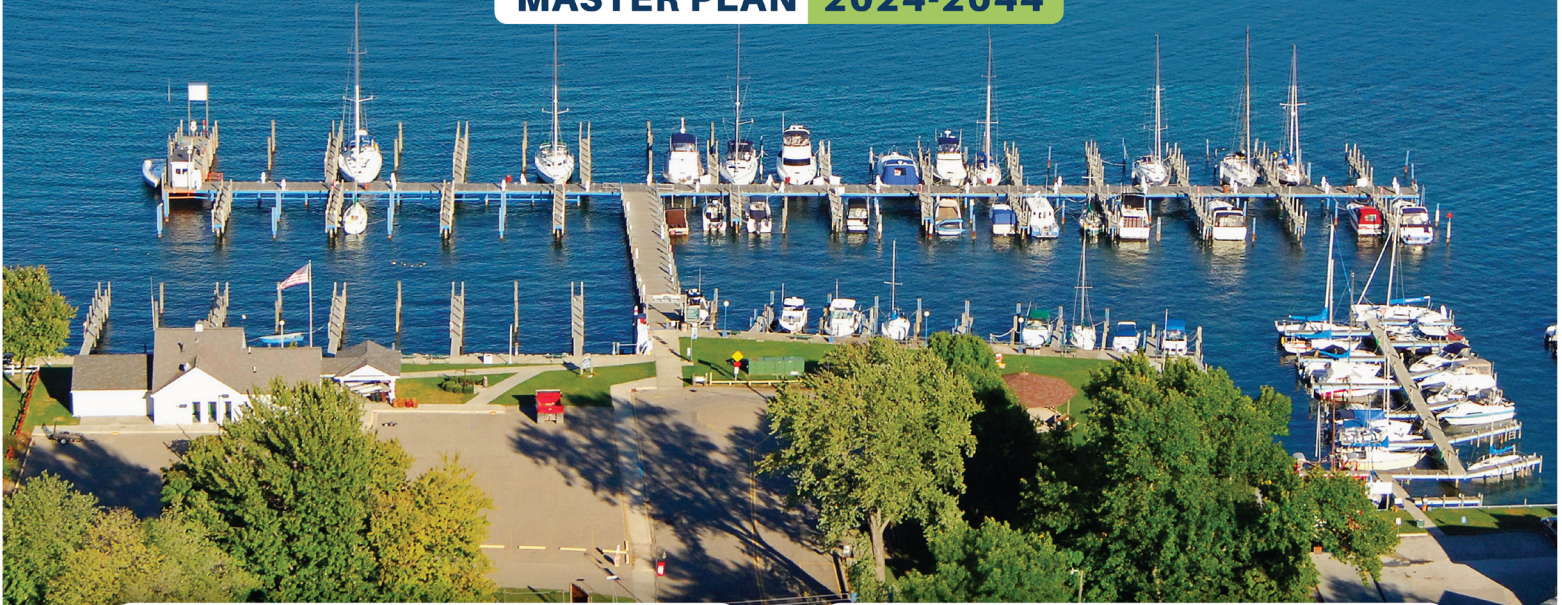




Village of *Port Sanilac*

MASTER PLAN 2024-2044



Planning the Future of Port Sanilac, Michigan

1857

Village of Port Sanilac

Village Council

- **Village President** - Damien Falcon
- **Pro Tem** - Jon Davis
- **Trustee** - Mike Balysh
- **Trustee** - Sue Balysh
- **Trustee** - Raymond Mach
- **Trustee** - Ray Lange
- **Trustee** - Jim Southard
- **Business Manager** - Larry O'Keefe
- **Village Clerk** - Barbara Rabineau

Planning Commission

- **Chairperson** - Raymond Emond
- **Council Liaison** - Jim Southard
- **Member** - Jim Sroka
- **Member** - Robert Batz
- **Member** - Eric Bruss
- **Member** - Robert Dear
- **Member** - Mary Simon
- **Member** - Thomas Jackson
- **Zoning Administrator** - Larry O'Keefe

The Village of Port Sanilac Master Plan was adopted by the Village of Port Sanilac Planning Commission by the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, on TBD.

Financial assistance for this project was provided, in part, by the Michigan Economic Development Corporation - Redevelopment Ready Communities Program.

Village of Port Sanilac

56 North Ridge Street | Port Sanilac, Michigan, 48469 | (810) 622-9963
www.portsanilac.net

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CHAPTER

1

➤ **THE NEED FOR A MASTER PLAN
IN PORT SANILAC**



This document is the outcome of a year-long effort by the Port Sanilac Planning Commission to update the community Master Plan which was last adopted in 2016 and to set a new course for the future. This document reflects the community's concern for the future development of Port Sanilac and conveys a strong commitment to retain and strengthen the local quality of life. The preferred future, or vision, for Port Sanilac is outlined within this Master Plan.

Specifically, the vision is expressed in the way this Master Plan:

- Documents citizen input on community needs and services,
- Articulates goals and objectives to be accomplished by local leaders,
- Provides an overall view of future physical development of Port Sanilac,
- Presents a map that shows locations of how land is proposed to be used in the future, and identify location of redevelopment sites as part of the Michigan Economic Development Redevelopment Ready Program.

The Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, as amended, is the legal basis for development of a Master Plan. The main purpose of a Master Plan is to guide and enable a community to establish a future direction for its development. The Planning Enabling Act specifically gives communities the authority to prepare and officially adopt a Master Plan, which serves as the primary policy guide for local officials when considering matters related to land development.

As a policy guide, the Master Plan is specific to Port Sanilac and considers trends, community character, environmental conditions, the availability or capacity of public infrastructure and services, and the relationship to existing and planned land uses. As such, the Master Plan aims to:

- **Guide the use of limited resources in an efficient manner,**
- **Promote public health, safety, and general welfare,**
- **Preserve the quality of the environment in the village, and**
- **Guide future zoning decisions.**

Because of constant change in our social and economic structure and activities, this Master Plan must be maintained through periodic review so that it reflects contemporary trends while maintaining long-range goals. The MPEA requires the Master Plan be reviewed by the village at least once every five years.

The Planning Process

The **Village of Port Sanilac Planning Commission** began the process to update the Master Plan in August of 2022. Because of Port Sanilac's significance as a Great Lakes shoreline community, development of this plan was funded by the Michigan Economic Development Corporation – Redevelopment Ready Communities Program. With the assistance of ROWE Professional Service Company, the Planning Commission successfully updated the master plan in 2023.

Port Sanilac followed the required procedures for notifying neighboring communities and registered entities so that each interested party was made aware of the planning effort and was provided an opportunity to comment on the Master Plan.

The planning process began with a review and analysis of existing conditions and land uses in Port Sanilac. Then, a community input survey was developed and mailed to all residents in April of 2023. Feedback from this survey along with background data was used as the basis for the goals, objectives, and future land use outlined within this Master Plan. A draft of this document was prepared in August of 2023 and delivered to the Planning Commission and Village for review. On October 3, 2023, the Village Council approved the distribution of the proposed plan.

The plan was then distributed to neighboring communities, registered entities, and to Sanilac County for review. The final step in the planning process was a public hearing that is required by the MPEA. This provided an additional opportunity for public information and input. Final Master Plan copies were prepared, and the Planning Commission adopted the Master Plan on TBD.

The Master Plan and the Zoning Ordinance

Zoning is regulation of the use of land. A zoning ordinance controls how land is used today. It is the law. A Master Plan is a set of policies, not a law. The Master Plan represents a community's future vision, while the zoning ordinance contains the rules that govern the path to that vision. The long-range goals of the Master Plan are the basis for a zoning ordinance and zoning decisions. State law requires that a zoning ordinance be based on an adopted Master Plan. Zoning decisions that are consistent with the Master Plan are more likely to be considered valid if ever challenged legally.

Figure 1-1: Aerial Image of Downtown Port Sanilac and the Harbor



CHAPTER

➤ ALL ABOUT
PORT SANILAC

2



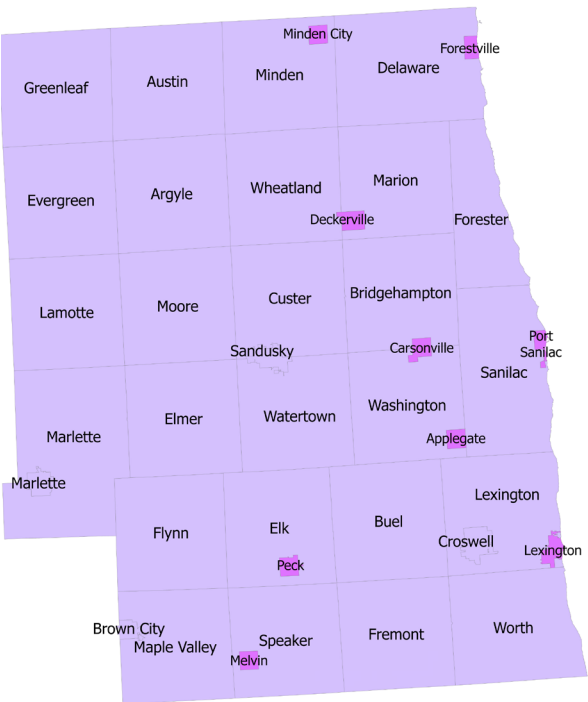
CHAPTER 2

Location

Figure 2-1: Village of Port Sanilac Municipal Harbor

The Village of Port Sanilac is situated in the middle of the eastern coast of Sanilac County bordering Lake Huron in Michigan’s thumb region. The village is located within Sanilac Township. Situated on 1.5 miles of Lake Huron shoreline, Port Sanilac’s lakeside location makes it a popular tourist destination for beachgoers, boaters, and anglers. Port Sanilac has seen an influx of seasonal homes in years past due to the many recreational opportunities associated with the many parks and public waterfront. Port Sanilac is a Harbor of Refuge along Lake Huron, and its public docks are a popular destination for boaters. Port Sanilac is located 33 miles north of Port Huron, 94 miles north of Detroit, 140 miles northeast of Lansing, 88 miles northeast of Flint, 71 miles east of Saginaw.

Two major state roadways intersect in Port Sanilac. M-46, which carries traffic west to east across the entire state, ends in Port Sanilac where it meets scenic M-25, which is the state road that carries traffic along the shoreline of Lake Huron and Saginaw Bay. M-25 travels between Port Huron in southern Lake Huron and ends in Bay City, at the “bottom” of the Saginaw Bay.



Sanilac County

History

In 1830, the area now known as Port Sanilac was originally a lumberjack settlement known to sailors on Lake Huron as “Bark Shanty Point”. Uri Raymond, the first school teacher in Sanilac Township, opened a general store in 1850. Today, Raymond Hardware is the oldest continuously operating hardware store in Michigan. Soon a sawmill was built, a schoolhouse in 1852, and a post office was established in 1854. The area was renamed Port Sanilac in 1857. Local legend attributes the name to a Wyandotte Indian Chief named Sanilac. The business district was moved from Lake Street to Ridge Street between 1865 and 1885. Political unrest in Ontario and the promise of jobs in the lumber mills brought many to Sanilac County during this time. These settlers were of Scottish, Irish, and English nationality.



<https://www.waymarking.com/gallery/image.aspx?f=1&guid=64f6003f-b08a-4240-b9ac-5fc3dfc3f658>

Dr. Joseph Loop, a horse-and-buggy doctor, built a 20-room Loop-Harrison Mansion in 1872, which today has been converted to a museum. On the Sanilac County Historical Museum grounds are 17 historic buildings and a 1942 U.S. Troop Train car. The U.S. Congress appropriated \$20,000 in 1884 for the construction of a Port Sanilac Lighthouse. The lighthouse opened in 1886, burning kerosene until its electrification in 1924. It used a Fourth Order Fresnel lens until 2016 when it was replaced with an LED light. Today it is still an operating lighthouse and a local landmark. Tours of the lighthouse tower are available on Fridays in July and August each year. Another attraction includes the Sanilac Underwater Preserve, which is a designated shipwreck preserve, popular with scuba divers.

Administrative Structure

The Village of Port Sanilac is led by seven elected officials. Six trustees and the Village President are elected by the residents of the village. There are also two appointed positions of Treasurer and Village Clerk which are chosen by the board. The Planning Commission is composed of people appointed by the Board to administer the zoning ordinance and develop the village's Land Use Plan. Parks and Recreation is administered by village staff, operating as a department of the village. The village has recently hired a Parks and Recreation Coordinator to maintain and improve the village park program.

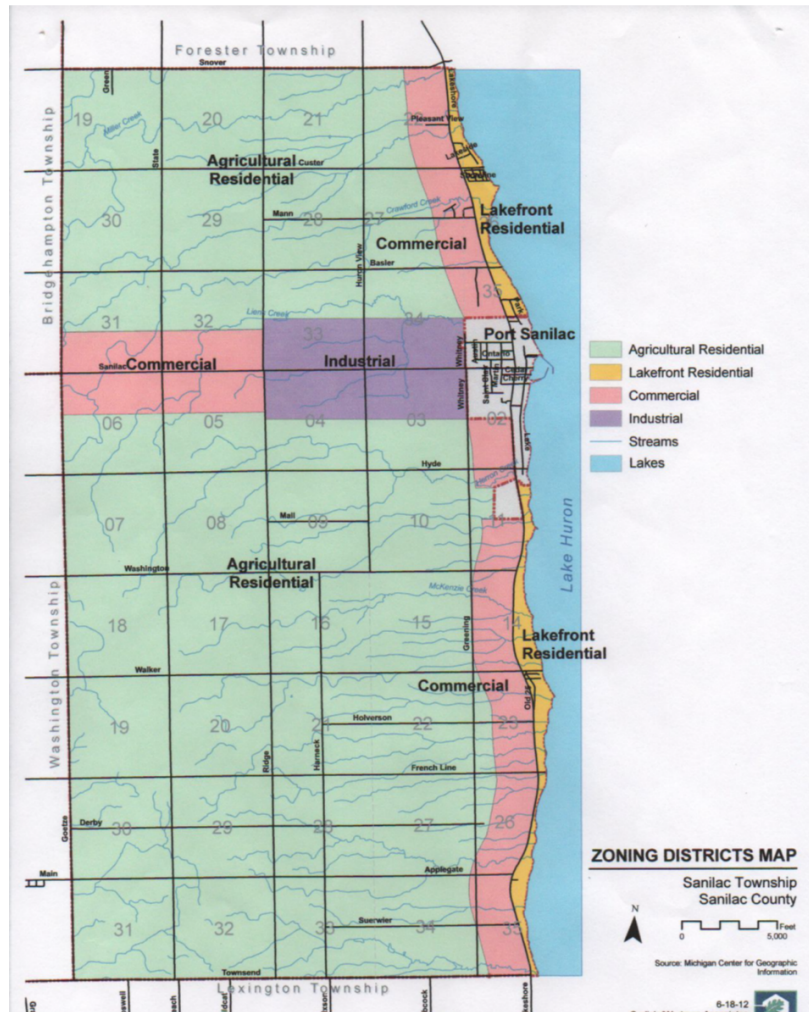
Adjacent Land Use Plans

The Village of Port Sanilac's only municipal neighbor is Sanilac Township, which borders the village on three sides. Local plans by this neighboring community may influence land use along the boundary of the village. The following is a brief description of Sanilac Township's future land use plan as it relates to the Village of Port Sanilac.

Sanilac Township's Master Plan was adopted in 2011 and calls for several land use types to

border the village. To the north of the village, the land is designated Lakefront Residential east of M-25 and Commercial west of M-25. The same is true to the south of the village. To the west of the village, the land is mostly designated Agriculture/Rural Residential except along M-46 which forms an Industrial corridor. Overall, this mix of land uses is consistent with the village's pattern of development and should allow for harmonious development along both sides of the boundary. The township's zoning map was last updated in 2012 and is consistent with the township's future land use plan.

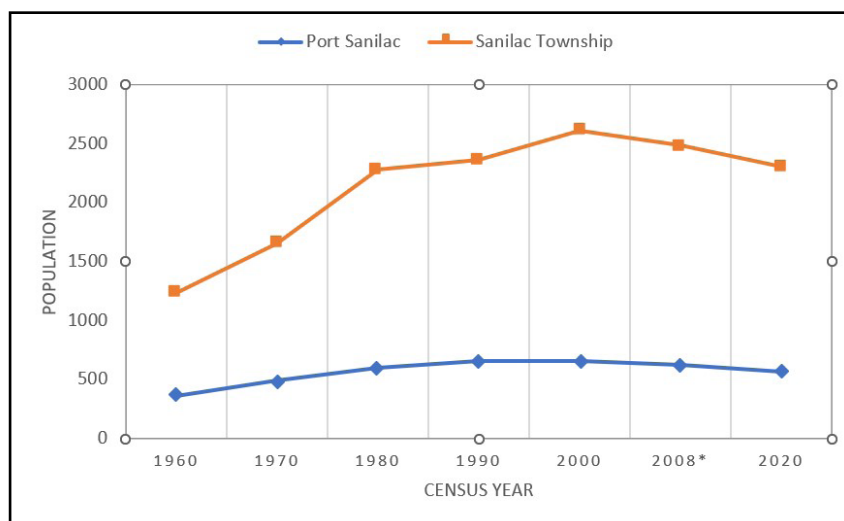
Sanilac County last updated its Master Plan in 2011. The plan calls for future development to be concentrated along the Lake Huron shoreline and in existing villages and cities. Residential and commercial developments are preferred in order to preserve the county's rural and small-town quality of life. The plan specifically calls for tourism and recreational opportunities to be expanded in Port Sanilac. Retail/commercial development is encouraged along the west side of M-25 while low-density residential development is encouraged along the east side of M-25. The county's future land use map designates the entire village as an "urban and general service district."



General Description of the Population

Population Change

According to the U.S. Census, the 2000 population of Port Sanilac was 658. The decennial census indicates the village's population for 2020 as 567, showing a decrease of approximately 13.8 percent since 2000. This would indicate a reversal of a growth trend from 1960 to 2000 when the village grew from 361 people to 658. This growth pattern mirrors that of Sanilac Township as well as Sanilac County. It is worth noting that Sanilac Township census data includes that of Port Sanilac because the village is considered to be part of the township in terms of census demography. See [Figure 2-1](#) and [Table 2-1](#). Since 2008, there has been a decrease in population from 620 to 567, showing a decrease of 8.5 percent.

Figure 2-2: Population Change 1960-2020

Source: United States Decennial Census, 1960-2020

Table 2-1: Population Change 1960-2020

Governmental Unit	1960	1970	1980	1990	2000	2008*	2020	%change 2000 - 2020	%change 1960 - 2020
Port Sanilac	361	493	598	656	658	620	567	-13.8%	+57.1%
Sanilac Township	1,235	1,652	2,284	2,362	2,609	2,483	2,301	-11.8%	+86.3%
Sanilac County	32,314	35,181	40,789	39,928	44,647	43,024	40,611	-9.0%	+25.7%

Selected Demographic Data

Table 2-2 shows selected demographic data from the U.S. Census that compares Port Sanilac, Sanilac Township, Sanilac County, and Michigan. Some of the more significant findings from this table show that the population of Port Sanilac is aging. This is shown in a relatively high median age and percentage of the population over 65. The median age in Port Sanilac is 58.6 years which is almost 20 years older than the median age of Michigan. Median is that number for which half of the population falls above, and half falls below.

The senior citizens in a community can be considered a “special population” that will have specialized needs that may need to be considered during the master planning process. For example, seniors may have greater need for public transportation, close access to medical facilities, and they may have differing needs in housing and parks and recreation.

Port Sanilac has 81.1 percent of its classified vacant homes used as seasonal homes, recreational, or occasional homes. This is due to its location on Lake Huron. The seasonal residents can also be considered a “special population” for purposes of a Master Plan. They may have specific needs in terms of commercial businesses and the need for public services such as trash collection and cable television.

Median household income in Port Sanilac is relatively low at \$43,068 compared to Sanilac Township at \$45,037, Sanilac County at \$49,852, and the State of Michigan at \$59,234.

In addition, the Census 2010 data show a slight increase in the number total housing units in the village, growing 0.9 percent from 437 in 2000 to 441 in 2010. From 2010 to 2020, there has been an increase in total housing units in the village of 3.6 percent from 441 in 2010 to 457 in 2020. In terms of vacancy rates, the actual number of vacant housing units documented by the Census 2020 count was 105, or 26.4 percent of the total housing stock. This is down from 2000 with 118 vacancies and 2010 with 151 vacancies. From there, the Census 2020 data showed that the number of occupied housing units went slightly up (293) from the 2010 count (290).

Because the overall population is declining, age is increasing, housing units are increasing, and housing vacancy is steadily declining, it's possible that some reoccurring tourists are deciding to retire in Port Sanilac.

Table 2-2: Selected Demographic Data, 2020

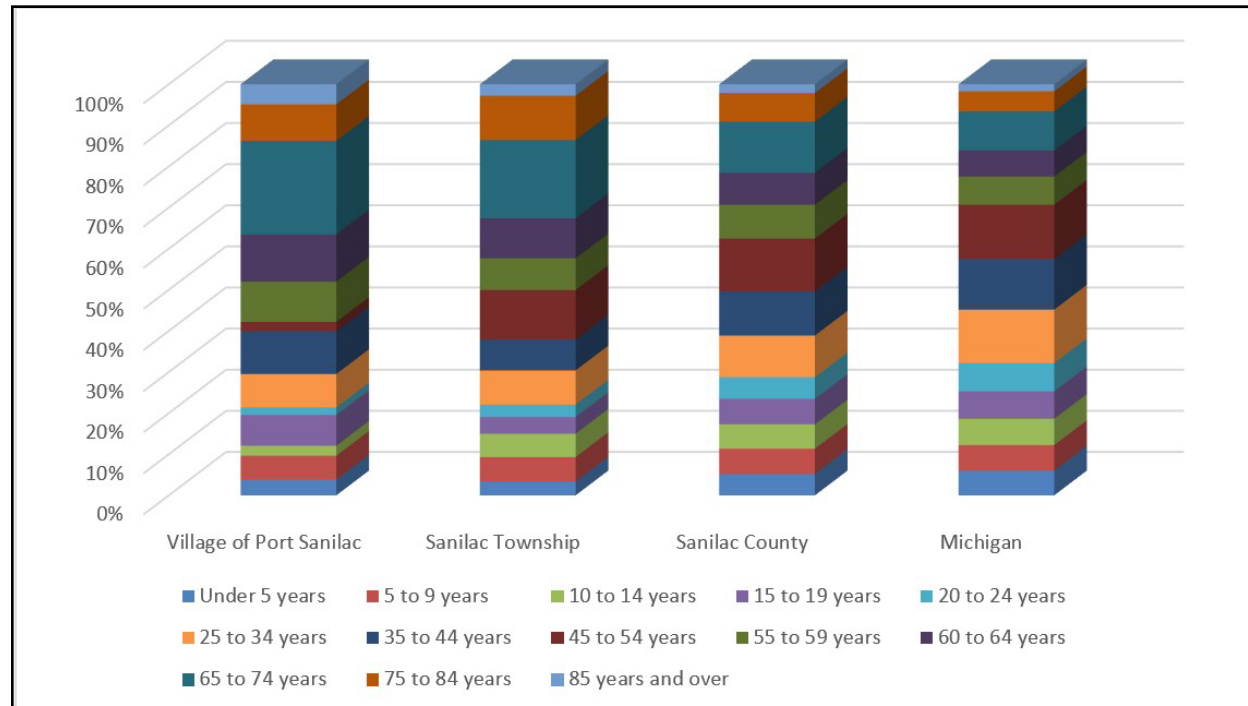
	Port Sanilac	Sanilac Township	Sanilac County	State of Michigan
Average Household Size	1.95	1.96	2.26	2.00
% of Population 65 & Older	36.6	32.6	21.5	17.2
% of Population 18 & Younger	19.1	17.9	21.4	21.7
Median Age in years	58.6	55.0	45.4	38.9
Median Household Income (\$)	43,068	45,037	49,852	59,234
Per Capita Income (\$)	55,487	65,489	63,935	80,803
% Bachelor's Degree and Higher	24.7	16.6	14.8	30.00
Median Housing Value (\$)	\$129,800	\$139,000	\$121,500	\$162,600
Total Housing Units	457	1,864	23,093	4,611,913

Age

Table 2-3 and **Figure 2-2** compare age groups for the Village of Port Sanilac with Sanilac Township, Sanilac County, and the State of Michigan as a whole. The distribution of age is similar between Sanilac Township, Sanilac County, and the State of Michigan with the largest age groups being between 25 and 54. The Village of Port Sanilac differs in that the population skews towards seniors with the largest number of people falling between 65 and 74 years of age. Looking at the median age across each jurisdiction demonstrates the fact that the Village of Port Sanilac is older on the whole than the township, county, or state. Port Sanilac's median age is 58.6 compared to 45.4 for the county and 38.9 for the state.

Table 2-3: Age Distribution, 2020

	Village of Port Sanilac	Sanilac Township	Sanilac County	Michigan
Total population	654	2,301	41,179	4,864,680
Under 5 years	25	76	21,32	292,125
5 to 9 years	38	134	2,539	302,174
10 to 14 years	16	128	2,444	312,093
15 to 19 years	49	92	2,549	323,914
20 to 24 years	12	68	2,158	334,416
25 to 34 years	53	187	4,184	632,660
35 to 44 years	68	169	4,411	599,382
45 to 54 years	15	272	5,300	641,069
55 to 59 years	64	174	3,394	334,011
60 to 64 years	75	219	3,211	309,004
65 to 74 years	149	429	5,113	463,057
75 to 84 years	58	243	2,858	237,339
85 years and over	32	63	886	83,436
Median age (years)	58.6	55.0	45.4	38.9

Figure 2-3: Age Distribution, 2020

Source: 2020 Decennial Census

Household Size

Household size has been decreasing since the turn of the twentieth century. Household size is

linked to the median age of the population. As the population ages, children move out to form their own households. The result of this is that while total population has declined since 2000, the number of households has increased. This is due to the fact that each individual household is composed of fewer individuals, necessitating more households on aggregate. A variety of factors influence decreasing household size, including changing preferences for having children later in life, longer life expectancies, and other factors. The result is that the composition of households in most communities is much different in 2023 than it was when most housing stock was built. It's important to note that this trend is nationwide and not unique to the Village of Port Sanilac.

Table 2-4 shows the average number of persons per household for the Village of Port Sanilac in 2010 and 2020. The Village of Port Sanilac had an average household size of 1.95 in 2020, down from 2.39 in 2010. Of all the jurisdictions in the table below, the Village of Port Sanilac has the smallest household size. This can be mostly explained by the village's older population, composed of seniors less likely to be living with their children than middle-aged individuals. Furthermore, much of this can be explained by the seasonal nature of many residences in the community.

Table 2-4: Average Household Size, 2020

	2010	2020	% Change
Village of Port Sanilac	2.39	1.95	-18.41%
Sanilac Township	2.33	1.96	-15.88%
Sanilac County	2.54	2.26	-11.02%
State of Michigan	3.09	2.53	-18.12%

Source: US Decennial Census, 2010, 2020

Gender

Table 2-5 shows the breakdown of population by gender in 2020. There is a slightly higher proportion of the population in the village that is female, but that is not out of the ordinary and can be explained by the village's older than average population. The older a certain population is, the more likely it will skew female.

Table 2-5: Gender, 2020

	Males	Females
Village of Port Sanilac	324	330
Sanilac Township	1,126	1,128
Sanilac County	20,519	20,660
State of Michigan	2,355,799	2,508,881

Source: United States Decennial Census, 2020

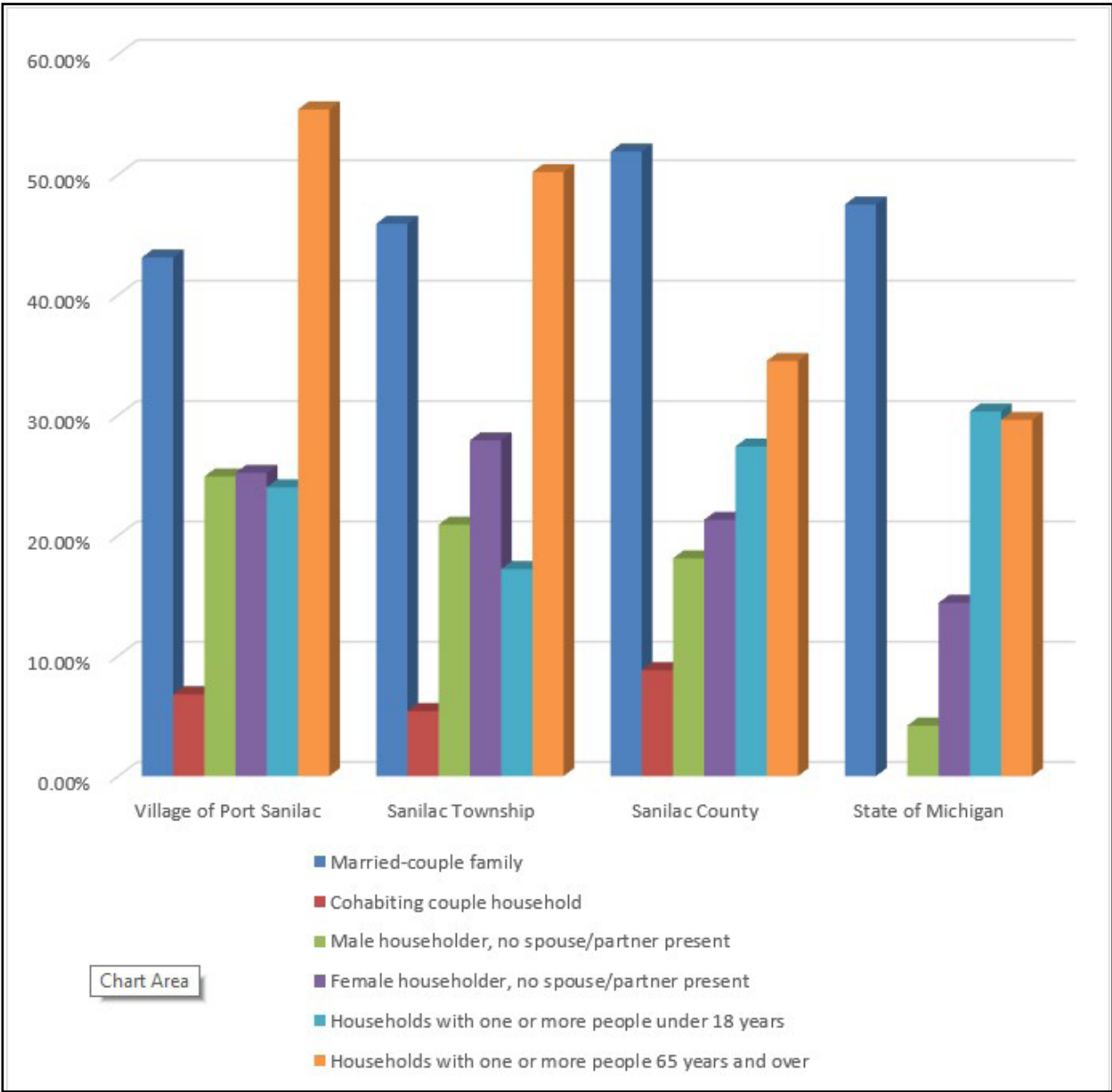
Household Composition

The term "household composition" is used to describe the general structure of households. **Table 2-6** and **Figure 2-3** show the Village of Port Sanilac is relatively consistent with the township, county, and state in terms of the percentage of married-couple families. Over forty percent (43.1%) of the village's households are headed by a married couple, compared to 45.9 percent for the township, 51.9 percent for the county, and 47.5 percent for the state. The village is consistent with the township, county, and state on all other household types with the exception of households containing one or more individuals over the age of 65. On this point, the village is an outlier with 55.4 percent of households containing an individual over the age of 65 compared to 50.2 percent in the township, 34.5 percent in the county, and 29.6 percent in the state.

Table 2-6: Household Composition, 2020**Table 2-6: Household Composition, 2020**

	Village of Port Sanilac		Sanilac Township		Sanilac County		State of Michigan	
	#	%	#	%	#	%	#	%
Total households	325	100%	1,138	100%	17,920	100%	1,860,269	100%
Married-couple family	140	43.1%	522	45.9%	9,298	51.9%	883,386	47.5%
Cohabiting couple household	22	6.8%	61	5.4%	1,570	8.8%	N/A	N/A
Male householder, no spouse/partner present	81	24.9%	238	20.9%	3,237	18.1%	78,523	4.2%
Female householder, no spouse/partner present	82	25.2%	317	27.9%	3,815	21.3%	267,996	14.4%
Households with one or more people under 18 years	78	24.0%	196	17.2%	4,911	27.4%	564,312	30.3%
Households with one or more people 65 years and over	180	55.4%	571	50.2%	6,177	34.5%	551,550	29.6%
Average family size	2.54		2.59		2.73		3.17	

Figure 2-4: Composition of Households, 2020



Source: 2020 Census

Race

Table 2-7 shows the population of the Village of Port Sanilac is racially homogeneous, with 95.0 percent of its population identifying as white alone. The same can be said for Sanilac Township, with 92.1 percent of its population identifying as white, as well as Sanilac County at 96.0 percent. In the State of Michigan as a whole, 72.4 percent of the population identified as white alone for the 2020 Census.

Table 2-7: Race, 2020

	Village of Port Sanilac		Sanilac Township		Sanilac County		State of Michigan	
	#	%	#	%	#	%	#	%
Total:	567	100%	2,301	100%	38,937	100%	10,077,331	100%
Population of one race:	544	95.9%	2,147	93.3%	37,656	97%	9,073,589	90%
White alone	539	95%	2,120	92.1%	37,209	96%	7,295,651	72.4%
Black or African American alone	0	0%	6	0.002%	151	0%	1,358,458	13%
American Indian and Alaska Native alone	2	0.003%	6	0.002%	112	0%	47,406	0%
Asian alone	2	0.003%	10	0.004%	84	0%	332,288	0.03%
Native Hawaiian and Other Pacific Islander alone	0	0%	0	0%	2	0%	2,603	0.00%
Some Other Race alone	1	0.002%	5	0.002%	98	0%	37,183	0.00%
Population of two or more races	23	.04%	96	0.04%	1,247	0.03%	439,320	0.04%

Source, 2020 Census

Income and Occupation

Table 2-8 shows the median household income in the Village of Port Sanilac as \$43,068. This is relatively consistent with Sanilac Township (\$45,037) and Sanilac County (\$49,852). Median income for Michigan as a whole is nearly \$16,000 greater than the Village of Port Sanilac.

Table 2-8: Median Household Income, 2020

Village of Port Sanilac	Sanilac Township	Sanilac County	State of Michigan
\$43,068	\$45,037	\$49,852	\$59,234

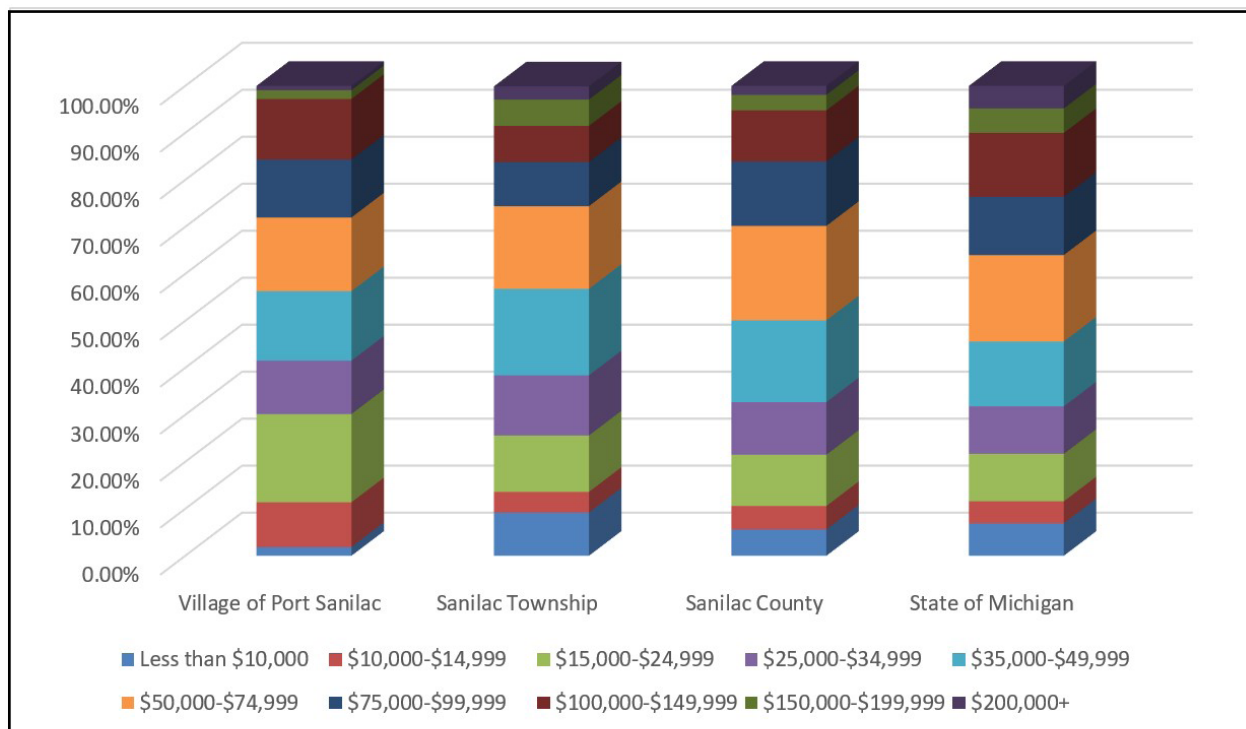
Source: United States Decennial Census, 2020

The federal poverty level for 2021 for a four-person household is \$26,500. **Table 2-9** shows income levels for households in the Village of port Sanilac, Sanilac Township, Sanilac County, and the State of Michigan according to the 2016-2020 American Community Survey. About 40 percent of households in the Village of Port Sanilac earn less than \$35,000 per year. The Village of Port Sanilac differs from the township, county, and state in that the income distribution is skewed towards lower incomes. Just over 30 percent (31.8%) of households in the State of Michigan earn less than \$35,000 per year, compared to 32.7 percent for Sanilac County, and 38.4 percent for Sanilac Township.

Table 2-9: Household Income Distribution, 2016-2020

	Village of Port Sanilac		Sanilac Township		Sanilac County		State of Michigan	
	#	%	#	%	#	%	#	%
Total Households	325	100	1,138	100%	17,920	100%	3,909,509	100%
Less than \$10,000	6	1.85%	105	9.2%	1,002	5.6%	270,974	6.9%
\$10,000-\$14,999	31	9.54%	50	4.4%	899	5.0%	182,415	4.7%
\$15,000-\$24,999	61	18.77%	137	12.0%	1,950	10.9%	394,491	10.1%
\$25,000-\$34,999	37	11.38%	146	12.8%	2,007	11.2%	395,924	10.1%
\$35,000-\$49,999	48	14.77%	209	18.4%	3,126	17.4%	540,900	13.8%
\$50,000-\$74,999	51	15.69%	200	17.6%	3,606	20.1%	719,122	18.4%
\$75,000-\$99,999	40	12.31%	107	9.4%	2,457	13.7%	485,187	12.4%
\$100,000-\$149,999	42	12.92%	88	7.7%	1,950	10.9%	531,579	13.6%
\$150,000-\$199,999	6	1.85%	64	5.6%	585	3.3%	201,893	5.2%
\$200,000+	3	0.92%	32	2.8%	338	1.9%	187,024	4.8%

Source: 2016-2020 American Community Survey

Figure 2-5: Income Distribution, 2016-2020

Source: 2016-2020  an Community Survey

Table 2-10 shows the number of households with earnings and the sources of those earnings. The categories are not exclusive, so a household may have earnings from social security and a retirement income such as a pension or 401K. A significant number of households have earnings from sources other than jobs. This again highlights the village's unique age distribution, with 50 percent of households receiving social security income.

Table 2-10: Income Types, 2016-2020

Village of Port Sanilac	
Total Households	325
With earnings	202
With social security income	163
With retirement income	115
With supplemental social security income	13
With public assistance income	0
With Food Stamps / SNAP benefits	28

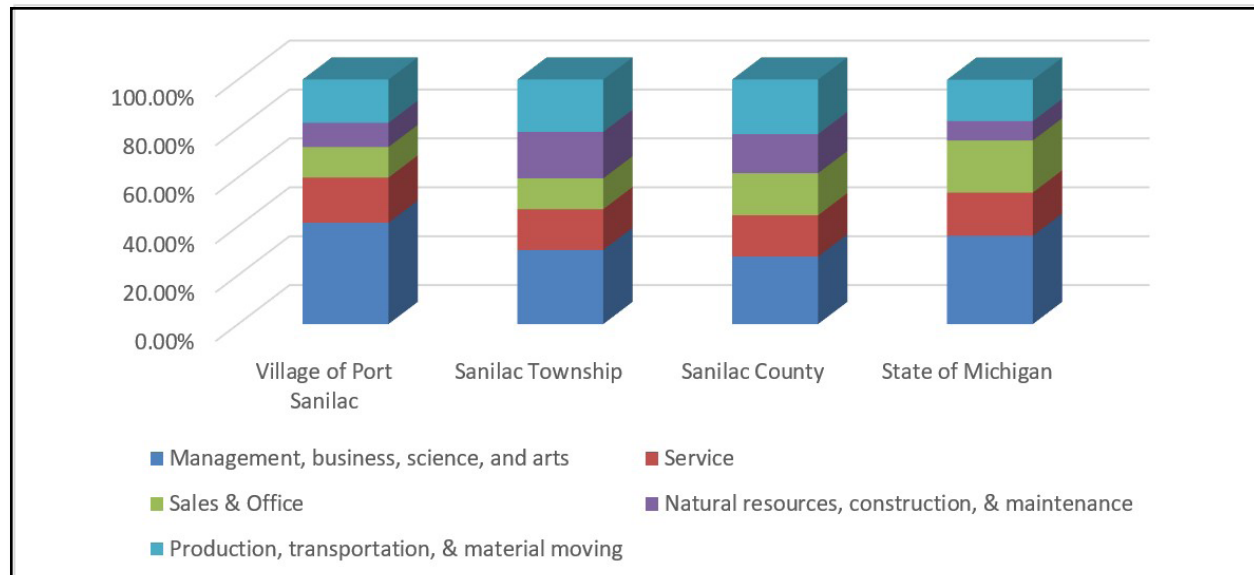
Source: 2016-2020 American Community Survey

Table 2-11 show occupations for workers aged 16 years and older who live in the Village of Port Sanilac. The most common source of employment in the village is management, business, science, and arts, which employs 41.4 percent of the population. This is relatively consistent with the state at 36.1 percent. The second most common source of employment in the village is the service industry at 18.5 percent; again, this is relatively consistent with the state at 17.7 percent. In fact, the Village of Port Sanilac's employment distribution is more similar to the state's than it is to Sanilac Township or Sanilac County.

Table 2-11: Occupations, 2016-2020

Occupation	Village of Port Sanilac		Sanilac Township		Sanilac County		State of Michigan	
	#	%	#	%	#	%	#	%
Civilian employed Population 16 years and over	232	100%	870	100%	1,7935	100%	4,598,487	100%
Management, business, science, and arts	96	41.4%	264	30.3%	4,949	27.6%	1,659,703	36.1%
Service	43	18.5%	145	16.7%	3,037	16.9%	815,617	17.7%
Sales and office	29	12.5%	110	12.6%	3,091	17.2%	981,395	21.3%
Natural resources, construction, and maintenance	23	9.9%	165	19.0%	2,862	16.0%	363,017	7.9%
Production, transportation, and material moving	41	17.7%	186	21.4%	3,996	22.3%	778,755	16.9%

Source: 2016-2020 American Community Survey

Figure 2-6: Occupations, 2016-2020

Source: 2016-2020 American Community Survey

Housing

Housing is a basic necessity and is one of the principal uses of land in the Village of Port Sanilac. The provision of adequate, affordable housing is an important public policy. Provided in this section is information from the Census Bureau about general housing characteristics.

Housing Age

The age of housing affects both its quality and price. This is not to imply that older homes are always worth less than newer homes, or that neighborhoods made up of older homes cannot be as aesthetically pleasing as newer neighborhoods. Generally speaking, older housing is less costly and more likely to be converted into multi-family dwellings.

Table 2-12 shows 11.4 percent of the housing stock in the Village of Port Sanilac was built in 1939 or earlier. This is much less than Sanilac Township, at 16.3 percent or Sanilac County, at 20.5 percent. Over forty percent (43.3%) of Port Sanilac's housing stock was built after 1980. This compares to 42.6 percent in Sanilac Township and 35.4 percent in Sanilac County. Overall, Port Sanilac's housing stock is younger than its surrounding jurisdictions.

Table 2-12: Year Structure Built, Occupied Housing Units

	Village of Port Sanilac		Sanilac Township		Sanilac County	
	#	%	#	%	#	%
2014 or later	5	1.5%	8	0.7%	273	1.5
2010 to 2013	0	0.0%	0	0.0%	170	0.9
2000 to 2009	30	9.2%	99	8.7%	1,611	9.0
1980 to 1999	106	32.6%	378	33.2%	4,301	24.0
1960 to 1979	78	24.0%	311	27.3%	4,488	25.0
1940 to 1959	69	21.2%	156	13.7%	3,404	19.0
1939 or earlier	37	11.4%	186	16.3%	3,673	20.5

Source: 2016-2020 American Community Survey

Housing Types

Table 2-13 shows 5.5 percent of all housing units in the Village of Port Sanilac are multi-family units according to the American Community Survey. This figure is higher than Sanilac Township, at 3.6 percent and lower than Sanilac County, at 8.4 percent. It is common for a central city or village to have a more diverse range of housing. However, the Village of Port Sanilac remains overwhelmingly composed of single-family detached homes at 90.5 percent of all housing units. This is greater than Sanilac Township at 78.1 percent, and Sanilac County at 80.7 percent. This indicates the Village of Port Sanilac is in need of a more diverse range of housing styles, including housing that appeals to people at stages of their life when they may not be looking for a single-family home with a yard. This could include attached townhomes, 3- or 4-unit structures, or small condominium or apartment buildings that appeal to young families and seniors.

Table 2-13: Housing Unit Type

Units in Structure	Village of Port Sanilac		Sanilac Township		Sanilac County		Michigan	
	#	%	#	%	#	%	#	%
1, detached	294	90.5	889	78.1	14,453	80.7	2,946,163	72.7
1, attached	0	0.0	0	0.0	246	1.4	194,838	4.8
2 apartments	2	0.6	2	0.2	245	1.4	79,112	2.0
3 or 4 apartments	0	0.0	0	0.0	211	1.2	107,770	2.7
5 to 9 apartments	16	4.9	39	3.4	504	2.8	169,060	4.2
10 or more apartments	0	0.0	0	0.0	531	3.0	361,643	8.9
Mobile home or other type of housing	13	4.0	208	18.3	1,730	9.7	193,212	4.8

Source: 2016-2020 American Community Survey

Housing Value

Housing value is the result of many factors, including age of housing, type of housing, neighborhood quality, and determinants such as employment opportunities, quality of education system, crime rates, and wider national trends. Housing values also have a direct effect on property taxes, which in turn impacts revenue captured by the Village of Port Sanilac.

Table 2-14 shows the median value of owner-occupied housing in the Village of Port Sanilac in 2020 was \$129,800. This is somewhat lower than Sanilac Township at \$139,000 but higher than Sanilac County as a whole at \$121,500. The location of the village along Lake Huron accounts for the higher-than-normal housing values.

Table 2-14: Housing Value, 2020

Value of Owner-Occupied Housing Units	Village of Port Sanilac		Sanilac Township		Sanilac County	
	#	%	#	%	#	%
Less than \$50,000	2	0.7	18	4.1	1,615	11.5
\$50,000 to \$99,999	90	31.8	98	22.4	4,021	28.6
\$100,000 to \$149,999	85	30.0	221	25.8	3,011	21.4
\$150,000 to \$199,999	38	13.4	96	11.2	2,132	15.2
\$200,000 to \$299,999	22	7.8	139	16.3	1,853	13.2
\$300,000 to \$499,999	20	7.1	89	10.4	936	6.7
\$500,000 to \$999,999	26	9.2	42	4.9	403	2.9
\$1,000,000 or more	0	0.0	16	1.9	82	0.6
Median (dollars)	\$129,800		\$139,000		\$121,500	

Source: 2016-2020 American Community Survey

Housing Tenure

Table 2-15 shows 87.1 percent of housing units in the Village of Port Sanilac are owner-occupied according to the 2016-2020 American Community Survey. This proportion is greater than Sanilac Township at 82.2 percent and Sanilac County at 82.0 percent. Conversely, 10.5 percent of village residents lived in renter-occupied units, compared to 17.7 percent in the township, and 17.9 percent in the county. Overall, the township and county appear to be more consistent with each other than the Village of Port Sanilac which remains somewhat of an outlier with relatively little rental housing.

Table 2-15: Tenure

	Occupied Housing Units	Owner-Occupied	% Owner-Occupied	Renter-Occupied	% Renter-Occupied
Village of Port Sanilac	325	283	87.1%	34	10.5%
Sanilac Township	1,039	855	82.2%	184	17.7%
Sanilac County	17,121	14,053	82%	3,068	17.9%
State of Michigan	3,980,408	2,853,952	71.7%	1,126,455	28.3%

Source: 2016-2020 American Community Survey

Table 2-16 shows that 81.1 percent of vacant housing in the village is classified for seasonal, recreational, or occasional use. Since seasonal homes are not occupied year-round, the U.S. Census Bureau classifies these homes as vacant. The village has almost double the percentage of seasonal homes as the State of Michigan. The township as well as the county also have high percentages of seasonal units at 71.1 percent and 66.7 percent, respectively. This is due to the proximity to Lake Huron and the availability of water recreation and other outdoor recreation in the area.

Table 2-16: Vacant Housing Units

	Village of Port Sanilac		Sanilac Township		Sanilac County		State of Michigan	
Total vacant units	132		726		5,173		631,505	
For sale only	6	4.5%	21	2.9%	176	3.4%	37,181	5.9%
Sold, not occupied	0	0.0%	14	1.9%	179	3.5%	22,552	3.6%
For seasonal, recreational, or occasional use	107	81.1%	516	71.1%	3,451	66.7%	288,395	45.7%
For migrant workers	0	0.0%	0	0.0%	26	0.5%	1,994	0.3%
Other vacant	19	14.4%	140	19.3%	1,185	22.9%	207,520	32.9%

Source: 2016-2020 American Community Survey

Economic Analysis

Introduction

One purpose of the Master Plan is to review opportunities for employment, shopping, and income producing ventures for residents. A secondary purpose of the Master Plan is to accommodate desired economic growth that will serve the needs of the residents of the community in appropriate locations. To achieve these purposes, this component of the Master Plan provides a thorough overview of the village's economic base, income and employment characteristics of the residents, and the composition of the labor force.

Employment and Income Characteristics

Labor Force Composition

Resident occupation information gives a clear indication of the types of jobs in which people in the community currently are engaged. The 2016-2020 American Community Survey provides the most up to date snapshot of the industries that employ village residents. [Table 2-17](#) includes information for the Village of Port Sanilac and Sanilac County.

Of the 232 employed residents of the village, 47.9 percent are employed in so-called "white collar" jobs including executive, administrative, professional specialty, technicians, and information and public administration positions. This compares to 32.2 percent in this sector for the Sanilac County workforce. The single industry with the highest number of individuals employed is manufacturing, employing 27.2 percent of village residents. This industry also accounted for the largest number of individuals employed in the county, at 22.4 percent.

The occupational distribution for the Village of Port Sanilac is generally consistent with the county. The most notable differences are a lower proportion of the Village of Port Sanilac's workforce employed in manual labor type industries such as agriculture, forestry, fishing, and hunting at 1.3 percent compared to 8.4 percent for the county and construction at 3.4 percent compared to 9 percent for the county. The industries where the Village of Port Sanilac has a higher proportion of employment relative to the county include finance, insurance, and real estate at 13.4 percent compared to 3.9 percent for the county.

Table 2-17: Composition of Labor Force

Industry	Village of Port Sanilac	%	Sanilac County	%
Civilian employed population 16 years and over	232	-	17,935	-
Agriculture, forestry, fishing and hunting, and mining	3	1.3%	1,508	8.4%
Construction	8	3.4%	1,623	9.0%
Manufacturing	63	27.2%	4,017	22.4%
Wholesale trade	2	0.9%	341	1.9%
Retail trade	17	7.3%	1,867	10.4%
Transportation and warehousing, and utilities	4	1.7%	695	3.9%
Information	2	0.9%	109	0.6%
Finance and insurance, and real estate and rental and leasing	31	13.4%	701	3.9%
Professional, scientific, and management, and administrative and waste management services	16	6.9%	898	5.0%
Educational services, and health care and social assistance	45	19.4%	3,380	18.8%
Arts, entertainment, and recreation, and accommodation and food services	17	7.3%	1,256	7.0%
Other services, except public administration	17	7.3%	699	3.9%
Public administration	7	3.0%	841	4.7%

Source: 2016-2020 American Community Survey

Household Income

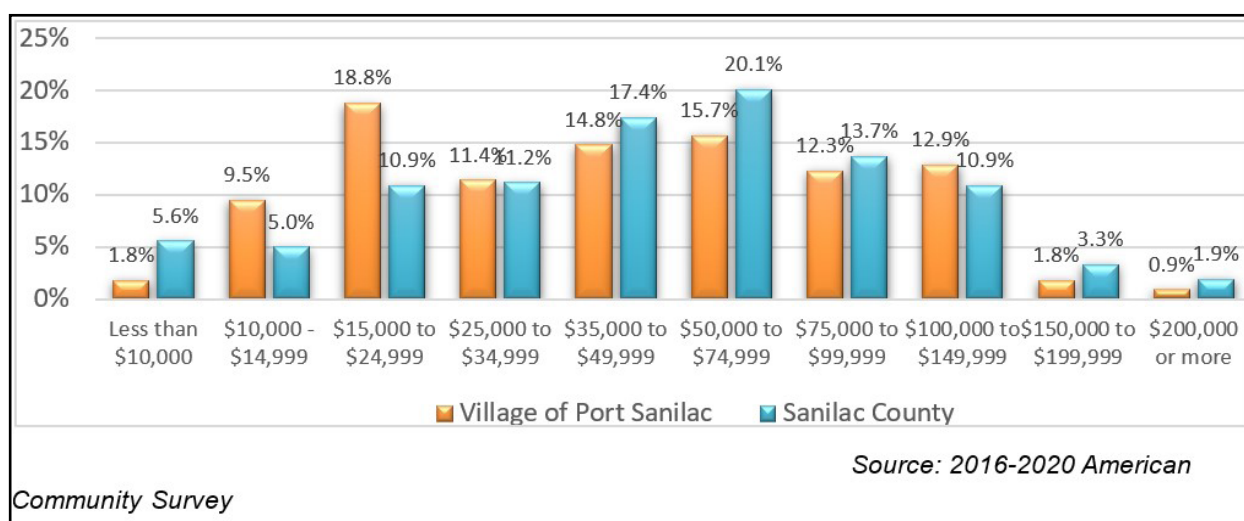
The levels of household income are an indication of the economic vitality of the population. Comparing the village income distribution with the county, income levels appear to be fairly consistent with only one category having a difference of more than 5 percent. While the income distribution is similar between Sanilac County and the Village of Port Sanilac, the county as a whole had more households with income weighted in the high-income categories, as is displayed in [Table 2-18](#).

Table 2-18: Annual Household Income

Income Range	Village of Port Sanilac	Sanilac County
Less than \$10,000	1.8%	5.6%
\$10,000 to \$14,999	9.5%	5.0%
\$15,000 to \$24,999	18.8%	10.9%
\$25,000 to \$34,999	11.4%	11.2%
\$35,000 to \$49,999	14.8%	17.4%
\$50,000 to \$74,999	15.7%	20.1%
\$75,000 to \$99,999	12.3%	13.7%
\$100,000 to \$149,999	12.9%	10.9%
\$150,000 to \$199,999	1.8%	3.3%
\$200,000 or more	0.9%	1.9%

Source: 2016-2020 American Community Survey

Figure 2-6 displays the annual household income in chart form. Here you can see the breakdown of household income more clearly, as well as the differences between the Village of Port Sanilac and Sanilac County.

Figure 2-7: Annual Household Income Comparison

Resident Employment

Table 2-19 represents the labor force between males and females. In both the Village of Port Sanilac and Sanilac County, both the male and female population make up almost equal parts of the labor force. The county population has a slightly larger labor participation rate.

Table 2-19: Labor Force Participation

	Village of Port Sanilac		Sanilac County	
	Total	Labor Force Participation Rate	Total	Labor Force Participation Rate
Males 20 to 64 years	145	73.8%	11,469	80.7%
Females 20 to 64 years	142	66.9%	11,189	69.5%
Combined	287	70.4%	22,658	75.2%

Source: 2016-2020 American Community Survey

Changes in Employment

The economy is constantly changing and the consequences for the village and its residents can be significant. Since 2010, there has been a shift in the economic role the Village of Port Sanilac's residents have played. **Table 2-20** provides the change in village resident's employment by industry between 2010 and 2020.

Since 2010, the largest growth industry in the village has been finance, insurance, and real estate with an increase from 3 people in 2010 to 31 in 2020. Manufacturing has also seen a significant increase with 30 people in 2010 and 63 people in 2020. The largest area of decline by percentage was in the information industry, declining 71.43 percent from 7 individuals to 2. The largest industry decline by actual number of jobs is the education, health, and social services industry which has shrunk by 23 employed residents since 2010.

Due to the small population within the village, small changes in workforce have a large impact on the proportion of people employed in various industries. The opportunity for people to now work remotely in a wide range of industries will continue to affect this dynamic in the future, but may also present an opportunity for the village.

Table 2-20: Changes in Employment, 2010-2020

Industry	2010	2020	% Change
Agricultural, forestry, fishing and hunting, mining	5	3	-40.00%
Construction	16	8	-50.00%
Manufacturing	30	63	110.00%
Wholesale Trade	0	2	N/A
Retail Trade	16	17	6.25%
Transportation and warehousing, and utilities	11	4	-63.64%
Information	7	2	-71.43%
Finance, insurance, real estate, and rental and leasing	3	31	933.33%
Professional, scientific, management, administrative, and waste management services	10	16	60.00%
Education, health, and social services	68	45	-33.82%
Arts, entertainment, recreation, accommodation, and food services	17	17	0.00%
Other Services (except public administration)	25	17	-32.00%
Public Administration	7	7	0.00%

Source: 2016-2020 American Community Survey

Community Infrastructure and Facilities

Water and Sewer

The Village of Port Sanilac's water supply is currently sourced by inland wells. There are three current wells, of which only two are in use. The village's current well water system contains some antiquated lines that run throughout the village and store water in a 100,000-gallon water tower. The village has an iron removal system in place to remove high iron particulates. The village is switching to the Village of Lexington water system.

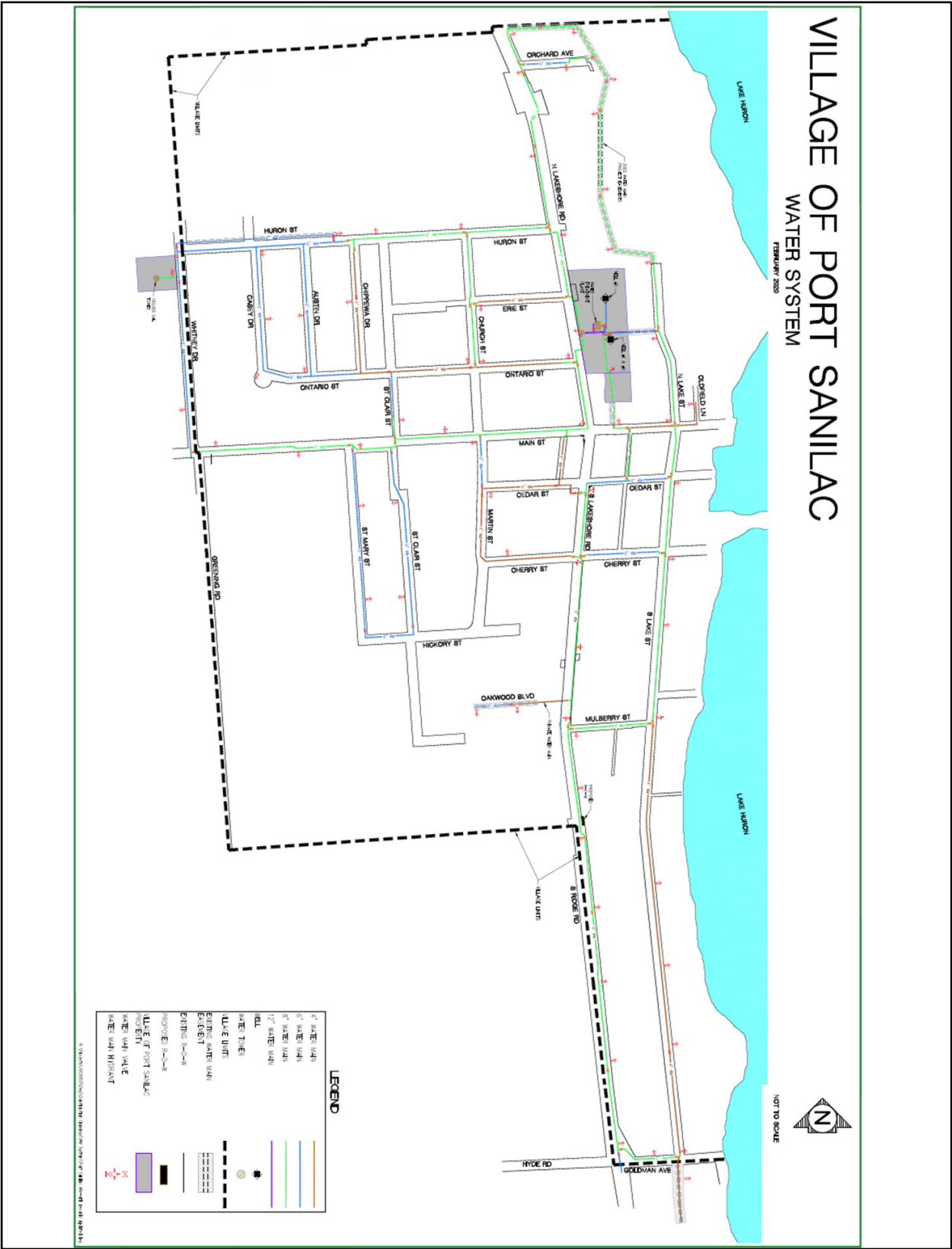
In 2020, the village explored options for an alternative drinking water source and an emergency connection to the Village of Lexington's water system was selected. Lexington sources its water from surface water supplied by Lake Huron. The Village of Lexington treats the surface water before distribution. The Village of Port Sanilac manages its own water mains which are maintained by the Department of Public Works staff. The village has submitted an application to the Department of Agriculture-Rural Development for funding as well as a Notice of Intent to the Department of Environment, Great Lakes, and Energy (EGLE) Drinking Water State Revolving Fund to turn the emergency connection into a permanent connection. For the permanent connection to the Village of Lexington's system, the Village of Port Sanilac would need to update some antiquated lines to lines of a larger diameter to meet the needs of the village as well as to efficiently fill the current water tower.

In 2018, the Drinking Water and Municipal Assistance Division of the DEQ (Department of Environmental Quality, now EGLE) sent a letter to the village regarding Per- and Polyfluoroalkyl Substances (PFAS) contamination in Michigan's drinking water. The samples collected from the village did not detect presence of PFOS + PFOA(ppt), however, the village did have a presence of PFOS + PFOA of 70 parts per trillion (ppt) on the laboratory's analytical report. This presence according to the EGLE is not expected to result in adverse health effects as long as the concentrations are shown to remain below the Lifetime Health Advisory (LHA) over time.

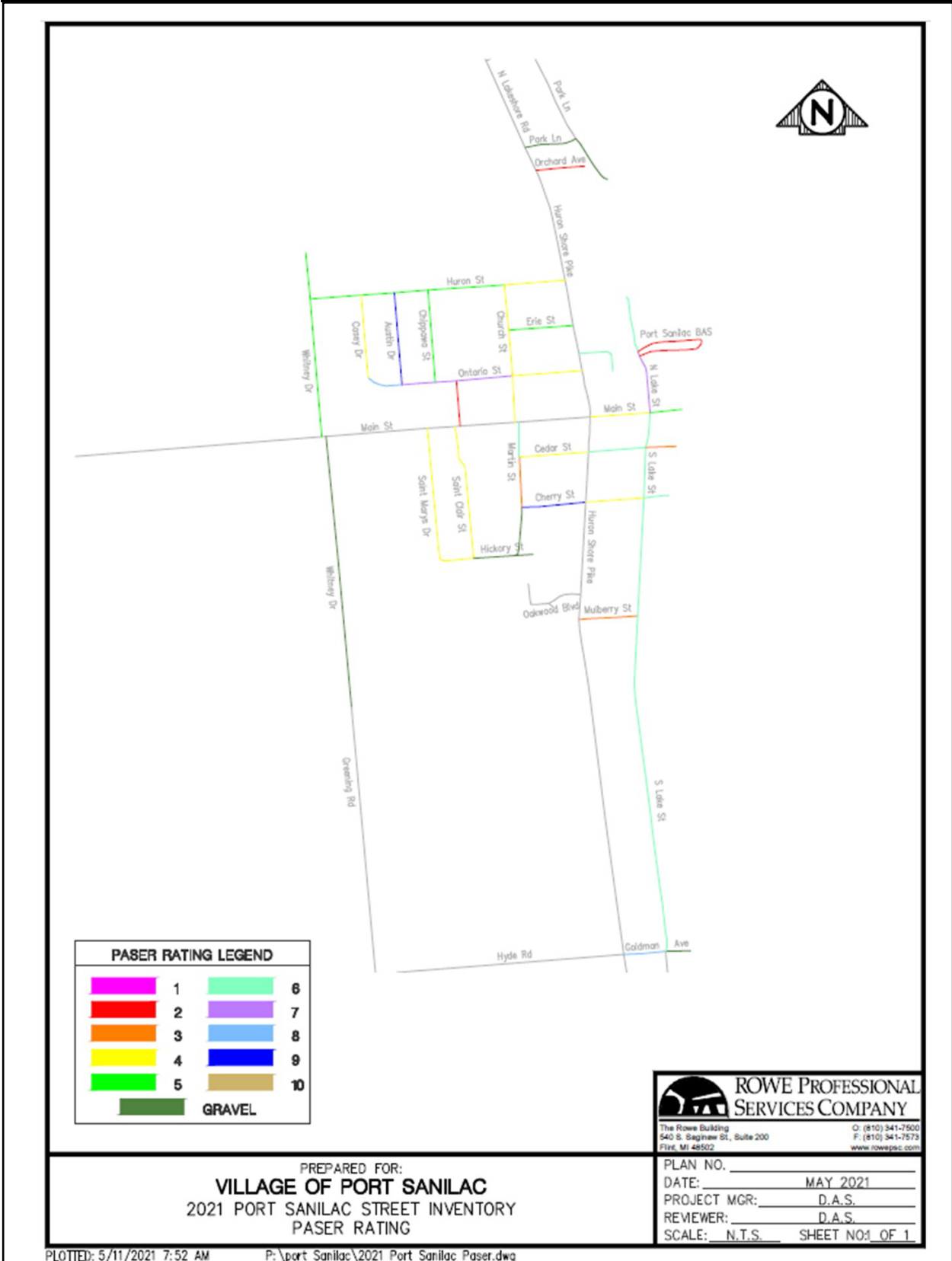
The sewer system is a 20-acre lagoon system southwest of the village. Sewage is lifted to this location. Expansion of the system was completed in 2006. The sewer lift station was rehabilitated in 2019 and the pump station was replaced in 2022.

Sanilac County regulates the public health code through its Environmental Health Department for the village by implementing state mandated programs related to water supply, on-site sewage, and food services.

Map 2-1: Water System Map



Map 2-2: PASER Rating



The Village's Pavement Surface Evaluation and Rating (PASER) is shown in **Map 2-2**. This is an evaluation of road quality and is used to identify roads for repair. As seen in the PASER rating, only the local roads were evaluated. The meaning behind the numbers of the PASER evaluation are as follows: 1 to 3 is very poor condition and are in need of reconstruction, 4 to 5 is fair condition and in need of repair, 6 to 7 is good condition and are in need of minor upgrades, 8 is a very good condition with little to no maintenance needed, and 9 to 10 means the road conditions are excellent and are in no need of repair. The village has two major state highways, M-46 and M-25, that intersect in the village. M-46 is a 199.68-mile trunkline highway that runs east and west through the state and connects Port Sanilac to Muskegon. The main streets of M-46 and M-25 have curb and gutter. The remaining village streets have non-curbed pavement with open ditches. Sidewalks run along M-46 and M-25 to provide a walkable environment and pedestrian access to the town center and the harbor area on Lake Huron. Most blocks west of M-25 do not have sidewalks. Some of the residential areas within the village have provided sidewalks, however, it is not consistent throughout the village.

The intersection of M-25 and M-46 is a four-way stop assisted by a standard traffic signal and other traffic safety signs. The Michigan Department of Transportation (MDOT) has created an interactive 2021 Traffic Annual Average Daily Traffic (AADT) Map. The village has three sections of the state trunklines, West M-46, North M-25, and South M-25 shown on the map. The AADT is the total volume of vehicle traffic on a highway or road for a year divided by 365 days. This map indicates that the AADT for the section of M-46 running west from the M-46 and M-25 intersection in 2021 as 1,932 vehicles. The section of M-25 that runs north of the intersection had an AADT of 4,326 vehicles and the section of M 25 that runs south of the intersection had an AADT of 4,732 vehicles.

The Village of Port Sanilac and all of Sanilac County are served by Sanilac Transportation Corporation. The shuttle bus service, located in Sandusky, provides transportation for people with disabilities, as well as non-emergency medical transportation for residents all over Sanilac County. There are no set routes.

Complete Streets

Complete Streets is a street design concept that enables safe access for all users, regardless of mode of transport. Motorists, transit riders, bicyclists, and pedestrians of all ages and abilities are taken into consideration when designing streets for people to shop, get to work, and move around with ease. There is no "one size fits all" design for a complete street. Instead, the unique characteristics of the village and the needs of the residents must be taken into consideration when designing a successful complete street concept. The key to a successful complete street is to maximize the use of the existing right-of-way. Every part of the right-of-way should be used to enhance the mobility of village residents and visitors. One key feature of complete streets is the use of sidewalks to encourage the mobility of residents beyond the use of cars.

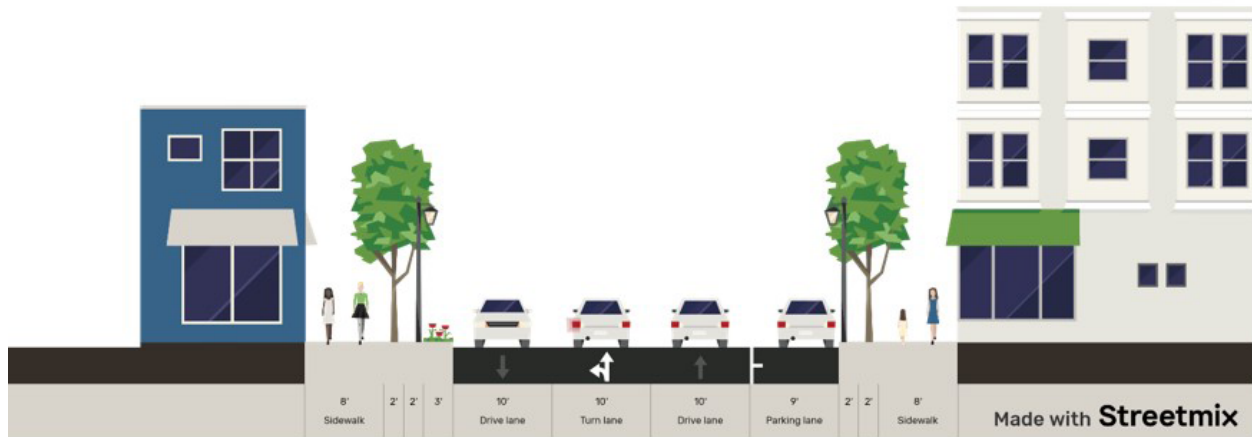


Figure 2-8: Commercial Corridor

The complete streets concept displayed in **Figure 2-7** is ideal for commercial streets such as Ridge Road. On-street parking provides a quick and convenient way to access the shops downtown. Wide sidewalks with trees and flowers enhance the experience of pedestrians by providing shade in the summer and aesthetic value to the nearby real estate. Attractive lighting accents the historic character of the village and enhances the safety for pedestrians.

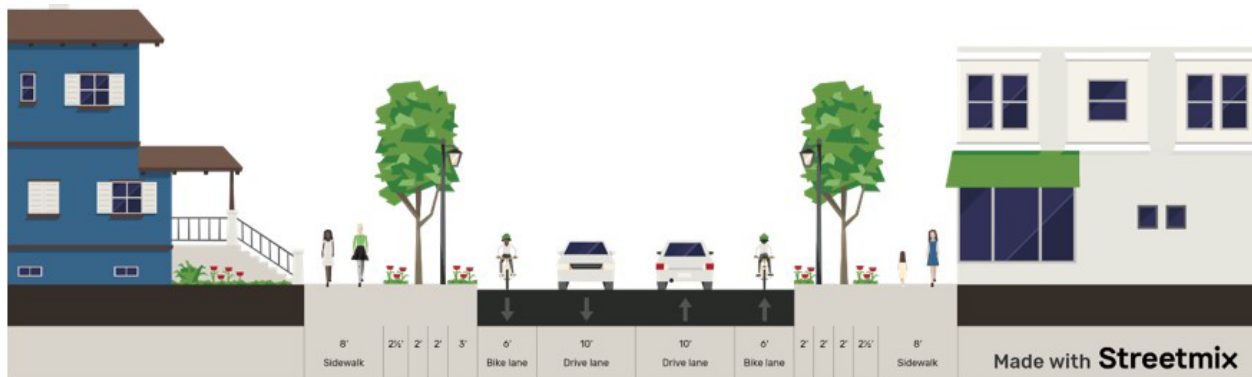


Figure 2-9: Primary Street

The complete streets concept displayed in **Figure 2-8** is ideal for primary streets such as Main Street. These streets have a mixture of residential, public, commercial, and religious uses with a 66-foot right-of-way. Streets of this type are ideal for multimodal transit concepts that incorporate alternative modes of transport, such as biking, due to the diverse range of uses they serve. Adequate street lighting provides safety for pedestrians and bicyclists. Planting buffers and trees along the road provide aesthetic value to the village and shade for pedestrians.

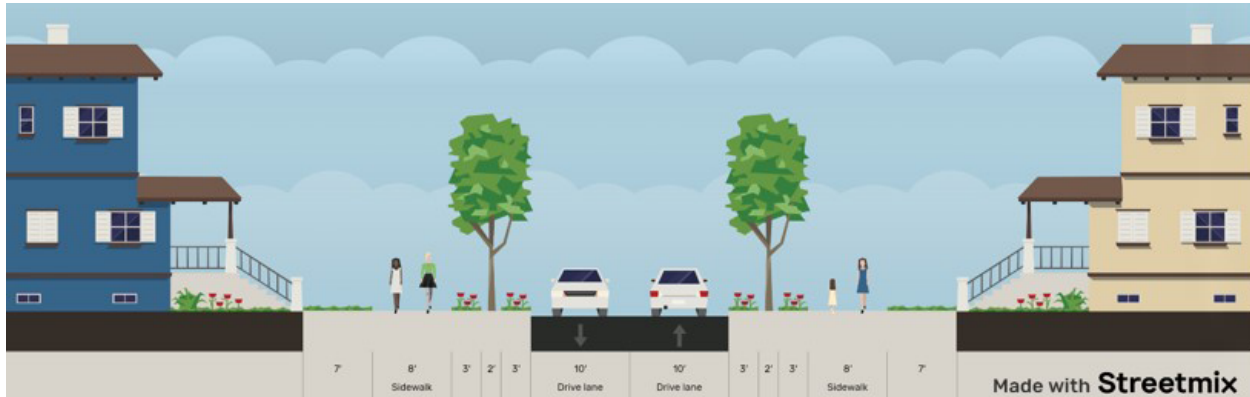


Figure 2-10: Residential Corridor

The complete streets concept displayed in **Figure 2-9** is ideal for residential streets such as Huron Street and Church Street. These streets service less traffic than primary streets and they should be designed to reflect the residential character of the neighborhoods they are located in. Sidewalks on both sides of the road create a complete and comprehensive pedestrian network that connects residences to shops, schools, and places of business. This allows village residents to move around the village with ease on foot without relying solely on the use of an automobile. Flower beds, grass buffers, and trees enhance the aesthetics of the neighborhood. Street lighting is not necessary due to the residential character of these streets.

Complete streets design concepts can be implemented in a variety of ways. The village could adopt a complete streets resolution. There are several resources available to assist with drafting a complete streets resolution such as the National Complete Streets Coalition or the U.S. Department of Transportation Guidance on Accommodating Bicycle and Pedestrian Travel. Elements in a complete streets policy should include: a vision for how and why the community wants to complete its streets, encouragement of street connectivity, applicability to both new and retrofit projects, and clear next steps for implementation. In addition to a local resolution, the State of Michigan passed complete streets legislation on August 1, 2010. State trunklines such as M-25 and M-46 are subject to this legislation and the village can work with MDOT to implement complete streets ideas.

Natural Features

The Village of Port Sanilac has access to several significant natural features including Lake Huron, two Creeks that run through the village, as well as natural greenspaces and woodlots located throughout the village. The Village of Port Sanilac is located along 1.5 miles of the second largest Great Lake by surface area and third largest by volume, Lake Huron.

The village must incorporate coastal planning in its planning efforts due to its location on Lake Huron; coastal planning considers changing water levels and increasing storm intensity on the Great Lakes and the impacts this will have on the local community. The changing water levels

are due to cyclical changes in rainfall, evaporation, and river and groundwater inflows. These factors raise and lower the water levels daily as well as seasonally and over the course of years. According to a 2022 report by the Army Corp of Engineers, Lake Huron and Lake Michigan mean water levels in 2021 were 578.90 feet. This was the second highest mean of all the Great Lakes, the first highest mean being Lake Superior, 601.74 feet, and the lowest mean being Lake Ontario, 245.31 feet.

Figure 2-11: Coastal Preservation



According to the Lake Huron Coastal Centre, Lake Huron's bluffs are composed of glacial till, which is made up of clay, silt, and sand materials left behind by glaciers. The shoreline is currently protected by two breakwalls. Both breakwalls were created by the Army Corps of Engineers. The waves in Lake Huron come from the northwest direction, as they approach the shoreline at an angle that causes sand to be carried from north to south, thus the beach north of the northern breakwall varies due to sand deposits collected along the breakwall.

Coastal erosion can flood and damage infrastructure along the shoreline. In the Village of Port Sanilac, there are nine parcels identified by EGLE as High-Risk Erosion Areas (HREA). EGLE defines HREA as shorelands where recession of the landward edge of active erosion has been occurring at a long-term average rate of 1 foot or more per year, over a minimum period of 15 years. Each of the parcels identified has a rate of erosion of 1.3 feet per year.

EGLE has the authority to approve or disapprove a zoning ordinance or amendment regulating one of those HREAs to ensure the ordinance will prevent property loss and protect natural resources. EGLE also requires a permit prior to construction in one of the HREAs, on top of local requirements for construction. There are many mitigation strategies to reduce erosion of the shoreline, some include preventing biodiversity loss, monitoring areas of high erosion risk,

and protection of natural ecosystems, such as the wetland and wooded areas along Liens and Herron Creek where they enter Lake Huron.

The Environmental Protection Agency (EPA) has suggested that a “living shoreline,” also known as green infrastructure, can be created using plants, reefs, sand, and natural barriers to reduce erosion and flooding while maintaining natural shoreline processes. This is another tool the village could use and encourage those parcels identified by EGLE to mitigate erosion on those high erosion risk properties. This mitigation technique could also be encouraged throughout the various private properties that have lake front access.

Erosion of soil and sediment can damage the existing infrastructure located along the shoreline as well as pollute the lake. Sanilac County currently administers Soil Erosion and Sedimentation Control permits. As both a major natural feature effecting the shoreline of the village as well as a recreational opportunity for residents and tourists, the effect of the lake is important to note for the village.

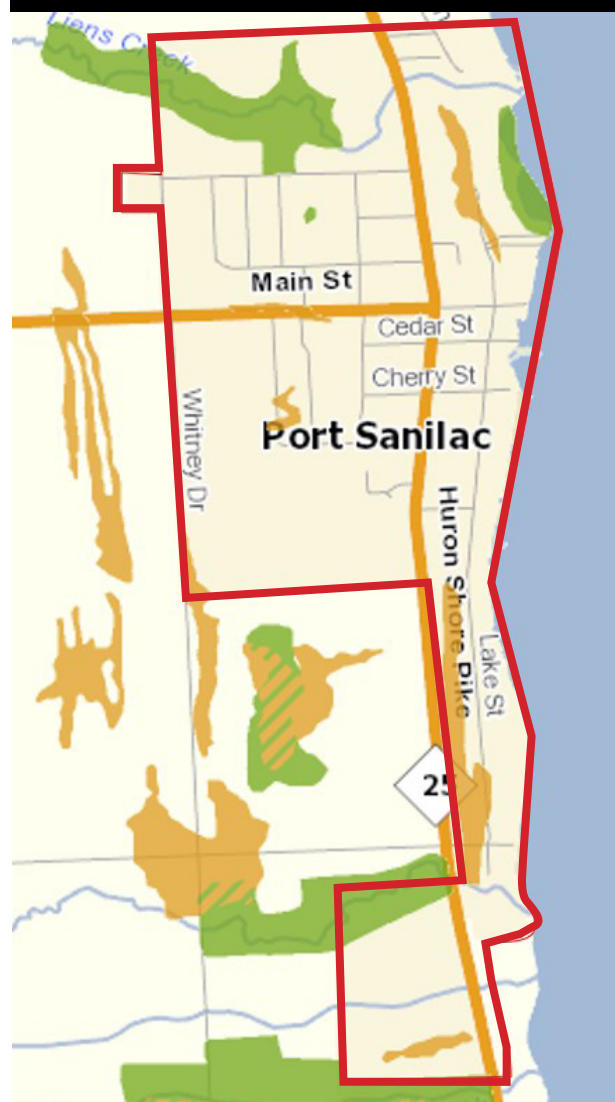
The state owns the Michigan Department of Natural Resources (MDNR) overflow lot that is a greenspace one block off the marina and waterfront. It has been previously maintained by the Harbor Commission and is primarily used as an overflow parking area for the boat launch.

Wetlands and Waterways

Liens Creek is located at the north end of the village. Liens Creek has cut a narrow channel and is surrounded by steep slopes that are densely wooded. The green area surrounding the creek in **Map 2-3**, indicates the area as a wetland. This area was identified by EGLE in 1978 in the Michigan Resource Inventory System (MIRIS) as a wooded wetland and in 2005 in the National Wetlands Inventory. The area is heavily wooded and has historic landcover of Beech Sugar Maple Forest.

Herron Creek is located at the south end of the village, just north of Twin Hill Creek. The green area surrounding Herron Creek indicates

Map 2-3: Port Sanilac Natural Features



Source: EGLE Wetlands Viewer.

Aerial view showing natural features in Port Sanilac, including Lake Huron, Liens Creek (to the north), Herron Creek (to the south) and the many wooded areas.

EGLE's identification of a wetland in the 1978 MIRIS. The area, much like Lien Creek, is heavily wooded and has historic landcover of Beech Sugar Maple Forest. As seen in Map 2 3, both Liens Creel and Herron Creek drain into Lake Huron. Federal Emergency Management Agency (FEMA) indicates the entire shoreline along Lake Huron as a Special Flood Hazard Area.

Endangered Species

According to EGLE and the Michigan Natural Features Inventory, Sanilac County has an endangered species, the Epioblasma rangiana, also known as the Northern riffleshell. This species is a medium sized mussel. This species was last observed in 2009. The Northern riffleshells occur in fine to coarse gravel areas of swift current riffle and runs. The Northern riffleshells depend on the protection and preservation of habitat and host fish. The damming and dredging of rivers has had a negative effect on the species as well as the introduction of exotic species such as zebra mussels.

Soils and Elevation

Elevation in the Village of Port Sanilac ranges from 640 feet above sea level on the west to about 580 feet at the Lake Huron shoreline. Average elevation is about 610 feet.

The soils within and immediately surrounding the village consist of soils in Capability Classes **II, III, VI, and VII**. Classes **VI and VII** represent soils that have severe limitations that make them unsuitable for cultivation, but suitable for development.

Public Services

Port Sanilac has its own a volunteer fire department and is also served by a small police department. Solid waste is curbside pickup, along with yard waste and recycling.

The Sanilac District Library is located on Main Street in Port Sanilac. It serves the Carsonville-Port Sanilac School District, Sanilac Township, and portions of Forester Township. Port Sanilac is part of the Carsonville-Port Sanilac School District. School facilities are located west of Port Sanilac with the elementary school located in Carsonville and the high school located approximately 5 miles west of Port Sanilac north of M-46 at Goetze Road.

Parks and Recreation

The Village of Port Sanilac adopted a 5-year Parks and Recreation Plan in 2018. Parks and Recreation in the village is led by the Village of Port Sanilac Recreation Advisory Board, a board comprised of volunteers that direct park development and use. The Advisory Board answers to the Port Sanilac Village Council. Village parks are maintained by the Department of Public Works. Additional recreation programs are coordinated by the Bark Shanty Community Committee. Recreation programs in the village include softball and t-ball leagues for youth and adults, special holiday events, summer tennis instruction, and winter skating, as well as athletic programs run by Carsonville-Port Sanilac Community Schools.

Recreation Facilities

There is limited access to the Lake Huron Waterfront due to private ownership; however, the public has waterfront access at the North Boat Launch and the public swimming beach site located at North Park. The southern breakwall of the harbor is used as a fishing location for village residents. Additionally, the southern breakwall is used as a walking destination and serves as an observation platform. The northern breakwall is also used for fishing, walking, and sight-seeing. Additionally, it has lake access north of the breakwall.

The MDNR overflow lot is a greenspace near the marina. This greenspace is adjacent to the historic light house. The biking and walking route that runs parallel to the waterfront along Lake Street is used extensively by residents and visitors.

Fire Hall Park features a tennis court and multi-use basketball half court. A restroom and welcome center are located along M-25. This park represents prime greenspace in the center of downtown, connecting residential and business areas to the waterfront.

Bark Shanty Park and Community Center is the prime recreation location for village residents. Harbor Park is located at the terminus of M-46 at Lake Huron. This community greenspace is centrally located and connected to the waterfront. It features a pavilion, restroom, grills, and play equipment.

Other significant recreation includes three large marinas. The first is the Port Sanilac Harbor of Refuge which is a full-service public dockage facility with restrooms, showers, playground facilities, grills, picnic tables, and a boat launch. There are more than 200 boats permanently moored in Port Sanilac Harbor, and can be thought of as a "floating cottage." Then there is the Bark Shanty Marina located on South Lake Street. The final one is the private Port Sanilac Marina which offers long term-dockage and kayak and paddle boat rentals. Port Sanilac Marina is a full-service Marina and includes sales, service, and storage. Businesses such as Uri's Waterfront Dining, Seahawk Sailing School, SailTime Boat Charters, First Mate Ice Cream, and the Bark Shanty Sail Club are also part of the Port Sanilac Marina. The facility encompasses over 5 acres

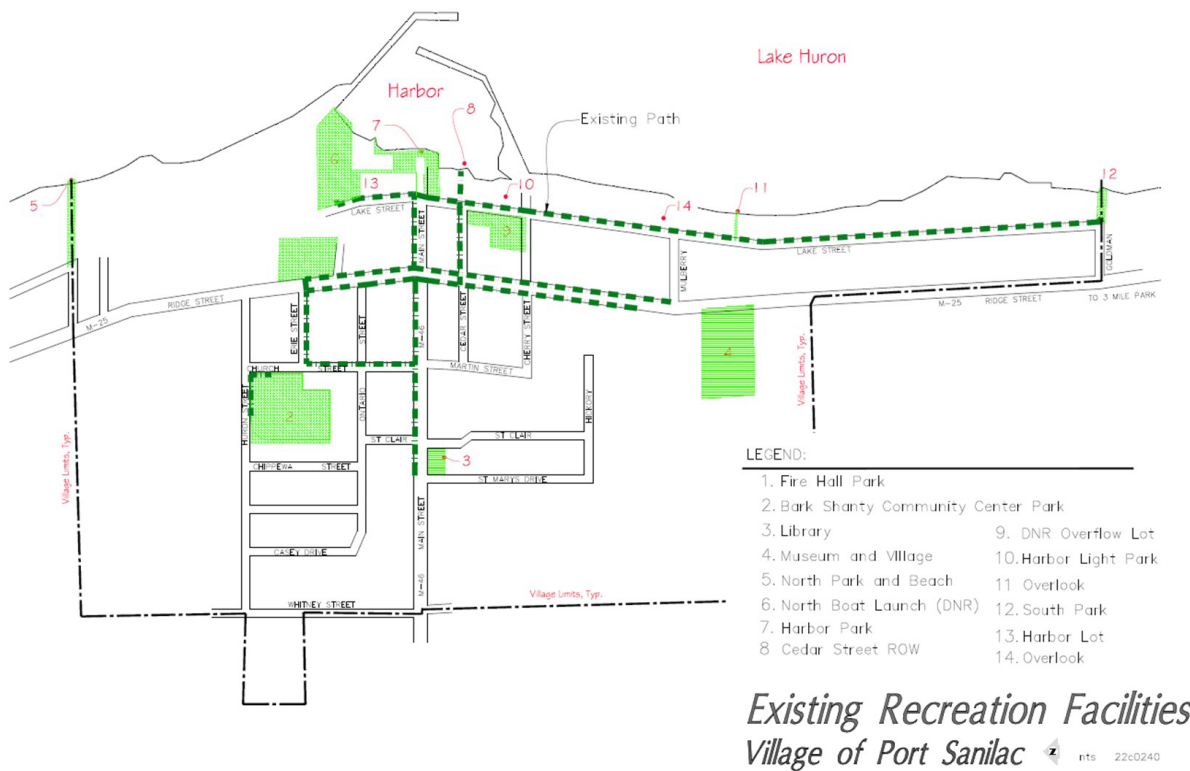


within the village. The marina also provides heated inside winter storage for boats of all sizes.

The 2018 Recreation Plan provides an action plan for improving recreation in the village. A summary of the key ideas identified within the action plan are as follows:

1. Complete barrier-free improvements that meet ADA guidelines throughout the various parks and recreational areas.
2. Maintain or construct park facilities that include picnic tables, pavilions, sidewalks, restrooms, playground equipment, and fencing.
3. Create connectivity and identifying wayfinding signs through evaluation of routes between major attractions in the village such as the downtown, County Historical Museum, Lake Street, Fire Hall Park, North Park, lighthouse, library, Bark Shanty, boat launch, Village Offices, and post offices.
4. Maintain or enhance water access and associated amenities.

Map 2-5: Existing Recreation Facilities, 2023



CHAPTER

3

➤ *EXISTING LAND USE*



CHAPTER 3

Introduction

Figure 3-1: Street View of Downtown Area

The existing land use in a community is one of the most important pieces of data to analyze among the characteristics in a place like Port Sanilac. In many cases, the existing land uses have set a pattern that is unlikely to change. In other areas there may be vacant or underutilized land that can be evaluated for its development or conservation value.

An existing land use map is designed to provide a snapshot in time of how land in the village is actually being used. Such a map is useful in developing a Master Plan since it provides a benchmark as to how property is being used, regardless of, or sometimes in contradiction to, zoning. It lets residents, Village officials, and other stakeholders see patterns in growth and development.

Land Use Classification and Analysis

The land uses in the Village of Port Sanilac are divided into 12 categories for the purposes of mapping. An existing land use map is shown in **Map 3-1**. The Village of Port Sanilac occupies an area of approximately 452.17 acres.

Table 3-1 shows the approximate acreage of how land is currently used in the village. At 42.5 percent, single-family residential is the largest single land use present in Port Sanilac, followed by agricultural at about 19.5 percent.

Table 3-1: Land Use Analysis

Land Use Classification	Acres	Percent
Agricultural	88.40	19.5%
Commercial	22.93	5.1%
Industrial	12.16	2.7%
Multiple-Family Residential	5.05	1.1%
Open Space	31.90	7.1%
Public	21.41	4.7%
Residential	192.29	42.5%
Recreation	21.04	4.7%
Semi-Public	2.18	0.5%
Tourist Home	0.56	0.1%
Vacant	9.76	2.2%
Wooded	44.50	9.8%
Total	452.17	100%

Agricultural

Includes land that is being used for crop production, grazing, and other related activities and accessory farm buildings such as barns and elevators. Two large Agricultural areas occupy 19.5 percent of the land in Port Sanilac.

Single-Family Residential

This land use category describes areas composed of single-family dwellings with accessory structures such as garages and sheds. Single-family residential development is the predominant development pattern in the village and accounts for 42.5 percent of the land area. Single-family neighborhoods occur throughout the village, most notably in the areas adjacent to M-46 on the west side of M-25 as well as along the Lake Huron shoreline and vicinity on the east side of M-25

Figure 3-2: Single Family Residence

Tourist Home

This land use category includes one parcel along South Lake Street just south of Cedar Street. This category is indicated for micro-units as well as short-term rentals. The land use category occupies 0.1 percent of the land within the village.

Multiple-Family Residential

Land used in this category is for attached multi-family housing units. In Port Sanilac, this includes the Pope Apartments south of Cherry Street on the west side of M-25 and a senior care facility on Cedar Street. This land use accounts for 1.1 percent of the land in the village.

Commercial

The land included in this category is predominately occupied by retail sales or service establishments and includes a variety of operations such as financial institutions, professional offices, local small business operators, gas stations, grocery stores, privately owned marinas, and personal service establishments such as barbers and hair salons. This use occupies 5.1 percent of the land in Port Sanilac. Commercial uses in Port Sanilac are concentrated in the Town Center and all along M-25.

Figure 3-3: Multiple Family Development



Industrial

There is not much industrial activity in the Village of Port Sanilac. However, there are two industrial sites located in the village, accounting for 2.7 percent of the land area. Typically, this category includes all land used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials. In the Village of Port Sanilac, there is a trucking and logistics facility located on the west side of M-25 on the north end of the village, and there is a utility substation on the west end off Whitney Drive.

Public

Lands used in this category include governmental facilities and offices, libraries, public works facilities, and post office buildings. These uses comprise 4.7 percent of the total land area in the village. The public lands in Port Sanilac include the Bark Shanty Community Center on the southwest corner of Church and Huron Streets, the Sanilac District Library on the south side of M-46 by St. Clair Street, the village offices and public safety operations on the east side of M-25 near M-46, the Sanilac County Historical Museum on the south end of town off M 25, and the water tower and public works buildings located on Whitney Drive.

Semi-Public

This classification includes areas with churches, religious institutions, and private institutions. Generally speaking, this use includes property held in the public interest and is usually exempt from real property taxation. Many of the semi-public land uses in Port Sanilac are scattered throughout the village. This use accounts for 0.5 percent of the land in the village.

Recreation

This category includes all public land developed for the purposes of providing recreational activities and accounts for 4.7 percent of the land used in Port Sanilac. Included is North Park, the playground and

Figure 3-4: Religious Institution



ball diamonds at the Bark Shanty Community Center, North Boat Launch operated by the MDNR, the municipal harbor operated by the Harbor Commission, Harbor Park, and the MDNR park at the corner of Cherry and Lake Streets across from the light house.

Open Space

Open space includes non-agricultural areas that are undeveloped, dominated by vegetation, yet the property is generally clear of most trees. This use accounts for 7.1 percent of the total land area in Port Sanilac. Much of it occurs adjacent to low intensity uses, such as established residential areas.

Wooded

This category includes property that is covered with trees. In Port Sanilac, there are three wood lots which are undeveloped and are generally located near residential areas. This existing land use accounts for 9.8 percent of the village's total land area.

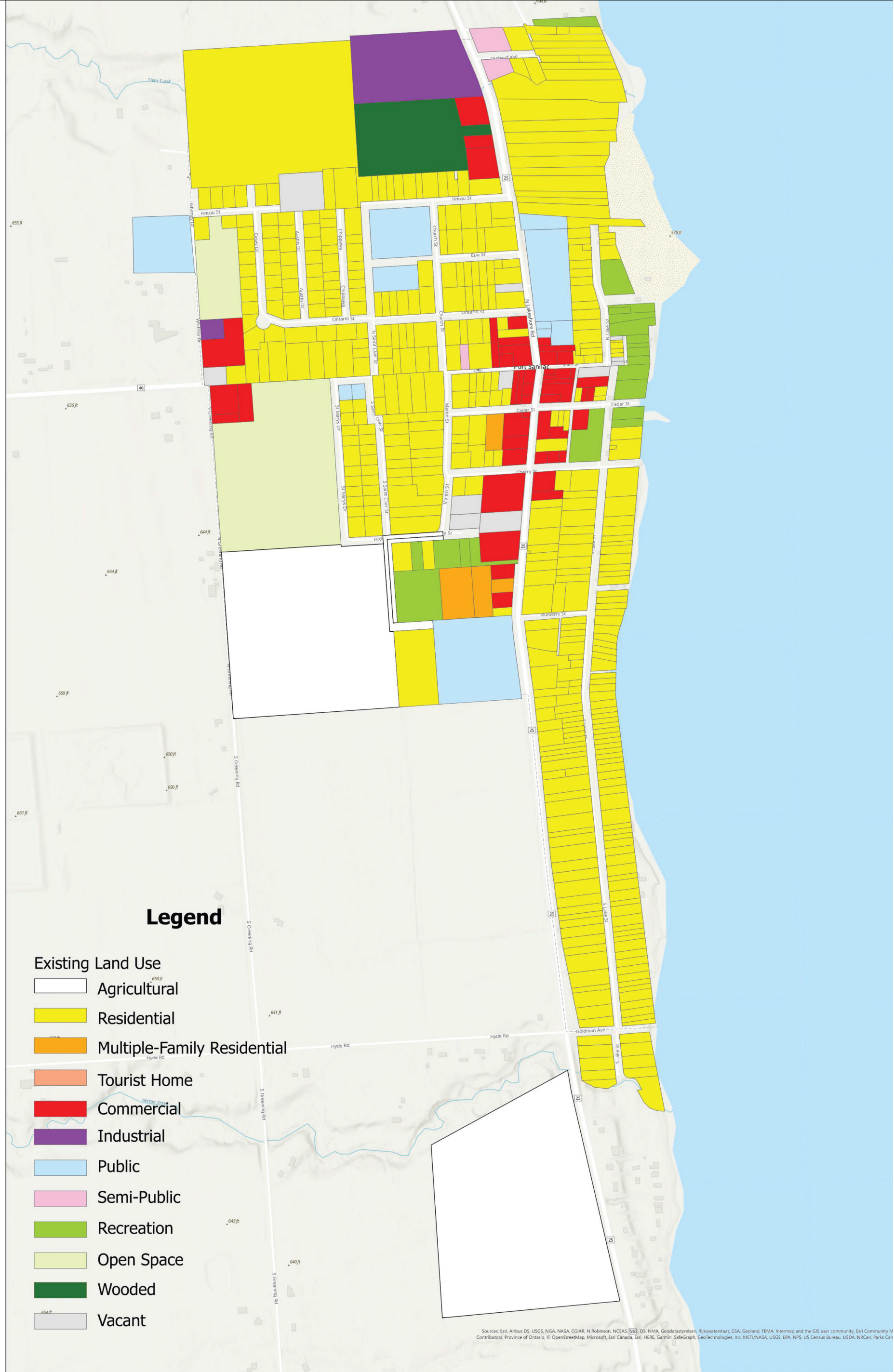
Vacant

This category is made up of commercial buildings and residential lots that are currently vacant and comprise 2.2 percent of the land area in the village.

Figure 3-5: Municipal Harbor



Map 3-1: Existing Land Use Map



CHAPTER

4

➤ COMMUNITY INPUT



CHAPTER 4

Introduction

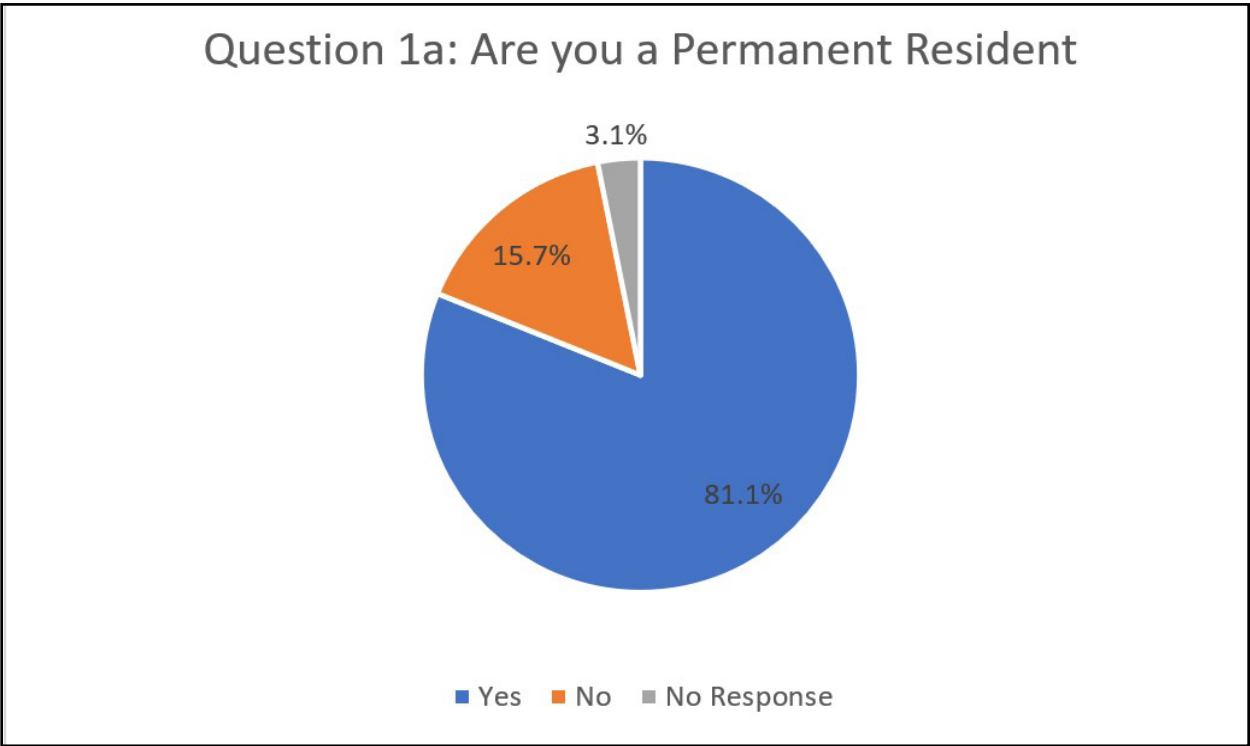
Figure 4-1: Village of Port Sanilac Municipal Harbor

During the Village of Port Sanilac Master Plan update process, citizens were given the opportunity to participate in a public survey and open house to provide input and preferences for future development of the village. By incorporating the survey results, the community can develop a vision for land use policy and management as seen in Chapter 5 Goals. Residents were given a 16-question survey that was available online as well as in hard copy forms. Once the results of the surveys were collected, there was an in-person opportunity to review the survey results at the community open house. At the end of the Master Plan process, citizens were allowed an opportunity to review the draft of the Master Plan and speak at a public hearing held prior to the adoption of the Master Plan.

Survey Results

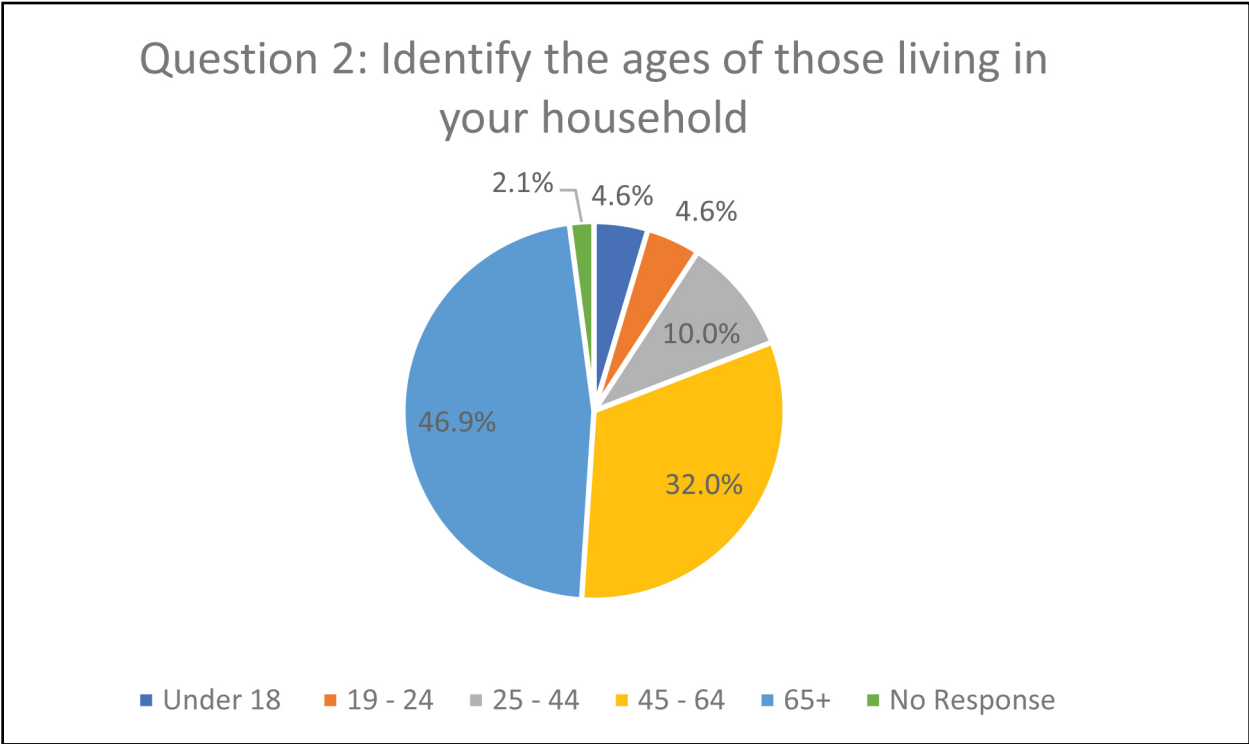
The Planning Commission headed efforts to engage the public in an online survey for input on topics related to the quality of life, encouraging business development, and other similar topics. During the planning process, the village mailed 385 surveys to residents' homes and 40 surveys to businesses. One hundred eighty-four (184) residential surveys were returned, representing a response rate of 47.9 percent. Of the 40 surveys sent to business, only two were returned. The residential survey results response was very strong. The results of the residential survey are detailed below. A copy of the survey and the responses are attached in **Appendix A**.

Figure 4-2: Question 1



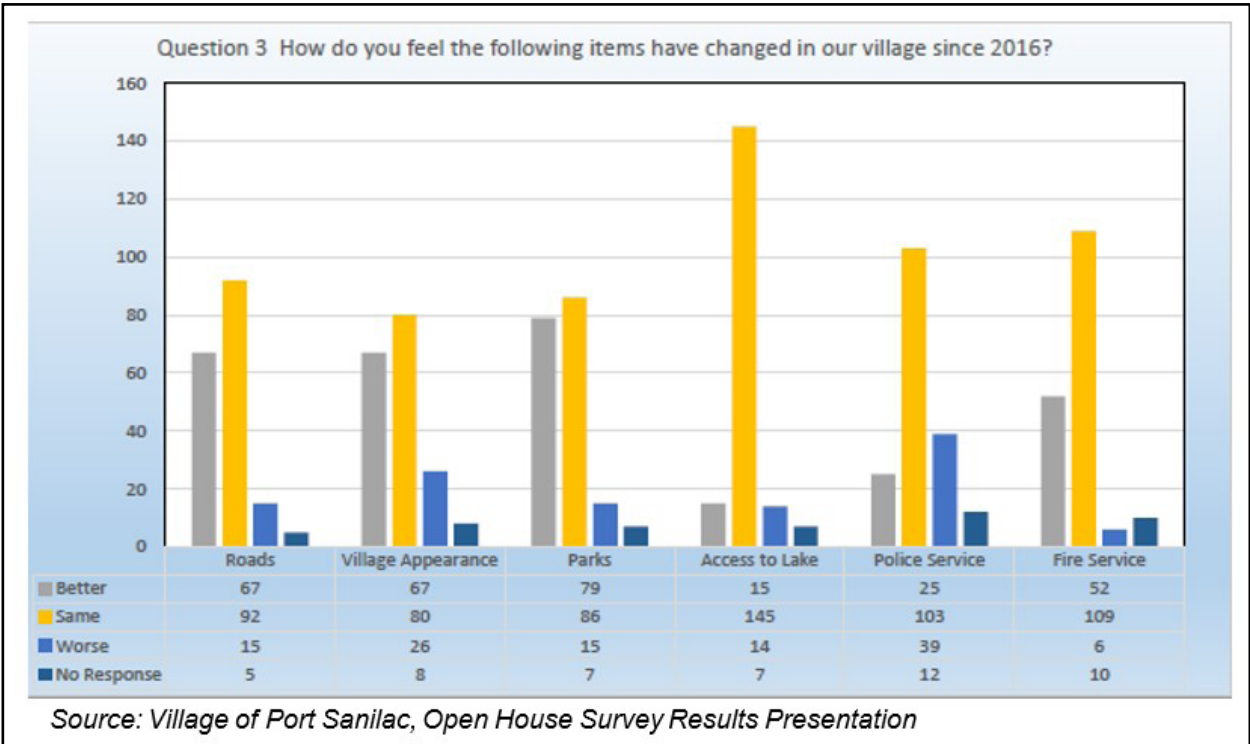
Question 1 asked respondents if they were a permanent resident of the village and if they rented their home. Of the 159 responses to question 1, 129 (81.1%) are permanent residents of the village. The next most common connection to Port Sanilac was non-permanent residents (15.7%). Of the 89 respondents, 66 respondents (74.2%) own their homes, 15 (16.9%) respondents rent, and 8 respondents (8.9%) did not respond to the question.

Figure 4-3: Question 2

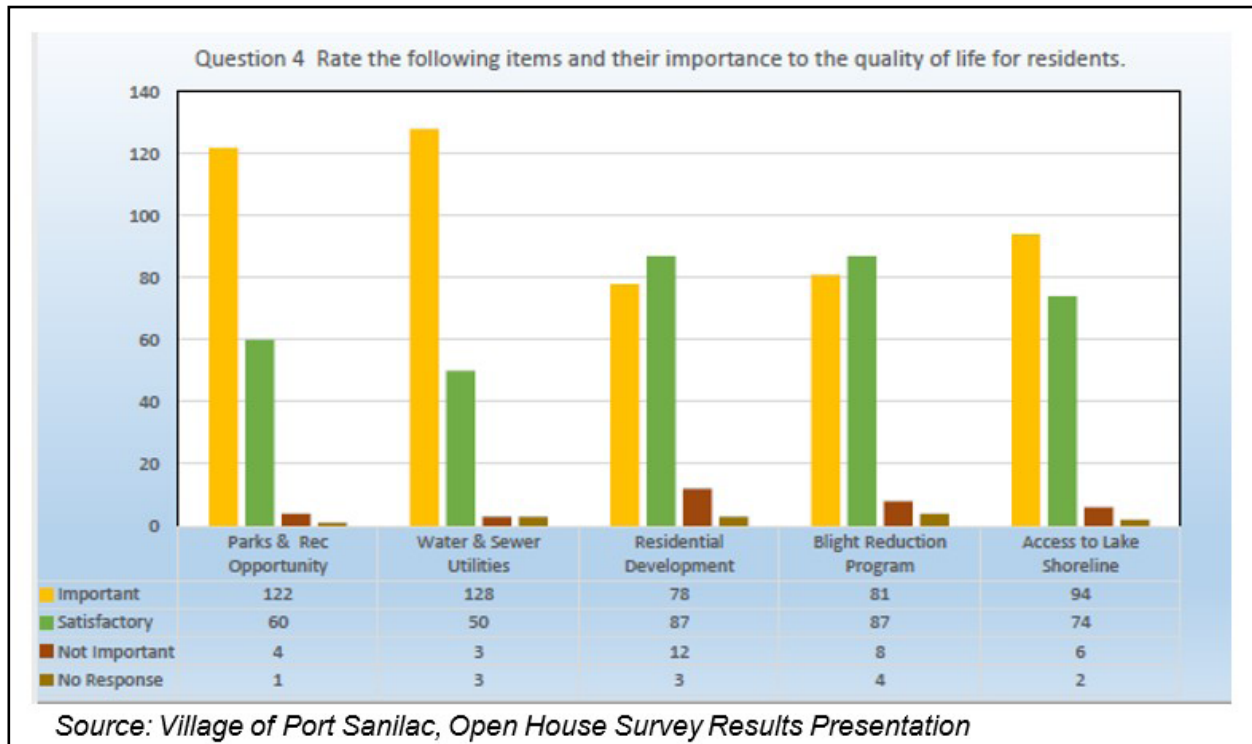


In **Question 2**, survey respondents were asked to identify their age range of those living in their household. Of the 183 responses, 113 respondents selected the age 65 years and older. This is equivalent to 46.9 percent of responses. The next most common age group was 45 to 64 years old (32.0%). The next age group was 25 to 44 years old (10.0%). The next two age groups were ages 19 to 24 (4.6%) and under 18 years old (4.6%). Five respondents did not respond this question (2.1%).

Figure 4-4: Question 3



Question 3 asked respondents how they feel about a variety of items and if they have improved or worsened since 2016, when the Master Plan was last updated. As seen in **Figure 4-3**, a majority of responses believe that all items listed including roads, village appearance, parks, access to the lake, police services, and fire services have stayed the same since 2016. Some respondents replied that the roads, village appearance, parks, and fire services have improved since 2016.

Figure 4-5: Question 4

In **Question 4**, survey respondents were asked to rate the importance of parks and recreation opportunities, water and sewer utilities, residential development, blight reduction programming, and access to the Lake Huron Shoreline is to the quality of life for residents. The top three most important topics include 128 responses (69.6%) for Water and Sewer Utilities, 122 responses (65.2%) for Parks & Recreation Opportunity, and 94 responses (53.4%) for Access to Lake Shoreline. The two topics that were identified to be satisfactory to the quality of life of residents include 87 responses (48.3%) for Residential Development and 87 responses (48.3%) for Blight Reduction Programming.

Figure 4-6: Question 5

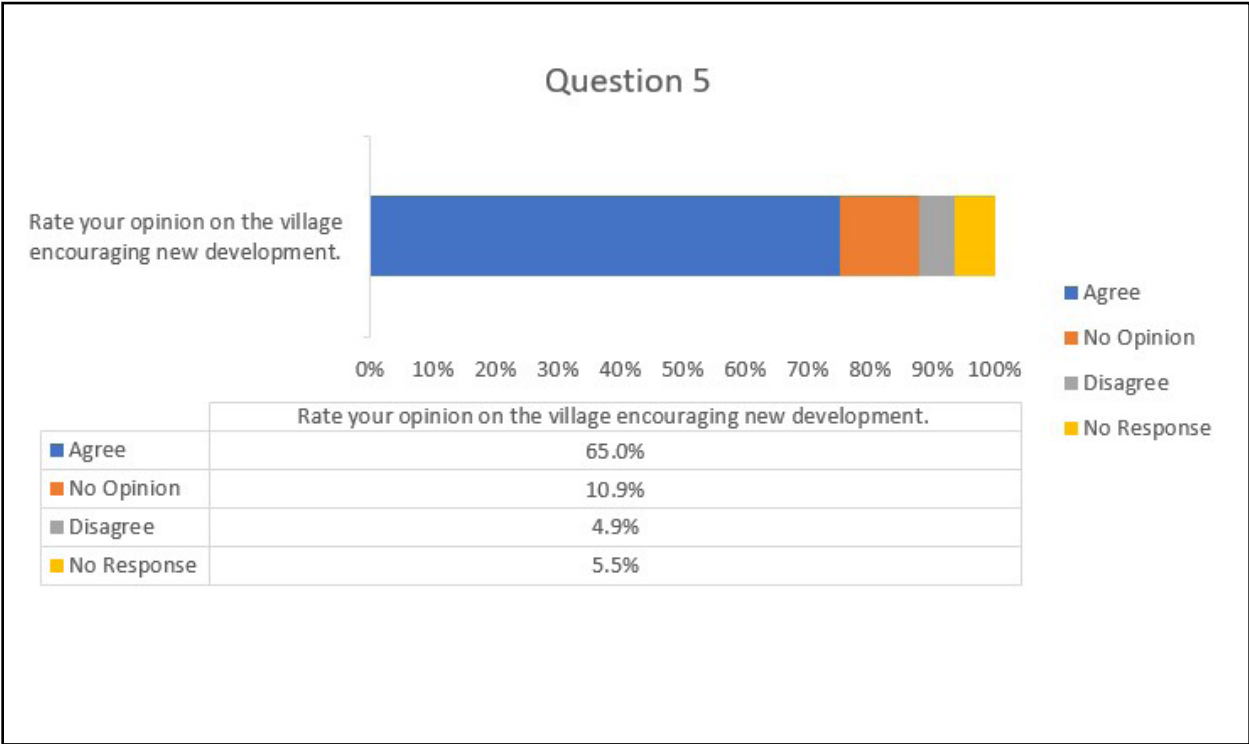
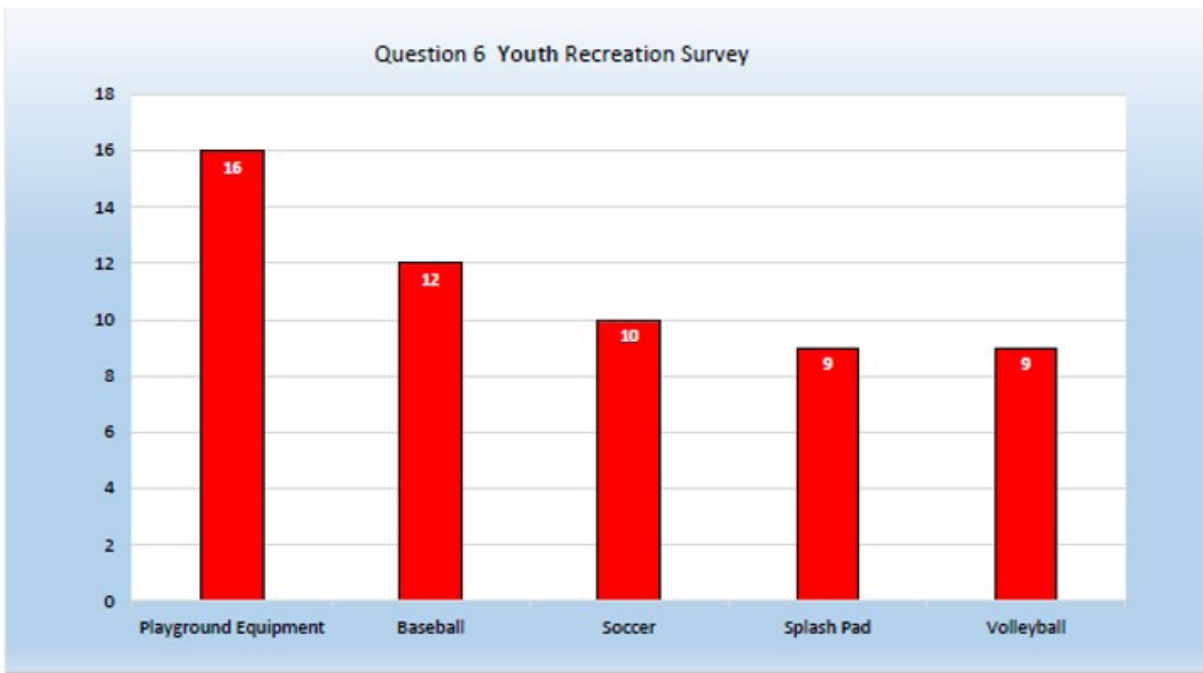


Figure 4-5 indicates the responses to **Question 5** of the community survey. Of the 158 responses, 65 percent of respondents agree to the village encouraging new development. Few respondents (10.9%) have no opinion on the village’s encouragement of new development. Even less respondents did not respond to the question (5.5%) and 4.9 percent of respondents disagree with the village’s encouragement of new development.

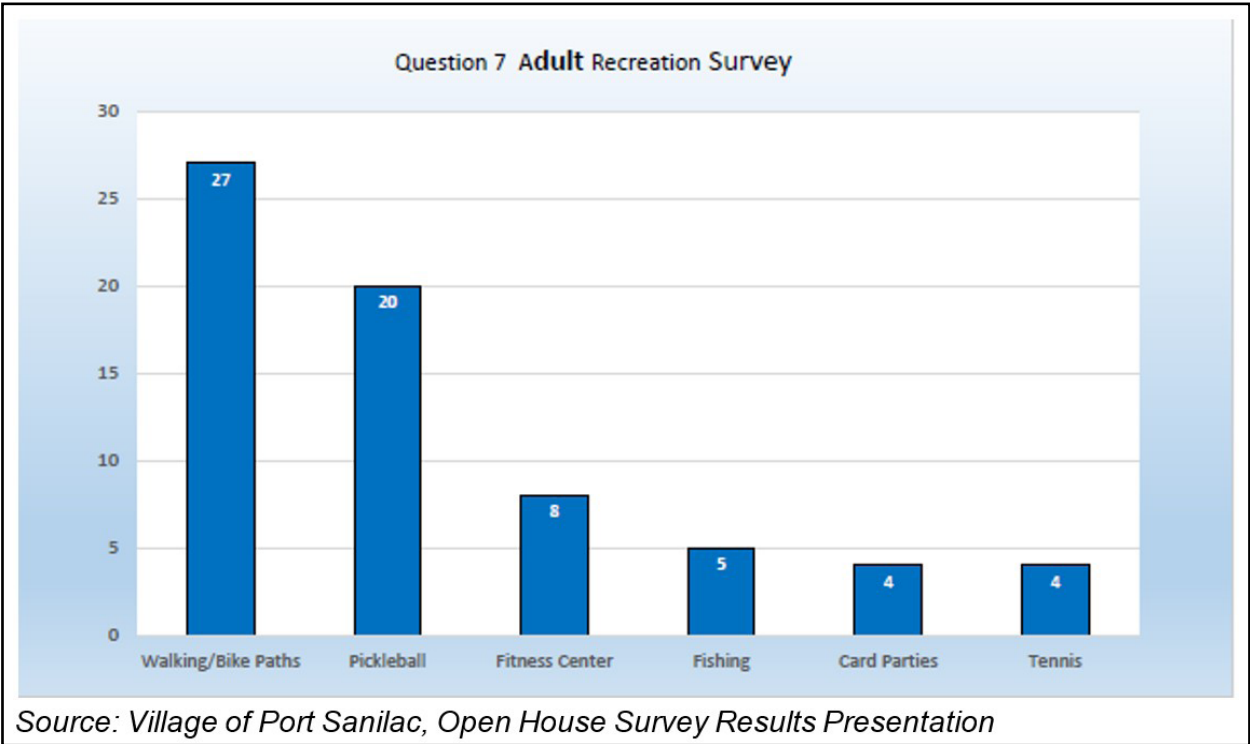
Figure 4-7: Question 6



Source: Village of Port Sanilac, Open House Survey Results Presentation

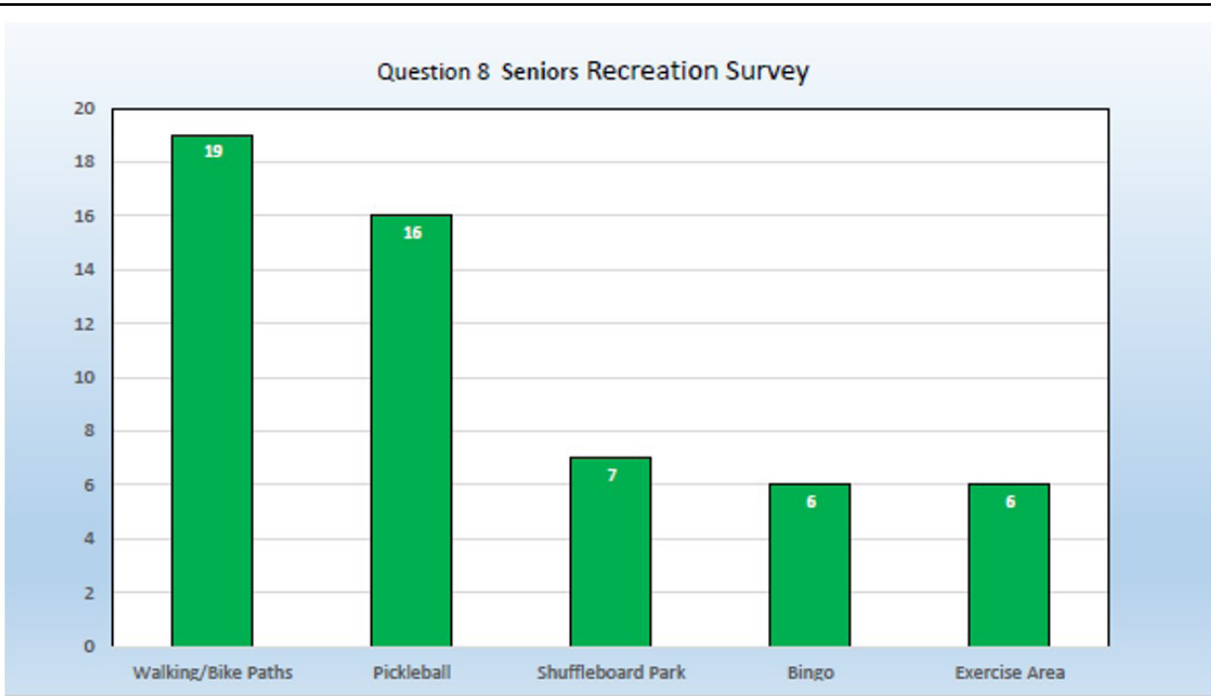
In **Question 6**, survey respondents were asked what youth recreation opportunities were most important. Of the 56 responses, the top three opportunities identified included Playground Equipment (28.6%), Baseball fields (21.4%), and Soccer fields (17.9%). include 87 responses (48.3%) for Residential Development and 87 responses (48.3%) for Blight Reduction Programming.

Figure 4-8: Question 7



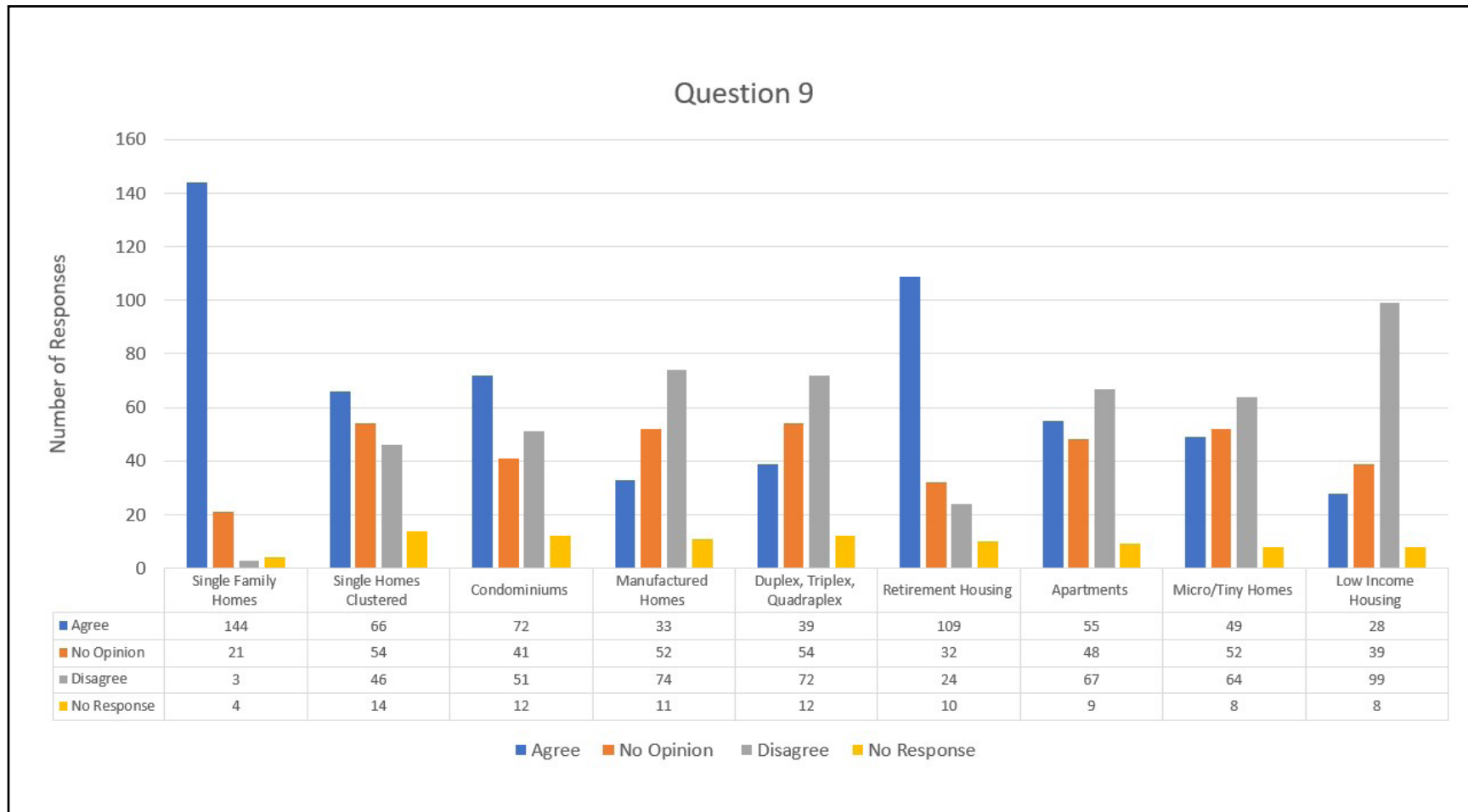
In **Question 7**, survey respondents were asked what adult recreation opportunities were most important. Of the 68 responses, the top three opportunities identified were Walking and Biking Paths (39.7%), Pickleball courts (29.4%), and Fitness Centers (11.8%).

Figure 4-9: Question 8



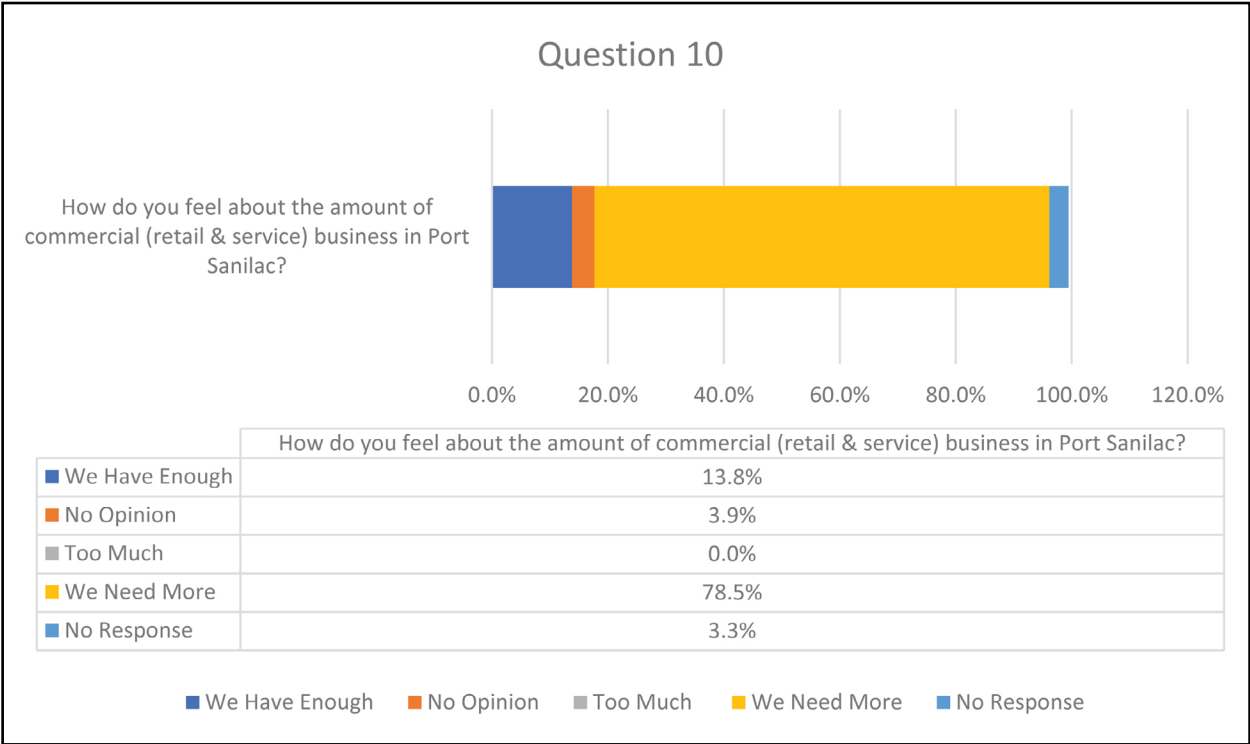
Source: Village of Port Sanilac, Open House Survey Results Presentation

In **Question 8**, survey respondents were asked what senior recreational opportunities were most important. Of the 54 responses, the top three most important senior recreational opportunities identified include Walking and Biking Paths (35.2%), Pickleball courts (29.6%), and Shuffleboard Park (12.9%).

Figure 4-10: Question 9

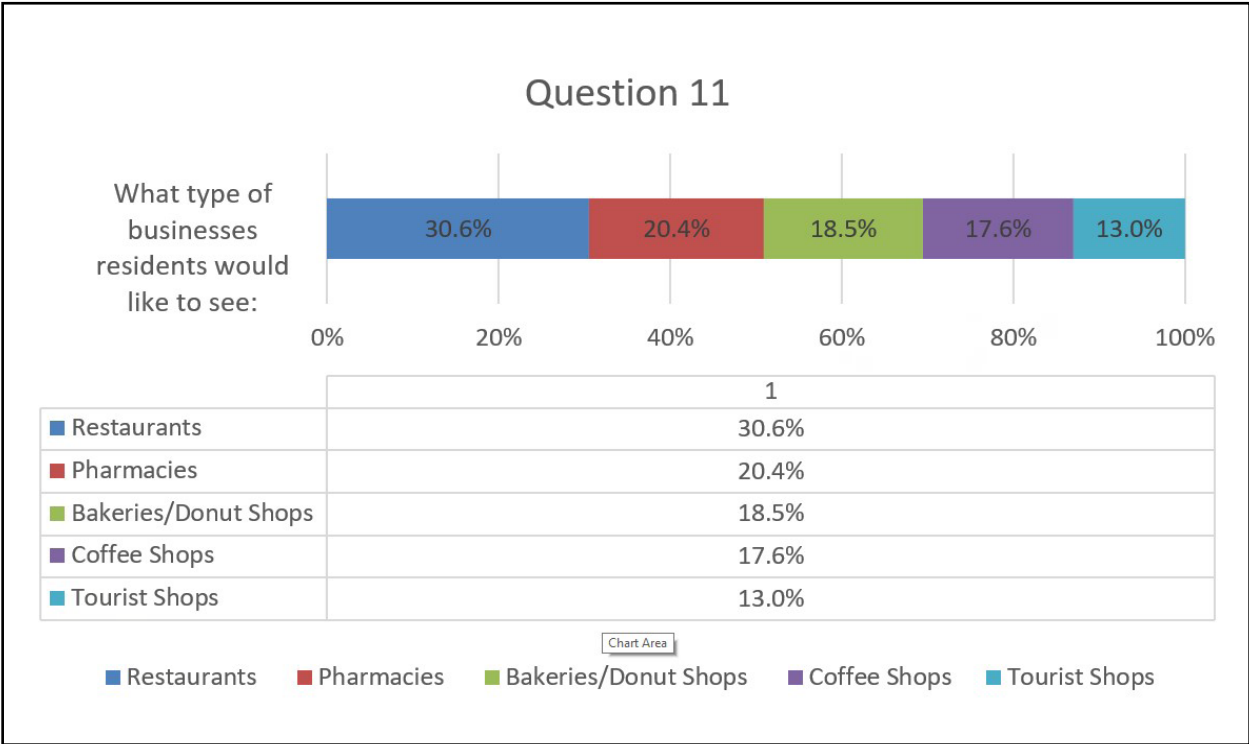
In **Question 9**, survey respondents were asked what new residential development should include. The top three responses for the type of housing that should be developed included 144 responses (83.7%) for Single Family Homes, 109 responses (62.2%) for Retirement Housing, and 72 responses (40.9%) for Condominiums. The three types of housing that respondents do not want to see including 99 responses (56.9%) for Low Income Housing; 74 responses (43.5%) for Manufactured Homes; and 72 responses (40.7%) for Duplex, Triplex, and Quadraplexes.

Figure 4-11: Question 10



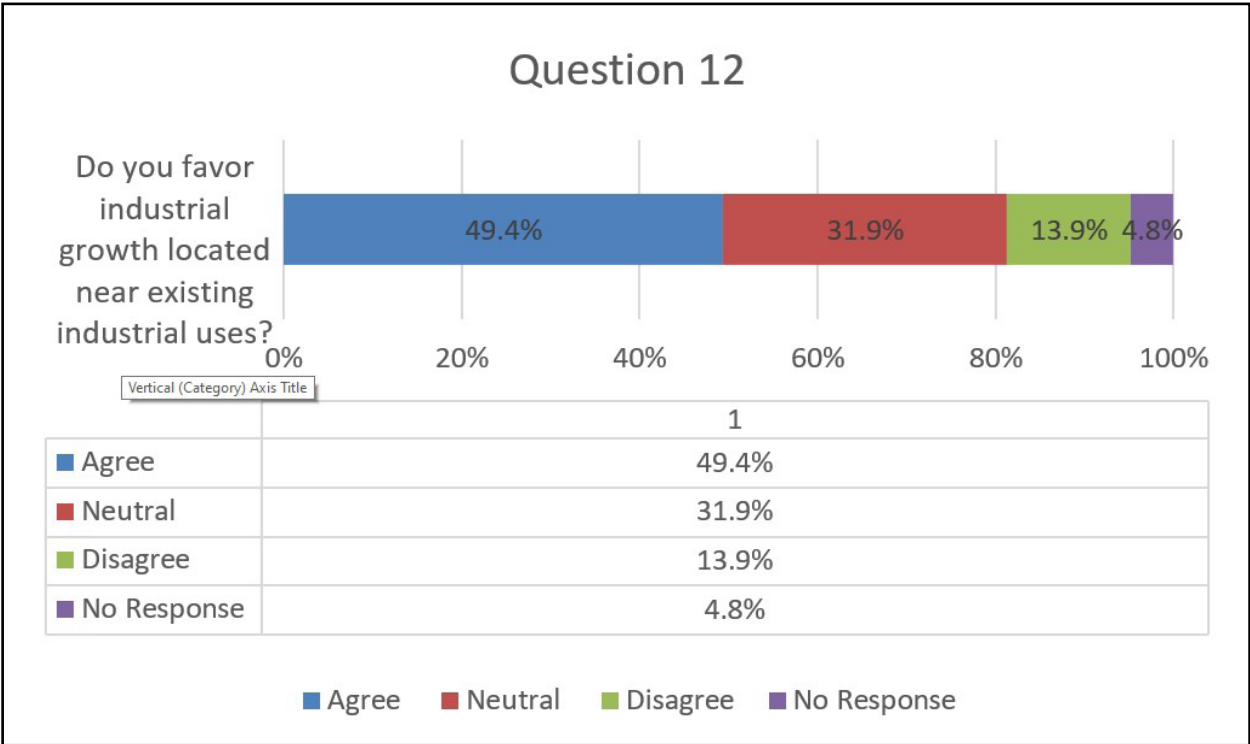
Question 10 asked survey respondents how they feel about the number of commercial businesses within the Village of Port Sanilac. The overwhelming majority of respondents answered there is a need for more commercial businesses (78.5%). The next highest response was that there are enough commercial businesses (13.8%). The next highest responses include No Opinion (3.9%), No Response (3.3%), and Too Many commercial businesses (0.0%).

Figure 4-12: Question 11



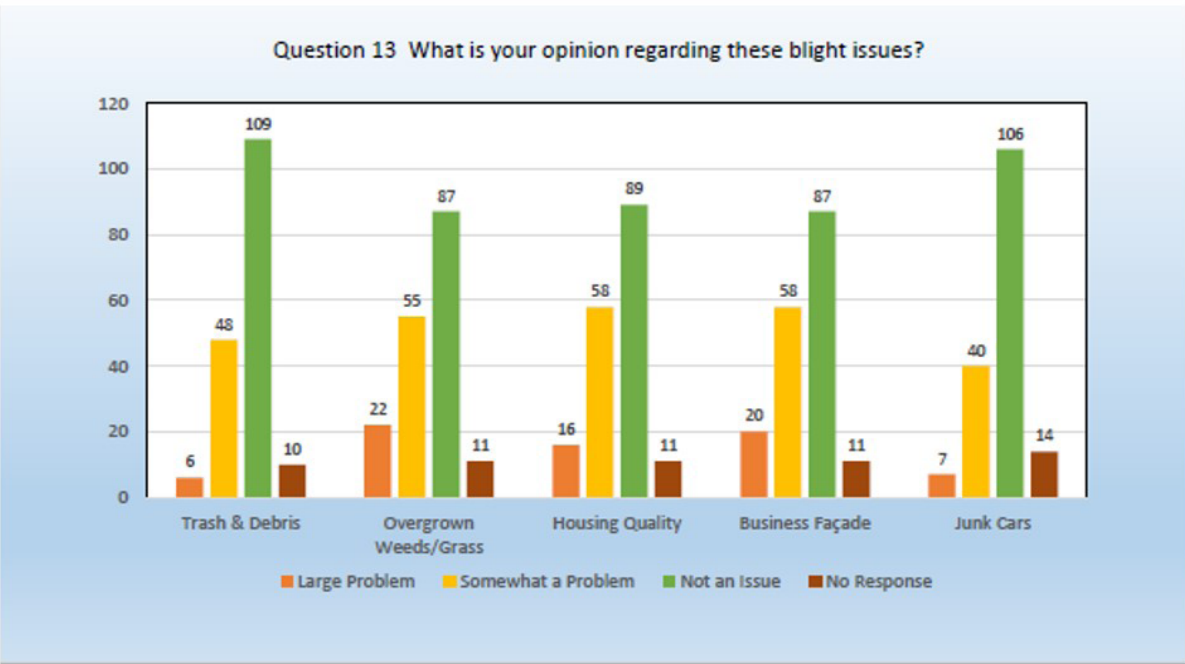
In relation to **Question 10**, **Question 11** asked respondents to choose one business they would like to see within the village. Overall, of the 108 responses answers were evenly split. The largest response was restaurants with 33 responses (30.6%). Twenty-two (22) respondents chose a pharmacy (20.4%). Twenty (20) respondents chose bakery/donut shop (18.5%). Nineteen (19) respondents chose coffee shop (17.6%), and 14 respondents chose tourist shops (13.0%).

Figure 4-13: Question 12



For **Question 12**, survey respondents were asked if they prefer new industrial growth to be located near existing industrial uses. Of the 166 responses, 82 respondents (49.4%) agreed new industrial growth should be located near existing industrial uses. The next most common answer had 53 responses (31.9%) for being neutral to new industrial growth being located near existing industrial use. Twenty-three (23) respondents (13.9%) disagreed to new industrial growth being located near existing industrial uses and 8 respondents (4.8%) did not respond to the question.

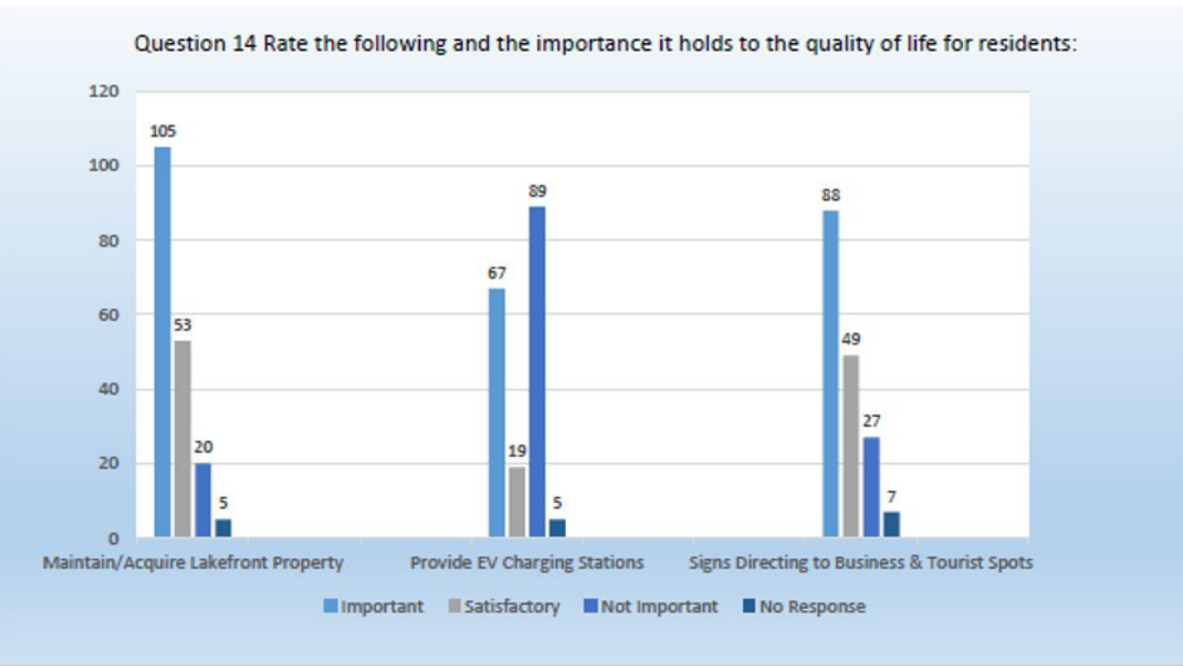
Figure 4-14: Question 13



Source: Village of Port Sanilac, Open House Survey Results Presentation

Question 13 asked survey respondents what their opinion is regarding blight issues. A majority of answers stated that Trash & Debris (63.0%), Overgrown Weeds/grass (49.7%), Housing Quality (51.1%), Business Façade (49.4%), and Junk Cars (63.5%) are not an issue within the village.

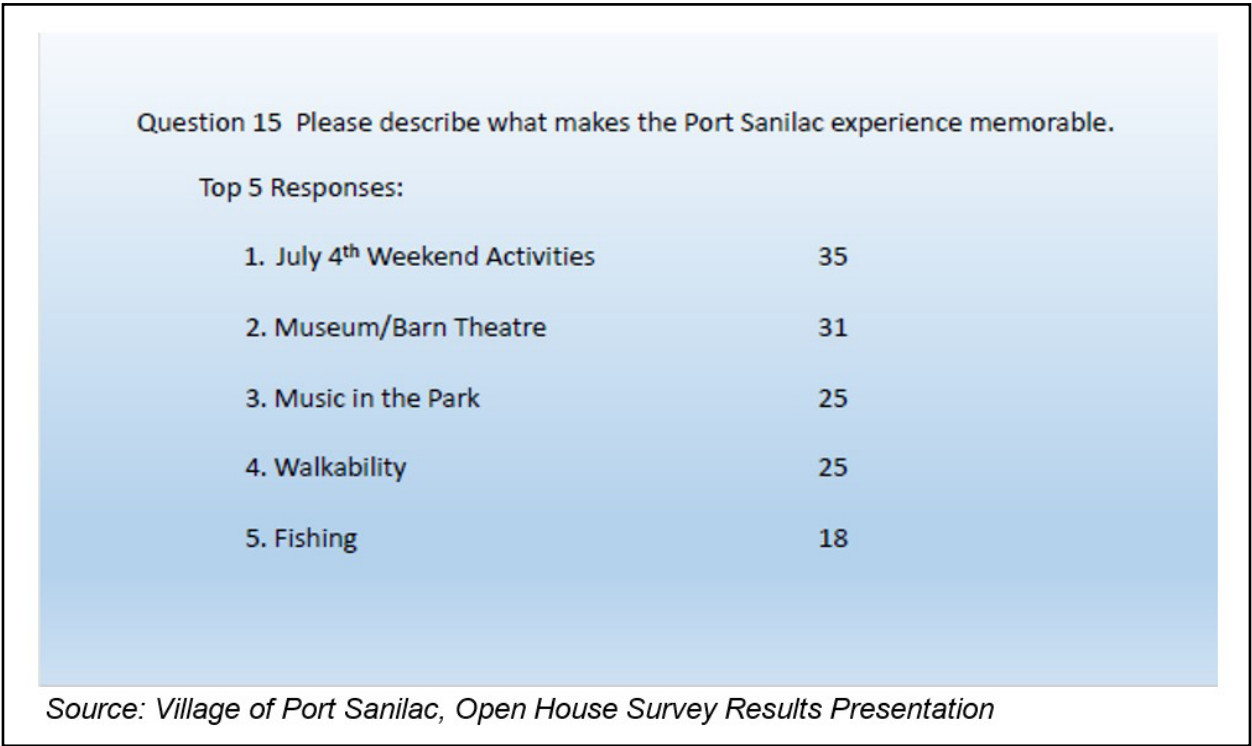
Figure 4-15: Question 14



Source: Village of Port Sanilac, Open House Survey Results Presentation

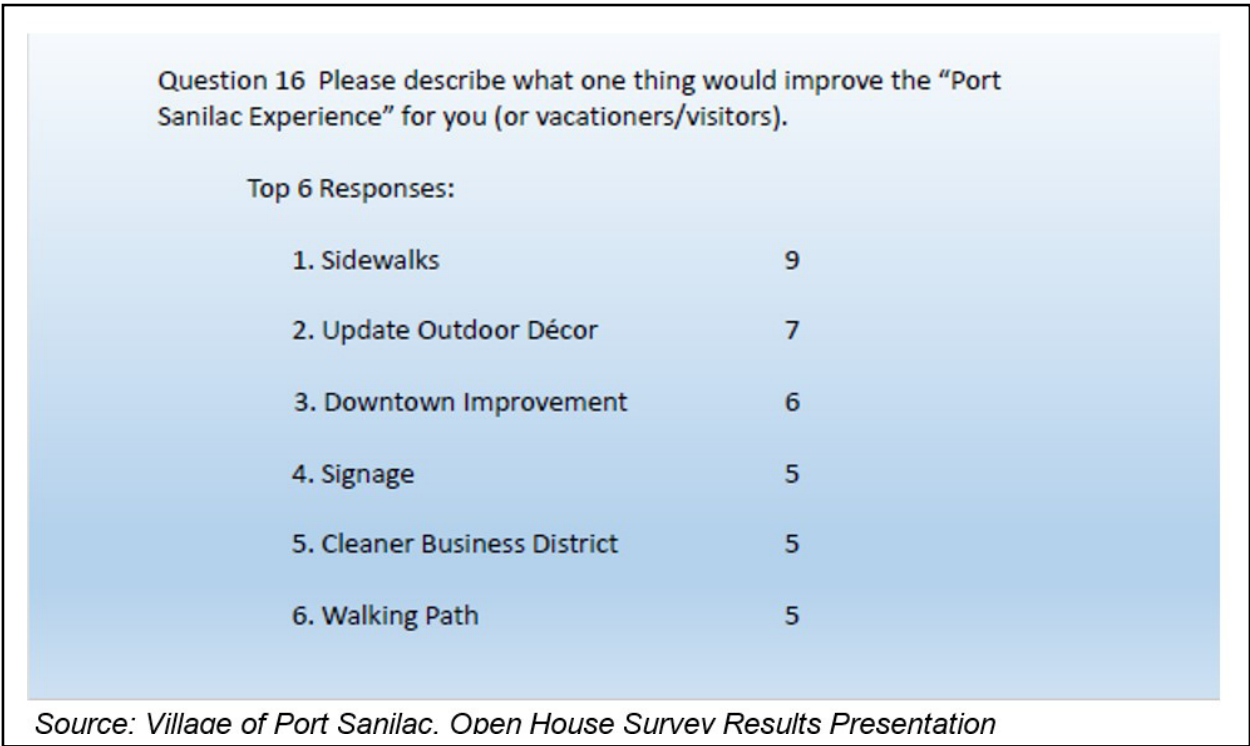
Question 14 asked survey respondents to rate the importance of maintaining and acquiring lakefront property, providing EV charging stations, and signs directing to businesses and tourist spots to the quality of life for residents. The top two most important topics to the quality of life for residents include Maintaining and Acquiring Lakefront Property.

Figure 4-16: Question 15



Question 15 asks survey respondents to describe what makes the Port Sanilac experience memorable. The top five topics are detailed in **Figure 4-15**.

Figure 4-17: Question 16



Question 16 asked survey respondents what would improve the Port Sanilac experience. The top six topics are detailed in **Figure 4-16**.

Themes

Based on the results from the survey and public open house, the Planning Commission developed themes expressed in the survey within larger topics.

THEME 1: Increase the number of activities provided in the village.

Activities that can be increased or introduced into the village include, but are not limited to, the following:

- Increase the number of outdoor sports for people of all abilities and ages.
- Increase and maintain walking and biking paths.
- Increase the number and frequency of family events.
- Increase the number of winter activities.
- Include a fitness center.
- Potentially create a dog park for resident and tourist use.

THEME 2: Encouragement and cultivation of commercial businesses.

Question 10 and Question 11 addressed concerns regarding commercial businesses within the village. There was an overwhelming number of responses in favor of adding a variety of businesses.

- Increase the amount and variety of restaurants and commercial businesses.
- Encouraging design standards for commercial buildings.
- Increase coffee shops and bakeries.
- Increase wayfinding signage for commercial businesses.
- Distribute brochures to local businesses and at the Village Hall.
- Increase the number of outdoor rental businesses for biking, kayaking, paddle boating, etc.

THEME 3: Increasing the availability to services.

- Increase the number of pharmacies.
- Increase the number of Hotels, Motels, and Bed & Breakfast uses.
- Increase the number of personal services such as barber shops, nail salons, etc.



THEME 4: Opportunities for development.

- Improve aesthetics of the downtown by increasing the number of public waste receptacles.
- Work with local businesses, residents, and volunteers to create a sense of community.
- Fix or remove hazardous items such as the planters.
- Restart and continue the Summer Festival to attract residents and tourists to the downtown area.
- Open the Harbor & Visitor Center bathrooms to the public.
- Develop Lighthouse Park.
- Repair the existing breakwall.
- Support local businesses.
- Increase wayfinding signage to businesses, beaches, lighthouse, library, etc.

CHAPTER

5



GOALS AND OBJECTIVES



CHAPTER 5

Goal 1: Lake Front

Objective 1.1: *Promote the village as a tourist and recreation destination that is an essential component of supporting and growing the local economy.*

-**Task: 1.1.A:** Install signage that directs visitors to lake front and to local businesses and tourist destinations.

-**Task: 1.1.B:** Promote events such as the 4th of July parade music and fireworks, Music in the Park.

-**Task: 1.1.C:** Improve walkability and create new fishing access points on Lake Huron.

-**Task: 1.1.D:** Maintain and acquire additional lakefront and beach property.

Objective 1.2: *Protect and enhance the environmental value of Port Sanilac's Lake Huron shoreline.*

-**Task: 1.2.A:** Strengthen relationships with local, state, and federal agencies for the environmental protection of Lake Huron shoreline.



Goal 2: Parks and Recreation

Objective 2.1: *Maintain and strengthen Port Sanilac's parks and recreational facilities and promote a quality of life for residents and visitors of all ages and abilities.*

-Task: 2.1.A: Develop a non-motorized transportation plan to promote walkability and cycling throughout the village.

-Task: 2.1.B: Promote the development of youth activities with playground equipment, baseball and soccer fields, volleyball courts, and splash pad.

-Task: 2.1.C: Promote adult and senior activities with walking paths, pickleball and tennis courts, fishing, fitness and exercise, bingo, and card games.

-Task: 2.1.D: Support the Museum and Barn Theater as a venue for cultural and historic resource for the local community and visitors with events and activities year-round.

-Task: 2.1.E: Keep an up to-date parks and recreation Master Plan to pursue funding and prioritize projects.



Goal 3: Housing

Objective 3.1: *Promote quality housing opportunities for a diverse set of preferences for new and long-term residents.*

-Task: 3.1.A: Review the zoning ordinance and make amendments to encourage development of new homes and renovation of existing housing stock.

-Task: 3.1.B: Promote transitional mixed-use housing in areas between established commercial and residential districts, while maintaining compatibility between different uses.

-Task: 3.1.C: Encourage senior housing and assisted living housing to meet the needs of the aging population.

-Task: 3.1.C: Identify and rezone R3 housing to promote duplex, triplex, and fourplex housing options. Meet State of Michigan's Redevelopment Ready Communities program requirements for housing diversity and options in the village.

-Task: 3.1.D: Continue to encourage single-family homes to be developed and/or improved for quality housing options in the village.

-Task: 3.1.E: Promote the development of multi-family and condominium homes within appropriate areas of the village, with an emphasis on vacant sites and former commercial areas.



Goal 4: Downtown and Economic Development

Objective 4.1: *Preserve and strengthen the historic town center as the focal point of economic activity, shopping, entertainment, and tourism.*

-Task: 4.1.A: Identify and preserve historic buildings and sites as cultural resources.

-Task: 4.1.B: Promote quality design of new infill development that is contemporary and complementary to the size, scale, and materials within the downtown district.

-Task: 4.1.C: Focus economic development in downtown to recruit new businesses and services, including restaurants, pharmacy, baker and donut shop, coffee shop, and tourist shops.

-Task: 4.1.C: Identify and rezone R3 housing to promote duplex, triplex, and fourplex housing options. Meet State of Michigan's Redevelopment Ready Communities program requirements for housing diversity and options in the village.

-Task: 4.1.D: Improve signage and wayfinding within downtown and lake front district to promote walkability and tourism.

-Task: 4.1.E: Identify and utilize local, state, federal, and non-profit resources to fund and promote historic preservation. Continue to adhere to the State of Michigan Community Assistance Team and Redevelopment Ready Communities programs for best practices and funding.

-Task: 4.1.F: Promote a clean, safe, and accessible downtown for all residents and visitors as a welcoming community.

Goal 4: Downtown and Economic Development *(continued)*

-Task: 4.1.G: Develop a multi-modal transportation plan for M-46 and M-25 with the Michigan Department of Transportation to provide safe access for motorists, pedestrians, and cyclists for improved crossing routes.

-Task: 4.1.H: Develop a Main Street program to manage downtown district. The program will focus on economic vitality, promotional events, and historic preservation for the long-term success the village center. Contact the State of Michigan's Main Street program for educational and training resources.

Objective 4.2: *Promote the development of new business in the village to expand local services and access to employment opportunities.*

-Task: 4.2.A: Conduct a business market study to determine opportunities and challenges related to local expenditures and market opportunities.

-Task: 4.2.B: Encourage the redevelopment of vacant sites. Work with property owners and existing business to collaborate on new investment opportunities.

Image: bluewater.org



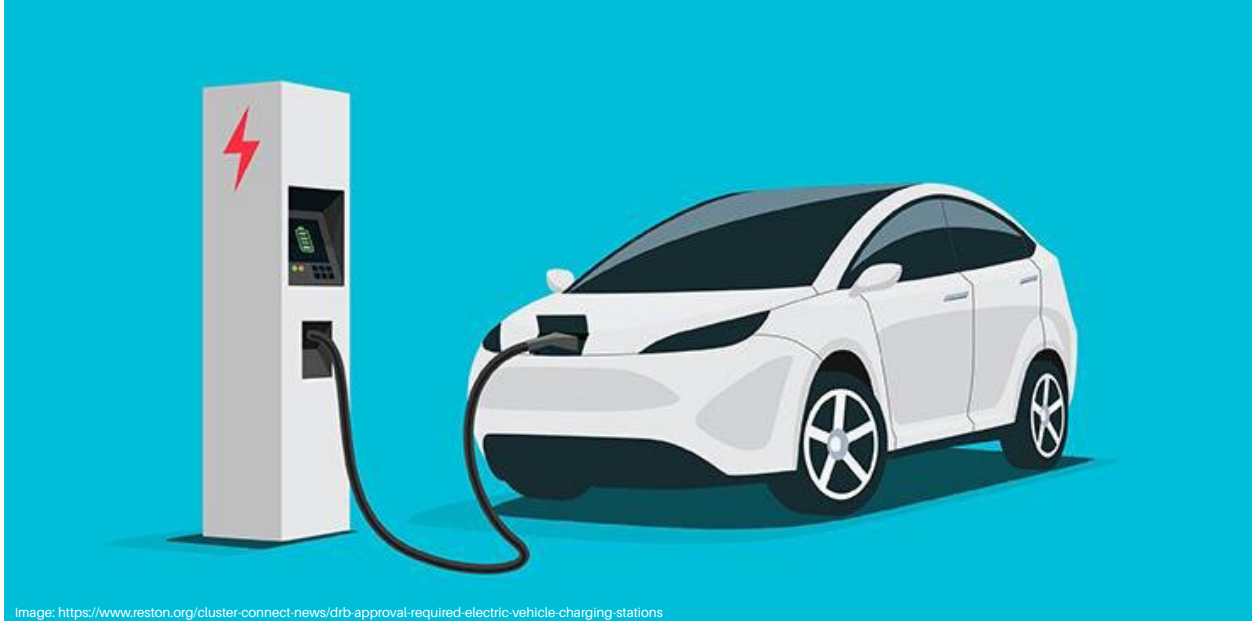


Image: <https://www.reston.org/cluster-connect-news/drb-approval-required-electric-vehicle-charging-stations>

Goal 5: Public Services

Objective 5.1: *Support and fund emergency first responders.*

-Task: 5.1.A: Fund local police services.

-Task: 5.1.B: Fund local fire authority.

Objective 5.2: *Provide electric vehicle charging stations.*

-Task: 5.2.A: Plan for alternative sites for electric charging stations.

-Task: 5.2.B: Provide barrier-free access to charging station.

-Task: 5.2.C: Research local, state, and federal funding resources to vehicle charging station.

-Task: 5.2.D: Provide electric conduit, charging tower, and cord to selected site.

CHAPTER

6



FUTURE LAND USE PLAN FOR PORT SANILAC



CHAPTER 6

Introduction

Figure 6-1: Main Street looking at Municipal Harbor

Building on the Goals described in Chapter 5, the future land use plan provides direction for the future development of the Village of Port Sanilac. The future land use map is provided in **Map 6-1**.

The future land use map also transforms the goals and capital improvements into a graphic guide for land development and management in Port Sanilac. The future land use map serves as a guide to decision making and an overall framework for the management and regulation of future development and serves as a basis for evaluating rezoning requests. –The Planning Enabling Act (P.A. 33 of 2008, as amended) provides Planning Commissions the authority to prepare and officially adopt a Master Plan.

It is important to consider the following the following when considering a future land use plan.

- **The future land use plan provides a long-range projection of land uses for the next 20 years** to coordinate development consistent with the Goals described in Chapter 5. Future land use is developed with an eye toward the zoning classification that will be needed to actually move toward the implementation of this plan.
- **The future land use plan considers land uses in the context of the community as it exists at the date of adoption of the plan,** relative to the goals and objectives described in Chapter 5. As conditions of the community change, the future land use plan should be reviewed and analyzed. Ultimately, the recommendations shown on the future land use map are intended to help Port Sanilac officials, property owners, and residents make zoning and development decisions that are in the best interest of the Port Sanilac community. The future land use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall character and appearance of the Village of Port Sanilac.

Land Use Classifications

The proposed future land uses in the Village of Port Sanilac are divided into eight categories which also correspond with existing zoning districts in the village.

AR - Agricultural

The purpose of the agricultural future land use classification is to allow for a variety of agricultural as well as residential uses. The future land use map shows that there is limited agricultural areas within the village. The agricultural future land use classification aligns with the AR agricultural zoning district.

R1 - Residential

The purpose of the low-density residential classification is to provide for residential development such as single-family dwellings and related accessory structures. This classification should provide space for traditional neighborhood single-family growth, free from most other uses, except those that are compatible with the residents living in these neighborhoods. This is the least dense of the residential future land use categories shown on the future land use map. In general, the R-1 Residential classification aligns with the R-1 Residential Zoning District. The future land use map shows that most of those areas would not change. As seen in the future land use map, a majority of the village is projected to be residential in nature.

R2 - Residential

The R-2 residential future land use classification is intended to provide for a mix of housing opportunities similar to the R-1 residential future land use classification. This classification should encourage increased density compared to the R-1 residential future land use classification. The future land use map has no to alterations to the location of R-2 residential districts and maintains aligns with existing zoning district.

R3 - Residential

The R-3 tourist home future land use classification is intended to provide for housing opportunities such as duplexes, triplexes and fourplexes. This classification also allows for micro-units. This future land use classification aligns with the R-3 zoning district.

MFR - Multiple Family Residential

The MFR multiple family residential future land use classification is intended to provide opportunities for housing that is affordable and serves as an alternative to traditional single-family homes. This more intensive residential land use often serves as a buffer between single-family residential uses and commercial land uses. Included are apartments, duplexes, conversions of single-family dwellings up, and senior housing. This future land use classification aligns with the

MFR multiple family residential zoning district.

CBD - Central Business District

This classification is for specialized commercial uses to be located along the main downtown area of the village along the intersection between M-25 and M-41. This classification is to generate high volumes of activity both by motorists and by pedestrians. Pedestrian safety and walkability of the area should be the forefront of this classification. Promoting uses that are mixed with some residential uses, walkability, and pedestrian activity in the village center. Generally, this future land use corresponds to the Central Business District (CBD) zoning district.

C - Commercial

Figure 6-2: Street View of Commercial Area

This is a general-purpose commercial category allowing for a wide variety of commercial uses. In Port Sanilac, these uses occur in the center of town and along M-25 and M-46. Commercial uses that are mixed with some residential uses and are designed to support pedestrian traffic and promotes a pleasant walkable environment. Generally, this future land use corresponds to the Commercial (C) zoning district.



I - Industrial

This future land use designation is intended to provide for traditional industrial and other high-intensity or land intensive uses. It corresponds to the Industrial (I) zoning district. Industrial uses typically generate high amounts of truck traffic and as such, should be located at the outer edges of the village. Industrial is proposed to expand at the northern edge of the village, adjacent to existing industrial uses.

Future Land Use

The Planning Commission has compiled a thoughtfully prepared Master Plan that represents the data from the community survey and open house and community spirit of the village envisioned by the residents. This plan is only the beginning of an action program for the next twenty years which should be supplemented by annual reviews of the goals, policies, and future land use map. Because the future welfare of the village depends upon rational, coordinated action, the Planning Commission stands ready to meet any person or group interested in the future development of the area. The Planning Commission will be available to help and guide those needing advice or wish to be part of the plan implementation process.

While this task is to be led by Village Officials, implementation also depends on every responsible citizen in the Village of Port Sanilac. By working together, the village will continue to be a desirable, attractive, and convenient community in which to live, work, and play.

The future land use map represents the general arrangement of the proposed land uses, it is not intended to replace the zoning map.

Table 6-1: Future Land Use

Land Use	Acres	% of Total
AR - Agricultural	88.09	19.5%
R-1 - Residential	150.60	33.3%
R-2 - Residential	54.26	12.0%
R-3 - Tourist Home	3.86	0.9%
MFR - Multiple Family Residential	3.73	0.8%
CBD - Central Business District	23.02	5.1%
C - Commercial	67.61	15.0%
I - Industrial	60.99	13.5%
Total	452.17	100%

Implementation

The key to a well-planned community is the actual day-to-day use of planning documents, like this Master Plan. Because this plan is to be the basis for future zoning and planning decisions, it is imperative that the plan be available to Village Staff, elected and appointed officials, as well as business owners, developers, stakeholders from Sanilac County and the region, and the general public. The implementation of this Master Plan depends on its continual use by the Planning Commission and the Village Council. In its best form, implementation of this plan will result in the achievement of the goals and objectives described in Chapter 5. The following provides a review of additional tools available to the Village of Port Sanilac and the ways in which they can be used to ensure that the goals of this plan are met. The following tools can foster the continued progress toward the implementation of this plan. These implementation tools are provided, knowing that the Village of Port Sanilac is surrounded by events and possibilities that affect this Master Plan, such as changing economic conditions, changes in land use and new development opportunities.

Capital Improvements Plan

A Master Plan can include a capital improvement plan for the development or acquisition of improvements or capital pieces of equipment and for their maintenance. The Village of Port Sanilac adopted a Capital Improvement Plan (CIP) in 2023. The CIP is valid from 2023 to 2029. The CIP should be reviewed and updated annually in order for the CIP to remain an effective tool in implementing the Master Plan.

Zoning Plan

With a new plan in place, the village has an opportunity to update its current zoning ordinance to reflect the goals adopted in this plan.

Proposed Text Changes

- **Revise R-3 Residential zoning district to allow for a broader range of housing options, including duplexes, triplexes, and fourplexes.**
- **Adding standards to preserve historic buildings and historic uses within the**

Central Business District, Commercial Corridor, and Lakefront properties.

- **Amend the zoning ordinance and include the Central Business District (CBD). The CBD is part of the recently updated zoning map and also in the future land use map; but not part of the zoning ordinance as amended in 2022. After adoption of the updated master plan, this is ideal time to update the zoning ordinance to support the master plan and include the CBD district.**
- **Include a Table of Uses and Table of Use Requirements that include all relevant uses allowed under the Zoning Ordinance.**

Zoning District Uses Versus Land Use Classifications**Table 6-2: Comparison of Zoning District and Future Land Use Classifications**

Table 6-2: Comparison of Zoning Districts and Future Land Use Classifications	
Zoning Districts	Future Land Use Classifications
AR – Agricultural	AR – Agricultural
R-1 – Residential	R-1 – Residential
R-2 – Residential	R-2 – Residential
R-3 – Residential	R-3 – Residential
MFR – Multiple Family Residential	MFR – Multiple Family Residential
C – Commercial	C – Commercial
CBD – Central Business District	CBD – Central Business District
I – Industrial	I – Industrial

Redevelopment Ready Sites

Consistent with Redevelopment Ready Communities Best Practices, the Village of Port Sanilac Planning Commission identified redevelopment sites that are currently vacant or in clear need of redevelopment.

Site 1: Huron Street	
<p>Site: The subject property is located on the north side of Huron Street between Casey Drive and Chippewa Street, perpendicular to Austin Drive.</p> <p>Current Zoning: MFR – Multiple Family Residential</p> <p>Proposed Future Land Use: R-3 Tourist Home</p> <p>Current Use: Vacant</p> <p>Redevelopment Options: The redevelopment options discussed for the subject property include multiple family residential dwellings such as duplexes, triplexes, or fourplexes.</p>	

Site 2: M-25 (North Ridge Street)

Site: Located along the east side of M-25 adjacent from Ontario Street and Erie Street.

Current Zoning: CBD - Central Business District

Proposed Future Land Use: Central Business District

Current Use: Vacant

Redevelopment Options: This large parcel with proximity to the lake front and access along M-25 is an ideal location for redevelopment activity. Which may include mixed use of commercial, residential, hotel and recreational activity.



Site 3: Martin Street

Site: Located along the east side of Martin Street, Parcel ID# 212-280-000-088-00.

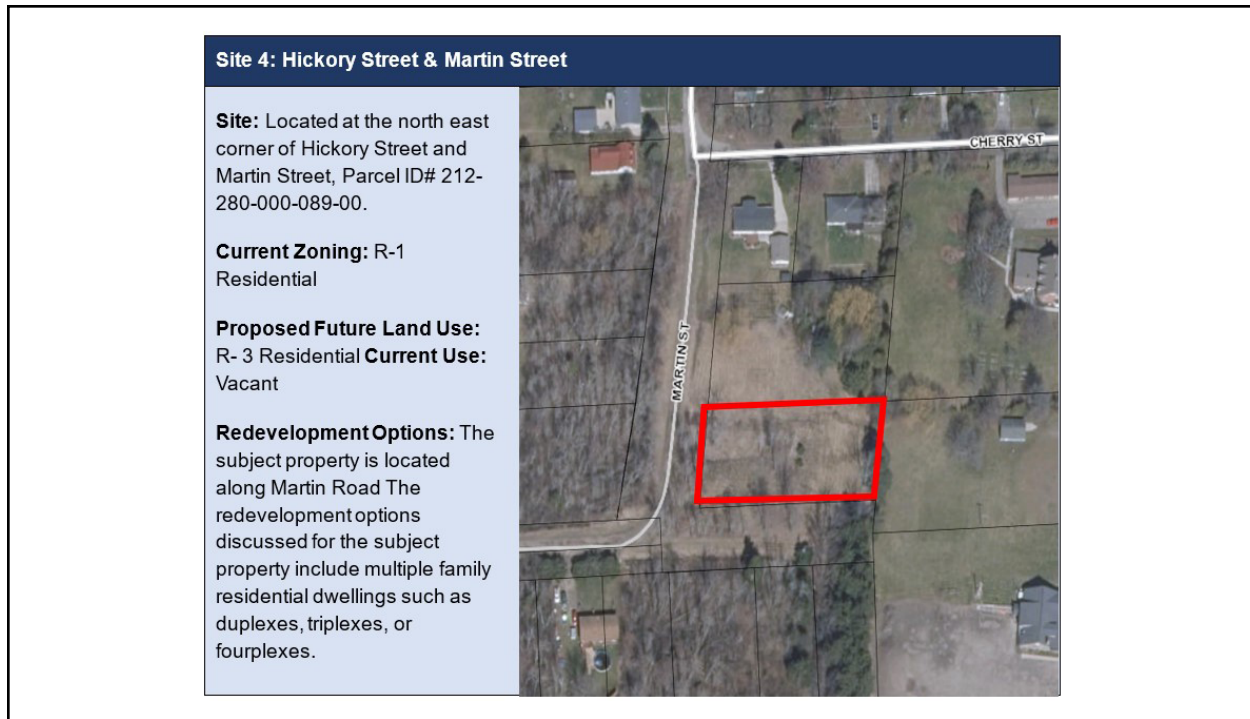
Current Zoning: R-1 Residential

Proposed Future Land Use: R-3 Residential

Current Use: Vacant

Redevelopment Options: The subject property is located along Martin Road. The redevelopment options discussed for the subject property include multiple family residential dwellings such as duplexes, triplexes, or fourplexes.





Annual Report

The Planning Commission annual report is a critical tracking tool for the progress of planning and zoning within the village. The annual report can also be used to track updates related to the Master Plan as well as tracking the progress related to accomplishing the goals and objectives described in Chapter 5.

Five-Year Review

Under the Michigan Planning Enabling Act (MPEA), the Village 's Planning Commission must review this Master Plan at least every five years to determine if there is a need to update the Master Plan. The findings and determination should be recorded in the minutes and through a resolution attached to Appendix B.

The review should be a formal process if the village intends to be in compliance with the requirements of Section 45 (2) of the MPEA. A less formal review of the Master Plan should occur annually as part of the annual report.

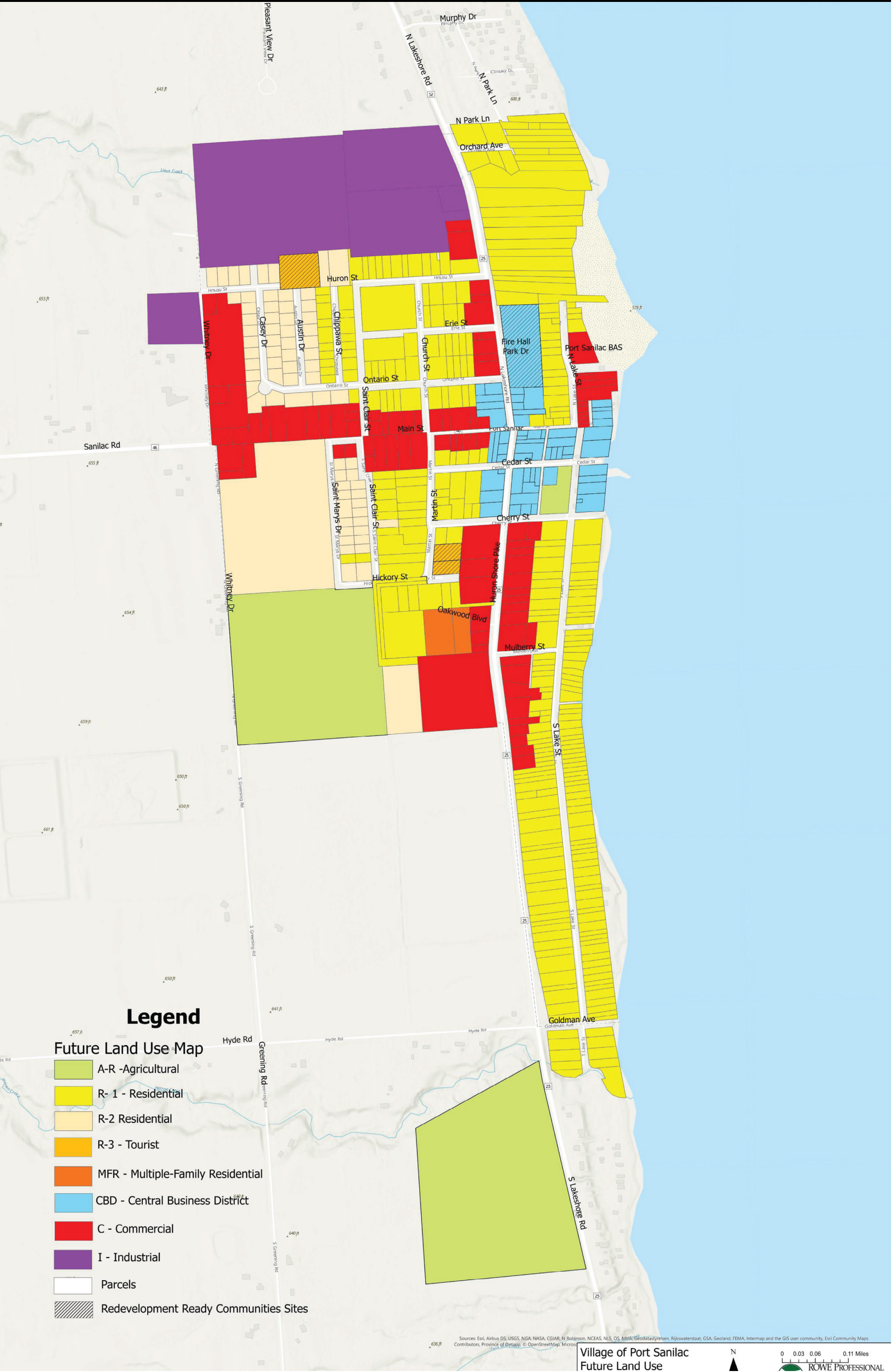
Standards for Review

- 1. The conditions that the plan was based on have changed.**
- 2. There was a significant error in the plan that affects the policies, goals, or recommendations.**
- 3. There has been a change in the community's attitude toward the goals described in Chapter 5.**
- 4. New issues that should be addressed by the plan have come up and are not**

adequately addressed. Issues important to the community may arise after the adoption of the Master Plan.

- 5. The Plan is out of date. Master Plans normally have a 10- to 20- year scope. If the plan has not been revised or significantly updated by the time the plan has reached the end of its "life", then it should be updated. As seen on the cover page, the Master Plan is valid until 2043.**

Map 6-1: Future Land Use Map



Appendix A: Community Input Documentation

Appendix B: Adoption Documentation

