

# **2010-2040 MASTER PLAN**

## **CITY OF PERRY SHIAWASSEE COUNTY, MICHIGAN**



**JUNE, 2013**

City of Perry Planning Commission  
203 W. Polly Street  
Perry, MI 48872-9503

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Date of Plan Adoption: June 18, 2013

**MASTER PLAN  
CITY OF PERRY  
SHIAWASSEE COUNTY, MICHIGAN**

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## CHAPTER 1: INTRODUCTION

The development of a Master Plan is essential in order to provide a sound basis for healthy long range urban growth. State regulations require the master plan to serve as a basis for future development and coordination of planning activities.

Within the past 40-50 years, cities have recognized that they should chart a course for the future with the goal of providing an urban environment which provides pleasant living conditions, outlets for recreation, adequate and efficient areas for industry and commerce, and a transportation network coordinated to complement this pattern. The Master Plan is the best tool available to cities and should serve as a guide for both public and private development.

Shortly after the Village of Perry became the City of Perry, a comprehensive master plan was prepared to guide the City's growth. This plan, adopted by the City Council in April 21, 1970, outlined a number of goals, many of which were achieved in the subsequent thirty-eight (38) years.

Recognizing increasing development pressures as a result of the completion of Interstate 69 and the need to update the master plan for future growth, the City of Perry Planning Commission coordinated a city-wide effort in cooperation with the City staff, the Perry City Council, and the residents and business owners of the City. This Master Plan was completed in January 1994.



Between 1994 and 2006, development in suburban metropolitan areas continued to grow at a rapid pace. This growth occurred primarily in the suburban communities surrounding Detroit, Grand Rapids, Lansing and Ann Arbor.

Rural areas and small cities (like the City of Perry), however, have remained somewhat stable, and in many cases have experienced small declines in overall population. The aging of the nation's population, smaller families (or decreasing household sizes), the declining manufacturing sector, and state out-migration have accelerated this pattern during the late 2000s.

As a result, smaller communities need to consider innovative ways of planning techniques in order to remain attractive places to live, to work, to raise families, and to compete for more amenities. In addition, the smaller communities need to work with their neighboring communities to coordinate ideas for systematic development which will benefit the region as a whole, rather than looking at individual interests.

From 2007-2008, the City of Perry Planning Commission re-developed the City's Master Plan which encouraged regional planning, "Smart Growth", sustainability, and other innovative ideas to increase the attractiveness and significance of the City of Perry and its surrounding communities. This plan laid out the groundwork for the community to start looking forward.



Beginning in January 2012, the Planning Commission began an update of 2008-2035 Master Plan, in order to continue trying to be on the leading edge of Master Plan development, and to begin moving further towards implementation strategies. More community involvement through surveys, brainstorming sessions, and public presentations were held during late 2012 and early 2013 to gain the community's input and its involvement. The following Master Plan outlines needs, goals and an action plan to advance the City of Perry during the 21<sup>st</sup> century.

## CHAPTER 2: PLANNING PROCESS AND ADOPTION

### A. WHAT IS A MASTER PLAN?

#### Michigan Planning Enabling Act of 2008

In March 2008, Governor Jennifer Granholm signed into law, the Michigan Planning Enabling Act (MPEA) (PA 33 of 2008), which repealed the former municipal, township and county planning enabling acts, and combined them under one (1) piece of legislation. Communities with planning commissions are required by the MPEA to develop and maintain a community master plan which is consistent with the visions, characteristics, goals, and objectives of that community and its surroundings.

A **Master Plan** is defined as “a land use and infrastructure plan that sets forth local goals, objectives, and policies for community growth and/or redevelopment over the next 20-30 years” (MPEA, 2008). A Master Plan must address land use and infrastructure issues, may project 20 years or more into the future, and must include “maps, plats, charts, and descriptive, explanatory, and other related material and shall show the planning commission’s recommendations for the physical development of the planning jurisdiction” (§33(1) PA 33 of 2008, M.C.L. 125.3833(1)).

The purpose of a master plan is explained under **Section 7** of this act. It reads as follows:

- Sec. 7 (1) A local unit of government may adopt, amend, and implement a Master Plan as provided in this act.
- (2) The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:
- a. Is coordinated, adjusted, harmonious, efficient, and economical.
  - b. Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.
  - c. Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity and general welfare.
  - d. Includes, among other things, promotion of or adequate provision for one or more of the following:
    - i. A system of transportation to lessen congestion on streets.
    - ii. Safety from fire and other dangers.
    - iii. Light and air.
    - iv. Healthful and convenient distribution of population.
    - v. Good civic design and arrangement and wise and efficient expenditure of public funds.
    - vi. Public utilities such as sewage disposal and water supply and other public improvements.
    - vii. Recreation
    - viii. The use of resources in accordance with their character and adaptability.

## **B. PLANNING PRINCIPLES AND VISION STATEMENT**

### **Planning Principles**

Growth, development and sustainability in communities are generally guided by planning commissions and zoning ordinances. As rapid development and suburban growth occurred during the second half of the 20<sup>th</sup> century, increase research and practices in innovative planning ideas and practices were brought forth, and have been encouraged and in some cases, implemented into communities Master Plans. Such principles that have occurred include:

- Integration of Transportation and Land Use Planning (it has demonstrated repeatedly that land use development grows along major transportation corridors, and that the demand for enhanced transportation corridors are based on the land use and the population and employment densities around those areas);
- Downtown Revitalization (rehabilitating and rebuilding downtowns to enhance their appeal and attractiveness to residents, businesses, and visitors to the community);
- Mixed Use Development;
- “3C” Planning Process: Coordination, Cooperation, and Collaboration within the community, between the community and its neighbors, and its partnering agencies;
- Walk-able communities, with pedestrian-friendly accessibility; and
- Ten (10) tenets of “Smart Growth”, which encompass the ideas listed above, along with more innovative practices.

### **“Smart Growth” Tenets and Principles**

Professional planners have been recommending the implementation of “Smart Growth” principles into a community’s Master Plan to assist in providing a positive future vision for that community and its surrounding areas. The City of Perry has decided to apply many of these principles to the 2010-2040 City of Perry Master Plan to provide for a healthy balance between the preservation of residential, small-town community life, and planned growth along major thoroughfares which will assist in offering additional opportunities and services for the City.

The ten tenets of “Smart Growth” include the following:

1. Foster distinctive, attractive places with a strong sense of place;
2. Create walk-able neighborhoods;
3. Create a range of housing opportunities and choices;
4. Mix land uses;
5. Provide a variety of transportation choices;
6. Preserve open space, farmland, natural beauty, and critical environmental areas;
7. Strengthen and direct development toward existing communities;
8. Take advantage of compact building design;
9. Encourage community and stakeholder collaboration; and
10. Make development decisions predictable, fair and cost-effective.

## **Vision Statement**

The Vision for the City of Perry 2010-2040 Master Plan is “to provide a solid plan and recommended guidelines to lead the City of Perry through the 21<sup>st</sup> century, integrating increased innovative planning practices (including “Smart Growth” principles), providing opportunities for increased residential, commercial and industrial growth along strategic transportation corridors, while also trying to maintain and sustain the small-town community atmosphere, sustaining essential services for the City, and maintaining the current statutes for the City”.

The City of Perry recommends this vision and Master Plan as a long-term, strategic plan for the City. The integration of the strategies listed in this document will take many years to implement, as the State of Michigan is in a time of slow economic growth, financial uncertainty, with expectations of little growth in population or employment in the next 5-7 years. While implementing the strategies of the Master Plan, the City also seeks to maintain and preserve the existing services and opportunities currently offered to residents and workers of the City.

## **C. PLANNING PROCESS**

### **Overview of Planning Process**

The overall planning process began in early 2012 with initial brainstorming sessions and discussions among planning commission members during regularly scheduled monthly meetings. Over the course of these last 18 months, the Planning Commission has coordinated with City workers and residents, collaborated with neighboring communities and partnering agencies, and cooperated with these entities and the general public in gathering the historical background of each aspect of the plan, the agencies involved, and have developed solid goals, objectives and strategies for implementation (via the action plan and capital improvement program). The following sections describe this planning process as well as the timeline for developing this Master Plan.

### **Initial Overview Meetings**

The planning process for re-development of the City Master Plan began in January 2012 with several planning commission meetings focused on the topic. First, it was decided that due to the knowledge and experience of Planning Commission members and limited finances, the Plan would be developed internally, without the assistance of a private firm.

Next, the planning commission reviewed the 2008-2035 Master Plan to determine strengths and weaknesses, and developed a format for organizing the new plan. Since the plan had been re-developed only 4 years prior, it was decided to stick to the same format for the 2010-2040 Master Plan. After the initial schedule and timeline were established, planning commission members discussed ways to improve public involvement, in order to have maximum participation from residents, businesses, workers and other interest groups. It was decided that the planning commission would make a stronger effort reaching out to its local citizens. The following sections explain how the planning commission approached this effort.

## Brainstorming Sessions

Beginning in May 2012, the Planning Commission began holding brainstorming sessions informing the Public on their intentions of re-developing and updating the Master Plan, and to get residents' and workers' thoughts and ideas. These initial brainstorming meetings were used to determine perceived future needs of the Perry Community. Three separate brainstorming sessions were held during a six-month interval. The three brainstorming sessions were held on May 7, 2012, September 10, 2012, and October 1, 2012. Notices for each of these meetings were posted in the Perry Independent and Shiawassee County Argus-Press.

### **Perry officials seek public input**

By CHRISTINA GUENTHNER, Argus-Press Staff Writer | Posted: Sunday, May 6, 2012 6:45 am

PERRY — The Perry Planning Commission will host the first of a series of three brainstorming sessions for the development of the city's master plan at 7 p.m. Monday in council chambers, located in the lower level of Perry City Hall, 203 W. Polly Street.

"The purpose of a master plan is to guide the community forward as it looks toward the future," Planning Commission member Bradley Sharlow wrote in an email to The Argus-Press. "The plan will take into account the views of community residents, employees, businesses, schools and any other people who have ties with Perry."

The 2010-2040 Master Plan will be an update of the current 2007-2035 Master Plan, seeking to update the accomplishments, goals and objectives for the community.

"I think strategically for the city of Perry, this is a crucial process," said Karen Potter, city council trustee and planning commission member. "If we can't institute growth in the city of Perry, we're going to be left behind."

In the first meeting, the planning commission plans to ask for input in evaluating the community's current goals and objectives for various sections of the plan, along with adding any new goals and objectives.

The specific areas of the plan include the following:

- n Parks and recreation
- n Police protection
- n Public services and utilities (water, sewer, etc.)
- n Schools and education (coordination with Perry Public Schools)
- n Business and industry (coordination with city businesses and employment generators)
- n Fire and emergency services (coordination with SSES),
- n Transportation (coordination with MDOT and the Shiawassee County Road Commission)
- n Land use and zoning
- n Library (coordination with Community District Library)

"The Planning Commission needs everyone's input into what will be included in this plan," Sharlow said.

He said representatives are needed from all committees, interest groups and associations that have an interest in the future direction of Perry, including but not limited to: city government (mayor's office and city council), city employees, Perry Public Schools, the library board, Parks and Recreation Committee, police and fire, the Perry-Morrice Chamber of Commerce, historians, churches, the VFW and affiliates, neighborhood associations, business owners and any interested residents.

"In addition, we want to extend our invitation out to representatives from Perry Township and the Village of Morrice, since this plan will not only have impacts on the City, but the areas around it," Sharlow wrote.

The Planning Commission's goal is to have a completed draft plan for the November 2012 meeting.

For additional information or to express concerns regarding the upcoming meeting, contact Bradley Sharlow by email at [sharlowb@msu.edu](mailto:sharlowb@msu.edu).

## **Perry planning meeting scheduled Monday**

**Posted: Friday, September 7, 2012 12:15 pm**

PERRY — The city planning commission will host the second of a series of three brainstorming sessions for the development of the 2010-40 Master Plan at 7 p.m. Monday in council chambers, lower level of Perry City Hall, 203 W. Polly St.

The purpose of a master plan is to guide the community forward as it looks toward the future. The plan will take into account the views of community residents, employees, businesses, schools and any other people who have ties with Perry.

The plan will update the current 2007-35 plan, regarding the accomplishments, goals and objectives of the community.

In the first meeting, the planning commission plans to ask for input in evaluating the community's current goals and objectives for various sections of the plan, along with adding any new goals and objectives. The specific areas of the plan include parks and recreation; police protection; public services and utilities; schools and education; business and industry; fire and emergency services; transportation; land use and zoning; and library.

The plan is the first step in identifying priorities in the city for specific projects and ideas for improvement.

The commission has designed two surveys for residents and businesses to complete evaluating current city services and opportunities, and asking what they would like to see in the future.

For residents, copies of the survey are available at city hall, and will also be available during PerryFest at several locations.

The planning commission's goal is to have a completed draft plan for the February 2013 meeting.

For additional information or to express concerns regarding the upcoming meeting, contact Bradley Sharlow by email at [sharlowb@msu.edu](mailto:sharlowb@msu.edu).

*Insert 3<sup>rd</sup> Brainstorming Session Article*

Flip-charts of each of the anticipated topics (sections) of the plan were placed on the walls for people to provide ideas and comments. This formed the bases of the evaluation of current conditions and future needs and projections from the Perry Community. Minutes from the brainstorming sessions, along with all other meetings during the development of the master plan, are included in Appendix A.

An extensive research and documentation effort began simultaneously in order to develop accurate base information on the City concerning social characteristics, physical characteristics, existing infrastructure, residential and employment characteristics, and City services.

**2012 Employer and Residential Surveys**

In the summer of 2012, the Planning Commission and City Hall coordinated their efforts to develop an employer survey. First of all, an inventory of employers was gathered between the staff to ensure that all employers were being reached. Next, on July 20<sup>th</sup>, 2012, Planning Commission members hand-delivered these surveys to all the businesses along M-52, Britton Road and Lansing Road on and discussed what the intent of the survey was, and what they working looking for in response to these surveys. All businesses that the Planning Commission members were unable to either locate or hand-delivered the surveys to, were then mailed copies of the surveys the following week.

In addition, the planning commission attended a Community Action Team (CAT) meeting, which is comprised of several businesses owners inside the city limits, and also discussed the Master Plan, and the survey that was being delivered to business owners for their input.

Once the surveys were collected, the Planning Commission reviewed the comments, updated the worker database, and documented the comments and findings. A summary of the findings can also be found in Chapter 15, along with on the City website at [www.perry.mi.us](http://www.perry.mi.us).

In the late fall of 2012, the Planning Commission and City Hall further coordinated their efforts to develop a residential survey. This survey was mailed to every household in the City of Perry city limits. This survey asked the household questions that rated current city services, soliciting recommendations for improvements to these services, asking them to prioritize spending on services, asking were they go for different trip purposes, along with asking them to provide a vision on where they saw they city in the short-term and long-term future. A copy of this survey is found in the appendices of this document. The city received responses from over 16% of the total households within the City, and results were tallied up at a special meeting on Saturday, January 12, 2013. The results of this survey are included throughout the Master Plan document

in the appropriate chapters related to those activities being surveyed. A summary of the findings are also available in the appendices, along with on the City website at [www.perry.mi.us](http://www.perry.mi.us).

### Gathering of Information

During and following the brainstorming sessions, members of the Planning Commission met with various representatives throughout the City and neighboring areas to gather information on current conditions and their goals and objectives for the future. The following is a list of meetings or one-on-one sessions held in gathering this information.

Monday, January 9, 2012	<i>Planning Commission Meeting</i>
Tuesday, January 17, 2012	City Council Meeting (reviewed timeline for Master Plan)
Monday, February 6, 2012	<i>Planning Commission Meeting</i>
Monday, February 27, 2012	Perry School Board Meeting
Thursday, March 1, 2012	Meeting with Mayor
Monday, March 5, 2012	<i>Planning Commission Meeting</i>
Monday, April 2, 2012	<i>Planning Commission Meeting</i>
Tuesday, May 1, 2012	City Council Meeting (Status Report)
Wednesday, May 2, 2012	Perry Township Board Meeting
Monday, May 7, 2012	<i>Planning Commission Meeting – 1<sup>st</sup> Brainstorming Session</i>
Monday, June 4, 2012	<i>Planning Commission Meeting</i>
Monday, July 9, 2012	<i>Planning Commission Meeting</i>
Wednesday, July 11, 2012	Parks & Properties Committee Meeting
Friday, July 20, 2012	Deliver Business Surveys to Local Businesses
Monday, July 23, 2012	Community Action Team Meeting
Tuesday, July 24, 2012	Meeting with Mayor
Monday, August 6, 2012	<i>Planning Commission Meeting</i>
Tuesday, August 21, 2012	City Council Meeting (Status Report)
Friday, August 24, 2012	Meeting with DPW Supervisor
Monday, September 10, 2012	<i>Planning Commission Meeting – 2<sup>nd</sup> Brainstorming Session</i>
Wednesday, September 12, 2012	Meeting with Mayor
Monday, October 1, 2012	<i>Planning Commission Meeting – 3<sup>rd</sup> Brainstorming Session</i>
Monday, October 22, 2012	Meeting with Perry Public Schools Superintendent
Monday, November 5, 2012	<i>Planning Commission Meeting</i>
Tuesday, November 6, 2012	City Council Meeting (Status Report)
Monday, November 19, 2012	SSEA Board Meeting
Monday, December 3, 2012	<i>Planning Commission Meeting</i>
Tuesday, December 4, 2012	City Council Meeting (Status Report)
Monday, January 7, 2013	<i>Planning Commission Meeting</i>
Tuesday, January 8, 2013	City Council Meeting (Status Report)
Saturday, January 12, 2013	Planning Commission Working Session – Surveys
Monday, February 4, 2013	<i>Planning Commission Meeting – Kickoff of Parks Plan</i>
Saturday, February 9, 2013	Planning Commission Working Session – Presentation
Tuesday, February 12, 2013	Master Plan Public Information Meeting/Presentation
Monday, March 4, 2013	<i>Planning Commission Meeting</i>
Monday, March 25, 2013	<i>Planning Commission Meeting – Zoning Map Updates</i>
Monday, April 1, 2013	<i>Planning Commission Meeting – Special Joint Meeting with City Council – Action Plan and Capital Improvement Program</i>

Friday, April 5, 2013	Public Comment Period Begins
Monday, May 13, 2013	<i>Planning Commission Meeting</i>
Tuesday, May 21, 2013	City Council Meeting (Status Report)
Monday, June 3, 2013	<i>Planning Commission Meeting – Summary of Needs Assessment for Parks Plan</i>
Monday, June 17, 2013	<i>Planning Commission Meeting – Public Hearing</i>
Tuesday, June 18, 2013	City Council Meeting – Adoption of Master Plan

In addition to these meetings and events, correspondence was held between Planning Commission staff and other partnering agencies including SATA, Community District Library, Michigan State University, Perry Public Schools, and Perry City Hall staff to gather the necessary content for inclusion in the City of Perry Master Plan.

### **Writing Draft of 2010-2040 Master Plan**

As a result of coordinating with each of these committees and individuals, a series of goals, objectives, and action items were established and determined. These are listed throughout the report within each chapter where they are relevant. In addition, a comprehensive list of all goals and objectives are found in Chapter 16, while the action items are all found in Chapter 17.

The following table shows the timeline for developing and completing the Master Plan. The majority of development took place between Summer 2012 and Spring 2013, with chapters being approved from the planning commission at scheduled meetings during this timeframe.

### **Timeline for Master Plan Development**

January 9, 2012	Kickoff Meeting First group of draft chapters completed and approved Chapter 1: Introduction Chapter 3: City Description
April 2, 2012	Second group of draft chapters completed and approved Chapter 5: Demographic Information Chapter 6: Government Organization/Structure
May 1, 2012	Brainstorming Session # 1
June 4, 2012	Third group of draft chapters completed and approved Chapter 12: Community Activities
September 10, 2012	Brainstorming Session # 2
October 1, 2012	Brainstorming Session # 3 Fourth group of draft chapters completed and approved Chapter 13: Public/Municipal Utilities

November 5, 2012	Fifth group of draft chapters completed and approved Chapter 14: Transportation
December 3, 2012	Sixth group of draft chapters completed and approved Chapter 8: Municipal/Public Services Chapter 9: Education/Perry Community Schools Chapter 11: Public Library
January 7, 2013	Seventh group of draft chapters completed and approved Chapter 15: Business/Industry
February 4, 2013	Kickoff of Parks and Recreation Plan (to be integrated as Chapter 10 in Master Plan)
February 12, 2013	Draft Master Plan Presentation @ Perry Middle School
April 1, 2013	Begin development of Action/Implementation Plan
May 13, 2013	Final Group of draft chapters completed and approved Chapter 2: Planning Process and Plan Adoption Chapter 4: Accomplishments Since Last Plan Chapter 7: Land Use/Zoning Chapter 10: Parks and Recreation Chapter 16: Goals and Objectives Chapter 17: Action Plan/Capital Improvement Plan Completed Draft of Master Plan Done
April 5 – June 4, 2013	PUBLIC COMMENT PERIOD
June 17, 2013	PLANNING COMMISSION APPROVAL OF PLAN
June 18, 2013	MAYOR/CITY COUNCIL ADOPTION OF PLAN

### **Action Plan/Capital Improvement Program**

Based on this information, recommendations have been made within this Master Plan to assist the Perry community in attaining these goals outlined throughout the planning process. An action plan was produced which outlines a schedule for these recommendations along with the identification of possible funding sources. The prioritizing of these actions was decided upon earlier discussions. This information can be found in Chapter 17.

### **Special Public Forum Meeting**

In addition, on February 12, 2013, the planning commission held a public forum to present the Master Plan, and to address any person's questions and/or comments. A PowerPoint presentation was given at the Perry Middle School Auditorium outlining the planning process,

current trends and demographics, the results from the residential and employment surveys, and the goals and objectives of the Master Plan. Representatives from City of Perry Police Department, City of Perry Public Works Department, SSES, Perry Public Schools and the Community District Library all provided presentations on their current status and goals and objectives for the future. A copy of the PowerPoint presentation has been available on the City of Perry Website since March 1, 2013, and is also included in Appendix B.

In advertising for the public forum, articles were placed in both Perry Independent and the Shiawassee County Argus-Press. In addition, when residents were provided with their surveys in December 2012, they were also notified that the results of this survey would be presented at the February 12, 2013 meeting. Therefore, every resident received at least two notifications of the meeting. Copies of the article placed in the newspaper is found below.



Following the public forum meeting, an article was posted summarizing the presentation and the meeting. This article is included on the next page.

## **Perry planners outline ideas for city's future**

**By CHRISTINA GUENTHNER, Argus-Press Staff Writer | Posted: Wednesday, February 13, 2013 10:03 am**

PERRY — The Perry Planning Commission Tuesday presented its action plan calling for greater collaboration between municipalities as a way of helping improve services within the city.

The planning commission is in the process of revising its master plan, a document detailing goals for city growth. The presentation highlighted a number of areas, including police, fire, city services, zoning, education, parks and recreation, the library, community activities, transportation and the city's water system.

"Our next stage is to start working with our department heads and partnering agencies as far as listing out the projects they want to do in the short term. Then it's figuring out how much they're going to cost, and how they're going to fit in with the budget," planning commission chairman Brad Sharlow said. "Basically, what we're looking at is taking the plan, and applying it to what's going on."

The master plan identifies some city services that could benefit from collaboration with nearby municipalities. Those areas include emergency services, parks and recreation, and planning and zoning.

"One idea is getting the planning commissions in the southwest portion of Shiawassee County together, and meeting quarterly to start to talk about our goals and objectives," Sharlow said.

As part of the master plan process, the planning commission distributed two different surveys during the past year — one to business owners and one to all households. One portion of the survey asked residents about where they work, shop and otherwise spend their time. The majority of residents who responded identify with the Lansing region.

"That's where this part of the county is different from the other three-quarters of Shiawassee County," Sharlow said. "We strongly encourage that this area start working together to try to figure out how to meet our needs."

One area in which the city has already collaborated with other municipalities is fire and ambulance services — and officials hope to expand that cooperation even further.

The Southwest Shiawassee Emergency Services Alliance (SESSA) currently covers 186 square miles for ambulance services, and 78 square miles for fire services.

SESSA Chief Guy Hubbard said the organization currently serves about half of Shiawassee Township with ambulance service, and it's looking to expand into the other half of the township.

Hubbard said expanding benefits everyone SESSA serves by bringing in more income and more

“What that allows us to do is to have more full-time staff in other areas of the county that are still reasonably close to respond, if there’s an emergency in Perry,” Hubbard said.

Another portion of the survey asked residents to allocate \$100 among different city services. Sharlow said the question helps the planning commission establish the community’s priorities.

“We’ve got a lot of great ideas we want to do in the city, but we’ve got limited finances,” he said.

The largest portion of money allocated by residents taking the survey went to water improvements, with residents devoting an average of \$20.11 of their fictional \$100. Water improvements were followed by police (\$15.71), trail and sidewalk development (\$12.67), fire and emergency services (\$8.87), parks and playgrounds (\$8.73), promoting businesses (\$7.21), road improvements (\$6.57) and recreational purposes (\$6.31).

Sharlow said the entire master plan soon will be available to view on the city’s website, [www.perry.mi.us](http://www.perry.mi.us). The planning commission is seeking public input on the plan before adopting it, which likely will take place in May.

Sharlow said the public is welcome to provide input during any of the upcoming planning commission meetings.

“We encourage people to come and provide their comments,” he said.

### **Public Comment and Feedback Process**

From April 5 to June 4, 2013, a draft of the Master Plan was available to the general public for their comments and feedback via the City of Perry website: [www.perry.mi.us](http://www.perry.mi.us). Letters were sent to partnering agencies, department heads, neighboring communities, and other interest groups notifying them of the draft master plan available on the City website. CDs were also provided to these agencies. Notices were also placed out in the Perry Independent each month regarding the Master Plan and the public comment period (see below).

Appendix C provides the comments received by the Planning Commission from the various agencies, and the general public.

## **D. PLAN ADOPTION**

In accordance with the Codified Ordinances of Perry, Michigan, the Planning Commission is responsible for the preparation and adoption of the Master Plan.

Upon completion of the Master Plan, a Public Hearing, with the required prior public notification, was held on Monday, June 17, 2013 (see the official notice of the public hearing and the letter below).

**June 11, 2013**

## **NOTICE**

The PLANNING COMMISSION will hold a SPECIAL MEETING on MONDAY, JUNE 17, 2013 at 7:00 pm at PERRY CITY HALL, 203 W. POLLY ST., PERRY in the COUNCIL CHAMBERS to hold a PUBLIC HEARING REGARDING MASTER PLAN, POSSIBLE APPROVAL OF MASTER PLAN.

**DEVIN MILLER,**

**PERRY CITY CLERK**

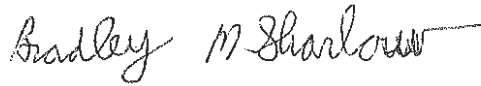
On Monday, June 17, 2013, the Planning Commission held a motion approving the City of Perry 2010-2040 Master Plan, with recommendations for adoption by the City Council at their June 18<sup>th</sup> City Council Meeting. The minutes of the Public Hearing are included in Appendix A. On June 18<sup>th</sup>, 2013, the City Council unanimously approved the adoption of the 2010-2040 City of Perry Master Plan.

### **Resolution of Adoption by Planning Commission**

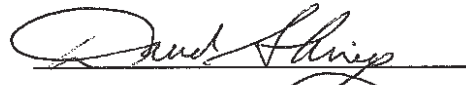
The Resolution of Adoption of the Master Plan by the Planning Commission is shown on the next page.

Resolved to adopt the Master Plan of the City of Perry, dated  
June 18, 2013

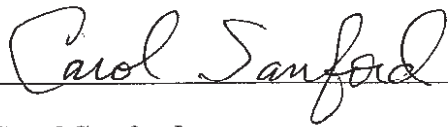
Adopted by unanimous vote of the City of Perry Planning Commission  
members as follows:



Bradley Sharlow, Chairperson



David Shirey, Secretary



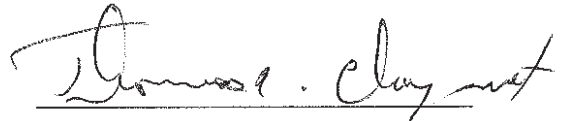
Carol Sanford



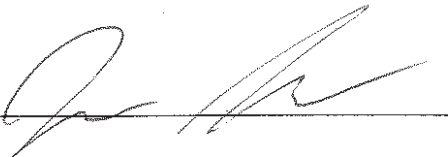
Mindy Galbavi



Greg Wekwert



Tom Chaput



Justin Shaulis

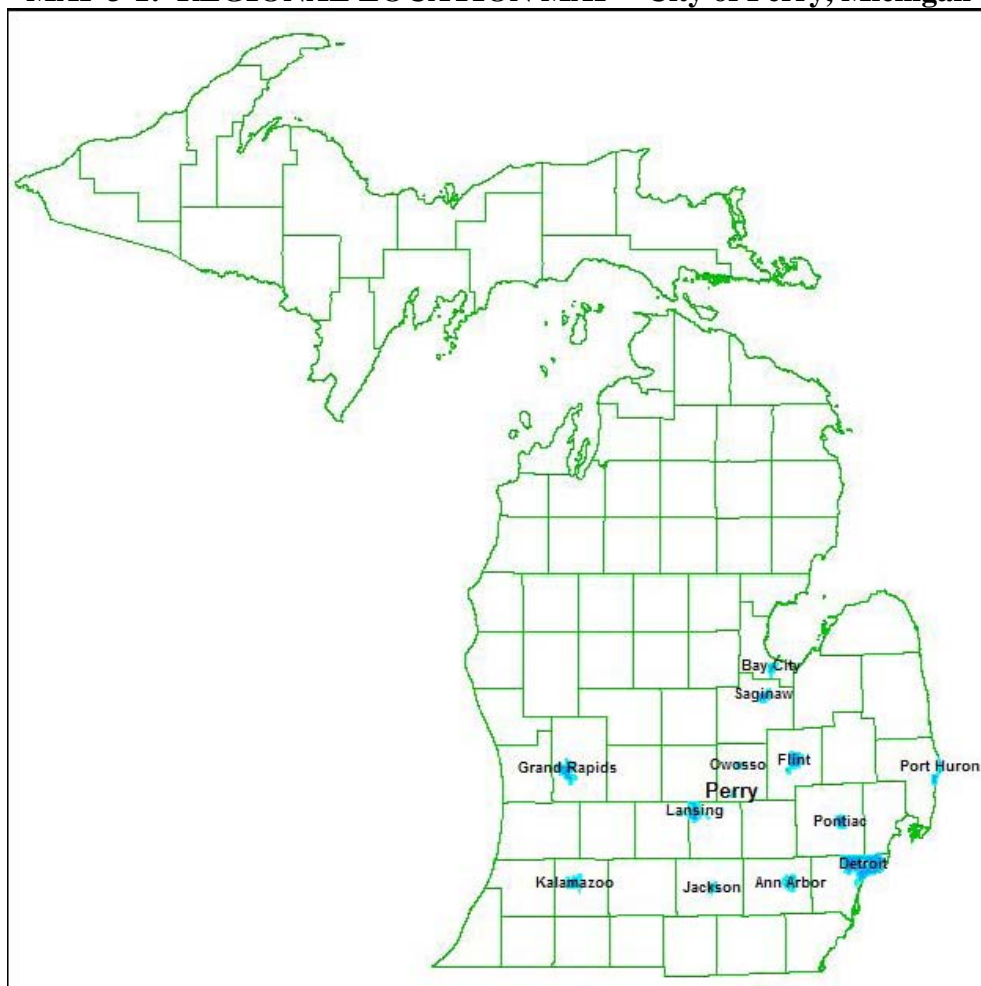
## CHAPTER 3: CITY DESCRIPTION

This chapter provides a description of the existing characteristics of the City of Perry. Characteristics discussed include regional characteristics, history and background, overall character, existing land use patterns, population, social and economic parameters. These characteristics become the basis for the Goals and Action Plan sections of the Master Plan.

### A. REGIONAL LOCATION

The City of Perry is located approximately **18** miles northeast of the Lansing metropolitan area, approximately **30** miles southwest of the Flint metropolitan area and **12** miles south of Owosso in Shiawassee County. The City encompasses approximately **2.63** square miles and is bordered on all sides by Perry Township. A regional location of the City of Perry depicting the City's relationship to Lansing, Flint, and other neighboring communities is shown below.

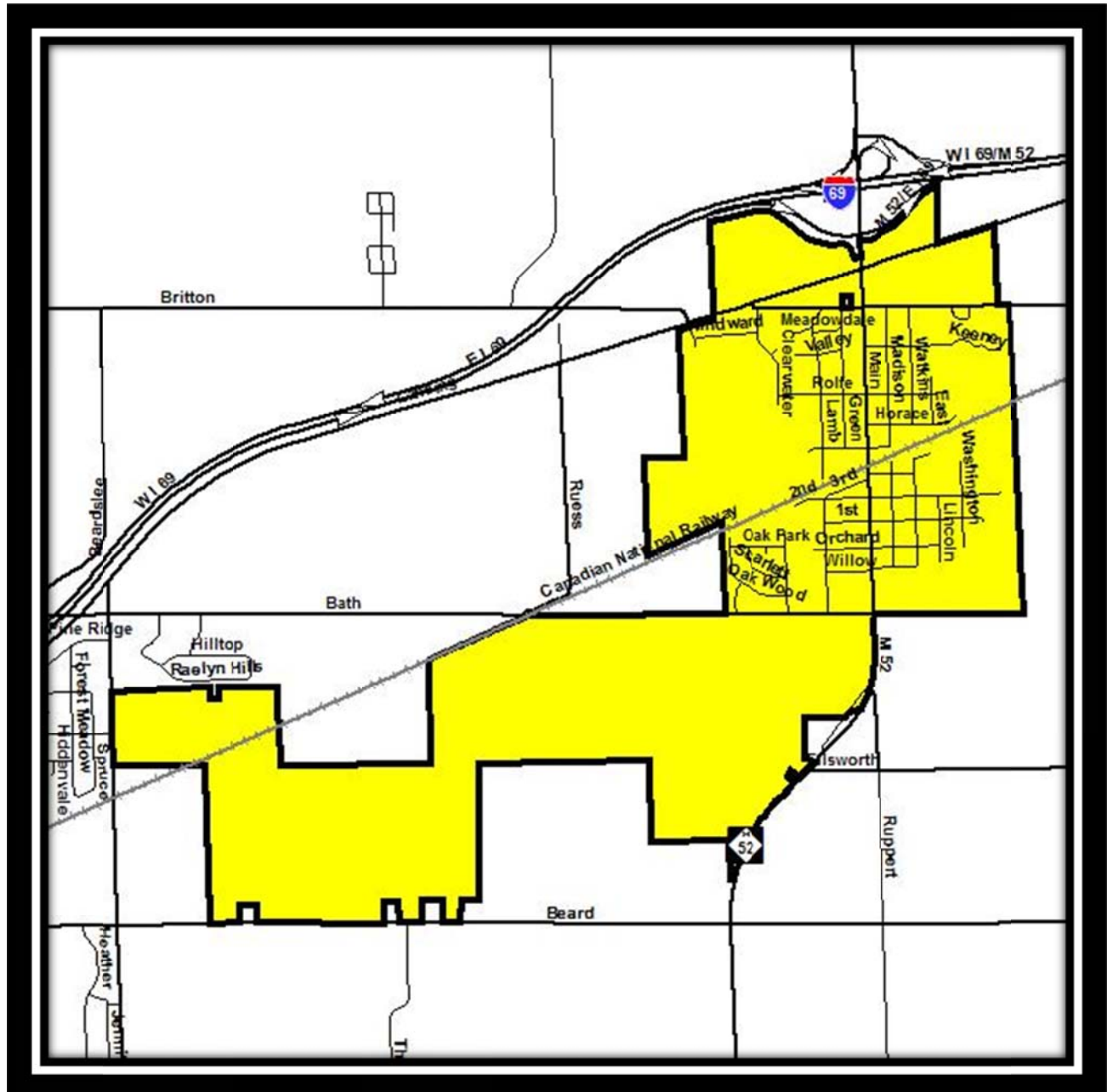
**MAP 3-1: REGIONAL LOCATION MAP – City of Perry, Michigan**



## B. CITY BOUNDARIES

The legal boundaries of the City are shown below in Map 3-2. The boundary follows relative defined parcel lines on the south, east and west; the northern boundary is not well defined with adjacent parcels lying in the City and Perry Township. Several Township parcels, in fact are surrounded by the City.

**MAP 3-2: City of Perry: Legal Boundary Map**



## C. OVERALL CHARACTER

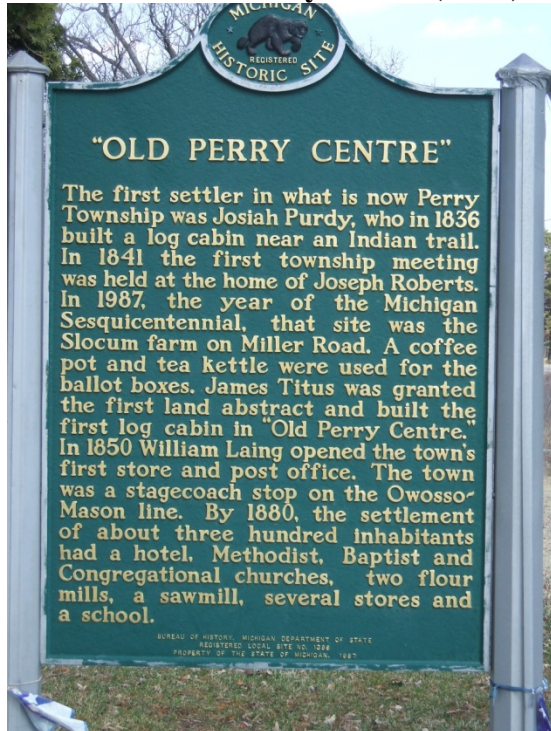
The overall character of the City is predominantly a small residential community with services for the community, such as banking and commercial business. The opening of the I-69 and the M-52 interchange continues to bring change to the community. The expressway has improved access to the metropolitan areas of Flint and Lansing for employment of residents as well as increased the availability of the City of Perry to enhance its character as a bedroom community to people seeking to escape the larger cities. Many businesses near the I-69/M-52 interchange also serve travelers passing through the area.

The City through this document, is actively seeking to plan for and guide growth in a positive manner to provide for high quality of life and a balanced community, while maintaining and improving the existing infrastructure.

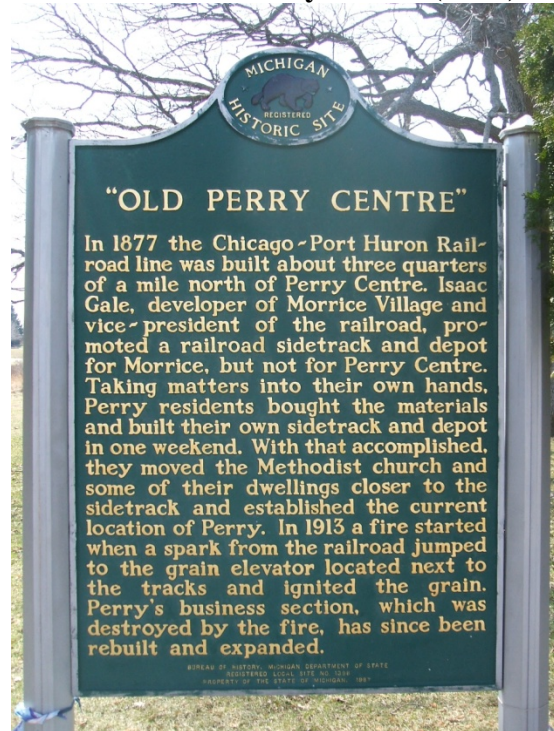
## D. HISTORICAL BACKGROUND

The first settlers arrived in the Perry Area in **1836**. They settled in the area south of the current city limits near the intersection of M-52 and Ellsworth Road. There currently is a historical marker along South M-52 designating the old Perry Center. See photos below to see this marker.

**Picture 3-1: Old Perry Centre (front)**



**Picture 3-2: Old Perry Centre (back)**



In 1879, as a result of the development of the Chicago-Port Huron Railroad line through the county, the City uprooted itself to its current location to utilize the services of this railroad line. Many residences and the Methodist Church were moved to their current locations as well. The pictures below show the Methodist Church, which was moved, and the Congregational Church, which was built immediately following the re-location to the railroad crossing.

**Picture 3-3: United Methodist Church**



**Picture 3-4: Congregational Church**



The community experienced a fire in 1913 which destroyed much of the downtown and nearby businesses. The next decade was taken to completely re-develop the downtown and its residents' homes. They also followed up with constructing a water works system, which was completed in July 1914.

The Calkins-Macqueen House, located at 127 East First Street in Perry (shown on the next page), is the location of the City's historical museum. This was constructed in 1879, before being donated in 1941 for community purposes. In 1974, the City Council leased the house to the Perry Area Historical Society, whose purpose is to restore and preserve the structure for an area museum.

In 1964, the Village was incorporated into a City, and the community has grown at a moderate rate since. The development of the Interstate Highway system assisted in making the City of Perry more accessible to neighboring and distant communities.

**Picture 3-5: Calkins-Macqueen House**

## **E. VFW HALL AND MEMORIAL SITES**

The City of Perry also has a Veteran's Hall and a memorial to remember local people who have served. The VFW Hall is located on North Main Street across from Snyder's IGA, and holds many events including Sunday breakfast buffets, Wednesday Burger Nights, and other weekend dinner events.

A memorial is located at the northeast of Main and First Streets remembering people who served in World War I and World War II. Pictures of both of these are found on the next page.

The other primary memorial site is the Rose Lawn Cemetery, located in Perry Township along Ellsworth Road.

**Picture 3-6: Perry VFW Hall****Picture 3-7: World War I/II Memorial****Picture 3-8 and Picture 3-9: Rose Lawn Cemetery**

## **F. EXISTING LAND USE PATTERNS**

The City is bisected east-west by the Canadian National Railroad right-of-way and north-south by State Route M-52.

Existing land use patterns within the Perry City Limits include the normal commercial strip development along the principal thoroughfare (M-52), with residential development surrounding the historic downtown business district (HDBD).

Land use south of Bath Road is dominated by open space and residential uses. The City wastewater treatment facility occupies approximately  $\frac{1}{4}$  section adjacent to the Canadian National Railroad right-of-way in Section 20.

The northeast section of the City is dedicated to school use, with the expanded middle school, the expanded high school complex, and the bus garage located in this area.

More information on the land use and zoning of the City can be found in Chapter 7.

## **CHAPTER 4: CITY OF PERRY ACCOMPLISHMENTS SINCE LAST MASTER PLAN UPDATE**

In the last 4-5 years, many of the goals and objectives identified in the 2008-2035 Master Plan have been achieved. The City of Perry, its residents and workers have focused diligently on improving the quality of life, and further enhancing the aesthetics in the Perry Community.

The City of Perry has kept up with its neighbors in leading the community into the 21<sup>st</sup> century. Listed throughout this chapter is a comprehensive list of the many accomplishments that have been made since the adoption of the previous Master Plan in 2008. More specific details of these are explained throughout the plan in their respective chapters. In addition, Chapter 16 provides a concise list of the overall goals and objectives for the 2010-2040 Master Plan.

### **CITY SERVICES**

1. Development of the Sledding Hill.
2. Improved Streetscape.
3. Development of new pavilion at City Hall, and development of new veterans memorial with flags at City Hall.
4. Annual updates of the City Code Book to include the most current ordinances passed by the City Council.
5. Update of the Planning Code in 2010.
6. Development of Sign Ordinance.
7. The sewer deposit revenue bond and the \$510,000 Treatment system revenue bonds have been paid in full. In addition, progress has been made to the two water system revenue bonds.
8. Development of regional recycling program and board, which has brought recycling to the Village of Morrice Transfer Station for city residents to drop off products.

### **PERRY POLICE DEPARTMENT**

1. Purchase of in-car cameras in 2007.
2. Purchase of new radios – Digital 800 megahertz (this was funded 100% through the county and was in place by the end of 2008).
3. Development of Reserve Program is ongoing. A reserve-in-charge has been appointed, along with a policy and training requirements in place.
4. In 2009, the Police Department became equipped with the same type of Automatic Electronic Defibrillators (AEDs), as the paramedic/ambulance services and the schools.
5. In 2008, equipped Police Department with patrol rifles, officers received proper training and regulations for carrying their own rifles.

6. Maintained two (2) K-9 teams since 2006. Both are narcotics detection and utility (tracking, building, area & article search, handler protection) certified through the National Association of Professional Canine Handlers (NACPH). Both K-9 teams are responsible for several fugitive apprehensions, narcotic finds and demonstrations for community events. The cost of the K-9 program has always been paid for through the Drug Forfeiture Funds, not City tax monies.
7. Acquired new report writing software at no cost to the City of Perry. Previous software vendor was sold to new company, but cost and product were not ideal. CORE Technologies offered to transfer current reports to a new program (no cost) and set-up new software (no cost), and maintain the current annual maintenance cost for three (3) years. The City saved over \$20,000 for the software product, setup and transfer of information. Current annual costs are stable.
8. In 2013, the Police Department purchased a fully-equipped 2010 Crown Victoria to replace the 1999 Crown Victoria.

### **SSES – FIRE AMBULANCE**

1. Expansion of SSES ambulance coverage area to include all of Shiawassee Township, Village of Bancroft, Vernon Township, and Village of Vernon.
2. Addition of third ambulance unit.
3. Purchased a new 2013 Ambulance stationed at Perry.

### **PERRY PUBLIC SCHOOLS**

1. Technological Improvements have been made:
  - a. The entire campus is equipped with WI-FI Internet access capabilities.
  - b. All teachers have been provided with iPADS.
  - c. All 7<sup>th</sup> and 11<sup>th</sup> Graders were given iPADS for educational use in the 2011-2012 school year.
2. Heating and ventilation renovations were made at Perry Elementary School in 2011-2012 as part of a bond approved by the voters of the school district in February, 2011.
3. General building maintenance (roofs, windows and boilers were replaced) at Perry Elementary School in 2011-2012.
4. Improvements and additions to the bus fleet in 2012:
  - a. Purchased eight new buses, replacing ones that were over seven years of age.
  - b. All buses are camera-equipped for safety and security purposes.
5. Athletic field upgrades
  - a. Football field grass replacement
  - b. New scoreboard at football stadium
  - c. Baseball and soccer field enhancements

**PUBLIC LIBRARY**

1. Community District Library has high-speed internet and Wi-Fi abilities today, as well as many opportunities for computer technology and software training.
2. Electronic and digital resources such as e-books for e-readers and music are now available to download from the library website.
3. New circulation desk was installed in November 2007, enhancing the library's professional image and allowing for greater organization of library resources and streamlining day-to-day operations.
4. The interior and exterior of the library building received a fresh coat of paint.
5. Teen services and other program areas have greatly expanded.
6. Interlibrary loan opportunities have expanded tremendously, easily providing patrons with library materials never before available.
7. Access to professional resources, expertise, and opportunities not previously possible has been expanded.
8. Bathroom has been remodeled in 2013 with new vanity and toilet.

**PUBLIC UTILITY ENHANCEMENTS**

1. Since the last master plan update, the City has invested in a comprehensive, computer-based mapping system to provide an inventory of system water main valves, hydrants and individual services.
2. In 2003, the City integrated a radio-read system in order to electronically read the meters for water usage. Prior to this, it was done manually. This process has allowed DPW staff to concentrate more time on regular maintenance and less time walking from door-to-door to read meters.
3. In addition, the City has developed and installed an iron removal plant to address water quality, and it was completed in January 2009.
4. A new water transmission line from the wells fields to the city was installed in 2008 as part of the construction of the iron removal plant thus providing two (2) feed points to the city. A feed point is the direct access point to provide water from the source to its constituents. Previously, the city had only one access point.
5. All pump (lift) stations have been upgraded in the last five years.
6. All pump stations have dial-up alarms by cell phone, which notify personnel when anything is wrong.
7. A comprehensive computer-mapping system was developed to provide an inventory of sewers, manholes and lead locations.
8. The City purchased a VACTOR/sewer jet cleaning equipment in February 2008 to permit City DPW staff to adequately maintain the sanitary and storm sewer systems and to facilitate system operation and maintenance.
9. In Nov. 2011 the City completed the cleaning and removal of the sludge and replaced the liners in ponds 1 & 2 ( the original ponds)

### **TRANSPORTATION ENHANCEMENTS**

1. Resurfacing of several local roads throughout the City of Perry.
2. Development of sidewalks along Britton Road, Keeney Street linking M-52 (Main Street) to Perry Middle School and Perry High School.
3. Development of sidewalk linking Jubilee Park to the Perry Oaks Subdivision.  
Resurfacing of M-52, both north (towards Owosso), and south (towards Webberville) of the City limits.

### **COMMUNITY PARKS/ACTIVITIES ENHANCEMENTS**

1. Continuing and expanding of community festivals each year: the annual “Perry-Fest” in September, Annual “Winterfest/Mudge Festival” in February, and the “Easter Egg Hunt” in Spring (which began in 2012). This has enhanced the community tremendously by bring residents and workers together for times of celebration.
2. Development of Veterans Memorial Park with new pavilion and flag memorial site.

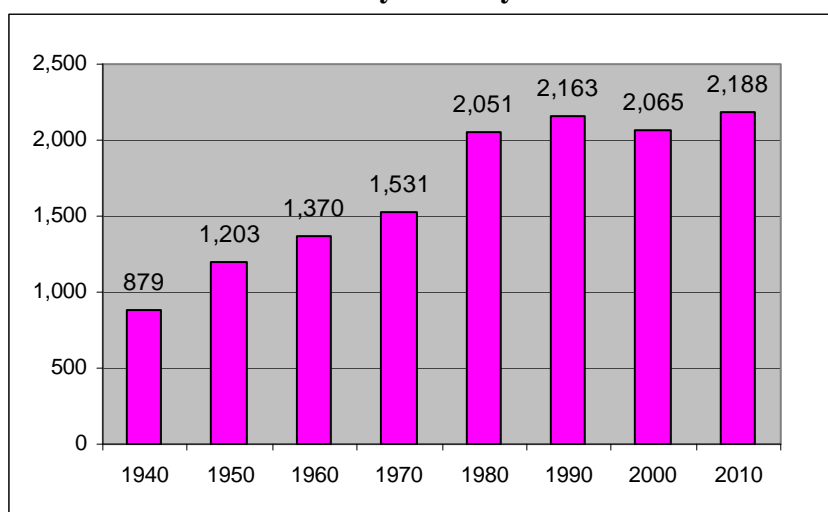
## CHAPTER 5: CITY OF PERRY DEMOGRAPHICS

### A. POPULATION CHARACTERISTICS

#### Total Population

The total population of the City of Perry, based on 2010 U.S. Census data is **2,188** persons. Population through 1990 saw a steady growth from prior to 1940. The 1990s saw a loss in population within the city limits, while the 2000s saw a rebound of the population lost in the 1990s. The bar chart below shows the population trends over the last 70 years.

**FIGURE 5.1 – TOTAL POPULATION**  
City of Perry



Source: US. Census Data (1940-2010)

With the opening of the I-69 and the interchange at M-52, population within the City saw a steady growth through the early 1990s, as a result of persons relocating from the larger metropolitan areas of Lansing and Flint, along with small retail and service businesses locating along at this interchange to serve both residents and people traveling through the area.

#### Land Area and Population Density

The total land area of the City of Perry is **2.7** square miles. Based on the total population of **2,188** people as projected through the 2010 Census update, the density of the City is **810.4** persons per square mile. This density is an expected average density for a community such as Perry.

### Age Distribution

Whereas Perry is indeed, a very accessible community being located along one of the four major interstate expressways in the State, the City has also experienced what is affecting Michigan as a whole: the aging of the city's population. Perry, like many small communities statewide, began to experience these effects sooner than the State as a whole.

The 1990, 2000 and 2010 U.S. Census presents data which provides for population by age group. Based on this data, the following age distribution was given for the City of Perry. Table 5-1 below shows the 1990, 2000 and 2010 Census breakdown by age group. The 45-64 age group saw a **10%** increase, as a result of the baby-boomer generation entering this age cohort, and the 65+ age group saw a small growth, whereas all the age groups under age 45 saw declines in the overall percentage of the total population. Based on this pattern, it is expected that the 65+ age group will see a large growth over the next 10-20 years.

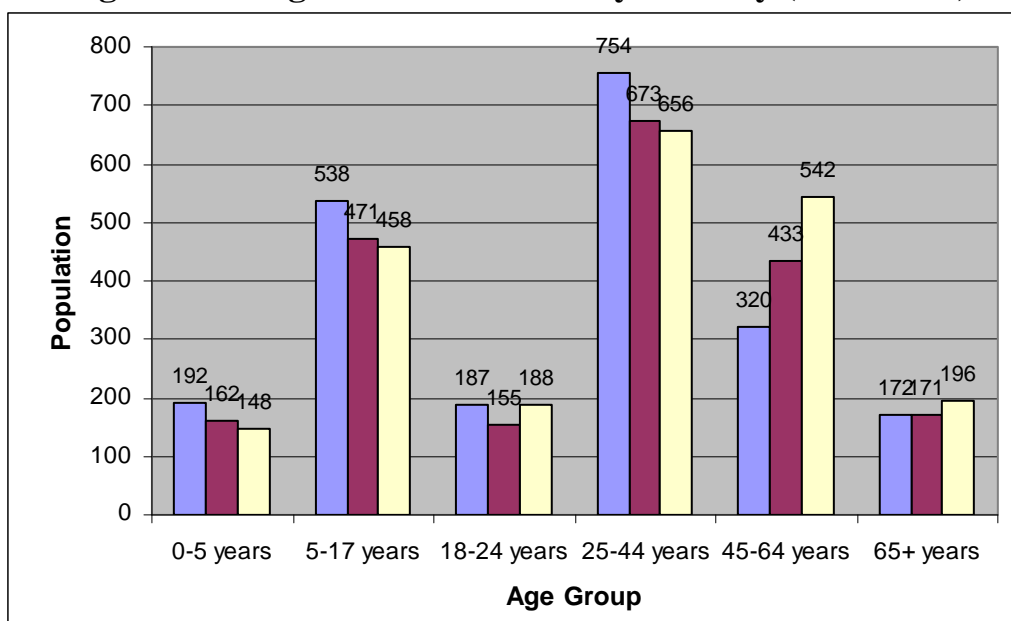
**Table 5-1: Age Distribution – City of Perry (1990-2010)**

Age Group	1990 Totals	1990 %	2000 Totals	2000 %	2010 Totals	2010 %
0-5 years	192	8.9%	162	7.84%	148	6.8%
5-17 years	538	24.8%	471	22.81%	458	20.93%
18-24 years	187	8.6%	155	7.51%	188	8.6%
25-44 years	754	34.9%	673	32.59%	656	29.98%
45-64 years	320	14.8%	433	20.97%	542	24.77%
65+ years	172	8.0%	171	8.25%	196	8.96%
<b>Total</b>	<b>2,163</b>	<b>100%</b>	<b>2,065</b>	<b>100%</b>	<b>2,188</b>	<b>100%</b>

Based on 1990, 2000 and 2010 Census Data

The median age for the City of Perry in 2010 is **34.1** years. The median age has grown consistently over the last twenty years. In 1990, the median age was **29.8** years and in 2000, it was **32.6** years.

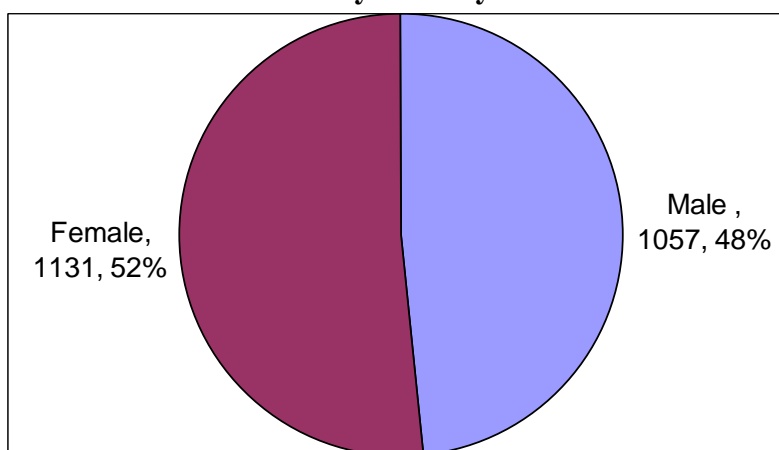
In comparing the 2010 Census with the 1990 and 2000 Census, the following shifts in population can be seen. See Figure 5-2 on the next page for these shifts.

**Figure 5-2: Age Distribution – City of Perry (1990-2010)**

Based on 1990, 2010 and 2010 U.S. Census Data

### Gender/Sex

The breakdown of the gender/sex of the population is based on the 2010 U.S. Census data. Of the total **2,188** persons in the City of Perry, **1,057** persons (or 48%) of the residents are male, while **1,131** (or 52%) of the residents are female. This distribution is graphically depicted in the pie chart below. As a rule, the population is often distributed with a higher ratio of female to male as the female's age expectancy is greater than the male's.

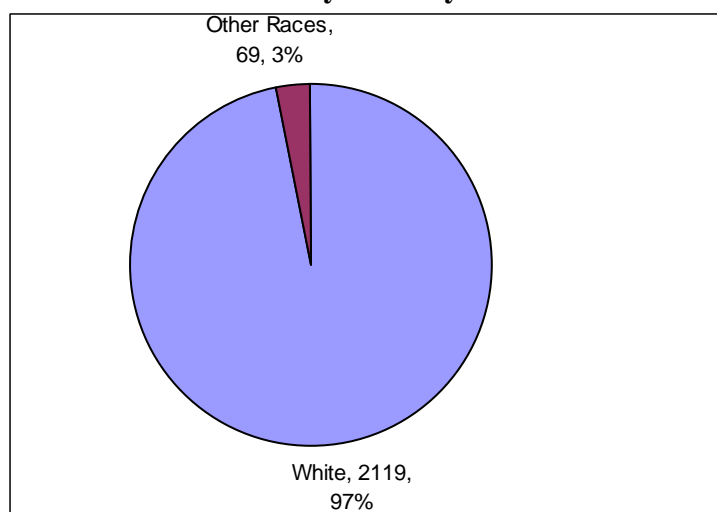
**Figure 5-3: GENDER/SEX BREAKDOWN  
City of Perry**

Based on 2010 U.S. Census Data

### Race and Hispanic Origin

The 2010 U.S. Census provides a breakdown of residents by race for the following races. This information is based strictly on responses received filling out the Census. In the City of Perry, 2,119 individuals (or **97.6%**) identified themselves as White (Caucasian), seven (7) individuals (or **0.31%**) as Black (African American), eight (8) individuals (or **0.37%**) as American Indian, six (6) individuals (or **0.27%**) as Asian, thirty-seven (37) (or **1.69%**) as Hispanic/Latino, thirty-six (36) individuals (or **1.65%**) as Biracial, and ten (10) (or **0.46%**) as Other. The distribution is depicted on the pie chart below.

**Figure 5-4: RACE AND ETHNIC BREAKDOWN**  
City of Perry



Based on 2010 U.S. Census Data

### B. HOUSEHOLD CHARACTERISTICS

Based on the 2010 U.S. Census data, the Census identified **823** household (occupied dwelling units) within the City of Perry, up from **748** households in 2000. The total persons given for all households was **2,188** in 2010 (up from **2,045** in 2000). Therefore, the city has an average of **2.66** persons per household (down from **2.73** persons in 2000) and an average of **3.12** persons per family (down from **3.16** in 2000). **121** of the family households (out of **584**) are held by females with no husband present (**22%**), while **43** are held by males with no wife present (**1%**). The 2010 Census showed nobody living in group quarters. In 2000, there were 20 persons within the City of Perry.

Table 5-2 shows the changes in household characteristics between 1990 and 2010. As shown on the next page, the number of households increased throughout the 1990s and 2000s, while population saw a decrease during the 1990s, and an increase in the 2000s. This contributed to a decrease in both the average household size and the average family size.

**Table 5-2: Household Characteristics (1990-2010)**

Household Characteristics	1990	2000	2010
Total Population	2,163	2,065	2,188
Population in Households	2,031	2,045	2,188
Population in Group Quarters	32	20	0
Households	725	748	823
Average Household Size	2.94	2.73	2.66
Average Family Size	3.34	3.16	3.12

Based on 1990, 2000 and 2010 U.S. Census Data

## HOUSING DATA

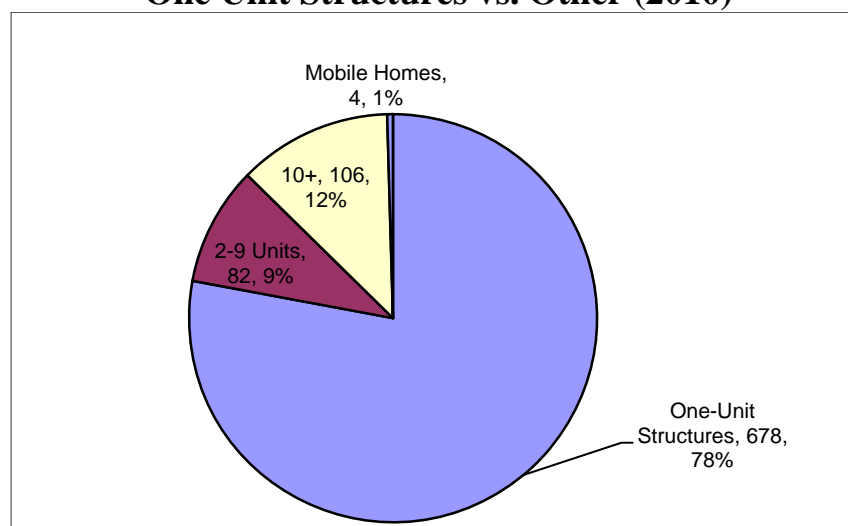
### Structural and Vacancy Characteristics

The 2010 U.S. Census identified **902** total housing units. These housing units are made up primarily of one-unit detached homes (78%). Table 5-3 below provides a breakdown of housing units by structural type, comparing 1990, 2000 and 2010 numbers.

Between 2000 and 2010, we have seen an increase in apartment buildings (10+ units).

**Table 5-3: Housing Unit Structural Types**

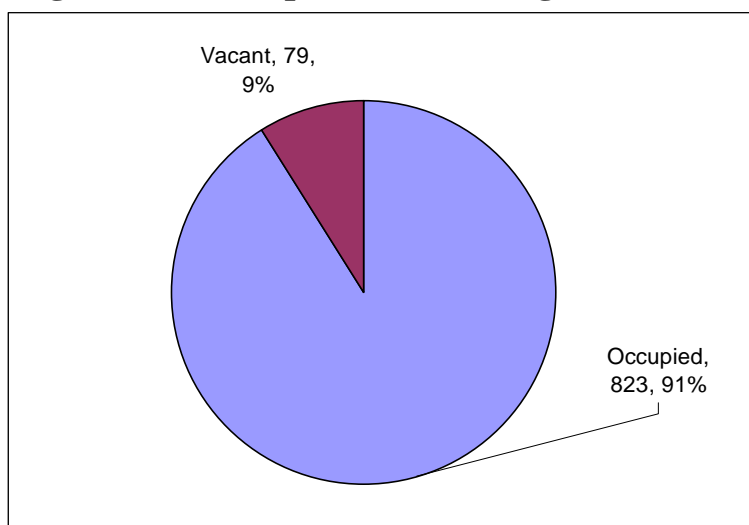
Units In Structure	1990	2000	2010
1-Unit, Detached	610	658	685
1-Unit, Attached	6	4	14
2-4 Units	50	47	20
5-9 Units	44	39	73
10+ Units	34	35	106
Mobile Homes	15	4	4
<b>Total</b>	<b>759</b>	<b>787</b>	<b>902</b>

**Figure 5-5: Housing Unit Structural Types: One Unit Structures vs. Other (2010)**

Based on 2007-2011 American Community Survey 5 Year Estimates

Of the **902** housing units, **823** (or 91.2%) were given as occupied, and **79** (or 8.8%) were vacant (up from 4.7% in 2000). Since 2000, the number of vacant houses has increased as the housing market has been struggling. Development in Perry Lakes and County Acres (new subdivisions being constructed since 2000), has been put on hold, as realtors struggle to sell the homes currently for sale. The last five years have also seen an unprecedentedly high number of home foreclosures, as the economy in Michigan continue to struggle.

**Figure 5-6: Occupied vs. Dwelling Units (2010)**



Based on 2010 U.S. Census Data

### Financial Characteristics for Owner-Occupied Housing Units

Based on the 2010 U.S. Census data, there were a total of **547** owner-occupied housing units within the City of Perry. Of the **541** actual respondents of owner-occupied housing units to the Census, the values of the units are shown in Table 5-4 below.

**Table 5-4: Housing Financial Characteristics (2010)**

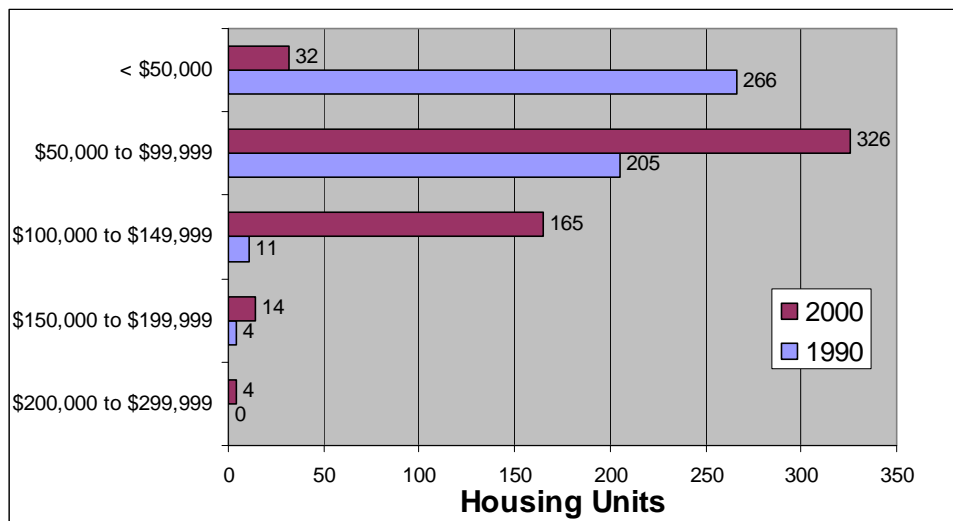
Housing Value	Number of Units	Percentage
Less than \$50,000	32	5.9%
\$50,000 to \$99,999	326	60.3%
\$100,000 to \$149,999	165	30.5%
\$150,000 to \$199,999	14	2.6%
\$200,000 to \$299,999	4	0.7%
\$300,000 or more	0	0.0%
<b>Total</b>	<b>541</b>	<b>100.0%</b>

Based on U.S. Census Data

This data is interpreted in the graphic chart below. The median owner-occupied unit value in 2000 within the City of Perry is **\$90,900**, almost double the dollar amount of 1990 (**\$48,200**). This median demonstrates the reasonable cost of housing within the City and may be a catalyst to attracting younger families to the City. During the 1990's housing boom, the value of homes went up, with a drastic leap in homes going from less than **\$50,000** (in 1990) to between **\$50,000**

and **\$99,999** (in 2000). Figure 5-7 shows the comparison of housing units by value category between 1990 and 2000.

**Figure 5-7: Housing Financial Characteristics**  
City of Perry



Based on 1990 and 2000 U.S. Census Data

### Renter-Occupied Housing Characteristics

Based on the 2010 U.S. Census data, there were **276** total renter-occupied housing units (**30.6%** of the total housing units) within the City of Perry. The median number of persons per unit is **2.36** persons. The median dollars per month expended in rent was **\$297** in 2010.

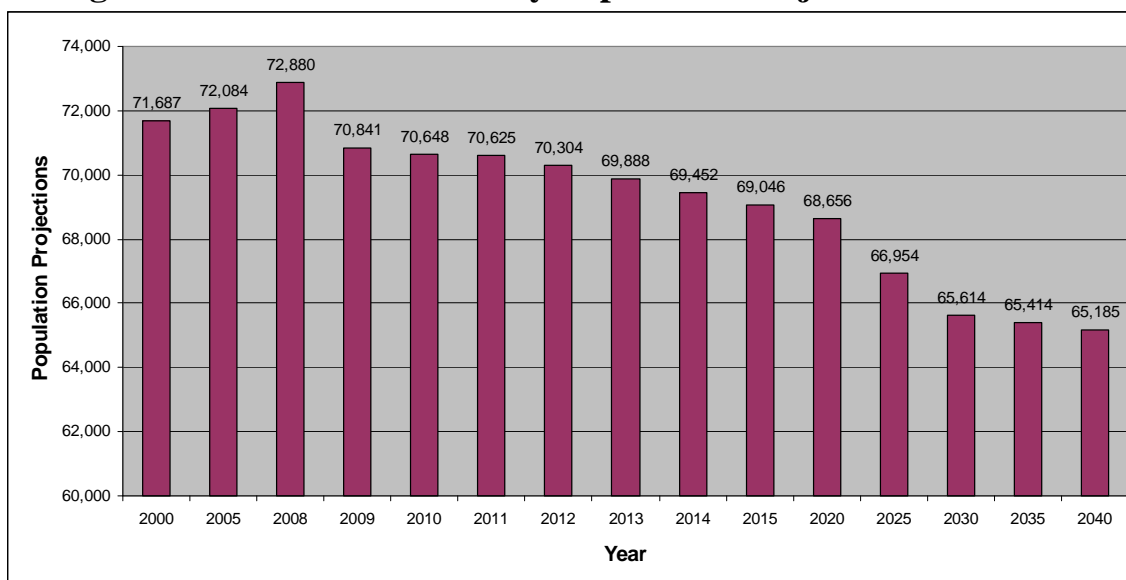
## C. POPULATION PROJECTIONS

The historical population data outlined earlier illustrates a pattern of moderate growth (**10-15%** per decade) between 1950 and 1970, and a significant increase in the 1970's (**34%**) attributable to the construction of the Perry Oaks subdivision off Bath Road, and a nominal gain of only **112** persons in the 1980-1990 interval, despite construction of low income and senior apartment units. The 1990s showed an actual decline in population for the City of Perry, due to the aging of the population, decreasing household size, and in most recent years, a decline in the economy and an increase in vacant housing. The 2000s saw a rebound in the City, bringing our population back to the levels around 1990.

The growth rate in the 1980's likely reflects the downsizing of the automotive operations in Lansing and Flint. Given the continued trends in this industry, the future growth of the City's population will likely be impacted accordingly. The positive influences in this community, including the construction of a new high school, the development of the Perry Lakes subdivision, and the County Estates subdivision have been minimal, as household sizes are being reduced, and the economy in Michigan continues to struggle.

Population projections out to 2040 for Shiawassee County show a decline in overall population for the county. This analysis is based on the 2040 Regional Economic Model, Inc. (REMI), an economic-based model developed by the State through the Michigan Institute of Labor Industrial Relations, University of Michigan. The primary reason for this steady decline is that the county will struggle to maintain its population as the “baby boomer” generation ages, and expires. Figure 5-8, below shows the county-wide trends through 2040. The trends for the City of Perry are expected to be more positive than the county as a whole, due to the fact that it is located along I-69, and is closer to the greater Lansing area.

**Figure 5-8: Shiawassee County Population Projections 2010-2040**



Source: 2000, 2010 – US Census; All others – 2040 Regional Economic Models, Inc. (REMI).

The percentage of people age 65 and over is expected to nearly double between 2010 and 2040 (from 14.3% to 24.2%), with a median age increasing from 39 (in 2010) to over 43 years (in 2040).

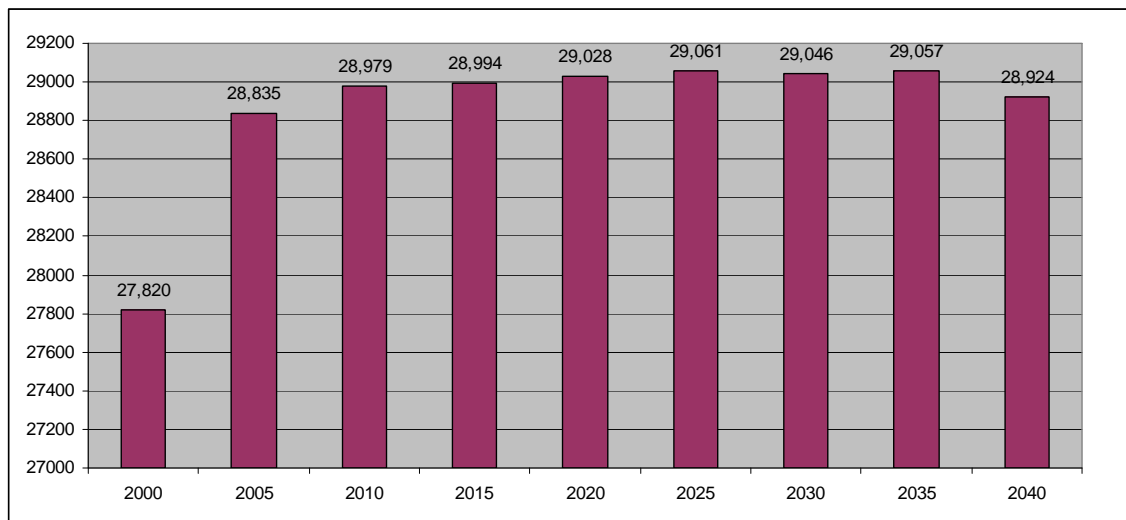
**Table 5-5: Population Projections – City of Perry**

Year	Population
2000	2,065 (2000 Census)
2010	2,188 (2010 Census)
2015	2,200
2020	2,250
2030	2,400
2040	2,600

## D. HOUSEHOLD PROJECTIONS

For households in Shiawassee County, the numbers are still expected to continually increase, despite the decrease in overall population. This is due to the decrease in average household size. The City of Perry is expected to experience a similar group pattern as the rest of the county, in terms of households. Figure 5-9 shows the projected growth in households between 2000 and 2040 (based on the 2040 REMI Model).

**Figure 5-9: Shiawassee County Household Projections: 2000-2040**



Source: 2040 Regional Economic Models, Inc. (REMI)

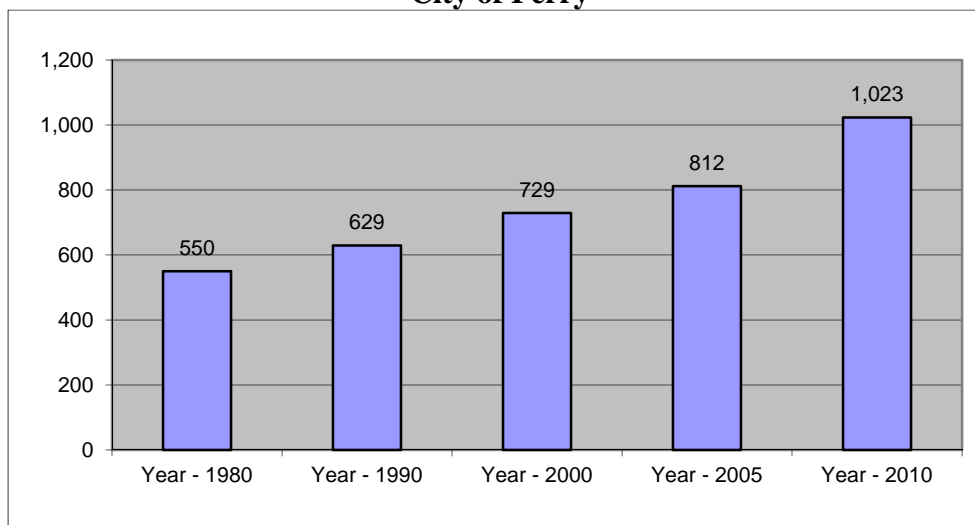
**Table 5-6: Household Projections – City of Perry**

Year	Households
2000	748 (2000 Census)
2010	902 (2010 Census)
2015	910
2020	930
2030	1,100
2040	1,250

## E. EMPLOYMENT STATUS AND PROJECTIONS

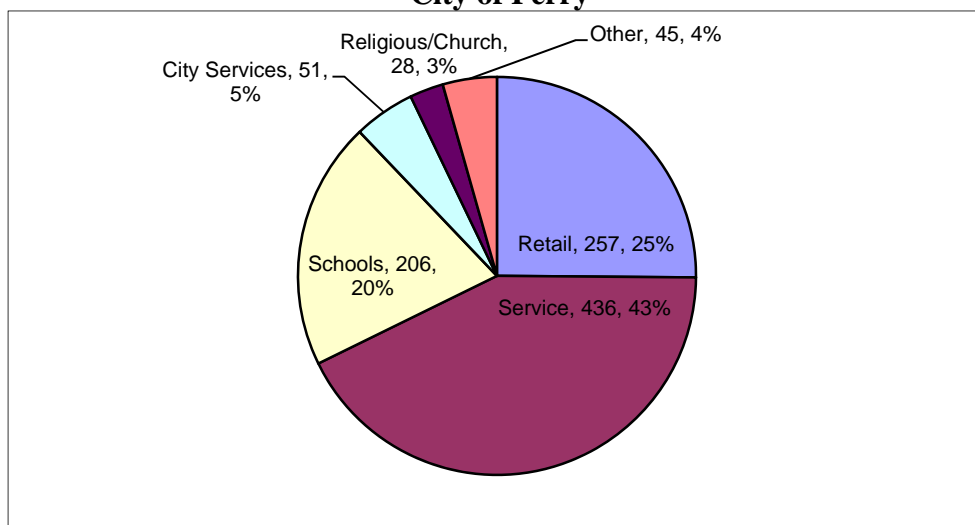
As of 2010, the City has **1,023** workers within the City limits. In the summer of 2012, an employment survey was sent, providing employment figures from the 2011 Claritas Database, and asked employers to update the numbers. The City received about **10%** of the surveys back, and their updates were included in the final numbers. Figure 5-10 provides the number of jobs (workers since 1980). As we have seen, even though the population has remained fairly stable, the number of jobs has nearly doubled.

**Figure 5-10: Employment – Number of Workers (1980-2010)**  
City of Perry



Based on Historic Census Data and 2011 Claritas

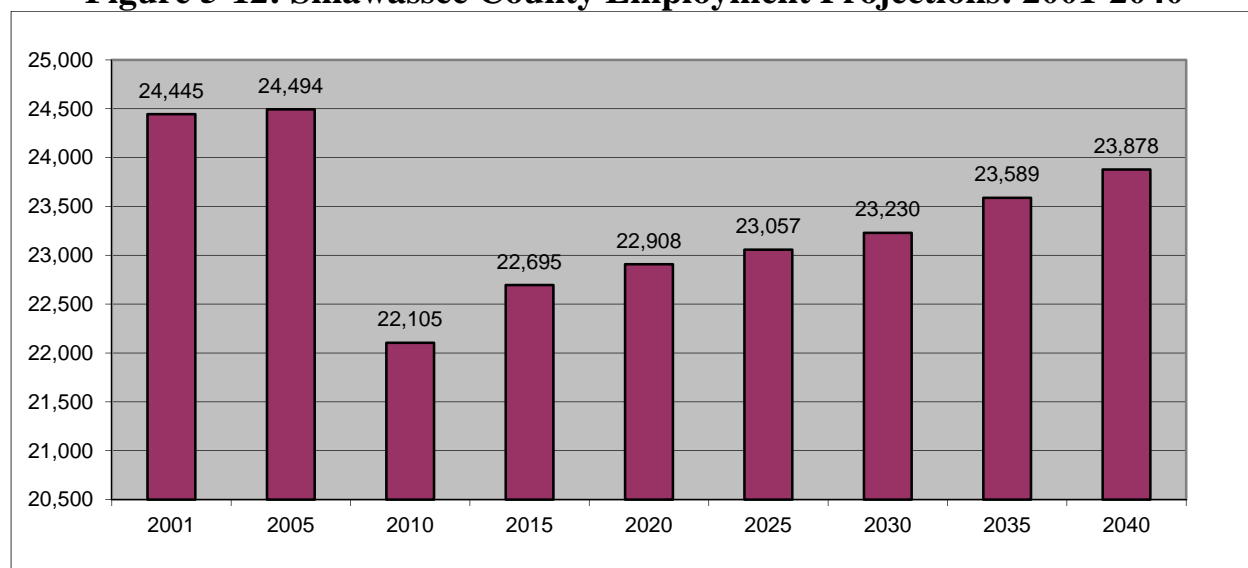
**Figure 5-11: Employment by Industry Type (2011)**  
City of Perry



Based on 2011 Claritas Data and 2012 Perry Employment Survey

Employment projections for the county as a whole are expected to remain relatively stable through 2040, with an annual increase of **.26%** (2040 REMI Model). Employment dropped steadily between 2005 and 2010, due to the economic recession, but is starting to see a increase. Even with the proposed increases, it is not anticipated that Shiawassee County will completely rebound from the economic recession between 2005 and 2010.

**Figure 5-12: Shiawassee County Employment Projections: 2001-2040**



Source: 2040 Regional Economic Models, Inc. (REMI)

Employment growth in Perry is expected to remain relatively stable in the short term, with possible greater levels of growth at the I-69/M-52 interchange through 2040. Discussions have been raised about a possible industrial park being constructed north of this interchange in neighboring Perry Township, which could attract additional retail and service businesses to the area. Properties along Old M-78 (Lansing Road) are also very accessible for businesses.

**Table 5-7: Employment Projections – City of Perry (2001-2040)**

Year	Population
2000	729 (2000 Census)
2010	1,023 (2010 Census)
2015	1,050
2020	1,150
2030	1,400
2040	1,600



## **CHAPTER 6: GOVERNMENTAL ORGANIZATION/STRUCTURE**

### **A. GOVERNMENTAL STRUCTURE/ADMINISTRATION**

The latest revision of the Perry City Charter was adopted by the City Council on March 8, 1988 and by the voters on August 2, 1988. There have been attempts to update the Charter in 1999 and 2000, but they have been unsuccessful. The Charter is comprised of the following elements:

Chapter 1	Name and Boundaries
Chapter 2	General Powers
Chapter 3	Elections and Appointments
Chapter 4	Governmental Organization
Chapter 5	Functions of the Council
Chapter 6	General Finance and Taxation
Chapter 7	Public Improvements, Contracts and Utilities
Chapter 8	Streets and Public Grounds
Chapter 9	Miscellaneous
Chapter 10	Schedule

The legislative body consists of six (6) council members and a Mayor, all elected at-large. The term of office of the Mayor is two (2) years and each council person's term is four (4) years. Three (3) council members and the Mayor are subject to election in each even numbered year.

The Charter sets forth the Administrative Services of the City, including the City Clerk, City Treasurer, City Assessor, Chief of Police, Superintendent of Public Works, Health Officer and City Attorney. Administrative officers are appointed by the Mayor, with approval of Council.

The duties responsibilities of the Mayor, Council and Administrative officers are set forth in Chapters 4 and 5 of the City Charter.

The day-to-day operations of the City are undertaken by the City Administrative staff.

The City Council committees meet on an as-needed basis to address issues, including properties, public works and public safety.

The use of council committees to address these issues places a significant burden on council persons, particularly from a time standpoint. In similar communities in Michigan, these duties are generally handled by a City Manager.

The City administrative offices are located on the second floor of the City Hall building at 203 W. Polly Street. The floor area provides adequate space for the City Administrative staff and there is storage space and 2 private conference rooms available.

City Council meetings are held in the Council Chambers, on the 1<sup>st</sup> floor of the City Hall (usually the first and third Tuesday of the month).

The City Hall Council Chambers is also used for all elections: local, state, and national. All voting equipment is stored in the City Hall Building.

**Accomplishments Since Last Master Plan Update**

1. Development of the Sledding Hill.
2. Improved Streetscape.
3. Development of new pavilion at City Hall, and development of new veterans memorial with flags at City Hall.

**Picture 6-1: City Hall (Front)****Picture 6-2: City Hall (Rear)****Goals**

1. Planning should be coordinated between the City of Perry, Perry Township, the Village of Morrice as well as surrounding townships and Shiawassee County with a goal of greater cooperation.
2. Communication should be increased between planning commissions in the area so that each municipality is aware of the plans of its neighbors and has an opportunity to comment on development proposals that may affect them.
3. Conflicts arising between local and other governmental concerns should be settled at the level which is closest to the grass roots and still embraces the scope of the issue. This adopts a strengthening of local governmental functions.

**Objectives**

1. Development of a regional planning authority comprised of all communities in the southwest portion of Shiawassee County to address land use, transportation, planning, and future development concerns in the area, and to inform one another, facilitate communication on major issues, activities, and plans within the community.
2. Have this regional planning authority meet quarterly with one planning commission representative from each community.

**Action/Implementation Plan**

1. In 2014, begin coordination with neighboring communities to develop a regional planning authority in southwest Shiawassee County.

**B. CITY ORDINANCES**

The City Ordinances were codified, complete to January 1, 1993 by the Justinian Publishing Company (now American Legal Publishing Corporation), Cleveland, Ohio. The City Code book is updated annually to include the most current ordinances passed by the City Council. The Codified Ordinances include the following:

Charter	
Part Two	Administrative Code
Part Four	Traffic Code
Part Six	General Offenses Code
Part Eight	Business Regulation and Taxation Code
Part Ten	Streets, Utilities and Public Services Code
Part Twelve	Planning and Zoning Code (updated 2004)
Part Fourteen	Building and Housing Code
Part Sixteen	Fire Prevention Code

Parts Four and Six, dealing with traffic and general offenses code are relatively up-to-date, with most sections adopted after 1985. Part Ten (Streets, Utilities and Public Services Code), is also relatively current and adequately addresses these issues.

Part Twelve, Planning and Zoning Codes, was originally drafted in the mid-1960's. In 2003-2004, the Planning Commission updated the entire zoning ordinance so that it reflected current practices and standards of development. In June 2006, the State Zoning Enabling Act was adopted, and updated in 2008. This combined the three previous zoning enabling acts for City, Township, and Villages (City and Village Zoning Act of 1921) into one act to simplify the processes and to reduce the discrepancies between each type of community. The Planning Enabling Act was also adopted in 2008, combining the same respective acts from cities, townships and villages. The Planning Commission will need to continue reviewing Part Twelve, to ensure that it complies with the new regulations.

**Accomplishments Since Last Master Plan Update**

1. Annual updates of the City Code Book to include the most current ordinances passed by the City Council.
2. Update of the Planning Code in 2010.
3. Development of Sign Ordinance.

**Goals**

1. Continued review and maintenance of City ordinances and documents.
2. Continued enforcement of City ordinances policies.

**Objectives**

1. Continue reviewing ordinances to keep them up-to-date with new State laws.
2. Re-address 2004 Zoning Ordinance to ensure compliance with the Michigan Planning and Zoning Enabling Acts of 2008.
3. Review State requirements annually.
4. Review Master Plan information on an annual basis and place updates into an appendix for future plans.

**Action/Implementation Plan**

1. Review and update the zoning ordinance in 2014.
2. Review the Master Plan annually at the October/November meetings to gather any necessary updates in data, information, or conditions, and place those in a folder which will be readily available when the next Master Plan update is required.

**C. LOCAL REVENUES AND EXPENDITURES**

The Taxable Value (TV) represents the value of real property and personal property (of businesses) in a community and is used as the basis for the assessment of ad valorem taxes. Prior to 1995, the State Equalized Valuation (SEV) was used as a basis.

The City of Perry experienced varying increases in the SEV and TV through 2007, but has seen decreases since 2008. Taxable Value (TV) began being used in 1995. A summary for each of these is provided on the next page:

**TABLE 6-1: Historical SEV and Taxable Value Figures.**

<u>Year</u>	<u>Total State Equalized Valuation</u>	<u>Total Taxable Value</u>
1990	\$16,265,381	
1991	\$18,274,547	
1992	\$18,393,965	
1993	\$21,462,530	
1994	\$23,224,120 (s)	
	\$23,275,020 (w)	
1995	\$24,588,230	\$24,205,056
1996	\$26,293,505	\$24,991,766
1997	\$28,055,965	\$26,710,127
1998	\$29,769,625	\$27,890,207
1999	\$33,681,964	\$29,763,091
2000	\$37,508,610	\$31,976,290
2001	\$40,644,110	\$34,327,400
2002	\$45,141,200	\$37,013,895
2003	\$49,853,500	\$39,678,610
2004	\$53,500,650	\$41,761,276
2005	\$57,329,100	\$43,811,318
2006	\$59,659,900	\$46,628,092
2007	\$63,033,800	\$49,589,596
2008	\$61,776,450	\$49,855,184
2009	\$57,275,100	\$49,613,262
2010	\$56,673,200	\$47,280,272
2011	\$49,096,900	\$44,977,110

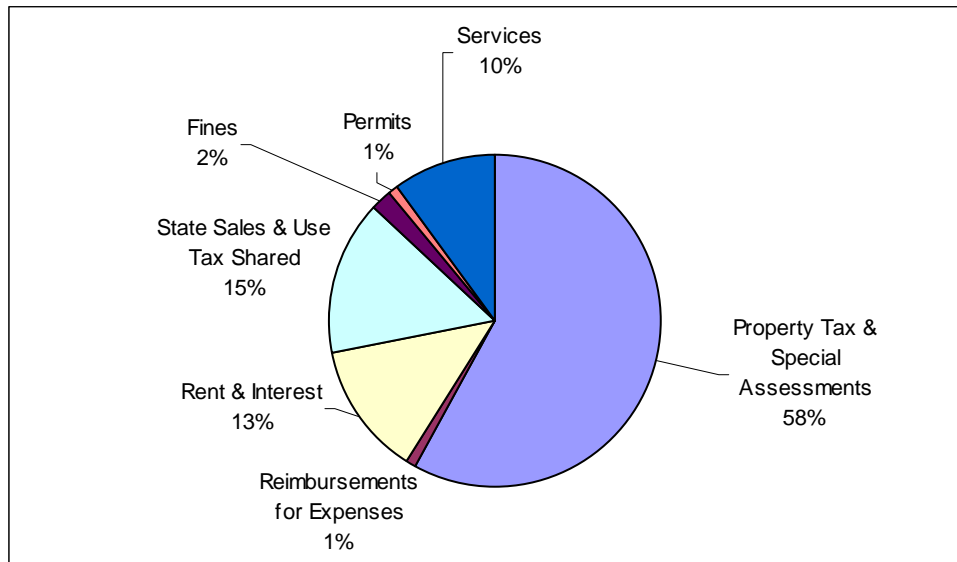
Prior to 2001, the City fiscal year was the calendar year (January 1<sup>st</sup> through December 31<sup>st</sup>). Since 2001, the fiscal year has changed to begin on July 1<sup>st</sup> of one year, to June 30<sup>th</sup> of the next year. Financial statements are prepared annually in accordance with state law. The City financial statements include separate funds outlined in the following paragraphs.

### **General Fund**

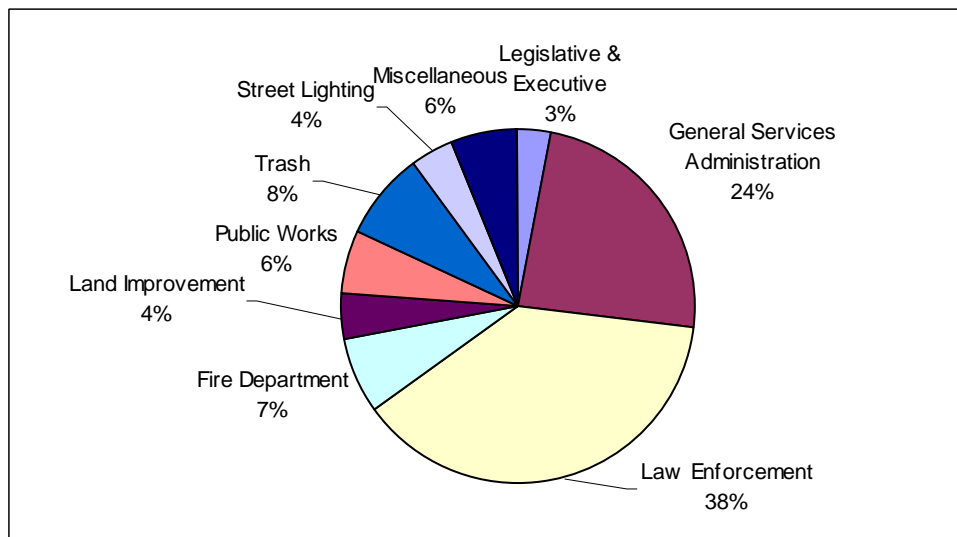
The General Fund is the general operating fund of the City. It is used to account for all financial resources, except those required to be accounted in other funds.

General Fund revenues are generated from local property taxes, stated shared revenue funding, various licenses, permits and fines, and fees and charges for services. Principal expenditures from the General Fund include administrative salaries, law enforcement, public works, refuse collection and payment to the water system fund (through hydrant rental charges) for fire protection.

The figures on the next page illustrate the General Fund revenues and expenditures for the fiscal year 2010-2011.

**Figure 6-1: 2010-2011 General Fund Revenues**

Source: City of Perry, 2011

**Figure 6-2: 2010-2011 General Fund Expenses**

Source: City of Perry, 2011

### Special Revenue Fund

Special Revenue Funds are used to account for the proceeds of specific revenues sources that are legally restricted to expenditures for specified purposes.

Principal Special Revenue Funds are for Act 51 funds received from the State for major and local street maintenance.

### Debt Service Funds

Debt Service Funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.

### Enterprise Funds

Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods and services to the general public on a continuing basis be financed or recorded primarily through user charges.

The Enterprise Fund is comprised of the Sewer Fund and the Water Fund. Both funds generate adequate income to meet operating and bond redemption costs and provide additional revenues to meet future replacement and expansion needs. As of June 30, 2011, the funds listed the following current and restricted assets (net of current liabilities); assets include cash, investments and accounts receivable.

<u>Asset</u>	<u>Sewer Fund</u>	<u>Water Fund</u>
Current Assets	\$603,482	\$133,685
Restricted Assets	<u>\$ 13,835</u>	<u>\$ 68,123</u>
Total	\$835,632	\$128,549

### Internal Service Fund

Internal Service Funds are used to account for the financing of goods and services provided by one department or agency to other departments or agencies of the City, or to other governments, on a cost-reimbursement basis.

The Internal Service Fund is comprised of the motor pool, whereby the City leases vehicles and equipment to the various City departments. For example, equipment used by the Department of Public Works and Police Departments is leased from the motor pool.

### Trust and Agency Fund

Trust and Agency Funds are used to account for assets held by the City in a trustee capacity or as an agent for individuals, private organizations, other governments, and/or other funds.

The Trust and Agency Funds include the tax collection depository account and the water depository account.

### Long Term Bonded Indebtedness

The City has a number of outstanding bond issues for the financing of wastewater and water improvement projects. A summary of the bond issues is presented below.

<u>Bonds</u>	<u>Balance Due (6/30/11)</u>
<u>Water Supply System Revenue Bonds:</u>	
\$580,000 1982 Water System Revenue Bonds, Series A due in annual installments of \$10,000 to \$30,000 through October 1, 2021: Interest at 5%	\$260,000
\$120,000 1983 Water System Revenue Bonds, Series B due in annual installments of \$1,000 to \$5,000 through October 1, 2018: Interest at 5%	\$50,000
\$1,564,700 Water System Revenue Bond due in annual installments of \$65,000 to \$105,000 through April 1, 2027: Interest at 2.5%	\$1,564,700
<u>Sewer Disposal System Revenue Bonds:</u>	
\$875,000 1970 Sewage Disposal System Revenue Bonds due in annual installments of \$30,000 to \$50,000 through January 1, 2005: Interest at 8%	Completed
<u>Treatment System Revenue Bonds:</u>	
\$510,000 Treatment System Revenue bonds due in annual installments of \$15,000 to \$50,000 through May 1, 2009: Interest at 6.1% to 7.25%	Completed

### Accomplishments Since Last Master Plan Update

Since the time of the last plan, the sewer deposit revenue bond and the \$510,000 Treatment system revenue bonds have been paid in full. In addition, progress has been made to the two water system revenue bonds.

### Goals:

1. Oversee revenues and expenditures for the City to ensure an annual balanced budget.
2. Continue paying off existing bonds in a timely fashion.
3. Continue researching sources for grants and other funding opportunities.
4. Develop an annual budget report which will outline the revenues and expenditures.

**Objectives:**

1. The Planning Commission will develop an annual capital improvement plan which will assist the Mayor, the City Council, and the City Treasurer in developing their annual budget.
2. Research several funding opportunities to begin implementation of the goals and objectives of this Master Plan.

**Action/Implementation Plan:**

1. Planning Commission will coordinate with the Mayor, City Council and all Department Heads to develop a Capital Improvement Plan annually during the February Planning Commission Meeting.



## **CHAPTER 7: LAND USE/ZONING**

### **A. EXISTING LAND USE PATTERNS**

The City is bisected east-west by the Canadian National Railroad right-of-way and north-south by State Route M-52.

Existing land use patterns within the Perry City Limits include the normal commercial strip development along the principal thoroughfare (M-52), with residential development surrounding the central business district.

Land use south of Bath Road is dominated by open space and agricultural uses. The City wastewater treatment facility occupies approximately  $\frac{1}{4}$  section adjacent to the Canadian National Railroad right-of-way in Section 20.

The northeast section of the City of Perry is dedicated to school use, with the high school, middle school and the bus garage located in this area.

### **B. 2004 CITY OF PERRY ZONING ORDINANCE**

As development and changes have occurred in the City of Perry, the Planning Commission did a complete revision of the City's zoning ordinance in 2004. Many aspects of this were to address the continuing business development along the Old M-78 (Lansing Road) corridor near Perry Corners (M-52/Lansing Road intersection), as well as the continuing development of businesses along M-52 within the city limits. One of the primary changes to the zoning was to designate the corridor of M-52 between the railroad crossing and Britton Road as Mixed Use. This corridor has a mixture of residential homes in combination with commercial businesses (i.e., Snyder's IGA, etc.). In addition, a school zone crossing at Horace Street exists for Perry East Elementary School students.

The language and organization of the zoning ordinance was based on the existing City of Howell zoning ordinance and many other recommendations were used throughout the process. Each year, the Planning Commission reviews the zoning ordinance to ensure that all ordinances are current and in compliance with the 2006 Michigan Zoning Enabling Act and the amendments made in 2008 to that act. In 2013-2014, the Planning Commission will perform a thorough update of the Zoning Ordinance.

### **C. EXISTING ZONING**

The existing zoning for the City of Perry represents updates made in the 2004 Zoning Ordinance, and in general, reflects present land use patterns. Small re-zonings of properties have been made in the northern part of the City along Britton and Lansing Roads, since the adoption of the zoning ordinance; however, it still generally is the same. A map of the core City area zoning is provided

on page 51. A separate large scale map has been provided to the City and is available for reference at City Hall.

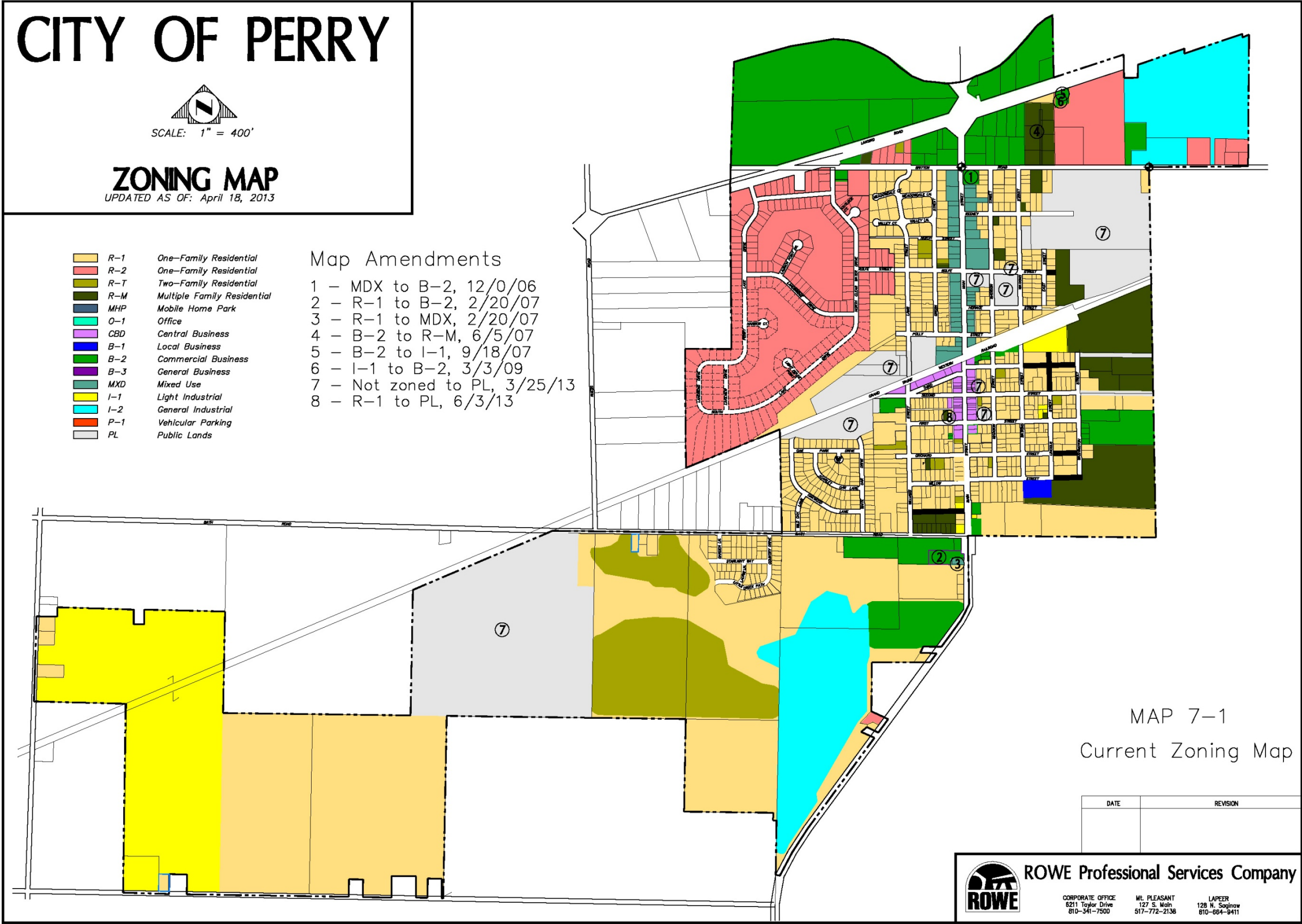
The City of Perry currently has fifteen (15) districts for zoning, as defined through the 2004 Zoning Ordinance. The following are the district types and definitions.

1. **One-Family Residential (R-1)** = designed to provide for one-family dwelling sites and residentially related uses in keeping with the density character of the city. Typical land uses are one-family detached dwellings, public owned and operated libraries, parks, parkways and recreational facilities.
2. **One-Family Residential (R-2)** = designed to provide for one-family dwelling sites and residentially related uses at a lower density than R-1. The typical land uses are the same as the R-1 district.
3. **Two-Family Residential (R-T)** = designed to provide sites for two-family structures, locations where streets and facilities are able to support the increased density and zones of transition between non-residential and one-family residential districts. Such typical land uses are two-family dwellings and all uses permitted in R-1 districts.
4. **Multiple Family Residential (R-M)** = designed to provide sites for multiple family dwelling structures which will generally serve as zones of transition between non-residential and lower density one-family residential districts. Such typical land uses are multiple family dwellings, spouse abuse/domestic violence shelters, and all uses permitted in R-T districts.
5. **Mobile Home Park (MHP)** = designed to provide for mobile home residential development. Such typical land uses are mobile home parks, parks and playgrounds.
6. **Office Districts (O-1)** = designed to accommodate uses, such as offices, libraries, post offices, governmental office buildings, public utility offices, churches, clinics, banks, funeral homes/mortuaries, and off-street parking lots, which can serve as transitional areas between commercial and residential districts. Such typical land uses, in addition to those listed above includes offices for: executive; administrative and professional (legal, real estate and insurance); doctors, dentists, chiropractors, osteopaths, and similar professionals.
7. **Central Business District (CBD)** = designed to provide for office buildings and the great variety of large retail stores and related activities which occupy the prime retail frontage, by serving the comparison, convenience and service needs of the entire Municipal area as well as a substantial area of the adjacent and surrounding residential developments beyond the limits of the city. Such typical land use include: generally recognized retail businesses which supply commodities; personal service establishments which perform services; restaurants and taverns where patrons are served while seated within the building on the premises within completely enclosed buildings; theaters; offices and showrooms of plumbers, electricians, decorators or similar tradesmen in

connection with whom less than 25% of the floor area is used for making, assembling, remodeling, repairing, altering, finishing or refinishing products; newspaper offices and printing plants; one-family dwellings located within a building containing a permitted use; sidewalk cafes; private clubs, lodges and reception halls; and seasonal, transient and outdoor displays of products for retail use.

8. **Local Business District (B-1)** = designed solely for the convenience shopping of persons residing in adjacent residential areas and to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of CBD. Such typical uses include: generally recognized retail businesses which supply commodities; and personal service establishments which perform services (e.g., repair, tailor and barber shops), on the premises for persons residing in adjacent residential areas; one-family detached dwellings; self-service laundry and/or dry cleaning establishments; and all permitted uses in the O-1 district.
9. **Commercial Business District (B-2)** = designed to provide for a variety of commercial and service uses, including more intensive commercial uses not permitted in the O-1, CBD and B-1 districts. Such land uses include: generally recognized retail businesses which supply commodities; public utility transformer stations and substations, telephone exchanges, and public utility offices; photographic studios; retail office supply; computer and business machine sales; business service establishments; florist shops; public and private colleges or universities; indoor commercial recreation and entertainment; restaurants and taverns; garden stores; building material sales; and all permitted uses in the O-1 and B-1 districts.
10. **General Business District (B-3)** = designed to provide for commercial establishments that cater to the variety of shopping needs of city residents not permitted in O-1, CBD, B-1 and B-2 districts. Such typical land uses include: generally recognized wholesale, storage and warehouse businesses, and all permitted uses in the O-1, B-1 and B-2 districts.
11. **Mixed Use District (MXD)** = designed to implement the goals and policies of the Master Plan and “Smart Growth” policies through the provision of a mixture of residential, office, and low intensity commercial uses. Such typical land uses include: one-family and two-family detached/attached dwellings, public/ parochial/private elementary schools, and home occupations. The specific goals which the MXD seeks to implement include:
  - a. Provide for planned growth which maintains the core of the city while allowing for appropriate growth at and beyond its perimeters;
  - b. Maintain and encourage a diversity of housing;
  - c. Control strip commercial development and minimize the negative impacts of existing strip developments; and
  - d. Create new residential and commercial development opportunities at the city perimeters thereby preventing a “landlocked” city.

12. **Light Industrial District (I-1)** = designed to primarily accommodate wholesale activities, warehouses and industrial operation whose external physical effects are restricted to the area of the District. Such typical land uses include: research and design centers; data processing and computer centers; manufacturing, processing, packaging or assembling industries when located within a completely enclosed structure; warehouse, storage and transfer and electric and gas service buildings and yards; municipal uses such as water treatment plants, reservoirs, water supply and sewage treatment plants; self-storage facilities; and publicly owned and operated parks and recreational facilities.
13. **General Industrial District (I-2)** = designed primarily for manufacturing, assembling and fabrication activities, including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. Such typical land uses include: contractor's establishments; trucking and cartage facilities, truck and industrial equipment storage yards, repairing and washing equipment and yards; production, processing, packaging, assembling, and manufacturing uses (not within 800 feet from a residential district and not within 300 feet from any other district); metal fabrication and tool and die shops; fabrication of paper and wood products; printing, publishing or related activities; manufacturing and repair of signs, and heating and ventilating equipment; and recycling operations.
14. **Vehicular Parking District (P-1)** = designed to accommodate off-street parking for those nonresidential uses which are not able to provide adequate space within their own district boundaries or to provide a buffer area between residential and non-residential uses. Such land uses are for off-street vehicular parking areas.
15. **Public Land (PL)** = This district is designed to classify publicly owned uses and land and permit the normal and principal and incidental uses required to carry out governmental functions and services. Such typical land uses include: outdoor public recreation uses (playgrounds, playfields, golf courses, boating areas, fishing sites, camping sites, parkways and parks); natural open space (conservation lands, wildlife sanctuaries and forest preserves); developed open space (arboreta, botanical and zoological gardens); educational services (public primary and secondary schools and institutions of higher education); cultural services (museums and art galleries); public service institutions (hospitals, sanatoria, homes for the elderly, children's homes and correctional institutions); essential services (buildings containing essential services and electrical substations); transportation facilities (municipal airports, rail stations, bus stations, bicycle centers, auto and bicycle parking facilities); civic centers and government offices and courts.



## **D. SOILS**

Soils within the City of Perry encompass four main soil groups as determined by the Soil Survey of Shiawassee County, Michigan completed by the United States Department of Agriculture Soil Conservation Service in cooperation with the Michigan Agricultural Experiment Station issued in June of 1974. A map depicting the major classifications in regard to the City Limits and surrounding properties is shown on the Soils Map on the following page.

### **Soil Types**

The four major soil types include: Miami-Conover-Brookston Association, Boyer-Wasepi-Spinks Association, Kibbie-Colwood-Lenawee Association, and Carlisle-Gilford-Tawas Association. Descriptions of these four soil types are found on Map 7-2 on page 53.

## **E. FUTURE LAND USE AND ZONING**

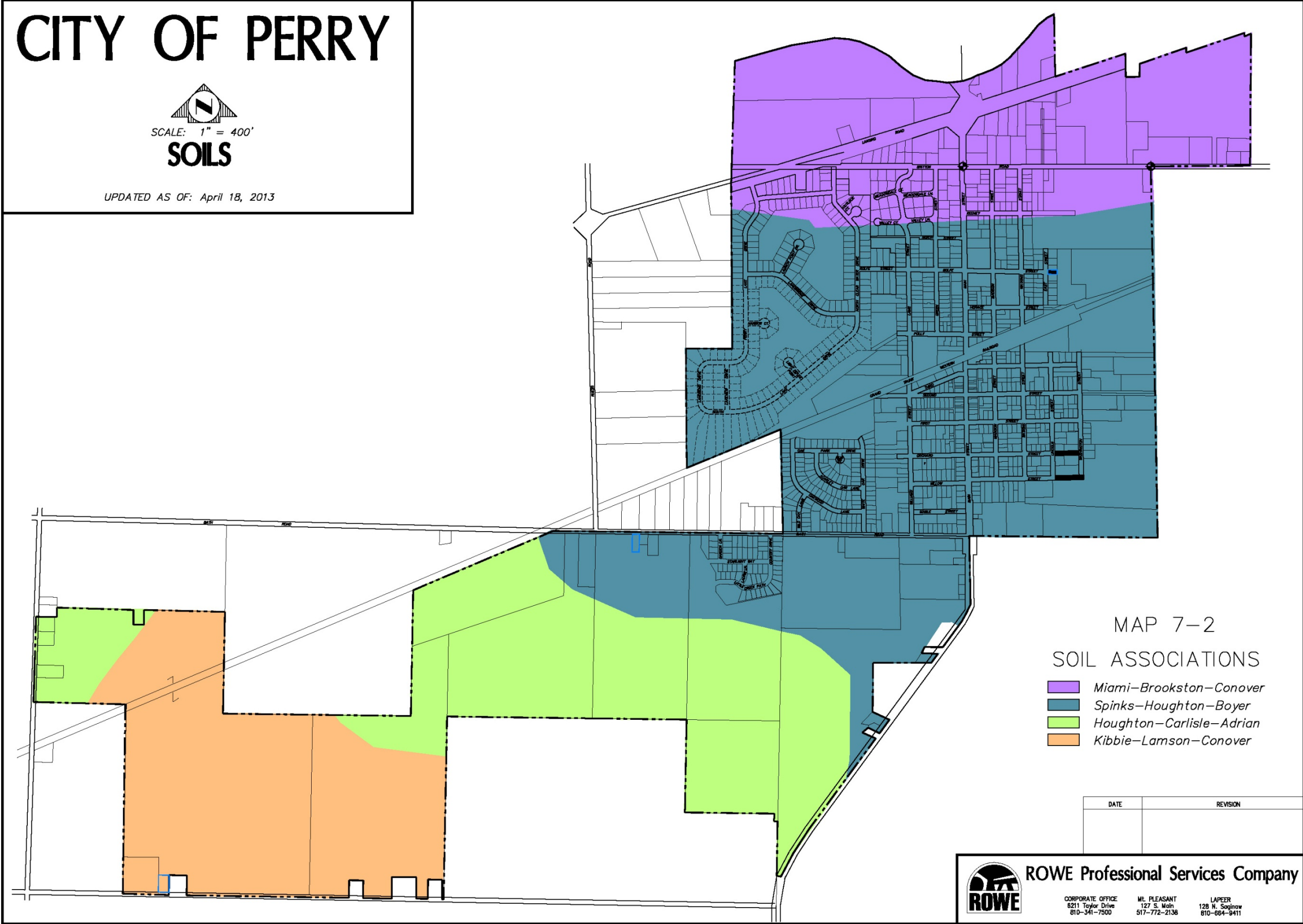
Chapter 2 lists the overall vision for the City of Perry Master Plan. As the city plans for future land use and zoning, the Planning Commission has uses the current conditions of the City (as defined by the 2004 Zoning Ordinance) in combination with the integration of “Smart Growth” tenets. These tenets were listed in Chapter 2.

### **Perry Corners/Lansing Road**

The chief areas focused for moderate increases to commercial business and industry are along the Lansing Road corridor, both east and west of M-52. Additional retail development has occurred both ways on Lansing Road, and additional industrial growth has occurred to the east in Perry Township near Bennett Road. Discussions also have been raised regarding the Taylor Farm in Perry Township along M-52 (north of I-69 near Church Road), of developing an industrial park at that location. Development of that property can have several impacts on the City, its roads and infrastructure, as well as the businesses near Perry Corners. This development could attract new residents to the community, increased commercial development, which would help stabilize the tax base and increase employment opportunities for the area. In addition, increased employment opportunities would enhance local businesses, and increase the number of vehicles traveling along the area roads. The areas along Lansing Road are designated as commercial, and light industrial. Future discussions of more dense development will need to be evaluated.

### **M-52 (between Bath and Britton Roads)**

In addition, when the City of Perry updated their zoning ordinance in 2004, the zoning along M-52 (Main Street), between the railroad tracks and Britton Road was re-designated as mixed-use, to provide opportunity for increased commercial opportunities along this corridor.



### **Southern City (south of Bath Road)**

The area in the southern area of the City, along South M-52, West Bath and Beard Roads are also targets for increased residential development into the future. Increased commercial development along M-52, south of Bath Road is also projected to occur at some point, as the M-52 corridor becomes a more attractive alternative to US-23 and US-127, between I-96 and I-69.

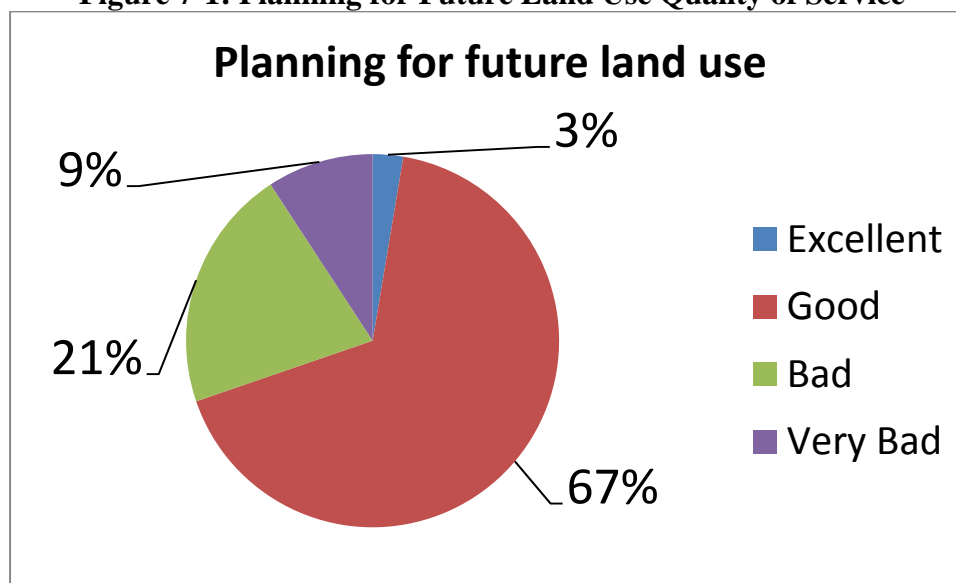
### **Britton Road Corridor**

Areas along Britton Road have been rezoned as R-M, as areas around the Britton Pines apartments are planned for development of condominiums and other multi-family dwelling units for retirees, young families starting out, or any other interested people. This would provide for additional mixed use, and a wider array of housing opportunities as explained in the “Smart Growth” tenets. In 2000, 84% of the dwelling units single family homes. Providing condominiums and other multi-family dwelling units will bring a better balance of housing options as the population continues to age, and the “baby boomer” generation reaches retirement age.

### **Residential Survey Results**

Overall, people feel that the City is doing a good job planning for future land use. 70% felt that the City was doing a good or excellent job, while 30% felt that the City was doing a bad or very bad job. Figure 7-1 shows a pie chart of the results

**Figure 7-1: Planning for Future Land Use Quality of Service**



### **Summary**

Overall, the City of Perry does not project many large-scale changes in land use occurring during the short-term future (<5 years). In the long-term future (5-20 years), however, it is projected that additional commercial and industrial development will occur along Lansing Road, additional commercial opportunities will occur along M-52 (Main Street) throughout the city limits, and

more residential communities will develop in the southern city area between Bath and Beard Roads. These projections are based on the current trends within the county, as well as past long-term trends in terms of the State (including projections from the 2040 REMI model). See Map 7-3 on the page 58 displaying the City of Perry Future Land Use Map.

In determining zoning categories for the future land use map and plan, zoning categories were combined to support the future directions of the community. The future land use categories are listed in Table 7-1:

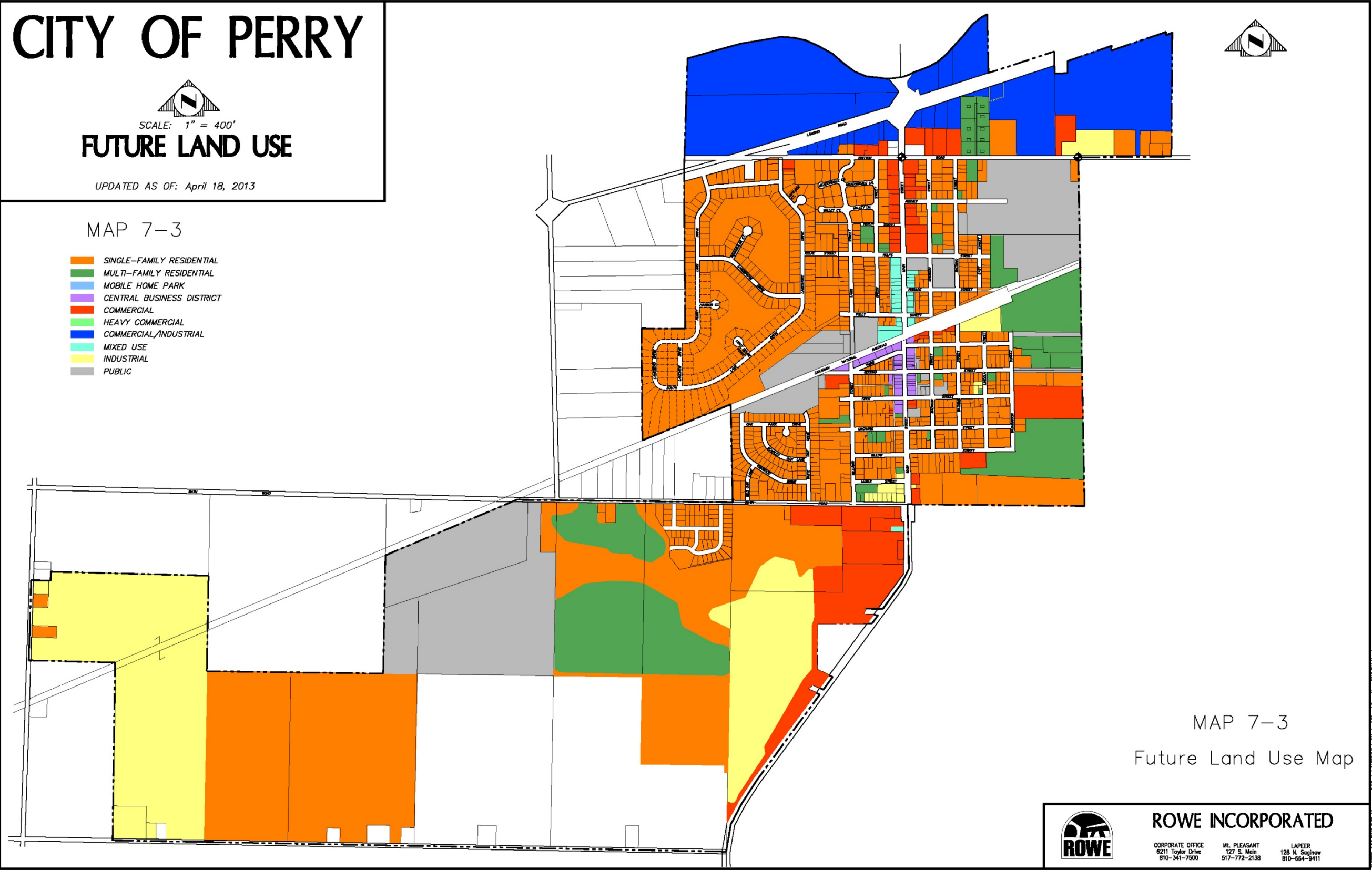
<b>Table 7-1: Future Land Use Categories</b>		
<b>Name</b>	<b>Current Zoning Categories</b>	<b>Definition</b>
<b>Single-Family Residential</b>	R-1 and R-2	All single-family residential dwelling units
<b>Multi-Family Residential</b>	R-T and R-M	All multi-family residential dwelling units
<b>Mobile Home Park</b>	MHP	Same as current zoning
<b>Central Business District</b>	CBD	Same as current zoning
<b>Commercial</b>	B-1, B-2 and B-3	All Business categories outside of CBD
<b>Commercial/Industrial</b>	B-1, B-2, B-3, I-1 and I-2	All Business/Industrial categories - Lansing Road
<b>Mixed Use</b>	MXD	Same as current zoning
<b>Industrial</b>	I-1 and I-2	All industrial zoning categories
<b>Public Land</b>	Public Land	Same as current zoning

In summary, the primary changes on the future land use map include: portions of properties along M-52 becoming commercial that are currently zoned as residential (portions between Beard and Bath Roads on the west side) or mixed use (between Rolfe Street and Britton Road), which contain more commercial businesses than residents today. Lansing Road, projected to invite increased commercial and industrial opportunities in cooperation with Perry Township has been given the designation “Commercial/Industrial” for the future land use plan and map.

Areas currently designated for public use (i.e., schools or government) and churches expect to remain those categories in the future.

### **City of Perry – 2040**

The implementation of this future land use plan will provide the City of Perry with a strong balance of residential, commercial and industrial development with a connected streetscape to ensuring that this is a “walk-able” community. There will be a strong balance of residential and commercial development with mixed use opportunities within the Historic Downtown Business District (HDBD) and the neighborhoods surrounding the downtown. The Perry Corners area and Lansing Road will be the major locations for commercial and industrial opportunities in the southwest portion of Shiawassee County. The areas south of Bath Road will provide more single and multi-family residential opportunities and the Britton Road corridor near the schools will provide a number of different housing opportunities with condominiums, apartments, duplexes, and other single and multi-family dwelling units. The city will have a vibrant community life with a variety of entertainment and educational opportunities, as well as more restaurants and places to congregate.



## **F. GOALS AND OBJECTIVES**

### **Goals**

1. To develop and maintain a Master Plan for the City of Perry, which provides balanced and organized development of the Historic Downtown Business District (HDBD), neighborhood residential areas, commercial, and light industrial, and balances the need of a bedroom community with economic opportunities.
2. To maintain an adopted zoning ordinance and zoning map which supports the Master Plan and desired organized and balanced growth. The ordinance will be administered through the Planning Commission.
3. To provide a working copy of the City of Perry Zoning Map to make necessary updates as they occur.
4. To address the existing rental housing needs and to support the development of multiple housing units such as apartments, condominiums, and senior housing.
5. To implement “Smart Growth” tenets into the City land use planning where appropriate.
6. To provide great opportunities for industrial and commercial growth within the community.
7. To address parking concerns within the HDBD and research the need for raised crosswalks on the local side streets around the HDBD.
8. To continue to enhance the appearance and image of the community through the support of community projects. Specific items of consideration include:
  - a. The installation of additional street lighting on main streets entering the City limits.
  - b. The review of existing street name signs for missing and mislabeled signs and the development of a program for replacement.
  - c. The installation of additional lighting on M-52 (Main Street) extending from Britton to Bath Road.

### **Objectives**

1. Reserve one meeting annually to review the Master Plan and its contents to study and collect data and information regarding any changes or updates and place those into an appendix in preparation for the next major update.
2. Provide a thorough update to the master pan every five years.
3. Review the 2004 Zoning Ordinance to ensure compliance with the 2006 Michigan Zoning Enabling Act and the 2008 revisions to that act.

4. Maintain a working copy of the zoning map which will incorporate all changes in zoning, as they are made.
5. Implement the future land use plan by integrating the tenets of “Smart Growth”, and coordinating with partnering agencies.

## **G. ACTION/IMPLEMENTATION PLAN**

1. Review and update the zoning ordinance in 2014.
2. Review the Master Plan annually at the October/November meetings to gather any necessary updates in data, information, or conditions, and place those in a folder which will be readily available when the next Master Plan update is required.
3. When reviewing requests for re-zoning or other changes in the land use of an area, review those to ensure that they are in concordance with the Master Plan, zoning ordinance, and the Future Land Use Plan.

## **CHAPTER 8: MUNICIPAL/PUBLIC SERVICES**

### **A. EMERGENCY SERVICES**

#### **CITY OF PERRY POLICE DEPARTMENT**

The City of Perry Police Department is comprised of the Chief of Police and three (3) full-time officers. Full-time officers and the Chief are on duty a minimum of 40 hours per week. Additional part-time officers work on an as-needed basis.

Officers are certified in accordance with state requirements. The Department is a member of the Law Enforcement Officers Training Consortium (LEORTC), a tri-county consortium, which shares training courses, instructors, and facilities. Officers have access to monthly classes which include radar certification, legal updates, specialized topics and CPR.

The Department is equipped with four (4) marked patrol vehicles: 2001, 2005 and two (2) 2010 models of Crown Victorias. In 2013, a fully-equipped 2010 Crown Victoria was purchased to replace the 1999 Crown Victoria.

Since 1997, the City of Perry Police Department has been located at the City Hall building on 203 W. Polly Street.

#### **Accomplishments Since Last Plan Update**

1. Purchase of in-car cameras in 2007.
2. Purchase of new radios – Digital 800 megahertz (this was funded 100% through the county and was in place by the end of 2008).
3. Development of Reserve Program is ongoing. A reserve-in-charge has been appointed, along with a policy and training requirements in place.
4. In 2009, the Police Department became equipped with the same type of Automatic Electronic Defibrillators (AEDs), as the paramedic/ambulance services and the schools.
5. In 2008, equipped Police Department with patrol rifles, officers received proper training and regulations for carrying their own rifles.
6. Maintained two (2) K-9 teams since 2006. Both are narcotics detection and utility (tracking, building, area & article search, handler protection) certified through the National Association of Professional Canine Handlers (NACPH). Both K-9 teams are responsible for several fugitive apprehensions, narcotic finds and demonstrations for community events. The cost of the K-9 program has always been paid for through the

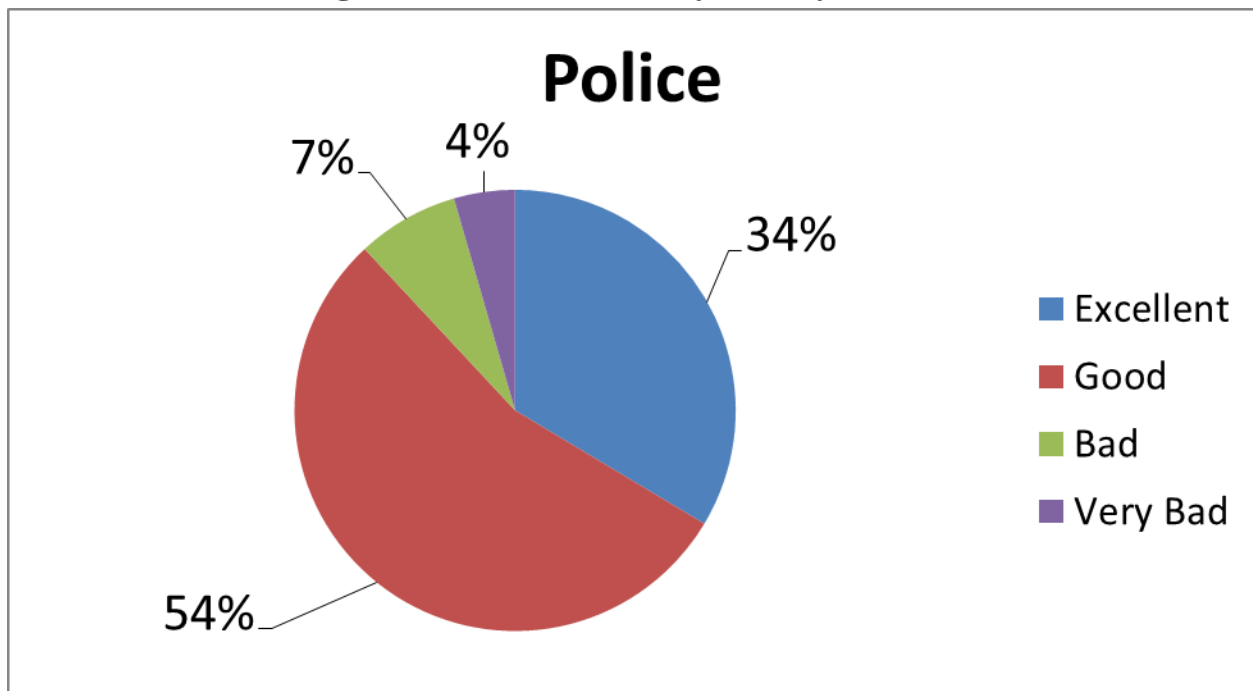
Drug Forfeiture Funds, not City tax monies.

7. Acquired new report writing software at no cost to the City of Perry. Previous software vendor was sold to new company, but cost and product were not ideal. CORE Technologies offered to transfer current reports to a new program (no cost) and set-up new software (no cost), and maintain the current annual maintenance cost for three (3) years. The City saved over \$20,000 for the software product, setup and transfer of information. Current annual costs are stable.
8. In 2013, the Police Department purchased a fully-equipped 2010 Crown Victoria to replace the 1999 Crown Victoria.

### Residential Survey Results – Police Department

People were asked in the December 2012 residential survey to rate the quality of the Perry Police Department and to provide recommendations on what they would like to see improved. Figure 8-1 shows the results of the ratings.

**Figure 8-1: Police Quality Survey Results**



Source: City of Perry Residential Survey (December 2012)

Overall, in the residential survey, **88%** of the respondents stated that the police department is good or excellent, while only **11-12%** stated concerns over the police department.

To the resident survey question “What would you like to see improved in city services?”, **47%** of the respondents had a suggestion about police services. Of those responses, **60%** want additional coverage/additional personnel, and **7%** wanted less coverage/less personnel.

**Goals – Police Department**

Future needs for the Department were outlined in discussions with the Chief of Police; these include the following:

1. Provide adequate police coverage for the City of Perry and its surrounding areas.
2. Have a fully equipped and trained police department.
3. Advance the technology for the Police Department and its vehicles.
4. Maintain/replace the vehicle fleet as needed to ensure maximum service and capabilities.
5. Coordinate services with neighboring communities and service areas.
6. As the service area grows, research the need for the expansion of facilities.

**Objectives – Police Department**

1. Purchase of an additional squad car or replacement of the 2001 Crown Victoria.
2. Develop a police department with more coverage for its citizens and more up-to-date equipment. Determine ways to re-integrate a full-time 24-7 police department for the City of Perry.
3. Assess the need for developing a larger police facility, which may be located with fire and ambulance services at a central location.
4. Research the need to develop a central organization for police service, similar to what SSES is like for fire/ambulance service now.
5. Continue to support the joint 911 efforts for police, fire, and ambulance in conjunction with the communities of Perry Township, Morrice and adjacent townships.

**Action – Implementation Plan – Police Department**

1. Purchase a new squad car in either the 2013-2014 or 2014-2015 budget year.
2. Develop a study researching the ways to re-integrate 24-hour police protection to the City of Perry.

## **FIRE/AMBULANCE SERVICES**

The City of Perry is a member of the Southwest Shiawassee Emergency Services Alliance (SSESA), which serves several local communities in the southern half of Shiawassee County. The local fire and ambulance station is located in the historic downtown business district of Perry at 145 S Main St. The website for the Perry Area Fire Rescue is <http://www.perryareafirerescue.com/>.

### **Background/History**

The Fire Department was jointly operated by the City of Perry and Perry Township, with departments from each community merged in 1975. The Department became part of the Shiawassee County Aid Pact, where members shared equipment and manpower as needed.

The Department was all volunteer, with thirty-five (35) personnel, including a chief, assistant chief, two (2) captains, and lieutenants, and a safety officer.

Ambulance service was provided by the Perry-Morrice-Shaftsburg Ambulance organization (PMSA). The service was housed on Britton Road, equidistant between the City of Perry and the Village of Morrice. The building included (2) bays for ambulances and one (1) decontamination bay, living quarters, including two (2) bedrooms with two (2) beds each, full service kitchen, living room, office and board/training room.

**Picture 8-1: Perry Fire Station # 1**



### Current Conditions - SSES

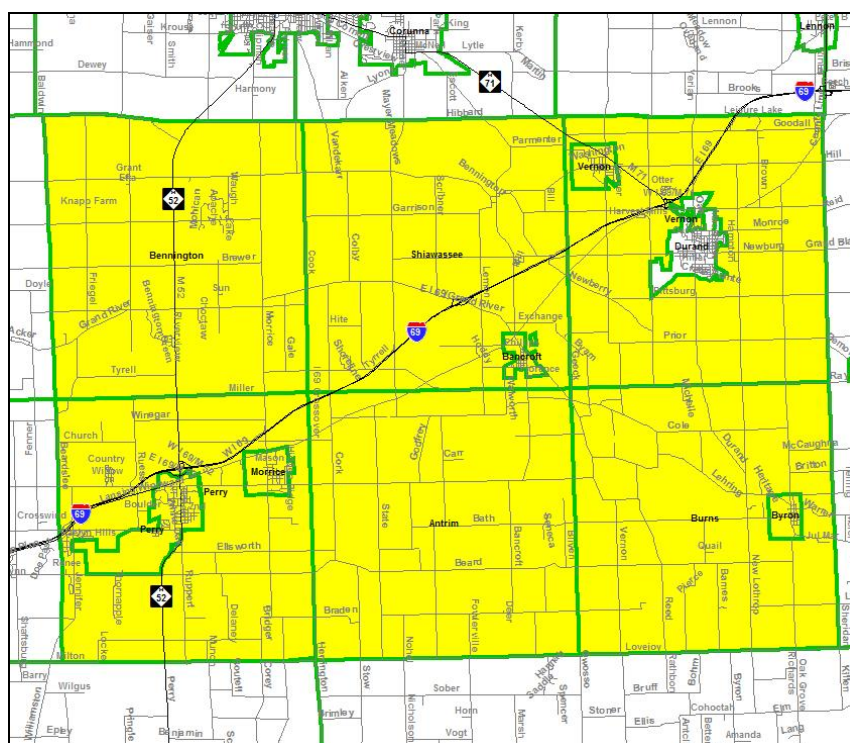
In August 2004, the City of Perry incorporated with Perry Township, the Village of Morrice and the western half of Antrim Township to form the Southwest Shiawassee Emergency Services Alliance (SSES). This department covers both fire and ambulance services, and replaced the PMSA. Portions of Antrim, Bennington, and Shiawassee townships are served by SSES.

In September 2006, SSES took over the east half of Antrim Township, Byron and all of Burns Township for Ambulance Service. This added an additional ambulance station in Burns Township (Station #3). At that time, SSES provided ambulance service to all of the following communities: the City of Perry, Perry Township, Village of Morrice, Antrim Township, Burns Township, and Village of Byron. In addition, it now provides service to the southern 2/3 of Bennington Township.

In 2008, the Ambulance coverage area was expanded to include the southern half of Shiawassee Township. Since 2008, several other communities have joined.

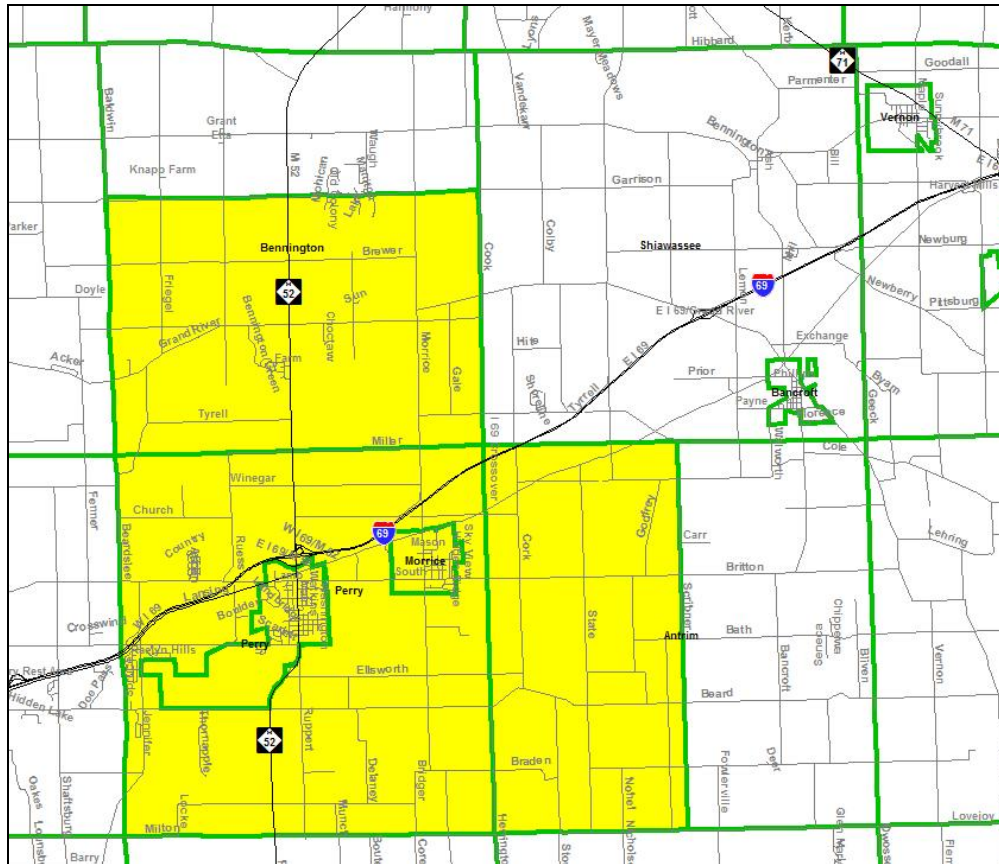
As of 2012, SSES provides ambulance coverage to the following municipalities: City of Perry, Perry Township, Village of Morrice, Antrim Township, Bennington Township, Burns Township, Shiawassee Township, Village of Bancroft, Village of Byron, Vernon Township, and the Village of Vernon.

**Map 8-1: SSES Ambulance Coverage Area (2012)**



The fire coverage remains the same. It includes all of the City of Perry, Perry Township, Village of Morrice, the west half of Antrim Township, and the southern 2/3 of Bennington Township, with fire units stationed at the City of Perry and the Village of Morrice.

**Map 8-2: SSES Fire Coverage Area (2012)**



The department now consists of well trained, paid, on-call career firefighters. The department has two stations, one in the City of Perry (at 145 S Main St), and the other in the Village of Morrice. Each facility is equipped with a hose drying tower. The Perry fire department replaced the 1969 1200 gallon tanker with an 1800 gallon apparatus, and additional hand-held radios for communication. The inventory in each facility is included in the following tables.

**Table 8-1: SSES Fire/Ambulance Service Stations**

<b>Station #1: City of Perry</b>	
<b>Equipment</b>	<b>Quantity</b>
Engine / 1,750 gpm pump / 1,000 gallon tank	1
Tanker / 1,800 gallon tank	1
Brush Truck / 100 gallon tank	1
Medical First Responder Truck	1
Advanced Life Support Ambulance	2
Basic Life Support Ambulance	2
Hydraulic Rescue Tools (Jaws of Life)	2
Thermal Imaging Camera	1
Fixed Cascade System / 6,000 psi capacity	1
Fixed Cascade Fill Station / 8 - 6,000 psi Bottles	1

<b>Station # 2: Village of Morrice</b>	
<b>Equipment</b>	<b>Quantity</b>
Engine / 1,250 gpm pump / 1,000 gallon tank	1
Hydraulic Rescue Tools (Jaws of Life)	2
Engine - Tanker / 1,250 gpm pump / 1,800 gallon tank	1
Brush Truck / 100 gallon tank	1
Squad Truck / Portable Cascade Fill Station	1
Medical First Responder Truck	1

<b>Station # 3: Burns Township</b>	
<b>Equipment</b>	<b>Quantity</b>
Advanced Life Support Ambulance	1
Basic Life Support Ambulance	1

<b>Station #4: Vernon Township</b>	
<b>Equipment</b>	<b>Quantity</b>
Advanced Life Support Ambulance	1

Source: SSES, 2008

**Staffing** includes the following:

- 11 full-time employees (6 firefighter/paramedics; 3 firefighter/EMTs; and 1 full-time chief).
- 10 part-time employees (7 firefighter/paramedics; 3 firefighter/EMTs).
- 20 paid on-call firefighters.

Personnel are dispatched by Central Dispatch with a 911 system. Fire personnel are provided with pagers and/or radios.

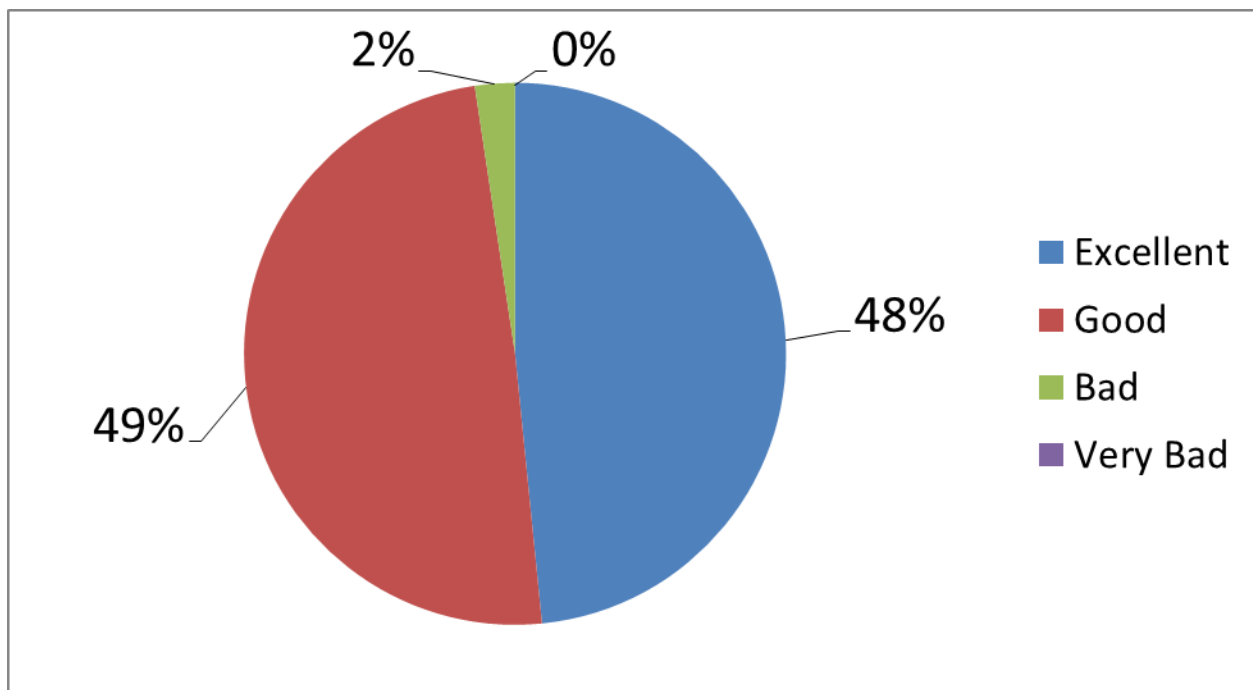
### Accomplishments Since Last Master Plan Update

1. Expansion of SSESAs ambulance coverage area to include all of Shiawassee Township, Village of Bancroft, Vernon Township, and Village of Vernon.
2. Addition of third ambulance unit.
3. Purchased a new 2013 Ambulance stationed at Perry

### Residential Survey Results – SSESAs

People were asked in the December 2012 residential survey to rate the quality of SSESAs for both fire and ambulance services and to provide recommendations on what they would like to see improved. Figure 8-4 shows the results of the ratings.

**Figure 8-2: SSESAs Quality Service Results**



Source: City of Perry Residential Survey (December 2012)

Overall, in the residential survey, **97%** of the respondents rated Fire & Emergence Services as good or excellent, while only **3%** stated concerns.

To the resident survey question “What would you like to see improved in city services?”, **10%** of the respondents had a suggestion. Of those responses, **33%** want additional personnel or equipment, and **17%** wanted more community fire safety education.

### **Goals – Fire/Ambulance Department**

1. Provide adequate fire and ambulance coverage for the City of Perry and its surrounding areas.
2. Have a fully equipped and trained fire/ambulance department.
3. Advance the technology for the fire/ambulance department and its vehicles.
4. Maintain/replace the vehicle fleet as needed to ensure maximum service and capabilities.
5. Continue to coordinate services with neighboring communities and service areas through the SSES alliance.
6. As the service area grows, research the need for the expansion of facilities.

### **Objectives – Fire/Ambulance Department**

1. Obtain a new 75 foot aerial truck which would replace the 50 foot ladder removed from service in 2008. It would also replace the 1992 Engine located at Station # 2 in Morrice.
2. Allow funding for additional staffing full-time.
3. Look into developing a larger station facility to hold the increasing amount of equipment needed, which possibly may be located at a central location with all public safety services (police, fire, ambulance, etc.).
4. Continue to support the joint 911 efforts for police, fire, and ambulance in conjunction with the communities of Perry Township, Village of Morrice and adjacent townships.

### **Action/Implementation Plan – Fire/Ambulance Department**

1. Hire additional full-time staff in 2014.
2. Purchase a new fire truck in 2015.
3. Construction of an additional fire station when funds become available.

## B. LOCAL HEALTH CARE SERVICES

Health care services in the Perry Community include three (3) individual family practice physicians, and the Perry Family Practice Center. Two (2) dentists have practices in or around the City. There are several other optical and chiropractic centers in town as well. A listing of these providers is presented below.

- Physicians - Dr. Tammy Edington  
Chiropractic Works Family Health Care  
245 North Main Street (M-52)  
(517)-625-0577
- James G. Morgan, D.O. Family Practice  
3809 West Lansing Road (Old M-78)  
(517)-625-4155
- Perry Family Practice Center  
Amy Blaising Wallace, D.O.  
Mary Mankey, Certified Physicians Assistant  
Tammy Platner, Certified Physicians Assistant  
3337 Britton Road  
(517)-625-3004
- Cheryl Elfring, D.O.  
3337 Britton Road  
(517)-625-5143
- Partners in Family Health Care  
3737 West Lansing Road (Old M-78)  
(517)-625-6911
- Urgent Care - Perry Urgent Care  
3337 Britton Road  
(517)-625-2273
- Dentists - Perry Dental Center, P.C.  
Mark E. Potocki, DDS  
114 North Main Street (M-52)  
(517)-625-4163

Jane Maisch, DDS (517)-625-5156  
F. Michael Maisch, DDS (517)-625-5156  
Melissa Royer, DDS (517)-625-5134  
7234 Lansing Road (Old M-78)

Eye Care - Eye Care Associates of Perry  
William J. Hooker OD  
Robbie J. Pairolero OD  
124 North Main Street (M-52)  
(517)-625-0845

Veterinarians - James F. Kiomento  
Perry Animal Clinic  
10120 S. M-52  
(517)-625-3747

SSESA will transport patients to hospitals of choice, typically Owosso Memorial or a Lansing hospital. Priority one patients are transported to Owosso Memorial, which is the closest facility with emergency room services.

## **C. REFUSE COLLECTION**

### **Background/History**

The City of Perry Department of Public Works staff provided roadside refuse collection on a weekly basis on Monday mornings. Until the early 1980s, the City maintained a landfill operation on a site adjacent to the Public Works garage. This landfill was closed in January 1983, and the City entered into an agreement with the Village of Morrice to use the Village transfer station on Britton Road. In January 1988, the City ended its participation with the Morrice transfer station and hauled collected waste to the Venice Park Landfill in Vernon.

### **Current Conditions – Refuse Collection**

In 2001, the City contracted their refuse collection with Granger of Lansing. Trash is collected every Monday, and transferred to the Granger Lansing Landfill at 8550 W. Grand River Avenue on the northwest side of Lansing. Each residence is allowed six (6) bags weighing not more than 35 pounds. Trash funds were taken out of general funds until August 2006.

The City also picks up brush and yard waste on Tuesdays and Wednesday pending fair weather, which is taken to the closed landfill at the south end of Lamb Street. This includes: leaves, grass clippings, branches from trees, etc.

Residents are encouraged to join the Citywide Yard Sales, which falls the weekend after Mother's Day in May of each year. After the Citywide Yard Sale, an annual Spring Cleanup Week is offered in May with unlimited pickup of boxes and bags; separate charges are made for larger items. Residents can obtain a cost list for items to be picked up from City Hall, and they need to call to confirm.

Present charges for trash pickup are **\$6.50** per residential unit/household per month. Prior to 2006, the cost of refuse collection was through the City's General Fund. Since August 2006, the \$6.50 trash pickup has changed from the City's General Fund and is now being applied to the City Residents Water and Sewer Utility Bill. Any resident without City Water and/or Sewer has a Trash-only utility bill.

### **Recycling**

In October 2010, the City of Perry, Perry Township and the Village of Morrice developed a joint recycling committee to bring recycling containers to the Village of Morrice Transfer Station. The recycling program was set up as a collaborative effort between these three (3) communities. After researching with major recycling companies in the area, it was determined that approximately **\$5,000** was needed to get the program up and running. The population of each community was used to determine what percentage of the \$5,000 each municipality would contribute to set up the program. Since the Village of Morrice wanted to participate, but had no money, it was decided that their contribution would be through the "rent" (not paid, but traded) for use of space at the Morrice Transfer Station as the recycling site. The committee is made up of two (2) representatives from each of the three (3) communities. At the time a container plastic bottles and cans were the only things collected.

In spring 2011, cardboard was added to the program. In spring 2012, they changed the container to a single stream recycling bin, which allows people to put cans, plastic and any papers into the same container. Now, people can drop off paper, plastic, cans, and cardboard products. People are able to transport their recycling materials to this location during the regular business hours of the transfer station.

Prior to 2011, City residents were required to pay a fee to the transfer station to drop off products, or to travel to the Granger-Lansing Recycling Center at 3125 N. Wood Rd (between Lake Lansing and State Roads).

The maintenance and continuation of the recycling program relies on donations from the public

citizens. These donations pay for major capital improvements, such as:

- Steps and platforms to the bins for easier access;
- Signs and salt for the steps in the winter to prevent ice build-up.

Donations also keep the balance of the funds from being tapped out.

The general upkeep of the site, such as snow plowing of the driveway and area where cars stop to drop off their recycling is done by the Village of Morrice. They also smash down the cardboard in the open top bin with the back-hoe when it is needed. They do not charge any extra fees for performing these tasks (the more cardboard packed into that bin, the better for the finances of the program). In addition, each Saturday, one of the committee board members is responsible for cleaning up around the bins, shoveling snow, collecting the donations (which are in a drop box) or providing any other necessary services. This keeps the responsibilities of the center on the communities and off of the Staff at the Morrice Transfer Station.

In terms of finances, fund has been declining over the last 18 months. In March 2011, the opening balance of the fund was **\$4,600**. As of November 2012, the balanced has dropped to **\$2,950**. Every time a bin is changed (due to being filled up), the program is charged **\$200**. Credit is given against that charge for the cardboard bin based on weight collected, so that the charge may end up being between **\$130** and **\$160** depending on the value of the cardboard when collected. During the winter, the bins are changed every 6-8 weeks. In Summer 2012, the single stream bin was changed every three weeks, and the cardboard bin about every 4-6 weeks.

The program cannot solely rely on donations for maintenance. The program also needs financial support from each of the three (3) governments. If these communities contributed between \$500-\$1,000 per year, along with the donations, then the program would continue to run very well; however, if the program has to rely solely on donations, then the program may run out of funds by 2014.

### **Accomplishments Since Last Master Plan Update**

1. Development of regional recycling program and board, which has brought recycling to the Village of Morrice Transfer Station for city residents to drop off products.

**Goals – Refuse Collection and Recycling**

1. Maintain services for garbage pickup and brush and yard waste pickup.
2. Continue to expand the recycling efforts at the Village of Morrice Transfer Station.

**Objectives – Refuse Collection and Recycling**

1. Improve the mud and standing water issue at the bottom of the steps of the recycling bin.
2. Have each community dedicate between \$500-\$1,000 per year in order to maintain and expand the recycling program.

**Action/Implementation Plan – Refuse Collection and Recycling**

1. City of Perry and Perry Township have both approved \$500 per year through 2014 for maintaining the recycling program at the Village of Morrice Transfer Station.

## CHAPTER 9: EDUCATION / PERRY PUBLIC SCHOOLS

### A. PERRY PUBLIC SCHOOLS

#### BACKGROUND

The Perry Public School District occupies **72.9** square miles and includes the City of Perry and portions of Bennington, Perry, Woodhull, Locke and Williamstown Townships in Shiawassee and Ingham Counties. School district facilities include one (1) high school, one (1) middle school, one (1) elementary school, and one (1) early childhood center that serves toddler and pre-school aged children.

#### Facilities

Perry Public Schools provides services to the community in the following facilities:

- Perry High School – 130,417 Sq. Ft.
- Perry Middle School – 86,360 Sq. Ft.
- Perry Elementary School – 54,744 Sq. Ft.
- Shaftsbury Elementary-Early Childhood Center – 38,780 Sq. Ft.
- Administration Building – 13,509 Sq. Ft.
- Transportation Bus Garage – 3,072 Sq. Ft.
- Maintenance Garage – 2,400 Sq. Ft.

**Picture 9-1: Perry High School**



**Picture 9-2: Perry Middle School**



In addition to the above facilities, the district has:

- A press box at the Bump Lardie stadium
- A team room with restrooms at the Bump Lardie stadium
- A concession stand at the Bump Lardie stadium
- A 4,800 square foot pole barn
- An FFA barn

The high school, middle school and administration buildings are located on 72 acres along

Britton Road. Perry Elementary School is located on a five-acre parcel on Watkins Street in the City of Perry. Shaftsbury Elementary-Early Childhood Center is located on 30 acres on West Beard Road in the Village of Shaftsbury.

### **History of Perry Public Schools**

Perry Public Schools held its first academic year from August 1881-June 1882. The first commencement ceremony from Perry High School was held in the spring of 1885 in the local Methodist Church. Six (6) graduates received diplomas. The 131<sup>st</sup> academic year at Perry High was completed in May 2012 with 116 seniors receiving diplomas in the high school gymnasium.

### **Accomplishments Since The Last Master Plan Update**

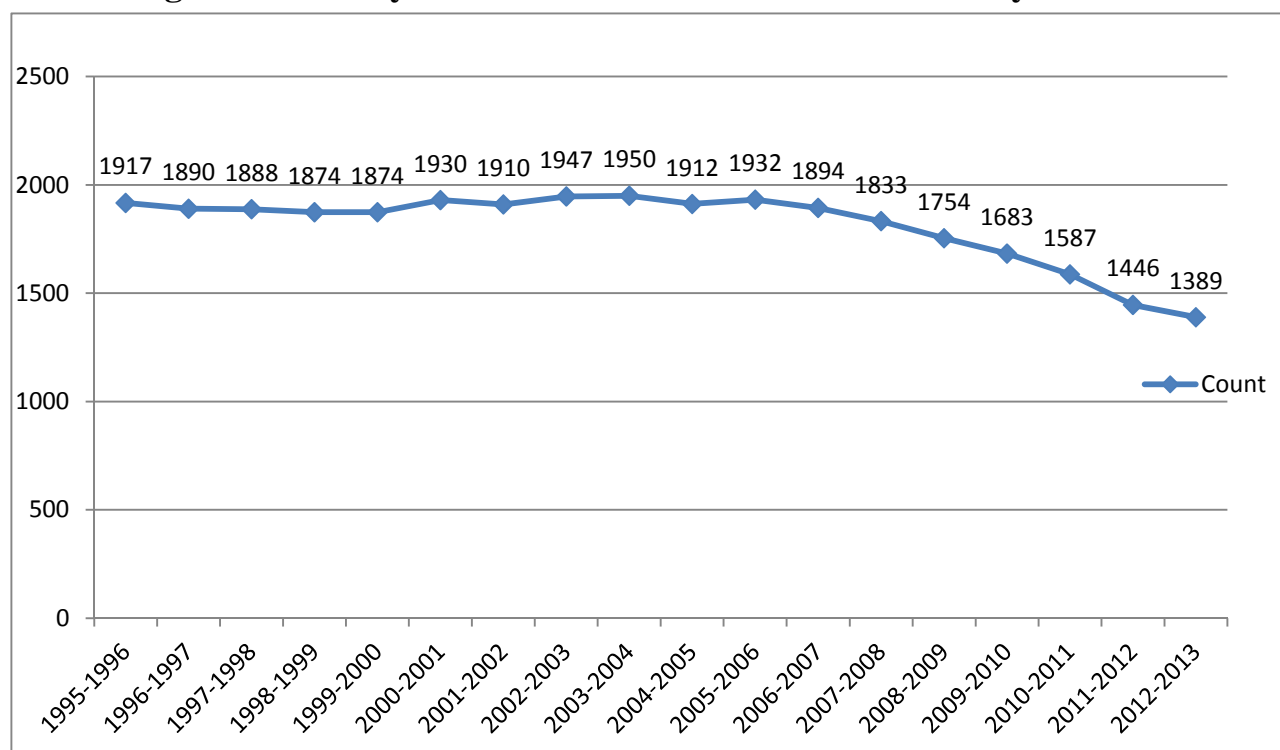
1. Technological Improvements have been made:
  - a. The entire campus is equipped with WI-FI Internet access capabilities.
  - b. All teachers have been provided with iPADS.
  - c. All 7<sup>th</sup> and 11<sup>th</sup> Graders were given iPADS for educational use in the 2011-2012 school year.
2. Heating and ventilation renovations were made at Perry Elementary School in 2011-2012 as part of a bond approved by the voters of the school district in February, 2011.
3. General building maintenance (roofs, windows and boilers were replaced) at Perry Elementary School in 2011-2012.
4. Improvements and additions to the bus fleet in 2012:
  - a. Purchased eight new buses, replacing ones that were over seven years of age.
  - b. All buses are camera-equipped for safety and security purposes.
5. Athletic field upgrades
  - a. Football field grass replacement
  - b. New scoreboard at football stadium
  - c. Baseball and soccer field enhancements

## **CURRENT CONDITIONS**

### **Enrollment Figures**

The enrollment history in the Perry Public School System for K-12 is presented below. The fall pupil count for the 2012-13 school year is 1,385.

In 1976, Perry Schools had **2,084** students. The following line graph shows the year-by-year enrollment for the schools over the last 18 years, with the most recent peak in student count being 1,950 during the 2003-2004 school year.

**Figure 9-1: Perry Public Schools: Enrollment Counts By Year**

Source: Michigan Department of Education

## Staffing

The school district currently employs **155** total employees (K-12 teachers and support personnel). The following numbers show the staffing by each facility:

- Perry High School = 49 staff members
- Perry Middle School = 37 staff members
- Perry Elementary School = 35 staff members
- Shaftsbury Early Childhood Center = 8 staff members
- Perry Public Schools Administration Office = 7 staff members
- Perry Public Schools Bus Garage = 19 staff members

## Additional Programs

The Shaftsbury Elementary-Early Childhood Center houses a number of programs for preschool children. Its infant & toddler care service, preschool offerings, latch-key/before & after school programs, Early Childhood Special Education, and Head Start serve a total of approximately 120 children. Plus, the district provides full-day kindergarten during the school year. Summer and winter youth athletic clubs include baseball, basketball, and soccer. Middle school and high school clubs and organizations include the PHS Theatre group, FFA, Future Problem Solvers, Distributive Education Clubs of America (DECA), Virtual Enterprises International (VEI), Business Professionals of America (BPA), National Honor Society (NHS), and others.

**Mission Statement**

The mission of the Perry Public Schools, a community center dedicated to educational excellence, is to prepare our students for life in the 21<sup>st</sup> century by assuring them the most effective teaching and learning environment.

**Goals and Objectives**

The Board of Education and Administration has identified the following goal areas for the district:

- Become attractive to all—students, parents, staff, community members, neighbors;
- Build community spirit—parents and community to assume ownership;
- Establish an identity—define itself and live it;
- Do the right things and do them right—our best foot forward each time;
- Learn from the past, manage the present, and set the table for the future;
- Improve student achievement—become a district of excellence;
- Grow its extracurricular offerings—more opportunities outside of the classroom;
- Communicate well—regularly ask, “Who needs to know this?”
- Have a plan and work it—create a vision

**Ongoing District Improvement Efforts**

The following committees or task forces meet regularly to make for a better Perry Public Schools:

- Curriculum Council
- Strategic Planning Committee
- Anti-Bullying Task Force
- Crisis Management Team
- Community, Conversation, & Coffee
- Perry Elementary PTO
- Parents in the Middle (Perry Middle School PTO)

## **B. OTHER HIGHER EDUCATIONAL OPPORTUNITIES - College/ Adult Education**

Today, Shiawassee County is primarily rural, between urban counties. Within the county, there are very few options for higher education after high school. Baker College of Owosso is the only college within Shiawassee County that residents can attend and pay in-resident tuition.

The Lansing/East Lansing areas are home to Michigan State University, Lansing Community College, Davenport University, and Cooley Law School. The Flint area is home to University of Michigan – Flint and Mott College. The Howell area is home to Cleary College. With rising tuition costs and living outside of these areas, Perry residents are forced to leave the area to attend college, or to pay greater tuition fees for college.

### **Goals:**

1. Provide more opportunities for affordable higher education in the Perry area.
2. Bring additional higher educational opportunities to the Perry Area in order to attract and retain young adults within the community.

### **Objectives:**

1. Increase the number of affordable opportunities in higher education for residents of the Perry Community.
2. Research options to attract and/or keep young adults in the area following graduation from high school and/or college.
3. Coordinate with some of the nearby colleges and/or universities to perform a study researching the idea of opening a possible satellite campus/extension center in the Perry area in the next 10 years.

### **Action/Implementation Plan**

1. During the next five years, the City of Perry would like to meet with local colleges and universities to initiate discussions on developing a study researching young people's needs for college and education, and whether or not to establish an extension center or a college/university satellite campus in the Perry area. Being located along I-69, this location could be accessible to many residents and travelers.



## **CHAPTER 10: PARKS AND RECREATION**

### **A. OVERVIEW**

During the development of the City of Perry Master Plan, it was decided to redevelop the 5 Year Parks, Recreation and Open Space Plan for the City of Perry. The City of Perry received a Student Led, Faculty-Guided grant from Michigan State University to have them develop a new plan for the City of Perry. This plan was developed concurrently with the Master Plan, and was adopted in August 2013. This chapter is the Park, Recreation and Open Space Plan for the City of Perry as developed by Michigan State University, and it's the City's intent to use this as the basis for parks development in the City of Perry. There is some repeated information, as this plan also serves as a stand-alone document. This explains the steps, process of development, and rationale for the plan, along with all other necessary information to provide the City of Perry with necessary information to apply for future grants. This plan is consistent with the goals, objectives, and action plan of all other aspects of the City of Perry Master Plan.

**Park, Recreation and Open Space Plan for Perry, Michigan  
2013-2018**

**Dr. Charles Nelson, Associate Professor and Extension Specialist**

**Shannon Mazurie, Undergraduate Student**

**I-Chun Wu, Graduate Student**

**Department of Community, Agriculture, Recreation and Resource Studies**

**Michigan State University**

**East Lansing, MI**

**June 10, 2013**

### **B. INTRODUCTION AND BENEFITS OF OUTDOOR RECREATION**

Outdoor recreation is critical to the quality of life and the economic health of Perry. Public parks provide places for all to enjoy and interact with nature, friends and family. They may provide natural resources like rivers, wetlands and forests as well as human made facilities such as sports fields, picnic areas and trails. They welcome residents and visitors, benefiting both the participants in recreation as well as those businesses who serve them with food, fuel, sporting goods, souvenirs, etc.

Outdoor recreation is a voluntary use of one's free time. It provides for enjoyment and fulfillment and is vital to a healthy and well-balanced life. Public recreation venues are especially valuable as they bring the community together and are available to all, regardless of economic or social status. This link to others and the natural world reminds each of us of the interrelatedness of our world and our dependency on clean air, water and living resources.

#### **Rationale for the Plan**

Perry's previous plan expired within the past decade. Since that time, the City has been ineligible to receive state or federal grants to support the acquisition of land for outdoor recreation or the development of facilities for the same purpose. These grants, such as the Michigan Natural

Resources Trust Fund (MNRTF), are substantial. The MNRTF was created by Michigan voters in the state constitution in 1984 and solely provides monies for the acquisition and development of outdoor recreation lands and facilities. Its money is derived from royalties and lease payments on state owned minerals such as oil, natural gas and hard rock minerals. This takes a one-time funding benefit from a non-renewable resource and provides lasting good from this windfall.

In the 2011-12 funding cycle, the MNRTF provided almost \$20 million to local units of government to buy land for outdoor recreation and to develop outdoor recreation facilities. Most funds to local units were provided at a rate of 3 state dollars matching every 1 local dollar. Some local units were able to purchase land with the selling landowner donating 25% of the appraised value, thus providing the local unit share and limiting the out of pocket costs to the local unit for acquisition to the price of the appraisal. However, without a plan, Perry is not eligible to access these funding sources. To date, Perry has not received any acquisition or development grants from the MNRTF.

Finally, by following the DNR prescribed planning process to develop an outdoor recreation plan, the City openly and transparently involves citizens in decision making and setting the future direction for locally owned public outdoor recreation opportunities. This is done by involving residents through various public input opportunities such as public meetings and surveys to determine their outdoor recreation needs. The planning process also takes into account the track record of the City in maintaining existing outdoor recreation resources and the opportunities already provided by surrounding jurisdictions and the private sector.

### **Required Plan Content**

The DNR requires the following for an approved plan:

- Community Description
- Administrative Structure
- Recreation Inventory
- Resource Inventory
- Description of the Planning Process
- Description of the Public Input Process
- Goals and Objectives
- Action Program

Perry's Plan fully meets these requirements.

## **C. COMMUNITY DESCRIPTION**

Perry is a small city located in located in southwestern Shiawassee County. The City was established in its current location in 1879. The first settlers arrived in the Perry Area in 1836. They settled in the area south of the current city limits near the intersection of M-52 and Ellsworth Road. In 1879, as a result of the development of the Chicago-Port Huron Railroad line through the county, the City uprooted itself to its current location to utilize the services of

this railroad line. Many residences and the Methodist Church were moved to their current locations as well.

The community experienced a fire in 1913 which destroyed much of the downtown and nearby businesses. The next decade was taken to completely re-develop the downtown and its residents' homes. They also followed up with constructing a water works system, which was completed in July 1914. In 1964, the Village was incorporated into a City, and the community has grown at a moderate rate since. The development of the Interstate Highway system (I69) assisted in making the City of Perry more accessible to neighboring and distant communities.

In 1995 Perry real property had a state equalized value \$24,588,230 and a taxable value of \$24,205,056. In 2011, the SEV had risen to \$49,096,900 and the taxable value to \$44,977,110.

There are no major watercourses or other major natural resource assets in the City.

Perry's population has grown 6% from 2000 to 2010, with a population of 2,188 in the 2010 census. The public school district serving the City's residents is the Perry Public Schools. Housing stock is generally single family residential, with 66% of the occupied homes occupied by owners and 34% by renters.

The Vision for the City of Perry 2010-2040 Master Plan is "to provide a solid plan and recommended guidelines to lead the City of Perry through the 21<sup>st</sup> century, integrating increased innovative planning practices (including "Smart Growth" principles), providing opportunities for increased residential, commercial and industrial growth along strategic transportation corridors, while also trying to maintain and sustain the small-town community atmosphere, sustaining essential services for the City, and maintaining the current statutes for the City".

Newspapers include the Lansing State Journal, the Shiawassee County Argus Press and the Perry Independent. A community newsletter is mailed to residents four times a year.

Perry is represented at the state level in the 22nd Senate District by Senator Joe Hune and in the 85<sup>th</sup> District by Representative Ben Glardon. At the federal level, the Township is represented in the Senate by Carl Levin and Debbie Stabenow, and in the House of Representatives 8th Congressional District by Mike Rogers. The Representative on the Shiawassee County Board of Commissioners is John Plowman.

The City maintains an active, up-to-date website at <http://www.perry.mi.us/index.shtml>. The site provides information and news on public hearings, bids, meeting schedules, agenda, current events and opportunities to get involved in City government. Readers seeking additional information on Perry should consult the Perry Master Plan 2010-2040.

**Demographics**

The 2010 U.S. Census provides a breakdown of residents by race for the following races. This information is based strictly on responses received filling out the Census. In the City of Perry, 2,119 individuals (or 97.6%) identified themselves as White (Caucasian), seven (7) individuals (or 0.31%) as Black (African American), eight (8) individuals (or 0.37%) as American Indian, six (6) individuals (or 0.27%) as Asian, thirty-seven (37) (or 1.69%) as Hispanic/Latino, thirty-six (36) individuals (or 1.65%) as Biracial, and ten (10) (or 0.46%) as Other.

The 1990, 2000 and 2010 U.S. Census presents data which provides for population by age group. Based on this data, the following age distribution was given for the City of Perry. Table 5-1 below shows the 1990, 2000 and 2010 Census breakdown by age group. The 45-64 age group saw a 10% increase, as a result of the baby-boomer generation entering this age cohort, and the 65+ age group saw small growth, whereas all the age groups under age 45 saw declines in the overall percentage of the total population. Based on this pattern, it is expected that the 65+ age group will see a large growth over the next 10-20 years.

The median age of residents of the City of Perry in 2010 was 34.1 years. The median age has grown consistently over the last twenty years. In 1990, the median age was 29.8 years and in 2000, it was 32.6 years.

Source: U.S. Census Bureau, Census 1990, 2000, 2010; Perry Master Plan 2010-2040.

**D. ADMINISTRATIVE STRUCTURE****Roles of Commissions/Advisory Boards**

Perry is a 3.18-square mile charter law City governed by a Mayor and elected six-member Council. The board meets at 7 p.m. the first and third Tuesday of each month in Council Chambers housed within the lower level of Perry City Hall, 203 West Polly Street, Perry, Michigan.

The City Clerk, Treasurer, Assessor, Building Inspector, DPW Superintendent and Police Chief are appointed positions.

City government also includes positions on boards, committees and commissions, giving residents many opportunities to be directly involved in City government. Residents currently have an opportunity to serve their community by serving as a member of the Board of Review; Building Authority; Cable Commission; Local Officers Compensation Commission; Pension Committee; Planning Commission; Shiawassee Council on Aging; Southwest Shiawassee Emergency Services Alliance; and Zoning Board of Appeals.

**Department, Authority, Staff Description and Organization Chart****Membership of the City Council:**

- Mayor Ross DeLau
- Tom Chaput
- Greg Wekwert
- James Huguelet, Mayor Pro-Tem
- Karen Potter
- Karen Davis
- Joanne O'Berry

The City Council is responsible for managing Perry parks. They have delegated responsibilities for maintaining park infrastructure and grounds to the Department of Public Works (DPW).

The role of the Parks and Properties Committee is to research ideas/information provided by City Council or through other means regarding improvement and/or enhancement of City Parks and Properties; make recommendations to City Council regarding its findings; and upon approval, implement/oversee projects. In addition, it is their responsibility to adopt and implement the five-year Park and Recreation Plan.

**PARKS & PROPERTIES COMMITTEE**

- Joanne O'Berry, Chair
- Karen Davis
- Karen Potter
- George Dunn

The Planning Commission relates to the Parks and Property Committee in that the two entities work together to promote growth and proper land use, including Perry parks. The Planning Commission plans for improvements to existing parks, and targets areas for future parks. It is their responsibility to develop and maintain a long-term Master Plan for the city, which outlines a vision, goals and objectives for how the City is to look into the short-term and long-term future.

**PLANNING COMMISSION**

- Brad Sharlow - Chair
- Mindy Galbavi
- David Shirey
- Carol Sanford
- Greg Wekwert
- Justin Shaulis
- Tom Chaput

**Park and Recreation Programming/Programs/Volunteers**

Perry has up to seven major recreation events/festivals: the annual "Winterfest/Mudge Festival"

in February (weather permitting); the “Easter Egg Hunt” in Spring; the Easter Egg Hunt (Sponsored by Perry Baptist Church) and EGGstravaganza (Sponsored by the PerryFest Committee); City Wide Yard Sales held annually in May; National Night Out (Sponsored by the Perry Police Department); and the annual “PerryFest” in September. The largest of these is PerryFest, which is a community wide celebration of Perry.

Park and recreation programming is provided by the City of Perry, citizen volunteers and non-profit organizations to which many local residents belong. This includes the Perry Police Department, the DPW, faith based organizations, athletic leagues, etc. Key programming that occurs seasonally across the year is focused on youth athletics at the city parks (baseball, softball, T-ball, soccer, basketball, etc.).

Key volunteer contributions include time, labor, merchandise for events and funding for both operations and capital improvements. Organizations that provide assistance include, but are not limited to, the Greater Perry Area Lions Club and the Perry area Veterans of Foreign Wars (VFW).

In addition to the above-mentioned efforts, the City has also worked with the Perry School District to promote school/student sponsored activities; and involve student groups in City-sponsored activities. The district has used the City park facilities to host softball/soccer practice/games/tournaments as well as end-of-season banquets and class gatherings.

#### **Current Funding Sources and Park and Recreation Budget**

The Park and Recreation budget is derived from \$8,000.00 of general fund money annually appropriated for parks & recreation in the Perry City budget and approved by City Council. PerryFest Inc. provides funds as available for various capital improvement amenities to enhance the parks. The Greater Perry Area Lions Club provides volunteer labor when possible.

#### **Relationship with Schools, Other Public Agencies and Private Organizations**

The Perry school facilities provide an important park and recreation asset to the City of Perry and residents in nearby townships. For example, at the Lower Playground in Summer 2013, the Perry Schools hosted a 3-on-3 basketball tournament inviting students from all ages to participate on selected Friday evenings. The City provided volunteers to help serve this event. City residents also utilize other school facilities such as the track at Perry High School and the playground at Perry Elementary School. However, educational/student uses of these facilities take precedence over broader community use.

### **E. RECREATION AND RESOURCE INVENTORY**

Using the websites of Owosso, Corunna, Durand and Shiawassee County as well as the Michigan Department of Natural resources and closely reviewing the park and recreation opportunities within the City of Perry using the senior author’s judgment based on his 34-year professional career in park and recreation management and planning through Michigan State University, the following recreation resources are available in Shiawassee County, which encompasses the City of Perry.

### **State Owned Recreation**

The State of Michigan has key facilities and lands that help meet outdoor recreational needs. Unfortunately only two of these areas are located within Shiawassee County and only one is currently developed to allow public use. Each offers slightly different opportunities and activities that contribute to the diversity of the area.

#### *Rose Lake Wildlife Research Center*

Located in both Clinton and Shiawassee Counties, this area is owned by the Michigan Department of Natural Resources and is comprised of over 3,500 acres of rolling hills, lakes and wetlands. The area is managed for wildlife research and wildlife associated recreation. It offers hunting and other outdoor recreation opportunities for people within several surrounding counties. The area has been developed with many parking areas, 15 miles of marked trails, skeet shooting, rifle ranges, youth group camping and is also a favorite place for non-motorized trail activities. The area is managed primarily for small game, wildlife habitat and is a site for the State's pheasant and wild turkey release programs. Hunting is also permitted in various locations within the area during the appropriate seasons.

#### *Fred Meijer CIS Rail-Trail*

This railroad right of way was purchased in the 1990s. This runs from the western edge of the City of Owosso to the City of Ionia. There are 6 miles of the proposed trail in Shiawassee County. Development is slated to begin on the trail in summer/fall 2013, with major construction in 2014 stretching from Owosso to Ionia.

#### *Sleepy Hollow State Park*

While there are no state parks in Shiawassee County, the closest state park is located in Clinton County's Victor Township, directly adjacent to Shiawassee County. The park encompasses over 2,600 acres of land. The South Maple Drain winds through the site and is the source of the 410 acre Lake Ovid, an impoundment located in the center of the park that is a popular cool water fishery. The park contains a modern campground, a primitive organization campground, three picnic areas, a half-mile beach, 16 miles of non-motorized trails, a boat launch, fishing piers, and hunting during the appropriate seasons. Mountain biking and cross country skiing are also popular uses of the various trails. Several playground areas are also located adjacent to the picnic areas providing swings, slides and other equipment.

### **Shiawassee County Parks**

Shiawassee County is home to seven parks, five of which are along the Shiawassee River. More than 50 combined acres of mixed woodlands, lowlands, bluffs, and woodland prairie offer opportunities for hiking, fishing, canoeing, and family gatherings in the warm months or cross-country skiing and sledding during the winter. There are pavilions, picnic tables, grills, play equipment, horse shoe pits, sand volleyball courts, trails, and viewing decks. No formal programming exists, but individuals, families and groups can use pavilions with cooking facilities available for rent from Memorial Weekend through Labor Day weekend and beyond as weather permits. The available parks are:

- *Geeck Road* on the Shiawassee River. It has a pavilion, several free standing picnic tables

with grills, and a canoe launch.

- Henderson Park, a 28 acre park is in the Village of Henderson with riverside bluffs and Shiawassee River bottomlands. It provides 3 pavilions with playgrounds, numerous free-standing picnic tables with grills, two ball fields, horse shoe pits, trails, a bluff overlook, restroom facilities, and potable water. Canoe access and a primitive boat launch can also be found at the east end of the park.
- Kerby Park is located just east of Corunna, Kerby Park includes the former Kerby School and has three pavilions as well as a playground, numerous free-standing picnic tables with grills, a sand volleyball court, an open field play area, and restrooms. No potable water available.
- Lytle Road is a small wayside park is located on the Shiawassee River. It has two picnic tables with grills and a canoe launch.
- Shiatown Park is a 6 acre park is located on either side of the historic Shiatown Dam includes the Old Shiawassee Town Square. It has a short trail, two pavilions with play areas, picnic tables with grills, horse shoe pits, pit toilets, canoe access and potable water.
- Two other parks are currently decommissioned: Pinegrove on M52 near Oakley and Davis near Vernon.

## City Owned Parks and Recreation

### City of Owosso

The city park system has 250 acres of public open space. There are twelve traditional parks, meaning places with their own defined boundaries. The James Miner River Walkway is the city's thirteenth park that is a linear system with a "tributary trail" at Fisher Redi-Mix, the Lions Club Park, and the skate park along its route. Four of the parks are located along the Shiawassee River. The largest park is Collamer Park at the south end of the city with 164 acres. The smallest park is Fayette Square in the center of the City at 1.1 acres.

- The Regional Natural Resource Area park at Collamer Park has the size and characteristics of a landscape that is outstanding in characteristics, vistas and water interest.
- Community Parks serve areas greater than neighborhoods and serve a variety of recreation needs. At Bentley Park, Grove Holman, and Harmon Patridge Park, pavilions, open space, landscaping, swimming, tennis, playgrounds, exercise paths, benches, and basketball offer the variety one should expect from a multi-purpose park.
- Special Use Parks are located at Curwood Castle Park and Fayette Square where historic significance, formal gardens, and cultural outlets clearly signify the principle uses for these unique settings. Rosevear Park, although small-sized, has returned to a natural area park with a winding drain (stream-like), forested glades and a nicely terraced gully offering interesting terrain breaks.
- Sports Complex Parks denote places dedicated to programmed athletic fields. Bennett Field, Rudy DeMuth Fields and Hugh Parker Soccer Complex contribute respectively to the youth baseball, softball and soccer traditions of Owosso.
- Greenways. The James Miner Walkway straddles the Shiawassee River and connects to the regional bikeway system to Corunna. The park plan has elements to improve connection of parks to one another and selected neighborhoods.

City of Durand

- Trumble Park is located at the intersection of N. Saginaw St. & Monroe Rd. It provides a picnic pavilion, BBQ grills, picnic tables, volleyball court, lighted basketball courts, rest rooms, playground and gazebo.
- Optimist Park is located at the intersection of S. Saginaw St. & Fauble St. It provides two picnic pavilions, BBQ grills, 2 Softball Fields, rest rooms, playground, lighted basketball courts and a lighted roller/ice rink.
- There are also two park tot-lots with playground equipment: Fitch Park and Shaw Park.
- The Parks and Recreation Department sponsors summer recreation activities, which are held at both Trumble and Optimist Parks.

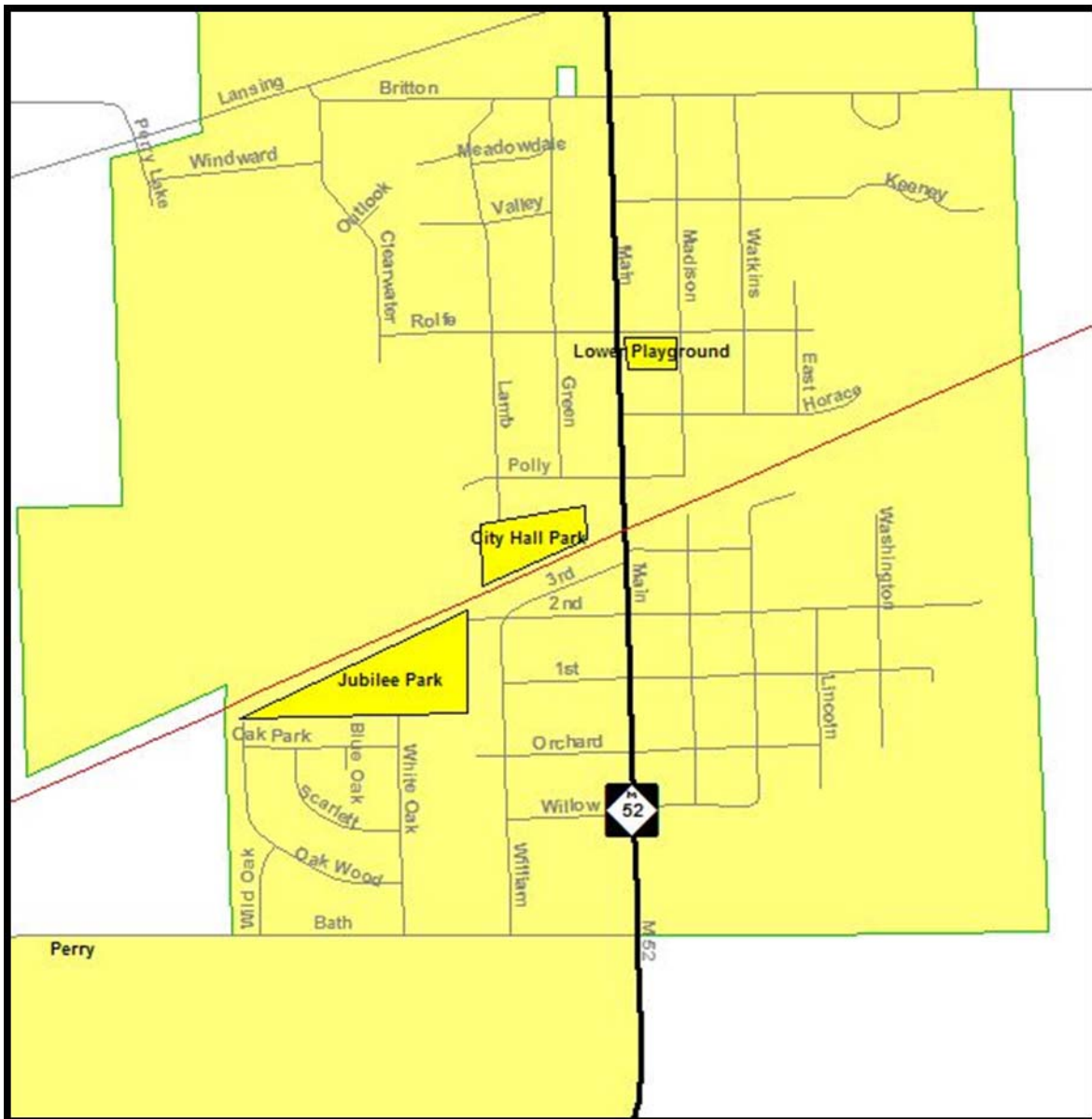
City of Corunna

- McCurdy Park is located on the Shiawassee River and provides a historic village, softball field, community center, picnic pavilions, in-line skate park, playground, horseshoe pits, sledding, community gardens and river access. The historic village is operated by a non-profit organization (Friends of the Historical Village). The softball field is operated by the non-profit Corunna Softball Commission. The park is considered a regional park due to its many assets that serve the Shiawassee County community and beyond.
- Heritage Park is located on the Shiawassee River and provides recognition for those important to the heritage of Corunna.
- Brady Street Boat Launch is on the Shiawassee River and provides access for carry in craft and fishing.
- Mitchell Fields Softball Complex is operated by the non-profit Corunna Softball Commission.

**City of Perry**

The City of Perry has two city parks: Jubilee and Veteran's Memorial. In addition, the Perry Public Schools have an area informally designated as a public park, the Lower Playground. The three parks were inspected by the senior author on May 31, 2013. For each park, an overview of the facilities, as well as an accessibility evaluation is provided. The primary service area of all parks is the City of Perry and the surrounding townships of Woodhull, Perry, Bennington and Antrim.

A map of the three parks within the City of Perry is found on the next page.

**Map 10-1: City of Perry Parks**

Accessibility will be rated using the standard of:

- 1=none of the facilities/park areas meet accessibility guidelines
- 2=some of the facilities/park areas meet accessibility guidelines
- 3=most of the facilities/park areas meet accessibility guidelines
- 4=entire park meets accessibility guidelines
- 5=entire park developed/renovated using principals of universal design

#### Jubilee Park

This park of 8.5 acres is bounded on the east by fuel tank storage, on the north by the railroad tracks and on the south by a neighborhood. It provides a picnic pavilion with some tables, grills,

some older playground equipment (including a merry-go-round, large metal swings and a jungle gym), a newer tot swing, a sledding hill, a softball diamond, parking for at least 40 vehicles (although difficult to determine as no striping and no parking barriers/bumpers, restroom facilities (men's and women's locked during the inspection with padlocks and a sign to call a phone number if one wanted to use the restrooms), a sizeable area of mowed, hardscrabble turf (more than 5 acres) and 40 foot parallel concrete strips that were apparently once shuffleboard courts. A new paved sidewalk enters the site from the south (opposite the parking lot) from a cul de sac with a vehicle turnaround but no apparent parking. This is convenient for those who enter the park on foot or bicycle from the neighborhood to the south.

In terms of accessibility, the site is generally flat and firm. The firmness is readily apparent as even though May 2013 has had almost four inches of rain the surface was dry and firm. There are paved walkways between the pedestrian entrance at the south side of the park and the restrooms and pavilion. None of the walkways have slopes greater than 5% or a cross slope or crowning that is greater than 1% and all are in reasonable repair. It was not possible to assess the accessibility of the restrooms as they were padlocked. Considering this was on a Friday at 3:00PM, it is reasonable to assume that they are inaccessible as no one could use them when they are locked during regular park hours. This is not a design issue, it is an operations issue. The picnic tables would accommodate a wheel chair on either end of the table and are in a paved pavilion with access on a paved sidewalk that has no lip of an inch or greater between the sidewalk and the pavilion. There were no clearly noted handicapped parking areas in the parking area. Parking for someone with a disability perhaps would be best accomplished in the cul de sac at the south entrance as that sidewalk connects to the restrooms with the pavilion, while if one approached from the designated parking area, there is no sidewalk connection. The playground equipment is not accessible. This park receives an accessibility rating of 3, with concern related to parking for those with disabilities, access from the designated parking area to core facilities and the lack of bathrooms during normal park/business hours.

Other key challenges beyond accessibility rest with maintenance. First, the bleachers and benches for the softball diamond are in poor condition, especially the benches. Second, the west side of the sledding hill is rapidly eroding, creating a hazard and an eyesore as well as an environmental impairment. Third, what appears to be some discontinued BMX track structures (abrupt small hills, jumps, wooden structures, etc.) are located directly behind and west of the sledding hill. This area should be restored to a more natural slope and properly vegetated as should the west side of the sledding hill. The rest room building has a considerable amount of graffiti including over a Land and Water Conservation Fund plaque, indicating that this building was constructed in part with federal land and water funds and perhaps the land was purchased with the same. This building needs to be cleaned up and the restrooms available for use during the time the park is open for public use.

#### *Veteran's Memorial Park*

This park of 4.2 acres is south and west of the Perry Municipal Building and north of the railroad tracks. It is in much better condition than Jubilee Park, which is located on the south side of the railroad tracks to the southwest of Veteran's Memorial Park. The park has a small picnic pavilion (6 tables), a seventh separate picnic table and grills, restrooms, a soccer area, sledding hill, a small softball field, two distinct monuments to veterans and a number of large deciduous trees

that provide considerable shade. There is striped, paved parking for at least 68 regular vehicle and 5 handicapper parking places.

In terms of accessibility, there is sufficient handicapper parking. All handicapped parking connects by sidewalk with the restrooms, picnic pavilion, separate picnic table/grill area and both of the monuments to veterans. All the picnic tables in the pavilion, while apparently made by volunteers, are accessible with room for a wheelchair to sit up to the table at either end. There is no lip of an inch or more between the sidewalks, restrooms, pavilion or veteran monuments. The restrooms were open, clean and accessible using ADA standards with appropriate grab rails, turning radius in the stall, door that opened with less than 5 pounds of pressure, handles instead of knobs on the door, stall and sink. The height of the sink was appropriate for one in a wheelchair and the light switch was less than 42" from the floor. In summary, these well designed and maintained restrooms were a stark and positive contrast to the poorly maintained and padlocked restrooms in Jubilee Park a mere 250 yards away. This park gets an accessibility rating of 5 as the site is firm, has sidewalks at appropriate slopes throughout all major facilities, has fully accessible restrooms and appropriate handicapper parking. While some areas of the grounds have a slope greater than 5%, the ground is firm and there are ways to navigate so those steeper slopes are not encountered when away from the sidewalk system.

There are few significant operational or maintenance issues with this park. In general it is a well maintained park. It is missing at least two major trees that were removed sometime in the past and have apparently not been replanted. While there is some shade, the remnants of the large stumps are still visible. Burying those remnants and replanting in an adjacent location with a long lived hardwood that is moderately shade and use tolerant would be positive for both aesthetics and shade. The soccer goal is not anchored and has rusty, fairly sharp supports sticking out in the back, which may be a hazard to players and an invitation for tipping the nets over or other vandalism. This should be remedied.

#### Lower Playground Park

This park is not owned by the city, but by the Perry Public schools. It is slightly more than an acre and features well developed basketball courts, a small soccer area, a pavilion without picnic tables, a portajohn that is not accessible and minimal parking (approximately 8 cars parallel parked along Rolfe Street. It is bound by Rolfe Street on the north, M52 on the west and Madison on the east. The park has a strong youth focus with the basketball courts and the soccer area providing the majority of recreation opportunity. The courts are attractive and were being used by a number of pre-teen and teenage youth to play basketball as well as others on bicycles that were socializing when the park was inspected.

In terms of accessibility, there is no handicapper parking and the portajohn is not accessible. It has a lip greater than one inch to enter it and it cannot accommodate a wheelchair. While the turf in the park is firm and relatively flat except for the far eastern end which has a significant slope up toward Madison St., facilities are not available for those with disabilities to successfully use the park. This park is rated as a 2 for accessibility. To improve this rating, at the very least an accessible portajohn with a lip of less than one inch would need to be placed in the park and appropriate parking provided for those with disabilities.

Key operational issues with this park relate to a lack of shade (other than the pavilion which has no seating), minimal parking, a lack of access for the disabled and no picnic tables in the pavilion.

### **DNR Recreation Grant Inventory**

As of June 2, 2013 DNR Grants Management reports that Perry has not received an acquisition grant or a development grant from the MNRTF, nor have they received a development/renovation grant from the Recreation Passport Grant Fund (RPGF).

### **Summary**

As the inventory and community description illustrate, Perry has relatively few recreation facilities nearby, with no state parks in the County and only a portion of one state wildlife area. Perry has three established parks, two managed by the City of Perry and one by the Perry Public Schools. For the City, there is not an overriding need to acquire additional parkland, rather the City needs to make better use of the existing parkland through development of new facilities, renovation of existing facilities and better maintenance. However, Perry is lacking non-motorized trails and non-motorized connection to key community assets within the City and beyond.

## **F. PLANNING AND PUBLIC INPUT PROCESS**

The planning process used is what the DNR, in the Guidelines for the Development of Community Park and Recreation, Open Space and Greenway Plans, characterizes as the “systems approach to planning”. The needs of the community are assessed by multiple levels of public input and translated into a framework for meeting the physical, spatial and facility requirements to satisfy those needs.

The process began with a request from Planning Commission Chair Brad Sharlow in September 2012 for the senior author to update Perry’s lapsed Park and Recreation Plan. Dr. Nelson made a presentation to the Perry Planning Commission on October 1, 2012 detailing the plan update process, to which the Perry Planning Commission agreed. Dr. Nelson then agreed to pursue the plan and funding to assist Perry. He applied for a Higher Ed Technical Assistance project grant from the MSU EDA University Center for Regional Economic Innovation program to fund this planning effort. The proposal was approved October 8, 2012 and the project funded by the Regional Economic Innovation program.

Following the City of Perry’s acceptance of this arrangement, a widely publicized public meeting was held at the Perry Municipal Building on February 4, 2013 during the regularly scheduled Planning Commission meeting for the purposes of a SWOT (strengths, weaknesses, opportunities and threats) analysis meeting about parks and recreation in Perry. This was publicized in the Shiawassee County Argus Press on January 24, 2013 and listed on the City of Perry website prior to the meeting. Five members of the public as well as five members of the Planning Commission attended.

## **Perry officials seek input on parks**

**By CHRISTINA GUENTHNER, Argus-Press Staff Writer | Posted: Thursday, January 24, 2013 10:45 am**

PERRY — The Perry Planning Commission is looking for community input to help sculpt a new parks and recreation plan for the city.

Community members are encouraged to provide ideas during the Planning Commission meeting at 7 p.m. Feb. 4 at the Perry Community Building, 203 W. Polly St.

The plan is being developed and written for the city by Dr. Chuck Nelson and students from Michigan State University's Department of Community, Agriculture, Recreation and Resource Studies with grant funding from a different arm of MSU.

"The goal is to put ideas and thoughts on the table and have a discussion," Nelson said. "Our job is to listen, then we'll use our professional judgment to put together a good plan."

Planning Commission Chairman Brad Sharlow stressed the importance of community participation.

"It's extremely important that we get as many people out as we can," he said.

The Feb. 4 meeting will be the first of a number of opportunities the public will have to provide input, Nelson said — a survey will be sent out following the meeting, and public comment will be taken when a rough draft of the plan is submitted and before the final plan is adopted.

Sharlow said this survey will be different than one recently circulated regarding the city's master plan, although information from the master plan survey will be taken into account for the parks and rec plan.

The partnership came about after Sharlow approached a different professor at the university — one who taught a planning course he had taken — with the hope of getting some help with the parks and recreation plan. That professor put him in touch with Nelson, who has completed parks and rec plans for Williamston, Maple Rapids and Clinton County, among others.

Sharlow says the plan will help the city "prioritize what the community's needs are, and what they want done."

Developing a parks and rec plan will also make the city eligible to receive grant funding from the Michigan Natural Resources Trust Fund and other state and federal sources. Planning Commission members hope to use grants to acquire, develop and renovate park and recreation opportunities identified in the plan.

Nelson said he helped Perry get a \$2,500 grant from the MSU Center for Community and Economic Development, which will cover an hourly wage for students who work on the plan, in addition to other expenses like mileage and postage.

“If the city would have gone to a consultant from a private firm it would have cost them about \$10,000,” Nelson said.

With the partnership with MSU, “it’s not going to cost the city a dime,” Sharlow said.

“It’s kind of a win-win for everybody,” Nelson said. “It also helps students gain expertise in their field.”

He hopes to have a complete plan submitted to the city by mid-May.

Ultimately, Nelson hopes having a parks and rec plan in place will improve the city.

“Perry is a desirable place to live,” he said. “One of the things people look for when they’re shopping around for a place to live is a good quality of life, and a big part of that is recreation.”

Brad Sharlow also plans to address the city’s parks and rec plan during a community presentation about the city’s master plan, at 7 p.m. Feb. 12 in the Perry Middle School auditorium.

Notes from the meeting are found at the end of this chapter. There was strong support to move forward with the plan and to ask about a series of possible park and recreation initiatives in the community needs assessment survey. All were supportive of a census of each Perry household for the community needs assessment survey. Based on the results of that meeting and the support of the Perry Planning Commission, the senior author developed a questionnaire that was mailed to each household in Perry to assess their recreational needs. Based on the responses to that questionnaire, the input from the public meeting, the recreation inventory of Perry, other cities in Shiawassee County, Shiawassee County and State of Michigan facilities in Shiawassee County and the judgment of the authors, a draft plan was submitted to the Planning Commission on June 3<sup>rd</sup>, 2013. At a well-publicized regularly scheduled Planning Commission meeting on June 17, 2013 the Planning Commission reviewed the draft plan and approved distribution of the plan for public input for 30 days through appropriate means including having it available at the City offices and on the City website (<http://www.perry.mi.us/index.shtml>). Following that review, a well-publicized public hearing on the plan by the City Council was held August 6, 2013 at which time the plan was adopted and integrated into the City of Perry Master Plan.

## **G. PERRY RECREATION NEEDS ASSESSMENT**

**Dr. Charles Nelson, Shannon Mazurie and I-Chun Wu**  
**Department of Community, Agriculture, Recreation and Resource Studies**  
**Michigan State University**  
**East Lansing, MI**

The needs assessment is presented using the questionnaire that was distributed to all City of Perry households in mid - April 2013 with a cutoff date of May 15, 2013 for receiving responses. Frequencies in the form of percentages are placed directly on the questionnaire, making it easy for the reader to follow the flow of the questionnaire and the information. The questionnaire was

developed by the authors with potential action items based on public input received at a well-advertised public meeting at the Perry Municipal Building on February 4, 2013.

Of the 800 households receiving the questionnaire, 113 responded for a 14% response rate. Comparison of the demographic characteristics of respondent households to 2010 Census data suggest that the respondents were representative of the population of Perry in demographic terms (e.g. household size, percentage of households with children, etc.). All responses and commentary are in ***bold italics***. Responses given by less than 5% of respondents are typically grouped as “other” when lists are presented.

### Figure 10-1: City of Perry Park & Recreation Needs Assessment Survey

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#### City of Perry

#### PARK AND RECREATION NEEDS ASSESSMENT

The Perry Community Outdoor Recreation Plan has expired. To be eligible for grant monies from the Michigan Natural Resources Trust Fund and other state and federal grant opportunities, the plan must be updated and follow DNR guidelines. Those grant monies provide up to a 3:1 match, meaning that for every \$1 the City puts up, the State through the Michigan Natural Resources Trust Fund or other mechanism provides \$3 for the acquisition of outdoor recreation lands or the development of outdoor recreation facilities.

This survey is one of the methods to better understand the outdoor recreation needs of Perry residents and visitors and how those needs should be met over the next 5 years. It is a follow-up to a public “visioning” meeting held in conjunction with the Planning Commission meeting at the Municipal Building on February 4, 2013. One questionnaire has been provided for each household on Perry’s mailing list. Please take the 10 minutes necessary to respond and mail the survey back in the postage paid envelop to Dr. Chuck Nelson, 480 Wilson Road, MSU, East Lansing, MI 48824. Your response is voluntary and you will remain anonymous. The data will be analyzed by park and recreation students from Michigan State University in developing the updated Perry Park and Recreation Plan. I look forward to your response if possible by April 20, 2013. Thanks for helping guide the recreation future of Perry.

**Dr. Chuck Nelson, Dept. Community, Agriculture, Recreation and Resource Studies, Michigan State University and MSUE**

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Perry has two City-owned parks. The first, Jubilee Park, is located south of the railroad tracks and west of downtown. The second Veteran’s Memorial (VM) Park, formerly known as City Hall Park, is next to the Municipal Building on Polly St. A third public park is located on Perry Public Schools property, informally known as the Lower Playground.

1. Have one or more household members visited the Jubilee Park in the past 12 months? ***50% Yes***  
***50% No***

1A. If NO, what is the ONE main reason your household doesn’t use Jubilee Park?

***30% Boring/no interest/nothing to do***  
***13% No kids in household***  
***13% Don’t use parks***  
***13% Poor equipment/facilities/maintenance***  
***11% Too old***  
***6% Site is hangout/drug use***  
***6% Don’t know where it is***  
***2% Other responses***

What ONE change would most encourage your household to use the Jubilee Park?

***20% More facilities/activities for kids***  
***20% Better maintenance/accessibility***  
***20% Nothing***  
***13% More facilities/activities for adults***  
***7% More facilities/activities for families***  
***7% Better enforcement/security***

*13% Other responses*

2. If YES, please check ALL activities in which one or more members of your household participated while visiting Jubilee Park.

14% Play/listen to music    9% Soccer    45% Walking/Hiking    30% Bicycling    16% Picnic  
 20% Community event    14% Private event/gathering    29% Relaxing/socializing    5% Basketball  
 21% Softball/baseball    0% In-line skate/skatebd    57% Playground  
 18% Other (please list: sledding, farmer's market)

2A. For your household, what is the ONE most important reason of the above for visiting Jubilee Park ?

48% Playground  
 21% Walk/hike  
 9% Softball/baseball  
 5% Community event  
 5% Relax/socialize  
 12% Other reasons

2B. Please check your rating of the facilities in Jubilee Park.

*Athletic fields*

4% Very Good    32% Good    43% OK    21% Poor    0% Very Poor

*Restrooms/comfort facilities*

2% Very Good    27% Good    27% OK    36% Poor    7% Very Poor

*Playground*

2% Very Good    21% Good    34% OK    24% Poor    19% Very Poor

*Parking*

18% Very Good    42% Good    34% OK    6% Poor    0% Very Poor

2C. What is the ONE most important reason for any

rating of "poor" or "very poor" for the facilities rated above? *Old, outdated, equipment/facilities in poor repair*

2D. Check your overall rating of maintenance at Jubilee Park ?

4% Very Good    33% Good    46% OK    17% Poor    0% Very Poor

2E. What ONE most important improvement would you suggest for Jubilee park?

65% Better playground  
 7% Better maintenance  
 5% Better bathrooms  
 5% Don't invest money here  
 11% Other responses

3. Have one or more household members visited VM Park in the past 12 months?

56% Yes  
 44% No

3A. If NO, what is the ONE main reason your household doesn't use VM Park?

39% Boring/no interest/nothing to do  
 30% Don't know where it is  
 14% No kids in household  
 11% Don't use parks  
 5% Poor location/isolated  
 3% Other responses

What ONE change would most encourage your household to use the VM Park?

38% More facilities/activities for kids  
 15% Nothing  
 13% More facilities/activities for adults  
 8% More facilities/activities for families  
 8% Better enforcement/security  
 31% Other responses

4. If YES, please check ALL activities in which one or more members of your household participated while visiting VM Park.

21% <i>Play/listen to music</i>	10% <i>Soccer</i>	23% <i>Walking/Hiking</i>	10% <i>Bicycling</i>
15% <i>Picnic</i>	95% <i>Community event</i>	11% <i>Private event/gathering</i>	20% <i>Relaxing/socializing</i>
0% <i>Basketball</i>	16% <i>Softball/baseball</i>	0% <i>In-line skating/skateboarding</i>	
2% <i>Playground</i>	26% <i>Other (please list: Sledding)</i>		

4A. For your household, what is the ONE most important reason of the above for visiting VM Park ?

67% *Community event*  
13% *Sledding*  
20% *Other responses*

4B. Please check your rating of the facilities in VM Park.

***Athletic fields***

11% *Very Good*    52% *Good*    28% *OK*    7% *Poor*    2% *Very Poor*

***Restrooms/comfort facilities***

13% *Very Good*    68% *Good*    13% *OK*    6% *Poor*    0% *Very Poor*

***Playground***

11% *Very Good*    32% *Good*    24% *OK*    8% *Poor*    24% *Very Poor*

***Parking***

9% *Very Good*    45% *Good*    36% *OK*    9% *Poor*    2% *Very Poor*

4C. What is the ONE most important reason for any rating of "poor" or "very poor" for the facilities rated above? *Poor playground equipment, lack of parking during events, poor maintenance*

4D. Check your overall rating of maintenance at VM Park.

24% *Very Good*    58% *Good*    17% *OK*    2% *Poor*    0% *Very Poor*

4E. What ONE most important improvement would you suggest for VM park?

33% *Better playground*  
23% *Better picnicking area*  
13% *Better parking*  
11% *Better athletic fields/courts*  
11% *Don't invest money here*  
9% *Other responses*

5. Have one or more household members visited Lower Playground in the past 12 months?    30% Yes  
70% No

5A. If NO, what is the ONE main reason your household doesn't use VM Park?

35% *Boring/no interest/nothing to do*  
25% *No kids in household*  
12% *Don't know where it is*  
10% *Too old*  
6% *Don't use parks*  
12% *Other responses*

What ONE change would most encourage your household to use the VM Park?

32% *Nothing*  
26% *More facilities/activities for kids*  
10% *More facilities/activities for families*  
5% *Better enforcement/security*  
26% *Other responses*

6. If YES, please check ALL activities in which one or more members of your household participated while visiting Lower Playground.

9% <i>Play/listen to music</i>	9% <i>Soccer</i>	9% <i>Walking/Hiking</i>	16% <i>Bicycling</i>	16% <i>Picnic</i>
16% <i>Community event</i>	13% <i>Private event/gathering</i>	13% <i>Relaxing/socializing</i>	44% <i>Basketball</i>	
9% <i>Softball/baseball</i>	3% <i>In-line skating/skateboarding</i>	50% <i>Playground</i>		
0% <i>Other (please list: _____)</i>				

6A. For your household, what is the ONE most important reason of the above for visiting the Lower Playground ?

38% Basketball  
34% Playground  
7% Picnic  
7% Community event  
14% Other responses

6B. Please check your rating of the facilities in Lower Playground.

**Athletic fields**

18% Very Good 46% Good 25% OK 7% Poor 4% Very Poor

**Restrooms/comfort facilities**

5% Very Good 24% Good 19% OK 24% Poor 29% Very Poor

**Playground**

10% Very Good 31% Good 38% OK 14% Poor 7% Very Poor

**Parking**

4% Very Good 36% Good 25% OK 21% Poor 14% Very Poor

6C. What is the ONE most important reason for any rating of "poor" or "very poor" for the facilities rated above? *Lack of restrooms, poor maintenance*

6D. Check your overall rating of maintenance at Lower Playground.

4% Very Good 52% Good 37% OK 4% Poor 4% Very Poor

6E. What ONE most important improvement would you suggest for the Lower Playground?

38% More facilities/activities for kids  
29% Better restrooms  
14% More enforcement/security  
10% Better maintenance  
5% Better athletic fields/courts  
5% Other responses

### NEW OPPORTUNITIES

7. If Perry were to provide additional outdoor recreation opportunity to residents and visitors, please list the ONE type of outdoor recreation opportunity/facility/activity that your household would most strongly support.

39% Non-motorized trails

20% Playground

7% Skate park

5% Swimming pool

5% Athletic fields

4% Farmer's market

4% Adult recreation facilities (e.g. horseshoes, shuffleboard, etc.)

16% Other responses (each less than 4% of respondents)

8. At the February 4, 2013 Perry Planning Commission meeting, citizens and Planning Commission members suggested these options as potential additional or renovated public outdoor recreational opportunities to be provided by Perry. Please check the box that best characterizes your level of support for each opportunity.

Opportunity	Strongly Support %	Moderately Support %	Neutral %	Moderately Oppose %	Strongly Oppose %	No Opinion %
Acquire land for park with pond/lake based recreation opportunities	29	21	16	10	21	3
Develop recreation facilities for park with pond/lake based recreation opportunities	29	24	18	8	19	3
Develop skate park with funds raised for this purpose	19	18	32	9	14	7

Develop disc golf at one or more existing public spaces	12	29	32	9	10	7
Develop a splash/spray park on an existing public space	31	34	16	8	7	4
Develop/renovate existing playgrounds/playscapes	58	20	10	4	2	5
Develop a system of walkable/bikeable trails in Perry to link populations and assets such as parks, schools, other recreation facilities, etc.	72	19	4	2	1	2
Plan with other local entities and Shiawassee County to develop a linked set of walkable/bikeable trails in Shiawassee County that link to Perry	66	22	6	2	1	2
Develop community garden(s) on existing public spaces	31	40	17	1	7	4

9. Please list any other suggestion for land acquisition or development to support outdoor recreation in Perry. *Thirty-three respondents provided a suggestion and most were repeats of their priorities above in Q 8. There were no new suggestions made by more than 2 respondents.*

#### ABOUT YOUR HOUSEHOLD

These household questions help interpret how your views relate to others in like circumstances.

10. How many years have you lived in Perry? *Ave. 23 years, median 20 years and range from 1-70 years*

11. What is your age? *Ave. 50 years, median 50 years and range from 25-90 years of age*

12. Check whether you rent or own your home in Perry. *11% Rent 89% Own*

13. How many people live in your household including you? *Ave. 2.9, median 3.0 and range from 1-7. One person households=14%, two person households = 33%, three person households = 18%, four person households = 21%, five person households = 9%, greater than five persons = 4%.*

14. How many are younger than 18? *48% of households responding had one or more persons 18 or younger in the household*

#### ADDITIONAL COMMENTS

Please provide any other comments you have about Perry's park and recreation needs.

38 respondents provided additional comments. All are entered verbatim in italics.

- Almost nonexistent at this point- what is there for teens to do? Both winter and summer- particularly in the evenings.*
- Any improvements would be greatly appreciated by everyone in the community.*
- Any improvements would promote the beautification of Perry. I support park improvements not only for personal reasons, but for draw of new residents.*
- Any trails would be a huge asset.*
- As mentions above...we are in a "school of choice" state. So, the town needs way better athletic fields and athletic equipment in order to compete with the neighboring towns that are stealing our students.*
- Even though I do not participate in these activities, I do support the city's efforts.*
- Find a way to protect what he have from vandalism before you put more money and time into it.*

*Make it safe for the community.*

- *Focus on parks and bringing young families to our city.*
- *I am not interested in paying higher taxes or fees. I do think we can be better custodians to what we have. I also think it would be a good idea to partner with the school district to provide recreational areas.*
- *I can't stress enough the need for playground equipment geared toward young children and toddlers. Also, the police might want to do some regular rounds to check on what goes on behind the hill at the end of Jubilee Park.*
- *I enjoy our parks and recreations, it's a small town and it's nice to keep a small town feelings. Family and friends and getting together for fun and games.*
- *I have large family gatherings- using the "parks" would be nice if they were more user friendly*
- *I strongly support any efforts toward the development of bike trails especially trails that would connect with other regional trail systems.*
- *I strongly oppose the development of walkable/bikeable trails in Perry because I'm assuming it may or will infringe upon private property owners land and raise their taxes without their consent. Like the city has done numerous times with their sidewalk development.*
- *I wouldn't be opposed to a dog park.*
- *I'm all for park and recreation needs in Perry. It's just that I have no need for them but would support some needs.*
- *If improving parks, especially Jubilee, there needs to be more law enforcement to monitor traffic down W. 3rd-Williams Rd as many houses have children and pets and most traffic do not comply with traffic speeds around there. Also, worries about house on corner of \_\_\_\_\_ streets. Discouraging potential people as it is an eyesore.*
- *In order to use the Jubilee Park there needs to be additional seating or picnic tables other than the pavilion.*
- *Need for police or city officials to drive-by or check Lower Playground several times a day. Teens smoking, drinking, and sexual activities. If I can see it so can you. I would be willing to help keep lower playground safe and clean and keep a safe haven for kids. There is so much this town could do to keep teens off streets and events they can do to raise money to help provide events for the younger generation. I live on Main Street in Perry. Rarely do I see police patrolling. The lower playground is used mainly for smoking, drinking, and sexual activities. I see this a lot: broken glass, trash, etc. I reported for 3 weeks that the basket hoop was broken and the plexiglass all over the ground and nothing was done. We use to have teen dances at lower playground and ice*

*skating in winter. It was packed full of all ages. It's a shame that this city cannot provide a safer haven for the community. Streetlights are a joke, provides very little light and drug free school zone, ha ha. You see kids smoking pot right across the street from elementary and on hill by high school. I'm sorry this is a complaint letter, but I used to love this town. Now it seems the only people or businesses the town really supports concern alcohol. I'm so tired of drunks racing down M-52 on Main Street why can't police see this? It's Main Street which all 3 bars are on and I see it every day. Just want to be able to proud of our community as of now, it sucks.*

- *None.*
- *Not needed, waste of money.*
- *Paved parking.*
- *Perry needs a real park. Not a giant rock, not the school playground that the kids play on every day a school, not Jubilee "park". We need a real colorful, modern, safe, fun park. Thanks for listening.*
- *Perry parks are very poorly taken care of. We need to improve the parks we now have*
- *Thank you for the "feedback" opportunity. This aides in building trust and character for our community where with a community is known by its actions.*
- *The athletic fields provided for the community are adequate and well maintained. However, the playground equipment and area can be seen and dangerous.*
- *The parks are in good locations, they just need to be updated.*
- *The parks in Perry lack popularity and leave the visitor with the idea that the park is environmentally dull as well as personally irritating sometimes. Parks are a great asset to a community. That old gravel mining area with its ponds and woods in Perry, could, with intelligent foresight be converted to one of mid-Michigan's top city parks. (large acreage)*
- *There's stuff for kids to do including the park. For once, do something park-wise for the 40 year and older age for the park. That will keep the kids off.*
- *They are fine.*
- *We have young grandchildren and would love to have a great park to take them to*
- *We like the old style equipment not just jungle gyms and bars. Teeter totters and merry go rounds are fun.*
- *We never go to any Perry parks because they are all rundown. We have to drive to Owosso or Williamston. It would be nice to stay in our own town.*

- *We really need equipment for toddlers to play on*
- *We really need good places to walk/ride bikes that are safe especially from traffic- we just don't have that- it will be great for health of community.*
- *We would love to be outside. To have activities for the kids and a place to run and bike would be wonderful.*
- *We wouldn't use the parks because of our ages and where we live, but we walk and ride bikes and run, so the trails would be great.*
- *Would enjoy natural areas with walking trails, would like to have nice play structures for young kids. I would hate to see the old gravel pit used as water area for the parks.*

In summary, the two city-owned Perry parks, Jubilee and Veterans Memorial, were used by half or more of the respondent households. The Lower Playground was used by a smaller proportion of the respondent households. None of the parks received an outstanding report card when respondents rated their athletic fields, restroom/comfort facilities, playgrounds and parking areas. However, Veteran's Memorial was generally perceived as a strong community asset. When asked what improvements could be made to the existing parks, developing facilities for children, especially more modern, safe and inviting playground facilities were the most common suggestion. When asked an open-ended question about what additional outdoor recreation opportunity citizens would like in Perry, respondents were most likely to suggest non-motorized trails followed by playgrounds. When asked to rate a set of recreation opportunities identified by a February community visioning session that included the Planning Commission, non-motorized trails, playgrounds and community gardens received the most favorable response. The demographic characteristics of respondents suggest that the respondents were relatively characteristic of the population of Perry, with a slightly higher proportion of respondents having children under 18 in the household than the 2010 Census indicated and a slightly higher proportion living in homes they owned rather than rental properties. Since this questionnaire was sent to every household in Perry (a census), all had an equal chance to respond regarding their use of Perry parks and their preferences for future outdoor recreation opportunity in the city. This provides a reliable and valid perspective of the recreational preferences and needs for the residents of the City of Perry.

## **H. GOALS AND OBJECTIVES**

Based on the needs assessment, the input from the public meeting, the recreation inventory of Perry, neighboring cities in Shiawassee County and Shiawassee County as a whole, the judgment of the senior author and the input of the Perry Planning Commission, the following goals and objectives are proposed.

### **Goals**

Over the next five years, there are four major goals. The first is to bring the existing parks to an acceptable standard of maintenance and facilities. This would mean that Jubilee and the Lower Playground would be comparable to Veteran's Memorial in providing permanent, functioning,

accessible restrooms, have appropriate site maintenance and universal access. Second, is to develop a functional system of non-motorized transportation and trail opportunities in Perry linking community assets and surrounding communities and their assets. Third is to develop a high quality playground/playscape in one or more of the Perry Parks. Fourth is to develop a disc golf course in a public location. The interest in a community garden has already been met in late Spring 2013 by the DPW providing such a facility including access to water for watering, good soils, vehicular access, etc. on property they manage. Each of the four goals is strongly supported by the responses to the Perry Recreation Needs Assessment conducted in April/May 2013.

### **Objectives**

1. Bring Jubilee Park and the Lower Playground up to a standard of maintenance and facilities seen at Veteran's Memorial Park. This would mean that each facility and each park as a whole should have no serious maintenance or accessibility issues. Further each park should be managed as an asset that Perry is proud to have be a window on the quality of life in this developing community. Key partners may include neighborhood groups, local civic/service organizations, youth and adult softball/baseball organizations and Perry Schools.
2. Develop a non-motorized transportation/trail system in Perry connecting recreational and community assets. This may use existing roads and their rights of way, sidewalks and newly developed trails dedicated to non-motorized use. This will be done in conjunction with broader planning efforts for non-motorized circulation planning at the local, county and regional level and may also integrate with efforts of many non-profit organizations representing a variety of non-motorized trail users, Michigan Department of Transportation, Michigan Department of Natural Resources, Michigan Trails and Greenways Alliance, health interests, schools (e.g. Safe Routes to Schools), etc.
3. Develop a significant, modern playground/playscape at one park. The park with the most space in which to site such a development is Jubilee. It would also be a centerpiece of a park that lacks a focal point. It is also directly connected to neighborhoods to the south as well as having substantial parking. This may provide the impetus to bring the entire park up to the level of care clearly shown for Veteran's Memorial, which is a scant 200 yards away on the northwest side of the rail line. Key partners would be neighborhood groups and civic/service organizations. Fundraising for such an endeavor would be likely to be highly successful.
4. Develop a disc golf course in a park or parks. Again, because of the space available and the need to convert a neglected park area to a productive use, the southwestern portion of Jubilee on the eroding side of the sledding hill may be a useful location. Information would need to be gathered about soil quality, any flooding concerns, etc. However, this would provide more friendly uses, eyes and ears and community interest in this portion of the park that appears to have received little positive use and management. Key partners may include local business that serve visitors (e.g. restaurants, gasoline stations, etc.), youth interests, Perry Schools and civic/service organizations.

5. Support the newly developed DPW community garden through information, promotion of healthy and active lifestyles, involvement in a farmer's market and other means.

## I. ACTION PLAN

The action plan is designed to lay out a calendar of events. This is not a rigid schedule, rather it is a hoped for timetable. The action plan also does not commit the City to the dollar amounts listed. It may be that financial circumstances necessitate waiting to apply for a grant or that costs come in below those estimated. It is instead a guideline that details the intentions of the City. It should also be noted that the primary grant source noted is the Michigan Natural Resources Trust Fund (MNRTF) and the Recreation Passport Grant Fund (RPGF). Both have a maximum match rate of 3:1, meaning for every one dollar the local unit puts up, the MNRTF or RPGF will provide three. Those funds do not include maintenance costs. This means that any improvement will have long term operating costs. However, development of lower maintenance facilities, greater public interest in existing parks and more partnerships with local organizations can all reduce maintenance costs to the City as well as grow support for efforts to meet the recreational needs of Perry residents and be an engine of community growth and pride. In particular, all future design/construction should emphasize low maintenance, sustainable features.

**Table 10-1: City of Perry Parks & Recreation Action Plan**

Year	Action	Possible Funding Sources	Total Estimated Cost for all Funding Sources
2013-14	Develop non-motorized trail plan in conjunction with partners in other units of government	City funds, local fundraising, DALMAC Fund, Michigan Trails and Greenway Alliance, National Park Service Rivers and Trails Program	Up to \$7,500
2014-15	Develop a playground/playscape, renovate restrooms for accessibility, upgrade athletic field/facility and develop disc golf course (likely in Jubilee Park)	MNRTF, RPGF, City of Perry, civic/service organizations, local fundraising	\$100,000
2014-16	Develop accessible restrooms in Lower Playground and provide appropriate picnic facilities	Perry Schools, City of Perry, civic/service organizations, local fundraising	\$50,000
2015-17	Develop a non-motorized trail system in Perry with appropriate links to partner communities. Integrate into larger city development plans emphasizing walkable/bikeable community. Incorporate non-motorized transportation with improvements in street scape, repaving projects, etc.	MNRTF, MDOT, Shiawassee County, City of Perry, civic/service organizations, DALMAC Fund, local fund raising, etc.	Up to \$100,000

It is also important to note that these funds are contingent on Perry maintaining existing parkland and its facilities into the future. Improved maintenance is highlighted in the Perry Community Development Plan.

## **J. PERRY PARK AND RECREATION STRENGTHS, CHALLENGES, OPPORTUNITIES AND THREATS (Notes from 2/4/13 Meeting)**

Perry Municipal Building  
As Part of Regularly Scheduled Planning Commission Meeting 2/4/13  
7:00PM  
Phil Garcia and Shannon Mazurie, Undergraduate Students  
I-Chun (Nicky) Wu, Graduate Student  
Dr. Chuck Nelson, Associate Professor  
Department of Community, Agriculture, Recreation and Resource Studies

Attendance: 5 citizens at large, 5 Planning Commission members, 3 MSU students, Dr. Nelson

**Overview:** Planning provides road map to future and makes Perry eligible for state and federal grants to acquire lands and develop/renovate park and recreation facilities.

- Three different grants
- Michigan Natural Resources Trust Fund
  - 3 (state):1 (local) match
  - Acquisition and development
- Recreation Passport Grant
  - 3 (state):1 (local) match
  - Focus on renovation of existing facilities and development of new facilities
- Land and Water Conservation Fund
  - 1:1 match
  - Development of new facilities
- Planning funded by grant obtained by Dr. Nelson
  - From MSU Center for Community and Economic Development
  - Grant to assist communities and engage MSU students in planning efforts
- Plan development will follow DNR Certification Checklist
  - Will take place between February – June of 2013

### **Facilitated Discussion of Community Interests in Parks and Recreation**

Dr. Nelson led group through Strengths, Challenges, Opportunities and Threats input session.

#### **Strengths**

- The community itself is close knit
- Once something is started, and everyone is onboard, the community is strong
- There are numerous activities
  - Youth level sports such as community football, soccer, etc.
  - Different festivals
  - Perryfest, which is held every September
- Fantastic high school band
- New pavilion outside of Municipal Building extensively used

- Weddings, churches, music events, Easter egg hunt
  - Firefighters and Police utilize the pavilion
  - Volunteers constructed the pavilion
    - VFW, Lions and citizens at large were valued partners
- Mudge Hill
  - Used for winter activities
  - Mudgefest
  - Chili cook-off
- Recycling Committee active in Perry

### Challenges

- Jubilee Park needs maintenance
  - Playground equipment is outdated
  - Isolated
  - Vandalism
    - Lighting, monitor/presence
  - Night hours: people were vandalizing the picnic tables
  - School had to take out the picnic tables
- Main St. Playground
- Jubilee bathrooms are locked up
- Lack of money to fund park development and maintenance
- Interest in skate park
  - Never built
  - Currently have a fraction of money needed to construct from fundraising
- Park and recreation functions not under single umbrella organization
  - City owns parks
  - Non-profit athletic leagues
  - School is involved in certain aspects
    - Seems splintered
- No non-motorized trails
- Lack of activities for adults
  - Especially for seniors
- Lack of playscapes for kids, families
- Not a destination for visitors
- Lack of knowledge regarding grants for recreation development

### Opportunities

- Build skate park
- Develop a trail in Perry along the railroad tracks
  - Later eventually connect to longer trails around the city
  - Link to Owosso/Corunna area and trail development along M21
  - Rail trail system
- Bicycles are already used heavily in Perry
  - Consider a bike oriented trail in Perry with connections to other trails
- Cooperate with Shiawassee County park and recreation and trail planning efforts
- Lions club will provide labor to renovate Jubilee Park
- Need water based park

- Interest in a splash park
  - Wanting a lake/pond area for ice skating, fishing, etc.
  - Consider former sand/gravel operation that has been slated for development but that has lagged due to economic conditions
    - Perry Lakes Subdivision
- Develop community garden(s)
- Apply for and use federal and state grants
- Partner with adjacent townships
  - Possibilities with Recreation Authorities Act and other intergovernmental cooperation tools
- Disc golf course
  - Brings in diverse group of visitors
  - Local businesses, sponsorship, fund raisers,
  - Community sponsors are possible
- Perryfest proceeds partially go to the community parks
  - Interest in developing outdoor theatre/stage
  - Would be beneficial for Perryfest
  - Need to consider accommodating more visitors to Perryfest
- Hosting 5k races/events
  - Fundraising recreation events
  - Would be more possible with non-motorized trail(s)
- Dog park

**Threats:**

- Lack of funding
- Need to work out better ways to coordinate/partner with the schools
- Developing an efficient and effective plan for long term maintenance of park and recreation sites and facilities

## **K. ADDITIONAL GOALS AND OBJECTIVES – PERRY MASTER PLAN**

During the development of the City of Perry Master Plan, additional goals and objectives in relation to parks were established. These are listed below.

1. Acquire land for park with pond/lake based recreation opportunities.
2. Develop recreation facilities for park with pond/lake based recreation opportunities (skating, fishing, and swimming).
3. Develop a skate park with funds raised for this purpose.
4. Develop a splash/spray park on an existing public space.
5. Build an outdoor stage/amphitheatre.

## CHAPTER 11: CITY OF PERRY PUBLIC LIBRARY

### A. MISSION STATEMENT

**Mission Statement:** *The Community District Library provides access to ideas, information, experiences and materials that support and enrich people's lives.*



### B. HISTORY AND BACKGROUND

The first library in Perry opened in 1935, staffed once a week by volunteers. The first librarian, Nina Campbell, was appointed in 1941. In 1950, the current building on South Main Street was accepted as a gift of the estate of Edna Bentley and the first library board was appointed. The name of the library officially became the Edna Bentley Memorial Library.

The Dunham Library in Shaftsbury was established as a branch of the main library on October 15, 1975 and was located in the Woodhull Township Hall. It was open six hours per week, on Tuesdays. In 2000, the Woodhull Township Board decided to split the township library's

services, contract funding, penal fines, and State Aid for Libraries between Perry and Laingsburg. Due to the loss of this revenue, the Dunham Branch was closed.

### **Governance and Funding**

Through 2007, the Library functioned as a City Department under the direction of the Library Board. The Library Board consisted of six City of Perry citizens appointed by the Mayor and approved by the City Council. They served three-year terms and were allowed to be re-appointed for a second three-year term.

The Library was funded mainly by the City's General Fund (approximately 73% in FY06-07). Additional revenue consisted of penal fines, state aid, and other negligible sources (e.g., fines, non-resident fees, contract fees, copies and print-outs, program fees, and movie rentals).

In 2007, acting upon a request of the mayor, the Library Board unanimously voted to initiate the process of joining the Community District Library system, a multi-branch district library system based in Shiawassee County with locations in Bancroft, Byron, Corunna, Lennon, Morrice, and New Lothrop.

After fulfilling the necessary requirements, the library became an active branch of the CDL on January 1, 2008. The Perry City Library Board was dissolved and one representative from the City was appointed to serve as a representative on the Community District Library board.

The main funding source of the Community District Library is a four-year, .7 mills voted millage. City of Perry voters passed a millage in August 2012 to continue this funding source for library service.

## **C. CURRENT CONDITIONS AND SERVICES**

### **Staffing**

The Perry branch of Community District Library is managed by a Branch Manager and Library Assistant. Library Assistant Substitutes provide assistance during special library programs. Administrative oversight is provided by the Community District Library Director with assistance from other administrative staff members from the CDL offices in Corunna, MI.

### **Hours of Service**

The Community District Library has seven branch locations to serve the needs of community members. These locations are open a variety of hours to enable wider patron access. Hours of operation for each branch are listed on the Community District Library website. In addition, the website provides an opportunity for library patrons to access materials 24 hours a day, seven days a week. ([www.mycdl.org](http://www.mycdl.org))

### **Service Areas**

As a branch of the Community District Library, the Perry branch serves all patrons in the legal service area of the Community District Library. This includes Village of Bancroft, Burns Township, Village of Byron, Caledonia Township, City of Corunna, Hazelton Township, Village

of Lennon, City of Perry, Perry Township, Village of Morrice, Shiawassee Township, Village of New Lothrop, and Venice Township. City residents have the opportunity to utilize library services at any of the District's seven branches.

### **Collections**

The Community District Library emphasizes popular literature materials for adults and children in a collection of over 60,000 fiction and non-fiction books, large-print publications, genealogy materials, reference materials, DVDs, magazines, and audio books on cassette, CD and MP3. All cataloged library materials are searchable by patrons at an OPAC (Online Public Access Catalog) station in the Library and via the Internet at [www.mycdl.org](http://www.mycdl.org).

In January 1, 2008, the Community District Library began using an Interlibrary Loan System through contracted services with the Valley Library Consortium. This ILS software greatly expands the options of library patrons by allowing many more services and user-friendly interfaces, all available on-line.

### **Services**

The following services are available and/or provided by the Community District Library:

1. **Copy Machine:** A self-serve copy machine is available for use at the Library for a fee.
2. **Computer Printing:** A b/w laser printer is available for use at the Library for a fee.
3. **Fax Service:** Patrons can send and receive faxes at the Library for a fee.
4. **General Library Research:** Staff is available to assist patrons with in-house materials and on-line databases and resources.
5. **Interlibrary Loan of Materials:** Library patrons have access to the extensive holdings of all Valley Library Consortium libraries through the use of the Horizon catalog system. Material reservations can be made on-line from any location and items will be delivered to a branch of your choice for pick-up. Another source for materials is **MeLCat**, a state wide on-line catalog with over 400 participating Michigan libraries. **MeLCat** allows materials to be ordered online and delivered to a branch of your choice for pick-up from any participating MeLCat library in the state of Michigan. There are over 6 million items available for patrons to borrow.
6. **Internet Databases:** The Library has access to over 40 professionally designed medical, legal, business, and educational databases from the Library of Michigan through [www.mel.org](http://www.mel.org), to fulfill patrons' informational and recreational needs.
7. **Public Access Computers:** The Library has several public access computers with high speed internet access. Wi-fi access is also available.
8. **Readers' Advisory:** Library staff is available during public hours to assist patrons with the selection of books, audios, and other materials. The Horizon ILS system also offers patrons advisory resources via the Library's web site.
9. **Reference Assistance:** Library staff answers questions posed by patrons in the Library, by telephone, or via e-mail. Staff also provides point-of-use instruction on the use of library resources and information technology.

10. **Exam Proctoring:** The Library facility and its resources are available for exam proctoring for various colleges, universities and programs upon request.
11. **Tutoring/Meeting Room:** Available by appointment only.

### Programs and Special Events

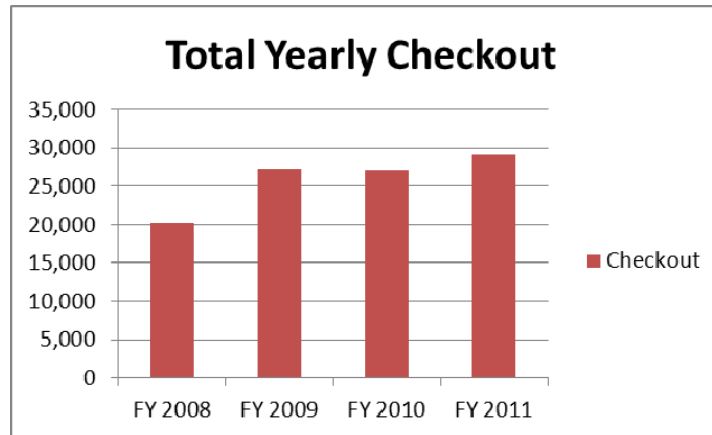
1. **Computer & E-Reader Classes:** Hands-on basic computer classes and basic e-reader classes are scheduled throughout the year, at various times and locations.
2. **Library Tours:** Library tours are available upon request.
3. **Story time:** The Library holds Story time programs on a monthly.
4. **Summer Reading:** Community District Library participates in a Summer Reading Program annually for patrons of all ages, including children, teens and adults.
5. **Author Visits and Other Miscellaneous Programming:** The Community District Library hosts programming on a wide variety of topics as often as possible, including cultural programs, children's programs, programs for seniors, and more. Visit the Library's website at [www.mycdl.org](http://www.mycdl.org) to learn more about programs available.

### Usage

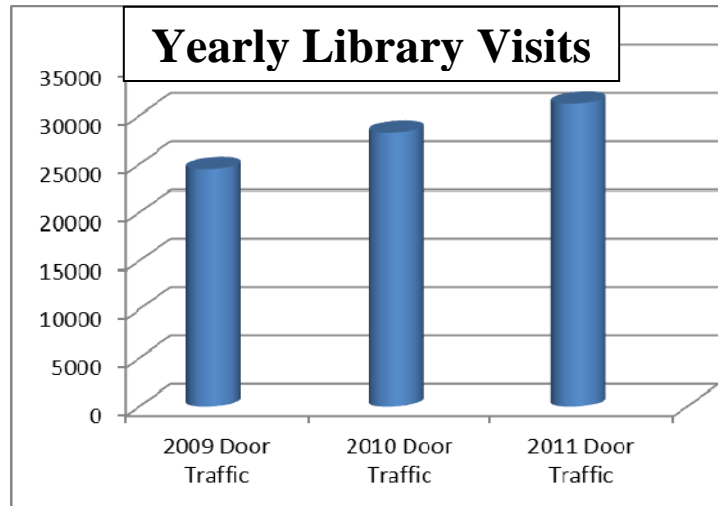
Circulation of Library materials has fluctuated throughout past decades due to changes in legal service areas and decreases in public hours. A historical snapshot of circulation activity shows that in 1982, the Edna Bentley Memorial Library and the Dunham Branch together circulated 14,487 items; in 1992, they circulated 53,363 items. In 2005, the Perry location circulated 21,000 items. Since merging with Community District Library, circulation has continued to grow with over 29,000 total items including renewals circulated in 2011.

Since joining with Community District Library in 2008 statistics show an upward trend in the number of library visits, circulation, and reference queries, with computer usage continuing to grow.

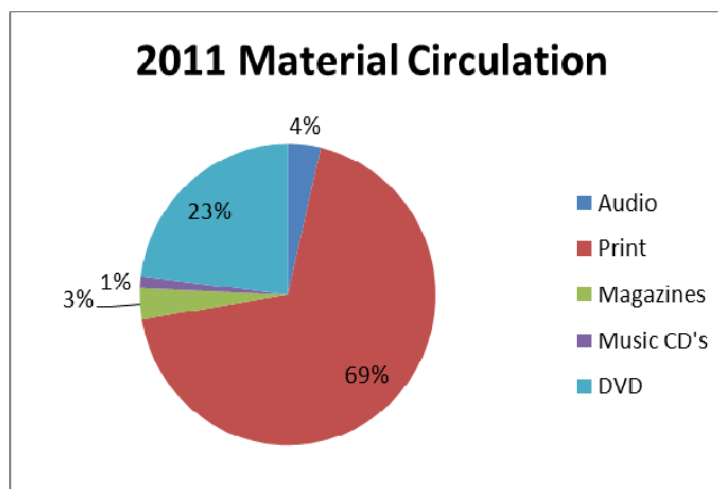
**Figure 11-1: Total Yearly Checkout – Perry Library**



**Figure 11-2: Yearly Library Visits – Perry Library**



**Figure 11-3: 2011 Material Circulation – Perry Library**



**Accomplishments Since Last Master Plan Update**

1. Community District Library has high-speed internet and Wi-Fi abilities today, as well as many opportunities for computer technology and software training.
2. Electronic and digital resources such as e-books for e-readers and music are now available to download from the library website.
3. New circulation desk was installed in November 2007, enhancing the library's professional image and allowing for greater organization of library resources and streamlining day-to-day operations.
4. The interior and exterior of the library building received a fresh coat of paint.
5. Teen services and other program areas have greatly expanded.
6. Interlibrary loan opportunities have expanded tremendously, easily providing patrons with library materials never before available.
7. Access to professional resources, expertise, and opportunities not previously possible has been expanded.
8. Bathroom has been remodeled in 2013 with new vanity and toilet.

**D. GOALS AND OBJECTIVES****Needs**

A long-term strategic planning initiative is essential to identify the community's information needs and to guide the Library in fulfilling those needs. This includes mapping the Library's future and securing stable, long-term funding (e.g., a millage).

After secure funding, the paramount obstacle the Library faces in providing high quality service to residents is the small, out-of-date, structurally inadequate facility. In order to provide high quality service to the community, the Library needs to acquire a larger facility or add-on to and update the infrastructure and interior of the current facility. The Library facility occupies about 2,880 square feet, of which approximately 1,800 square feet is in the public service area. It is recommended by the Library of Michigan Quality Services Audit Checklist Program that the Library provide a minimum of 2,992.5 square feet of public service space for a Library serving a population of our legal service area. Notably absent in Perry's library facility are a separate public meeting space; dedicated young adult area with seating; appropriately-sized shelving and furnishings in the children's area; dedicated program space; adequate storage space for materials, equipment, and library records; and private, secure administrative space.

Parking for library patrons is woefully inadequate. Patrons frequently complain about the danger of having to park across the street from the library and cross busy M-52 with small children. The community desires that the Library offer more programs for all ages, including teens, adults, and senior citizens.

**Goals:**

1. Provide stable funding for the Library and its services.
2. Expand the Library facilities to include additional storage space, and a public meeting room.
3. Improve parking abilities at and around the Library.

4. Continue offering the existing programs and activities at the Library.
5. Include additional programs at the Library to provide opportunities for people of all ages, including teens, adults and senior citizens.

**Objectives:**

1. Coordinate with the Community District Library (CDL) regularly to assess funding needs for services.
2. Develop a needs study with the CDL to study options for either expanding the existing facility or relocating the Library to another location to offer the necessary space that is recommended by the Library of Michigan Quality Services Audit Checklist Program.
3. Develop a study to access the parking needs for library patrons.
4. Coordinate with the CDL continue offering reading programs and computer training courses, while also researching additional programs for people of all ages.

**E. ACTION/IMPLEMENTATION PLAN**

1. Continue to coordinate with and support the Community District Library in meeting the objectives listed above.
2. Perform needs study in conjunction with the CDL to assess parking needs, priorities for enhanced services for library patrons, and possible options for expanding the facilities.



## CHAPTER 12: COMMUNITY ACTIVITIES/EVENTS

The City of Perry is active in community life. Throughout the year, numerous activities are sponsored by the City of Perry, the residents, the schools, local activity groups, and the business representatives. Events range from parades to contests, and bring the people of the City of Perry and its surrounding communities together for times of celebration. Included in this chapter are some of the major activities held throughout the year. New ideas come forth each year, and continue to expand the community atmosphere for the city, as well as making this a more distinctive, attractive place to reside.

### WinterFest/ Mudge Festival

Beginning in February 2004, the City began to hold an annual WinterFest, known as the Mudge Festival. This is named after the DPW Supervisor, Chuck Mudge. Included in this are a homemade toboggan race, and toboggan design contest, as well as a chili cookoff contest. Everyone is asked to bring an item for our local Food Bank as an entry fee.

**Pictures 12-1 and 12-2: WinterFest/Mudge Festival Activities**



Any resident is able to register in our Down Hill Mudge Race and/or Designer Mudge Best in Show. The toboggans can only be pieces of cardboard put together with adhesive products. The race is on the hill near the DPW building, and is held during the afternoon.

During the race, a Chili Cookoff Contest is held, in which participants make their home-made recipes and have a panel of judges to rate them. There are three categories, based on levels of spicy-ness: Single Burner, Double Burner, and Triple Burner. After chili is judged, free food and drinks are offered to the public.

In addition, there are other activities for the children. One year, there was the Miller Ice Sculptures, which provided demonstrations of artists' Ice Carvings.

Local businesses contribute items that are raffled off throughout the day.

**National Night Out**

The National Night Out is held on the first Tuesday of August. The event takes place at City Hall lawn beginning at 5:00pm. This event gives you the opportunity to meet and interact with our Local Police Department. The evening is filled with fun and free family events.

**PerryFest**

The Annual PerryFest is held the third weekend of September. The first PerryFest occurred in 2003, with outstanding participation, and has been held annually every year since then with the 10<sup>th</sup> annual PerryFest just occurring in September 2012. The event starts on Friday evening and concludes Sunday evening. Throughout the weekend, there are a wide variety of things for all individuals and families to do. These activities include: a car show, kids' bounce houses, farmers' market/craft show, book sales, local business displays, a parade, sporting events, taste of Perry, fireworks, and closing with a community-wide church service held outside near the City Hall property. This event has continued to grow every year, and provides the community with the atmosphere that small towns love to achieve.

**Picture 12-3: Aerial Photo – PerryFest****Picture 12-4: Main Street – PerryFest****Put Your Best Face Forward Business Contest (monthly from May-October)**

Beginning in 2007, the City began having an aesthetic contest for all the businesses located on Main Street within or near the Historic Downtown Business District. Each month between May and October, the businesses are rated according to visual friendliness, decorative features both inside and outside, among other attributes. The mayor and individual members of the City Council each take a month during the summer and select the winning business. This has created additional pride in the Perry Community, and the M-52 corridor continues to become more beautiful each year. In recent years, the contest has been expanded to include all businesses along Main Street throughout the community.

**Parades**

Multiple parades are held each year beginning near the back of the high school and then heading down Main Street through the downtown before concluding at Bath Road. Marching Bands,

fire/emergency vehicles, classic cars, church groups, businesses, and other activity groups, participate through these parades to show their community spirit. These parades include, but are not limited to:

- Memorial Day
- PerryFest Parade – Third Saturday in September
- Perry High School Homecoming Parade (typically in October)
- Home Town Christmas Lighted Parade (the First Saturday of December)
- Veterans Day Parade, which is rotated by the Cities each year (Corunna, Durand, etc.)

#### **Pictures 12-5 and 12-6: Parade Photos**



#### **Community-Wide Church Services**

Three times a year, area-wide churches from the City of Perry, Perry Township, the Village of Morrice, and the Shaftsbury area gather together for community-wide services of praise and thanks. The churches included are from all denominations, and these services are open to anyone to attend. The three times that they are generally held include:

1. Good Friday
2. PerryFest in September
3. Community Thanksgiving Service – held the Tuesday before Thanksgiving

The location for the services on Good Friday and Thanksgiving is rotated by each participating church, while the PerryFest service is held outside of City Hall on the Sunday evening concluding the PerryFest.

#### **Christmas Lighting and Decoration Contest**

This contest is open to all City Residents for decoration of their homes. The winners from the previous year meet with City officials and select three winners. The top three winners receive prizes.

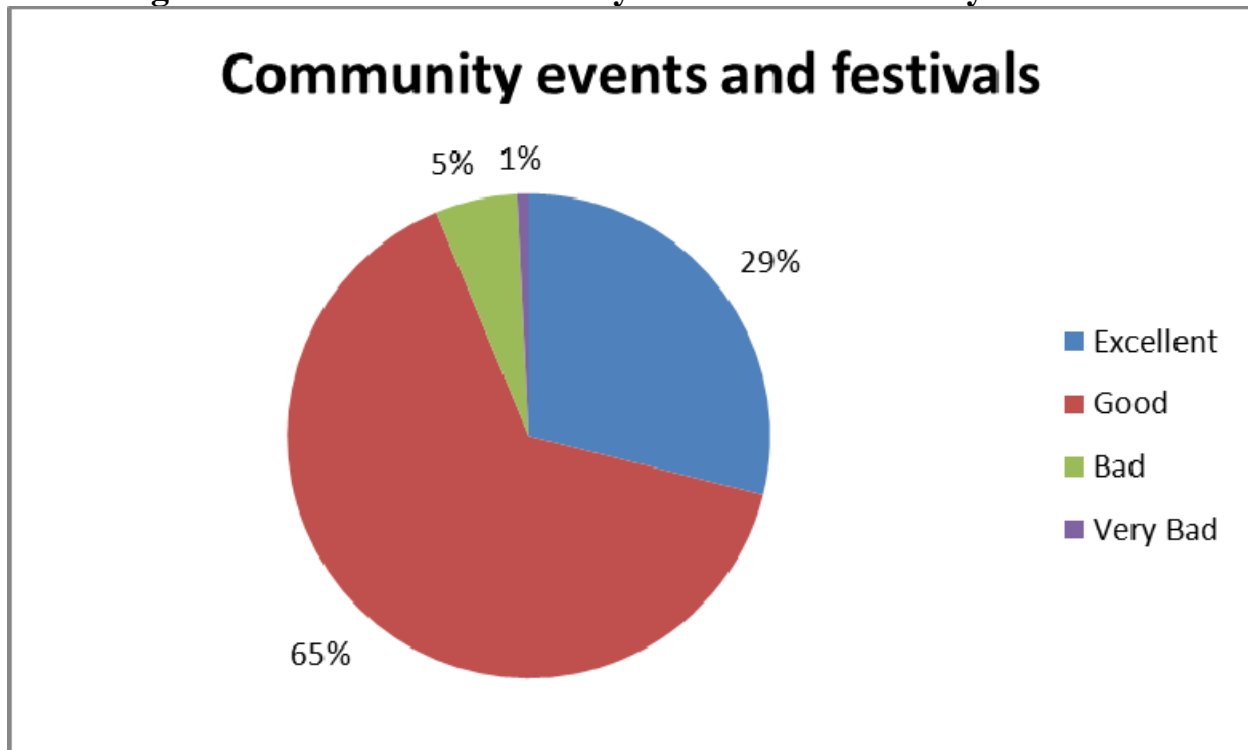
**City Workers and Volunteers Christmas/End of the Year Party**

Every year the City of Perry hosts a Christmas Dinner to thank all of those people in the city who selflessly donate their time to sit on committees for the betterment of our city. All City employees and volunteers to various committees are invited to celebrate the end of the year with a dinner and gift exchange.

**Residential Survey Results**

People overwhelmingly reported positive ratings when asked about the quality of community events and festivals. **94%** of the respondents reported either an excellent or good rating, while only **6%** expressed concerns.

**Figure 12-1: Residential Survey Results – Community Activities**



Source: City of Perry Residential Survey (December 2012)

**Goals**

1. To further enhance and strengthen the attractiveness and “community atmosphere” of the City through the continuation and expansion of activities which bring area people (i.e., residents, businesses, workers, etc.) together.
2. To support opportunities for enhanced quality of life available to community through the City and the Perry Public Schools. Increased child and youth programs are needed.
3. To promote growth of business in the Perry area.

## **Objectives**

1. Continue to promote the PerryFest and other community activities to City and neighboring community residents, businesses, workers, and visitors.
2. The development of a local volunteer non-profit (501C3) “Performing Arts” Support Group (PASG), which will support and enhance many forms of local performing arts (i.e., theatre, music, etc.) along with booking non-local talent to perform, utilizing the facilities of Perry High School to promote community involvement and activities.

## **Action/Implementation Plan**

1. Continue hosting the programs and events listed throughout this chapter annually, while looking for ways to expand and to promote the community.
2. Research what other communities have done in response to developing a local non-profit (501C3) “Performing Arts” Support Group (PASG). Coordinate with Perry Public Schools and other partnering agencies to develop a PASG.
3. Promote use of City facilities, such as City Hall, Veterans’ Memorial Park and Jubilee Park.
4. Continue to enhance City facilities. Current focus is on Veterans’ Memorial Park.



## **CHAPTER 13: PUBLIC/MUNICIPAL UTILITIES**

### **A. DEPARTMENT OF PUBLIC WORKS – OVERVIEW**

The City Department of Public Works, located behind City Hall at the end of Lamb Street, is responsible for maintenance and coordination of the municipal water system, the municipal wastewater system, and the stormwater drainage facilities. They are on-call at all times. The mission of the DPW is “to maintain the infrastructure that supports the daily life of the city’s residents”. The roads, water system, and public services in the City are managed with the highest consideration for quality, convenience and efficiency. There are currently five staff members of the DPW consisting of the superintendent and four maintenance staff members.

**Picture 13-1: Perry DPW Building and Complex**



In addition to the water system, the wastewater/sewer system, and the stormwater drainage facilities, the City offers other services, such as: wood chips, cleaning yard waste, snow removal, and hydrant flushing (3 times per year).

#### **Overall DPW Goals and Objectives**

1. Develop and/or implement a utility extension/improvement/replacement program in order to provide reliable and quality service.
2. Document, via mapping, all existing utilities and improvements.
3. Increase Department of Public Works staff as necessary to maintain the City’s infrastructure.

4. Continue to coordinate street paving/resurfacing activities with infrastructure (water, sewer, storm) improvements.

## **B. MUNICIPAL WATER SYSTEM**

### **Background**

The City of Perry has operated a municipal water supply system since 1918. The municipal system was constructed as a result of a serious fire in 1913 which leveled much of the downtown area. The original system consisted of one supply well, one 60,000 gallon elevated tank, and a limited network of distribution mains.

Throughout the years, the system has been expanded to meet growth. In 1956-57, a new well site, with two production wells, was developed. In the early 1980's, the original elevated tank was replaced with a 200,000 gallon storage tank, a new 500 gallon per minute production well was added to the system and the construction of the core water transmission main system was initiated. There is an average daily flow of about 210,000 gallons of water, which increases during warmer weather. The DPW monitors the water system daily to assure the highest quality of water possible, and to meet the standards set by the Michigan Department of Environmental Quality. In addition, the original 1918 vintage fire hydrants were replaced with new units (see Map 13-1 on page 92).

The distribution system is generally adequately looped. The three (3) water supply wells are situated in a single well field, located adjacent to the Ellsworth and Ruppert Road intersection.

### **Accomplishments from Last Master Plan Update**

1. Since the last master plan update, the City has invested in a comprehensive, computer-based mapping system to provide an inventory of system water main valves, hydrants and individual services.
2. In 2003, the City integrated a radio-read system in order to electronically read the meters for water usage. Prior to this, it was done manually. This process has allowed DPW staff to concentrate more time on regular maintenance and less time walking from door-to-door to read meters.
3. In addition, the City has developed and installed an iron removal plant to address water quality, and it was completed in January 2009.
4. A new water transmission line from the wells fields to the city was installed in 2008 as part of the construction of the iron removal plant thus providing two (2) feed points to the

city. A feed point is the direct access point to provide water from the source to its constituents. Previously, the city had only one access point.

### **Present System Capacity**

The average daily pumpage from the water wells for the period July 1, 1992 through June 30, 1993 was 184,000 gallons. In 2006 (from January 1<sup>st</sup> to December 31<sup>st</sup>), the average daily pumpage was just over 198,550 gallons, but has been as high as 210,000 gallons. In 2011, the average daily pumpage was 169,000 gallons per day (gpd) with the capacity of 270,000 gpd. This decrease is due to new and improved meters at the iron removal plant. The city's firm capacity has increased to 700,000 gpd, or 500 gallons per minute.

### **Fire Protection**

Coupled with the construction of a fire station in the 1980's, the implementation of the 1982 water system improvements resulted in a reduction in the City's fire protection rating, from a Class 8 to a Class 6. Fire flows in excess of recommended levels are provided to the historic downtown business district (HDBD) and in many residential areas in the community.

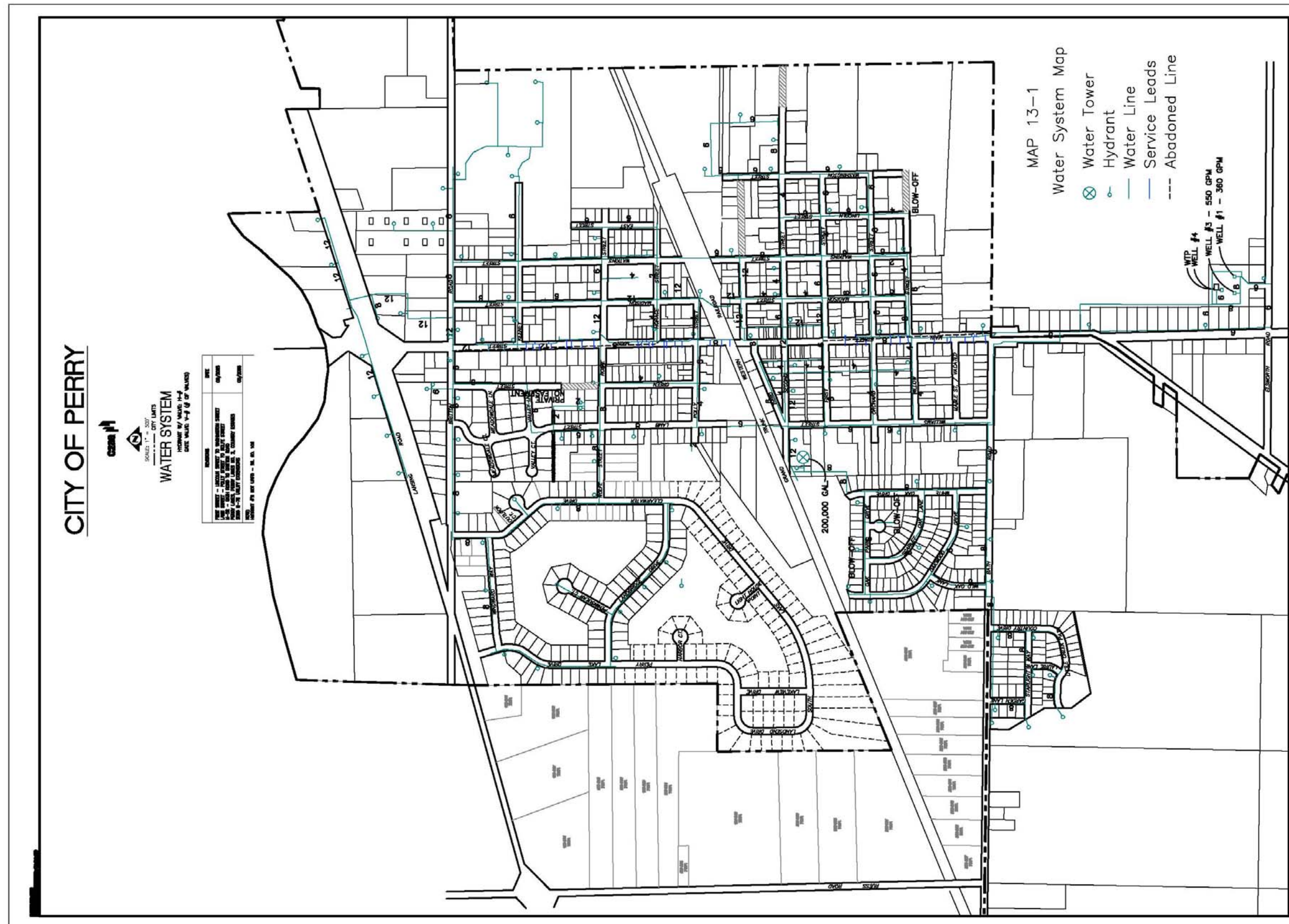
### **Water Quality**

The quality of the City's water supply is typical of most supplies in the mid-Michigan area (containing moderate hardness and iron content). In the mid-1980's, the City explored the construction of an iron removal treatment facility but the project was not implemented due to costs and other more critical public works issues.

In 2006, the City began to re-address the idea of constructing an iron removal treatment facility, and has explored various options for funding such a facility. This was a high priority item from businesses and residents of the community in terms of improving water quality. In January 2009, the new water iron removal treatment facilities were completed providing better water quality throughout the City.

### **Hydrant Flushing**

Hydrant flushing is done three times per year. They are typically flushed during the 3<sup>rd</sup> week of April, July, and October. This is done in order to maintain water quality within the city. Over the last few years, the hydrants have been flushed monthly from April-October in order to further decrease the iron deposits in the water mains.



## Meter Reading

The reading of meters is done on a monthly basis by a radio-read transmission system implemented in 2003. The rates are based on the quantity of water used by each resident or business. The connection charges and the increases are based on a minimum value or according to the cost-of-living and are increased annually. Most recently, City Code Sections 1040.06 (b) & 1040.07 (b) increased water rates by 2% in February 2012. The City's water users currently pay **\$2.38** per **1,000** gallons and outside the City water users currently pay **\$3.88** per **1,000** gallons. The rate shall be not less than 2% annually, nor more than the rate of inflation as determined by the Federal Consumer Price Index for the Detroit, Ann Arbor and Flint region. The City Council shall consider and set the annual adjustment by resolution.

**Table 13-1: Water Meter Readings (July 1, 2012)**

	Inside City Limits	Outside City Limits
<b>Water</b>	<b>\$3,038.80</b>	<b>\$3,738.30</b>
<b>Sewer</b>	<b>\$3,300.49</b>	<b>\$4,767.87</b>

The final numbers for benefit charge in 2010 were:

**\$2,942** water inside **\$3,593** Water outside, and

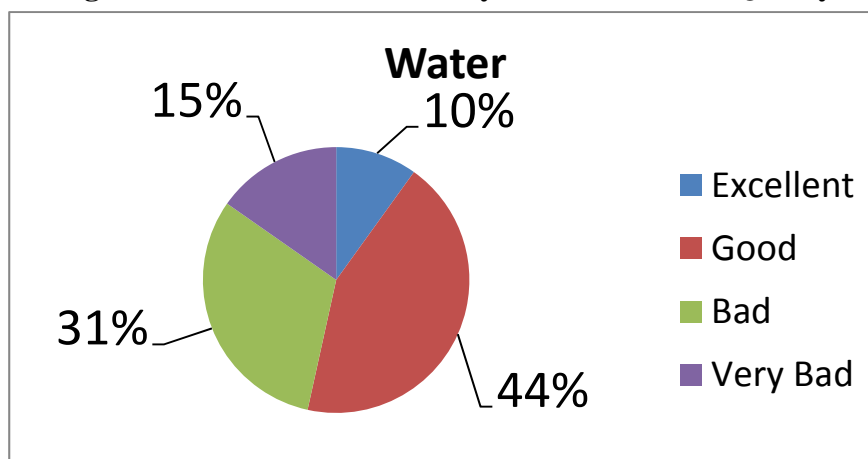
**\$3,118** sewer inside **\$4,494** Sewer outside.

Both water rates and benefit charges will be modified or amended from time to time by resolution of the City Council.

## Residential Survey – Water Quality

The 2012 residential survey asked residents to rate the quality of water in the City of Perry. In the results, the numbers were split due to issues still being addressed in the northeast part of the City limits. **54%** rated the water quality as either good or excellent, whereas **46%** rated it as bad or very bad. This is actually quite an improvement to how the City water rated prior to the iron removal plant being constructed. The City still does see it as a priority to continue improving water quality. Figure 13-1 shows pie chart of the results.

**Figure 13-1: Residential Survey Results – Water Quality**



Source: City of Perry Residential Survey (December 2012)

**Goals – Municipal Water System**

There are several short to long-range goals which should be pursued by the City of Perry in order to enhance the municipal water supply system.

1. Provide quality water service to the City for current and future needs.
2. Provide maintenance and operation of the existing municipal water system.
3. Provide necessary enhancements/expansions to the municipal water system, when appropriate, to meet the needs of the City during changing times and possible growth conditions.
4. The construction of a new or additional water storage tank to provide the capabilities of storing three (3) days worth of water for the City. This would be an extremely costly measure and would require long term planning and coordination with neighboring communities.

**Objectives – Municipal Water System**

1. Continued upgrading of the water distribution system, including extending the water transmission main looping and replacing undesired mains.
2. As the present excess capacity is utilized, the City should begin to explore areas for additional groundwater supplies.
3. Initiate well exploration for future wells.
4. Practice preventative maintenance procedures (i.e., water valve operation and fire hydrant flushing programs).
5. Develop study to evaluate options and alternatives to expanding the City's water storage capabilities.

**Action/Implementation Plan – Municipal Water System**

1. Annually review the water distribution system and continue practicing preventative maintenance strategies.
2. Complete the development of the well exploration study.
3. Research locations and methods to expand the groundwater supply system.
4. Replace any remaining 2-4 inch diameter water mains with 8-inch mains.

## C. MUNICIPAL WASTEWATER SYSTEM

### Background

In 1970, the City of Perry constructed a municipal wastewater collection sewer and treatment facility, replacing the individual on-site septic tank and drain field systems.

The new collection system served most of the developed areas within the City, with the exception of Meadowdale Subdivision. Approximately 45,000 lineal feet of 8 and 10 inch diameter gravity sewers and three (3) sewage pump stations were constructed (refer to the map on page 87).

The treatment facility was comprised of a two (2) cell, twenty (20) acre waste stabilization lagoon which discharged annually in the spring and fall to the adjacent Perry No. 2 county drain. The original lagoon system was sized to treat a wastewater flow for a population of 1800-2000 persons.

Since 1970, the sanitary sewer system has been expanded to serve new developments including the Perry Oaks Subdivision, several apartment complexes, and miscellaneous commercial entities in the southern and northern areas of the City.

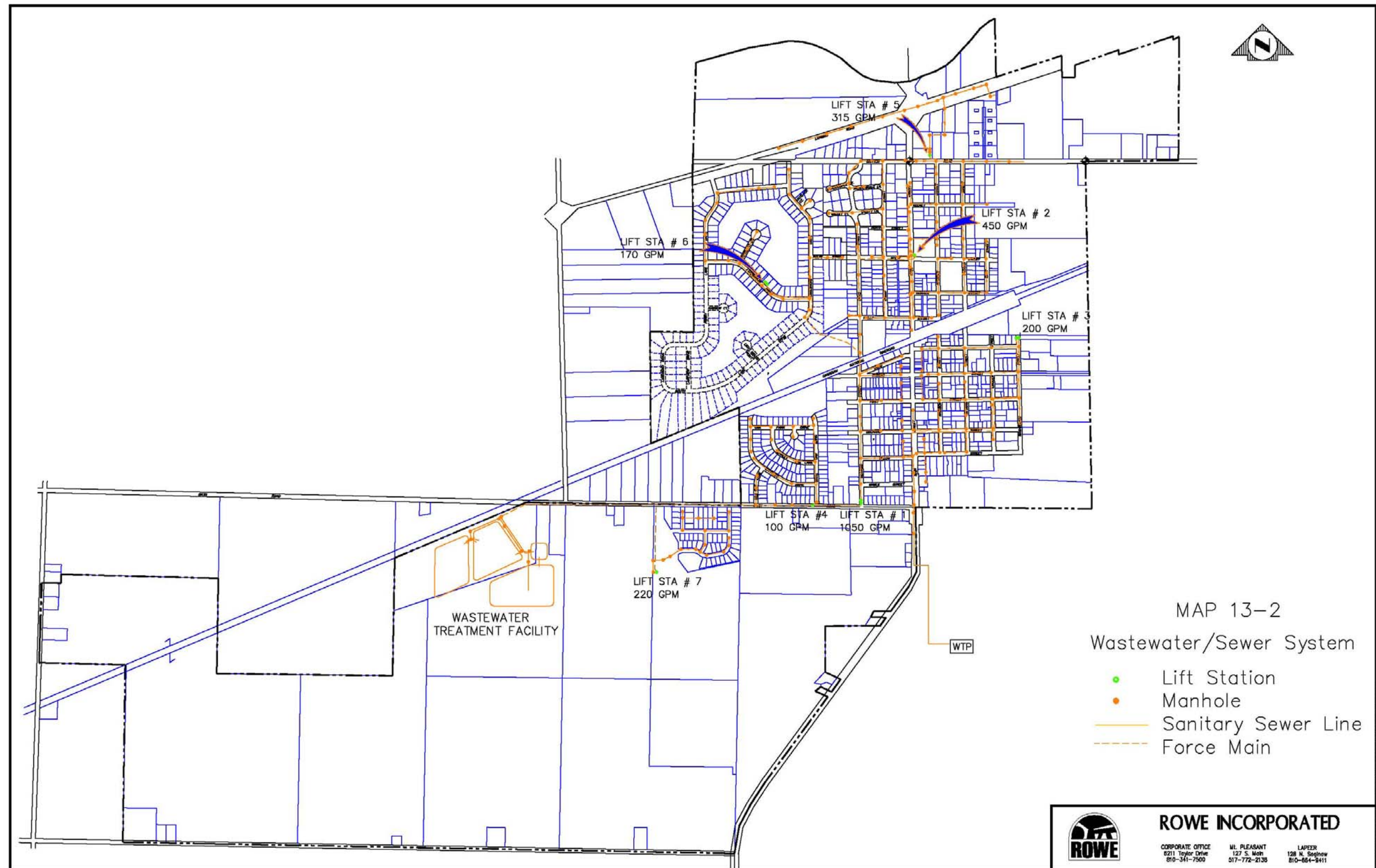
In the early 1980's, the Michigan Department of Natural Resources (MDNR) imposed more advanced treatment requirements, including phosphorus removal. Recognizing that the original lagoons were at capacity and coupled with the increased treatment requirements, the City expanded the treatment facility by adding a twenty (20) acre primary lagoon cell and phosphorus removal facility. The new system has a design capacity for 3,200 persons.

### Present System Capacity

For the period July 1, 1992 through June 30, 1993, the average daily wastewater flow pumped through the main pump station was **174,000** gallons per day. The same is true today. The main pump station, located at the Bath Road/Williams Street intersection has a pumping capacity of **1,050** gallons per minute which is adequate to handle present peak flows as well as flows for the full **3,200** person lagoon capacity. There are six other stations as well located throughout the City. See Map 13-2 on page 97 for the exact locations.

Using the present population of **2,086** persons, there is an approximate treatment facility "excess" capacity of **1,000** persons or approximately **400** single family residences.

In February 2008, the City of Perry purchased a "VACTOR Model 2103 combination sewer vacuum and high pressure jet rodder". This equipment will permit City DPW staff to adequately maintain the sanitary and storm sewer systems, and eliminate the need to borrow or lease equipment as has been done in the past. This VACTOR will be used to set up a maintenance program for cleaning manholes, lift stations, and sanitary sewers. The VACTOR is also capable of performing hydro excavation, cleaning storm sewers, and maintaining a dry safe area for DPW workers while they are repairing leaks. This was an objective specified in the last master plan update, and will enhance the city's ability to facilitate system operation and maintenance.



**Accomplishments Since Last Master Plan Update**

1. All pump (lift) stations have been upgraded in the last five years.
2. All pump stations have dial-up alarms by cell phone, which notify personnel when anything is wrong.
3. A comprehensive computer-mapping system was developed to provide an inventory of sewers, manholes and lead locations.
4. The City purchased a VACTOR/sewer jet cleaning equipment in February 2008 to permit City DPW staff to adequately maintain the sanitary and storm sewer systems and to facilitate system operation and maintenance.
5. In Nov. 2011 the City completed the cleaning and removal of the sludge and replaced the liners in ponds 1 & 2 ( the original ponds)

**Goals –Municipal Wastewater System**

1. Provide quality wastewater treatment service to the City for current and future needs.
2. Provide maintenance and operation of the existing municipal wastewater system.
3. Provide necessary enhancements/expansions to the municipal wastewater system, when appropriate, to meet the needs of the City during changing times and possible growth conditions.

**Objectives – Municipal Wastewater System**

1. Continued maintenance of the sewage pump stations and lagoon facility will provide the City with a solid foundation for growth. The existing lagoon cells should be observed and cleaned accordingly to remove deposited sludge.
2. Research future development options for the system's ability to treat industrial-type waste.
3. Initiate well exploration for future wells.
4. Practice preventative maintenance procedures for the wastewater/sewer system.

**Action/Implementation Plan – Municipal Wastewater System**

1. Annually review the water distribution system and continue practicing preventative maintenance strategies.

## **D. STORMWATER DRAINAGE FACILITIES**

### **Background and Current Conditions**

The City of Perry is served by three (3) major county drainage districts, all of which are under the jurisdiction of the Shiawassee County Drain Commission. Perry No. 2 runs east/west across the southern area of the City and was cleaned out and widened in the 1980's (See Map 13-3 on page 101).

The Spaulding Drain serves a major portion of the City, north of the railroad right-of-way. This drain was last improved in 1954, and is presently undersized to meet the needs of the district. The Shiawassee County Drain Commission is presently initiating a study to improve this drain.

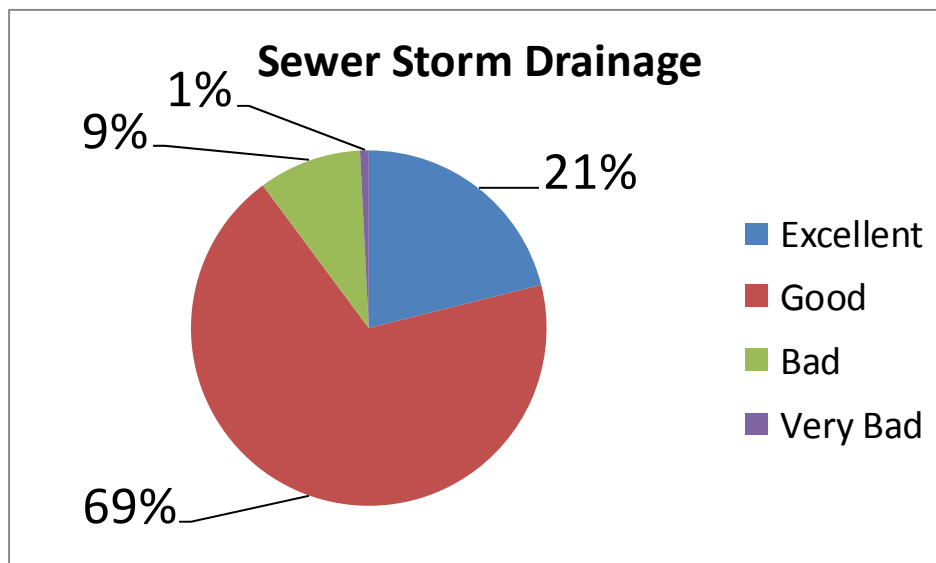
Perry No. 1 Drain begins just south of the railroad right-of-way on the east side of the City and discharges to the Spaulding Drain south of I-69. At the time of the last plan, this drain was also undersized and in marginal-to-poor condition. In the mid-1990s, a seven (7) foot drain was constructed under M-52 between the downtown and I-69 to address this issue. The reason it's seven (7) feet is because it provides for the maximum amount of runoff from a major storm.

A master drainage study was prepared for the southeast quadrant of the City (east of M-52, south of the railroad right-of-way and north of Perry No. Drain) in the mid-1980's. This study outlined the necessary drainage improvements including cost estimates and a phased construction program. The results of this study showed very costly solutions to addressing the concerns listed. The City intends to further study this for more cost-effective solutions.

Currently, the drainage facilities are adequate to meet the needs of the population and employment for the city. However, in order to accommodate additional growth in residential and/or industrial areas, improvements to the system will need to be addressed. When new residential subdivisions and/or commercial/industrial parks are developed, additional drainage and retention facilities are included in the design.

### **Residential Survey Results – Sewer Storm Drainage**

The 2012 residential survey asked residents to rate the quality of sewer storm drainage in the City of Perry. In the results, the numbers were very positive with **90%** rating service as excellent or good, whereas only **10%** rated it as bad or very bad. Figure 13-2 displays a pie chart of the results on the next page.

**Figure 13-2: Residential Survey Results – Sewer Storm Drainage**

Source: City of Perry Residential Survey (December 2012)

### **Goals – Stormwater Drainage Facilities**

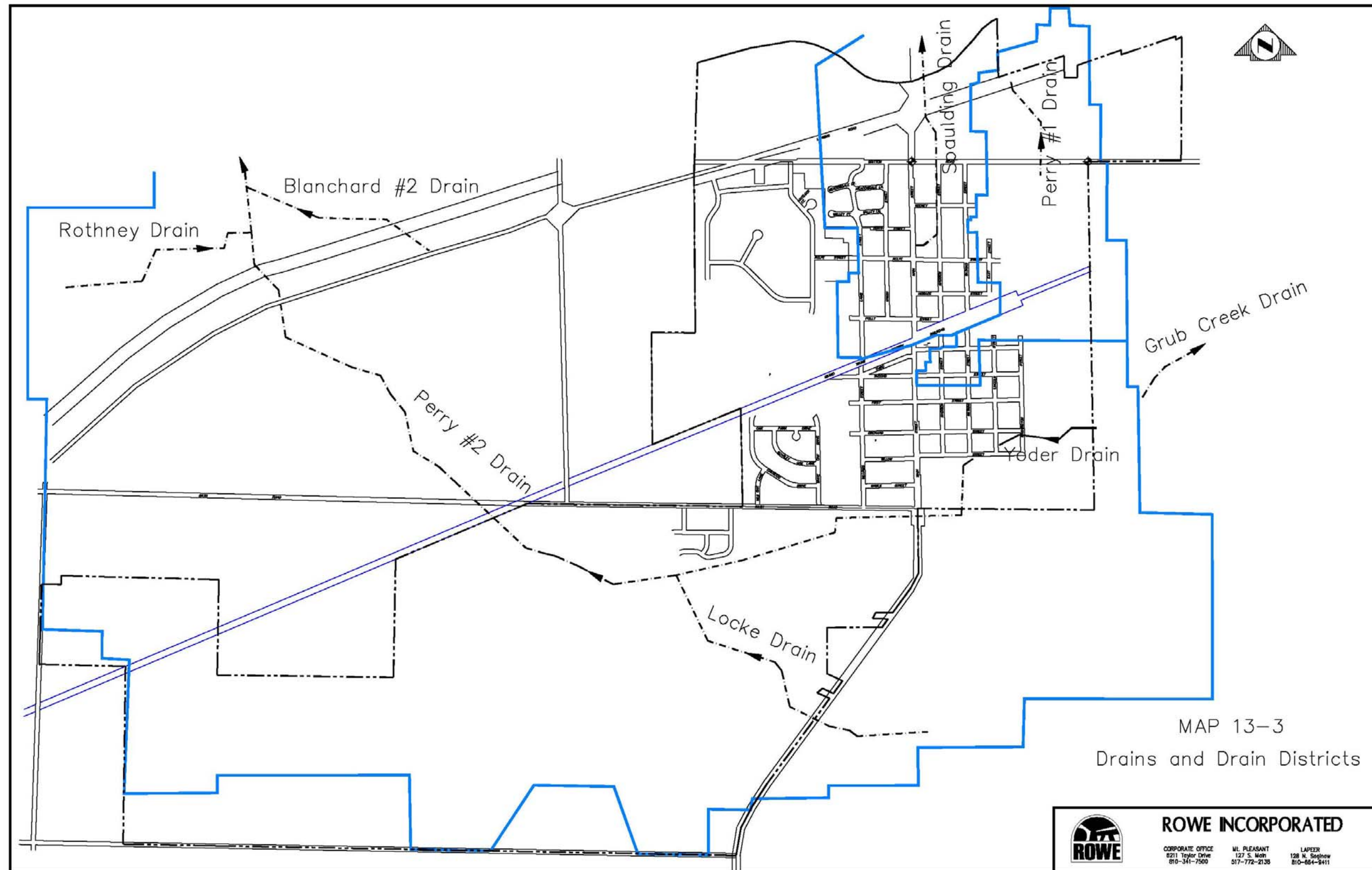
1. Provide adequate storm drainage for the entire City of Perry.
2. Improve the Stormwater Drainage Facilities throughout the City.
3. Enhance the system for inventorying the stormwater drainage system.

### **Objectives – Stormwater Drainage Facilities**

1. Research methods for implementing storm drainage improvements either independent or in conjunction with a street improvement program.
2. Development of a comprehensive, computer-based mapping system to provide an inventory of storm sewers, manholes, and catch basins.

### **Action/Implementation Plan – Stormwater Drainage Facilities**

1. Perform a drainage study for the City of Perry to implement storm drainage improvements either independent or in conjunction with a street improvement program.
2. Implement storm drainage improvements either independent or in conjunction with a street improvement program.
3. Develop and integrate a comprehensive, computer-based mapping system to provide an inventory of all storm sewers, manholes, and catch basins.



## **E. OTHER PUBLIC UTILITIES**

The City of Perry is served by natural gas, electric, telephone and cable television. The public utility providers include the following:

Natural Gas and Electric Power	Consumers Energy 530 West Willow Lansing, Michigan
Telephone	TDS Telecom PO Box 5158 Madison, Wisconsin, 53705 (866)-571-6662 1-(888)-CALL-TDS 1-(888)-225-5837
Cable Television and Internet Service	W.O.W. Cable 2898 Lansing Road Charlotte, Michigan 1-(800)-862-2404

Currently, options are limited for city residents when it comes to each of these services. Residents and workers throughout the city and the neighboring communities have expressed concerns about the limited options for public services. The City would like to review the current availability and begin to research options for additional providers, and advancements in technology throughout the area.

### **Goals – Other Public Utilities**

1. Provide multiple options and choices for telephone, cable, internet and other services accessible to City residents and workers.
2. Provide high quality services ranging from telephone, cable, and internet.
3. Provide public wireless internet options.

**Objectives – Other Public Utilities**

1. Increase the number of options for services ranging from telephone, cable, and internet options.
2. Improve the overall quality of services ranging from telephone, cable, and internet.
3. Expand public wireless internet opportunities to the Perry area.

**Action/Implementation Plan – Other Public Utilities**

1. Research current available and future possible service providers for telephone, cable, and internet to determine what types of additional services and improved qualities are available.
2. Recruit additional providers and vendors for telephone, cable and internet services in order to provide additional services and improved quality.
3. Coordinate with Perry Township and the rural areas surrounding the City of Perry to develop a research study public assessing wireless internet needs and options.

## CHAPTER 14: CITY OF PERRY TRANSPORTATION PLAN

### Background

The City of Perry was relocated to this location from one mile south when the Canadian National Railroad was constructed. Many communities were developed along the rail lines between the 1830s and the 1890s. Later on, two state highways intersected about ½ mile north of the downtown at the current Perry Corners. The City started to grow and began to expand its boundaries north at this point.

### Accomplishments From Last Master Plan Update

1. Resurfacing of several local roads throughout the City of Perry.
2. Development of sidewalks along Britton Road, Keeney Street linking M-52 (Main Street) to Perry Middle School and Perry High School.
3. Development of sidewalk linking Jubilee Park to the Perry Oaks Subdivision.
4. Resurfacing of M-52, both north (towards Owosso), and south (towards Webberville) of the City limits.

## A. EXISTING INFRASTRUCTURE

### Street System

Currently, the City of Perry contains few options for modes of transportation. People access Perry as a result of highways and local roads. A freight rail system also travels through Perry, but does not provide passenger service directly to and from Perry.

The street system of the City of Perry is comprised of **7.72** miles of local streets and **2.75** miles of major streets, as classified by the Michigan Department of Transportation (MDOT). Two (2) state highways, I-69 and M-52 (maintained by the state), go by the community with the latter going straight through the downtown area. Both of these corridors provide access to many other communities, making Perry a very desirable location. **I-69** is an interstate expressway, part of the federal highway system, that goes from Indianapolis, Indiana to the Blue Water Bridge in Port Huron, MI. It is one of the four primary interstates in Michigan, and contains a high level of commercial and passenger travel between Chicago and Canada. From the west, I-69 connects Perry to Lansing, to I-96 (Grand Rapids), to I-94 (Chicago) and to Fort Wayne, Indiana. From the east, I-69 connects Perry to Flint, I-75 (Saginaw/Detroit), and further east to Port Huron and Canada via the Blue Water Bridge.

**M-52** is one of the many state-owned highways in Michigan. It bisects the developed areas of the City, running north and south. This corridor serves as one of the few direct connectors between I-69 and I-96 and I-94 east of Mid-Michigan. It serves also as an alternative for US-23 and US-127, for travelers heading from Ohio towards Mid-Michigan. To the south, M-52 will connect people to I-96 (Detroit) near Webberville, I-94 (Ann Arbor/Jackson) near Chelsea, and eventually becomes SR-109 in Ohio. To the north, M-52 connects people to Owosso at M-21 (St. Johns), as well as M-46 (Saginaw/Ithaca).

M-52 (Main Street), between Bath and Britton Roads is pedestrian friendly with sidewalks along both sides of the road. The Michigan Department of Transportation reconstructed M-52 in 2003 in combination with a streetscape project in the downtown area. The road was reconstructed to have two (2) through lanes and one (1) continuous center-left turn lane between First Street and Britton and two through lanes south to Bath Road. Concrete curb and gutter is provided on M-52 throughout this corridor. On-street parallel parking is available on each side of the street between Bath Road and the Canadian National Railroad right-of-way. In 2005 and 2006, M-52, both north (towards Owosso) and south of the city limits (towards Webberville) was resurfaced as part of ongoing maintenance on the corridor.

Bath Road, Britton Road, and Lansing Road (east of M-52) are classified as County Primary Roads. Lansing Road (west of M-52) is a state-owned highway, but functions as a county primary road, and is a local alternative to I-69. Lansing, Bath and Britton Roads are the three major arterial routes connecting Perry to other local communities, such as Morrice, Bancroft, Laingsburg, Durand, and Shaftsbury.

Most major and local streets within the City are paved, but not curbed; ditching, in general, is not provided. Drainage is inadequate on most streets; Meadowdale subdivision streets are not paved and no storm drainage is provided. Streets in the Perry Oaks subdivision, the Perry Lakes subdivision, and the new Country Estates subdivision are, however, curbed.

The pavement surfaces are generally adequate as the City has an annual bituminous capping program. Pavement life, however, is reduced by the lack of adequate drainage. Existing street signage is inadequate, particularly the small size of the signs.

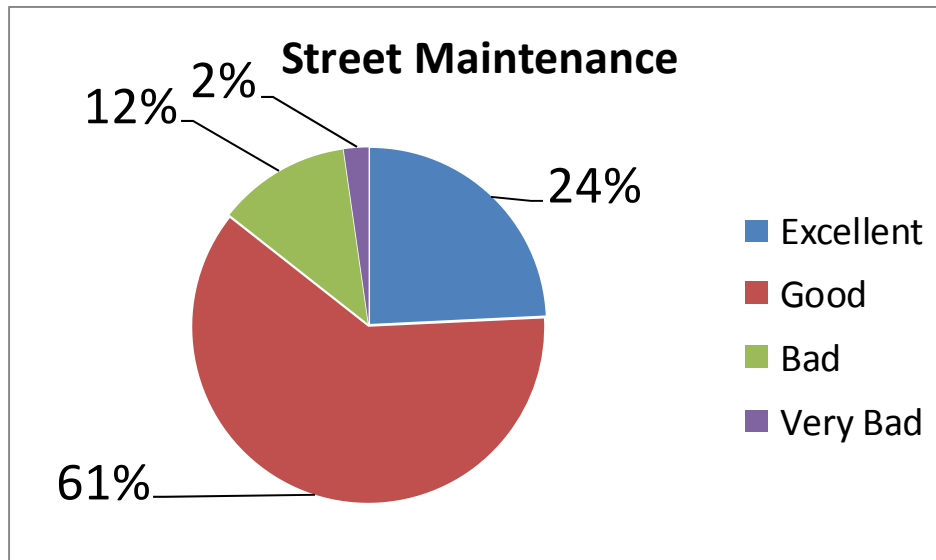
### **Street System Maintenance**

The City inspects its roads on an annual basis, and determines which streets are in the worst condition and based on available funding, repair those streets. Each spring, after the winter freeze-thaw cycle is complete, the streets are thoroughly inspected for ride quality and deterioration of pavement condition. Sidewalks are also inspected and repaired accordingly.

Funding for maintenance of local and major streets is provided through Act 51 funding by the Michigan Department of Transportation (MDOT). The Highway Local Street Fund receives **\$38,653.19** annually and the Major Street Fund receives **\$91,780.81** annually. The fund balances as of June 30, 2012 were **\$97,213.87** (major) and **\$42,680.74** (local).

In 2012, several streets were repaved; these streets include: Third Street (from M-52 east to Madison Avenue), Wild Oak Ln (Bath Road to Oakwood Ln), and Oakwood Lane (from White Oak to the dead-end), for a total of **\$101,000**. Onstreet angled parking was added along Second Street (between M-52 and Madison Street). Sidewalks were also placed behind Jubilee Park connecting the park to the back of Perry Oaks Subdivision.

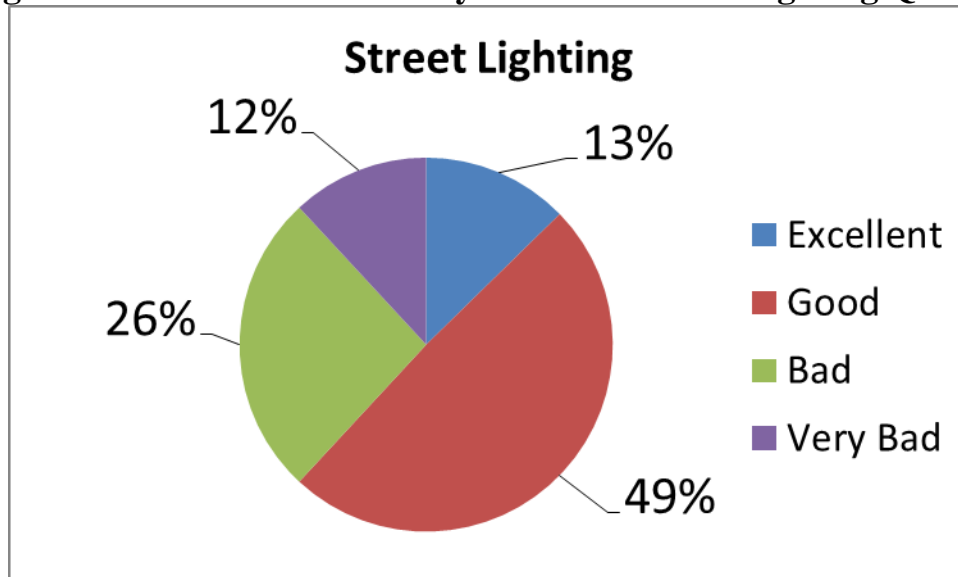
The residents were asked in the 2012 survey to rate the quality of street maintenance in the City. The results are shown in Figure 14-1, with **85%** of the residents showing an excellent or a good rating, while **15%** showed a bad or very bad rating.

**Figure 14-1: Residential Survey Results – Street Maintenance Quality**

Source: City of Perry Residential Survey (December 2012)

### Street Lighting

The residents were asked in the 2012 survey to rate the quality of street lighting in the City. The results are shown in Figure 14-2, with 62% showing positive ratings and 38% showing negative ratings.

**Figure 14-1: Residential Survey Results – Street Lighting Quality**

Source: City of Perry Residential Survey (December 2012)

### Railroad

The City is also bisected east-west by the Canadian National Railroad right-of-way, which serves over 40 freight trains and 1 or 2 passenger trains (Amtrak out of East Lansing) per day. There is one crossing currently within the City Limits at M-52, with additional crossings in Perry

Township at Bath and Britton Roads. The 1970 Master Plan indicated a second crossing will be required as the City develops. The population in the city has not grown substantially; however, the traffic volumes through town have increased.

A second crossing within the City limits would be feasible at Watkins Street. However, there are significant costs associated with the construction of a second crossing, including the rubber crossing, gates, controls, and upgrading Watkins Street north and south. It is estimated that the cross could cost well over \$300,000. Also, the Canadian National Railroad requires a certain distance between crossings, and is opposed to any additional crossings. When M-52 was being reconstructed in 2003, a temporary crossing was placed at Madison Street; however, it was removed as soon as M-52 was open to traffic due to the close proximity to one another.

At the present level of development, and for the next decade, there does not appear to be an urgent need to construct a second crossing.

### **Transit**

Two transit providers offer service for Perry residents currently: the Shiawassee Area Transportation Agency (SATA) for local trips, and Indian Trails for long distance trips. A detailed description of these services and their characteristics is provided later in this chapter.

## **B. CURRENT ISSUES**

### **Pedestrian Accessibility**

Pedestrian Safety is listed as a high priority for residents and workers in and around the City of Perry. Sidewalks on side streets are sporadic, at best, and are non-existent on the majority of the major arterials other than M-52 (Main Street). Perry High School and Perry Middle School are located on Britton Road. Prior to Fall 2008, people walking to and from school were forced to walk on the shoulders. During the summer of 2008, a sidewalk was constructed on the north side of Britton Road which includes a crosswalk in front of Perry Middle School, to address this immediate issue. People walking to the schools from the south (who generally walk along Keeney Street to enter the school grounds) are still required to use the shoulders along many of the local streets. In 2010, a sidewalk was constructed on the north side of Keeney Street connecting M-52 (Main Street) sidewalks to the Perry Public Schools complex. In 2012, a sidewalk was development linking Jubilee Park to Perry Oaks subdivision.

### **Traffic Volumes on Major Roads**

Traffic volumes on the major routes have grown substantially over the years, despite the lack of growth in residential population. The volumes are expected to continue growing.

Currently on I-69, traffic volumes west of Perry range between **31,000** and **32,000** vehicles a day (with approximately 15,800 vehicles traveling in each direction). East of Perry, volumes range between **22,000** and **23,000** vehicles daily (with approximately 11,300 vehicles traveling in each direction).

Currently on M-52, traffic volumes between Bath Road and Britton Roads have averaged almost **9,200** vehicles per day in 2011, as M-52 becomes a more popular through route for passenger and freight vehicles. Further north between Britton and I-69 at the Perry Corners, traffic volumes averaged **11,000** vehicles in 2011. South of Beard Road, there are around **4,100** vehicles entering or leaving the community. North of I-69, volumes are around **9,800**, since this provides the major connector to Owosso from I-69.

On Lansing Road, west of Britton Road, traffic volumes average approximately **4,500** vehicles per day. In the commercial district between Britton and M-52, they increase to **5,800** vehicles daily. East of M-52 (west of Morrice), they are around **4,100** vehicles daily.

On Britton Road, between Lansing and M-52, traffic volumes are around **1,150** vehicles daily. East of M-52 near the schools, traffic volume increase to **2,900** trips daily.

On Bath Road, west of M-52 near the Perry Oaks subdivision, traffic volumes reach close to **1,500** vehicles per day, and further west are around **1,200** trips daily. See Map 14-1 on the next page for 2011 estimated traffic volumes.

Volumes are expected to grow very minimally through 2035. By 2035, volumes along I-69 are expected to reach between **32,000** and **33,000** and along M-52 can go over **9,650** in downtown, and over **11,100** at the Perry Corners. See Table 14-1 for the traffic counts and the growth factors at each location. Growth factors were taken from the MDOT Statewide Travel Demand Forecast Model. See Map 14-1 above of the main roads with their traffic volumes.

**Table 14-1: 2011 Traffic Volumes and 2035 Future Projections**

Route	From	To	2011 Traffic Volumes	2035 Projections	Growth Rate
I-69 EB	Woodbury Rd	M-52	15,800	16,250	2.84%
I-69 WB	Woodbury Rd	M-52	15,800	16,250	2.84%
I-69 EB	M-52	Grand River (Bancroft)	11,300	11,700	3.54%
I-69 WB	M-52	Grand River (Bancroft)	11,300	11,700	3.54%
M-52	S County Line	Beard Road	4,100	4,290	4.63%
M-52	Bath Road	Britton Road	9,200	9,650	4.89%
M-52	Britton Road	Lansing Road	11,000	11,177	1.61%
M-52	Lansing Road	I-69	12,400	12,600	1.61%
M-52	I-69	Grand River Road	9,800	10,005	2.09%
Lansing Rd	Bath Road	Britton Road	4,500	4,600	2.22%
Lansing Rd	Britton Road	M-52	5,800	5,950	2.58%
Lansing Rd	M-52	Bennett Drive	4,104	4,200	2.34%
Bath Road	Beardslee Rd	Ruess Road	1,200	1,225	2.08%
Bath Road	Ruess Road	M-52	1,506	1,538	2.12%
Britton Road	M-52	East City Limits	2,934	2,950	0.54%

Source: Growth Factors from MDOT Statewide Travel Demand Forecast Model, 2008

Traffic Counts taken from MDOT Sufficiency Database, and Shiawassee County Road Commission

## D. LEVEL OF SERVICE (LOS) ANALYSIS

The roads in the City of Perry are measured according to level of service (LOS) which is a measurement of the ratio of the road's current traffic volume to its traffic capacity. The scale ranges from LOS A to F. A volume-to-capacity (V/C) ratio of 1.00 means that the volumes on the roadway are equivalent to the capacity of the road. The following is a description of each level's operating conditions.

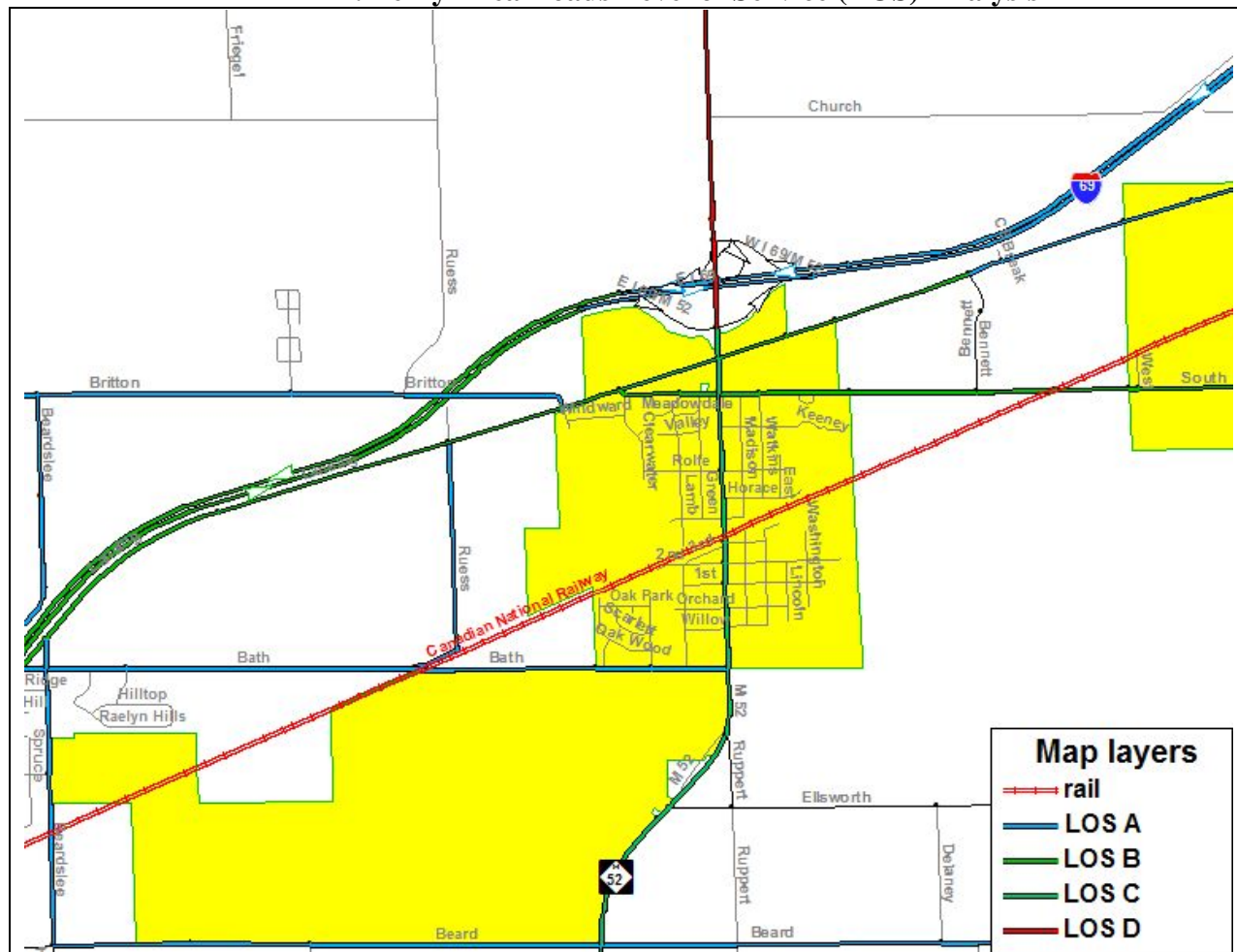
- **Level A** = Free flow; speed controlled by driver's desires, speed limits or physical roadway conditions ( $V/C \leq 0.50$ ).
- **Level B** = Stable flow; operating speeds beginning to be restricted; little or no restrictions on maneuverability from other vehicles ( $V/C$  is between 0.51 and 0.75).
- **Level C** = Stable flow; speed and maneuverability more closely restricted ( $V/C$  is between 0.76 and 1.00).
- **Level D** = Approaches unstable flow; tolerable speeds can be maintained but temporary restrictions to flow cause substantial drops in speed, little freedom to maneuver, comfort and convenience are low ( $V/C$  is between 1.01 and 1.25).
- **Level E** = Volumes nearing capacity; speed typically in the neighborhood of 30 mph; flow unstable; stoppage of momentary duration. Ability to maneuver severely limited ( $V/C$  is between 1.26 and 1.50).
- **Level F** = Forced flow, low operating speeds, volumes above capacity; queues formed ( $V/C > 1.50$ ).

Roads with a LOS rating of D or greater have volumes exceeding the capacity for the road. No roads within the city limits meet these conditions over a 24 hour period; however, areas around

the Perry Corners interchange do reach a LOS D rating during AM and PM peak periods, and M-52 downtown experiences occasional backups due to trains crossing through town multiple times a day. North M-52 (between the rail crossing and I-69) experience minor delays at school arrival and departure times.

Map 14-2 shows the LOS analysis over a 24-hour time period within the Perry area. Within the city limits, roads rate at a LOS C or better; however, M-52, north of I-69 towards Owosso has a LOS D rating.

**MAP 14-2: Perry Area Roads Level of Service (LOS) Analysis**

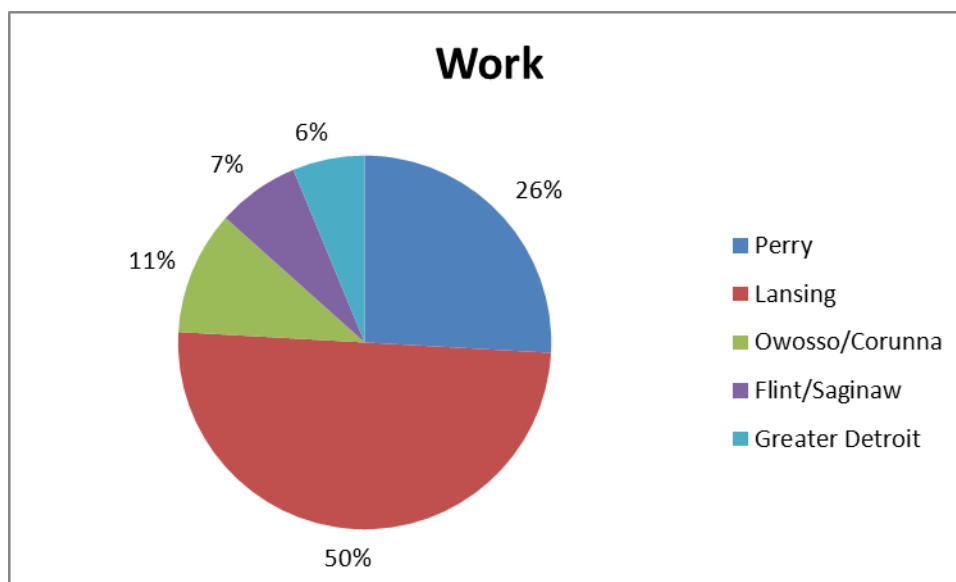


## E. TRAVEL CHARACTERISTICS – TRIP DESTINATIONS

As part of the City of Perry Residential Survey, respondents were asked where they traveled for the majority of their trips based on trip purpose. They were given choices between remaining local (Perry, Morrice, Shaftsbury area), traveling to the greater Owosso/Corunna area, the greater Lansing area, the greater Flint area, and the Metro Detroit area. Approximately 16% of the

households responded to the surveys. Figures 14-3 through 14-6 show the results for each trip purpose.

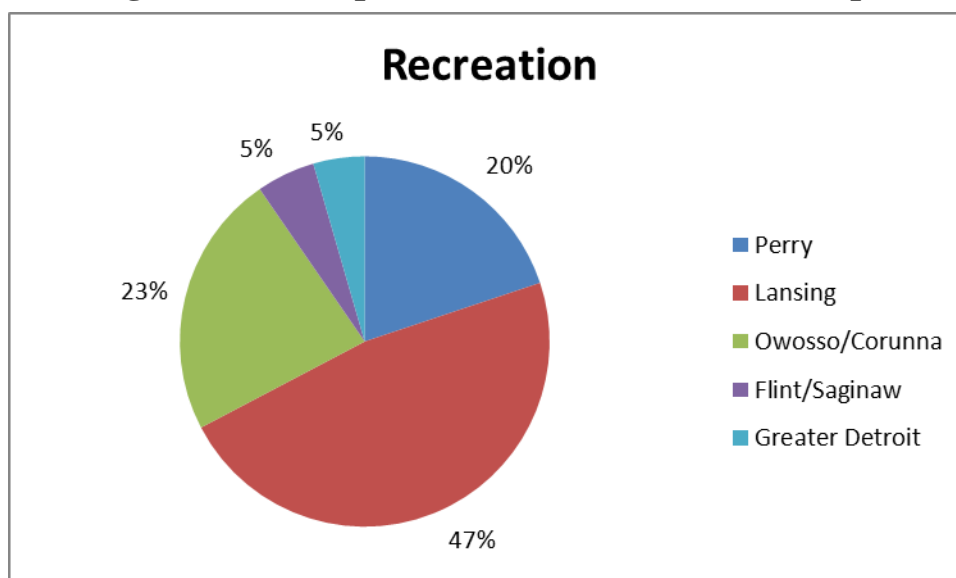
**Figure 14-3: Trip Destinations – Work Trips**



Source: City of Perry Planning Commission Residential Survey, 2013.

For work trips, **50%** of the respondents go to Lansing, while **26%** remain local. **11%** of the trips go to the greater Owosso/Corunna areas while the remaining **13%** travel to the greater Detroit and Flint areas.

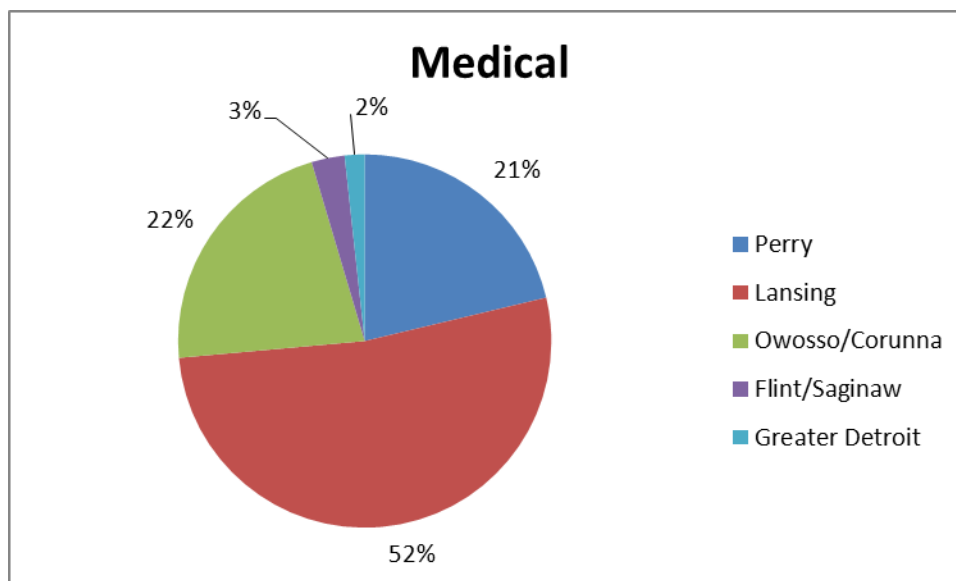
**Figure 14-4: Trip Destinations – Recreation Trips**



Source: City of Perry Planning Commission Residential Survey, 2013.

For recreation trips, almost half (**47%**) of the respondents travel to the greater Lansing area. The Owosso/Corunna area attracts **23%** of the trips, while **20%** remain local. The remaining **10%** travel either to the greater Detroit or Flint areas.

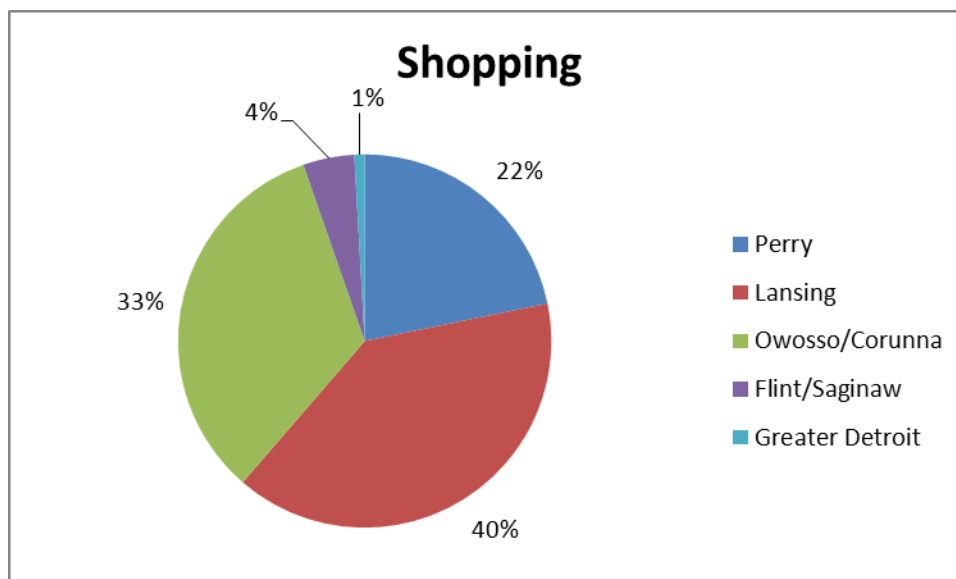
**Figure 14-5: Trip Destinations – Medical Trips**



Source: City of Perry Planning Commission Residential Survey, 2013.

People traveling for medical reasons follow similar patterns as the recreational trips. **52%** of the respondents stated that they travel to the greater Lansing area. **22%** travel to the Owosso/Corunna area, while **21%** remain local. The remaining **5%** travel either to the Greater Flint or Detroit areas.

**Figure 14-6: Trip Destinations – Shopping Trips**



Source: City of Perry Planning Commission Residential Survey, 2013.

For shopping trips, **40%** of the respondents travel to the greater Lansing area. **33%** travel to the Owosso/Corunna area, **22%** remain local, and **5%** travel to Flint or Detroit.

The most attractive location was the greater Lansing area for all trip purposes with very little trips going either to Flint or Detroit. For all trip purposes, between **37%** and **45%** of the trips remain within Shiawassee County, but more than that are traveling outside the county for their needs. Owosso/Corunna attracts a greater amount of shopping trips than the other purposes, yet it still attracts less than the greater Lansing area. In summary, the City of Perry, being just 3-4 miles north of the border of Ingham County and 20 minutes from the eastern border of the Lansing urban area travels to Lansing more so than anywhere else for all trip purposes. This also further demonstrates the need for available transportation options to the greater Lansing area and to Owosso, especially as the population ages. The City should begin to reach out to the Tri-County Regional Planning Commission (the greater Lansing metropolitan planning organization) to begin coordinating planning needs in the area to make this area more attractive in the long term.

## **F. TRANSIT**

Transit options for city residents include the Shiawassee Area Transportation Agency (SATA) for local trips, and Indian Trails for long-distance trips.

### **Indian Trails**

Indian Trails is an inter-regional, interstate transit provider for travelers in Michigan needing to get to destinations such as Lansing, Flint, Kalamazoo, St. Ignace, Grand Rapids, Detroit, and even Chicago. There is an Indian Trails Service Center in Owosso, which provides links or transfers for many different routes. One Indian Trails route travels through Perry and will stop, if reservations are made at the Owosso Headquarters ahead of time. The Lansing-Owosso-Flint route stops at Perry at 5:15pm (heading towards Lansing to arrive at 6:00pm), and coming the other way leaves Lansing at 5:45pm to arrive in Perry around 6:30pm. This route links to other bus routes which travel to different cities such as Kalamazoo, Flint, Port Huron, Alpena, Saginaw and others. These routes currently will provide people with access to Lansing and Flint, which currently is not available through the local transit system; however, the times are limited, and one must call 1-2 days in advance.

### **SATA History and Overview**

The Shiawassee Area Transportation Agency (SATA) is the county dial-a-ride transit service, providing transportation to residents of Shiawassee County. SATA's purpose is "to provide safe, fast, affordable and friendly transportation for county residents of all ages".

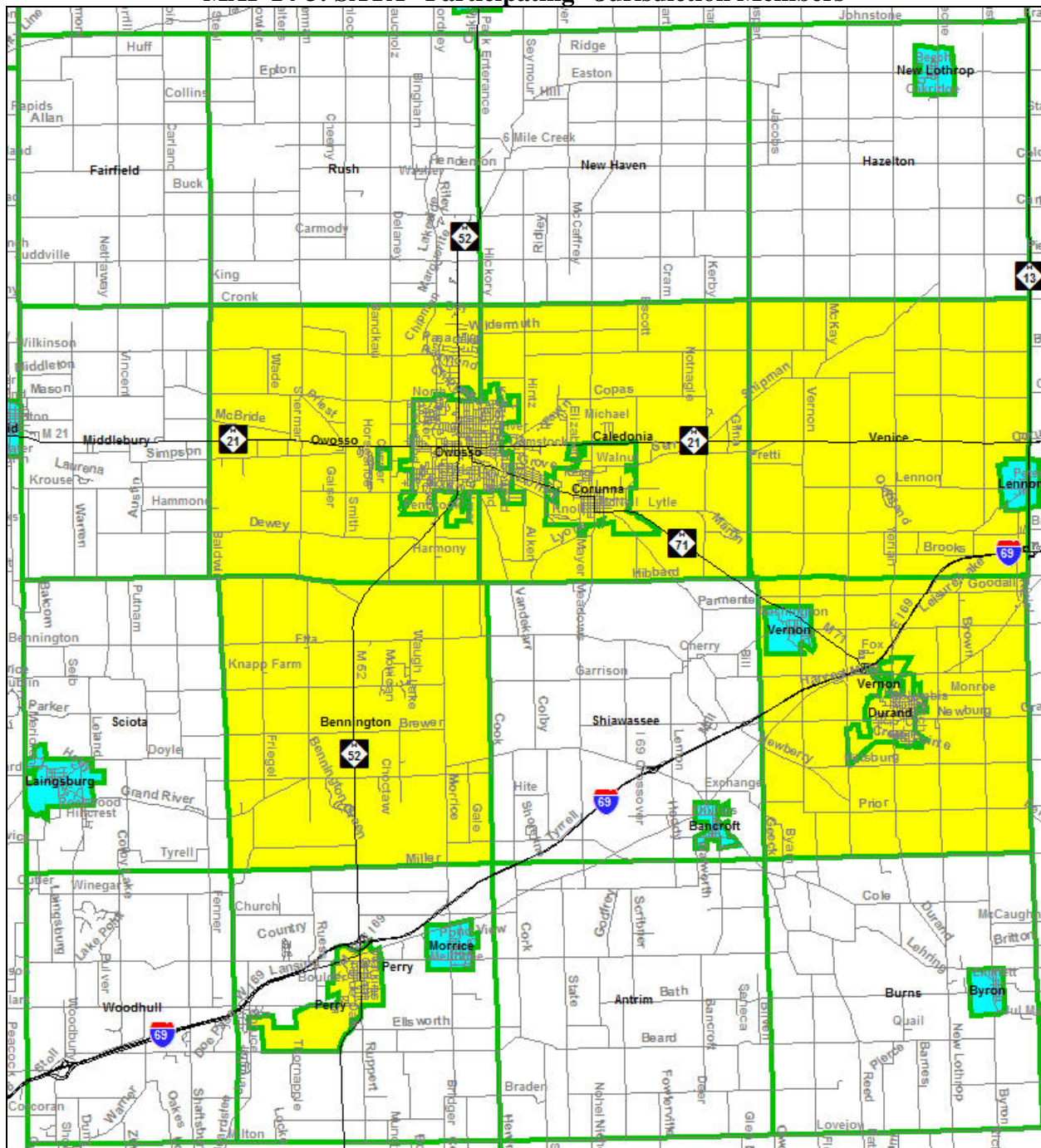
The Shiawassee Area Transportation Agency (SATA) was created on October 1, 1999 through a inter-governmental collaborative agreement (based on Michigan Act 7). It began operations on February 1, 2000. This agreement has no requirement by the members to financially support the system. The governmental units involved are the Shiawassee Regional Educational District (SRESA) and the cities of Corunna, Durand, Owosso and Perry. Caledonia Charter Township joined in 2005.

An eleven (11) member Board of Directors composed of two (2) representatives from each of the governmental units (one member from Caledonia Township) governs SATA. The Board is advised by a twelve (12) member Local Advisory Council/Coordinating Committee (LAC). This Council is composed of representatives of senior citizens, persons with disabilities and the general public. The LAC meets a minimum of four (4) times per year.

The overseeing of daily operations, which began on February 1, 2000, was provided by a Management Team consisting of representatives from Memorial Healthcare Center (MHC), Indian Trails Motorcoach, Shiawassee Council on Aging (SCOA), Michigan Department of Transportation (MDOT), the City of Owosso, and SRESA. This type of overseeing continued until a full-time manager was hired on September 5, 2000. Each of these organizations, with the exception of MDOT, also contributed services at one time. In addition, local businesses such as Autocrafters, Hi-Quality Glass, Reeve's Wheel Alignment, and The Independent have contributed needed services.

Since 2003, one hundred (100) City of Perry residents have used SATA services. In the last twelve (12) months, forty-nine (49) residents have traveled **2,680** times (not counting travel that is paid by an organization). This is approximately **3%** of all SATA trips during this period.

The system operated without any local funding of any kind until 2004. Since then, the four cities have given financial support through general fund contributions and/or millage. Perry Township did so until 2006. Caledonia Charter Township has done so since 2005. A system of "participating" jurisdictions now gives a greater level of service to residents of those municipalities currently giving financial support to SATA based on a combination of ridership and taxable property value. These include Corunna, Durand, Owosso and Perry, Caledonia Township, Owosso Charter Township, Bennington Township, Venice Township, and Vernon Townships.

**MAP 14-3: SATA “Participating” Jurisdiction Members**

Fares for one way trips for residents of non-participating jurisdictions are \$9.00, for participating jurisdictions are \$3.00. Fares for seniors (age 60+), juniors (age 18 and under), and persons with disabilities are offered at 50% discount.

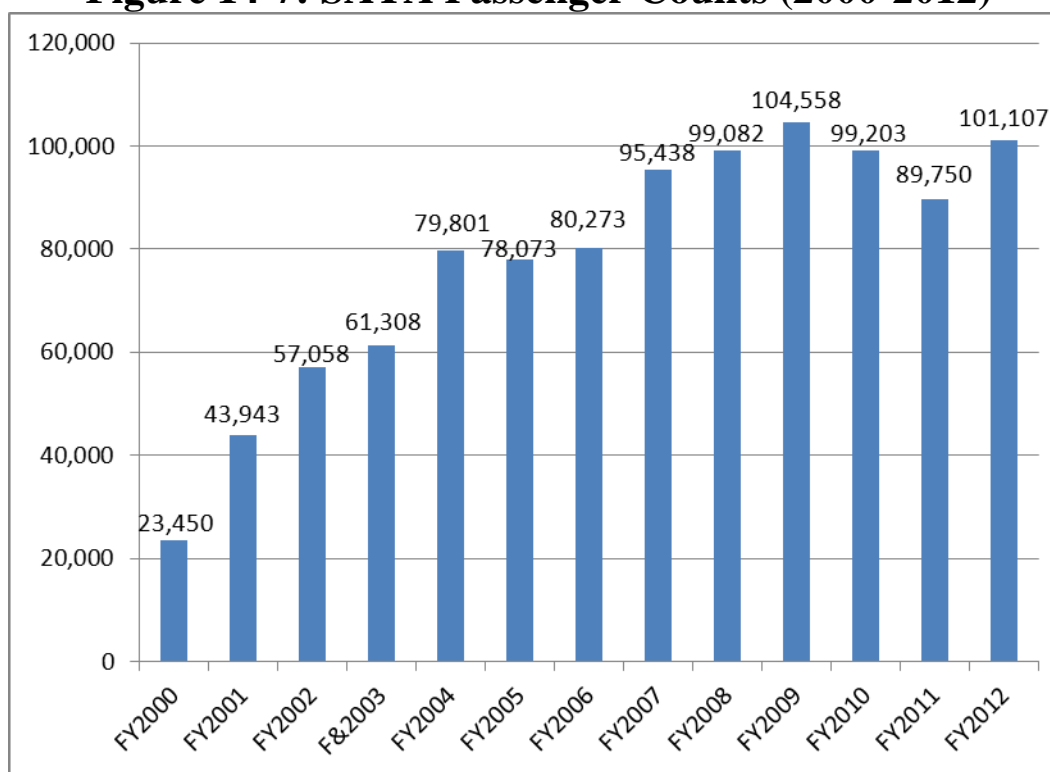
SATA operates Monday through Fridays, with no regularly scheduled service on weekends or holidays. Owosso, Corunna, Caledonia Twp and Owosso Twp - 6:00am-10:00pm, while the remaining areas from 6:00am-6:00pm. Reservations for rides before 10:00am need to be made by 9:00pm the day preceding the requested service.

**Picture 14-1: SATA Bus at Perry Corners**



### **SATA History and Travel Characteristics**

SATA began providing service in 2000. Since then, the number of passenger counts have risen from around **23,450** in FY2000 to as many as **104,558** in FY2009. The total number of passenger counts in FY2012 was **101,107**. Figure 14-7 shows the yearly passenger count totals for this timeframe.

**Figure 14-7: SATA Passenger Counts (2000-2012)**

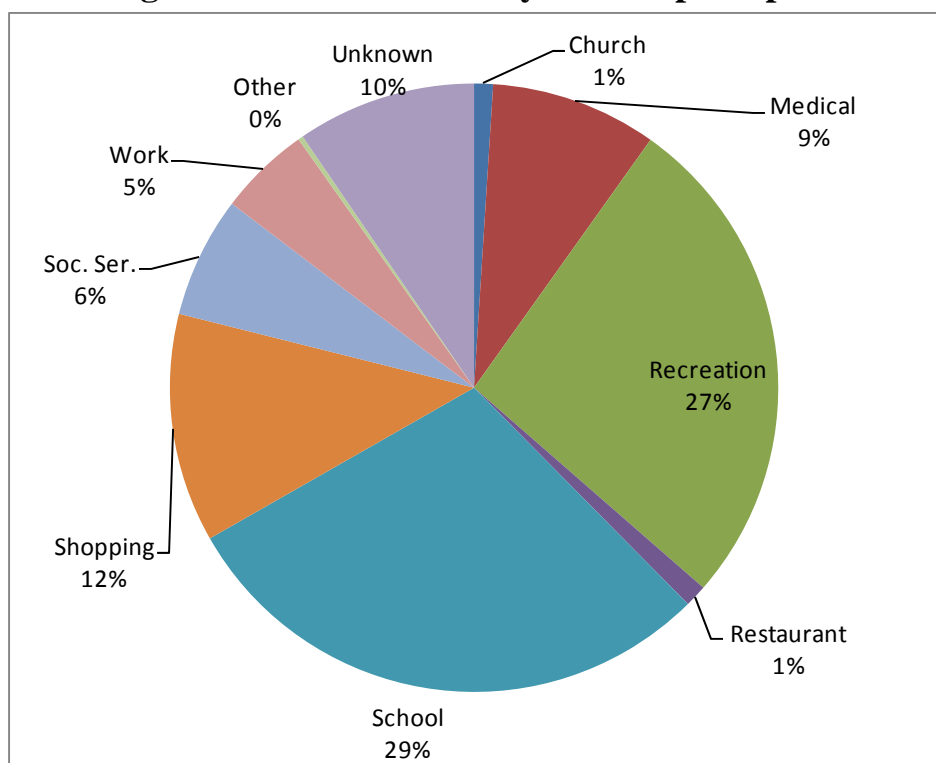
Source: SATA PCTrans 2012

Ridership for the City of Perry nearly tripled between 2004 and 2007 from **768** trips to **2,069**. Since 2007, the numbers have dropped back to **1,190** trips in 2012. An analysis below provides the ridership characteristics of the agency as a whole, as well as those specific to the City of Perry for FY2012 (October 1, 2011 through September 30, 2012).

In FY2012, SATA made **101,107** total trips throughout the county. Of these, **58,062** trips were rider-paid, while an additional **43,045** trips were groups, companions, and other trips not paid by the rider. Of rider-paid trips, residents from the City of Perry made **1,047** trips (or 1.8% of the total). Residents of Perry Township and Village of Morrice made **499** rider-paid trips (or 0.86%). For total trips, the City of Perry made **1,190** trips (1.18%) while Perry Township and Morrice made **1,543** trips (1.53%).

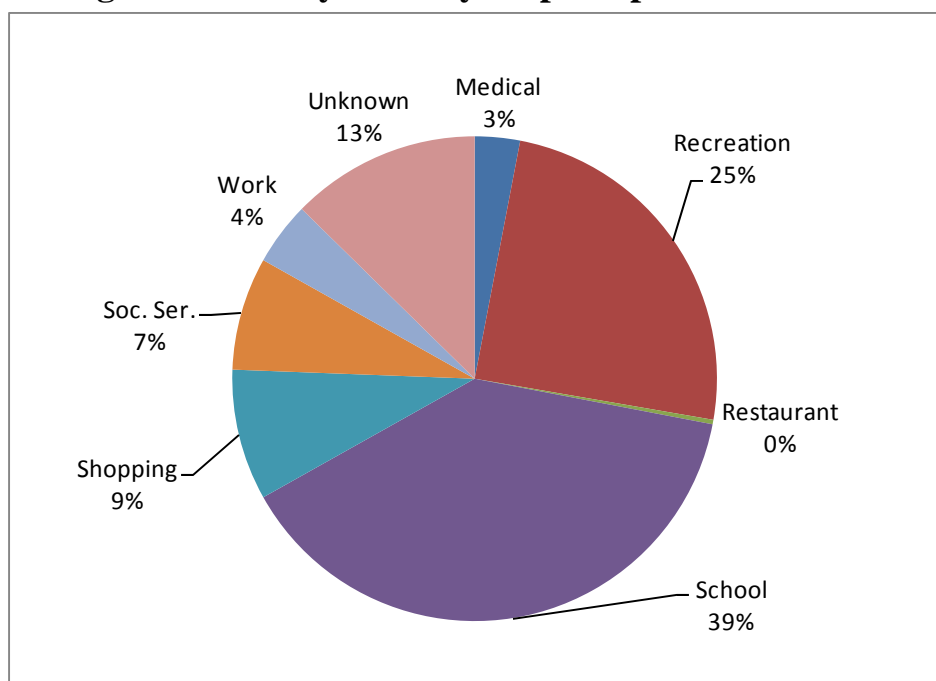
### **SATA Trip Purposes**

SATA breaks out their trip purposes into 11 categories, which includes home as a category. These are based on the destination of the trip. In doing the analysis of trip purposes, the home category was removed to attempt to determine a percentage of trips by each purpose. For the full county, **27%** of the trips were for recreation, and **29%** for school. School trips include all types of trips made for education using SATA services (i.e., private schools, school of choice, residents too close to school for school bus, and college trips). Shopping, medical and work made up the majority of the other trips at **12%**, **9%** and **5%** respectively. Figure 14-8 shows the breakdown by trip purpose for the entire county in FY2012.

**Figure 14-8: SATA Countywide Trip Purposes**

Source: SATA PCTrans 2012

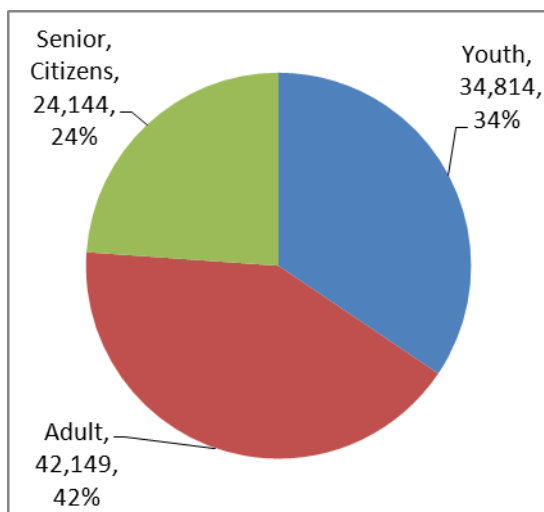
For the City of Perry, there were **1,190** total trips made in FY 2012. As with the county analysis, school, recreation and medical made up the majority; however, the service was not used as much for work or shopping trips. Approximately **39%** of the total trips were school trips, while shopping, recreation, medical and work were had at **12%**, **25%**, **3%** and **5%** respectively. Figure 14-9 shows the breakdown by trip purpose for the City of Perry in FY2012.

**Figure 14-9: City of Perry Trip Purpose Breakdown**

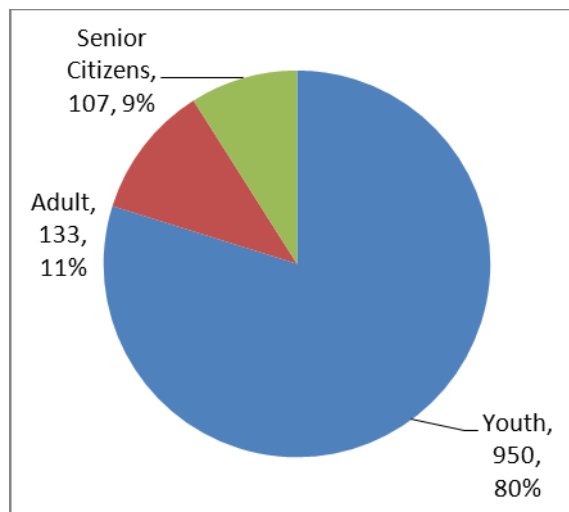
Source: SATA PCTrans 2012

**SATA Rider Demographics**

In looking at age breakdown, SATA breaks out the trips into three age cohorts: Youth (Age 18 and under), Adult (Age 19-59), and Senior Citizens (Age 60+). For the county, the **34%** of the trips are made by youth, **42%** by adults, and **24%** by senior citizens. For the City of Perry, **80%** of the trips are made by youth, **11%** by adults, and **9%** by senior citizens. Figures 14-10 and 14-11 show pie charts of this breakdown for the entire county and for the City of Perry.

**Figure 14-10: County Trips by Age**

Source: SATA PCTrans 2012

**Figure 14-11: City of Perry Trips by Age**

SATA also breaks down the trips made according to disability status. The following table shows the breakdown of trips made according to disability status. In the County, they are split fairly equally with **43%** disabled and **57%** not disabled; however, for the City of Perry, only **8%** are disabled, while **92%** are not disabled. This is due to the high number of youth trips being made for school trips.

**Table 14-2: Trips by Disability Status**

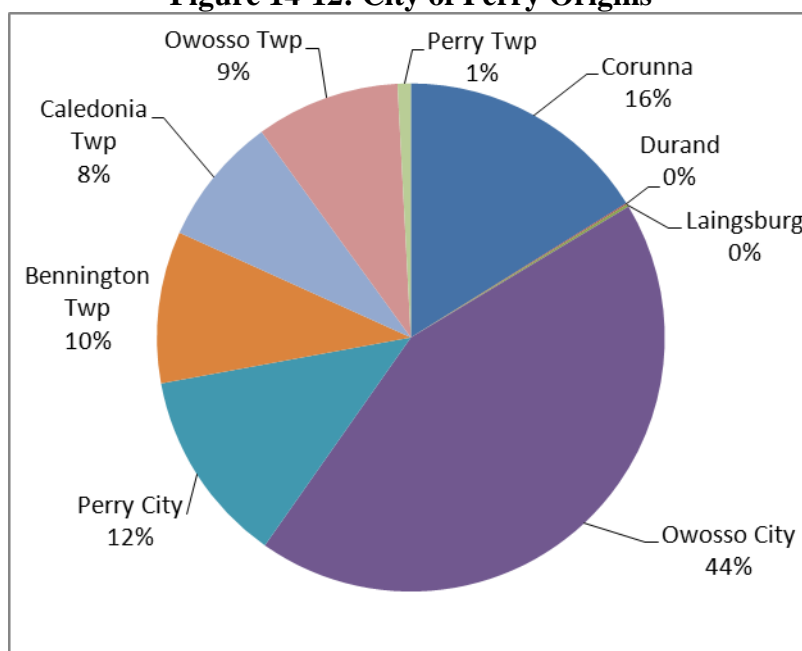
<b>Status</b>	<b>County</b>	<b>%</b>	<b>Perry</b>	<b>%</b>
Disabled	43123	42.65%	96	8.07%
Not Disabled	57984	57.35%	1094	91.93%
<b>Total</b>	<b>101107</b>	<b>100.00%</b>	<b>1190</b>	<b>100.00%</b>

In combining age and disability status in the county, the majority of youth (**96%**) and senior citizens (**62%**) who use the SATA are not disabled; however for adults, more disabled persons use the service (only **23%** of the trips were made by non-disabled people). In the City of Perry, these characteristics were quite similar, except for the senior citizens. **99%** of the youth trips were by non-disabled people. **90%** of the senior trips and **44%** of the adult trips were by non-disabled people. In the City of Perry, the significant user group was “youth, non-disabled” people, with **79%** of the total trips made in FY2012 were made by this cohort. This coincides with the fact that **39%** of the total trips were for school-related purposes in the City as well.

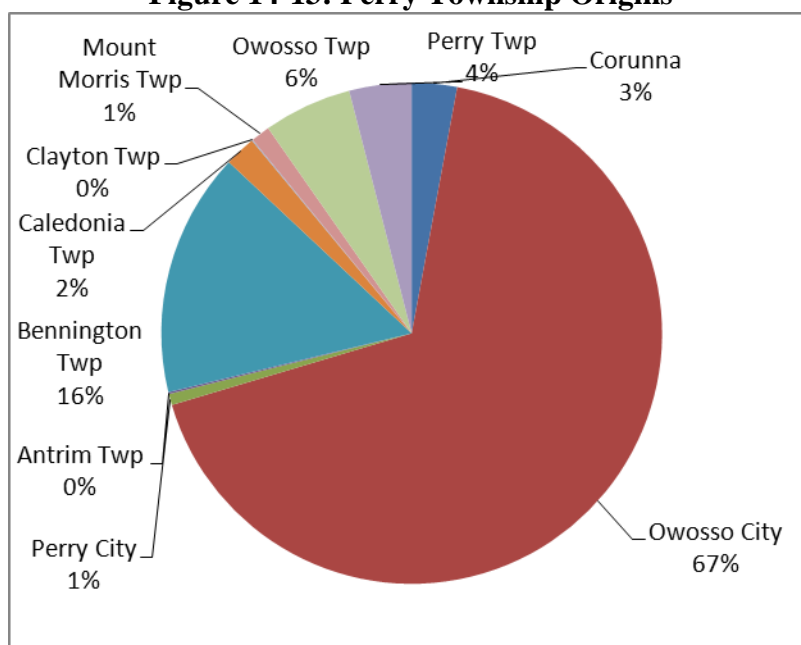
In reviewing this analysis, it becomes apparent that youth and seniors are more likely to utilize SATA service regardless of disability status, whereas adults tend to rely on it more when they have some form of disability. As stated in chapter 5, the aging of the population is occurring quite rapidly. Between 1990 and 2010, the age cohort between 45 and 64 rose from **15%** to **25%**, and it is projected that the majority of this group will become senior citizens between 2020 and 2035. Therefore, demand for service is expected to rise substantially in the next 5-15 years.

### **SATA Trip Origin & Destinations**

In researching the SATA trip characteristics, analysis was done with the City of Perry trips to determine where people are going to, and from where they are coming from. This analysis was also done for Perry Township to get a feel for the origins and destinations of people’s trips throughout the county. NOTE: These reports show the place where someone rode to and from, not the actual residents of these places. Figures 14-12 and 14-13 show trips beginning in Perry or Perry Township, and to where they are going. For the City of Perry, **12%** of the trips originating in the City remain there, while **1%** go to nearby Perry Twp. **44%** of the trips go to the City of Owosso. The remaining **43%** are split across the remaining destinations, as shown in Figure 14-12. For Perry Township, **4%** of the trips originating in the township remain in the township, while **1%** goes to the City. In addition, **67%** go to Owosso Twp. The remaining **28%** are split across the remaining destinations, as shown in Figure 14-13 on the next page.

**Figure 14-12: City of Perry Origins**

Source: SATA PC Trans 2012

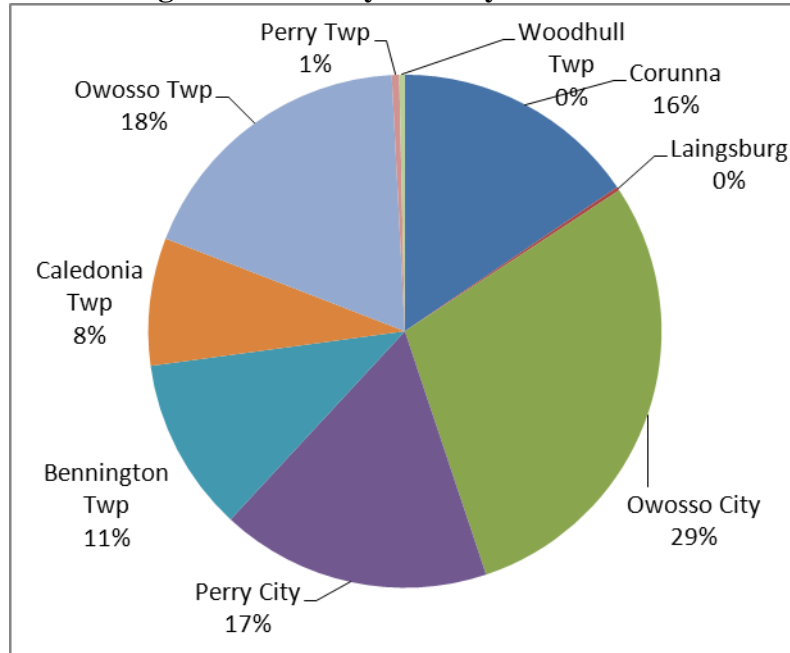
**Figure 14-13: Perry Township Origins**

Source: SATA PCTrans 2012

In looking at trips coming to the City of Perry or Perry Township, analysis was also done trying to determine from where they are coming. Figures 14-14 and 14-15 show the pie charts with the percentage breakdowns by origin. For trips going to the City of Perry, **17%** are coming from other locations in the City, **1%** are coming from Perry Township, **29%** from City of Owosso, and **18%** from Owosso Township. The remaining **35%** come from the other locations, as shown in Figure 14-14. For trips going to Perry Township, **14%** are coming from other locations in the

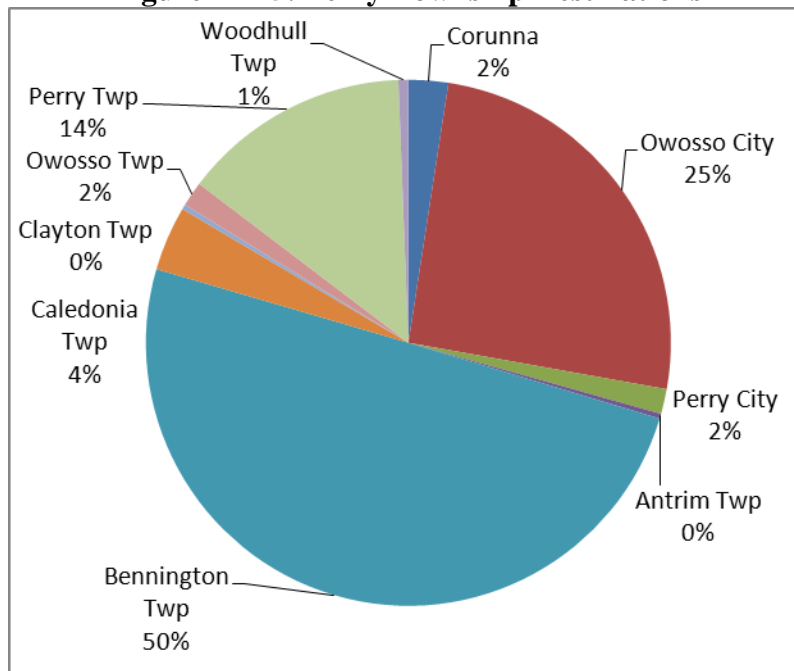
township, **2%** are coming from the City of Perry, **50%** from Bennington Twp, and **25%** from City of Owosso. The remaining **9%** are coming from other locations throughout the county, as shown in Figure 14.15.

**Figure 14-14: City of Perry Destinations**



Source: SATA PCTrans 2012

**Figure 14-15: Perry Township Destinations**



Source: SATA PCTrans 2012

Overall, for FY 2012, many of the trips coming from and going to the Perry area remain in the region, while there are quite a few moving to and from the Owosso area. All in all, trips originating in the City of Perry and Perry Township make up **2.71%** of the total trips in the county, while **3.58%** of the trips made countywide have destinations in either the city or the township.

The overall analysis shows an increasing demand for SATA services in the future, and continued cooperation with SATA to address the future needs of residents of the City.

## **G. GOALS AND OBJECTIVES**

Following the tenets of “Smart Growth”, and the areas reviewed under “current issues”, the community has developed a series of goals and objectives, which will create more walk-able neighborhoods, provide a greater variety of transportation choices, and to encourage community and stakeholder collaboration. These goals cover a wide variety of areas, while the objectives provide more specific directions for meeting these goals.

### **Goals**

1. Provide quality street drainage along all local roads.
2. Pave existing gravel roads.
3. Quality maintenance of the street system to ensure street integrity.
4. Extend curbed streets into residential areas, and retain regulations for curbed street construction when developing new subdivisions.
5. Provide street markings that are reader-friendly for all people.
6. Improve safety for pedestrians and bike riders along all corridors in the City.
7. Provide a pedestrian friendly atmosphere for residents and visitors of the community, and make the residential neighborhoods and commercial districts into a stronger walk-able community.
8. Improve pedestrian accessibility and safety measures around the schools within the City limits.
9. Improve traffic flow along M-52 and its crossroads during peak periods and railroad crossing disruptions.
10. Expansion of alternative means of transportation to provide accessibility and transportation opportunities for residents with limited options.

**Objectives**

1. Develop a special assessment program to:
  - a. Upgrade the street drainage facilities along the local roads;
  - b. Pave existing gravel roads; and
  - c. Extend curbed streets into residential areas.
2. Continue with the annual paving program in order to maintain street integrity.
3. Continue to construct curbed streets, as new subdivisions are developed. This should be required by the City (as has been done with Perry Lakes and Country Estates); variance from the City ordinances should not be granted.
4. Replace street signs with larger type signs.
5. Implement sidewalks and bike lanes along Bath and Britton Roads within the City limits.
6. Implement a sidewalk development and maintenance program which would improve connectivity of the sidewalks and construct them on all residential streets within the city limits.
  - i. Connect the existing sidewalks; and
  - ii. Continue developing sidewalks along Bath and Britton Roads connecting residences, neighborhoods and schools to the sidewalks along Main Street.
7. Implement traffic calming measures (i.e., raised crosswalks) along roads providing access to the schools in order to provide more pedestrian accessibility and safety.
8. Develop traffic studies with MDOT along M-52 addressing the idea of placing traffic signals at two strategic locations along M-52, north and south of the railroad tracks (at Snyder's IGA and Bath Road).
9. Initiate contact with the Canadian National Railroad via East Lansing or Durand depot stations to identify train schedules.
10. Initiate contact with the Tri-County Regional Planning Commission (TCRPC) – the greater Lansing metropolitan planning organization (MPO) to begin coordinating transportation needs.

11. Continue coordination with SATA to expand local services to:
  - a. Create wider service areas;
  - b. Address larger target audiences, as the population is aging;
  - c. Provide additional service times and days;
  - d. Develop a collaborative plan with the Capital Area Transportation Authority (CATA) to link services which would provide commuter routes to and from the Lansing area; and
  - e. Discuss and study future funding options to meet the goals listed above.

## **H. ACTION/IMPLEMENTATION PLAN**

1. Begin coordination with Shiawassee County Road Commission to develop feasibility study for developing sidewalks and bike lanes along Bath and Britton Roads.
2. Develop a Sidewalk Construction program first studying the needs, identifying priority locations, identifying funding resources (i.e., Safe Routes to School, etc.) and then establishing a strategy and a schedule to begin implementation.
3. Begin researching options to develop raised crosswalks at all corners surrounding the schools to facilitate pedestrian crossing and visibility, and pedestrian and vehicle traffic control.
4. Contact MDOT Lansing Office to initiate a traffic study along M-52 during average weekdays to determine the need for traffic signals within the city limits.
5. Contact MDOT Lansing Office to initiate a traffic study which would address potential future enhancements to the I-69/M-52 interchange to address traffic congestion issues.
6. Coordinate with SATA to develop a collaborative plan with CATA to link transit services to and from Perry and Lansing.



## **CHAPTER 15: BUSINESS/INDUSTRY**

### **Introduction**

The City of Perry has a number of local businesses and employment opportunities that range from small retail businesses to small industrial services. There are two primary business districts within the City of Perry: the Historic Downtown Business District and the Perry Corners M-52/Lansing Road intersection. In addition, more businesses are located along Main Street (M-52) from the southern city limits north to I-69, as well as along Britton and Bath Roads.

### **A. HISTORIC DOWNTOWN BUSINESS DISTRICT**

#### **Background**

In efforts to encourage growth within the Historic Downtown Business District (HDBD), various factors should be identified and improved upon to help create a more appealing environment for clients and businesses. Many of these items have already been implemented while others are still in development.

The first impressions of the City were addressed by placing aesthetic “welcome” signage at the main entrances to the HDBD at the City limits along M-52. The addition of street lighting along M-52, from Bath to Britton Road was completed and continues to enforce the “welcoming” into the City and strengthen the feeling of life and activity of the HDBD into the evening. The general appearance of downtown was also improved with an upgraded streetscape in 2003. This included items such as: replacement plantings, seating, banners, façade improvement, and other such amenities. These features assist in softening the look of the downtown, enhancing the sense of pride, and creating a more inviting place for people to stop and shop.

Additional aesthetics need to be identified as well, re-emphasizing mixed use, providing increased accessibility, among other things. Keeping these people downtown will require added services and conveniences in the HDBD. The amount of space for parking has proved adequate for the City of Perry shoppers, yet its appearance and function could be improved, as well as improved parking conditions for the business owners.

In addition to aesthetics and convenience, the HDBD must provide services which will continually draw visitors into town. A good share of traffic through downtown Perry is commuting workers which businesses should address via extended evening hours to accommodate the schedules of its shoppers. The location of a family style restaurant is in demand and is strongly encouraged. This form of business is currently lacking, where grocery, franchise, and other food services are offered in close proximity to the HDBD. The empty lot in the south 100 block would provide a prime central location for this business, with potential to expand back lot parking to connect with existing Lot “D” as indicated on the HDBD map on the following page.

The encouragement of second level apartments and housing near and around the HDBD will improve vitality to the downtown. Residents would rely on improved parking conditions and

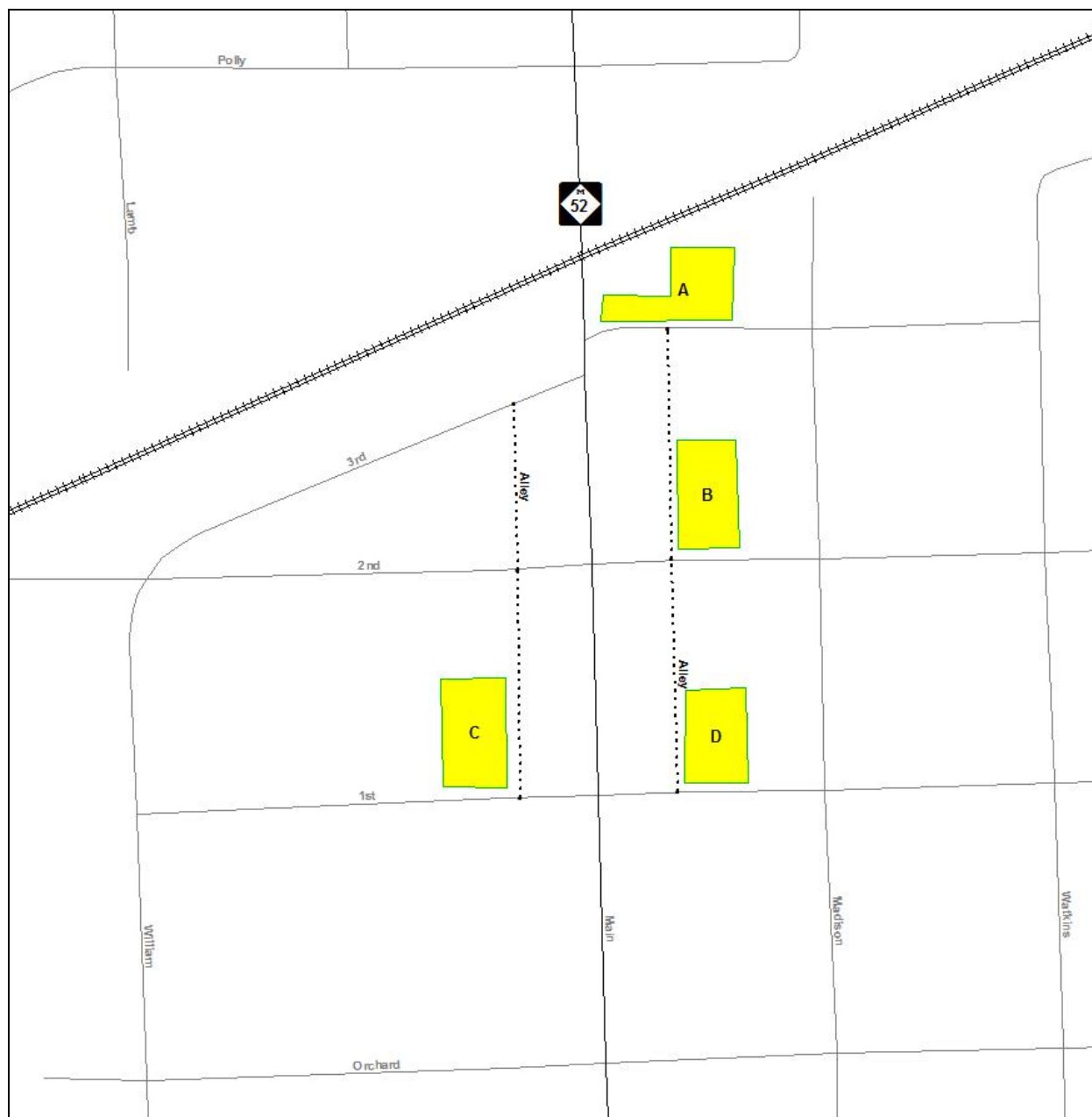
local business while maintaining an occupied and active downtown into the evening hours which attracts even more people. Clean industry and additional economic base should continue to be pursued for the community on the periphery of the City. These developments can be encouraged by active means and the appropriate zoning measures.

**Pictures 15-1 and 15-2: Historic Downtown Business District (Streetscape)**




### **Accomplishments Since Last Master Plan Update**


Over the past ten years, many projects have been addressed and have improved the appeal and aesthetics of the community. These include: the placing of “welcome” signs at both ends of town, additional street lighting, and a streetscape project downtown, in conjunction with the reconstruction of M-52 (Main Street) from Bath to Britton Roads in 2003.














**Map 15-1: Historic Downtown Business District Parking Lots**

Parking Lot Availability	Spaces
Parking Lot A	20 spaces
Parking Lot B	31 + 11 along buildings
Parking Lot C	25 + 10 along the alley
Parking Lot D	35 spaces
Miscellaneous (parallel street-side) Parking	71 spaces
<b>Total Existing Parking</b>	<b>203 spaces</b>



# Welcome to Perry



POLLY Street			POLLY Street		
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <b>Veterans' Memorial</b>   <b>Park Pavilion</b> </div> <div style="width: 30%;"> <b>City Hall</b>  <b>Police Dept.</b>   <b>Police</b>            Ball Fields         </div> <div style="width: 30%;"> <b>Family Chiropractic</b>   <b>Residential</b> </div> </div>		<b>Residential</b>  <b>Railroad Property</b>  <b>U.S. Post Office</b>		<b>THIRD Street</b> <b>Darling Hardware</b> Hardware Unique Items <b>Tracy's Outpost</b> Firearms, Ammo Supplies <b>Charlie's Bar &amp; Grill</b> Food Adult Beverages 	
RAILROAD Street		THIRD Street		THIRD Street	
 <b>Jubilee Park - THIRD Street</b> Playground-Pavilion - End of Third St.  <b>Mugg 'N Bopp's</b> Gas - Snacks Beverages  <b>Ruthy's Laundromat</b>  <b>Brent's Pizza</b> Pizza - Subs Beverages  <b>Sweet Sisters Cupcakery</b>	M  A  I  N	<b>Wolf Creek Productions (Back)</b> <b>Perry Dental</b> <b>Vacant Building</b> <b>Vacant Building</b>		SECOND Street	
SECOND Street		SECOND Street		SECOND Street	
<b>Swan Creek Candle Shop</b> Candles - Gifts Novelties <b>Hemenway Business Services</b> <b>Unique by Nature</b> Hair Care & Nail Salon <b>Vacant</b> <b>Pink Shear Pet Spa</b> <b>Theile's Agency</b> Farm Bureau Insurance <b>Karlee Q</b> Second Hand Store New Store - Not Open <b>Don's Sport Vehicles</b> Parts, Etc. for Dune Buggies, Sport Vehicles  <b>PNC Bank</b>	S  T   E  T	<b>Spalding Insurance</b> <b>Tammy's Baked Goods</b> Breakfast, Lunch Baked Goods   <b>TDS Telecom</b> No Public Access <b>Bentley Memorial Library</b> Books Internet Access		FIRST Street	
FIRST Street		FIRST Street		FIRST Street	
<b>Residential</b> <b>Watkins Brothers Funeral Home</b>  <b>Residential</b>		<b>Huffy's Marathon</b> Snacks - Energy Drinks Protein Bars  <b>Residential</b>		ORCHARD Street	
ORCHARD Street		ORCHARD Street		ORCHARD Street	
WILLOW Street		WILLOW Street		WILLOW Street	
<b>Residential</b>  <b>William's Furniture</b>		<b>Ridenour's Auto Repair</b> <b>M.R. Green &amp; Son</b> <b>CarQuest - Perry Automotive</b>		BATH Road	
BATH Road		BATH Road		BATH Road	
 <b>King Kone Ice Cream Cones and Treats</b> <b>Plumb Bob's Precision Cuts (Front)</b> <b>Matt's Gun &amp; Archery (Back)</b> Guns, Ammunition, Archery and Supplies		<b>Residential</b>			

## **B. PERRY CORNERS – M-52/LANSING ROAD AREA**

### **Background**

The construction of I-69 through Shiawassee County has increased commercial development pressures on the area at the M-52 interchange. A number of commercial entities have been developed at or adjacent to “Perry Corners”.

The highest growing business area in the City is the Perry Corners/Lansing Road corridor. This includes businesses targeting I-69 travelers, and city and township residents. Businesses throughout this area include the following:

#### **Restaurants/Fast Food:**

McDonalds, Burger King, Subway, Jersey Giant Subds, 69'er Diner, Taco Bell, Café Sports, Hungry Howie's, Chop Shop and China Garden.

#### **Gas Stations:**

PS Mobil Gas, Sunoco Gas, and Citgo Gas Station.

#### **Retail Shopping/Convenience Stores:**

Bobbies Gifts and Collectibles, Family Dollar, Dollar General, 7-11 Convenience Store, Road Trip Oasis, Mugg & Bopps, and Lion's Den Adult Store.

#### **Hotel/Motels:** Heb's Inn Motel.

In 1993, the City and Perry Township negotiated a P.A. 425 Agreement for transfer of parcels along the old M-78 corridor; the P.A. 425 Agreement is on file at the Office of the Clerk at Perry City Hall.












It is desirable for the City of Perry to control the future land use and development of the M-52/I-69 interchange, south of I-69. The M-52 corridor is the “gateway” into the City and provides visitors their initial impression of the community's character.

The City, in a position paper developed for the Boundary Commission, demonstrated its ability to serve the area south of I-69 at the M-52 interchange with all necessary public services, including fire and police protection, water and sanitary sewer and public works.

As a part of the last master plan development, separate evaluations were completed to more closely define the programs for extending water and sanitary sewer service to the Perry Corners area. Aerial maps of the areas north of Britton Road and south of Interstate I-69 were prepared to provide the basis for these evaluations.

As a result, the City water supply system was extended to provide municipal water service to the Perry Corners area. The extension of the 12 inch diameter main in Madison formed the basis for the water system expansion, with looping back to the City system along Britton Road and the M-78 corridor. These are shown on the utilities maps back in Chapter 13.

MAP 15-3: Northern Perry Businesses

<div></div> <div></div> <div>Welcome to Perry</div> <div></div>																
I-69		I-69			I-69			I-69								
Dollar General General Merchandise	Vacant Land	Road Trip Oasis - C-Store - Snacks - Beverages - ATM - 3 Restaurants							Burger King	Lion's Den Adult Book Store	Family Dollar General Merchandise					
 Snacks Beverages		 69'er Diner Homemade Food	Jersey Giant Submarine Sandwiches	Chop Shop Chinese Food				 Snacks Beverages								
LANSING Road		LANSING Road			LANSING Road											
Residential		 McDonald's	Car Wash	 7-Eleven Bennie's Donuts Snacks - Beverages ATM												
Parking and Driveway																
Car Wash	China Garden Chinese Cuisine	 Hungry Howie's Pizza and Subs	Driveway	Residential												
BRITTON Road		BRITTON Road			BRITTON Road											
Residential				 Rite - Aid C-Store & Pharmacy	Transportation Station Used Cars Detail Shop											
				Sunfish Tanning Arbonne Residential	Residential											
				Paragon Real Estate Mini Plaza	Residential											
				Residential												
				 Perry VFW AMVETS	Vacant Lot											
				Residential Great Lakes Monument												
				Residential												
				<b>ROLFE Street</b>		<b>ROLFE Street</b>					<b>ROLFE Street</b>					
				Residential							Floral Gallery	Residential				
					Community Basketball Courts Pavilion			Perry Elementary Playground								

Pictures 15-3 and 15-4: Perry Corners Businesses



Extension of services to Township areas would require the implementation of a municipal utility agreement between the City and Township. If areas are brought into the City through a 425

Agreement or annexation, extension of utilities would likely be accomplished through the creation of special assessment districts, whereby benefited property owners would pay for the extensions; at-large contributions by the City would also likely be a part of the overall financial package.

## C. M-52 CORRIDOR

Additional commercial development is situated along north and south M-52, along with development on Bath and Britton Roads. Such businesses along these corridors include the following:

- |                |                                                                                                                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| North M-52 –   | Snyder's IGA, Rite Aid Pharmacy, Bandit Auto Repair, Paragon Real Estate, Transportation Station Auto Sales, Sunfish Tanning, Arbonne, Floral Gallery, Great Lakes Monument Co., Chiropractic Works, and Veterans of Foreign Wars. |
| South M-52 –   | Ridenour Auto Repair, Williams Furniture & Cabinets, Perry Automotive Supplies, M R Green & Sons, Jim's Wrought Iron, CarQuest Auto Parts, King Kone, Hohman's Plumbing and Polhemus Performance.                                  |
| Bath Road –    | Bruce B Putnam Well Drilling, Towns End Auto, Artech Photography, and T&C Storage.                                                                                                                                                 |
| Britton Road – | Perry Family Practice, Memorial Urgent Care, Stash-It Rental Storage, Planet Video, and Lee's Lawn Decorations.                                                                                                                    |

**Picture 15-5: Snyder's IGA**



**Picture 15-6: King Kone**



## **D. 2012 EMPLOYMENT/BUSINESS SURVEY**

As an early stage of the re-development of the City's master plan, the planning commission coordinated with City Hall to develop an employment survey to gain insight of the business owners and city workers' views on the community and what they would like to see for the short and long-term future of this community. In the summer of 2012, the employment survey was delivered around to all City businesses and service agencies, which contain workers within the City of Perry.

First of all, basic information was asked regarding the number of workers, their business type (based on the North American Industrial Classification System (NAICS), among other facts. In addition, workers were asked to rate the existing city services on a 1-5 scale (poor to excellent) on the following services: street maintenance, water/sewer utilities, police protection, trash collection, ambulance service, fire protection, City Hall customer service, and the library. Finally, the survey asked business owners to offer additional suggestions on additional services that could help the City, and then to give their best estimate on where they expect to see the City in 5, 10 and 20 years. Please see Exhibit 15-1 for survey content.

**Exhibit 15-1****Perry Employment Survey**

Name \_\_\_\_\_

Address \_\_\_\_\_

NAICS CODE and DESCRIPTION \_\_\_\_\_

STANDARD INDUSTRIAL CODE and DESCRIPTION \_\_\_\_\_

Dear \_\_\_\_\_,

We are looking to update our Master Plan as well as gather additional information to help us better serve you. The information you provide will be used to help us determine the wants and needs of our business community. We will be more informed and better able to make decisions concerning the future of our community. Your response to the following survey will be greatly appreciated. Please return this survey in the self-addressed envelope provided to City Hall by August 31<sup>st</sup>, 2012.

**GENERAL INFORMATION**

Please make any corrections to the above information \_\_\_\_\_

Year your business was opened in Perry? \_\_\_\_\_

Number of full-time workers (employers and employees)? \_\_\_\_\_

Number of part-time workers (employers and employees)? \_\_\_\_\_

Do you have businesses in other locations? \_\_\_\_\_ If so, how many? \_\_\_\_\_

Is it a franchise? \_\_\_\_\_

Why did you choose to locate in Perry? \_\_\_\_\_

Is your business operated from your home? \_\_\_\_\_

**OPINION**

Using the following scale, how would you rate the existing city services?

1.Poor      2.Unsatisfactory      3.Average      4.Good      5.Excellent

Street Maintenance \_\_\_\_\_ Water/Sewer Utilities \_\_\_\_\_ Police Protection \_\_\_\_\_

Trash Collection \_\_\_\_\_ Ambulance Service \_\_\_\_\_ Fire Protection \_\_\_\_\_ City Hall

Customer Service \_\_\_\_\_ Library \_\_\_\_\_

What services or improvements would you like to see that the City currently does not supply?

What is the best aspect of doing business in Perry?

What is the worst aspect of doing business in Perry?

What can the city do to assist you more to position your business for greater success?

Are you aware of the City's tax abatement policies for either expanding current businesses or starting new businesses within the City limits?

Where do you see the city in: 5 years?

10 years?

20 years?

General comments or suggestions?

The above information on the previous page will be used by the Planning Commission to update our Master Plan. Please feel free to use extra sheets for your comments. Our meetings are the first Monday of the Month at Perry Community Center, at 7:00pm. The Planning Commission is made up of the following individuals and we can be reached at our e-mail addresses listed.

Brad Sharlow	<a href="mailto:sharlowb@msu.edu">sharlowb@msu.edu</a>	Chairperson
David Shirey	<a href="mailto:dshirey1976@yahoo.com">dshirey1976@yahoo.com</a>	Secretary
Karen Potter	<a href="mailto:karenpotter2006@yahoo.com">karenpotter2006@yahoo.com</a>	
Greg Wekwert	<a href="mailto:wekwert@Michigan.gov">wekwert@Michigan.gov</a>	
Mindy Galbavi	<a href="mailto:tgalbavi@tds.net">tgalbavi@tds.net</a>	

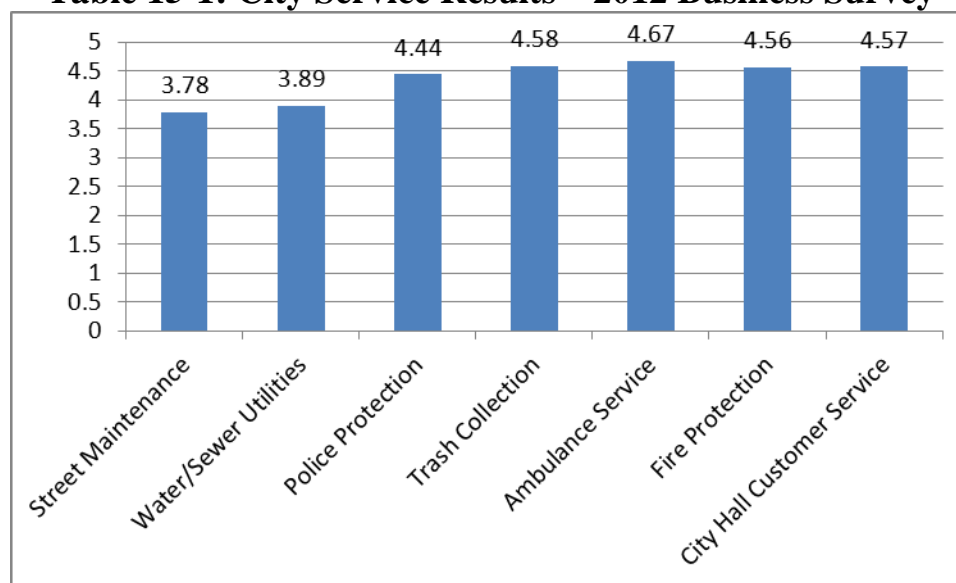
Thank you for your participation in this survey.  
The Planning Commission, City of Perry

DISCLAIMER: Data is confidential. It will only be used for research and master plan development purposes. This information will not be sold, and will remain anonymous.

According to the responses received from the Employment/Business Survey, the average business within the City of Perry has been in business for 20 years. Based on responses received, City businesses average 5 full-time employees and 4 part-time employees.

Business owners were asked to rate the current City services, as seen in the business survey. The results of the survey were very positive. Rates were the following: 1 = Poor; 2 = Unsatisfactory; 3 = Average; 4 = Good; 5 = Excellent. The results for the survey are on the next page. In summary, all services rated above average. Street maintenance and water/sewer utilities rated at just under 4 (between average and good), while the remaining services (police protection, trash collection, ambulance service, fire protection, and City Hall Customer Service) rated between good and excellent.

**Table 15-1: City Service Results – 2012 Business Survey**



Source: 2012 Business Survey

Commonalities included recommendations to improve the water quality, add sidewalks, and to add and improve parking for downtown businesses and apartments.

For specific comments provided by the respondents, they can be summarized in the following fashion

#### **Recommendations for Improvements to City Services**

- Perry-Fest back up-town
- Provide bikepath downtown to provide easier access across railroad tracks.
- Maintain sidewalks better (remove trash and leaves).
- Provide a grant writing service course for local businesses.

#### **Best aspect of doing business in Perry**

- Small town, small community, small hometown feeling, small town atmosphere.
- Getting out-of-town customers

- Location (central location for customers)
- Customer needs
- Friendly helpful businesses make it convenient to keep business running smoothly
- No traffic jams or street crimes
- Support of other local business
- Strong community support

**Worst aspect of doing business in Perry**

- Little support from City; inconsistency in enforcing ordinances
- High taxes on commercial property and high cost services
- Lots of trains – sometimes long waits at crossings
- Not well structured for light industrial businesses
- Limited parking
- Lack of choices for restaurants

**What City do to assist business for more success**

- Improved parking
- Better ordinances and enforcement of ordinances
- Better City-Support of local businesses (e.g., PerryFest)
- Post businesses on City Website
- Be able to vote as a business owner in town
- Facebook postings have been very helpful – Keep it up!

**Awareness of City's Tax Abatement Policies for Businesses**

- 63% - No
- 37% - Yes

**Vision of City in 5 Years?**

- Same, not much difference
- Growing, depending on economy
- Pleasant, friendly small town
- Hopefully striving
- Economy stabilizing and businesses prospering
- Depends on City Planners vision and anticipated course of action
- Expand and bring different kinds of businesses into the community

**Vision of City in 10 and 20 Years?**

- Same, but a little bigger (not outgrowing the small town feel)
- If more people move to the area, then businesses will expand and grow in the city

**General Comments or Suggestions**

- A weekly farmers market during the summer in the HDBD
- Improve streetscape maintenance (lights, trash containers and benches are showing advanced wear).
- Bold initiative: Park development, water, sewer and road enhancements.

**E. GOALS AND OBJECTIVES**

The future land use plan provides increasing opportunities and strategic locations for business and industrial development along M-52 and Lansing Roads, making the development decisions predictable, fair and cost-effective. The community wants to offer opportunities for these types of developments along the principal transportation corridors. Based on the comments of city residents (as a result of the brainstorming sessions and public input), and the business owners and service workers (as a result of the survey), the following goals and objectives were listed for future directions of business/industry opportunities for the city.

**Goals**

1. Provide facilities and places for people to congregate for dining, residing, meeting, etc.
2. Provide adequate parking throughout all commercial districts.
3. Encourage additional growth opportunities within the Historic Downtown Business District (HDBD).
4. Further coordinate with business owners and encourage involvement in community activities such as PerryFest.
5. Encourage occupancy of the residential apartments above businesses within the HDBD.
6. Encourage growth in light industrial and warehousing opportunities along the Lansing Road corridor, in support of the future land use plan.
7. Enhance economic development throughout the area to identify further ways to enhance economic growth and job opportunities within the City.
8. Encourage investment in Green Energy and Green Energy Industries.

**Objectives**

1. Develop and open a family-style restaurant in the Historic Downtown Business District (HDBD).
2. Look for ways to promote the HDBD and to attract people to this area for business and entertainment (increased activities and shopping opportunities).
3. Continue evaluating options for increased parking for workers within the HDBD.
4. Research ways to fill all vacant businesses and residences in the HDBD.
5. Provide opportunities for additional light industrial and warehousing developments along the Lansing Road corridor to help supplement the tax base.
6. Provide support for agricultural and farming industry with our neighboring townships.
7. Increase commercial business opportunities within the districts listed above:
  - a. Family Restaurants
  - b. Hotels/Motels

- c. Conference/Banquet Facilities – get together locations for meetings and special events.
- 8. Coordinate with the Shiawassee Economic Development Corporation to develop a study to further identifying areas for economic growth and job opportunities within the City.
- 9. Coordinate with the Shiawassee Economic Development Corporation to research opportunities for Green Energy usage.

## **F. ACTION/IMPLEMENTATION PLAN**

- 1. Provide incentives for employers who are willing to open a family-style restaurant in the Historic Downtown Business District (HDBD).
- 2. Perform needs study to assess parking availability in and around the HDBD.
- 3. Develop additional family restaurants, hotels/motels in the City and along Lansing Road to provide places for families, friends and groups to gather.
- 4. Develop a weekly farmers market during the summer months of the year in the HDBD to promote local entrepreneurs and to attract people to visit the HDBD.
- 5. Develop a conference center/banquet facility for meetings/special events.
- 6. Develop study in 2009-2010 with Shiawassee Economic Development Corporation to research opportunities for economic growth and jobs, as well as opportunities for Green Energy usage.
- 7. Send out copies of the City of Perry's tax abatement policy to all current business owners in the City of Perry.
- 8. Schedule a working session with business owners inviting their ideas and input into getting their participation with different community activities, such as PerryFest.



## **CHAPTER 16: GOALS AND OBJECTIVES**

This chapter provides a consolidated list of all the goals and objectives specified in the Master Plan. These do in many respects address the “Smart Growth” tenets, with intentions of further implementing these types of activities into the City. The goals and objectives are organized according to chapter, as shown in the document. These goals and objectives are then listed in the action plan with a projected timeline for development and estimated costs proposals.

### **GOVERNMENT STRUCTURE/ADMINISTRATION**

#### **Goals**

1. Planning should be coordinated between the City of Perry, Perry Township, the Village of Morrice as well as surrounding townships and Shiawassee County with a goal of greater cooperation.
2. Communication should be increased between planning commissions in the area so that each municipality is aware of the plans of its neighbors and has an opportunity to comment on development proposals that may affect them.
3. Conflicts arising between local and other governmental concerns should be settled at the level which is closest to the grass roots and still embraces the scope of the issue. This adopts a strengthening of local governmental functions.

#### **Objectives**

1. Development of a regional planning authority comprised of all communities in the southwest portion of Shiawassee County to address land use, transportation, planning, and future development concerns in the area, and to inform one another, facilitate communication on major issues, activities, and plans within the community.
2. Have this regional planning authority meet quarterly with one planning commission representative from each community.

### **CITY ORDINANCES**

**Goal:** Continued review and maintenances of City ordinances and documents.

#### **Objectives:**

1. Continue reviewing ordinances to keep them up-to-date with new State laws.
2. Re-address 2004 Zoning Ordinance to ensure compliance with the Michigan Zoning Enabling Act of 2006.
3. Review State requirements annually.
4. Review Master Plan information on an annual basis and place updates into an appendix for future plans.

### **LOCAL REVENUES AND EXPENDITURES**

#### **Goals:**

1. Oversee revenues and expenditures for the City to ensure an annual balanced budget.
2. Continue paying off existing bonds in a timely fashion.
3. Continue researching sources for grants and other funding opportunities.

4. Develop an annual budget report which will outline the revenues and expenditures.

**Objectives:**

1. The Planning Commission will develop an annual capital improvement plan which will assist the Mayor, the City Council, and the City Treasurer in developing their annual budget.
2. Research several funding opportunities to begin implementation of the goals and objectives of this Master Plan.

**LAND USE/ZONING****Goals**

1. To develop and maintain a Master Plan for the City of Perry, which provides balanced and organized development of the Historic Downtown Business District (HDBD), neighborhood residential areas, commercial, and light industrial, and balances the need of a bedroom community with economic opportunities.
2. To maintain an adopted zoning ordinance and zoning map which supports the Master Plan and desired organized and balanced growth. The ordinance will be administered through the Planning Commission.
3. To provide a working copy of the City of Perry Zoning Map to make necessary updates as they occur.
4. To address the existing rental housing needs and to support the development of multiple housing units such as apartments, condominiums, and senior housing.
5. To implement “Smart Growth” tenets into the City land use planning where appropriate.
6. To provide great opportunities for industrial and commercial growth within the community.
7. To address parking concerns within the HDBD and research the need for raised crosswalks on the local side streets around the HDBD.
8. To continue to enhance the appearance and image of the community through the support of community projects. Specific items of consideration include:
  - a. The installation of additional street lighting on main streets entering the City limits.
  - b. The review of existing street name signs for missing and mislabeled signs and the development of a program for replacement.
  - c. The installation of additional lighting on M-52 (Main Street) extending from Britton to Bath Road.

**Objectives**

1. Reserve one meeting annually to review the Master Plan and its contents to study and collect data and information regarding any changes or updates and place those into an appendix in preparation for the next major update.
2. Provide a thorough update to the master plan every five years.
3. Review the 2004 Zoning Ordinance to ensure compliance with the 2006 Michigan Zoning Enabling Act and the 2008 revisions to that act.

4. Maintain a working copy of the zoning map which will incorporate all changes in zoning, as they are made.
5. Implement the future land use plan by integrating the tenets of “Smart Growth”, and coordinating with partnering agencies.

## **MUNICIPAL/PUBLIC SERVICES**

### **Overall Goals**

1. Develop a new facility for Public Safety and Services, which would hold police, fire, ambulance and other public safety services at a central location, and would provide the necessary space for growth for each of these departments.
2. Continue to support the joint 911 efforts for police, fire, and ambulance in conjunction with the communities of Perry Township, Morrice and adjacent townships.

### **Police**

#### **Goals:**

1. Provide adequate police coverage for the City of Perry and its surrounding areas.
2. Have a fully equipped and trained police department.
3. Advance the technology for the Police Department and its vehicles.
4. Maintain/replace the vehicle fleet as needed to ensure maximum service and capabilities.
5. Coordinate services with neighboring communities and service areas.
6. As the service area grows, research the need for the expansion of facilities.

#### **Objectives:**

1. Purchase of an additional squad car or replacement of the 2001 Crown Victoria.
2. Develop a police department with more coverage for its citizens and more up-to-date equipment. Determine ways to re-integrate a full-time 24-7 police department for the City of Perry.
3. Assess the need for developing a larger police facility, which may be located with fire and ambulance services at a central location.
4. Research the need to develop a central organization for police service, similar to what SSES is like for fire/ambulance service now.
5. Continue to support the joint 911 efforts for police, fire, and ambulance in conjunction with the communities of Perry Township, Morrice and adjacent townships.

### **Fire/Ambulance**

#### **Goals:**

1. Provide adequate fire and ambulance coverage for the City of Perry and its surrounding areas.
2. Have a fully equipped and trained fire/ambulance department.
3. Advance the technology for the fire/ambulance department and its vehicles.
4. Maintain/replace the vehicle fleet as needed to ensure maximum service and capabilities.

5. Continue to coordinate services with neighboring communities and service areas through the SSES alliance.
6. As the service area grows, research the need for the expansion of facilities.

**Objectives:**

1. Obtain a new 75 foot aerial truck which would replace the 50 foot ladder removed from service in 2008. It would also replace the 1992 Engine located at Station # 2 in Morrice.
2. Allow funding for additional staffing full-time.
3. Look into developing a larger station facility to hold the increasing amount of equipment needed, which possibly may be located at a central location with all public safety services (police, fire, ambulance, etc.).
4. Continue to support the joint 911 efforts for police, fire, and ambulance in conjunction with the communities of Perry Township, Village of Morrice and adjacent townships.

**Refuse Collection and Recycling**

**Goals:**

1. Maintain services for garbage pickup and brush and yard waste pickup.
2. Continue to expand the recycling efforts at the Village of Morrice Transfer Station.

**Objectives:**

1. Improve the mud and standing water issue at the bottom of the steps of the recycling bin.
2. Have each community dedicate between \$500-\$1,000 per year in order to maintain and expand the recycling program.

**EDUCATION/PERRY COMMUNITY SCHOOLS**

The Board of Education and Administration has identified the following goal areas for the district:

- Become attractive to all—students, parents, staff, community members, neighbors;
- Build community spirit—parents and community to assume ownership;
- Establish an identity—define itself and live it;
- Do the right things and do them right—our best foot forward each time;
- Learn from the past, manage the present, and set the table for the future;
- Improve student achievement—become a district of excellence;
- Grow its extracurricular offerings—more opportunities outside of the classroom;
- Communicate well—regularly ask, “Who needs to know this?”
- Have a plan and work it—create a vision

**Ongoing District Improvement Efforts**

The following committees or task forces meet regularly to make for a better Perry Public Schools:

- Curriculum Council
- Strategic Planning Committee
- Anti-Bullying Task Force

- Crisis Management Team
- Community, Conversation, & Coffee
- Perry Elementary PTO
- Parents in the Middle (Perry Middle School PTO)

**Goals:**

1. Provide more opportunities for affordable higher education in the Perry area.
2. Bring additional higher educational opportunities to the Perry Area in order to attract and retain young adults within the community.

**Objectives:**

1. Increase the number of affordable opportunities in higher education for residents of the Perry Community.
2. Research options to attract and/or keep young adults in the area following graduation from high school and/or college.
3. Coordinate with some of the nearby colleges and/or universities to perform a study researching the idea of opening a possible satellite campus/extension center in the Perry area in the next 10 years.

**PARKS AND RECREATION****Goals:**

1. To develop a parks and recreation system that will attract and retain young families to the City.
2. To provide safe and appropriate recreation activities for all ages and abilities.
3. To promote regionalism and offer recreation opportunities to residents of Shiawassee County and surrounding communities.
4. To enhance the quality of life for City residents.

**Objectives:**

1. Bring Jubilee Park and the Lower Playground up to a standard of maintenance and facilities seen at Veteran's Memorial Park. This would mean that each facility and each park as a whole should have no serious maintenance or accessibility issues. Further each park should be managed as an asset that Perry is proud to have be a window on the quality of life in this developing community. Key partners may include neighborhood groups, local civic/service organizations, youth and adult softball/baseball organizations and Perry Schools.
2. Develop a non-motorized transportation/trail system in Perry connecting recreational and community assets. This may use existing roads and their rights of way, sidewalks and newly developed trails dedicated to non-motorized use. This will be done in conjunction with broader planning efforts for non-motorized circulation planning at the local, county and regional level and may also integrate with efforts of many non-profit organizations representing a variety of non-motorized trail users, Michigan Department of Transportation, Michigan Department of Natural Resources, Michigan Trails and Greenways Alliance, health interests, schools (e.g. Safe Routes to Schools), etc.

3. Develop a significant, modern playground/playscape at one park. The park with the most space in which to site such a development is Jubilee. It would also be a centerpiece of a park that lacks a focal point. It is also directly connected to neighborhoods to the south as well as having substantial parking. This may provide the impetus to bring the entire park up to the level of care clearly shown for Veteran's Memorial, which is a scant 200 yards away on the northwest side of the rail line. Key partners would be neighborhood groups and civic/service organizations. Fundraising for such an endeavor would be likely to be highly successful.
4. Develop a disc golf course in a park or parks. Again, because of the space available and the need to convert a neglected park area to a productive use, the southwestern portion of Jubilee on the eroding side of the sledding hill may be a useful location. Information would need to be gathered about soil quality, any flooding concerns, etc. However, this would provide more friendly uses, eyes and ears and community interest in this portion of the park that appears to have received little positive use and management. Key partners may include local business that serve visitors (e.g. restaurants, gasoline stations, etc.), youth interests, Perry Schools and civic/service organizations.
5. Support the newly developed DPW community garden through information, promotion of healthy and active lifestyles, involvement in a farmer's market and other means.
6. Acquire land for park with pond/lake based recreation opportunities.
7. Develop recreation facilities for park with pond/lake based recreation opportunities (skating, fishing, swimming).
8. Develop a skate park with funds raised for this purpose.
9. Develop a splash/spray park on an existing public space.
10. Build an outdoor stage/amphitheatre.

## **PUBLIC LIBRARY**

### **Goals:**

1. Provide stable funding for the Library and its services.
2. Expand the Library facilities to include additional storage space, and a public meeting room.
3. Improve parking abilities at and around the Library.
4. Continue offering the existing programs and activities at the Library.
5. Include additional programs at the Library to provide opportunities for people of all ages, including teens, adults and senior citizens.

**Objectives:**

1. Coordinate with the Community District Library (CDL) regularly to assess funding needs for services.
2. Develop a needs study with the CDL to study options for either expanding the existing facility or relocating the Library to another location to offer the necessary space that is recommended by the Library of Michigan Quality Services Audit Checklist Program.
3. Develop a study to access the parking needs for library patrons.
4. Coordinate with the CDL continue offering reading programs and computer training courses, while also researching additional programs for people of all ages.

**COMMUNITY ACTIVITIES/EVENTS****Goals:**

1. To further enhance and strengthen the attractiveness and “community atmosphere” of the City through the continuation and expansion of activities which bring area people (i.e., residents, businesses, workers, etc.) together.
2. To support opportunities for enhanced quality of life available to community through the City and the Perry Public Schools. Increased child and youth programs are needed.
3. To promote growth of business in the Perry area.

**Objectives:**

1. Continue to promote the PerryFest and other community activities to City and neighboring community residents, businesses, workers, and visitors.
2. The development of a local volunteer non-profit (501C3) “Performing Arts” Support Group (PASG), which will support and enhance many forms of local performing arts (i.e., theatre, music, etc.) along with booking non-local talent to perform, utilizing the facilities of Perry High School to promote community involvement and activities.

**PUBLIC/MUNICIPAL UTILITIES****Municipal Water System****Goals:**

1. Provide quality water service to the City for current and future needs.
2. Provide maintenance and operation of the existing municipal water system.
3. Provide necessary enhancements/expansions to the municipal water system, when appropriate, to meet the needs of the City during changing times and possible growth conditions.
4. The construction of a new or additional water storage tank to provide the capabilities of storing three (3) days worth of water for the City. This would be an extremely costly measure and would require long term planning and coordination with neighboring communities.

**Objectives:**

1. Continued upgrading of the water distribution system, including extending the water transmission main looping and replacing undesired mains.
2. As the present excess capacity is utilized, the City should begin to explore areas for additional groundwater supplies.
3. Initiate well exploration for future wells.
4. Practice preventative maintenance procedures (i.e., water valve operation and fire hydrant flushing programs).
5. Develop study to evaluate options and alternatives to expanding the City's water storage capabilities.

**Municipal Wastewater System/Sewer System****Goals:**

1. Provide quality wastewater treatment service to the City for current and future needs.
2. Provide maintenance and operation of the existing municipal wastewater system.
3. Provide necessary enhancements/expansions to the municipal wastewater system, when appropriate, to meet the needs of the City during changing times and possible growth conditions.

**Objectives:**

1. Continued maintenance of the sewage pump stations and lagoon facility will provide the City with a solid foundation for growth. The existing lagoon cells should be observed and cleaned accordingly to remove deposited sludge.
2. Research future development options for the system's ability to treat industrial-type waste.
3. Initiate well exploration for future wells.
4. Practice preventative maintenance procedures for the wastewater/sewer system.

**Stormwater Drainage Facilities****Goals:**

1. Provide adequate storm drainage for the entire City of Perry.
2. Improve the Stormwater Drainage Facilities throughout the City.
3. Enhance the system for inventorying the stormwater drainage system.

**Objectives:**

1. Research methods for implementing storm drainage improvements either independent or in conjunction with a street improvement program.
2. Development of a comprehensive, computer-based mapping system to provide an inventory of storm sewers, manholes, and catch basins.

**Public Utilities****Goals:**

1. Provide multiple options and choices for telephone, cable, internet and other services accessible to City residents and workers.
2. Provide high quality services ranging from telephone, cable' and internet.
3. Provide public wireless internet options for residents.

**Objectives:**

1. Increase the number of options for services ranging from telephone, cable, and internet options.
2. Improve the overall quality of services ranging from telephone, cable, and internet.
3. Expand public wireless internet opportunities to the Perry area.

**TRANSPORTATION****Goals**

1. Provide quality street drainage along all local roads.
2. Pave existing gravel roads.
3. Quality maintenance of the street system to ensure street integrity.
4. Extend curbed streets into residential areas, and retain regulations for curbed street construction when developing new subdivisions.
5. Provide street markings that are reader-friendly for all people.
6. Improve safety for pedestrians and bike riders along all corridors in the City.
7. Provide a pedestrian friendly atmosphere for residents and visitors of the community, and make the residential neighborhoods and commercial districts into a stronger walk-able community.
8. Improve pedestrian accessibility and safety measures around the schools within the City limits.
9. Improve traffic flow along M-52 and its crossroads during peak periods and railroad crossing disruptions.
10. Expansion of alternative means of transportation to provide accessibility and transportation opportunities for residents with limited options.

**Objectives**

1. Develop a special assessment program to:
  - a. Upgrade the street drainage facilities along the local roads;
  - b. Pave existing gravel roads; and
  - c. Extend curbed streets into residential areas.
2. Continue with the annual paving program in order to maintain street integrity.
3. Continue to construct curbed streets, as new subdivisions are developed. This should be required by the City (as has been done with Perry Lakes and Country Estates); variance from the City ordinances should not be granted.
4. Replace street signs with larger type signs.
5. Implement sidewalks and bike lanes along Bath and Britton Roads within the City limits.
6. Implement a sidewalk development and maintenance program which would improve connectivity of the sidewalks and construct them on all residential streets within the city limits.
  - a. Connect the existing sidewalks; and
  - b. Continue developing sidewalks along Bath and Britton Roads connecting residences, neighborhoods and schools to the sidewalks along Main Street.
7. Implement traffic calming measures (e.g., raised crosswalks) along roads providing access to the schools in order to provide more pedestrian accessibility and safety.

8. Develop traffic studies with MDOT along M-52 addressing the idea of placing traffic signals at two strategic locations along M-52, north and south of the railroad tracks (at Snyder's IGA and Bath Road).
9. Initiate contact with the Canadian National Railroad via East Lansing or Durand Depot Stations to identify train schedules.
10. Initiate contact with the Tri-County Regional Planning Commission (TCRPC) – the greater Lansing metropolitan planning organization (MPO) to begin coordinating transportation needs.
11. Continue coordination with SATA to expand local services to:
  - a. Create wider service areas;
  - b. Address larger target audiences, as the population is aging;
  - c. Provide additional service times and days;
  - d. Develop a collaborative plan with the Capital Area Transportation Authority (CATA) to link services which would provide commuter routes to and from the Lansing area; and
  - e. Discuss and study future funding options to meet the goals listed above.

## **BUSINESS/INDUSTRY**

### **Goals:**

1. Provide facilities and places for people to congregate for dining, residing, meeting, etc.
2. Provide adequate parking throughout all commercial districts.
3. Encourage additional growth opportunities within the Historic Downtown Business District (HDBD).
4. Further coordinate with business owners and encourage involvement in community activities such as PerryFest.
5. Encourage occupancy of the residential apartments above businesses within the HDBD.
6. Encourage growth in light industrial and warehousing opportunities along the Lansing Road corridor, in support of the future land use plan.
7. Enhance economic development throughout the area to identify further ways to enhance economic growth and job opportunities within the City.
8. Encourage investment in Green Energy and Green Energy Industries.

### **Objectives:**

1. Develop and open a family-style restaurant in the Historic Downtown Business District (HDBD).
2. Look for ways to promote the HDBD and to attract people to this area for business and entertainment (increased activities and shopping opportunities).
3. Continue evaluating options for increased parking for workers within the HDBD.
4. Research ways to fill all vacant businesses and residences in the HDBD.
5. Provide opportunities for additional light industrial and warehousing developments along the Lansing Road corridor to help supplement the tax base.
6. Provide support for agricultural and farming industry with our neighboring townships.
7. Increase commercial business opportunities within the districts listed above:
  - a. Family Restaurants
  - b. Hotels/Motels

- c. Conference/Banquet Facilities – get together locations for meetings and special events.
- 8. Coordinate with the Shiawassee Economic Development Corporation to develop a study to further identifying areas for economic growth and job opportunities within the City.
- 9. Coordinate with the Shiawassee Economic Development Corporation to research opportunities for Green Energy usage.



## **CHAPTER 17: ACTION PLAN/ CAPITAL IMPROVEMENT PROGRAM**

### **A. ACTION PLAN**

The development of an action/implementation plan involves consideration of a number of related factors including the following:

- The setting of priorities for the identified goals and projects;
- The development of an implementation schedule;
- The evaluation of costs of implementation; and
- The evaluation of financing methods.

The illustration on Pages 156-157 outlines a suggested schedule for implementation of many of the goals identified in this plan. The general priority for implementation is dictated by the time frame proposed for each goal.

Costs associated with implementing the goals and possible methods and sources of funding are outlined in the following section of the plan, entitled Capital Improvement Program.

### **ACTION/IMPLEMENTATION PLAN**

The following list is a summary of the proposed action/implementation plan to address the identified goals and objectives as stated throughout the document.

#### **Governmental Organization/Structure**

1. In 2014, begin coordination with neighboring communities to develop a regional planning authority in southwest Shiawassee County.
2. Review and update the zoning ordinance in 2014.
3. Review the Master Plan annually at the October/November meetings to gather any necessary updates in data, information, or conditions, and place those in a folder which will be readily available when the next Master Plan update is required.
4. Planning Commission will coordinate with the Mayor, City Council and all Department Heads to develop a Capital Improvement Plan annually during the February Planning Commission Meeting.

**Land Use/Zoning**

1. Review and update the zoning ordinance in 2014.
2. Review the Master Plan annually at the October/November meetings to gather any necessary updates in data, information, or conditions, and place those in a folder which will be readily available when the next Master Plan update is required.
3. When reviewing requests for re-zoning or other changes in the land use of an area, review those to ensure that they are in concordance with the Master Plan, zoning ordinance, and the Future Land Use Plan.

**Police Department**

1. Purchase a new squad car in either the 2013-2014 or 2014-2015 budget year.
2. Develop a study researching the ways to re-integrate 24-hour police protection to the City of Perry.

**Fire/Ambulance Services**

1. Hire additional full-time staff in 2014.
2. Purchase a new fire truck in 2015.
3. Construction of an additional fire station when funds become available.

**Refuse Collection and Recycling**

1. City of Perry and Perry Township have both approved \$500 per year through 2014 for maintaining the recycling program at the Village of Morrice Transfer Station.

**Education/Perry Public Schools**

1. During the next five years, the City of Perry would like to meet with local colleges and universities to initiate discussions on developing a study researching young people's needs for college, and whether or not to establish an extension center or a college/university satellite campus in the Perry area. Being located off I-69, this location could be accessible to many residents and travelers.

**Parks and Recreation**

1. Develop a non-motorized trail plan in conjunction with partners in other units of government.
2. Develop a playground/playscape, renovate restrooms for accessibility, upgrade athletic field/facility and develop disc golf course (likely in Jubilee Park).
3. Develop accessible restrooms in Lower Playground and provide appropriate picnic facilities.
4. Develop a non-motorized trail system in Perry with appropriate links to partner communities. Integrate into larger city development plans emphasizing walkable/bikeable community. Incorporate non-motorized transportation with improvements in street scape, repaving projects, etc.

5. Acquire land for park with pond/lake based recreation opportunities.
6. Develop recreation facilities for park with pond/lake based recreation opportunities (skating, fishing, swimming).
7. Develop a skate park with funds raised for this purpose.
8. Develop a splash/spray park on an existing public space.
9. Build an outdoor stage/amphitheatre.
10. Development of a Veterans Park in the City.

**Library**

1. Continue to coordinate with and support the Community District Library in meeting the objectives listed above.
2. Perform needs study in conjunction with the CDL to assess parking needs, priorities for enhanced services for library patrons, and possible options for expanding the facilities.

**Community Activities**

1. Continue hosting the programs and events listed throughout this chapter annually, while looking for ways to expand and to promote the community.
2. Research what other communities have done in response to developing a local non-profit (501C3) "Performing Arts" Support Group (PASG). Coordinate with Perry Public Schools and other partnering agencies to develop a PASG.
3. Promote use of City facilities, such as City Hall, Veterans' Memorial Park and Jubilee Park.
4. Continue to enhance City facilities. Current focus is on Veterans' Memorial Park.

**Public Utilities**

1. Increase staff as the service area grows.

**Municipal Water System**

1. Annually review the water distribution system and continue practicing preventative maintenance strategies.
2. Complete the development of the well exploration study.
3. Research locations and methods to expand the groundwater supply system.
4. Replace any remaining 2-4 inch diameter water mains with 8-inch mains.

**Municipal Wastewater System**

1. Annually review the water distribution system and continue practicing preventative maintenance strategies.

**Stormwater Drainage Facilities**

1. Perform a drainage study for the City of Perry to implement storm drainage improvements either independent or in conjunction with a street improvement program.
2. Implement storm drainage improvements either independent or in conjunction with a street improvement program.
3. Develop and integrate a comprehensive, computer-based mapping system to provide an inventory of all storm sewers, manholes, and catch basins.

**Other Public Utilities**

1. Research current available and future possible service providers for telephone, cable, and internet to determine what types of additional services and improved qualities are available.
2. Recruit additional providers and vendors for telephone, cable and internet services in order to provide additional services and improved quality.
3. Coordinate with Perry Township and the rural areas surrounding the City of Perry to develop a research study assessing public wireless internet needs and options.

**Transportation**

1. Begin coordination with Shiawassee County Road Commission to develop feasibility study for developing sidewalks and bike lanes along Bath and Britton Roads.
2. Develop a Sidewalk Construction program first studying the needs, identifying priority locations, identifying funding resources (e.g., Safe Routes to School, etc.) and then establishing a strategy and a schedule to begin implementation.
3. Begin researching options to develop raised crosswalks at all corners surrounding the schools to facilitate pedestrian crossing and visibility, and pedestrian and vehicular traffic control.
4. Contact MDOT Lansing Transportation Service Center (TSC) Office to initiate a traffic study along M-52 during average weekdays to determine the need for traffic signals within the City limits.
5. Contact MDOT Lansing TSC Office to initiate a traffic study which would address potential further enhancements to the I-69/M-52 interchange to address traffic congestion issues.
6. Coordinate with SATA to develop a collaborative plan with CATA to link transit services to and from Perry to Lansing.

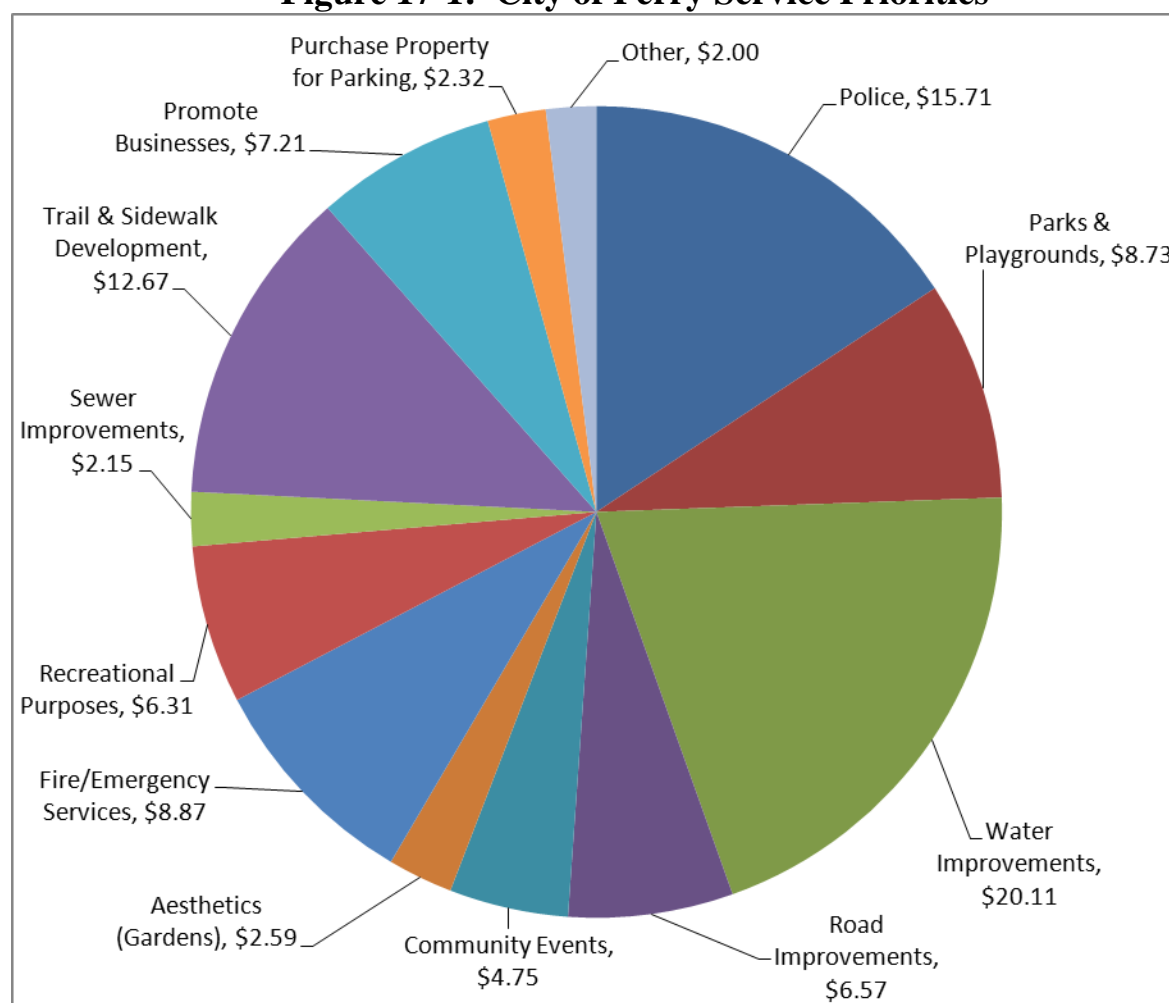
**Business/Industry**

1. Provide incentives for employers who are willing to open a family-style restaurant in the Historic Downtown Business District (HDBD).
2. Perform needs study to assess parking availability in and around the HDBD.
3. Develop additional family restaurants, hotels/motels in the City and along Lansing Road to provide places for families, friends and groups to gather.
4. Develop a weekly farmers market during the summer months of the year in the HDBD to promote local entrepreneurs and to attract people to visit the HDBD.
5. Develop a conference center/banquet facility for meetings/special events.
6. Develop study in 2009-2010 with Shiawassee Economic Development Corporation to research opportunities for economic growth and jobs, as well as opportunities for Green Energy usage.

7. Send out copies of the City of Perry's tax abatement policy to all current business owners in the City of Perry.
8. Schedule a working session with business owners inviting their ideas and input into getting their participation with different community activities, such as PerryFest.

As part of the Residential Survey held in December 2012, respondents were asked to prioritize different city services, and how they would invest their money, if they had the choice. In the residential survey, we asked people if they had \$100 to spend on city services, how would they spend that money if they had the option of splitting it up accordingly? Figure 17-1 shows the results of the survey respondents.

**Figure 17-1: City of Perry Service Priorities**



Source: City of Perry Planning Commission Residential Survey, 2013

Based on the responses, water improvements was viewed as the top priority, with **\$20.11** (or about **20%** of the money) spent towards this service. Police services came in second with **\$15.71** (or almost **16%**). Trail and sidewalk development came in third at **\$12.67** (or nearly **13%**). The remainder of services ranged between **\$2** and **\$9** accordingly. Results of the survey

are available online at the City of Perry website: [www.perry.mi.us](http://www.perry.mi.us). A copy of the residential survey is in the appendices of the master plan.

Based on the results of the survey, and further coordination with City officials and department heads, a recommended timeline for implementation of the program and strategies was developed.

On April 1, 2013, the City of Perry Planning Commission met with the Perry City Council to discuss the different goals, objectives and action items from the master plan, to discuss how to integrate this into the City's annual budget process, and how to begin implementing these projects.

These projects were prioritized according to need, funding, feasibility, and importance as identified by the Public. These projects are listed in greater detail in the Capital Improvement Program. The timeline is found at end of this chapter.

## B. CAPITAL IMPROVEMENT PROGRAM

### Review of Historical Capital Improvement Program from Last Plan

Before attempting to develop a cost proposal (i.e., the capital improvement program) for this master plan, the Planning Commission reviewed the historical capital improvement plan (as reported in the 2008-2035 Master Plan). In reviewing this, the items listed in the 2008-2035 Master Plan were evaluated, comparing estimated costs to actual costs, and determining when or if the program/project was completed. The following table is a list of the items from the 2008-2035 Master Plan.

**Table 17-1: 2008-2035 Master Plan Capital Improvement Program/ Status Spreadsheet**

PROGRAM TITLE	PROGRAM STATUS	ESTIMATED COST	ACTUAL COST	DATE COMPLETED	FINANCING SOURCES/ METHODS
Iron Removal Plant	Completed	\$500,000	\$1,650,000	March 2009	State Revolving Fund
Wastewater Lagoon Sludge Removal/ Disposal	Completed	\$300,000	Included with Liner repair (see below)	June 2012	DEQ State Funds
Replace Lagoon Liners	Completed	\$2,000,000	\$2,716,275	June 2012	State Revolving Funds
Vactor/Sewer Cleaner Purchase	Completed	\$125,000	\$125,195	May 2008	Sewer Fund Reserves
Recycling Program	Completed	\$25,000	\$1,500	October 2010	General Fund Reserves (Joint Effort)
Composting Program	Completed	\$15,000	NC	Ongoing	General Fund residents)
Water Aquifer Exploration	Future	\$50,000			Water Fund Reserves
SW Storm Drainage Study	Completed	\$15,000	\$15,000		General Fund Reserves

<b>Utility Mapping</b>	Completed	\$7,500	\$4,500	July 2005	Utility Fund Reserves
<b>Sidewalks along residential/local roads (Britton Road, Rolfe and Keeney Street)</b>	Completed	\$25,000	\$21,000	October 2009	General Fund
<b>Veterans Park</b>	Completed	\$50,000	\$33,000	October 2011	General Fund
<b>ADA-Accessibility at Parks</b>	In Progress	\$30,000			General Fund
<b>Sidewalk – Jubilee Park</b>	Completed	\$7,000	\$6,600	August 2012	General Fund
<b>Second Street Parking</b>	Completed	\$10,000	\$7,250	August 2012	General Fund
<b>New Fire/Tornado Siren</b>	Completed	\$25,000	\$23,242	September 2012	General Fund
<b>Porch at McQueen House</b>	Completed	\$1,926	\$1,926	November 2012	General Fund
<b>DPW – New Chipper</b>	Completed	\$32,000	\$23,510	July 2012	Motor Pool Funds
<b>New Police Vehicle</b>	Completed	\$27,000	\$12,700	February 2013	Motor Pool Funds
<b>Library – Upgrade Bathroom</b>	Completed	\$500	\$480	March 2013	General Funds
<b>Purchase Property by Railroad</b>	Completed	\$10,000	\$9,112.42	August 2012	General Funds
<b>Purchase Property East of City Hall</b>	Completed	\$25,000	\$17,925	May 2012	General Funds
<b>New Roof on City Hall</b>	Completed	\$32,000	\$26,900	August 2012	General Funds
<b>Increased Recreational/Picnic spaces at current locations; Walking/Bike/Nature Trails; Disc Golf Course; Outdoor Amphitheatre; Fishing/Ice Skating Pond</b>	In Progress	\$500,000			Millage, MDNR Trust Fund, City Budget, County Resources (part of 5 Year Parks & Recreation Plan)
<b>Total</b>		<b>\$3,812,926</b>	<b>\$4,696,116</b>		

Future additions to the capital improvement program will include improvements to the loop north/west quadrant water line (at an estimated cost of **\$300,000**, to be paid for from sewer funds and/or special assessment), and the replacement of lagoon liners (at an estimated cost of **\$2 million**, to be paid for from rural development funds).

### Strategy

The tabulation on the following page summarizes the various capital improvement projects/expenditures outlined in this Master Plan. The costs indicated include: construction/acquisition costs and associated professional fees (legal, financial and engineering).

Possible sources and methods of funding are outlined in the following paragraphs and indicated in the table on the following pages.

### **Financing Methods**

Possible sources of financing for the proposed capital improvements include loans and/or grants from state or federal agencies. The availability of these programs depends upon the type of improvement to be undertaken, and in some cases, the eligibility of the City in terms of financial need. For the capital improvement projects, the following options are available:

1. **Farmers Home Administration** – Low interest loans with terms up to **40** years are available for water and wastewater projects. In some instances, partial grant funds may be available if the debt costs exceed one (1) percent of the median household income of the community.
2. **Michigan Department of Commerce** – The Small Cities Community Development Block Grant (CDBG) program offers Economic Development project grants and are awarded on the basis of project needs, project effectiveness, and the impact the project will have on job creation, particularly to low and moderate income persons.
3. **The Rebuild Michigan Program** is also available to provide partial grant assistance for communities with low to moderate income levels of greater than fifty (50) percent of the population. Although the City, as a whole, does not meet this criterion, certain neighborhoods in the City are eligible for funding. The City applied for funding in the first two rounds, but was not successful.
4. **Michigan Municipal Bond Authority** – The Michigan Municipal Bond Authority issues bonds, and with its bond proceeds, makes loans to municipalities and school districts through the purchase of their bonds or notes. Authority bonds are revenue bonds of the Authority alone, pledging the local unit loan repayments, and are not an obligation of the State. Participation by a local unit is purely optional, with each local unit determining whether or not they can receive less costly financing elsewhere.
5. **City Issued Municipal Bonds** – The City may elect to issue water system bonds backed by either water or wastewater system revenues (revenue bonds), or by ad valorem property taxes (general obligation bonds). The present bond market interest rate for this type of issue is approximately six (6) percent, depending on the size of the bond issue and the bond rating of the City.
6. **Commercial Loan** – The City has the ability to borrow money from the local lending institutions in the form of a loan. The interest rate varies depending on the size and term of the loan, and market fluctuation. In projects that are too small to justify the cost of the bond process, commercial loans are an available alternative.

The development of a financing plan for a particular capital improvement project should be accomplished by a bond counsel retained by the City. The plan's development would involve

coordination between the City Council and staff, the bond counsel and the project engineer and/or architect.

**Projects currently under way:**

1. Water Reliability Study
2. Water Tower Inspection
3. DPW – Clean Well # 1
4. DPW – Purchase new dump truck
5. Police Department – Lease new vehicle
6. Recycling Program

**Table 17-2**

<b>City of Perry Capital Improvement Program (Existing Projects)</b>				
<b>Existing Project</b>	<b>Starting Date</b>	<b>Completion Date</b>	<b>Estimated Cost</b>	<b>Funding Sources</b>
Water Reliability Study	2013	2014	\$17,000	Water Funds
Water Tower Inspection	2013	2014	\$3,000	Water Funds
DPW – Clean Well # 1	2013	2014	\$10,000	Water Funds
DPW – Purchase New Dump Truck	2015	2015	\$130,000	Motor Pool Funds
Police – Lease New Vehicle	Summer 2013	Summer 2016	\$35,275.57	Motor Pool Funds
Recycling Program	2013	2015	\$1,000	General Funds

Throughout the Master Plan effort, the community listed over 40 proposed projects or ideas for the City. Six of the projects are currently under-way, while others are either currently being researched, or are new innovative ideas that the City will begin focusing on during the timeframe of this master plan (25-30 years). The following is a comprehensive listing of all the projects that will be reviewed. The City met to prioritize these projects in terms of urgency, availability of funding opportunities, and feasibility. A proposed schedule was laid out under the action plan, and potential funding sources are listed in the capital improvement program. These projects range from very small (i.e., purchase of equipment for various services) to very extensive (i.e., development of sidewalks, community centers, traffic studies, etc.). Many of these projects will be able to be addressed within the next five years, while others will be able to start the initial study process. When reviewing these projects, keep in mind that many of these are for a long-term vision for the community, and will take many years to develop and implement.

**Final Capital Improvement Program**

As a result of prioritizing the community's needs and evaluating funding opportunities, and feasibility, the following plan provides a recommended outline and schedule for implementing each of these proposals.

Table 17-3

<b>City of Perry Capital Improvement Program (2010-2040 Master Plan)</b>				
<b>Project/Program/Goal</b>	<b>Starting Date</b>	<b>Completion Date</b>	<b>Estimated Cost</b>	<b>Funding Sources</b>
<b>City - Administrative</b>				
Update to City Ordinances	Spring 2014	Summer 2014	N/A	N/A
<b>City Services</b>				
New Public Services Station (Police/Fire/Ambulance)	Spring 2015	Fall 2017		
Recycling Program	2013	2015	\$1,000	General Fund
<b>Police</b>				
New Squad Car - Lease	Summer 2013	Summer 2016	\$35,275.57	City Budget
Study – Re-integrate 24-7 Police Coverage	Spring 2014			
<b>Fire</b>				
New 75' Aerial Truck	2015	2015		
Construct New Fire Station				Ambulance Fund
Additional full-time staffing	2014	2014	\$160,000	SSESA Budget
<b>Schools/Education</b>				
Coordination with Vocational Education and Community Colleges	2016	2020		
Study for College Satellite Campus/Ext. Center	2017	2020		
<b>Parks and Recreation</b>				
Develop non-motorized trail plan in conjunction with partners in other units of government	Spring 2013	2014	\$7,500	City funds, local fundraising, DALMAC Fund, Michigan Trails and Greenway Alliance, National Park Service Rivers and Trails Program
Develop a non-motorized trail system in Perry with appropriate links to partner communities. Integrate into larger city development plans emphasizing walkable/ bikeable community. Incorporate non-motorized transportation with improvements in street scape, repaving projects, etc.	2015	2017	\$100,000	MNRTF, MDOT, Shiawassee County, City of Perry, civic/service organizations, DALMAC Fund, local fund raising, etc.
ADA-Accessibility at all Parks	Spring 2013	2014	\$30,000	
Install Cameras at all Park Locations	Spring 2014	Fall 2014	\$10,000	City funds
Acquire Land and develop recreational facilities for park with pond/lake based recreational opportunities (fishing/ice skating pond)	2016	2018		
Lower Playground – develop accessible restrooms and provide appropriate picnic facilities	2014	2016	\$50,000	Perry Schools, City of Perry, civic/service organizations, local fundraising
Additional Athletic Fields	2014	2016	\$10,000	

<b>City of Perry Capital Improvement Program (2010-2040 Master Plan)</b>				
<b>Project/Program/Goal</b>	<b>Starting Date</b>	<b>Completion Date</b>	<b>Estimated Cost</b>	<b>Funding Sources</b>
Jubilee Park - Develop a playground/ playscape, renovate restrooms for accessibility, upgrade athletic field/facility and develop disc golf course	2014	2015	\$100,000	MNRTF, RPGF, City of Perry, civic/service organizations, local fundraising
Develop accessible restrooms in Lower Playground and provide appropriate picnic facilities	2014	2016	\$50,000	
Skate Park	2015	2017		
Community Center	2016	2020		
Splash/Spray Park	2014	2016		
Outdoor Stage/Amphitheatre	2017	2020		
Community Gardens	2013	2015		
<b>Library</b>				
Expand facility				
Technology Upgrade	Spring 2013	September 2013		
Increased parking opportunities				
<b>Community Activities</b>				
Performing Arts Support Group (501C3 PASG)	Summer 2014	2018		
<b>Public Utilities</b>				
Water Main Replacement	When Necessary		N/A	Water Fund
Well Exploration	Summer 2008	Fall 2015	N/A	Water Fund
Stormwater Drainage Study	N/A			
Stormwater Drainage - Computer-based mapping system				
Increased Staffing	Spring 2014 - PT		\$15,000/yr	
Lansing Road Utility Extension towards Morrice				
Increase Cable/Telephone/ Free Wireless Internet Options				
<b>Transportation</b>				
Sidewalks/bike paths along main roads - begin coordination with SCRC	Spring 2014	2025		
Sidewalks along residential/ local roads	Spring 2010	2020	\$25,000/yr	General Fund Sidewalk Line item Safe Routes to School
Road and Sidewalk Maintenance	Ongoing yearly		\$25,000/yr	General Fund Sidewalk Line item
Traffic Calming Measures around schools (raised crosswalks, etc.)				Safe Routes to School
Traffic Signal Study along M-52 - coordinate with MDOT	Spring 2015			
SATA/CATA plan to link transit services from Perry to Lansing	Spring 2015			

<b>City of Perry Capital Improvement Program (2010-2040 Master Plan)</b>				
<b>Business/Industry</b>				
Increased parking opportunities in HDBD	Summer 2014	2015		
Development of family restaurants, hotels/motels	2014	2016		
Develop study with SEDP to research opportunities for economic growth and jobs	2014	2016		
Develop weekly farmers market	2014			
Development of conference center/banquet facility for special meetings/events	2016	2020		
<b>Total</b>				

[illegible]

City of Perry Capital Improvement Program (2010-2040 Master Plan) Timeline continued																																						
Project	2013		2014				2015				2016				2017	2018	2019	2020	2021	2022	2023	2024	2025	2030	2035	2040												
<b>City Utilities</b>																																						
Water Main Replacement																																						
Well Exploration Study																																						
Stormwater Drainage Study																																						
Stormwater - Mapping System																																						
Increased Staffing																																						
Lansing Road Utility Extension																																						
Increased Cable/Telephone/Free Wireless																																						
<b>Transportation</b>																																						
Sidewalks/Bike Paths - primary rds																																						
Sidewalks along local/residential Roads																																						
Road and Sidewalk Maintenance																																						
Traffic Calming - schools																																						
M-52 Traffic Signal Study																																						
Transit - link SATA services to Lansing																																						
<b>Business/Industry</b>																																						
Increased parking in HDBD																																						
Development of family restaurants/hotels																																						
Develop SEDP Research Study - Econ Dev.																																						
Develop Weekly Farmers Market																																						
Conference Center/Banquet Facility																																						

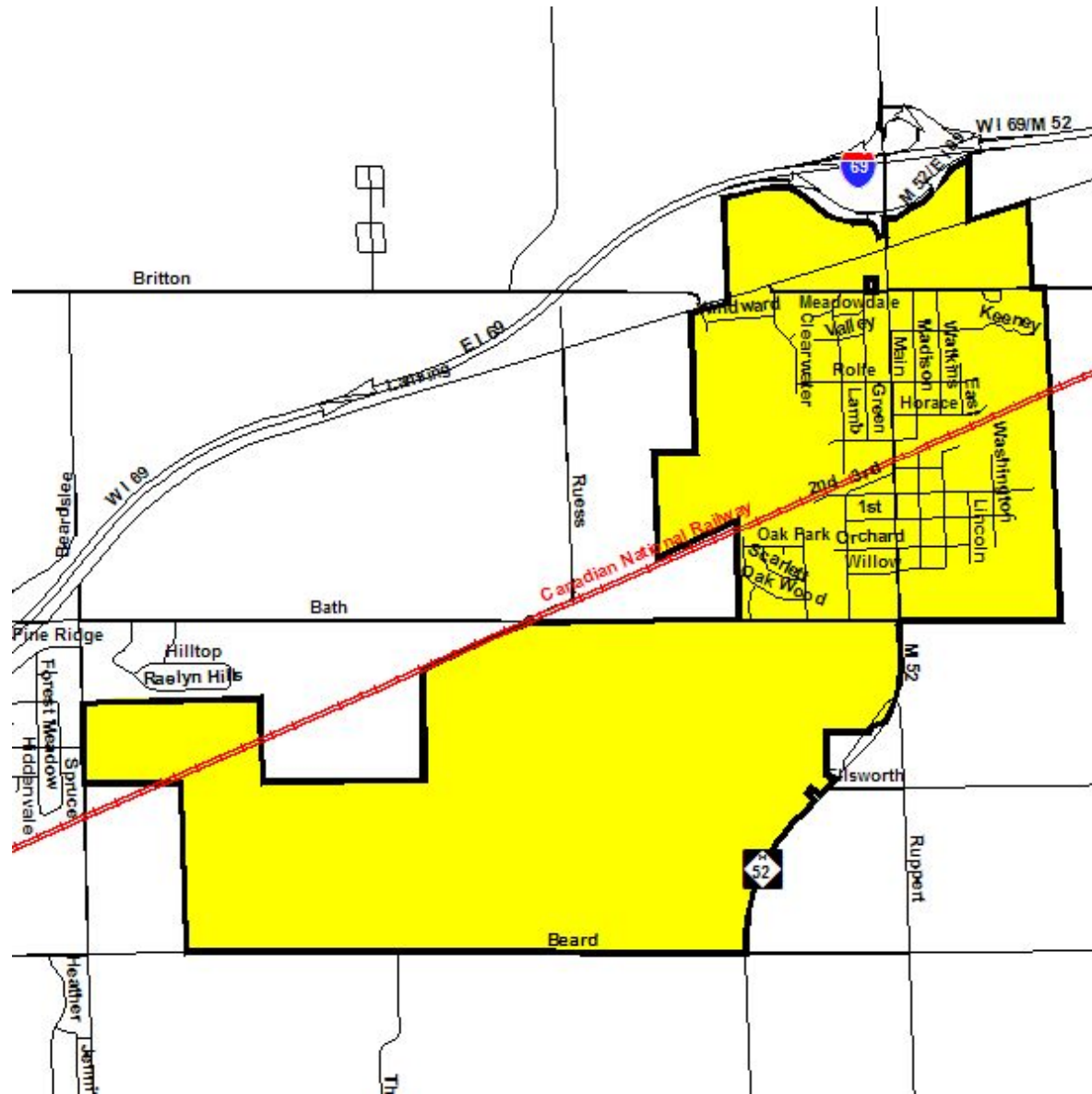
# 2010-2040 Master Plan

## City of Perry

February 12, 2013



# Welcome



# What is a Master Plan?

- A land use and infrastructure plan
  - Local Goals
  - Objectives
  - Policies for Community Growth
  - Redevelopment over the next 20-30 years
- Updated every 5 years



# MPEA - 2008

- *“Sec. 7. (1) A local unit of government may adopt, amend, and implement a master plan as provided in this act.*
- *(2) The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:*
  - a. Is coordinated, adjusted, harmonious, efficient, and economical.*
  - b. Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.*
  - c. Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.*

# MPEA - 2008

- *(d) Includes, among other things, promotion of or adequate provision for one or more of the following:*
  - i. A system of transportation to lessen congestion on streets.*
  - ii. Safety from fire and other dangers.*
  - iii. Light and air.*
  - iv. Healthful and convenient distribution of population.*
  - v. Good civic design and arrangement and wise and efficient expenditure of public funds.*
  - vi. Public utilities such as sewage disposal and water supply and other public improvements.*
  - vii. Recreation.*
  - viii. The use of resources in accordance with their character and adaptability.*

# Layout of the City Master Plan

## Chapter-by-Chapter Review:

1. Introduction
2. Planning Process and Plan Adoption
3. City Description
4. Accomplishments Since Last Plan
5. Demographic Information
6. Government Structure/Administration
7. Land Use/Zoning
8. Municipal/Public Services
9. Schools/Education
10. Parks and Recreation
11. Library
12. Community Activities
13. Public Utilities
14. Transportation
15. Business and Industry
16. Goals and Objectives
17. Action Plan/ Capital Improvement Program

# Planning Process

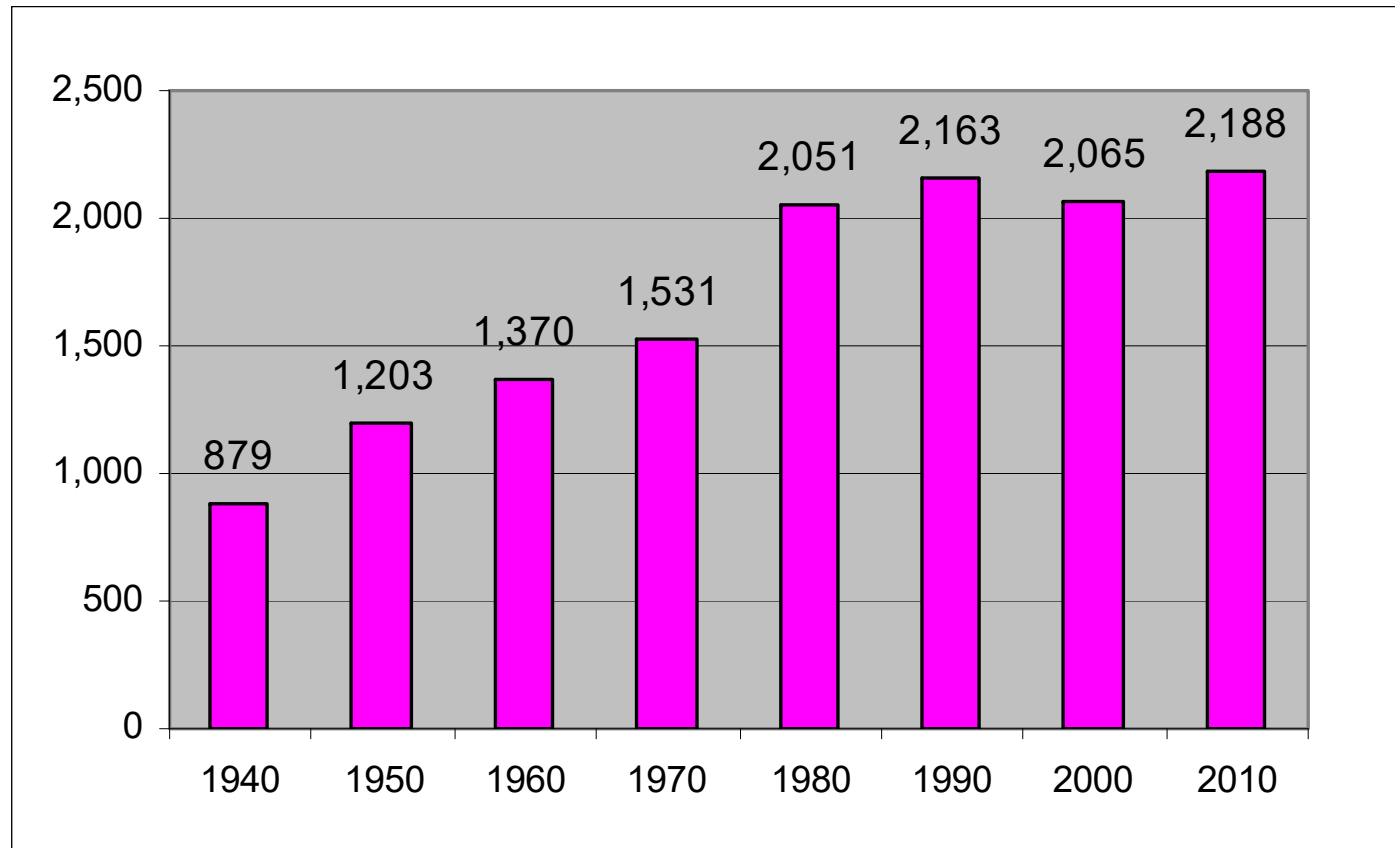
- Development Process
- Employment Survey: Summer 2012
- Brainstorming Sessions: Summer/Fall 2012
- Gathering of Information: June 2012 – February 2013
- Residential Survey – December 2012

# Planning Process

- Drafting Draft/Master Plan: June 2012– May 2013
- **Presentation of Draft Master Plan – February 2013**
- Public Comment Period: February 2013 – April 2013
- Tentative Adoption of Master Plan: May 2013

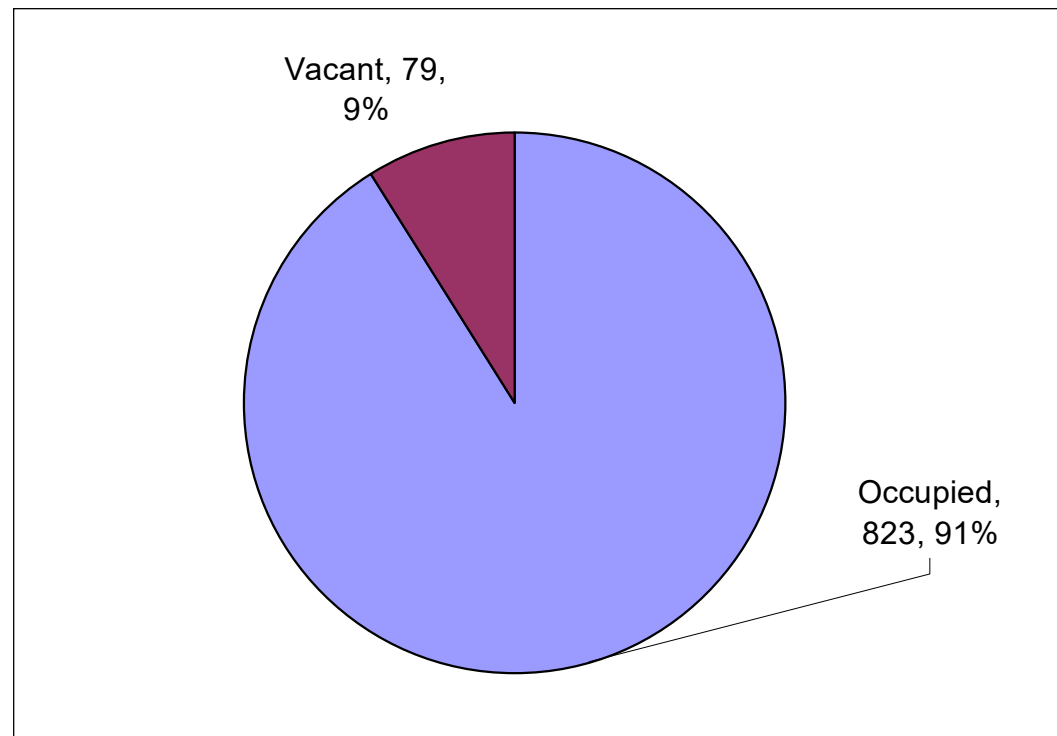
# Demographics - Population

- Population = **2,188** persons in 2010



# Demographics - Households

- Dwelling Units = 902
- Occupied DUs (Households) = 823
- Vacant DUs = 79 (8.8%)

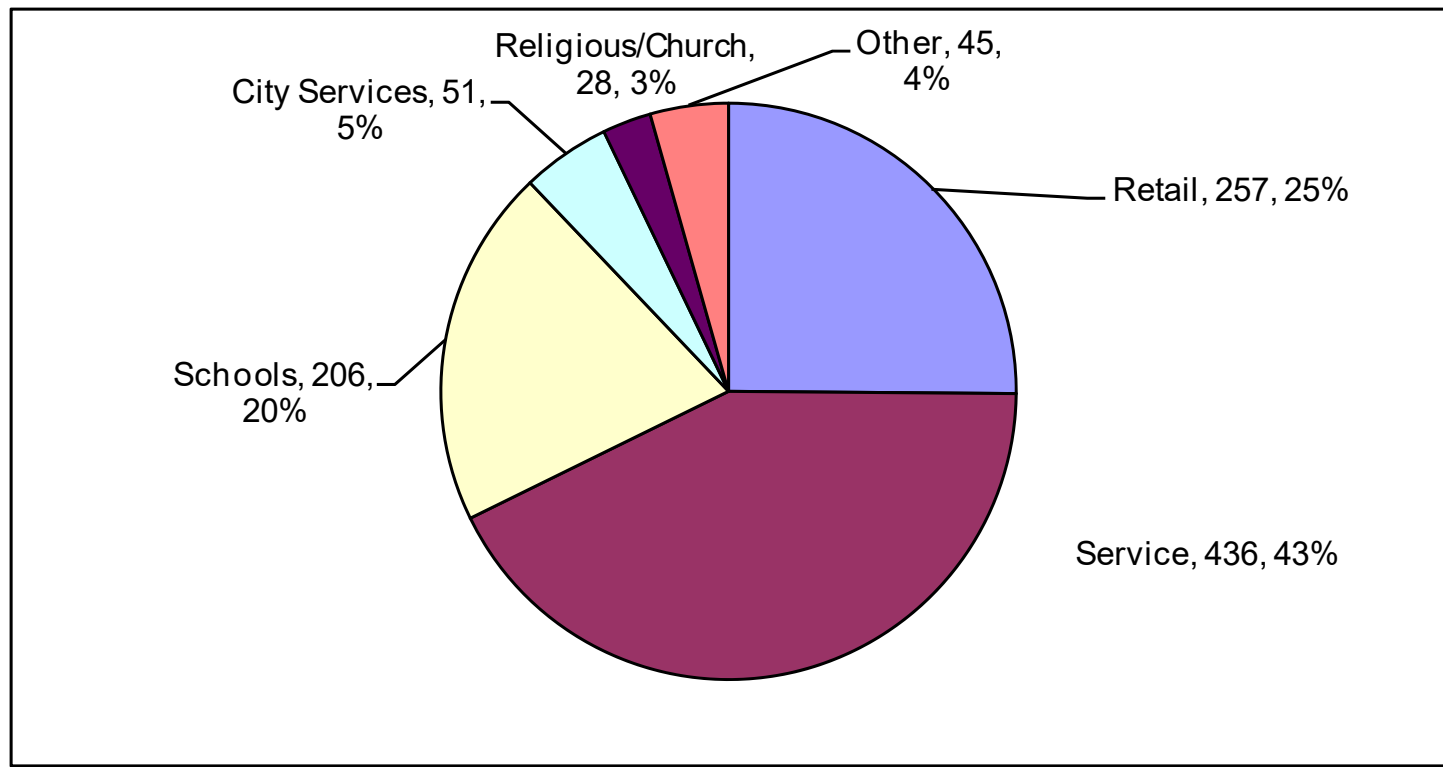


# Demographics – Current Trends

- **Aging Population**
  - Age 45-64 increased from **14.8%** to **24.7%** between 1990 and 2010.
- **Decreasing Household Size**
  - Average HH size dropped from **2.94** to **2.66** persons/HH between 1990 and 2010.
- **Decreasing Family Size**
  - Average family size dropped from **3.34** to **3.12** persons/family

# Demographics - Employment

- Employment: **1,023** total workers in 2010, almost double the amount of workers in 1980



# Demographics - Projections

- Projections are based on the 2040 Regional Economic Models, Inc. (REMI) estimates made for Michigan.

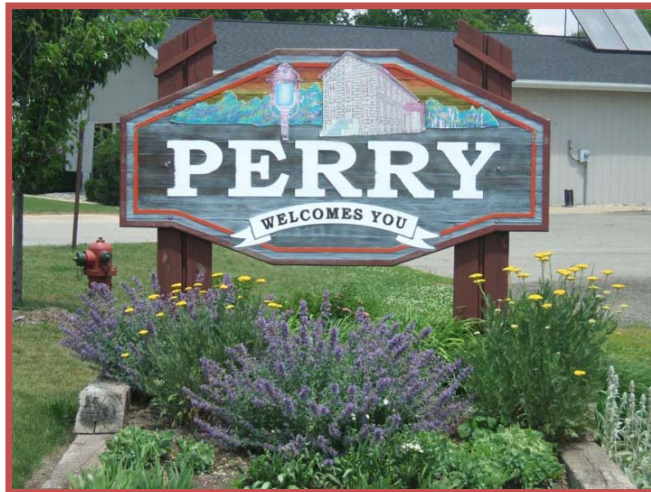
Projections - City of Perry			
Year	Population	Households	Employment
2000	2,065	748	729
2010	2,188	902	1,023
2015	2,200	910	1,050
2020	2,250	930	1,150
2030	2,400	1,100	1,400
2040	2,600	1,250	1,600

# Goals vs. Objectives quick review

	GOAL	OBJECTIVE
Meaning:	The purpose toward which an endeavor is directed	Something that one's efforts or actions are intended to attain or accomplish; purpose; target
Time Frame:	Long term	Short term
Measure:	Cannot be measured	Can be measured
Example:	I want to achieve success in the field of genetic research and do what no one has ever done	I want to give you the thesis on genetic research within this month
Type:	Intangible	Tangible
Action:	Generic action	Specific action
Plan:	Broad plan	Narrow plan

# Action Plan

- Definition:
  - A specific method or process to achieve the results called for by one or more objectives.



# **Police - Accomplishments**

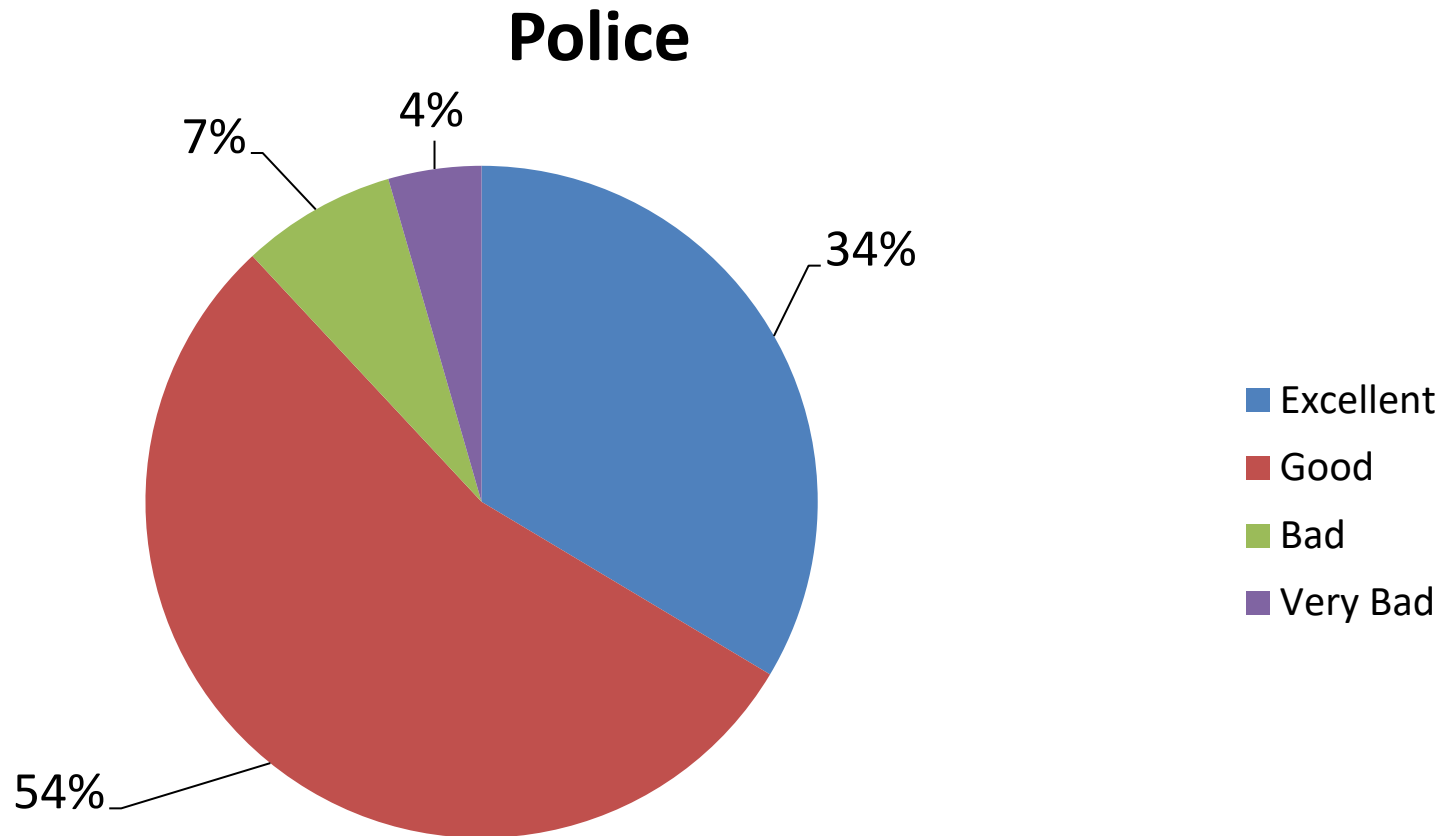
- In-Car Cameras (2007)
- New Radios – Digital 800 megahertz (2008)
- Reserve Program Development – ongoing
- Automatic Electronic Defibrillators – equipped in 2009 (same as SSES and schools)
- Patrol Rifles equipped and training (2008)

# Police - Accomplishments

- Maintained 2 K-9 Teams since 2006
- New Reporting Writing Software



# Police Quality - Survey Results



# Police - Goals

- Provide adequate police coverage for City and surrounding areas
- Fully equipped & trained Police Department
- Advance technology for Police Department & vehicles
- Maintain/Replace Vehicle Fleet as needed
- Coordinate services with neighboring communities
- Research need for expansion of facilities

# Police - Objectives

- Purchase/Replace squad cars
- Develop police department with more coverage & up-to-date equipment.
- Determine ways to re-integrate a full-time 24-7 Police Department
- Assess need for developing larger police facility
- Research need to develop a central organization for police service
- Continue to support joint 911 efforts for police, fire and ambulance services with neighboring communities.

# **Police – Action Plan**

- Purchase a new squad car in the 2013-2014 budget year.
- Develop study researching ways to re-integrate 24-7 police protection

# City Services – Government Structure

- **Accomplishments Since Last Plan**
  - New Sledding Hill
  - New Pavilion at City Hall
  - Development of Veterans Memorial with flags at City Hall



# Government Structure/ Administration

- **Goal:** Coordinated planning between City and its neighbors
- **Action:** Development of Southwest Shiawasse Regional Planning Authority
  - Quarterly meetings will facilitate communication on major issues, activities, and plans within each community

# City Ordinances

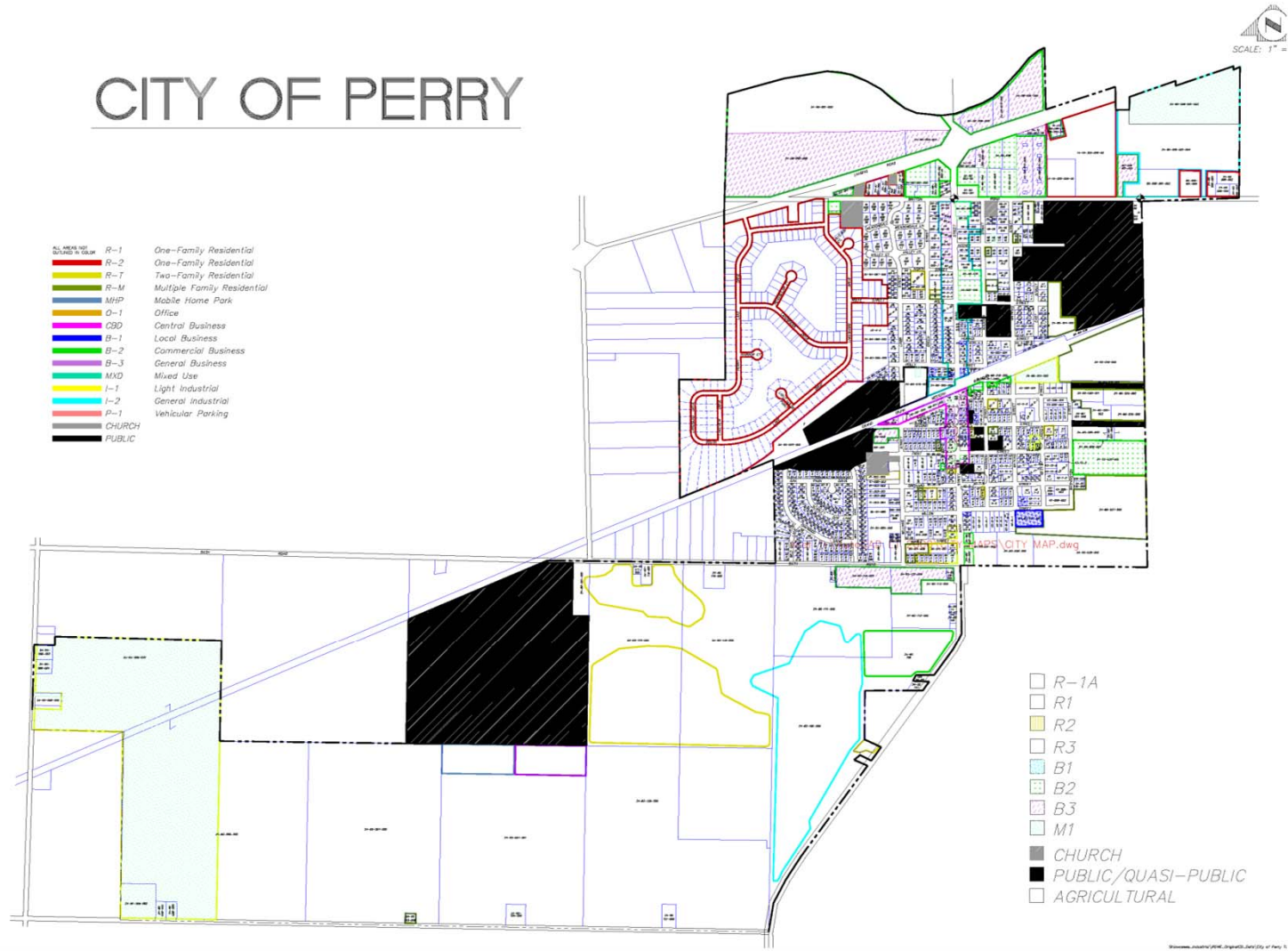
- **Goal:** Review current ordinances regularly to ensure compliance with applicable rules and regulations
- **Action:** City Council to review Ordinances annually. Planning Commission updates to be addressed in early 2015.

# Land Use/Zoning

- **Goals:**
  - Development and maintenance of Master Plan
  - Maintain Zoning Ordinance and zoning maps which support the Plan
  - SMART Growth
  - Support development of multiple-family housing units
  - Provide opportunities for commercial industrial growth
  - Address parking concerns within Downtown area
  - Aesthetics

# Land Use/Zoning

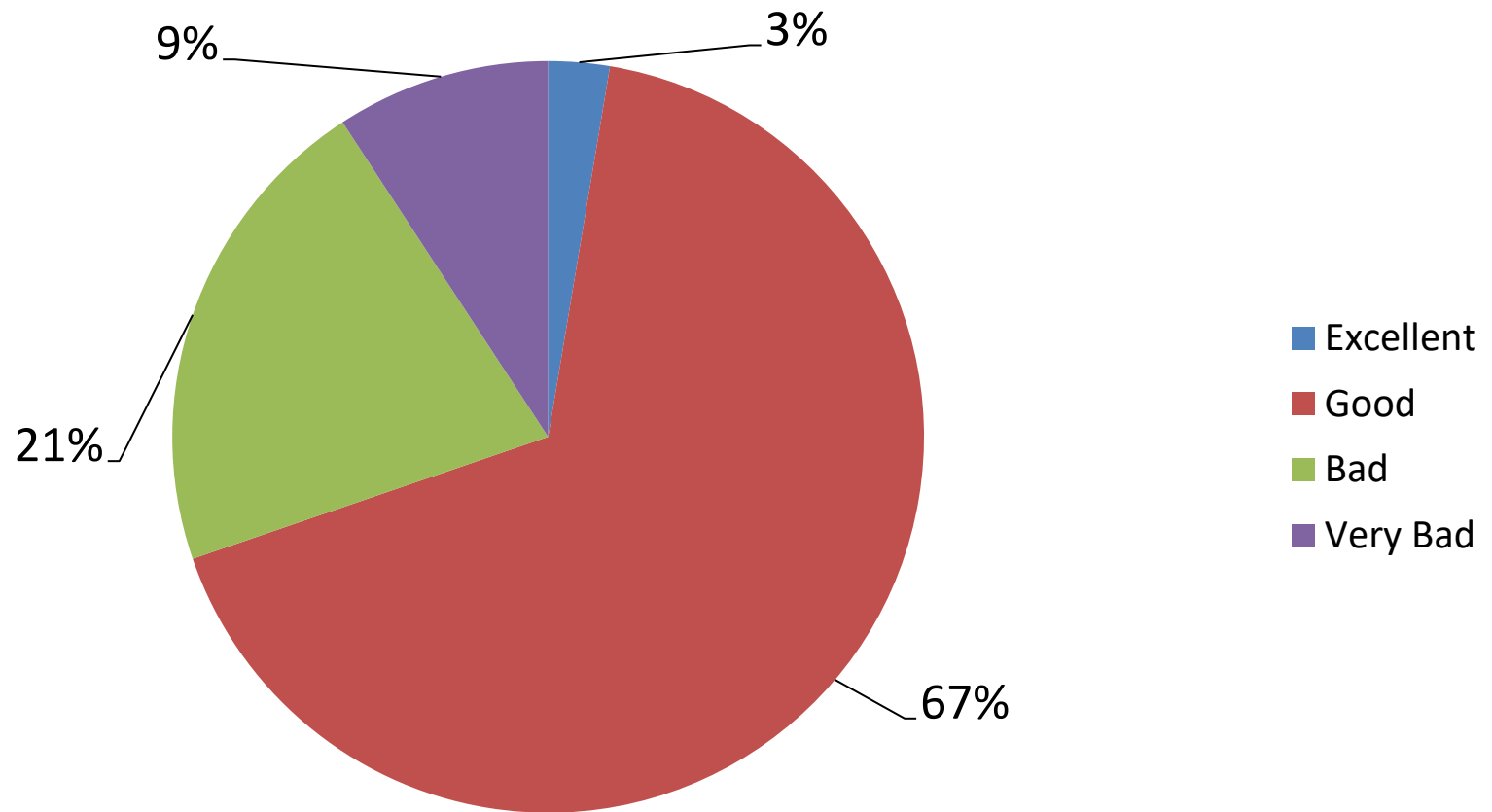
CITY OF PERRY



# Future Land Use

- Increased opportunities for commercial and light industrial development along Lansing Road
- Greater commercial development along M-52 both north and south of the downtown.
- Increased opportunities for mixed use development and occupancy in the Historic Downtown Business District (HDBD)
- Increased residential opportunities in SW portion of city limits (S of Bath; W of M-52).
- Increased opportunities for multi-family dwelling units along Britton Road

# Future Land Use – Survey Results



# Municipal/ Public Services

- **Goals:**
  - Development of a new public safety services facility
  - Continue to support joint 911 Emergency efforts for Police, Fire, and Ambulance with neighboring communities
- **Action:** Feasibility Study

# Fire/Ambulance - SSES

- **Accomplishments**

- Expansion of SSES ambulance coverage area
- Added a third ambulance unit and expanded facility to house that unit
- Purchased a new 2013 Ambulance stationed at Perry

# Fire/Ambulance

- **Goals:**

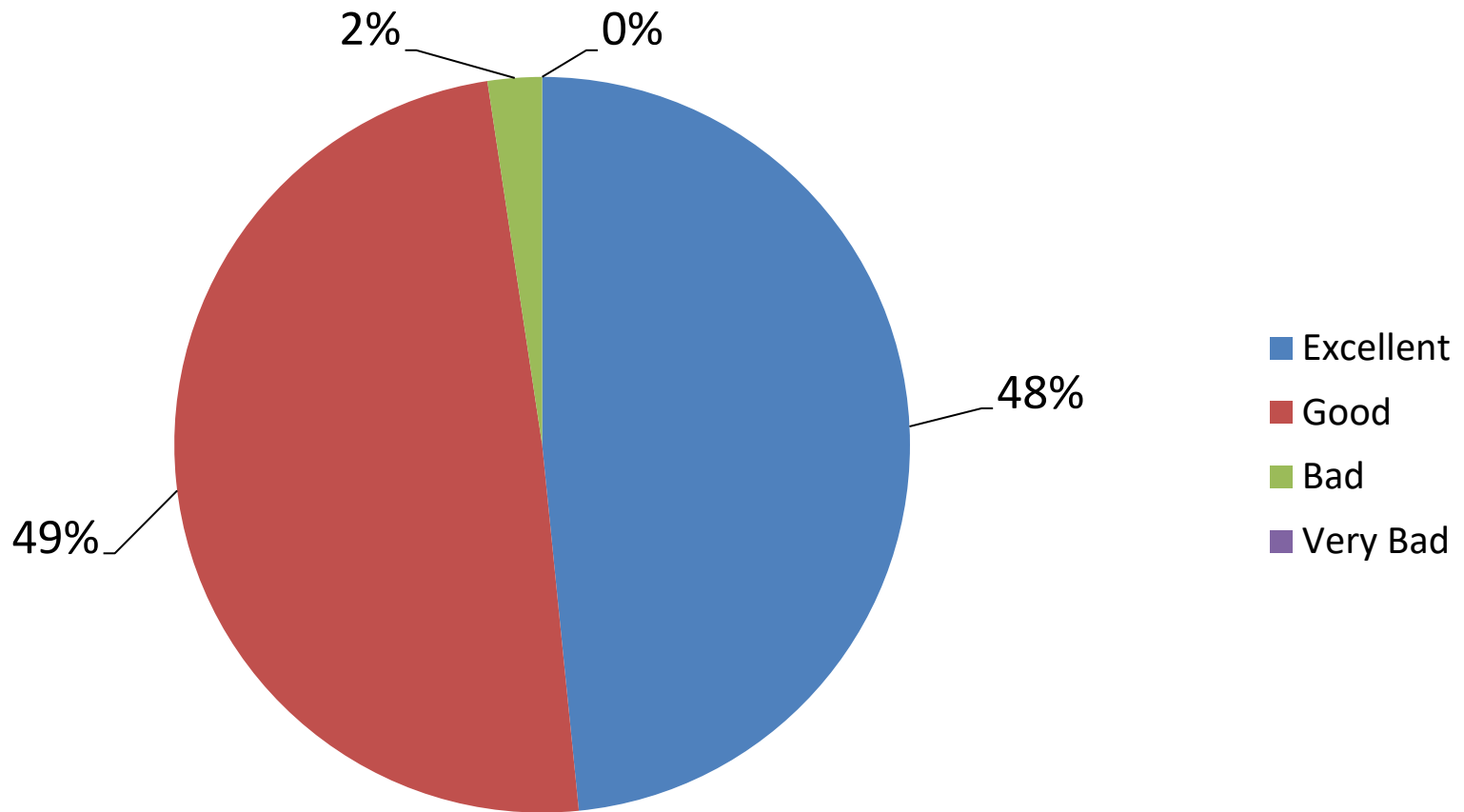
- Additional full-time staffing
- Development of larger station to hold increasing equipment
- Replace vehicles and equipment as needed



- **Action Plan**

- Hire additional full-time staff in 2014
- Purchase of new fire truck in 2015
- Construction of additional fire station when funds become available

# Fire & Emergency Services Quality Survey Results



# Education/Schools - Accomplishments

- Technological Improvements
- Heating and Ventilation Renovations – Perry Elementary School
- General Building Maintenance
- Bus Fleet Improvements (2012)
- Athletic Field Upgrades



# Education/Schools – Perry Points of Pride

- **Creating the New Perry Way**
  - Become **Attractive** to All
  - Build **Community** Spirit
  - Establish Our **Identity**, Then Live It
  - Do the **Right** Things, and Do Them **Right**
  - **Learn** From the Past, **Manage** the Present, **Set the Table** For The Future



# **Six Strategic Goals for Perry Public Schools**

## **1. Establish Our Identity.**

- Market ourselves. Become a household name. Make the papers for good reasons.

## **2. Improve Student Achievement.**

- Improve our weak test scores and maintain our good ones. Excel at all levels.

## **3. Become a Community School.**

- Earn a sense of ownership in our district from our community. Build a sense of community amongst students, parents, grandparents, staff, and others

# **Six Strategic Goals for Perry Public Schools**

## **4. Grow Our Extracurricular Offerings.**

- Offer students plenty of opportunities to participate in something outside of the classroom.

## **5. Communicate Better.**

- Improve communication both internally and externally. Ask, “Who needs to know this?”

## **6. Have a Plan and Work It.**

- Create a vision. Make it clear and understandable. Remove all fog. Help others to see it.

# Parks and Recreation

- **Accomplishments:**

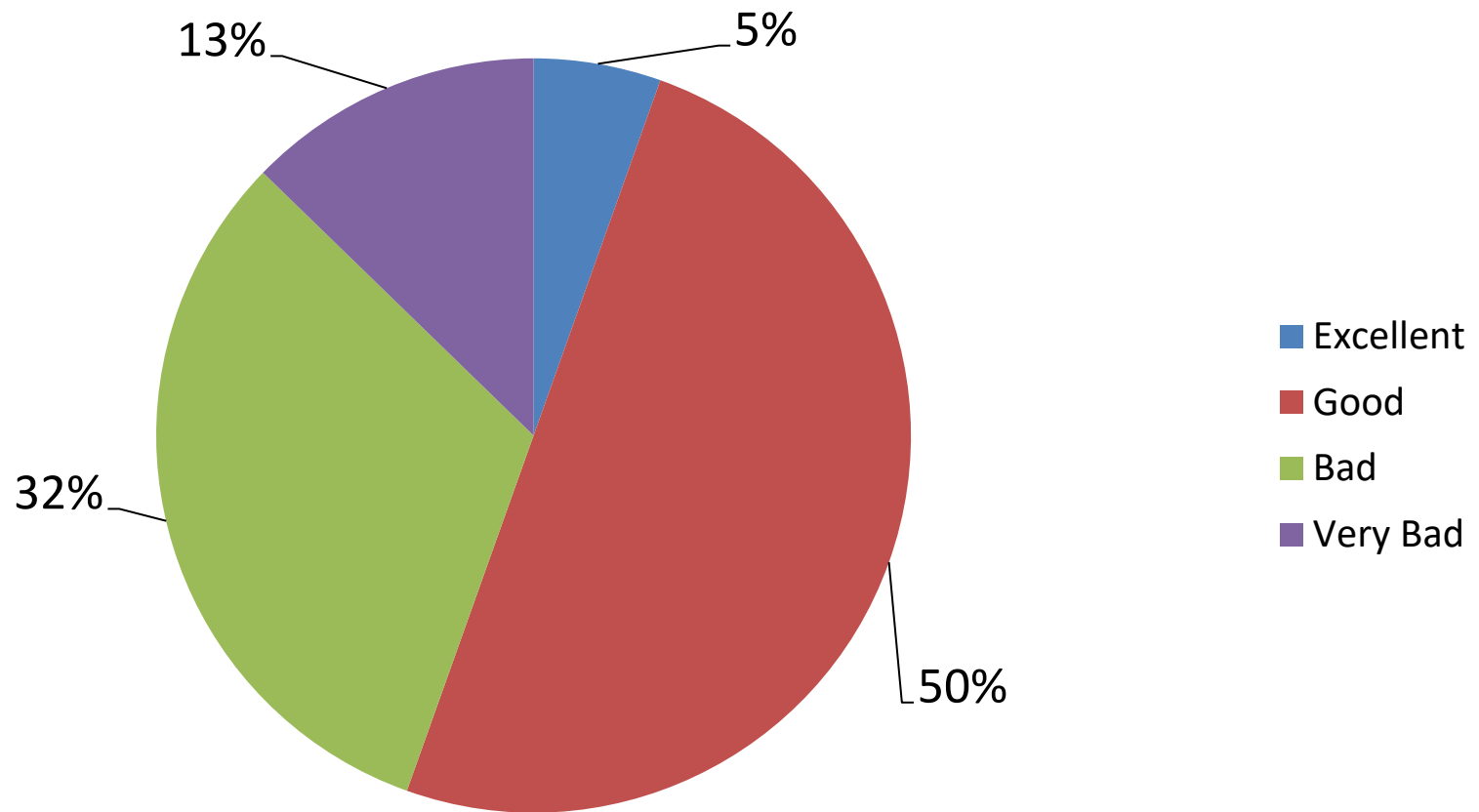
- Development of Veterans Memorial and Pavilion at City Hall
- Development of sidewalk/bike path at Jubilee Park



# Parks and Recreation

- **Goals and Objectives:**
  - Place City in a position to apply for grants to improve/expand parks and recreational activities/opportunities in the area
  - Develop 5 Year Parks and Recreation Plan

# Parks & Recreation Quality – Survey Results



# Parks and Recreation

- **Action Plan**

- Development of 5-Year Comprehensive Parks and Recreation Plan
- City Received **\$2,500** grant for MSU to create plan in coordination with Planning Commission and Parks & Properties Committee
- Developed by Dr. Chuck Nelson and Students in Department of Community, Agriculture, Recreation and Resource Studies (MSU)

# Purpose of 5 Year Parks Plan

- Developing the five-year comprehensive plan for parks and recreation provides:
  - Eligibility for State and Federal grants
    - Michigan Natural Resources Trust Fund (state)
    - Land and Water Conservation Fund (federal)
    - Recreation Passport Grants (state)
  - Strong public input
  - Linkages to community development efforts
  - Continuity and long term direction for Perry
- Funded by \$2,500 grant obtained by MSU team

# Process – 5 Year Parks Plan

- Initial public meeting with Planning Commission 2/4/2013
  - Generated ideas for potential parks and recreation development to inform citizen survey
- Citizen survey sent to all households in community newsletter in March 2013
  - Responses evaluated by MSU team
- MSU evaluate existing park and recreation facilities

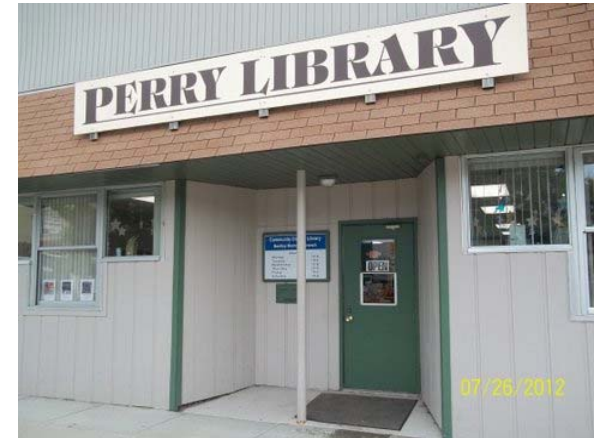
# Process – 5 Year Parks Plan cont.

- MSU assess opportunities in nearby communities
- MSU develop draft plan, proposed actions based on
  - Survey results, other public input, professional judgment
- Additional public input on draft plan
- Adoption of final plan by Perry in early summer 2013 through public hearing

# Community District Library - Perry

- **Accomplishments**

- High-Speed Internet & Wi-Fi abilities
- Electronic & digital resources (e-Books) available
- Increased circulation
- Repainted interior & exterior of building
- Programming expanded for all ages
- Interlibrary loan opportunities increased
- Access to professional resources, expertise & opportunities have been expanded-library databases
- Door Count FY 2011-2012 – 18,606



# Community District Library - Perry

- **Goals:**

- Provide stable long-term funding
- Expand and improve facility to include additional storage space and a public meeting room
- Parking improvement
- Increase programs and participation
- Updated technology
- Review collection for currency
- Increase Library visibility and awareness of services



# Community District Library - Perry

- **Objectives:**

- Coordinate with CDL to regularly assess funding needs for services
- Develop needs study with CDL to study options
  - Expand and improve interior of facility
  - Relocate Library to another location to offer necessary space
- Develop study to access parking needs
- Coordinate with CDL to increase awareness of library service and VALUE the library brings to the community.

# Community District Library - Perry

- **Action Plan**

- Continue to coordinate with CDL in meeting objectives
- Perform needs study for improvement in these areas:
  - Parking needs
  - Assess priorities for services
  - Research options for expanding and improving facilities

# Community Activities

- **Goals:**

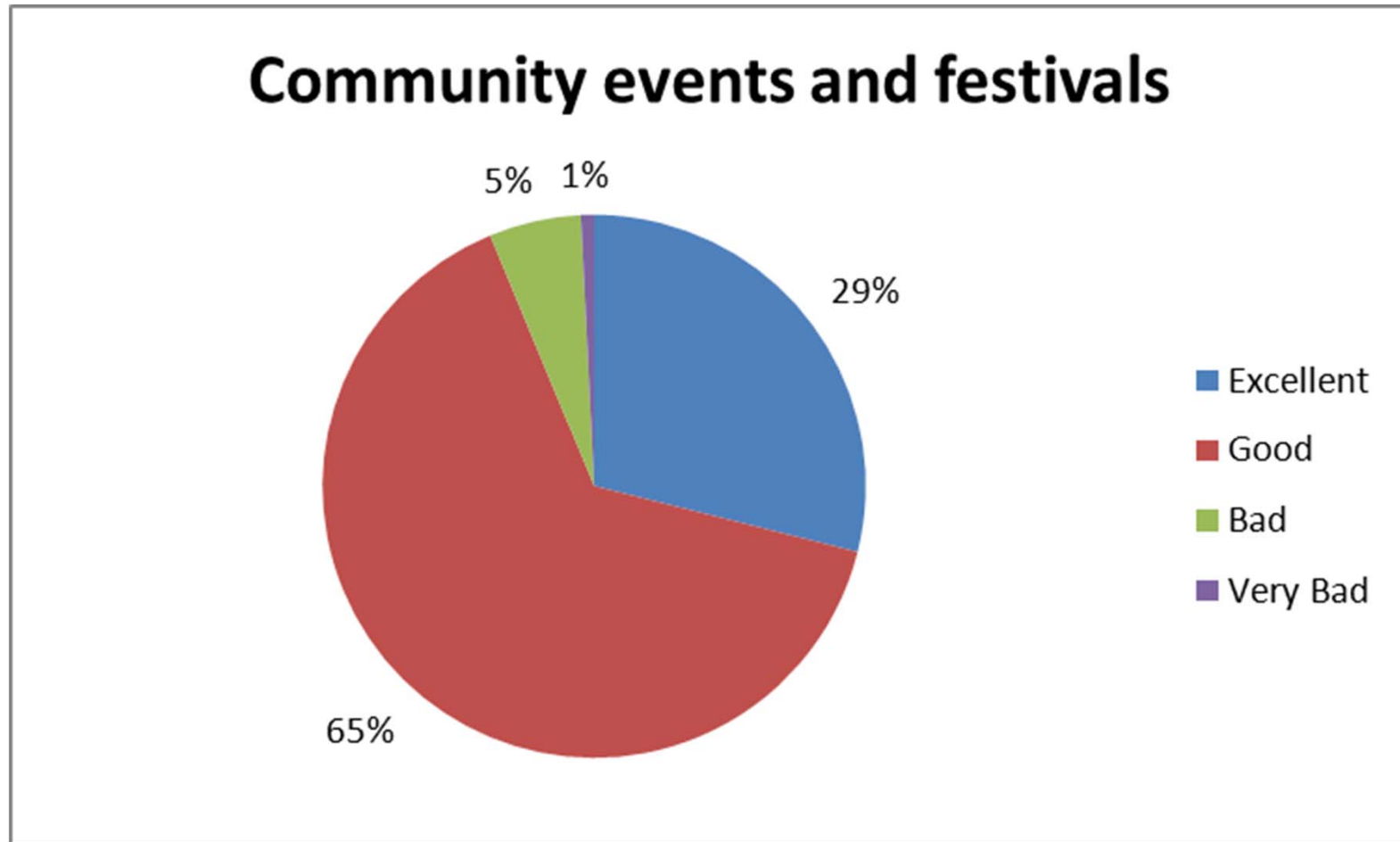
- Provide opportunities for residents and workers in the community to gather together for entertainment and other common purposes
- Increase children and youth programs
- Promote growth of business in Perry area

- **Objectives:**

- Continue to promote PerryFest and other community activities
- Development of a local volunteer non-profit (501C3) “Performing Arts” Support Group (PASG)



# Community Activities – Survey Results



# Community Activities

- **Action Plan**

- Continue hosting programs and events annually
- Continue to promote Perry Fest and other community activities
- Development of local volunteer non-profit (501 C3) Performing Arts Support Group
- Promote use and continue to enhance City facilities



# Refuse Collection

- **Accomplishment** – Developed a regional recycling program with Perry Township and Village of Morrice
  - Located at Morrice Transfer Station
- **Goals:**
  - Maintain services for garbage pickup and brush & yard waste pickup
  - Continue to expand recycling efforts at Morrice Transfer Station
  - Composting education



# Refuse Collection

- **Objectives:**

- Improve mud & standing water issue at the recycling bins.
- Have each community dedicate between \$500 and \$1,000 annually to maintain and expand recycling program

- **Action Plan:**

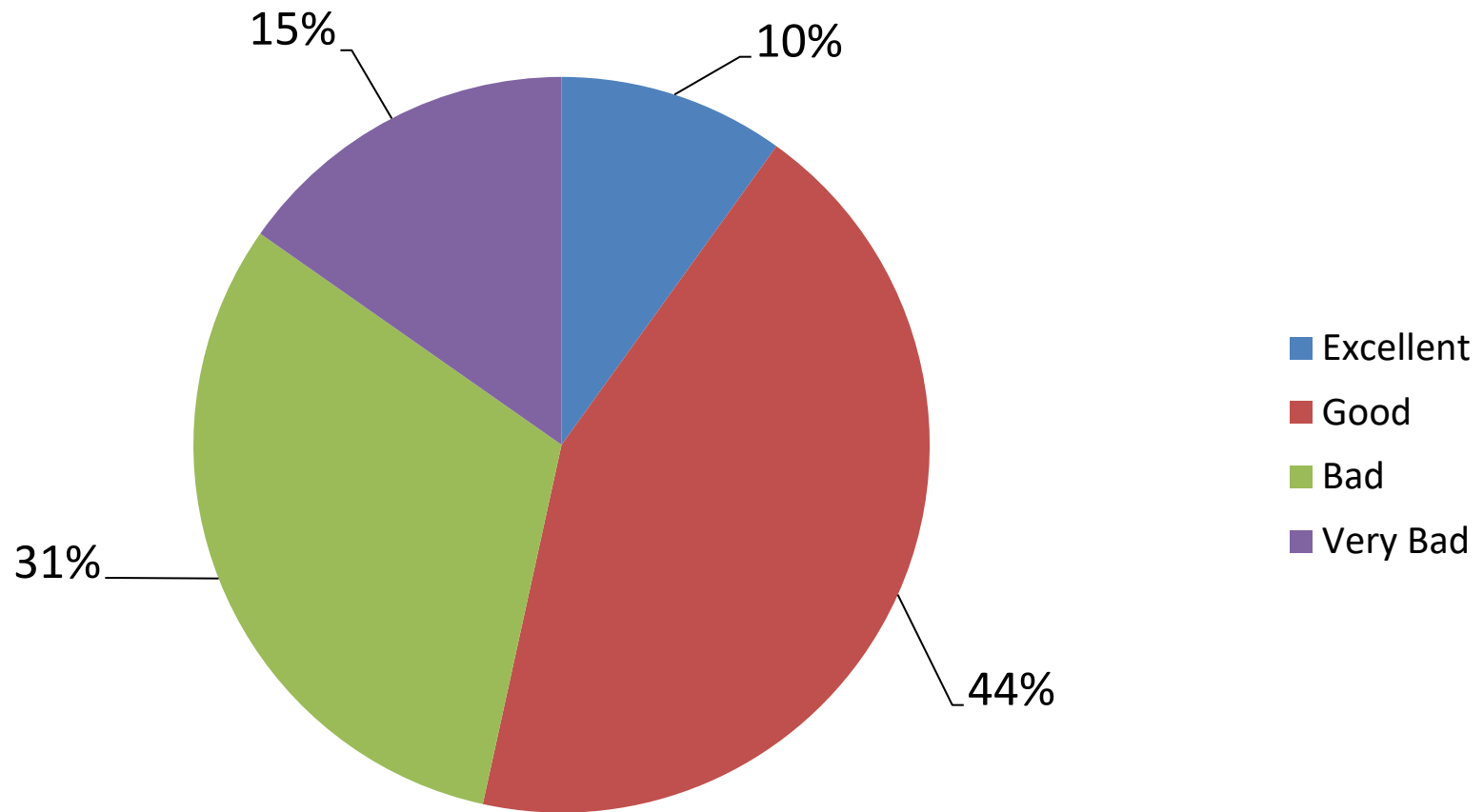
- City of Perry and Perry Township have both approved \$500 per year through 2014 for maintaining recycling

# Utilities - Water System

- **Accomplishments**

- Comprehensive Computer-Based Mapping System
- Radio-read system integrated in 2003
- Iron Removal Plant completed in 2009
- Water Transmission Line from well fields to City installed in 2008

# Water Quality – Survey Results



# Utilities - Water System

- **Goals:**
  - Provide Quality Water Service
  - Provide maintenance and operation of existing water system
  - Provide necessary enhancements/expansions when appropriate
  - Construction of new or additional water storage tank

# Utilities - Water System

- **Objectives**

- Continue upgrade of the water distribution system
- Explore areas for additional groundwater supplies
- Initiate well exploration for future wells
- Practice preventative maintenance procedures
- Develop study to evaluate options and alternatives to expanding the City's water storage capabilities.

# Utilities - Water System

- **Action Plan**

- Annually review the water distribution system
- Complete development of well exploration study
- Research locations and methods to expand the groundwater supply system
- Replace any remaining 2-4 inch diameter mains with 8-inch mains.

# Utilities - Stormwater Drainage

- **Goals:**
  - Provide adequate storm drainage for the entire City
  - Improve stormwater drainage facilities throughout the City
  - Enhance system for inventorying the stormwater drainage system.

# Utilities - Stormwater Drainage

- **Objectives**

- Research methods for implementing storm drainage improvements
- Development of Comprehensive Computer-based Mapping System

- **Action Plan**

- Prepare a drainage study
- Implement storm drainage improvements
- Creation of the mapping system

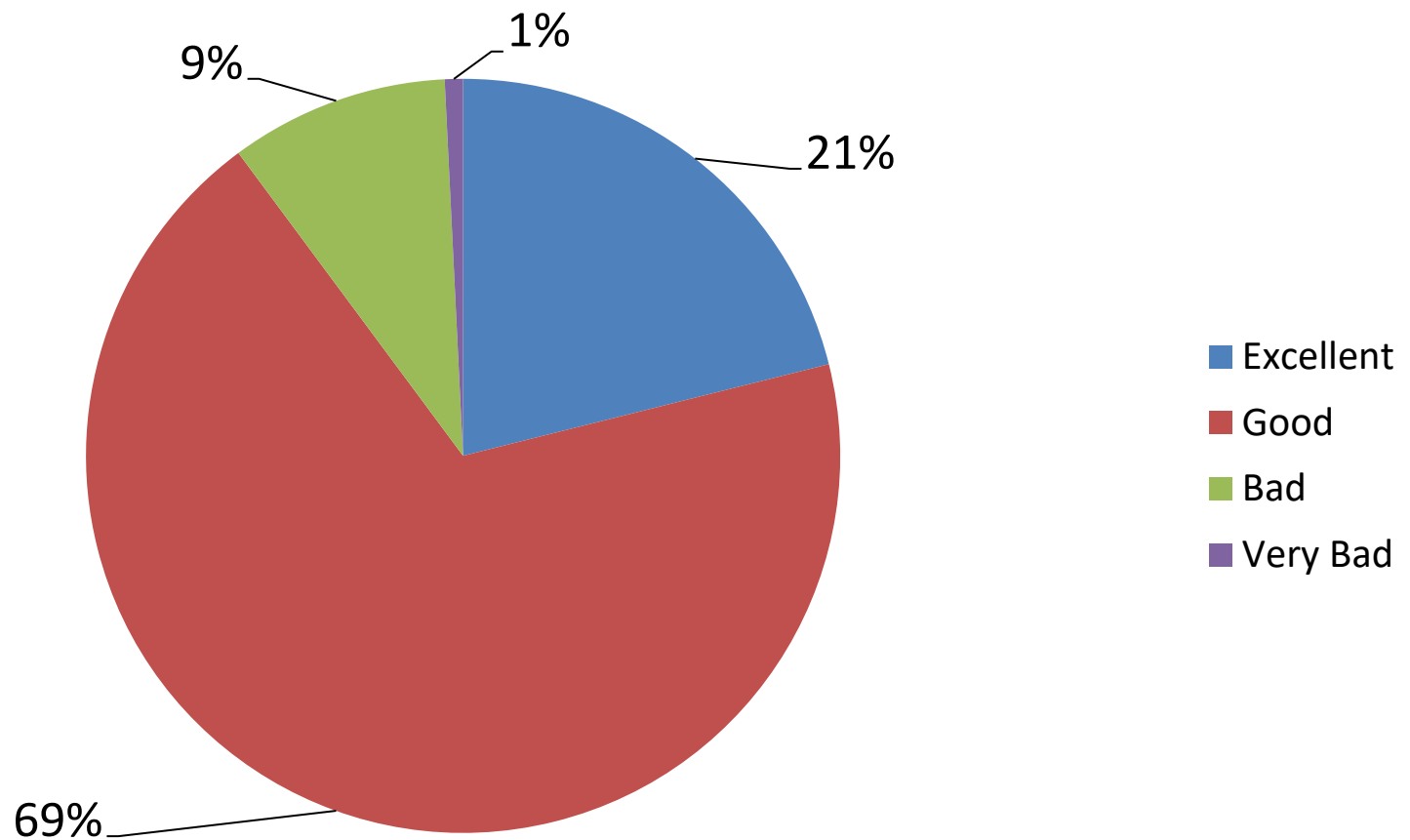
# Utilities - Wastewater System

- **Accomplishments**

- All pump lift stations have been upgraded in last five years.
- All pump stations have dial-up alarms by cell phone
- Comprehensive Computer-Based Mapping System
- VACTOR/sewer jet cleaning equipment purchased in 2008
- Cleaned and removed sludge and replaced liners in ponds 1 & 2 (November 2011)



# Wastewater Quality – Survey Results



# Utilities - Wastewater System

- **Goals:**
  - Provide quality wastewater treatment service to the City for current and future needs.
  - Provide maintenance and operation of existing system
  - Provide necessary enhancements/expansions to the municipal wastewater system

# Utilities - Wastewater System

- **Objectives**

- Continued maintenance of the sewage pump stations and lagoon facility
- Research future development options for system's ability to treat industrial-type waste.
- Initiate well exploration for future wells
- Practice Preventative Maintenance procedures

- **Action Plan:**

- Annual review of the stations

# Utilities - Basic Public Utilities

- **Goals and Objectives:**
  - Provide and improve the quality of services for our telephone, cable, and internet
  - Provide wireless internet options throughout the region
- **Action Plan:**
  - Solicit existing vendors as well as recruit new providers to offer additional service options
  - To expand availability of wireless internet throughout Perry area

# Transportation – Local Roads

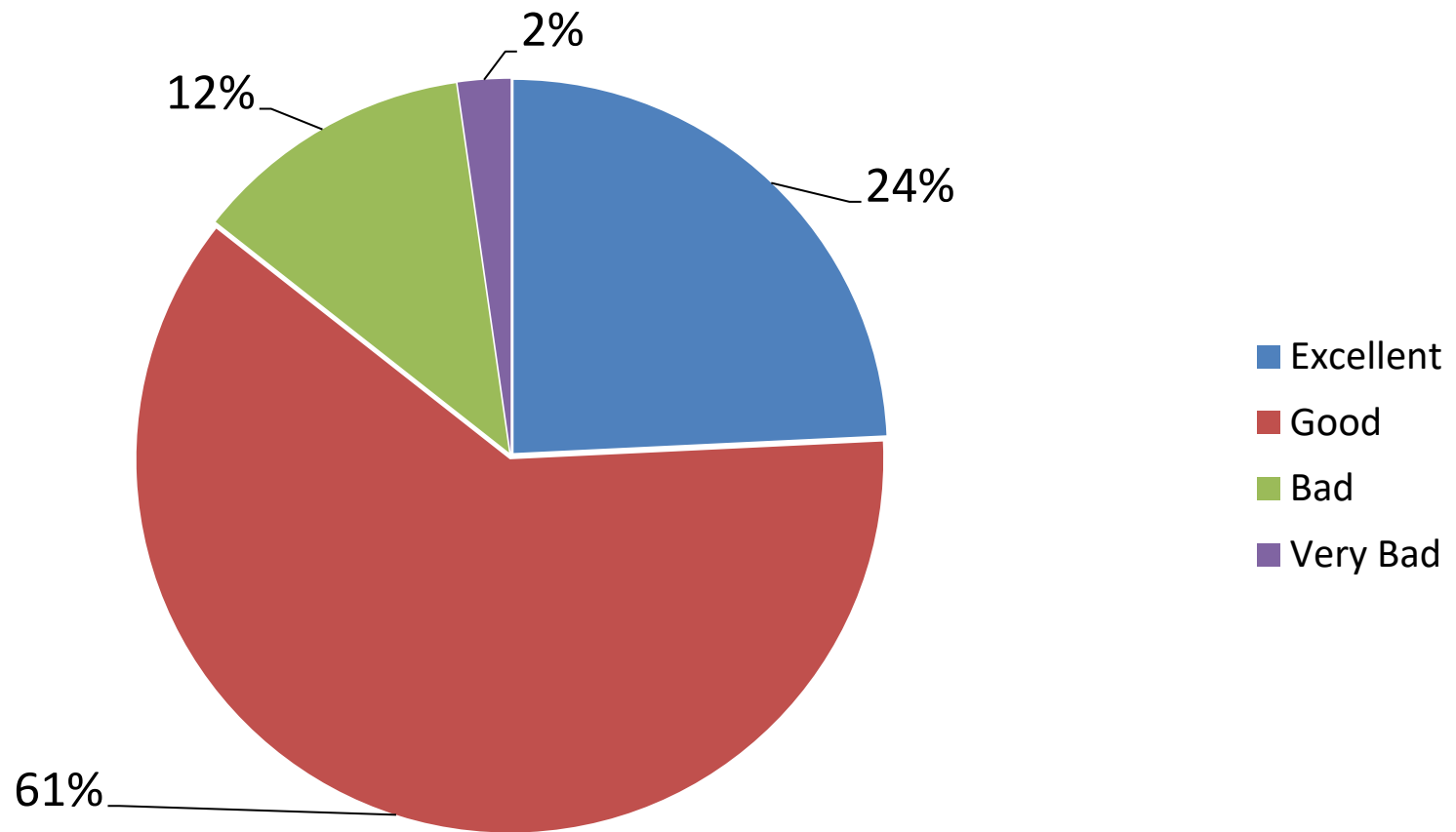
- **Goal:** Continue to upgrade street drainage facilities along the local roads, pave existing gravel roads, and extend curbed streets into all residential areas
- **Actions:**
  - Development of a special assessment program
  - Continue with the annual paving program to maintain street integrity

# Transportation - Highways

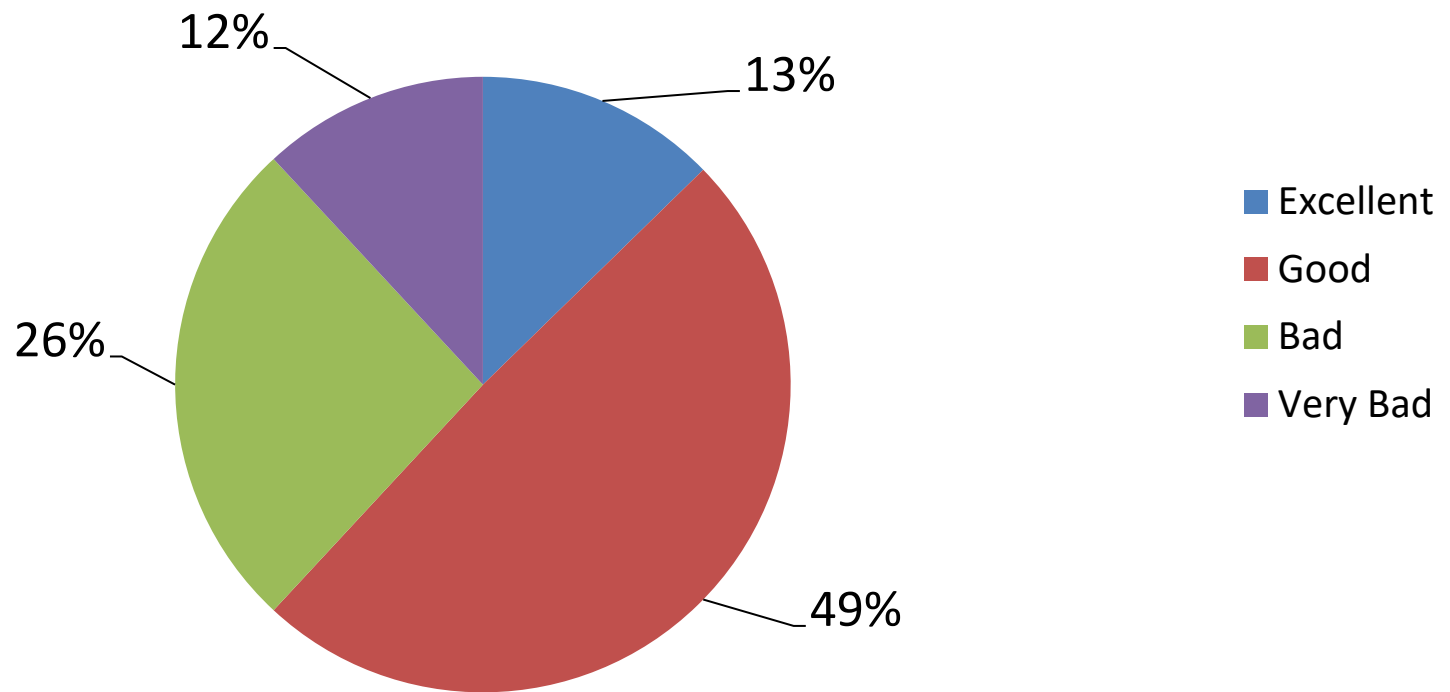
- Goals:
  - Improve accessibility along M-52 through the City during peak periods
- Action:
  - Coordinate traffic study with MDOT to research the need for traffic signals
  - Coordinate with MDOT to study expansion of the I-69/M-52 Interchange



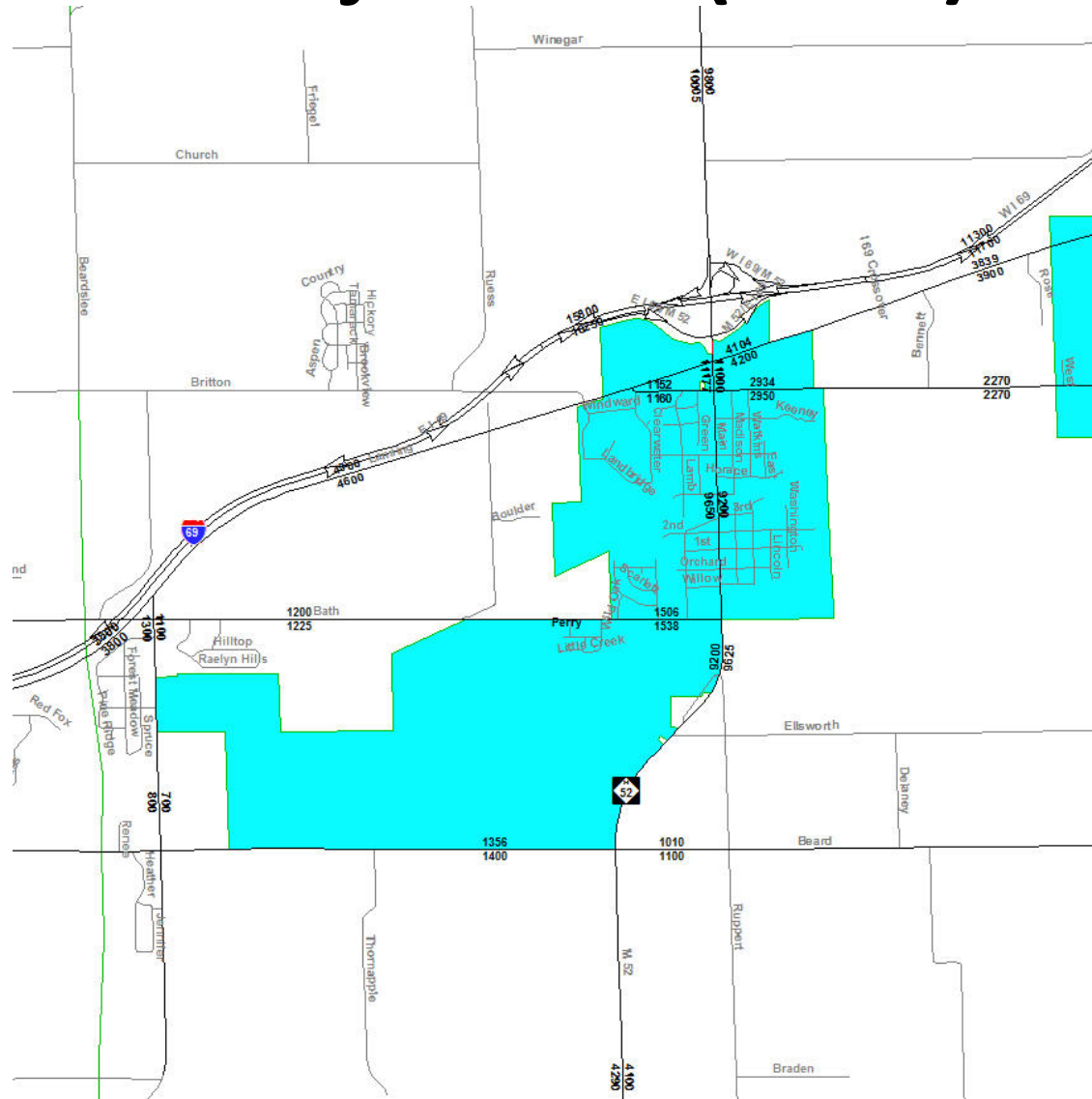
# Street Maintenance Quality – Survey Results



# Street Lighting Quality – Survey Results



# Transportation – Traffic Volume Projections (2035)



# Transportation – Non-motorized

- **Accomplishments:**

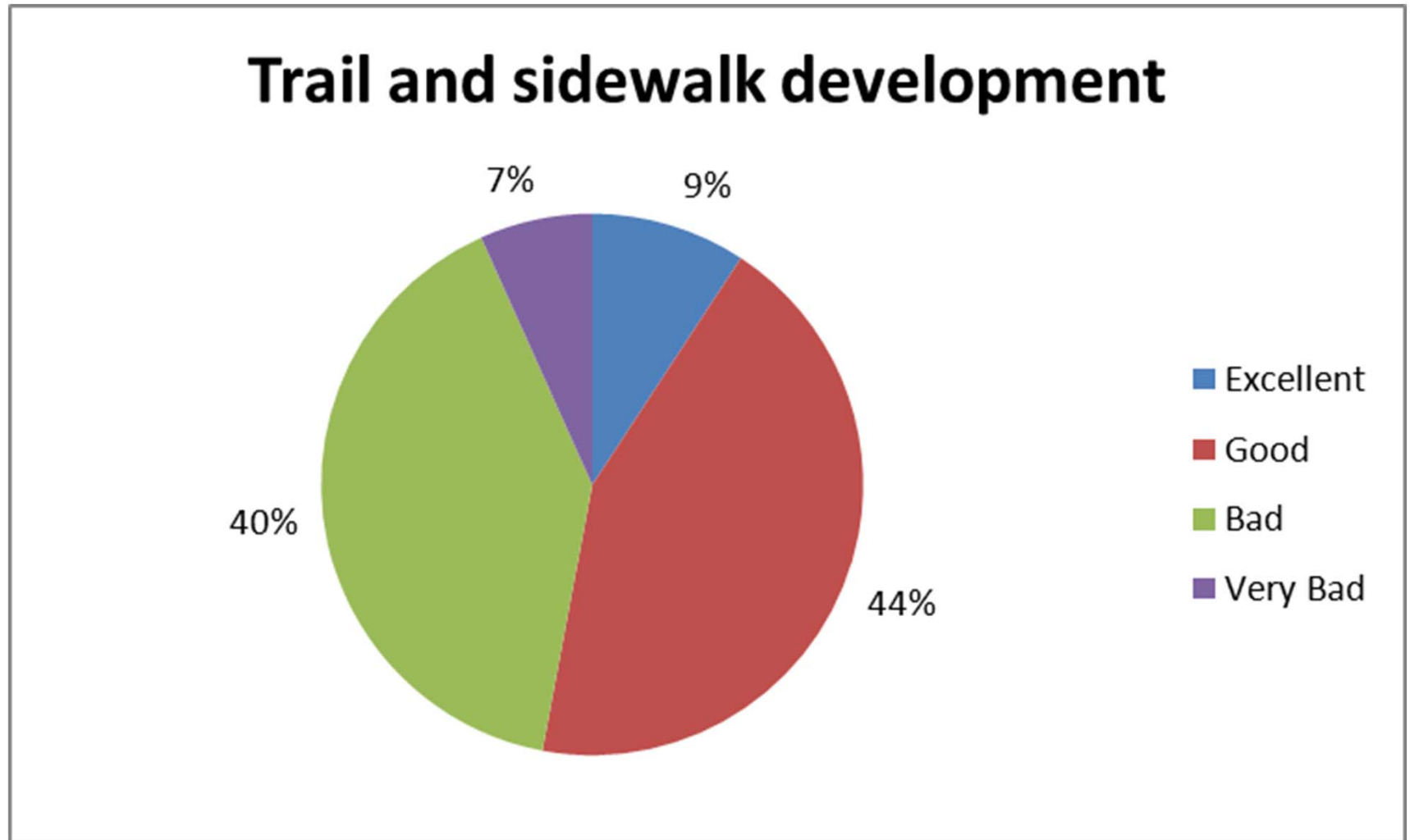
- Sidewalks along Keeney Street and Britton Roads
- Sidewalk/bike path in Jubilee Park connecting to back of Perry Oaks Subdivision

- **Goals:**

- Improve safety for pedestrians and bicyclists
- “Walkable” community
- Schools: Increased pedestrian accessibility and safety measures



# Transportation – Non-motorized

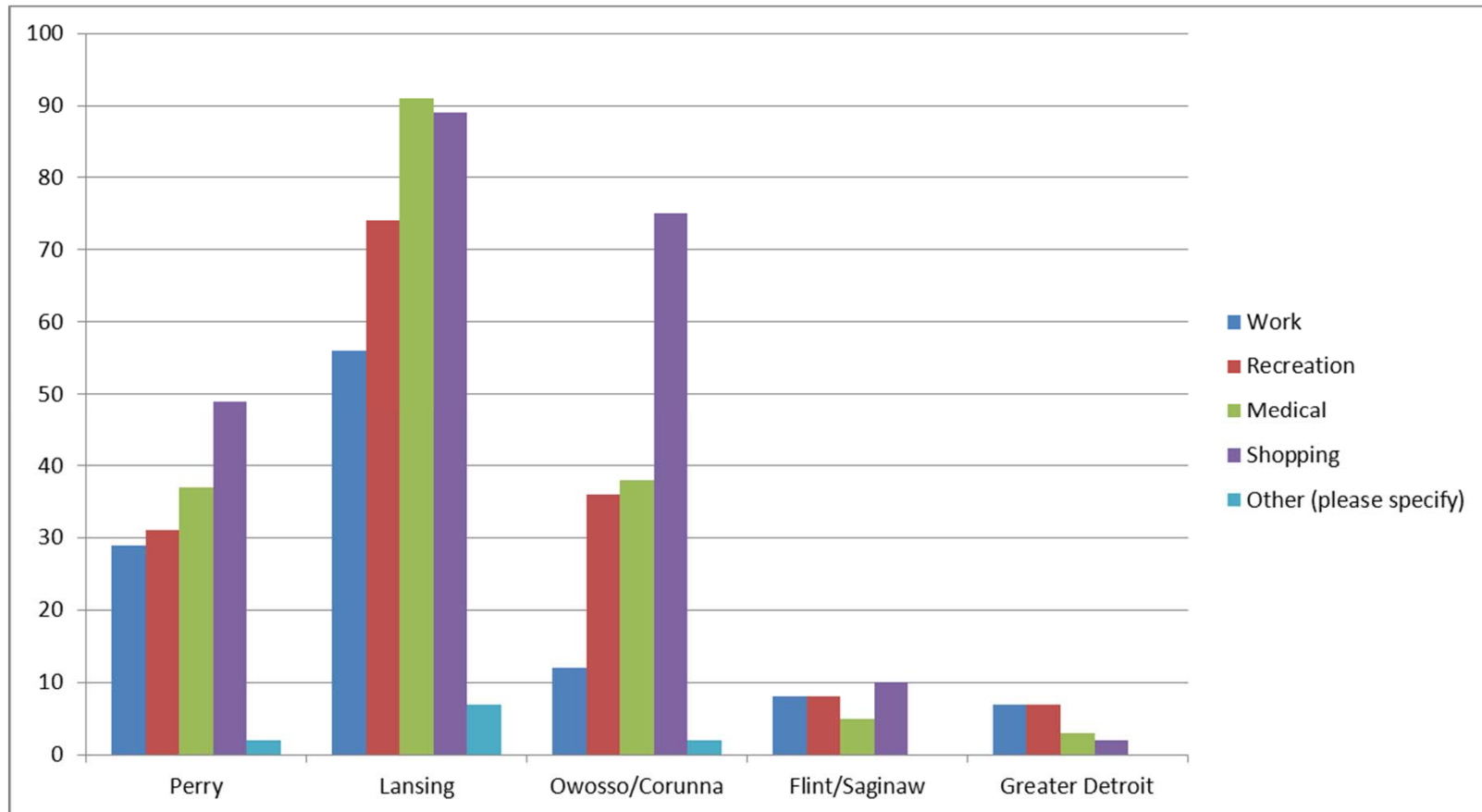


# Transportation – Non-motorized

- **Action Plan:**

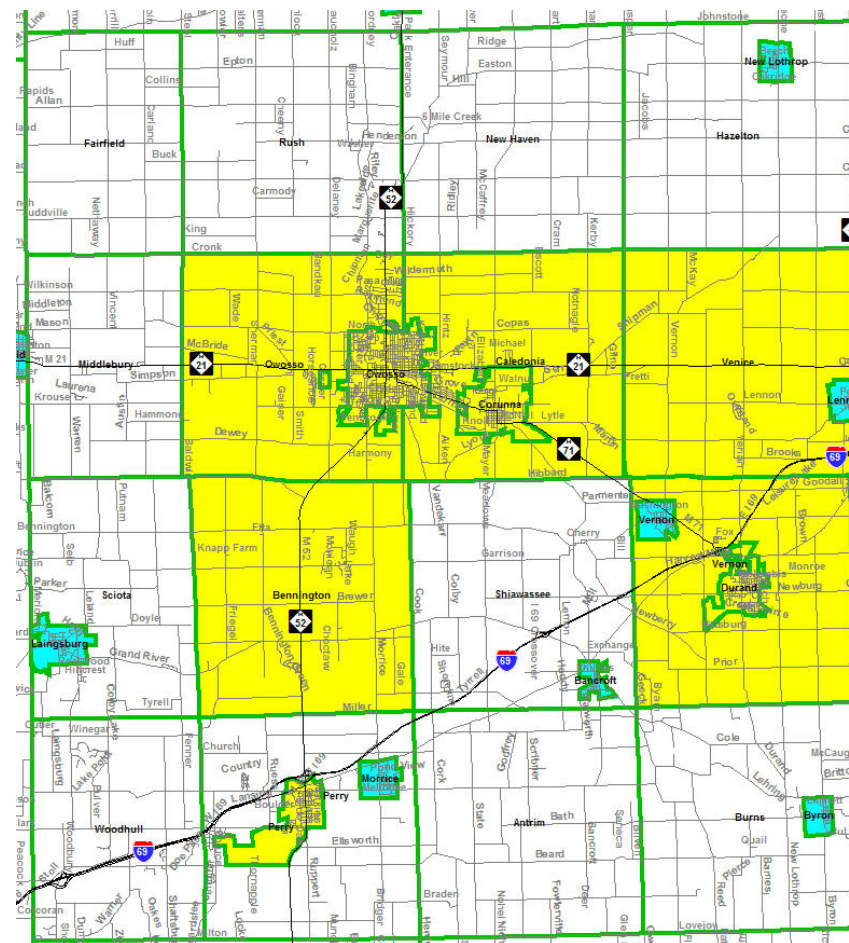
- Coordinate with SCRC to develop sidewalks and bike lanes along Bath and Britton Rd.
- Develop sidewalk construction program
- Meet with Perry Public Schools to discuss Safe Routes to School grant opportunities
- Implement traffic-calming measures (i.e. raised cross walks) near schools

# Transportation - Activities



# Transportation - Transit

- Goals:
  - Increase transit opportunities for the Perry area
  - Continued coordination with transit providers



# Transportation - Transit

- **Action Plan**
  - Coordinate with SATA to develop a collaborative plan with Lansing area transit agencies to link transit services to and from Perry to Lansing



# Business and Industry

- **Recommendations – Survey**
  - Improved Parking
  - Better Ordinances and Enforcement of Ordinances
  - Better City-Support of local businesses (e.g., PerryFest)
  - Post businesses on City website
  - Be able to vote as a business owner
  - Keep up with Facebook postings
- **63%** of respondents stated having no awareness of City's Tax Abatement Policy



# Business and Industry

- **Goals :**

- Provide dining, meeting & residing facilities
- Provide adequate parking
- Encourage additional growth opportunities within HDBD
- Coordinate with business owners further with Community Activities (e.g., PerryFest)
- Support regional opportunities for commercial and light industrial development
- Encourage economic development to enhance growth and job opportunities
- Educate business owners on the City's tax abatement policies

# Business and Industry

- **Objectives**

- Develop and open a family-style restaurant in HDBD
- Look for ways to promote the HDBD
- Continue evaluating options for increased parking for workers within the HDBD
- Research ways to fill vacant businesses
- Provide opportunities for additional light industrial and warehousing developments along Lansing Road corridor
- Increase commercial business opportunities
- Develop study with SEDC for economic growth and Green Energy usage
- Educate businesses on Tax Abatement Policy

# Business and Industry

- **Action Plan**

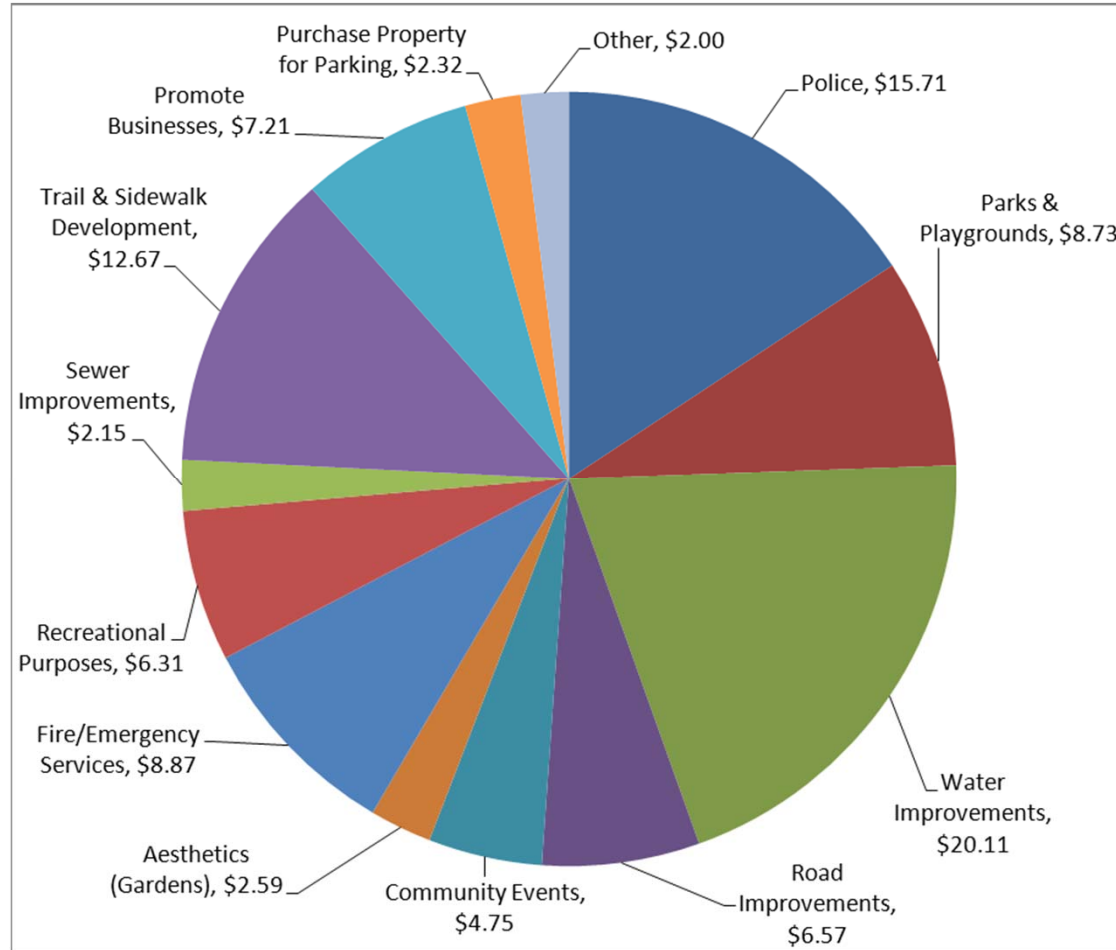
- Provide incentives for employers to open family-style restaurant in HDBD
- Perform needs study to assess parking availability in HDBD
- Encourage development of family-style restaurants and hotels/motels
- Develop a conference center/banquet facility for meetings/special events
- Expand commercial agricultural outlets

# Business and Industry

- **Action Plan** cont.

- Provide tax abatement incentives for people to open businesses in Perry
- Send out copies of the tax abatement policy to all city business owners
- Have a working session with business owners inviting their input into different community activities (such as PerryFest)
- Perform study with SEDC for economic development

# City Services – Survey Results Priorities



# Master Plan Timeline

- Spring 2012: Begin Master Plan Update
- July/August 2012: Business Survey
- Fall 2012: Update Documents
- December 2012: Residential Survey
- February 2013: Kickoff of Parks Plan
- **February 2013: Presentation of Draft Plan**
- Spring 2013: Public Comment Period
- April 2013: Capital Improvement Program
- May 2013: Adoption of Master Plan and Parks Plan

# Next Steps

- Integrate Public Comment and Surveys into Final Action Items (March 2013)
- Send Draft Plan to Neighboring Communities and Partnering Agencies for Comment (April 2013)
- Development of Capital Improvement Program (April 2013)
  - Project List identifying items listed in Master Plan
- Adoption of Master Plan (May 2013)

# Questions and Answers

# **CITY OF PERRY 2010-2040 MASTER PLAN**

## **APPENDICES**



**APPENDIX A: MINUTES FROM PLANNING COMMISSION MEETINGS****Perry Planning Commission Meeting Notes****November 7, 2011**

Master Plan major revision work should begin with January meeting and complete in October. Wekwert and Sharlow will work on the capital budget with Mayor.

**Perry Planning Commission Meeting Notes****December 5, 2011**

Master Plan major revision work should begin with January meeting on Sections 2, City Description, and 6, Government Organization/Structure.

**Perry Planning Commission Meeting Notes****January 9, 2012**

Master Plan: Master Plan timeline was updated. Sections 2, City Description, and 6, Government Organization/Structure were reviewed.

**Perry Planning Commission Meeting Notes****February 6, 2012**

Discussed Master Plan Chapter 5 - Demographics

**Perry Planning Commission Meeting Notes****March 5, 2012**

Master Plan update schedule revised.

Capital Improvement Program goals and projections were discussed with Mayor on March 1, 2013.

**Perry Planning Commission Meeting Notes****May 7, 2012**

Brainstorming session #1 - Master Plan

Visitors: Michael and Samantha Johnson, Kathy McGraw

- Review of accomplishments
- Goals, and necessity of timeframes to achieve the goals
- Public comments (Michael): facilities for fine arts, how to increase mean income, tax and fee incentives for building new houses
- Encouraging homegrown businesses, community enrichment courses coordinated with the school, college or library, family restaurant (approaching franchises), organic growth and how to encourage existing businesses' success
- Business/Employment survey
- Residential/Community Survey - community quality with examples and true/false statements, rating city services, use of resources (revenue, parks, etc.), citizen priorities with ranking.
- Involving schools, churches, youth.

**Perry Planning Commission Meeting Notes****June 4, 2012**

Brainstorming session #2 - Master Plan

Visitors: Sid Grinnell

- Industrial park development in township will need utilities
- I-69 and M-52 interchange plans by MDOT, public meeting
- Lighting Lansing Road by township this year from Morrice village limit to M-52
- Township park development between Britton and Lansing Road
- Township Interurban walking trail is reactivating
- Township Recreation plan will be shared at our next meeting

Master Plan Information - Chapter 12 review:

- Discussion on updates to the chapter
- Discussion of Performing Arts Support Group (PASG)

Employment Survey form review. Motion to approve the survey form based on changes to email addresses by Stickney, second by Wekwert, all aye. Sharlow, Shirey, Stickney and Wekwert are planning to survey the organizations.

**Perry Planning Commission Meeting Notes****July 9, 2012**

Master Plan Information - Chapter 10 review:

- Discussion on updates to the chapter
- Discussion of coordination with Parks and Properties committee on planning at a regional level to accomplish goals

Employment Survey form review. Motion to approve the survey form based on changes to email addresses by Stickney, second by Wekwert, all aye. Potter, Sharlow, Shirey, Stickney and Wekwert are planning to survey the organizations on July 20 and 21.

We discussed and made minor changes to the community survey draft.

**Perry Planning Commission Meeting Notes****August 6, 2012**

Master Plan Information - Chapter 11 review:

- Discussion on updates to the chapter
- Need updated tables on page 5

We discussed the Residential Survey questionnaire and adding one question. We discussed having hard copies at PerryFest. Motion to approve Residential Survey questionnaire with changes by Shirey, seconded by Galbavi, all aye.

Sharlow gave update on Parks and Recreation Committee, with an update by Mayor on 5-year Master Plan update.

**Perry Planning Commission Meeting Notes****September 10, 2012**

Chapter 13: Public/Municipal Utilities review. Updates to system in general, and leaving for review and approve next month.

Stickney is updating Chapter 15 for the survey results. We plan to work on the draft at the next meeting.

Community survey will be made available at different locations during PerryFest.

Wekwert will be working with Perry Public Schools on Chapter 9 over the next two months.

Chapters 8: Municipal/Public Services, Chapter 9: Education/Perry Community Schools, Chapter 14: Transportation, and Chapter 15: Business/Industry remain for updating.

**Perry Planning Commission Meeting Notes****October 1, 2012**

Parks and Recreation plan proposal presented by Dr. Charles M. Nelson from MSU Cooperative Extension. Community survey, fee for service approximately \$2,500, plan would meet governmental agencies' approval. March 1 plan deadline for April 1 grant application deadline. Recreation Passport grant, Natural Resources Trust Fund grant, other grants, low maintenance projects, extra points for older communities. There may be grant money available for preparing a plan, which Sharlow will assist City staff with preparation.

Brainstorming session thoughts: City-wide Wi-fi. Running club. Parking needs behind downtown stores. Tax rate and water/sewer hookup issues. Family-style restaurant, or other larger draw to downtown would require more parking. Business district trend of moving more toward the interchange shows no sign of changing. Perry has an advantage of central location between Lansing, Flint and Owosso. Satellite campus. Recreational center. Larger business is requiring infrastructure, and substantial parcels of city property do not have access to I-69. Farmers' market. Band festival. Unique, attractive features need to be developed. Arts. Walkable viewshed. Biking, walking, running paths and trails. Indoor activities: winery, bowling. Advertising for local business with handouts, maps, other promotional pieces. Swan Creek Candle Shop, Tami's, Charlie's, Darling Hardware, Sweet Sisters.

**Perry Planning Commission Meeting Notes****November 5, 2012**

Master Plan Information update:

- Chapter 11 - City of Perry Public Library is completed, except for revisions to Figure 11-1 Median Hourly Output by Usage Area.
- Chapter 12 - Community Activities/Events is completed.
- Chapter 13 - Public/Municipal Utilities is completed.
- Chapter 14 - City of Perry Transportation Plan was reviewed.

Business Survey Results:

- Narrative responses.
- Next step is to write updates to the chapter and chart results.

Status of other chapters was reviewed. Timeframe late January, early February, for presentation of the completed plan.

Potter presented information on idea of parks splash pads. Residential survey proposal is ready for Council consideration.

**Perry Planning Commission Meeting Notes****December 3, 2012**

Residential survey proposal was revised and approved by Council and distributed. Iron and rusty water issue was brought up while distributing surveys.

Master Plan Information update:

Chapter 8 - Municipal/Public Services is updated. Fire and ambulance services should be updated this month. Local health care services needs to be updated. Refuse collection is updated. Recycling is updated.

Chapter 9 - Education/Perry Public Schools is updated. Moved by Shirey, second by Sanford to approve this section, all aye.

Chapter 11 - City of Perry Public Library is completed, except for revisions to Figure 11-1 Median Hourly Output by Usage Area. Moved by Wekwert, second by Sanford to approve this section, all aye.

Status of other chapters was reviewed. Timeframe late January, early February, for presentation of the completed plan.

Zoning map updated for changes and reviewed. We intend to add Mobile Home Park, B-3, and public use land districts.

Future Land Use Map and Soils Map will need to be updated to reflect changes in city boundaries and rezoning.

**Perry Planning Commission Meeting Notes****January 7, 2013**

Master Plan Information update:

- Chapter 15 - Business/Industry is updated with business survey results. New parking maps still need to be updated. We discussed different ways to encourage business in the City.
- Status of other chapters was reviewed. Chapter 8 Municipal/Public Services is holding for SESSA update.

Residential surveys were discussed, with a 16% return rate. We plan a working session from 9:00am to noon on Saturday, January 12 to compile the results. Water quality, police protection, parks and recreation, options for teens are issues. Timeframe late January, early February, for presentation of the completed plan.

**Perry Planning Commission Meeting Notes****February 4, 2013**

Kickoff of Parks and Recreation Plan presented by Dr. Chuck Nelson. Dr. Nelson explained recreation grant programs' purposes and procedures to the Commission and to other attendees. The first step in the grant program is to write a Parks and Recreation Plan, which should be written for the City by Dr. Nelson's team, Phil Garcia, Nikki Wu, and Shannan.

Master Plan Information update:

We discussed Residential survey results, and began preparing for the community meeting on February 12. Library, police, SESSA, school, Potter business, Wekwert public works & recycling. We scheduled a work session on Saturday at 9:30am for the public session.

**Perry Planning Commission Meeting Notes****March 4, 2013**

Motion to approve Parks and Recreations Assessment survey to be sent to Perry residents by Sanford, second by Wekwert, all aye.

We discussed the status of Master Plan chapters and the timeframe for their completion. We are asking for a joint meeting with City Council to address any questions or concerns.

**Perry Planning Commission Meeting Notes****March 25, 2013**

Doug Piggott from Rowe Professional Services answered questions regarding the process of updating the zoning maps.

Discussion to schedule a public hearing on May 13 regarding special land use request.

June meeting scheduled to complete Master Plan.

Our April 1 meeting is a joint meeting with City Council.

**Perry Planning Commission Meeting Notes - City Council****April 1, 2013**

Capital Improvement Program – Discuss with City Council

Post Draft Master Plan Chapters on City Website for Public Comment – ACTION  
NEEDED

Send letters to neighboring communities asking for comments on draft master plan, moved  
by Shirey, second by Wekwert, all aye.

**Perry Planning Commission Meeting Notes****May 13, 2013**

Master Plan Update – Chapter 2

Capital Improvement Program - Chapter 17 Review

Motion to schedule a Special Meeting at 7:00pm on June 17, 2013 by Shirey, second by  
Sanford. All aye.

Motion to schedule a Public Hearing for Master Plan at 7:15pm on June 17, 2013 by  
Shirey,  
second by Sanford. All aye.

**Perry Planning Commission Meeting Notes****June 3, 2013**

Master Plan Update – Chapter 2

Parks Plan Needs Assessment Results – Dr. Chuck Nelson presented results of the  
community survey regarding the existing three parks and perceived needs.

Capital Improvement Program

**Perry Planning Commission PUBLIC HEARING Notes****June 17, 2013****Present:** Chaput, Galbavi, Sanford, Shaulis, Sharlow, Shirey, Wekwert**Absent:** None**CALL TO ORDER: 7:00pm****OLD BUSINESS**

Master Plan Update – Chapter 2, Chapter 7 and Chapter 10

Motion to close regular meeting and open public hearing at 7:15pm by Chaput, second by Wekwert. All aye vote.

**7:15 – PUBLIC HEARING - City of Perry Master Plan**

Motion by Sanford, second by Chaput, to close public hearing and open regular meeting at 7:17pm. All aye vote.

**Motion by Sanford second by Shaulis to recommend to City Council the adoption of City of Perry 2010-2040 Master Plan with the additions of the table of contents, title page and appendices to be added to the website. All aye vote.****NEW BUSINESS**

Motion by Shirey, second by Sanford to approve cancellation of July and August Planning Commission Meetings due to lack of agenda. All aye vote.

Motion by Shirey, second by Shaulis to recommend that Council hold a public hearing at the first scheduled meeting in August regarding adoption of the five year Parks, Recreation and Open Space Plan for Perry, Michigan. All aye vote.

**NEXT REGULAR MEETING:** September 9, 2013 @ 7:00pm



**APPENDIX B: CITY OF PERRY MASTER PLAN: POWERPOINT  
PRESENTATION FROM PUBLIC FORUM MEETING  
February 12, 2013 @ Perry High School Auditorium  
(Separate File)**

On Tuesday, February 12, 2013, a presentation was given on the proposed 2010-2040 City of Perry Master Plan. A copy of this presentation, along with a video taping of this meeting is available on the City of Perry website at <http://www.perry.mi.us/>.



## Appendix C:

### City of Perry Planning Commission Residential Survey

The City of Perry Planning Commission is in the process of updating their Master Plan and would like to ask for some feedback from you as a resident.

#### 1. OVERALL COMMUNITY QUALITY (please check under the appropriate category)

	Above Average	Average	Slightly Below Average	Below Average
Overall quality of life in Perry				
Your neighborhood as a place to live				
Ease of bicycle travel				
Ease of walking around town				
Street lighting				
Perry as a place to retire				
Perry as a place to raise children				

#### 2. How long have you live in the City of Perry? (Please circle)

Less than 1 Year

1-2 Years

3-5 Years

5-10 Years

10-20 Years

20+ Years

**3. OVERALL, how do you rate the quality of each of the following City Services?**

	Excellent	Good	Bad	Very Bad
Police				
Fire & Emergency Services				
Water				
Recreation Center/ Activities				
Sewer Storm Drainage				
Street Maintenance				
Street Lighting				
Planning for future land use				

**4. WHAT would you like to see improved with each of the following City Services?**

Police	_____
Fire & Emergency Services	_____
Water	_____
Recreation Center/ Activities	_____
Sewers	_____
Storm Drainage	_____
Street Maintenance	_____
Street Lighting	_____
Planning for future land use	_____

**5. Please rate the following:**

	Excellent	Good	Bad	Very Bad
City use of tax dollars				
Community events and festivals				
City parks and playgrounds				
Trail and sidewalk development				
Parking downtown				
Business Climate				
Other				

**6. In the past 12 months, how often have you been involved in a community project, community activity, or attended a public meeting?**

More than 10 times

6-10 times

3-5 times

1-2 times

Never

**7. Do you rent or own your home? (Please Circle)**

Rent

Own

**8. Where do travel you perform the majority of your...**

Perry (Local)	Lansing Area	Owosso/Corunna Area	Flint/Saginaw Area	Greater Detroit Region
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Work

Recreation

Medical

Shopping

Other (please specify)

**9. If the City of Perry had more of the following services, would you stay local?**

Yes

No

Work

Recreation

Medical

Shopping

Other (please specify)

**10. If you had \$100 dollars to spend towards city services, how would you spend the money (you can split the money between different categories, or put it all in one to sum to \$100).**

Police	_____	Fire/Emergency Services	_____
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Parks & Playgrounds	_____	Recreational Purposes	_____
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Water Imp.	_____	Sewer Improvements	_____
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Road Imp.	_____	Trail & Sidewalk Dev.	_____
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Community Events	_____	Promote Businesses	_____
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Aesthetics (gardens)	_____	Purchase Property for Parking	_____
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**11. If there was one thing that you wanted to see improved in this City, what would that be? How would you be willing to assist in making that happen?**

**12. Where do you see the City of Perry in:**

**5 Years?**

**10 Years?**

**20 Years?**

Please fill out and return by December 31, 2012. On February 12, 2013, the Planning Commission will be giving a presentation of the draft master plan, integrating the comments and results from this survey. Please take some time to think about this, and we encourage any feedback and comments.

Presentation Date: February 12, 2013  
Time: 7:00pm  
Location: Perry Middle School

Thank you, Bradley M. Sharlow, City of Planning Commission Chair  
Email: [bradsharlow@yahoo.com](mailto:bradsharlow@yahoo.com).

**COVER LETTER: Sent with Each Survey****Residential Survey - 2010-2040 City Master Plan**

To whom it may concern,

The City of Perry Planning Commission is in the process of updating its Master Plan. The Master Plan will define a vision, goals and objectives that the majority of people would like to see put forth in both the near future, and long-term future. The purpose of a City Master Plan is to guide the community forward as it looks towards the future.

As part of this effort, the Planning Commission wants to know what the great citizens of this community would like to see for the future. **We have provided a survey for you to fill out, and to provide us with necessary information, to help the city identify goals, and to prioritize funding towards certain entities.** A self-addressed stamped envelope has been provided, so all you have to do is fill it out, and drop it back in your mailbox at no cost to you.

**Please take the time and fill this survey, and please mail it back to City Hall, via the self-addressed stamped envelope provided by December 31, 2012.**

The results of this survey, along with the other findings, will be presented at 7:00pm on **Tuesday, February 12<sup>th</sup>** at Perry Middle school. The Planning Commission and its partners will give a presentation outlining the proposed goals and objectives of the Master Plan. Further discussion will follow the presentation, and we encourage you to attend and participate.

For additional information or to express concerns regarding the upcoming meeting, please contact Bradley Sharlow by email at [bradsharlow@yahoo.com](mailto:bradsharlow@yahoo.com).

**RESULTS FROM RESIDENTIAL SURVEY**

Results from this survey have been discussed throughout the Master Plan document. A complete inventory of people's responses and comments are provided on the City of Perry website: <http://www.perry.mi.us>.

## **APPENDIX D: PUBLIC COMMENT LETTER**

### **CITY OF PERRY DRAFT MASTER PLAN OUT FOR PUBLIC COMMENT**

The City of Perry Draft Master Plan from 2010-2040 is now out for public review beginning Friday, April 5<sup>th</sup>, 2013 until Friday, June 14<sup>th</sup>, 2013. Over the last sixteen (16) months, the City of Perry Planning Commission has worked hard developing this master plan, gathering input from the public, city departments, interest groups and others. We need everybody's feedback and input in this review process. Our plan is to complete the Master Plan at our June 17<sup>th</sup> Planning Commission meeting and to recommend it for City Council and Mayor approval at their June 18<sup>th</sup> meeting.

This master plan provides a vision and guidelines for the City for the next 25-27 years. The community has identified many goals and objectives that for this timeframe, some of which are for the near future (<5 years), and others which are larger-scale ideas for the more distant future. This master plan will comply with the new state planning and zoning laws introduced this year, and will provide as a reference for future funding resources.

The master plan is available on the City of Perry website: <http://www.perry.mi.us>. If people would like a copy on CD, those will also be available at City Hall.

This plan is still in draft format and is open for people's input. A few items are still being drafted, including updated versions of maps for zoning, future land use, and soils maps. Also, a 5-Year Parks and Recreation Plan is in progress and will be completed in May 2013. The results of this plan will replace the information currently in Chapter 10: Parks and Recreation. Finally, the Capital Improvement Program is still being updated. As updates occur, they will be placed on the website.

If people have questions or concerns, please feel free to contact us. The regularly scheduled planning commission meetings to address people's comments are: May 13 and June 3 (all Mondays at 7:00pm in the Council chambers). The planning commission also has a mailbox in City Hall in which people can submit comments or feedback as well. A member of the planning commission will also be in attendance once a month at City Council meetings to give status reports, and to answer any additional questions.

In addition, a presentation of the draft master plan was provided on Tuesday February 12, 2013 at Perry Middle School. Copies of the presentation are also available on the website.

Thank you, and we look forward to your comments and feedback.



**APPENDIX E: OTHER COMMENTS FROM THE PUBLIC**

The following are additional written comments that were received from the general public, which either came from the City of Perry facebook page, or the residential survey.

1. I think the city should develop a crossing on M-52 for pedestrians between the Middle/High schools and the McDonald's (and other fast food restaurants). The highway is quite busy, and students often have to cross it (without a real crossing) while heading out after school. I do this often, and I don't feel safe.
2. Also, a restaurant sign in the middle of sidewalk should not be there. Always have to walk around.
3. How much of this survey is free? None. We voted school taxes down and then they hire a big outfit to do a survey costing thousands! City is doing something. We have voted NO twice because we don't want or cannot afford a City Manager. Our Mayor and past council has done very well!
4. Thank you for your service and care.
5. I own a corner lot with sidewalks on two roads. I keep the grass edged along the sidewalk, shrub trimmed away from the sidewalk, and snow cleared in the winter. I would like to see that enforced throughout the City. Too many residents do not do their part to keep sidewalks passable.
6. Note: How disappointing to have a vacant home next to mine continue year after year to deteriorate. We have offered to buy it, but the owner was not interested and refuses any upkeep. It devalues my home and is an eyesore. Who will do something about it? Keep our city looking like a good place to live.
7. I like this survey. Thank you!
8. Thank you for providing the survey! A good idea!
9. Overall, Perry is a great city. Thank you.
10. Great idea. Glad to see involvement by officials and residents. Together we can do anything!
11. In my opinion, the City of Perry has little or no ordinance enforcement regarding junk cars, boats, canoes, rowboats, and scrap metal. Keep junk and clutter to a minimum, no trash cans left in the street for a week, and most of all, loud and noisy cars and speeding in the early AM (midnight to 5AM) on our street with kids on the block (East Willow Street).