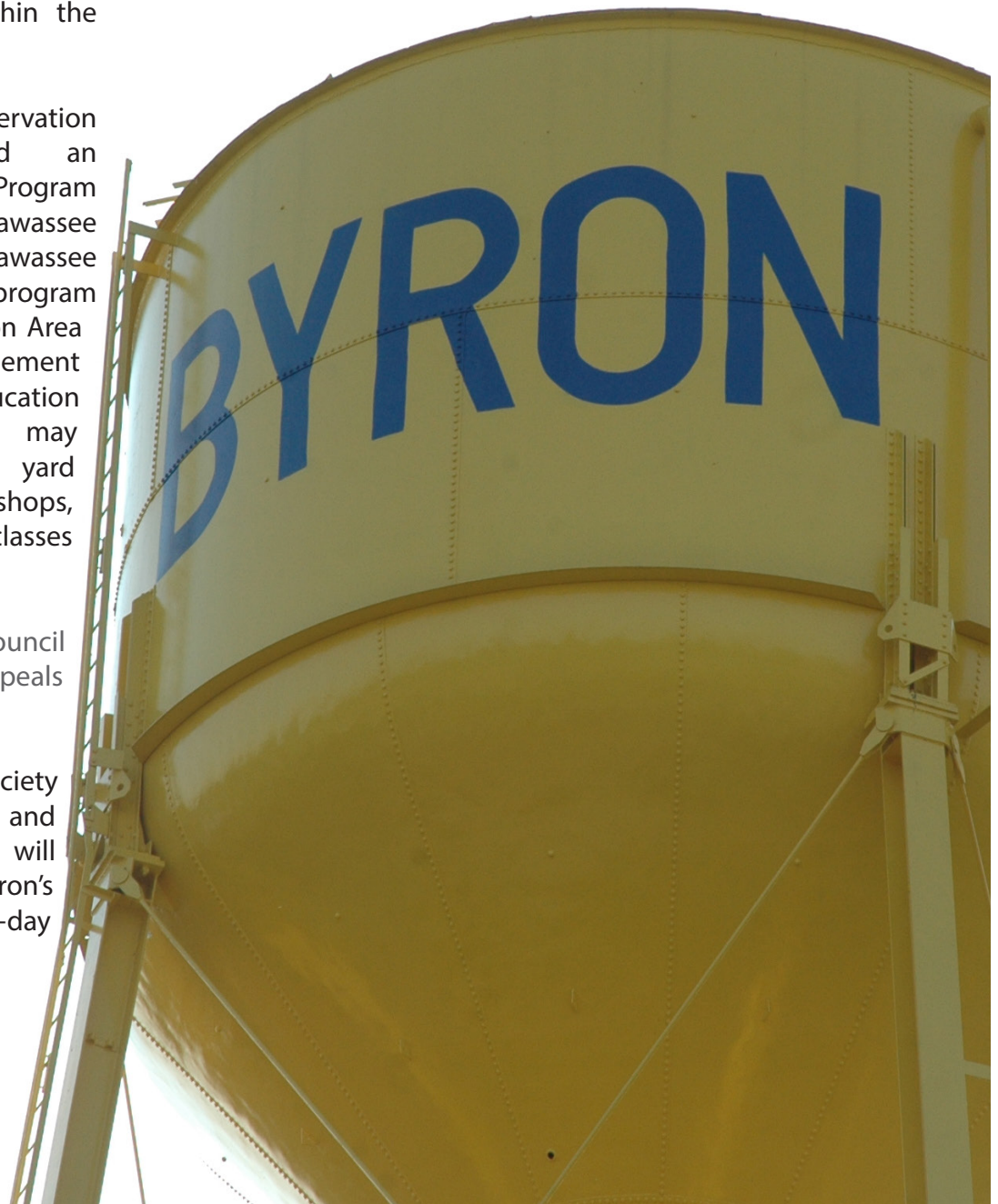
The Shiawassee Conservation District has created an Environmental Education Program in partnership with the Shiawassee Family YMCA and the Shiawassee County Farm Bureau. The program can partner with the Byron Area Public Schools to implement an environmental education program. The program may include building school yard gardens, compost workshops, nutrition and cooking classes and more.

planning commission, council & zoning board of appeals education:

Attendance at Michigan Society of Planning seminars and Citizen Planner programs will improve the Village of Byron's ability to deal with day-to-day planning issues.

updates.

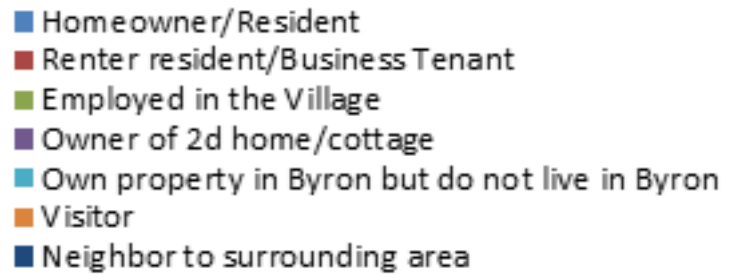
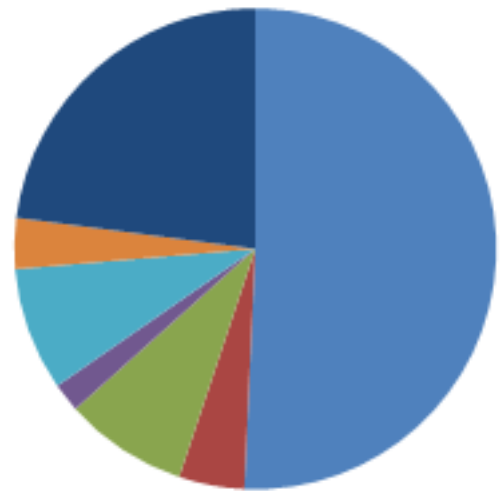
The Master Plan should not become a static document. State legislation regarding Village Planning requires a Master Plan review every five (5) years. Within the five (5) years of adoption, the Planning Commission must review the plan and determine whether to amend the current plan or to adopt a new plan. Based on this legislation, the village must review this Master Plan in 2022. Once adopted, the Master Plan is the official policy guide to be used by the Village Planning Commission and Board to solve existing and anticipated community development issues. Through the text and Future Land Use Map, the Master Plan illustrates the attitude and desire of the community towards future growth and development. Further, the Master Plan maintains continuity in development policy as the Planning Commission and Board membership changes over the years.



appendix appendix

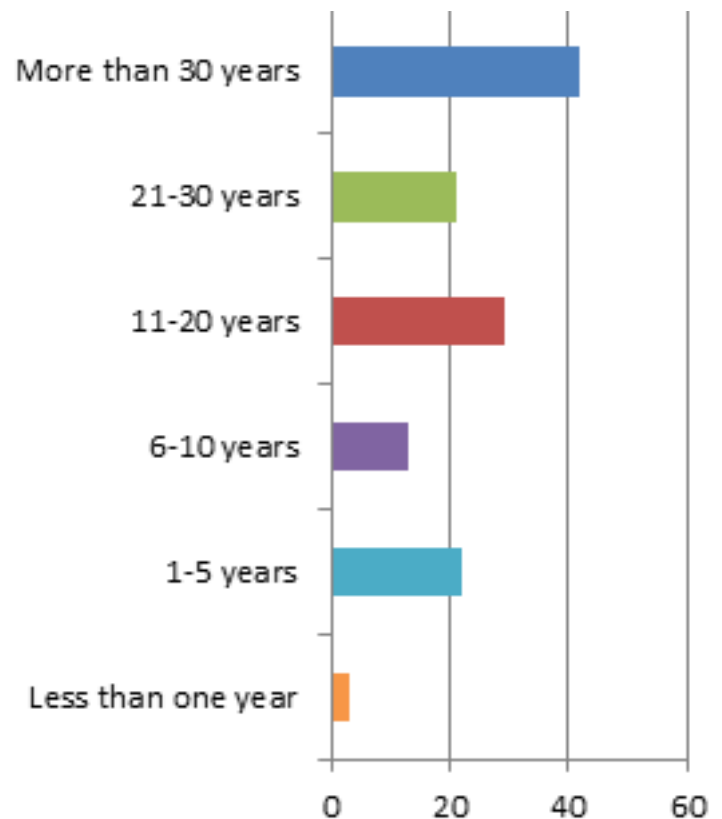
What is your connection to the Village of Byron?

Homeowner/Resident	104
Renter resident/Business Tenant	9
Employed in the Village	17
Owner of 2d home/cottage	4
Own property in Byron but do not live in Byron	17
Visitor	7
Neighbor to surrounding area	47



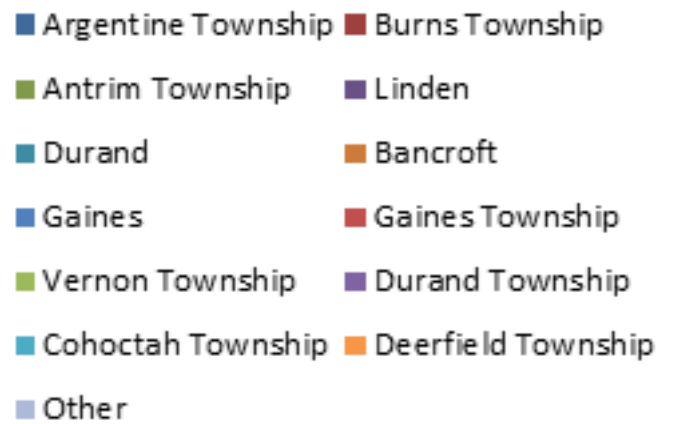
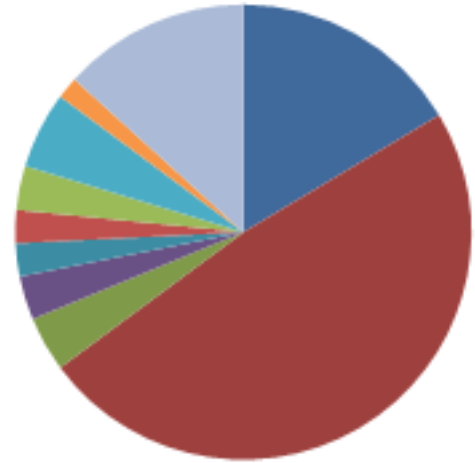
If you are a full time resident, please indicate how long you have been a resident of Byron?

Less than a year	3
1-5 years	22
6-10 years	13
11-20 years	29
21-30 years	21
More than 30 years	42



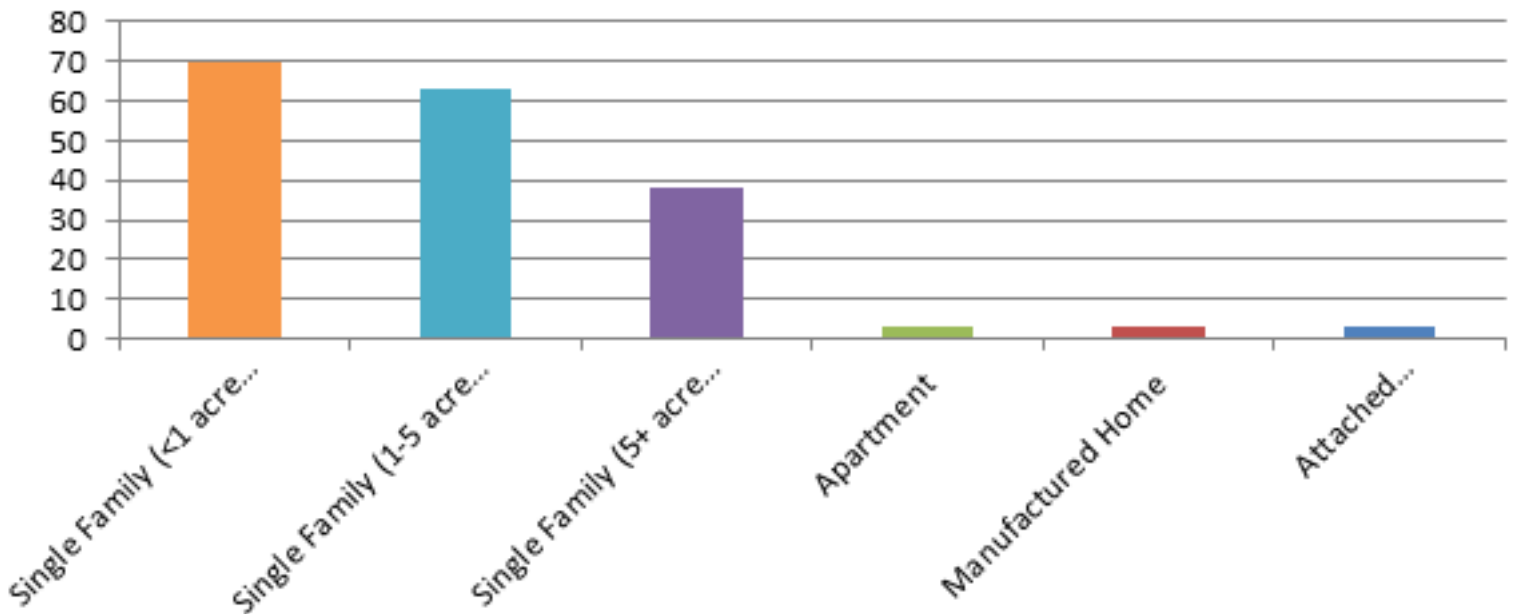
If you do not live in Byron where do you live?

Argentine Township	21
Burns Township	62
Antrim Township	5
Linden	4
Durand	3
Bancroft	0
Gaines	0
Gaines Township	3
Vernon Township	4
Durand Township	0
Cohoctah Township	7
Deerfield Township	2
Other	17



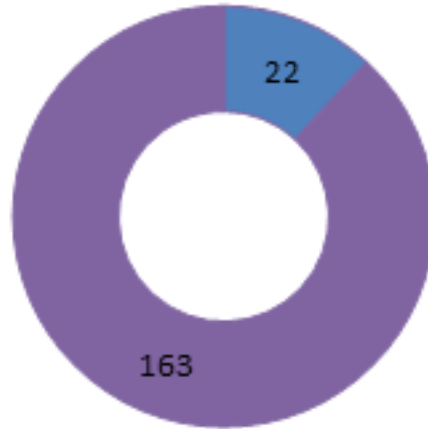
Please select the term that best describes your residence

Single Family (<1 acre lot)	70
Single Family (1-5 acre lot)	63
Single Family (5+ acre lot)	38
Apartment	3
Manufactured Home	3
Attached condominium/duplex	3



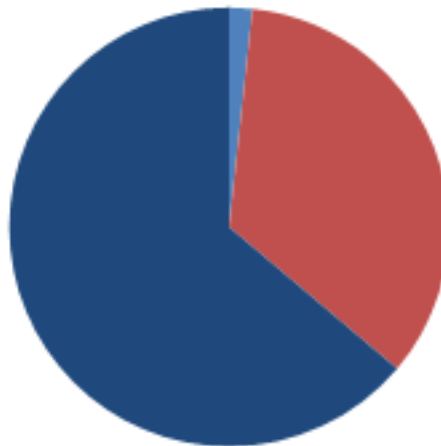
Do you own a business in the Village of Byron?

Yes 22
No 163



How do you feel about the rate that Byron is growing?

Too Fast 3
About Right 61
Too Slow 113



■ Too Fast
■ About Right
■ Too Slow

Are you satisfied with the recreational amenities available in Byron?

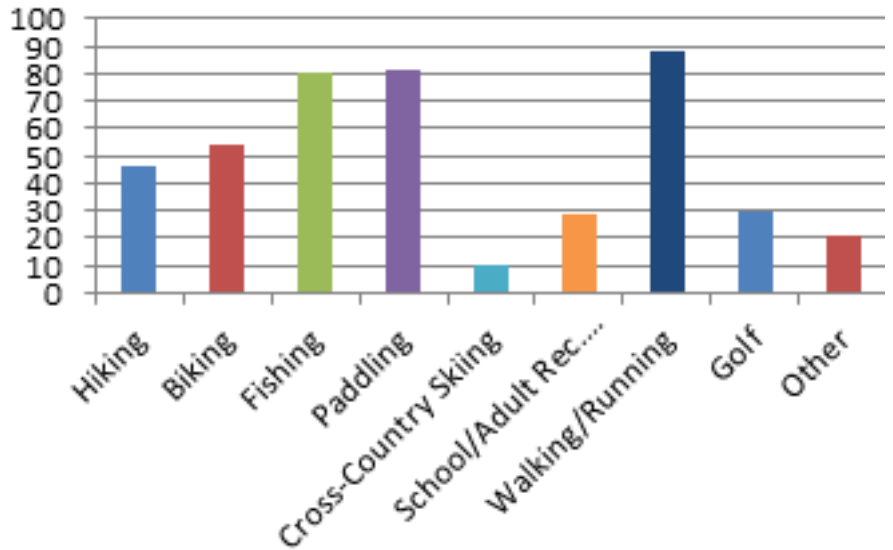
Very Satisfied 18
Somewhat Satisfied 44
Neutral 68
Unsatisfied 48



■ Very Satisfied
■ Somewhat Satisfied
■ Neutral
■ Unsatisfied

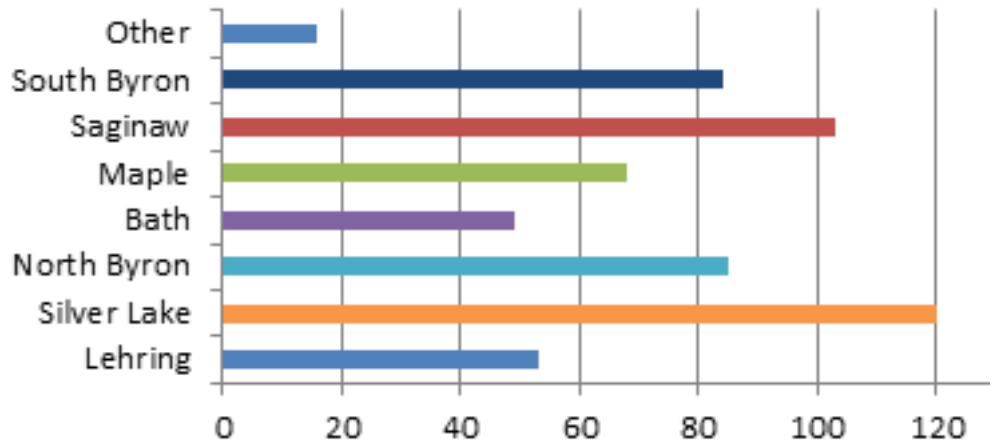
Which of the following recreational activities do you participate?

Hiking	46
Biking	54
Fishing	80
Paddling	81
Cross-Country Skiing	10
School/Adult Rec. Program	29
Walking/Running	88
Golf	30
Other	21



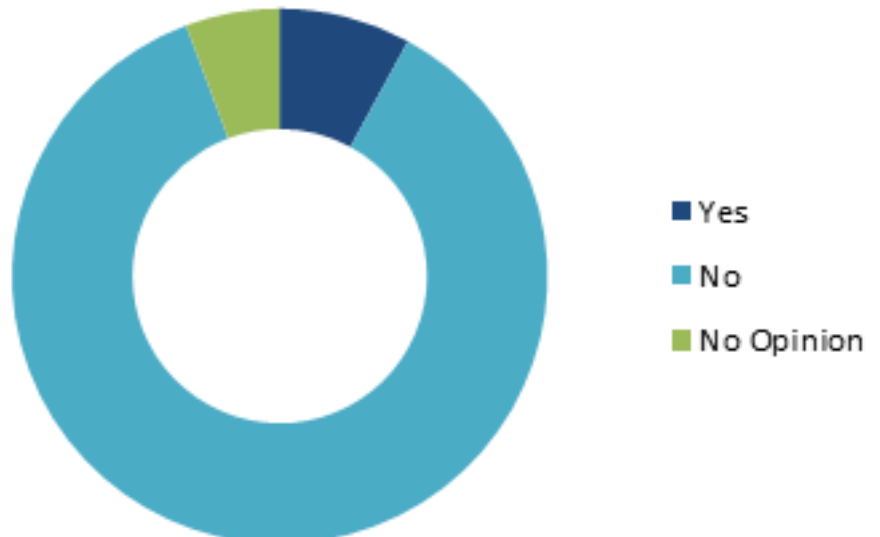
In a typical day, which of the following roads would your household use?

Lehring	53
Silver Lake	120
North Byron	85
Bath	49
Maple	68
Saginaw	103
South Byron	84
Other	16



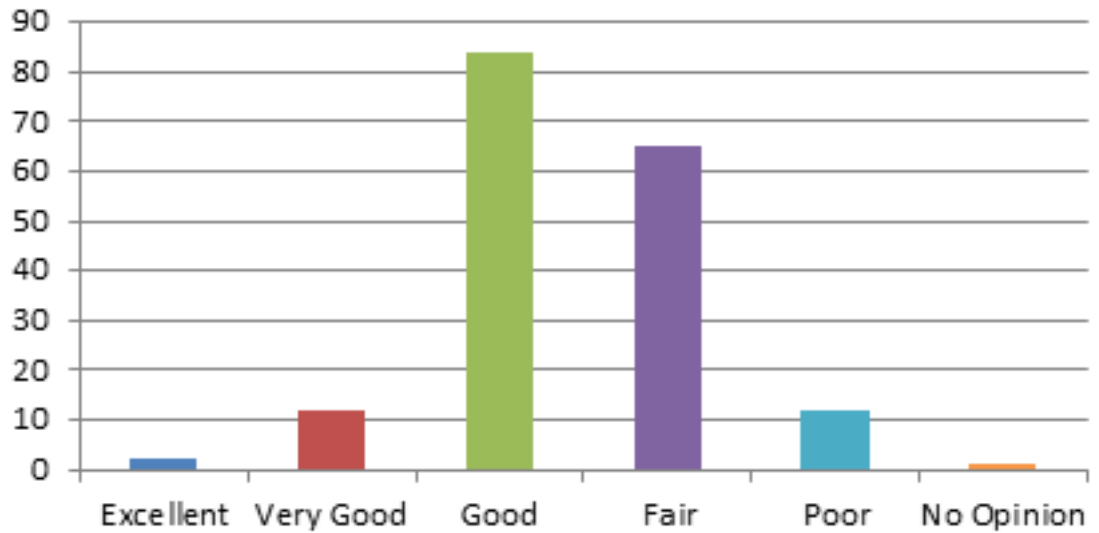
Do you feel there are traffic congestion problems in Byron?

Yes	14
No	152
No Opinion	10



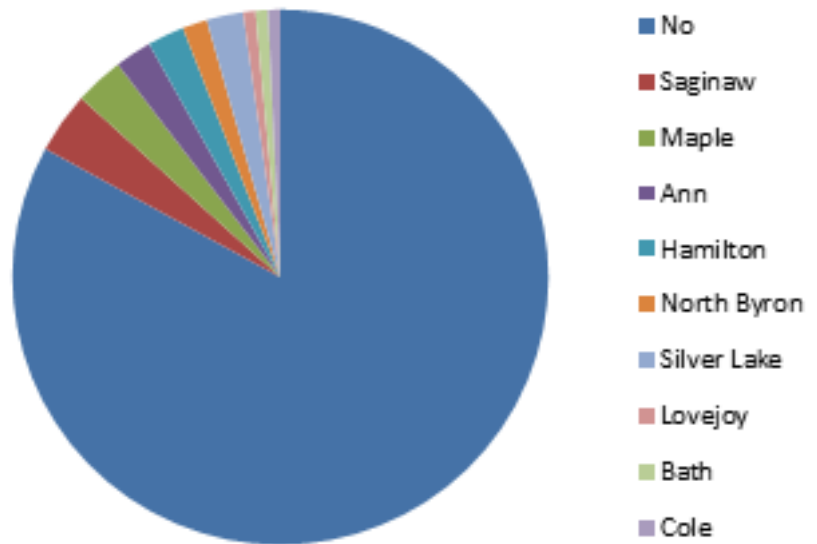
How would you describe the condition of the roads in Byron?

Excellent	2
Very Good	12
Good	84
Fair	65
Poor	12
No Opinion	1



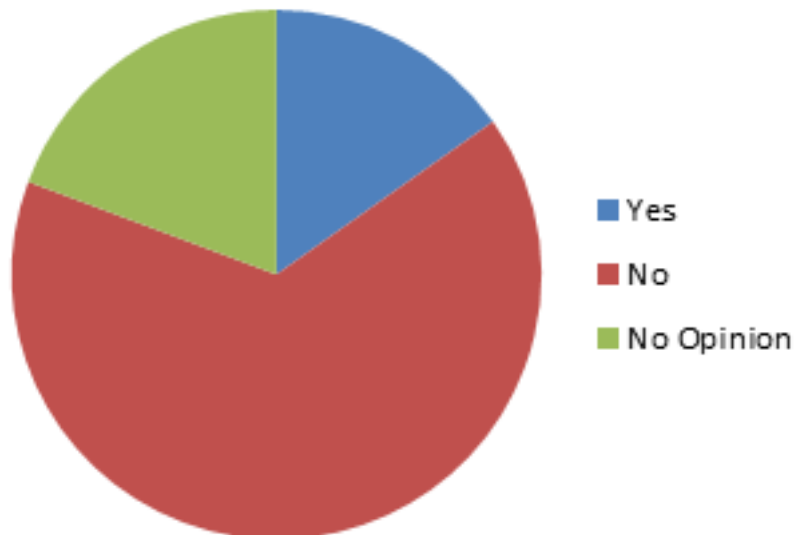
Are there any specific road improvements you would like to see in Byron?

No	112
Saginaw	5
Maple	4
Ann	3
Hamilton	3
North Byron	2
Silver Lake	3
Lovejoy	1
Bath	1
Cole	1



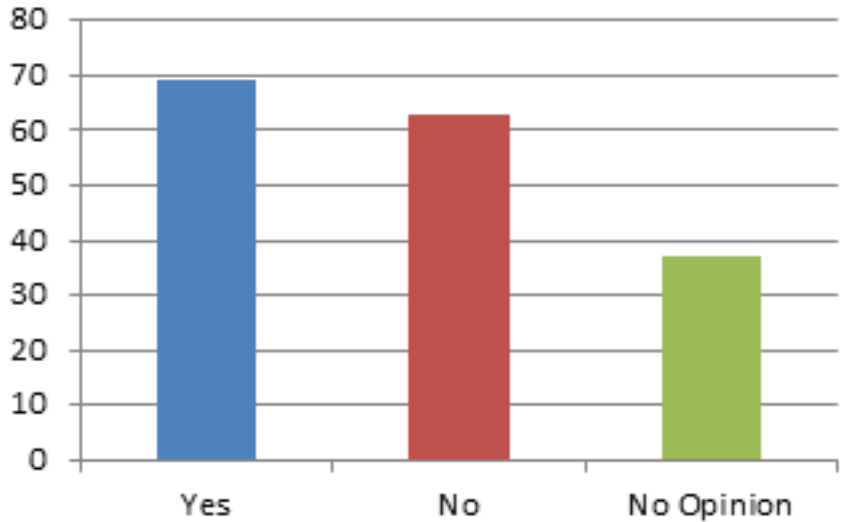
Should Byron construct more parking lots?

Yes	26
No	112
No Opinion	33



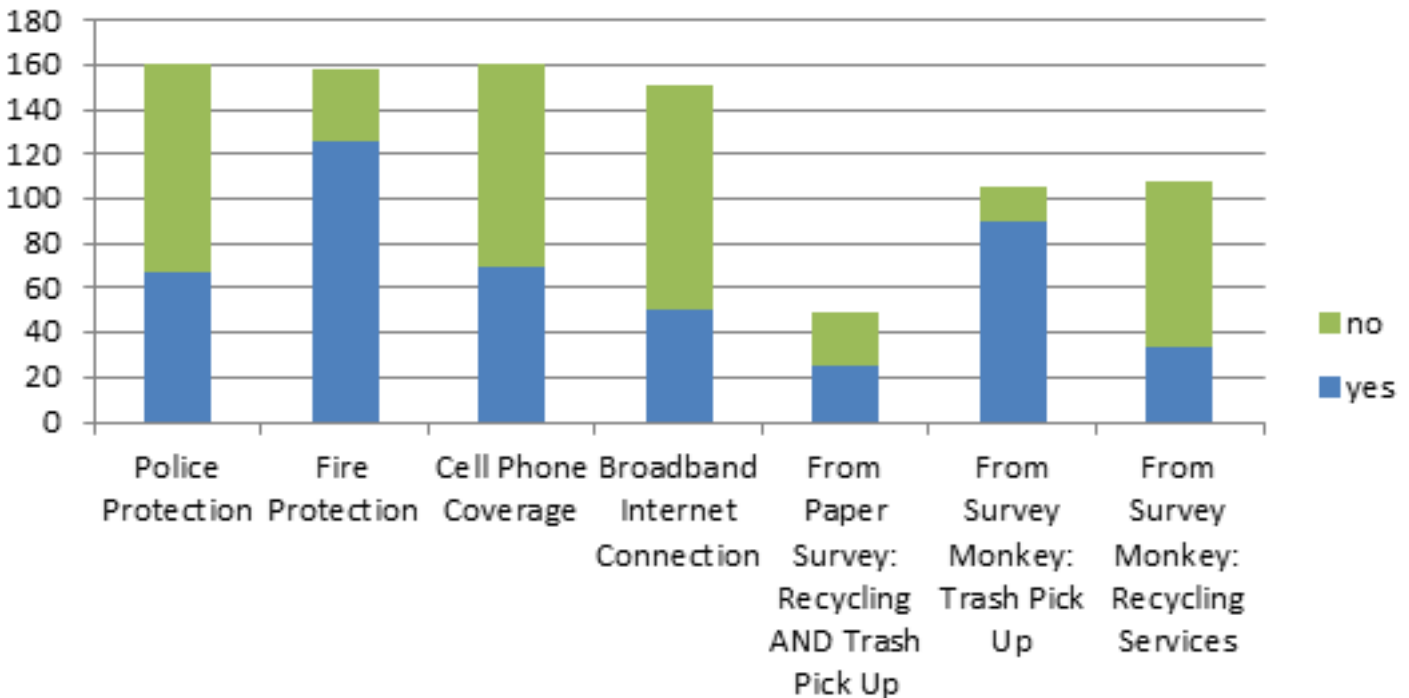
Would you support special assessment, bonding, or other means to improve roads and bridges in Byron?

Yes	69
No	63
No Opinion	37



Do you feel Byron currently have adequate services for the following?

Police Protection	Yes	67	No	93
Fire Protection	Yes	126	No	32
Cell Phone Coverage	Yes	69	No	91
Broadband Internet Connection	Yes	50	No	101
From Paper Survey: Recycling AND Trash Pick Up	Yes	25	No	24
From Survey Monkey: Trash Pick Up	Yes	90	No	16
From Survey Monkey: Recycling Services	Yes	34	No	74



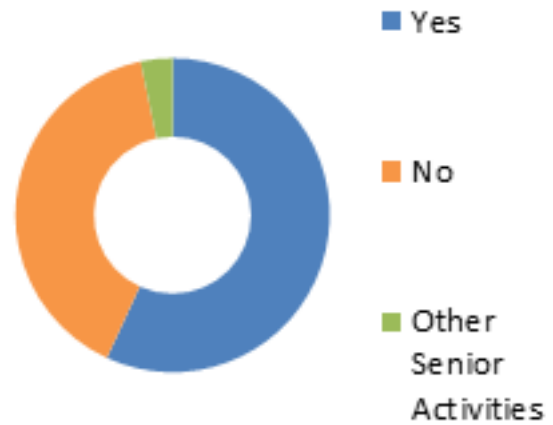
Would you Support a Senior Community Center?

Yes 98
No 53



Would you support a Senior Transit Authority?

Yes 87
No 61
Other Senior Activities 5



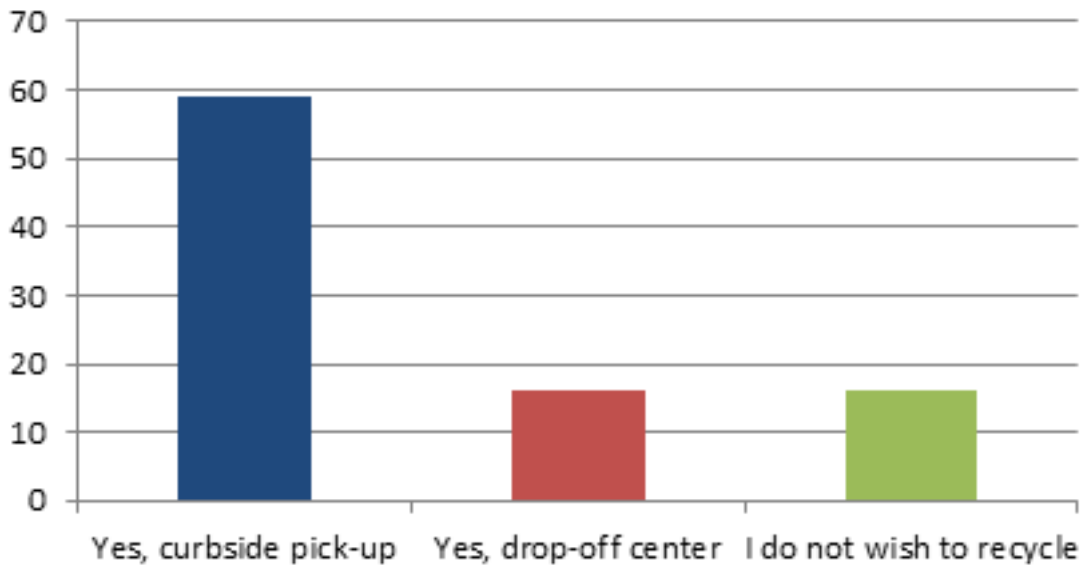
Would you support a millage to pay for recreational activities in Byron?

Yes 86
No 68



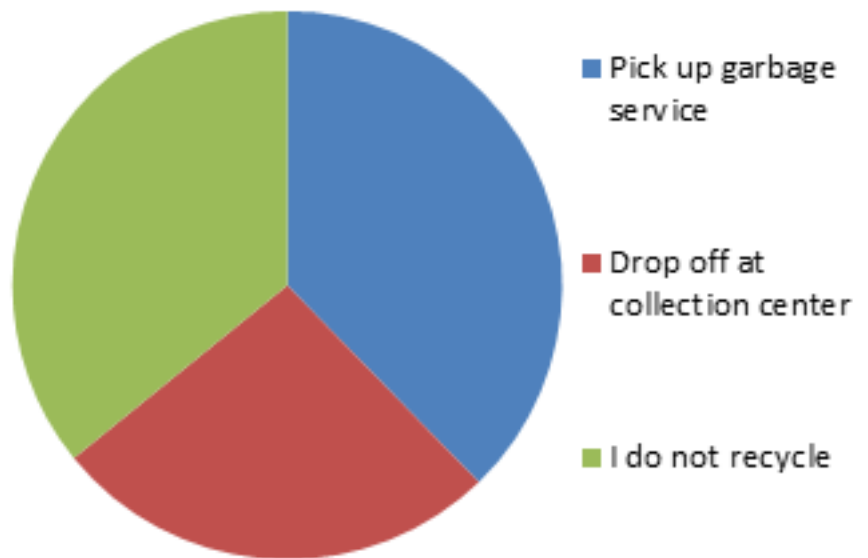
If you live in the village of Byron, would you like to recycle? If so how would you like this service provided?

Yes, curbside pick-up	59
Yes, drop-off center	16
I do not wish to recycle	16



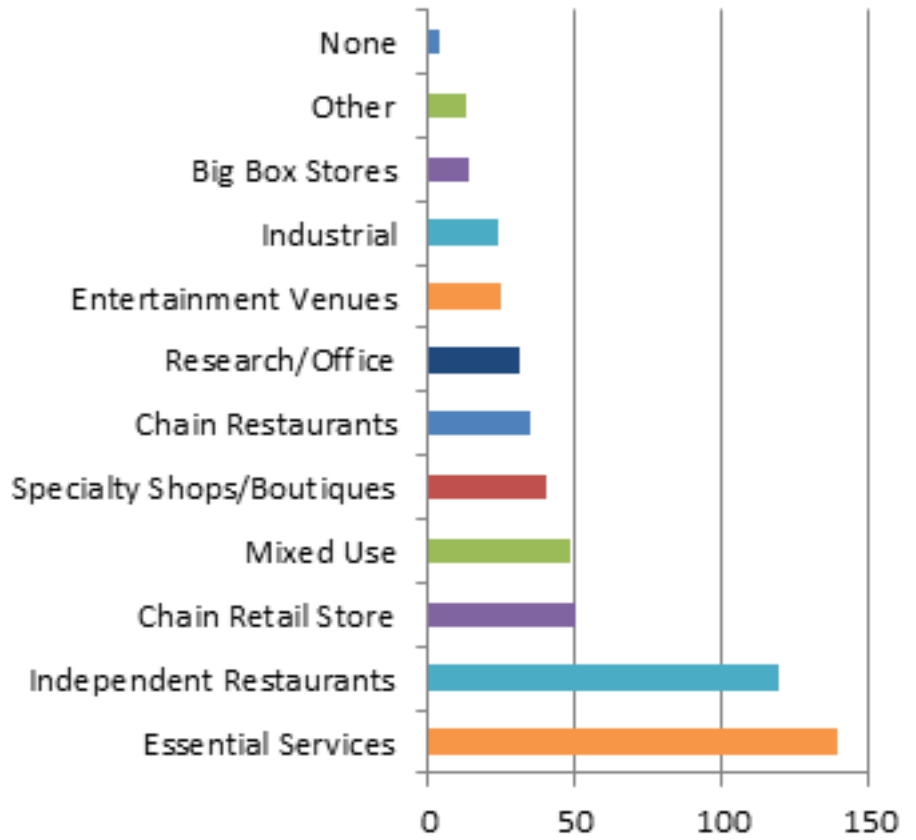
How do you recycle?

Pick up garbage service	20
Drop off at collection center	14
I do not recycle	19



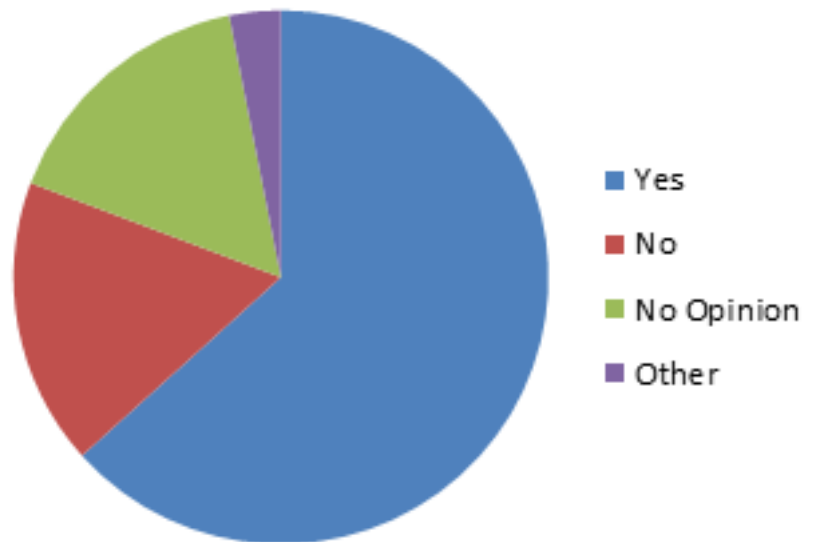
What types of commercial development could Byron use more of?

Essential Services	140
Independent Restaurants	120
Chain Retail Store	50
Mixed Use	49
Specialty Shops/Boutiques	40
Chain Restaurants	35
Research/Office	31
Entertainment Venues	25
Industrial	24
Big Box Stores	14
Other	13
None	4



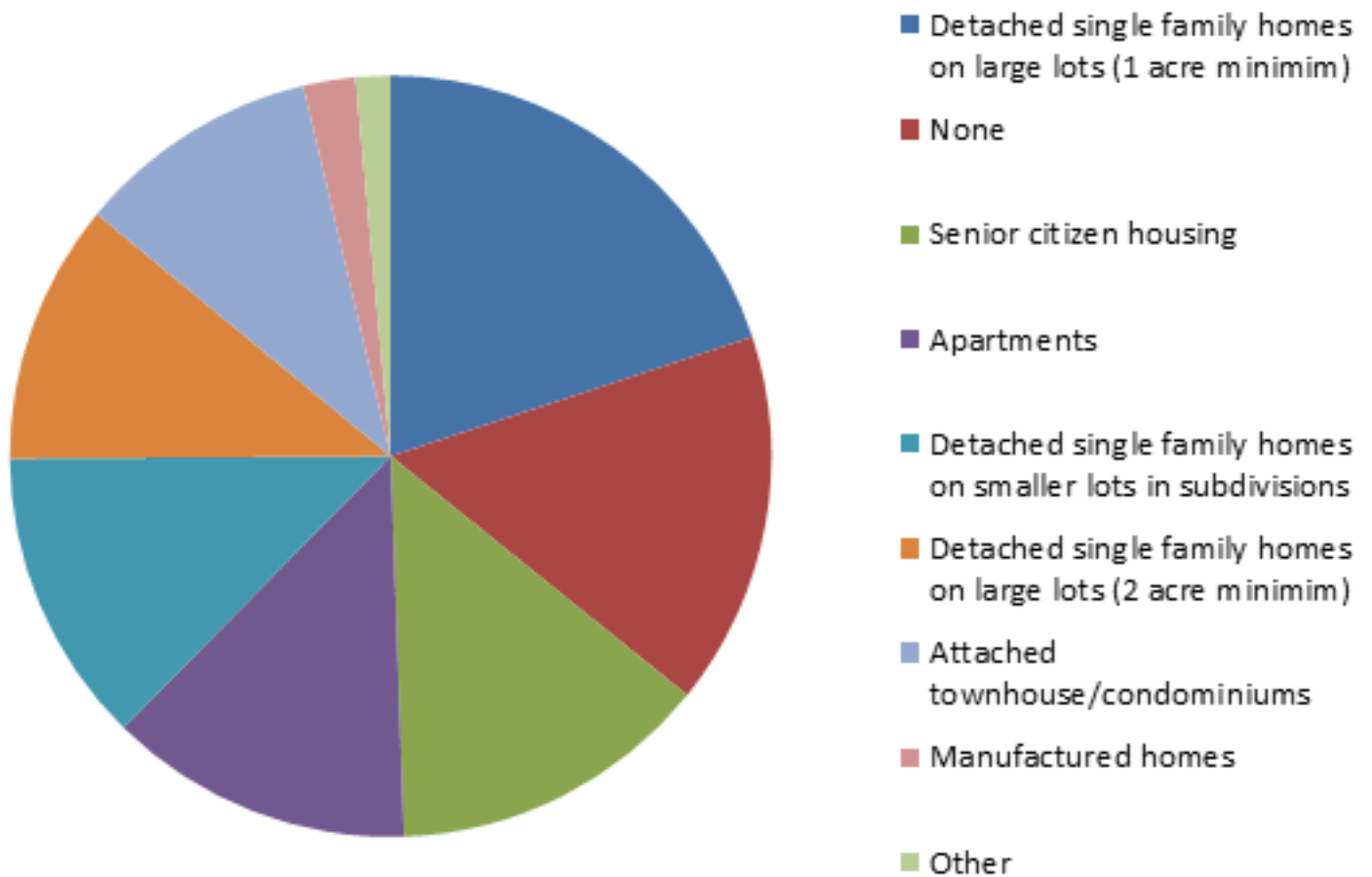
Do you support the construction of solar or wind farms to generate renewable energy for Byron and Shiawassee County?

Yes	102
No	28
No Opinion	26
Other	5



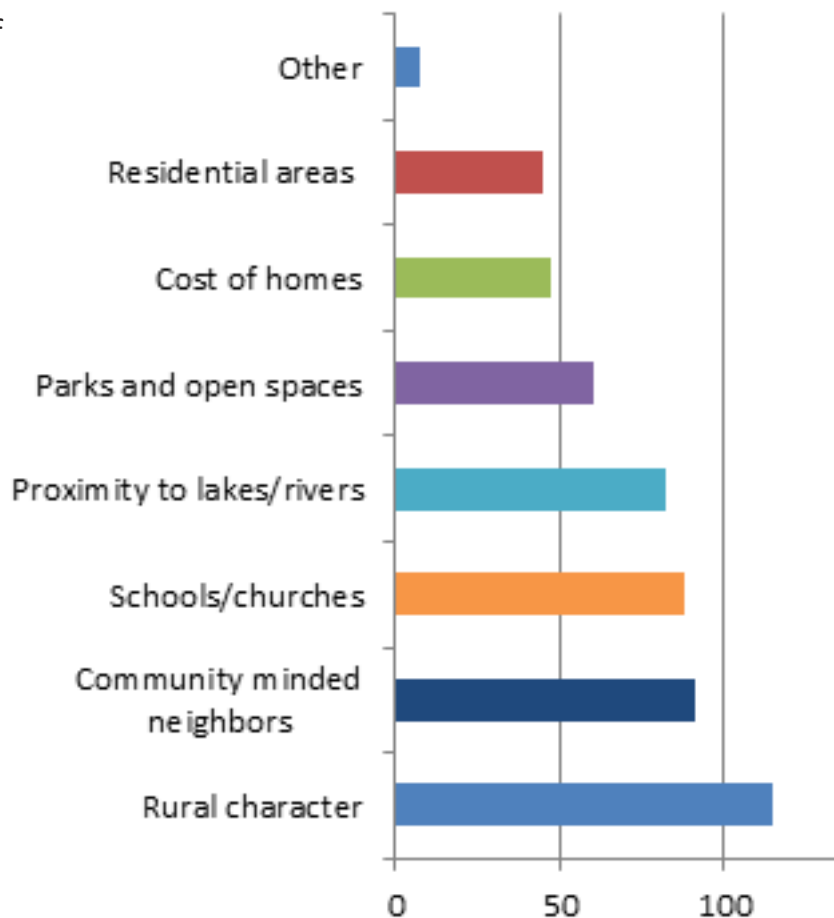
What type of residential development does Byron need more of?

Detached single family homes on large lots (1 acre minimum)	54
None	43
Senior citizen housing	37
Apartments	35
Detached single family homes on smaller lots in subdivisions	34
Detached single family homes on large lots (2 acre minimum)	30
Attached townhouse/condominiums	28
Manufactured homes	6
Other	4



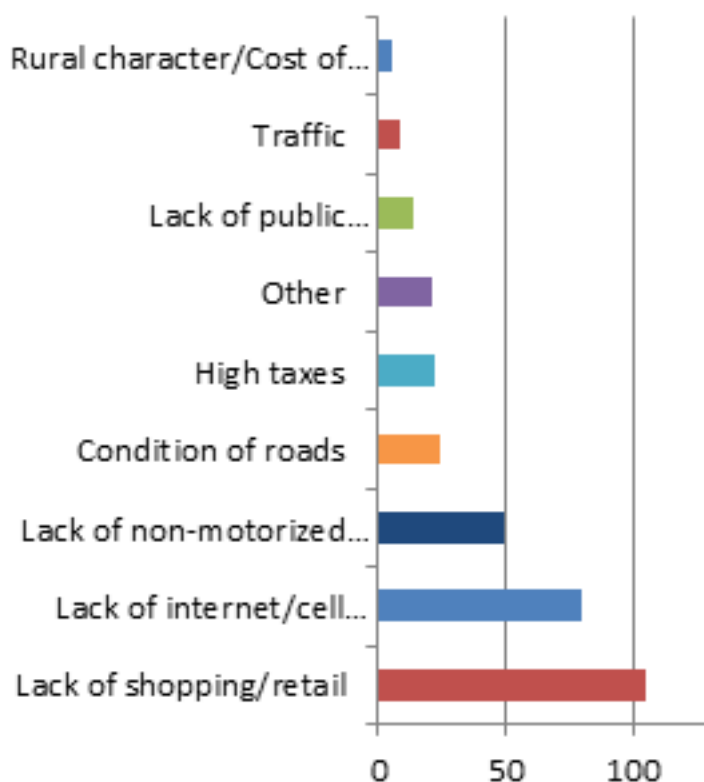
What do you LIKE about the Village of

Rural character	115
Community minded neighbors	91
Schools/churches	88
Proximity to lakes/ivers	82
Parks and open spaces	60
Cost of homes	47
Residential areas	45
Other	7



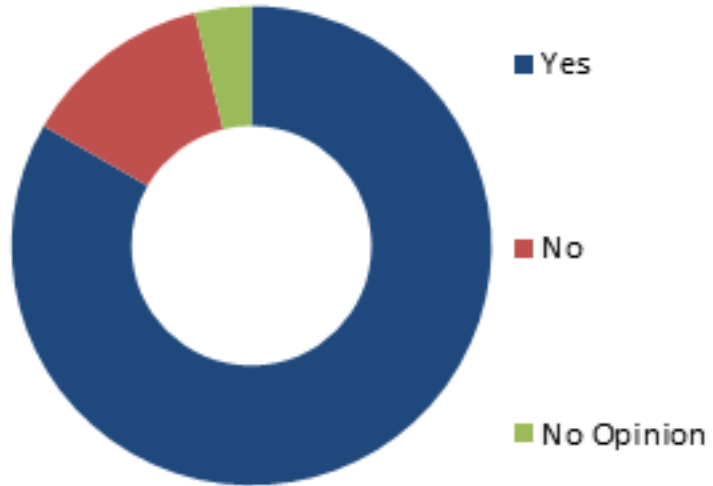
What do you DISLIKE about the Village of Byron?

Lack of shopping/retail	105
Lack of internet/cell coverage	80
Lack of transportation options	50
Condition of roads	24
High taxes	22
Other	21
Lack of public transportation	14
Traffic	9
Rural character/Cost of homes	6



Would you like to see improvements to existing parks?

Yes	110
No	17
No Opinion	5



Would you like to see additional parks created?
(If so, where and what type?)

Yes	43
No	100



Survey Comments (Survey Monkey & Paper Surveys)

Would you like to see additional parks created? (If so, please specify where and what type).

- Family friendly
- Upgrade
- Bike Trails
- Surprised there isn't a veterans memorial.
- I'd love to see a safer route for bikes as they're dangerous on silver lake rd. and other 55mph roads
- Something on the river
- The property across from the Mill that now looks like a dump should be a road side park. Put the boat launch back at the cemetery
- Updated family parks with nice access.
- Disc golf course
- a bike/walking trail along the river
- General park space directly downtown
- A mountain bike or paved biking trail system. Mountain biking can also be dual use with equestrian like some State parks do.
- Something that would take advantage of water features in Byron
- Walking/Biking trails
- Along the river
- Don't know location ... Probably the area across from the Red Mill that is currently storing garbage.
- Rec. center with little fees for local and residential and little buyer fee for non-local maybe swimming pool, bar pool, batting cages, etc.
- along our waters
- Any
- Near lakes
- anywhere people can enjoy being outside and have physical activity
- More parks along the river, also downtown pocket parks would be nice as well.
- Rv. Mudding track
- walking trail
- I would really like to see more public parks around the River and/or millpond. There is a heavy interest in water activities such as fishing, kayaking & canoeing Oman's around the community.
- More
- Not sure
- I would love to see the lot at the south of town on the mill pond be turned into a kayak launch or small fishing boat launch for the public to use.
- small 'pocket' parks downtown
- just improve the one you have
- River usage!! TOURISM
- Keep up with the one we have!!
- Better access for senior and/or handicapped individuals