

Master Plan

Village of South Rockwood, Michigan



Draft May 20, 2024



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Introduction



This Master Plan replaces the previous plan, which was adopted by the Village in 2014. In many ways the Village has changed little since then, yet at the same time so much has changed. More importantly, though, as the community looks to its future, it sees the potential for significant changes on the horizon. This 2024 Master Plan update sets forth the vision that the residents have for the future of their Village and provides a plan for dealing with future changes and realizing that vision.

Brief History

South Rockwood was founded during the 1860s by John Strong, who came from Canada and named the village after his hometown in Ontario. Mr. Strong built and operated several enterprises in the village, including a flour mill, stave mill, and general store. A post office was opened in 1877.

South Rockwood was incorporated as a village in 1955. Today it is primarily a suburban, bedroom community. Interstate 75, which traverses the Village north to south, provides rapid access to both the Detroit and Toledo, Ohio, metropolitan areas.

Basis for the Master Plan

The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires cities and villages to plan and zone. The Act requires the Planning Commission to develop and adopt a master plan that, at a minimum, addresses certain specific issues.

"A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction. A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:

- (a) A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, subject to subsection (5), public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes. If a county has not adopted a zoning ordinance under former 1943 PA 183 or the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702, a land use plan and program for the county may be a general plan with a generalized future land use map.
- (b) The general location, character, and extent of all of the following:
 - (i) All components of a transportation system and their interconnectivity including streets and bridges, public transit including public transportation facilities and routes, bicycle facilities, pedestrian ways, freight facilities and routes, port facilities, railroad facilities, and airports, to provide for the safe and efficient movement of people and goods in a manner that is appropriate to the context of the community and, as applicable, considers all legal users of the public right-of-way.
 - (ii) Waterways and waterfront developments.
 - (iii) Sanitary sewers and water supply systems.
 - (iv) Facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels.
 - (v) Public utilities and structures.
- (c) Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities.
- (d) For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.
- (e) Recommendations for implementing any of the master plan's proposals." (M.C.L. 125.3833)

This document, then, is the Master Plan that has been developed and adopted by the South Rockwood Village Planning Commission pursuant to the Michigan Planning Enabling Act.

Purpose of a Master Plan

A master plan is used for a variety of purposes. At the most basic level, a master plan is used as the basis for a community's zoning ordinance. One of the legal tests of validity for a zoning ordinance is that the ordinance must be based on a comprehensive plan for the development of the jurisdiction. The Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) requires that zoning ordinances be based on a plan.

In context of the Michigan Zoning Enabling Act, the master plan is a study of the present and future growth of a municipality that identifies the land needed for various types of activities, including agriculture, single-family and multi-family residences, commerce, and industry. After a master plan is adopted, a city can then adopt a zoning ordinance to assure that land is available and allocated to meet the community's long term needs.

A common use of the master plan is as a reference in zoning district classifications and special use permits. One of the primary considerations in a rezoning is compliance with the master plan and the future land use map.

Another important function of the master plan is giving guidance to developers and potential homeowners in making investment decisions. Consistent and reasonable application of the master plan by the Village reduces risk and uncertainty in the real estate market.

The master plan provides guidance and coordination in the Village's provision of public services. Understanding long-term growth patterns is helpful in making decisions for public investments, whether for parks or for water and sewer infrastructure.

A master plan can be the basis for proactive projects and programs to improve a community. A fundamental part of the master planning process is the public involvement that forms the basis for the future land use plan and indicates the community's desires for its future and its long-term vision. The goals and objectives of a master plan reflect desires for physical development.

A master plan includes a short-term time frame of five (5) years, a mid-term time frame of ten (10) years, and a long-term time frame of 20 years. Many of the implementation measures of a master plan are specific, short-term activities intended to facilitate growth and development in the mid-term period from five (5) years to ten (10) years. A short-term activity might be the extension of water and sewer infrastructure. It can easily take five years to plan such infrastructure, put together a financing package, and actually complete the construction. That infrastructure would then be in place to facilitate the growth and development planned for the five to ten year period. In all cases, the big picture is the ultimate development of the community in the long-term, twenty years out.

The Village's new Master Plan contains all the elements described. The role that this Plan will play in the future of the Village of South Rockwood will depend on the values of the community and their support for good planning.

Organization of the Master Plan

The Master Plan is divided into three functional parts. The first part is the inventory and analysis that answers the question, "Where are we today?" This part provides an inventory of current development patterns, community resources, and natural resources, and includes the following chapters:

- » Socioeconomic Analysis
- » Housing Analysis
- » Existing Land Use Analysis
- » Circulation Analysis
- » Recreation and Community Facilities Analysis
- » Utilities Analysis
- » Resources and Constraints

The second part of this Plan is the Goals and Objectives that answer the question, "Where do we want to be?" Part 2 describes the processes used to involve residents. The public's input was instrumental in developing a vision for the future of the community. The vision is set forth in terms of the goals and objectives that are the basis for the future land use plan. The chapters included in this part are:

- » Public Input — the Community Survey
- » Goals and Objectives
- » Future Land Use Plan

The final part of the Master Plan is the implementation plan that answers the question, "How do we get there?" Part 3 describes the actions and activities for the Village to pursue over the next five (5) years. The goals and objectives of this Plan are ambitious, and the complete implementation of this Plan will depend on the resources available. Some objectives cannot be fully implemented without outside resources, such as grants. Thus, the implementation plan may not be completed in the next five (5) years. However, this part sets forth the full plan that the Village desires to pursue. Part 3 of the plan is a single chapter, The Implementation Plan.

Socioeconomic and Housing Trends



Demographics

Demographic analysis, or study of the characteristics of the population, is a fundamental element of master planning. Planning for future growth and development requires consideration of “how much” – how many people will need Village services, how much housing is affordable, how many new houses will be built, and other vital signs. One must understand these existing conditions and past trends in order to appropriately anticipate and plan for the future needs of the community.

The intent of a demographic analysis is to paint a general picture of the community: the population’s age, gender, family size, marital status, residency, educational status, and similar features. The analysis compares South Rockwood to nearby communities, Monroe County, and the State of Michigan as a whole. The two communities used for comparison purposes are Rockwood and Gibraltar. Differences in demographic characteristics may indicate issues or areas in which land use planning and public policies are warranted; may identify strengths or assets that can be further developed or emphasized; or may identify weaknesses or issues that need to be addressed.

Most of the data presented comes from the US Census. The most recent data comes from the 2021 American Community Survey 5-Year Estimates. The American Community Survey is conducted every year and samples a percentage of the community on topics such as population, economics, housing, etc. The 5-year estimates for a given population are considered a reliable source as they represent 60 months of collected data for all geographic areas. However, in some specific cases, the data may contain inaccuracies due to sampling.

POPULATION

Changes in the number of people residing in a community are an important indicator for community planning. Growing communities have different needs than communities with stable or declining populations. Table 1 shows the relative populations of South Rockwood and the comparison communities, while Figure 1 compares the population trends.

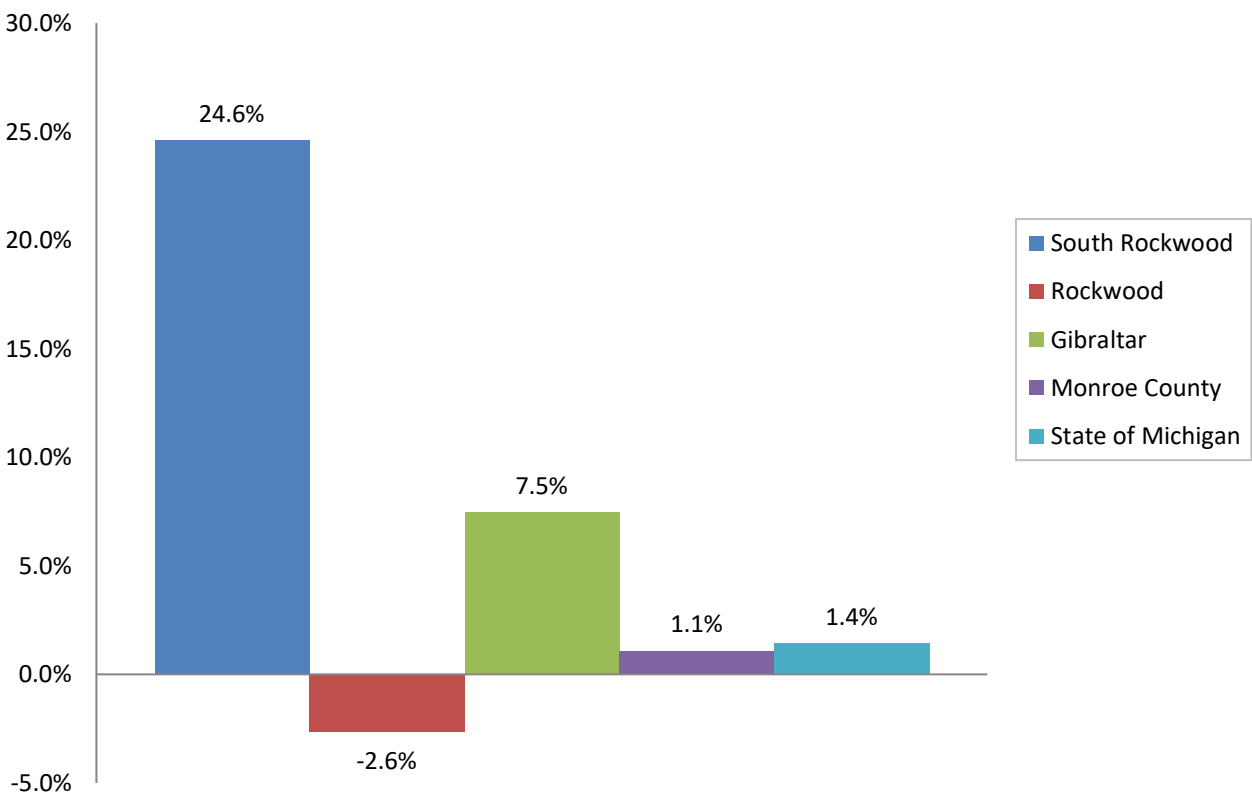
Table 1: Population

Population	South Rockwood	Rockwood	Gibraltar	Monroe County	State of Michigan
2000	1,284	3,442	4,264	145,945	9,938,444
2011	1,614	3,305	4,609	152,410	9,920,621
2021	2,011	3,218	4,953	154,068	10,062,512

Source: 2000 Census, 2011 and 2021 American Community Survey 5-Year Estimates

In comparison to the surrounding community, the County and the State of Michigan, South Rockwood has experienced a substantial increase in their population, a nearly 25% increase in the past 10 years. The gain of 397 residents in South Rockwood is a healthy indicator that the community is a desirable place to live.

Figure 1: Population Change 2011-2021



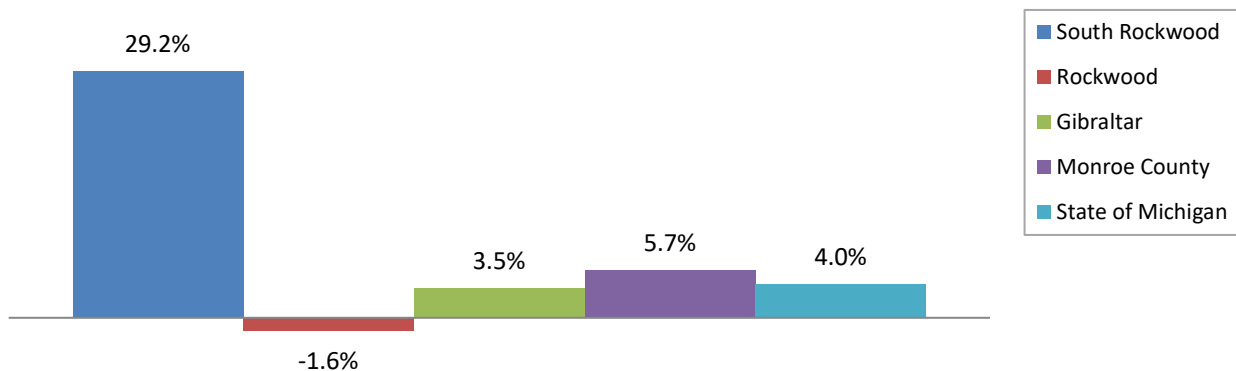
Source: 2011 and 2021 American Community Survey 5-Year Estimates

HOUSEHOLDS

This section analyzes the composition and characteristics of households in South Rockwood. Changes in the number of households in a community are an indication of changing demand for housing units, retail and office space, and community services. Tracking household changes ensures sufficient land is set aside in appropriate locations to accommodate future growth and demand for housing.

Figure 2 shows that the number of households in the Village has increased by 29.2% (an addition of 179 households) between 2011 and 2021. Both Gibraltar and Monroe County, and the State have experienced a small increase in households but at a much lower rate than South Rockwood. The neighboring community of Rockwood experienced a slight decrease in population.

Figure 2: Change in Number of Households, 2011-2021



Source: 2011 and 2021 American Community Survey 5-Year Estimates

Average household size is another indicator of community composition. Larger average household sizes generally mean more children and fewer single-parent families. Nationally, household sizes are shrinking as young singles wait longer to get married and life expectancy increases for the senior population. Table 2 compares the change in average household size since 2000 for South Rockwood, the comparison communities, the County, and the State.

South Rockwood's household size decreased at a faster rate than the comparison communities, the County, and the State, but with an average household size of 2.54, the Village has a relatively larger household size overall. This indicates the Village may have a greater number of children living at home or multi-generational living arrangements.

Table 2: Average Household Size, 2000-2021

Household Size	South Rockwood	Rockwood	Gibraltar	Monroe County	State of Michigan
2000	2.85	2.60	2.46	2.69	2.56
2011	2.63	2.59	2.43	2.59	2.53
2021	2.54	2.56	2.52	2.48	2.48

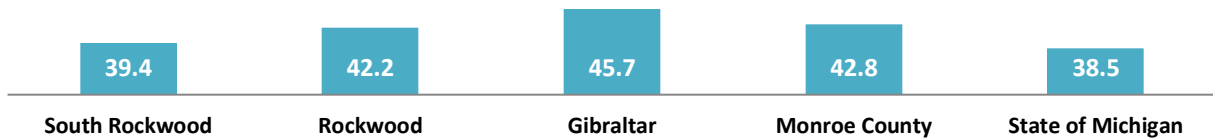
Source: 2000 Census, 2011 and 2021 American Community Survey 5-Year Estimates

AGE

The age of a community's population has very real implications for planning and development, whether it is an increased or decreased need for schools to serve the population under 18, or a need for housing alternatives and services for empty nesters and older residents.

Figure 3 compares the median ages (the mid-point where half the population is younger and half is older) of South Rockwood and the comparison communities. Residents of South Rockwood are noticeably younger than the comparison communities, but slightly older than the State's median age.

Figure 3: Median Age, 2021



Source: 2021 American Community Survey 5-Year Estimates

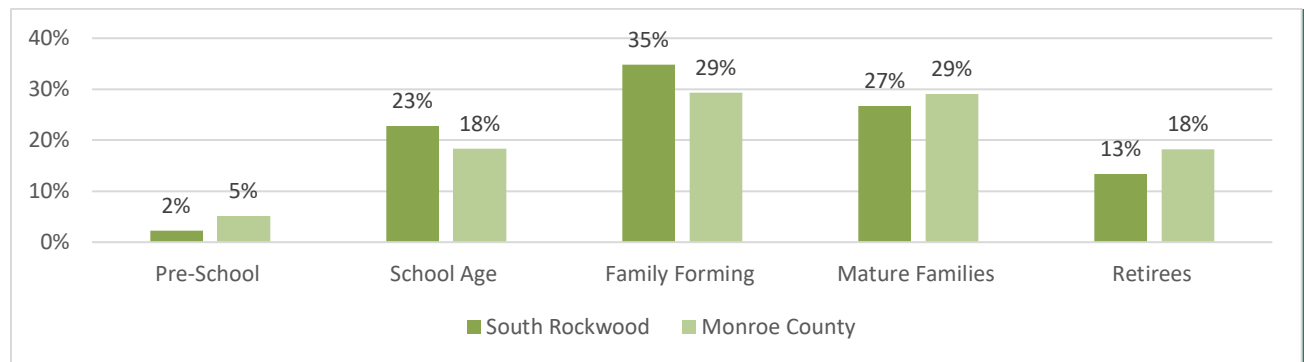
Age structure (analyzing which proportions of a municipality's population are in which stages of life) gives a nuanced view of the makeup of a community. To compare age structure, the population is divided into the following groupings:

- » Under 5 (Pre School)
- » 5 to 19 (School Aged)
- » 20 to 44 (Family Forming)
- » 45 to 64 (Mature families)
- » Over 65 (Retirement)

and retirees than Monroe County.

Figure 4 compares the age structure of South Rockwood with that of Monroe County. In general, South Rockwood and Monroe County have similar age structures for its two youngest groupings, pre-school and school age children. However, the Village has a greater number of residents who fall into the family forming and school age category and fewer mature families and retirees than Monroe County.

Figure 4: Age Structure, 2021



Source: 2021 American Community Survey 5-Year Estimates

EDUCATION

This section analyzes the level of educational attainment in South Rockwood and the comparison communities for persons aged 25 and older. South Rockwood belongs to the Airport Community School District while both Rockwood and Gibraltar are within the Gibraltar School District.

The Village has a higher percentage of high school graduates than Gibraltar, the County, and the State. The number of individuals attending college is very similar to the comparison communities and to the State of Michigan. While South Rockwood has a lower percentage of individuals attaining a bachelor's degree when comparing neighboring communities, the County, and the State, it does have a higher percentage of individuals attaining an advanced degree in comparison to the comparison communities and the County.

Table 3: Educational Attainment, 2021

	South Rockwood	Rockwood	Gibraltar	Monroe County	State of Michigan
Less than High School	7.6%	6.4%	8.5%	8.5%	8.4%
High School Graduate	34.4%	37.4%	29.6%	33.8%	28.5%
Attended College	24.8%	28.4%	30.1%	23.9%	22.8%
Associate Degree	13.3%	10.5%	10.9%	12.2%	9.7%
Bachelor's Degree	9.5%	11.3%	12.5%	13.8%	18.6%
Advanced Degree	10.5%	6.0%	8.4%	7.9%	12.0%

Source: 2021 American Community Survey 5-Year Estimates

Housing

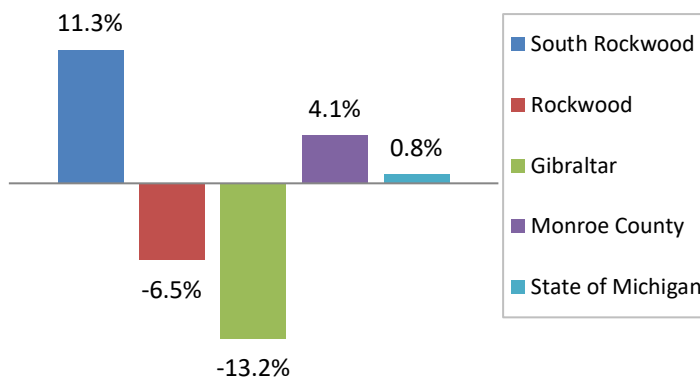
HOUSING UNITS

While 2021 American Community Survey estimates state that there are 815 housing units in South Rockwood. A housing unit represents one dwelling unit – a house, apartment, condominium, etc.

South Rockwood's rate of housing stock growth has increased by 11.3% and is the highest growth rate when compared to Rockwood, Gibraltar, Monroe County and the State of Michigan. While very modest growth has occurred across the State during the past 10 years, the Village has experienced a boom in the number of housing units. Many of these new units are the result of the completion of the Village Place apartment complex with a few dwellings constructed on land classified as residential estates.



Figure 5: Change in Number of Housing Units, 2011-2021



Source: 2011 and 2021 American Community Survey 5-Year Estimates, 2013 Village Records Survey

Figure 6 shows that between the years of 2011-2021, South Rockwood has consistently experienced an increase in its population, the number of households, and housing units. Households represent the largest increase, indicating that unoccupied housing may be becoming occupied.

Figure 6: Change in Population vs. Change in Households vs. Change in Housing Units, South Rockwood,



Source: 2011 and 2021 American Community Survey 5-Year Estimates, 2013 Village Records Survey

AGE OF HOUSING

The table below shows the age of housing units existing in the Village. South Rockwood experienced a boom in housing construction during the 1950's and 1960's which likely occurred as a result of the end of World War II and the extension of water and sewer services. However, during the years between 1970 and 1990, only about ten percent of all existing housing units were constructed. More recently, within the last two decades, over 25% of existing housing was built, with a major boom in the early 2000's when the Village Place apartment complex was completed at the southeast corner of Brandon and Carleton-Rockwood Road.

Within the neighborhood residential district, the presence of older homes is more evident. As housing ages, it requires greater investment of time and money to keep it in good condition. Typically, residences that are 30 years and older will require substantial maintenance to prevent blight and decline for the broader community. Older homes also tend to lack features that support handicap access and may not be suitable for aging in place without significant retrofits. This is a concern for the Village as over 55% of the housing stock was built before 1980.

Table 4: Age of Housing, 2021

Year Structure Built	Percent
2020 or later	1.3%
2010-19	4.7%
2000-09	19.5%
1990-99	14.7%
1980-89	4.0%
1970-79	6.5%
1960-69	11.3%
1950-59	17.5%
1940-49	3.4%
1939 or earlier	16.9%

Source: 2021 American Community Survey 5-Year Estimates

HOUSING TYPE

This section analyzes the types of housing present in South Rockwood and their proportions, as compared to Monroe County. As Table 5 shows, the Village and County both have the highest percentage of housing as single family detached units. However, South Rockwood has almost 10% less of its housing as single family detached units. When considering multiple family offerings proportionally, South Rockwood has over double the amount of multiple family units. The American Community Survey estimates that the Village also has a much lower percentage of mobile homes than the County.

Table 5: Housing Type, 2021

Housing Type	South Rockwood		Monroe County	
	Number	Percentage	Number	Percentage
Single Family Detached	561	68.8%	50779	77.5%
Single Family Attached/Two-Family	57	7.0%	2869	4.4%
Multiple Family	193	23.7%	6500	9.9%
Mobile Home Unit	4	0.5%	5318	8.1%
Other	0	0.0%	32	0.0%
TOTAL	815	100%	65,498	100%

Source: 2021 American Community Survey 5-Year Estimates. 2013 Village Records Survey

HOUSING TENURE

Housing tenure describes how housing is occupied – by the owner, by a renter, or whether it is vacant. Table 6 shows that the majority of dwellings within South Rockwood, over 62%, are owner-occupied. The number of renter-occupied units coincides with the availability of multiple family and two-family units within the Village. Only a small percentage (2.8%) of the total number of dwelling units is vacant, indicating a healthy housing market.

Table 6: Housing Ownership Status and Tenure, South Rockwood, 2021

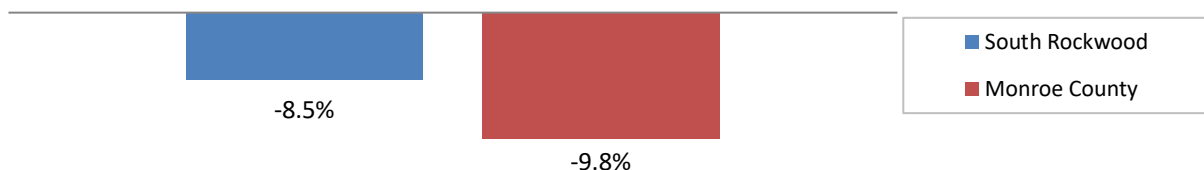
	Number	Percentage
Owner-Occupied	511	62.7%
Renter-Occupied	281	34.5%
Vacant	23	2.8%
Total Housing Units	815	100%

Source: 2021 American Community Survey 5-Year Estimates

MEDIAN HOME VALUE

The value of the homes in South Rockwood is one measure of the quality of life in the community and the health of the economy. All dollar values have been converted to 2022 dollars to adjust for inflation. In 2021, the median home value in South Rockwood is \$179,801 and \$185,762 in Monroe County. The median home value from 2011 to 2021 has decreased both in South Rockwood and in Monroe County indicating a slight loss in the equity of property. However, South Rockwood has decreased at a slower rate than the surrounding County.

Figure 7: Change in Median Home Value, 2011-2021



Source: 2011 and 2021 American Community Survey 5-Year Estimates

Economics

INCOME

All dollar values have been adjusted to 2022 dollars to account for inflation. South Rockwood’s median household income in 2021 was \$78,625. This figure is slightly less than Rockwood but is higher than Monroe County and the State of Michigan as a whole.

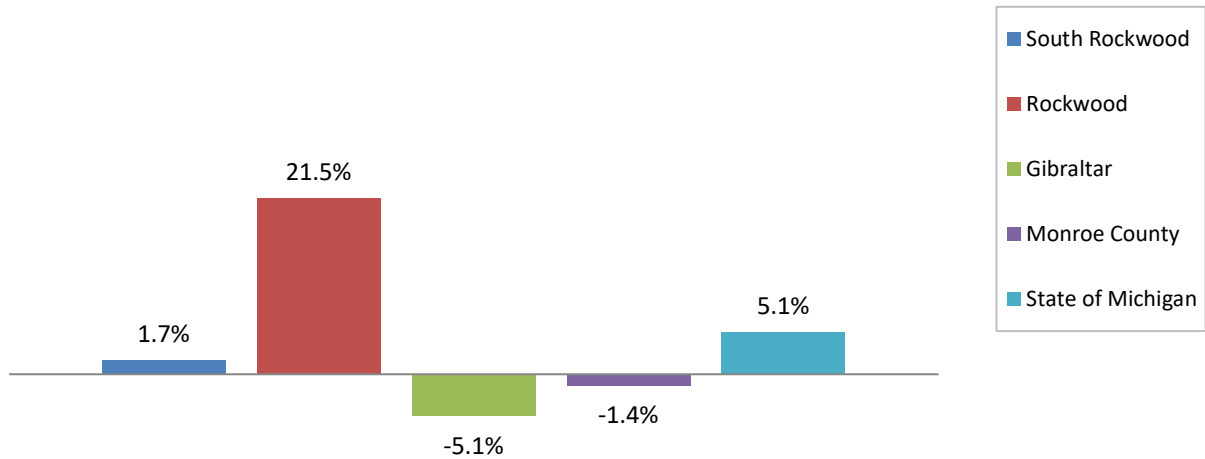
Table 7: Median Income, 2000-2011-2021

	South Rockwood	Rockwood	Gibraltar	Monroe County	State of Michigan
2000	\$106,608	\$95,499	\$99,217	\$88,260	\$76,190
2011	\$71,214	\$70,877	\$85,244	\$73,421	\$64,008
2021	\$78,625	\$86,125	\$80,903	\$68,006	\$67,281

Source: 2000 Census Data, 2011 and 2021 American Community Survey 5-Year Estimates

Figure 2.8 shows the change in median household income over the past 10 years. In comparison with Rockwood, and State as a whole, South Rockwood has experienced a smaller increase in their median household income. However, South Rockwood has experienced a slight increase, which is not the case for Gibraltar or Monroe County. The slight increase is an encouraging trend given the 8.5% decrease in housing value.

Figure 8: Change in Median Income Since 2011



Source: 2011 and 2021 American Community Survey 5-Year Estimates

OCCUPATION

This section addresses the employment of South Rockwood residents. This is not an analysis of what kind of jobs are available or what businesses are located within the community, but rather in what occupations members of the community are employed, regardless of where they work. Thus, commuters from South Rockwood to other areas are included in this analysis, but commuters from other locations coming into the Village are not.

Major occupational sectors for Village residents include education and health care and manufacturing. This trend mirrors Monroe Counties highest employment sectors.

Table 8: Occupational Sectors, 2021

	South Rockwood		Monroe County	
	Number	Percentage	Number	Percentage
Agriculture and Mining	7	0.7%	693	1.0%
Construction	91	8.9%	5079	7.1%
Manufacturing	326	31.9%	14810	20.8%
Wholesale Trade	30	2.9%	1447	2.0%
Retail	69	6.8%	7218	10.1%
Transportation and Warehousing	27	2.6%	5787	8.1%
Information	3	0.3%	655	0.9%
Finance, Insurance, and Real Estate	78	7.6%	2634	3.7%
Professional, Scientific, and Management	63	6.2%	5429	7.6%
Education and Health Care	184	18.0%	16678	23.4%
Arts, Entertainment, Recreation, and Food Services	70	6.8%	5712	8.0%
Other Services	43	4.2%	3312	4.6%
Public Administration	31	3.0%	1842	2.6%

Source: 2021 American Community Survey 5-Year Estimates

COMMUTING

Because of South Rockwood's location at the edge of the Metro Detroit area, many residents commute to other communities to work. Table 9 shows the commute time of Village residents, with an average commute time of 30.0 minutes.

The various locations listed within this table indicate the wealth of possibilities where South Rockwood residents can commute for employment. South Rockwood residents primarily commute between 10 and 60 minutes, reaching destinations as close as Monroe, or as far as Southfield or Ann Arbor.

Table 9: Commuting Destinations, 2021

Time of Commute	Places of Work Within this Radius	Percentage of Residents
Under 10 Minutes	Flat Rock, Woodhaven, Trenton	5.7%
10-30 Minutes	Monroe, Romulus, Westland, Dearborn, Wyandotte, Taylor	44.1%
30-60 Minutes	Ann Arbor, Southfield, Sterling Heights, Detroit, Toledo	44.3%
60+ Minutes	Jackson, Brighton, Sandusky	5.8%

Source: 2021 American Community Survey 5-Year Estimates, Excludes 3.0% of residents who reported working from home

Conclusions

The analysis of the demographic statistics for the Village of South Rockwood leads to the following conclusions:

- » In the past decade, South Rockwood has experienced an increase in its population, the number of households and the number of housing units, even while surrounding communities and the County have experienced a loss in several of these areas. The growing population will increase the demand for commercial developments and infrastructure.
- » Although the average household size shrunk within the last ten years, the number of individuals living in each household is still higher than the County and the State of Michigan.
- » Reinvestment in older housing units and older neighborhoods is increasingly important to accommodate aging in place and ensure the quality of neighborhoods.
- » Additional development of dense housing, such as another apartment complex, would tax the existing sewer system and make the build out of other vacant parcels in the Village difficult.
- » Socially and economically, South Rockwood is a vibrant community to develop in. However, there are physical limitations to growth, such as sewer capacity, roadways and traffic and the floodplain.

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Existing Conditions



Existing Land Use

The existing land use analysis describes what land uses exist on the ground in the Village at this moment in time. The first step in conducting an existing land use survey is to define land use categories to fit the Village’s unique conditions. Traditional distinctions such as “residential” are broken down into smaller categories to describe the situation more fully on the ground. The next step is to determine which category each parcel in the Village fits into.

For the purposes of this analysis, vacant buildings are classified by their most recent use or the uses of their immediate neighbors. Vacant land is considered agricultural or undeveloped land.

Land use within the Village of South Rockwood is depicted on Map 1 at the end of this section.

LAND USE SUMMARY

Table 10 shows the percent of total land area in the Village for each of the land use categories described below.

Table 10: Existing Land Use Summary

Land Use Category	Acres	Percentage of Total Land Area
Neighborhood Residential	122.96	6.69%
Residential Estates	151.41	8.24%
Waterfront Residential	88.02	4.79%
Multiple Family Residential	30.13	1.64%
Mobile Home Park	0	0%
General Commercial	4.26	0.23%
Industrial	61.10	3.33%
Extraction	551.49	30.02%
Public / Quasi Public	17.97	0.98%
Parks and Recreation	253.36	13.79%
Agricultural or Undeveloped	556.29	30.28%

LAND USE CATEGORIES

Neighborhood Residential

This residential category consists of generally (although not exclusively) older homes, dating back to the 1960's and earlier, on small to medium sized lots. Most garages are located in the rear or side yard with longer driveways and accessory structures (such as sheds). Setbacks along the front and rear of the property vary block to block (with a range up to 200 feet for rear yards). The majority of streets do not have sidewalks.

Concentrated along S. Huron Drive, from Park Boulevard to Haggerman Road and in platted subdivisions, the homes are clustered close together and provide opportunities for regular interaction, creating a sense of community.

Residential Estates

This category describes low density residential on large lots (usually one acre or larger). The rest of the lot might be wooded, semi-agricultural or simply a large lawn area. There are typically no sidewalks or connecting streets. Residents of this district enjoy the use of their property for a variety of reasons: recreational opportunities, proximity to nature and the availability of land for larger accessory structures, such as barns, to store recreation vehicles and other equipment.

This residential typology is generally found along South Rockwood's major thoroughfares, including Carleton-Rockwood Road and Ready Road.

Waterfront Residential

This residential district features newer construction homes, within the early 2000's, that have yards backing up to the Huron River. Private access to the Huron River allows property owners to have amenities such as boat slips, docks and boat houses. The majority of the rear yards within this district are located within the 100-year floodplain and floodway.

Waterfront residential is located along S. Huron River Drive and very few lots remain available for development. Directly across the S. Huron River Drive are residential structures of similar construction. However, these properties do not have direct access to the Huron River and are classified as residential estates.

Multiple Family Residential

Multi-family residential includes South Rockwood's denser housing options: apartments and attached condos. The Village Place apartment complex, located at the southeast corner of Brandon and Carleton-Rockwood Road, features amenities such as a basketball and tennis court, fitness center, playground, outdoor pool and clubhouse. Additionally, 40 units have been built at the Wesburn Condos complex on S. Huron River Drive since the last Master Plan update.

Mobile Home Housing

The existing South Rockwood Zoning Ordinance provides for a mobile home park at the southern portion of South Rockwood (along Ready Road, just east of Dixie Highway). Although no mobile homes currently exist on site, it is zoned for such potential future development.

General Commercial

Very little of South Rockwood is currently used for general commercial and almost all establishments are auto oriented and located along Dixie Highway. Located just east of I-75 is a concentrated mix of commercial uses, including retail, dining, office and professional services. A gas station at the corner of Dixie Highway and S. Huron River Drive attracts vehicular traffic from I-75.

Industrial

The industrial classification covers South Rockwood's light manufacturing, research, warehousing, mining and distribution uses. One large industrial area is located south of S. Huron River Drive, between Dixie Highway and the Grand Trunk / Canadian National Railroad. Although this entire parcel is classified as industrial, all of the pottery manufacturing has relocated and the site remains vacant.

To the south of this parcel is another large area that was previously used for industry, but which is currently vacant. The Village is currently working hard to attract a new, suitable industrial user to this site.

Extraction

Land annexed to South Rockwood in 2010 in the southwest portion of the Village is currently used as a quarry. The parcels west of Armstrong Road are planned for future quarry expansion.

Parks and Recreation

Parks and recreation facilities contribute to a community's quality of life. Although a large portion of the overall property included in this category is part of the Wesburn Golf Course, the Village has a relatively large portion of its land area devoted to parks and recreation (13.79 percent). Existing facilities include Morley Riggs Park, Labo Park and the playground at Ritter Elementary School. Additionally, the Dodge Brothers #9 / Huron Clinton Metropolitan Authority Park provides an extensive wooded green space, although the area has yet to be developed as a recreational park.

Public / Quasi-Public

Public / quasi-public uses include Village services and schools, notably Ritter Elementary School, Village Hall/ Community Center, Village Library and the Village cemetery. Public uses also include the fire station on Dixie Highway and churches.

Agriculture or Undeveloped Land

The single largest land use in the Village is agriculture or undeveloped land. Although agriculture is an important component of the economy in Monroe County, these two uses are grouped together because they constitute the land that is most readily available for development as the Village grows.

Map 1 Existing Land Use

Village of South Rockwood, Michigan

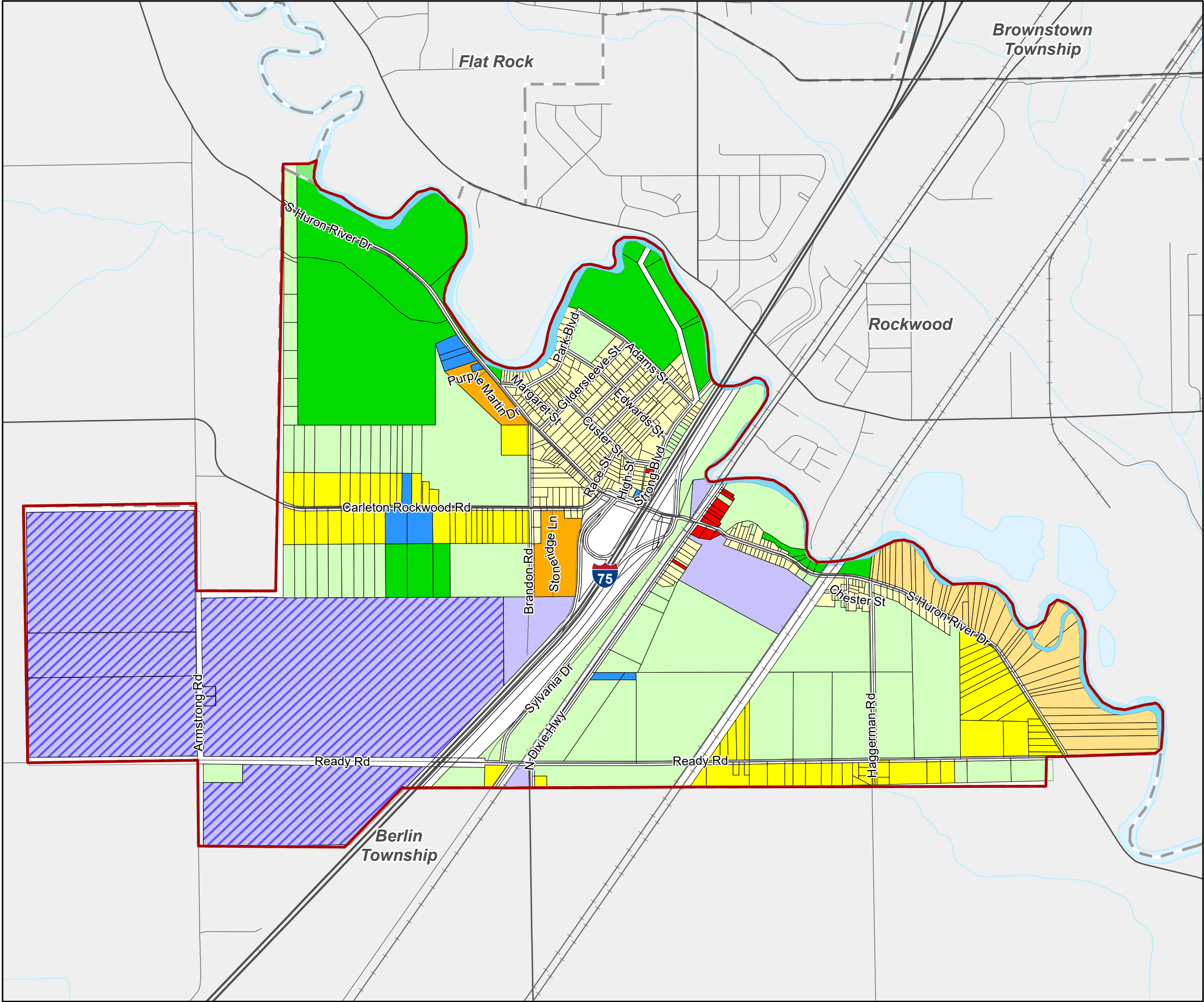
December 19, 2023

LEGEND

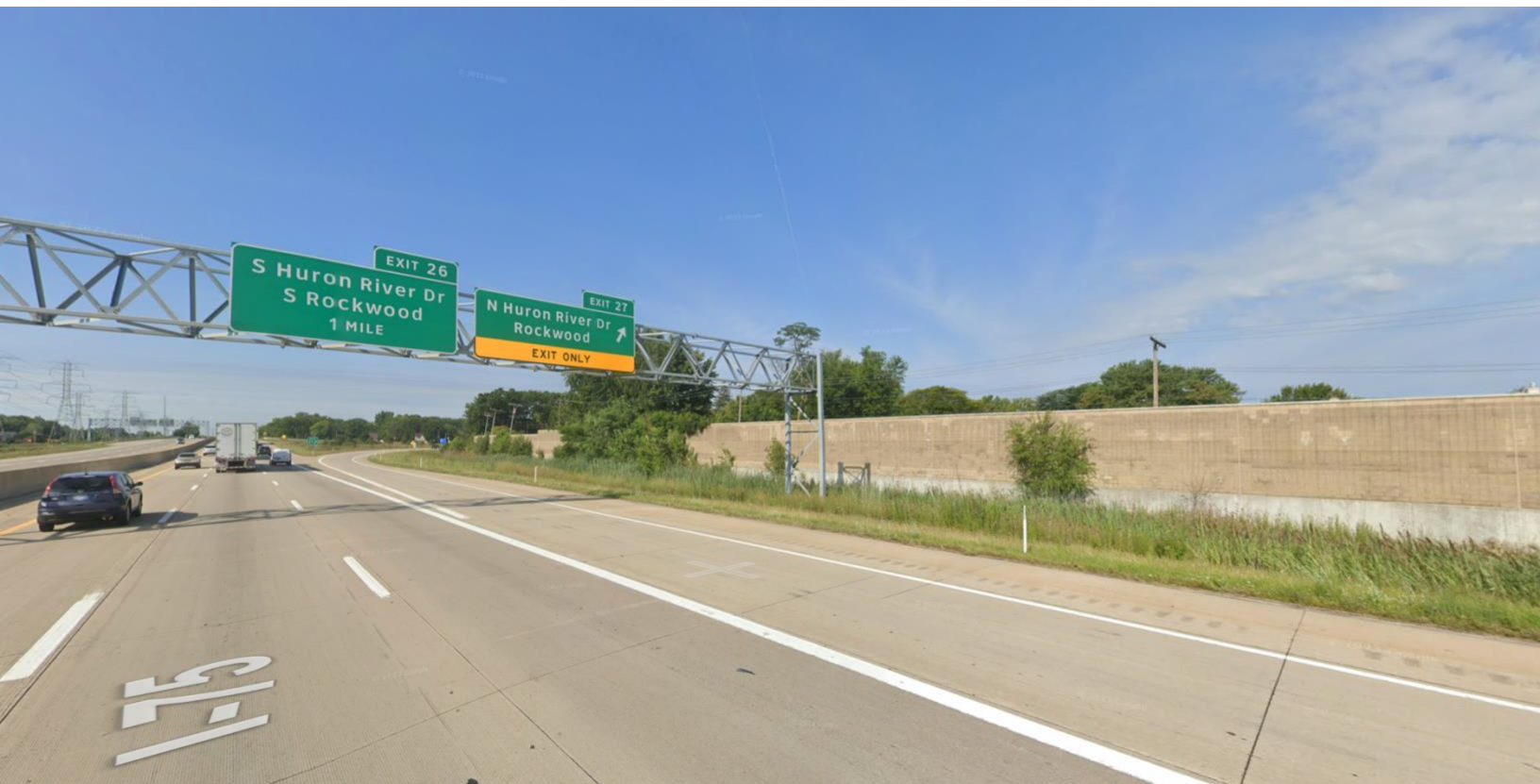
- Neighborhood Residential
- Residential Estates
- Waterfront Residential
- Multiple Family Residential
- Mobile Home Park
- General Commercial
- Industrial
- Extraction
- Parks and Recreation
- Public/ Quasi Public
- Agriculture or Undeveloped
- ROW
- Surface Water
- Village Boundary



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: Village of South Rockwood, 2023. McKenna 2023.



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Circulation Analysis

This section considers the system of roadways, railways, pedestrian ways, and the modes of transportation.

Each year, the highways and rail lines that traverse the Village move millions of people and several thousands of tons of goods. Along with the nearby airports, these transportation systems collectively make up a vital part of the infrastructure that fuels one of the largest regional economies in the country.

Even though these transportation systems connect the Village to the rest of the region, and even the rest of the country, the Village has little control or jurisdiction over them. The State of Michigan and Monroe County control and maintain most of the major transportation routes. The goal in this section is to inventory the existing transportation network, classify each type of road and to identify what agency controls them, and to identify potential limitations or constraints in the Village's transportation system.

FUNCTIONAL CLASSIFICATIONS

The Federal Highway Administration (FHWA) developed the National Functional Classification (NFC) to classify all highways, streets, and roads according to their function. This system has been in place since the 1960s and is recognized as the official road classification system by the FHWA. The following paragraphs list each category in the NFC.

Principal Arterials

Principal arterials are the prominent road type in NFC hierarchy and are generally known as highways and freeways. They provide high speed uninterrupted travel with limited access or restricted access to regionally important urban areas and amenities such as airports. They are the major source for interstate travel and fall under state jurisdiction.

The principal arterial within South Rockwood is I-75, which is a State trunk line and controlled and maintained by the Michigan Department of Transportation (MDOT). This road carries most of the traffic that passes through the Village. Accessibility to I-75 from the Village includes the on and off ramps for southbound I-75 and the on ramp for northbound I-75 at the intersection of S. Huron River Drive. The off ramp from I-75 northbound actually connects to Sylvania Drive, which can be used to access both South Huron River Drive and Ready Road.

Minor Arterials

Minor arterials are similar in function to principal arterials, but they generally carry less traffic and connect to smaller urban centers. Accessibility is greater but stops are more frequent due to signalized intersections.

The two minor arterials within the Village are S. Huron River Drive and Dixie Highway (north of S. Huron River Drive). Dixie Highway is a primary county road and operated by the Monroe County Road Commission while S. Huron River Drive is Village operated.

Major Collectors

Major collector roads are important intra-county travel corridors and provide service to county seats not on an arterial route and often connect major population and employment centers.

The two major collectors located in South Rockwood are Carleton-Rockwood Road and Dixie Highway (south of S. Huron River Drive). Carleton-Rockwood Road is maintained by the Village, while Dixie Highway is operated by the County.

Minor Collectors

Minor collectors collect traffic from local roads and private property and bring all developed areas within a reasonable distance of a major collector or arterial road. These roads provide service to smaller communities and link the rural hinterland with locally important traffic generators such as major collectors and arterials. Currently, no minor collectors exist within the Village.

Local Roads

Local roads primarily provide access to property and include residential streets and lightly traveled county roads. All of the remaining roads within South Rockwood are local roads.

Map 2 Functional Road Classification

Village of South Rockwood, Michigan

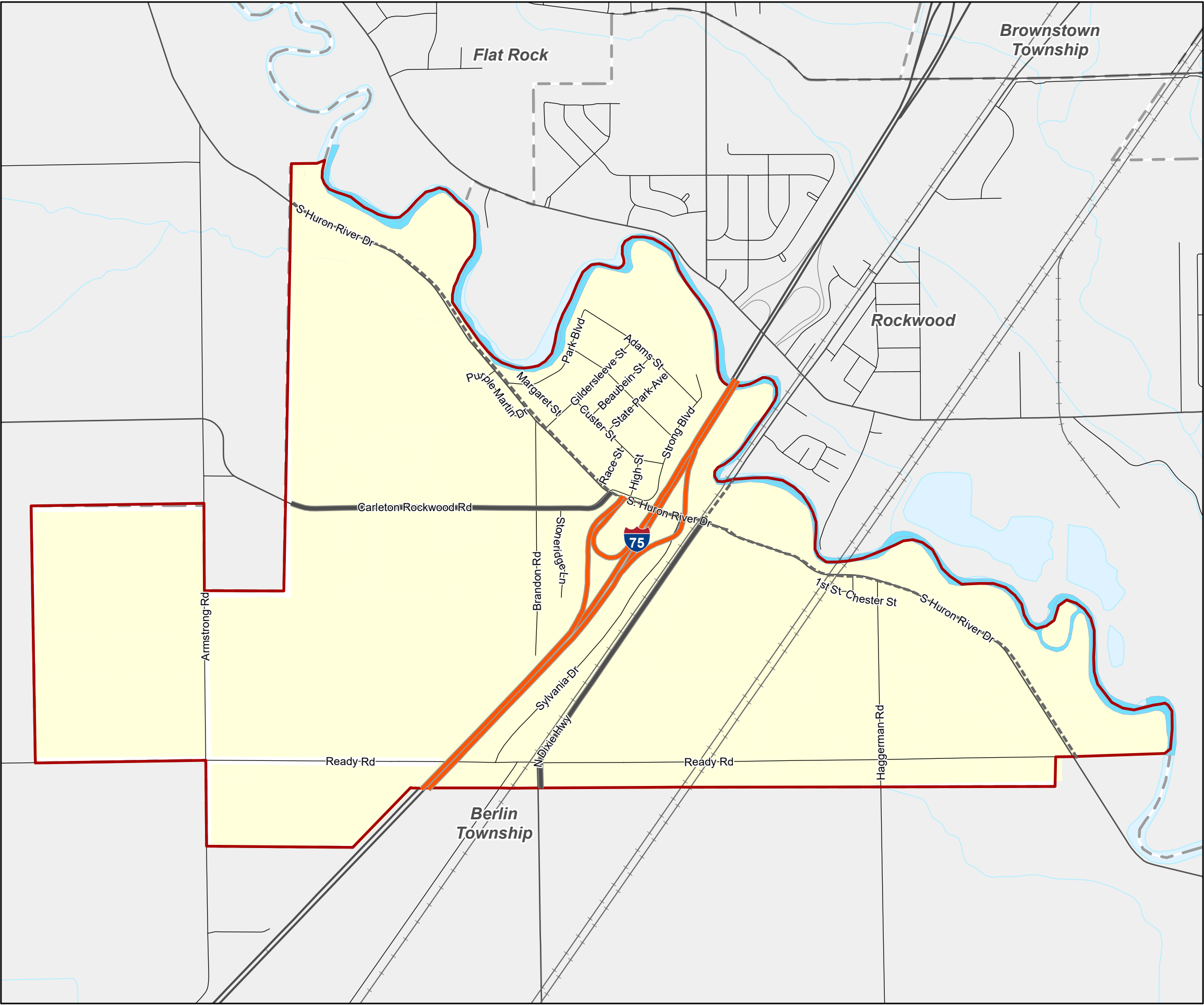
December 14, 2023

LEGEND

- Minor Arterial
- Major Collector
- Principal Arterial
- Surface Water
- Village Boundary



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: Village of South Rockwood, 2023. McKenna 2003.



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ACT 51

Act 51 is the mechanism under which the State of Michigan shares road maintenance funds with communities. Municipalities are awarded funds based on the mileage of roadway within their boundaries.

Under Act 51, roads are divided into two categories – Major Streets and Local Streets. Major Streets receive more funding per mile. Within South Rockwood, Dixie Highway, South Huron River Drive, Sylvania Drive, and Carleton-Rockwood Road are Major Streets throughout their entire length in the Village.

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Map 3 Act 51 Classifications




Village of South Rockwood, Michigan

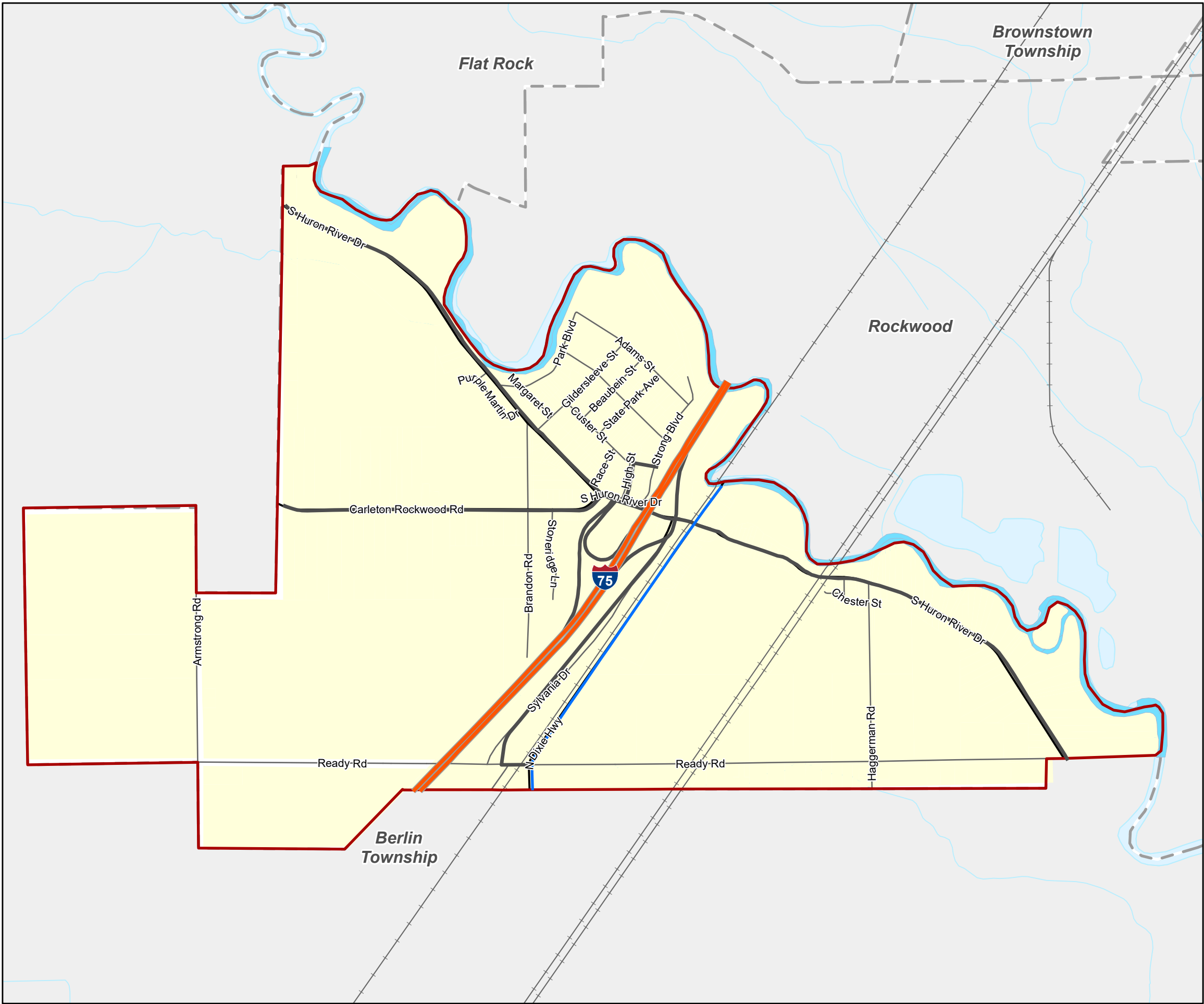
December 14, 2023

LEGEND

-  Village Boundary
-  State - Maintained
-  County Maintained

Village Maintained

-  Primary Roads
-  Major Streets
-  Local Streets



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: Village of South Rockwood, 2023. McKenna 2023.

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TRAFFIC FLOW/CIRCULATION

The ability of people and goods to efficiently flow without unexpected stops or unprecedented congestion is an important part of the quality of life in a community as well as a vital part to a community's economic well-being and growth. The Village road grid was designed for rural uses. As the current rate of development continues, the traffic generated may exceed the local roads' ability to handle increased traffic.

Currently there are two intersections that are problematic. The first problem exists at the intersection of S. Huron River Drive with both the Carleton-Rockwood Road and Strong Road crossing and the added presence of the on and off ramps for southbound I-75. The continued growth and development in the Village is expected to exacerbate the problem of the close proximity of these intersections.

The second traffic flow problem is the grading at the intersection of the S. Huron River Drive, the Norfolk Southern Railway and Dixie Highway. At S. Huron River Drive and the railway, the at-grade crossing is at a significantly higher elevation than at Dixie Highway and has prevented commercial and industrial truck traffic from crossing. The construction of Sylvania Road has provided an alternative route for truck traffic, but this has resulted in increased traffic volumes on collector and local roads.

Formulating an access management plan will be critical to minimize existing problems and prevent future problems as development occurs in the Village. Resources available to the Village include traffic congestion data from SEMCOG and accident reports. These reports should be monitored on a yearly basis to determine the safety and total activity at the interchange.

TRAFFIC COUNTS

Table 11 shows the Average Daily Traffic on several major routes through the Village. Because different segments of each road get different levels of traffic, the Average Daily Traffic is shown as a range.

Table 11: Traffic Counts on Major Village Corridors

Corridor	Average Daily Traffic (In Number of Vehicles)
Carleton-Rockwood Road	2,700 to 3,700
Dixie Highway	3,800 to 8,000
S. Huron River Drive	1,400 to 5,100
Ready Road	1,200 to 1,599
I-75	21,300 to 30,300

Source: SEMCOG

ROAD MAINTENANCE AND IMPROVEMENTS

South Rockwood has implemented a relatively good road maintenance program. However, new development in the Village may create additional road maintenance responsibilities. Road repair should be prioritized based on condition, safety and use. The Village should seek additional grant money beyond what is provided under Act 51.

PUBLIC TRANSPORTATION

South Rockwood is served by the Lake Erie Transportation Commission (LET) on an on-call and reservation basis. The elderly and persons with mobility limitations can use the Essential Transportation Service (ETS), which has specialized Americans with Disabilities Act (ADA) compliant services. However, that service will only pick up passengers in South Rockwood if it has more than one request from a Village resident for a given trip. Fixed route commuter service between South Rockwood and Monroe has been proposed but has never been implemented due to a lack of interest.

Lake Erie Transit only provides service to destinations in Monroe County. Bus service in Wayne County is provided by SMART. The nearest fixed-route services are 160 and 830, both of which terminate near the intersection of West Road and Allen Road in Woodhaven. 160 provides circulation service through Trenton, Riverview, Wyandotte, and Southgate, while 830 provides express service to downtown Detroit. Dial-a-ride services are available, but only pick up passengers in Wayne County.

AIR TRANSPORTATION

Though the Village lacks scheduled air transportation service within its borders, local residents are fortunate to have two airports in the surrounding area that do. Detroit Metro Airport, the main hub for Delta Airlines, is the largest and busiest of the two. Additionally, three private airstrips are found in Berlin Township.

MARINAS

In addition to the other forms of transportation, South Rockwood residents also have access to navigable water bodies such as Swan Creek, Huron River and Lake Erie. There are currently three marinas in Berlin Township and one boat launch maintained by the DNR, which provides direct access to these water bodies.

Swan Yacht Basin and Swan Creek Boat Club are located near the mouth of Swan Creek. The DNR Boat Launch is located on Swan Creek as well, but it is further upstream near the US Turnpike. Lake Point Marina is located on the Huron River, near S. Huron River Drive. Estral Beach Marina is located adjacent to Berlin Township and is located at the mouth of Swan Creek and Lake Erie.



RAIL

Rail tracks traverse South Rockwood in a southwest to northeast direction and all tracks are situated east and within one mile of I-75. Norfolk Southern Railway's southbound tracks lie immediately to the west of Dixie Highway. Norfolk Southern's northbound line lies approximately one-half mile east of Dixie Highway, adjacent to tracks operated by the Canadian National Railway.

Railroads continue to be an important location objective for industry due to the recent trend of increased operating costs by truck carriers. These two railroads, and the availability of industrial land between them, can be important tools in the Village's economic development efforts.



PEDESTRIAN PATHS/BIKEWAYS

The need for pedestrian pathways (i.e. sidewalks) and bikeways will increase as the population grows. In the future, constructing pathways on certain roads to accommodate non-motorized traffic may be necessary. Other alternatives for pedestrians and bicyclists include conventional sidewalks, paved shoulders (dedicated and marked for bicycle use) and separate bicycle and pedestrian pathways next to the road. Linking pathways to adjacent communities and neighborhoods will help in providing recreational opportunities for Village residents and residents of neighboring communities.

Sidewalks are currently limited in the Village. Sidewalks should be required in conjunction with new commercial and residential developments, particularly in neighborhood and multiple family residential districts.

The Village should also seek funds from Safe Routes to School and other grant sources in order to improve sidewalk connections in already-developed portions of the Village.

COMPLETE STREETS

The Village adopted a Complete Streets resolution in 2010. Environmentally, complete streets encourage the use of native vegetation and provide infrastructure for stormwater management. Complete streets also provide opportunities for physical activity and active, non-motorized transportation. The following are three guiding principles for a complete streets policy:

1. Develop connectivity of the street network to increase accessibility for users and provide linkages to connect community focal points, including residential districts, civic facilities, commercial nodes and recreational areas.
2. Promote safe travel for users, especially for children (safe routes to school), the disabled, and the elderly.
3. Encourage alternative methods for stormwater collection (also known as low impact development), including cross slopes, curb profiles, bioswales and pervious pavements.

In order to provide greater walkability and access for residents and visitors of South Rockwood and improve environmental conditions, the following recommendations should be considered by the Village and incorporated into future capital improvements:

- » Sidewalks installed in neighborhood residential and commercial areas, compliant with ADA regulations.
- » Use decorative pavers, or striping, for dedicated crosswalks, including ramps.
- » Introduce seating, trash receptacle and landscaping elements at major intersections to signal drivers to watch for potential pedestrian crossings.
- » Develop cross slopes and curbs to influence the movement of stormwater to vegetated areas where it is absorbed and filtered.



Recreation and Community Facilities Analysis

RECREATIONAL AND COMMUNITY FACILITIES

South Rockwood has an abundance of natural resources and outdoor recreation space. This section describes the recreation and community facilities available to the community.

For planning and management purposes, recreation professionals classify parks and recreation facilities based on the type of facility and expected usage. Frequently, a six-tier classification system is used, as follows:

Mini-Parks

Mini-parks are small, specialized parks, usually less than an acre in size, that serve the needs of residents in the surrounding neighborhood. A mini-park may serve a limited population or specific group such as tots or senior citizens. Mini-parks usually serve people within a radius of $\frac{1}{4}$ mile to $\frac{1}{2}$ mile.

Labo Park is the smallest park in the Village at 1.6 acres. It is located on S. Huron River Drive east of Dixie Highway, and provides direct access to the Huron River. The park is primarily used for picnicking and fishing. The second mini-park within South Rockwood is the playground at Ritter Elementary School.



Neighborhood Parks

Neighborhood parks are typically multi-purpose facilities that provide land for intensive recreation activities, such as field games, court games, crafts, playgrounds, skating, picnicking, etc. Neighborhood parks serve a population of up to 5,000 residents located within a one half- to one-mile radius.

Morley Riggs Park is considered a neighborhood park within the Village and located behind the Village Hall/ Community Center, on Carleton-Rockwood Road. The park occupies approximately 16.5 acres of public and private land. Part of the property is wooded; 8.5 acres have been developed for active recreation, with four ball diamonds, pavilions and a playground.

Community Parks

Community parks typically contain a wide variety of recreation facilities to meet the diverse needs of residents from several neighborhoods. Community parks may include areas suited for intense recreational facilities, such as athletic complexes and swimming pools. These parks usually contain other facilities not commonly found in neighborhood parks such as nature areas, picnic pavilions, lighted ball fields, and concession facilities. Community parks serve a 1-2 mile radius.

No community parks currently exist within the Village.

Regional Parks

Regional parks are typically located on sites with unique natural features that are particularly suited for outdoor recreation, such as viewing and studying nature, wildlife habitats, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail use. Many also include active play areas. Regional parks serve a large area, usually with a 3-5 mile radius.

The Dodge Brothers #9 / Huron Clinton Metropolitan Authority Park is considered South Rockwood's regional park. The State of Michigan has given 37 acres to the Village, the Dodge Brothers #9 tract, with the understanding that it be used for recreation. The land reverts to the State if it is no longer used for recreational purposes. The parcel is located on the north side of Adams Street and is primarily wooded and subject to flooding.

Between Dodge Brothers #9 and the Huron River lies an additional 25 acres of recreational land. This property was deeded to the Village from the Huron Clinton Metropolitan Authority, Metroparks. These two tracts combine to form a single, undeveloped park area. The site is wooded, and the predominant use of the park is for fishing. This area along the Huron River is part of the Huron River Water Trail, a 104-mile inland paddling trail and currently features a canoe launch.



Linear Parks

Linear parks are developed for one or more modes of recreational travel, such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing and/or pleasure driving. Some linear parks include active play areas. Linear parks often link other parks or components of the recreation system, community facilities, commercial areas, and other focal points, although in more rural areas like South Rockwood they sometimes merely provide recreational access to natural areas.

No linear parks currently exist within the Village.

Private and Special Use Facilities

Special use recreation facilities are typically single-purpose recreation facilities, such as historic amenities, golf courses, nature centers, outdoor theaters or facilities for the preservation or maintenance of the natural or cultural environment.

Wesburn Golf Course is a private recreational facility, located on approximately 220 acres in the northwest corner of the Village.



IMPACTS OF GROWTH AND DEVELOPMENT

Increased residential development in the Village will increase the need for additional recreation and community facilities. The Village's development regulations should require developers to contribute to the Village's park and recreation resources.

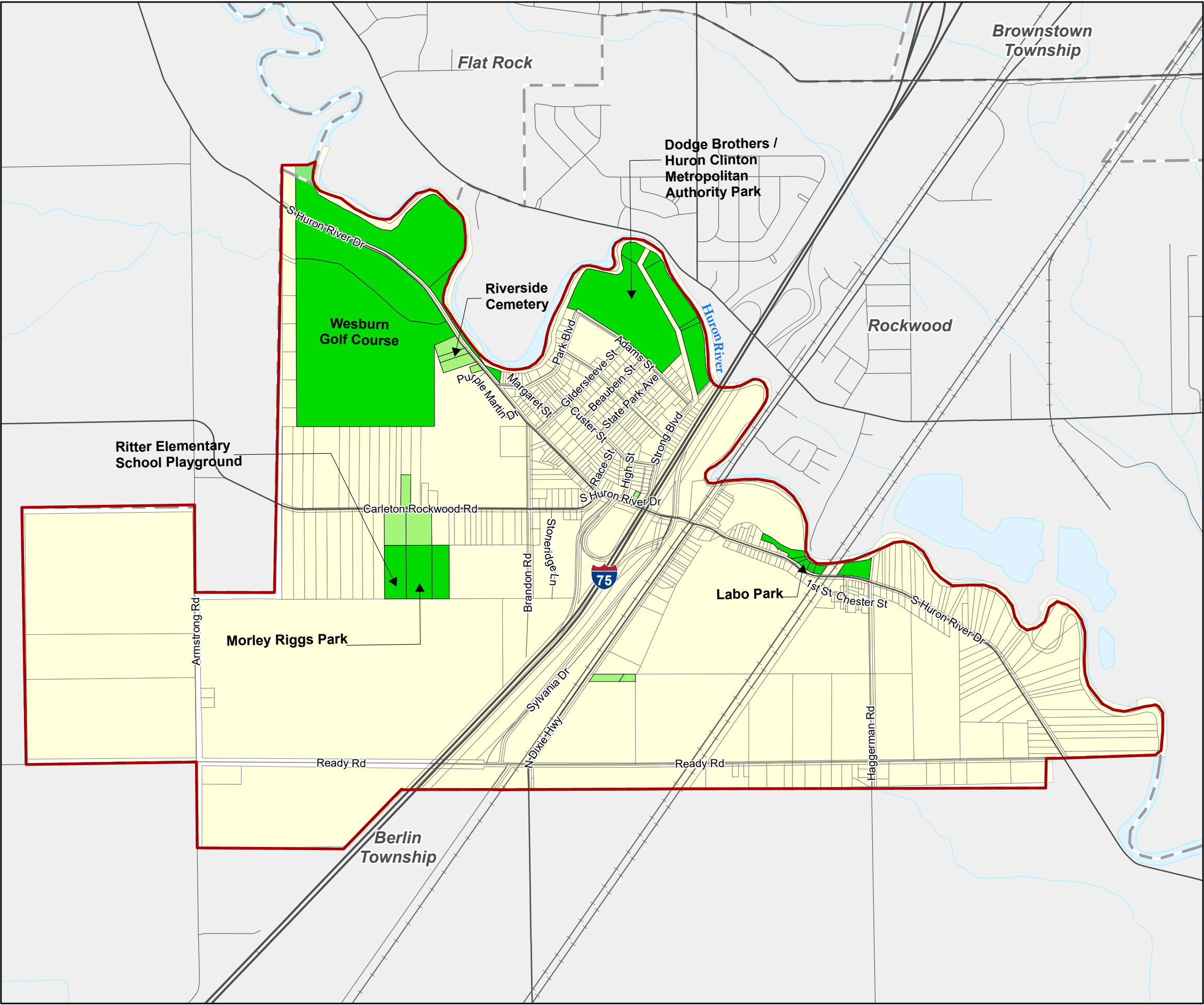
Map 4 Recreation and Community Facilities

Village of South Rockwood, Michigan

December 14, 2023

LEGEND

- Parks and Recreation
- Public/ Quasi Public
- Village Boundary



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: Village of South Rockwood, 2023. McKenna 2023.

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Public Facilities and Services

PUBLIC FACILITIES

The Village's public facilities include the Village Hall/ Community Center, Village Library, a public cemetery and the parks described above. In addition to providing meeting space for the Village Council, Planning Commission, and other official bodies, the Village Hall/ Community Center provides office space for an administrative staff of four positions, the Department of Public Works with three positions, and the Police Department with nine positions (two of which are full-time). The Village maintains a public cemetery located on the south side of South Huron River Drive, approximately one-tenth of a mile northwest of the intersection with Park Boulevard.

WATER

The Department of Public Works maintains roads, the water system, parks, recycling, the public cemetery, and other assorted projects that arise from time to time.

The Village provides water through a contract with the Detroit Water and Sewage Department. Currently, all homes and businesses within the Village are connected to the public water supply system. Most of the vacant and agricultural land in the Village is located adjacent to water supply lines. At the time this Plan was formulated, the public water supply system had adequate quality, and sufficient quantity for existing and planned development.

SEWER

The Village provides for sewage disposal through its contract with the South Huron Valley Utility Authority (“SHVUA”). The general location of the sewage collection lines is indicated on Map 5. The current usage and capacity of the plant and of the Village’s purchased capacity is presented in Table 12 below. Additional capacity could be required as a result of new development in the Village. This capacity could take the form of capital improvements to the pipe infrastructure in the Village, or in the form of purchased capacity at the sewage treatment plant, if any is available.

In 2000, the Village had an unused sewage treatment capacity of approximately 145,000 gal/day. For general planning purposes it is assumed that, on average, each individual uses 100 gallons of water per day. The Village has gained approximately 330 residents since 2000, leaving a remaining capacity of 112,000 gal/day. Under the assumed usage, the Village has sufficient capacity to accommodate a population growth of 1,120 new residents.

However, the capacity of the sewer system has been compromised by “infiltration” – i.e. stormwater seeping into the sewer pipes through cracks and other deterioration. This infrastructure problem is a serious concern and may limit the development potential in certain parts of the Village. As of Spring 2014, the SHVUA has strongly discouraged large scale development in South Rockwood due to concerns about infrastructure deterioration and may not allow certain projects if they could overburden the deteriorated infrastructure.

Table 12: Theoretical Sewage Treatment Plant Capacity

	SHVUA Sewage Treatment Plan	Village of South Rockwood’s Share of Capacity
Treatment Capacity	24 MGD ¹	300,000 gal/day
Current Daily Usage	7.8 MGD	178,000 gal/day ²
Unused Capacity	16.2 MGD	112,000 gal/day
- as a percent of total capacity	67.5%	40.6%

1 MGD stands for Million Gallons per Day

2 The current daily usage indicated includes both current usages, and an allotment for the residences on the south side of Ready Road, which may be connected to the sewage collection system through sewer mains along Ready Road.

Source: McKenna Associates, Inc., 2003, with data supplied by South Huron Valley Utility Authority, updated in 2013 by McKenna Associates using estimates based on US Census population figures.

Map 5 Water and Sewer Infrastructure

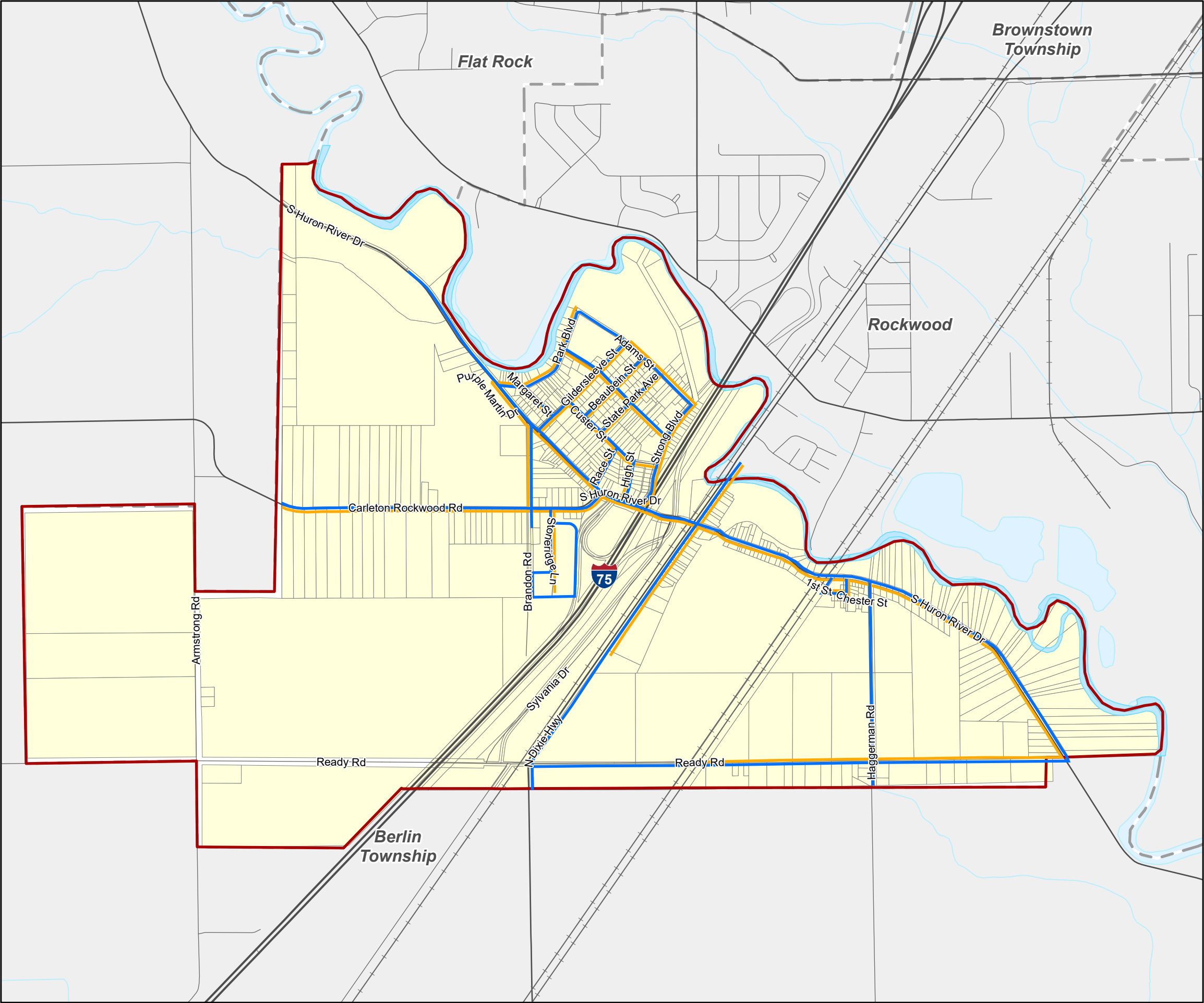
Village of South Rockwood, Michigan

May 15, 2023

- LEGEND
- Sewer
 - Water
 - Village Boundary



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: Road Classifications, July 1, 2002, from the Michigan Department of Transportation.
Water and Sewer Provided by Village of South Rockwood, 2003. McKenna, 2023.



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TOWNSHIP AND COUNTY

The Village has public facilities that include a Public Library, Community Center, and a Fire Station. Fire Station 2 is located in a relatively new fire hall located on North Dixie Highway in the southern part of the Village. The equipment includes a 1998, 1000-gallon pumper, a 1975 Bean pumper, one mini pumper, a basic transport vehicle (ambulance) and one utility truck to carry equipment.

Airport Community School District, located in Carleton, serves the Village of South Rockwood. The School District maintains one facility in the Village, Ritter Elementary School.

CONCLUSIONS

All of the public facilities and services that are available in the Village of South Rockwood will be affected by the rate and character of future growth and development. An important objective of the Master Plan is to establish a future land use plan that strikes a balance between types and levels of development that can overwhelm public facilities and services, and the types and levels of development that will expand the tax base and make improvement and expansion of public facilities and services financially feasible.

In general, sewer capacity may be an impediment to future development. At this time the extent of that impediment is not clear. This plan envisions careful analysis of the ability of infrastructure to support new development prior to land use approvals being granted by the Village.

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Resources and Constraints



This chapter describes the resources to support and the constraints to future growth and development in the Village. The geographic location and extent of the resources and constraints are shown on Map 6 at the end of this chapter.



Natural Features

The predominant natural feature in the Village is the Huron River, which forms the northern boundary of the Village, and the jurisdictional boundary between Monroe and Wayne Counties. Associated with the river is an extensive floodplain, and areas of wetlands.

The river itself is an attractive amenity that adds value to the properties that lie adjacent to it. The river is also an important component of the recreational amenities at Dodge Brothers #9 / Huron Clinton Metropolitan Authority Park and Labo Park.

A portion of the Village lies within the floodplain of the Huron River and its tributaries (668.29 acres). The general location of the 100-year floodplain is shown in Map 6.

Floodplains provide numerous important environmental functions from flood control to habitat. To maintain the environmental benefits of floodplains, development is restricted, and at times prohibited, pursuant to the Village's Zoning Ordinance.

Generally associated with the Huron River and underlying hydrological patterns are several large wetland areas, as shown on Map 6. The identified wetlands comprise approximately 97 acres. With the exception of the wetlands located in the southeastern corner of the Village, all of the wetland areas are currently undeveloped. New development in wetland areas is restricted, and generally prohibited. A permit from the Michigan Department of Environmental Quality is required for development in wetland areas.

While the Huron River itself is a very attractive amenity and a valuable resource, the floodplains and the wetlands associated with the River generally restrict the development potential of land.

Utility Service Areas

An important prerequisite for development is the availability of water and sewer infrastructure. As indicated by the location of water and sewer lines, shown on Map 6, most of the Village area is served with public water supply and sewage collection. However, the sewage treatment capacity available to the Village is a constraint that limits the amount of growth and development that can be accommodated in the Village.

The theoretically available unused sewage treatment capacity is estimated to be 122,000 gal/day. Based on the Village's average household size of 2.63 and the rule of thumb of 100 gallons per person per day, the average Village household uses approximately 263 gallons of sewer capacity per day, which would mean that the sewer system could support approximately 463 additional households in the Village.

However, deterioration in the existing pipes means that the actual capacity of the sewer lines is lower than the numbers indicate. Large-scale development in the Village should be discouraged until the sewer infrastructure is upgraded to a level sufficient to support such development.

Thus, a critical aspect of the Master Plan is to plan for a balance of land use types in recognition of the limited sewage treatment capacity that is available for the Village, and the poor condition of some of the sewer infrastructure in the Village. The Village will also have to develop a policy for how it allots its unused sewage treatment capacity, and a policy to regulate the scale and density of development based on the availability of sewage treatment capacity.

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Map 6 Resources and Constraints

Village of South Rockwood, Michigan

December 19, 2023

LEGEND

WETLAND DESIGNATION

Emergent

Forested

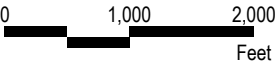
Open Water/Unknown Bottom

100 Year Floodplain

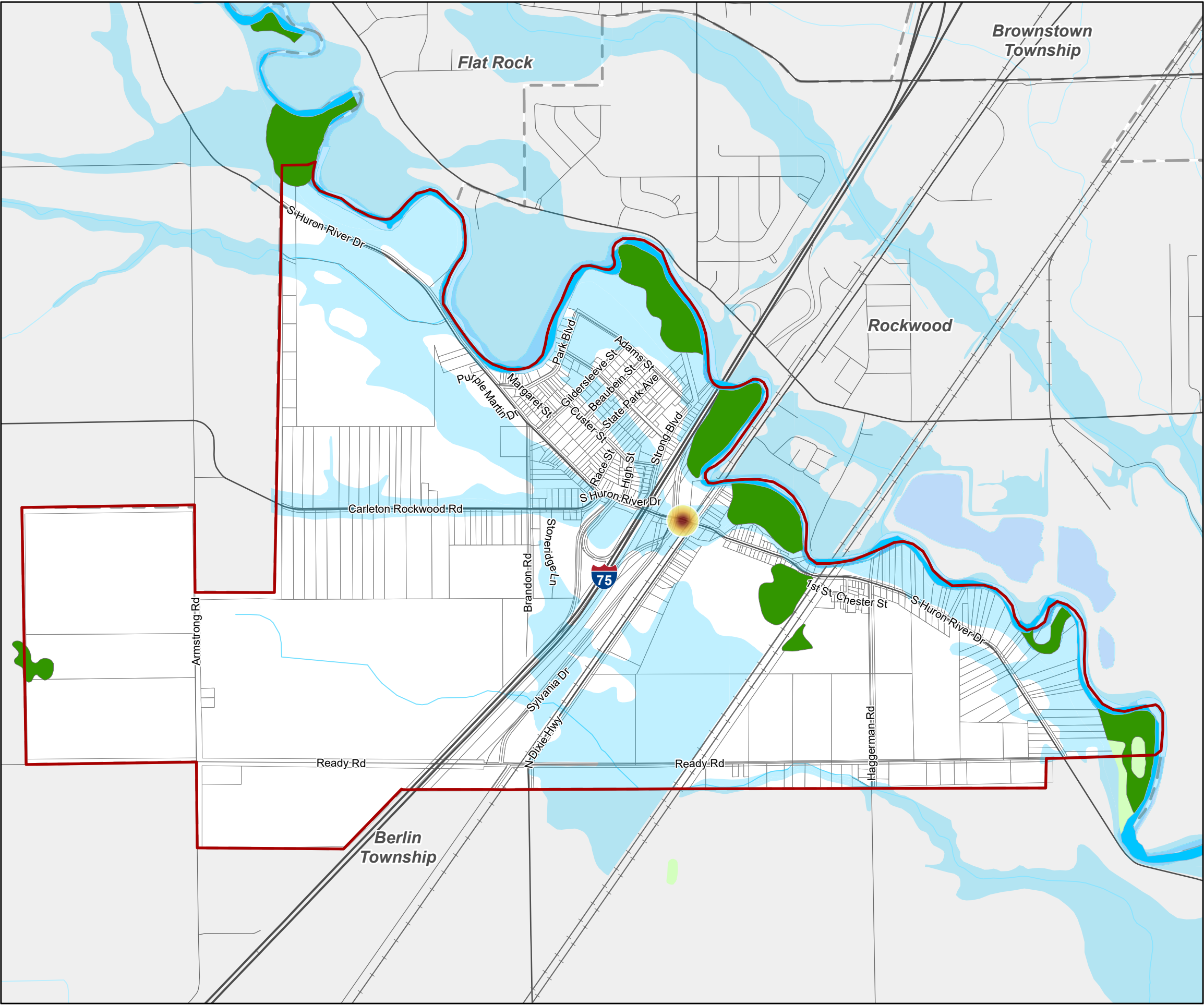
Lakes and Rivers

Steep-Grade

Village Boundary



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: Water and Sewer Provided by Village of South Rockwood, June, 2003. McKenna 2023.



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Public Input



COMMUNITY SURVEY

As part of the development of the 2023 Master Plan Update, South Rockwood conducted a survey that was distributed within the community. The survey was a total of 11 questions, with the paper copy being a total of 3 ½ pages. The survey results guided the planning process and informed the creation of a community vision reflected in the Master Plan goals and objectives.

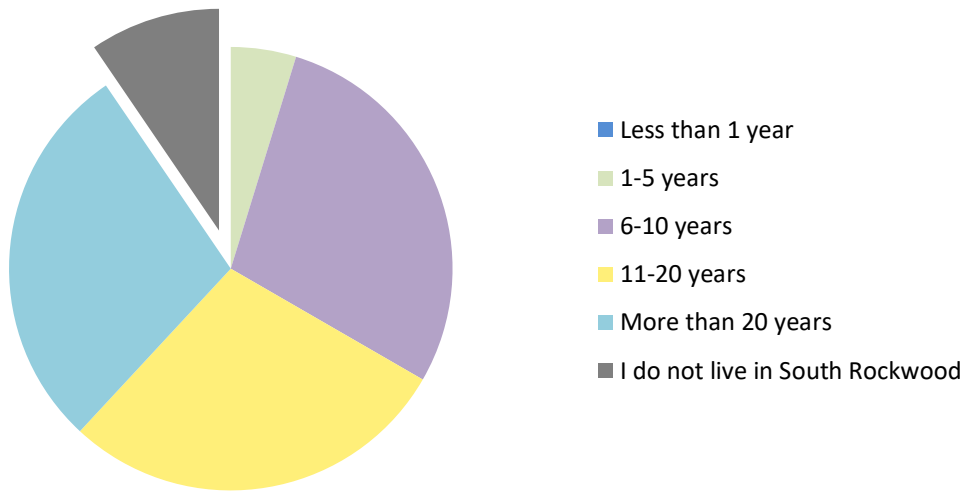
DISTRIBUTION

The survey was advertised on the Village website that provided a link to the survey via Survey Monkey as well as in the October newsletter. Paper copies of the survey were also available at Village Hall.

CHARACTERISTICS OF RESPONDENTS

There were 21 responses to the survey. 90% of respondents reported that they are a South Rockwood resident, with 28.6% of respondents stating that they shop and dine in the Village. 9.5% of respondents indicated that they live outside of South Rockwood and 9.5% selected that they owned a business or property within the Village.

Question 10: If you are a South Rockwood resident, how long have you lived here?



RESPONSES

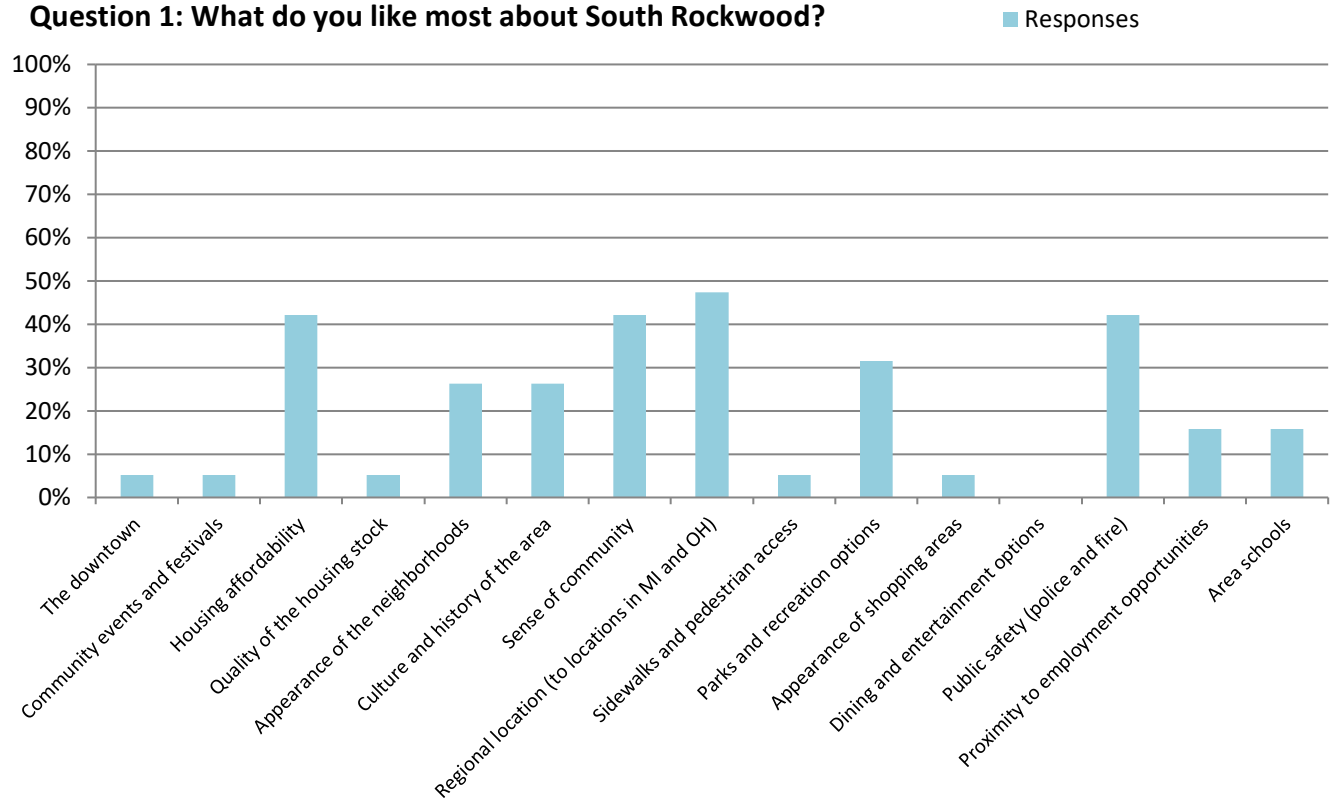
Respondents were asked a number of questions dealing with the present and future of South Rockwood. In order to gauge potential Village priorities, respondents were presented with both questions that allowed them to choose multiple options, rate options, and others that required open-ended responses. Selected graphics and responses are displayed below, however, the full results of the survey can be found in the Appendix with key takeaways included here.

General Takeaways

Questions 1-3 covered the general opinions about South Rockwood: what works, what doesn't work, and what needs to change.

- » The most valued aspects of South Rockwood are its proximity to locations throughout Michigan and Ohio, its housing affordability, and its police and fire safety.
- » The least desirable aspects of South Rockwood include its lack of non-motorized transportation, truck traffic, lack of cultural events and entertainment, and cost of living and taxes.
- » The general takeaway is that the Village could improve its transportation options, encourage more entertainment and dining opportunities, enhance streetscapes, reduce blight, and encourage more variety in retail options.

Question 1: What do you like most about South Rockwood?

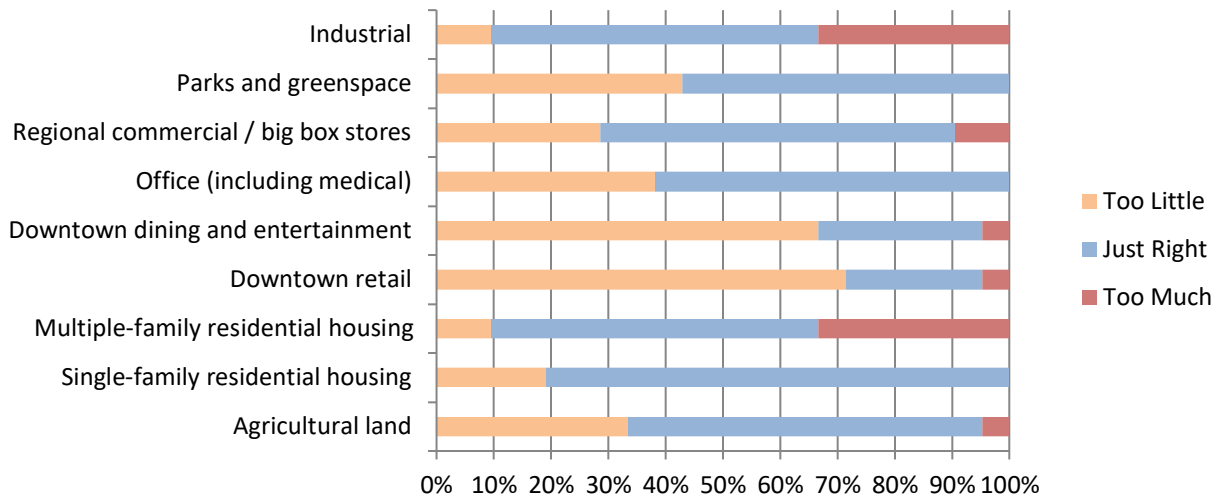


Land Use and Housing Takeaways

Questions 4-6 covered land use and housing within South Rockwood.

- » Out of every land use listed, respondents indicated that there is too much industrial and multiple-family housing within South Rockwood, but not enough downtown retail, downtown dining and entertainment, and parks and greenspace.
- » Out of all housing options listed, respondents indicated that they would like to see larger single-family homes (over 2,500 square feet), regular singular family homes (less than 2,500 square feet), and mixed-use residential (above retail). No respondents were interested in duplexes, triplexes, townhouses, senior living facilities, or downtown multi-family.
- » 85.7% of respondents indicated that the housing options in South Rockwood supported their needs.

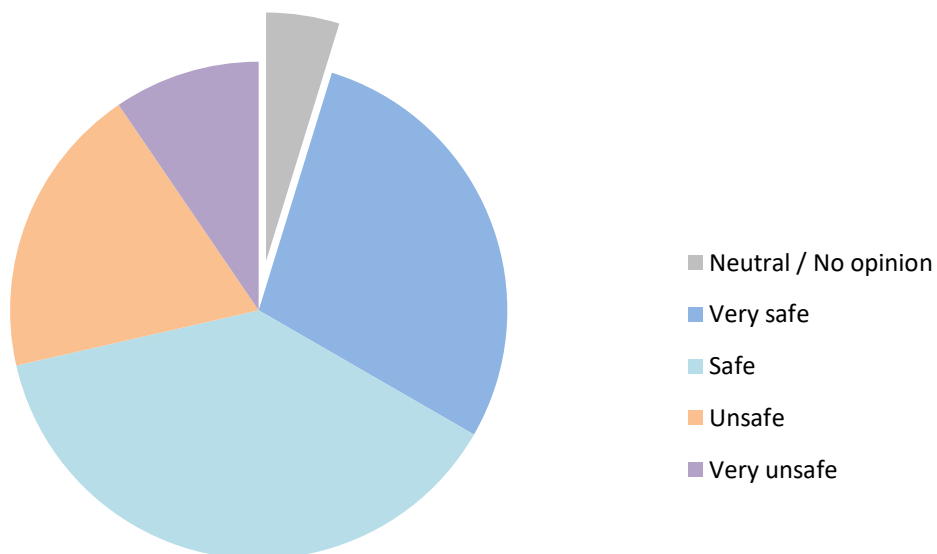
Question 4: Please rate the current mix of land uses in South Rockwood



Non-Motorized Transportation Takeaways

Questions 7 and 8 covered non-motorized transportation (sidewalks, improving streetscape, bicycle / pedestrian facilities, etc.) in South Rockwood. When respondents were asked if they would be willing to support South Rockwood exploring options to improve bicycle and pedestrian facilities, approximately 81% expressed their support.

Question 7: How safe do you feel walking and biking around South Rockwood?



Goals and Objectives



A statement of the goals and objectives will help guide the Village through the planning and implementation process. It is important to set goals and objectives because they: 1) help achieve consensus on the purpose of the Master Plan and the desired outcome; 2) provide a guide for zoning and capital improvement decisions; and 3) provide a framework for evaluating future and current planning and development issues.

Goals are general in nature and are statements of ideals toward which the community wishes to strive. They represent the ultimate purpose of the planning effort, stated in a way that is broad and immeasurable.

Objectives are more specific and present a means of attaining the stated goals. Objectives take the form of more measurable standards, or they specify the way in which the goals can be achieved. Objectives are often more specific statements that can be readily translated into detailed design proposals or action recommendations.

The goals and objectives presented in the section are a direct result of the public survey and the analyses in the first part of this master plan. The goals and objectives are presented at this point in the master plan because they guide the development of the future land use map, which follows in the next section. The final part of the master plan is the Implementation Program. It is in the final part that describes the tools and methods with which the Village can implement the objectives and realize the community's goals.

Goal 1:

Sustain and Improve the Village's Core Infrastructure

- Objective 1.1** Continue progress in determining extent and primary sources of excessive infiltration and inflow to sanitary collection system.
- Objective 1.2** Determine appropriate and sustainable funding to remediate deficiencies within the collection system to regain adequate capacity for future development.
- Objective 1.3** Implement remediation measures including mainline and lateral sewer lining, sump pump rerouting, and wet weather storage; and / or purchase additional treatment capacity, if available and cost-effective.
- Objective 1.4** Prepare medium-range and long-range capital improvements plan for replacement of remaining water mains that are reaching the end of their service life.
- Objective 1.5** Review traffic safety and circulation and roadway conditions within the village and consider targeted improvements to accommodate future growth and development needs.

Goal 2:

Provide for Balanced and Orderly Economic Development and Growth

- Objective 2.1** Determine equitable allocation of available sanitary sewer capacity between uses and zoning districts to provide appropriate balance between residential and non-residential growth needs.
- Objective 2.2** Study roadway geometric alternatives to eliminate or mitigate the railroad crossing at South Huron River Drive to accommodate safe access to commercial and industrial properties from I-75.
- Objective 2.3** Work with the Monroe County Business Alliance to identify opportunities to redevelop the former Ritter Pottery property that will provide long-term revenue for the village without creating significant negative externalities for adjacent properties.
- Objective 2.4** Review Zoning Ordinances to provide needed standards for stability and improvement of existing housing stock, including blight and property maintenance requirements, exterior storage, and accessory structures.
- Objective 2.5** Pursue a long-range strategy for redevelopment of the existing commercial core to transition to current zoning standards, including solicitation of outside funding or consideration of establishment of tax increment financing district.

Goal 3:

Pursue Quality of Life and Environmental Initiatives

- Objective 3.1** Work with outside non-motorized transportation groups to pursue completion of links within the Monroe County Trail & Bicycle Plan, and connections to the Downriver Linked Greenways trails and other beneficial localized links within the Village.
- Objective 3.2** Protect shoreline of Village-owned properties from erosion and promote river access at Dodge and LaBo Parks.
- Objective 3.3** Develop a long-term development plan for Morley Riggs Park and vacant property to the east, and consider solicitation for outside grants to fund improvements.
- Objective 3.4** Consider long-range needs of library and community center, partner with Friends of South Rockwood Library group to establish fund-raising goals and desired projects.

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Future Land Use Plan



Future Land Use

This chapter presents the Village’s plan for the long-term development of the land within the Village. In general, the plan considers development of the Village over the next 20 years. The plan also indicates those uses and developments that are planned for and phased in over the next five years. The future land use plan consists of the text in this chapter, and the Future Land Use Map, which is included at the end of this chapter.

The Village will likely entertain requests for changes in zoning district classification over the life of the Master Plan. When reviewing requests for zoning changes and special use permits, the Village should assure that the request complies with the future land use plan, as well as the goals and objectives, and the overall Master Plan. When a requested zoning change does not comply with the future land use plan, the request should be denied until such time as the Master Plan is amended.

Residential Uses

The future land use plan includes four categories for residential uses, based on density and housing type.

Areas planned for residential reserve are intended for residential development over the long term. However, for the next five years, these areas are planned to remain in an agricultural or open space use, being reserved for higher density residential development at a later date. The quarry is included within the residential reserve. Single-family residential development may be allowed under this future land use plan at an overall density of one (1) dwelling unit per three (3) acres. When the Master Plan is reviewed in five years, these areas may be reconsidered for a higher density. The driving factor for lower density within the Village is due to sewer capacity limitations.



RESIDENTIAL LOW DENSITY

Areas planned for residential low density are intended for single-family residential development at an overall density of one (1) dwelling unit per up to one (1) acre. This density is intended to be the long-term plan for these areas.

RESIDENTIAL MEDIUM DENSITY

Areas planned for residential medium density are intended for single-family and two-family residential development at an overall density of four (4) dwelling units per one (1) acre.

RESIDENTIAL HIGH DENSITY

Areas planned for residential high density are intended for multiple-family (apartments and single-family attached townhouses) and mobile home housing at an overall density of eight (8) dwelling units per one (1) acre.

RESIDENTIAL FOOTNOTES

- [R1]** This area is the older residential section of the Village. Community development needs in this area include the installation of sidewalks (where feasible) and storm water management facilities. The Village should also monitor the quality of housing and property maintenance in this area.
- [R2]** This area is currently zoned for residential use. However, flood plain and wetland issues make it unlikely that housing can be constructed in this area. This area is planned for residential use to reflect the zoning and the surrounding land uses.
- [R3]** This area is currently used for a golf course. The future land use plan for this area calls for new residential development that focuses on the golf course, as well as open spaces and the Huron River, as amenities. Single-family housing distributed through the golf course is permissible under this future land use plan. It is envisioned that any residential development will be accomplished through a planned unit development process.

Commercial

The areas designated for commercial uses include two areas that are currently zoned for and used for commercial uses, and one undeveloped area that is planned for new commercial development. There is also one area, north of the intersection of South Huron River Drive and North Dixie Highway, that is currently zoned for industrial use, but which is currently used for some commercial businesses.

The commercial designation is intended to include both retail commercial uses and offices.

COMMERCIAL FOOTNOTES

- [C1] This area is currently zoned for industrial uses, but is used for retail businesses. Subsequent to the adoption of the Master Plan, the Village may consider changing the zoning classification of this property.
- [C2] This area is the commercial center of South Rockwood and constitutes the traditional downtown as it exists in the Village. Public improvements that are needed include:
- » Constructing curbs and gutters along Dixie Highway to better define the edge of the road
 - » Installing walking/biking paths along S. Huron River Drive and Dixie Highway to connect to new pedestrian bridges over the Huron River.
 - » Improving the intersection of South Huron River Drive, Dixie Highway, and the at-grade railroad crossing, as possible or consider rerouting alternatives which is also mentioned within the Goals and Objectives.
- [C3] This area is planned for new commercial development on the east side of North Dixie Highway from Ready Road to the fire station. The intent is to allow enough depth from the road to accommodate conventional shopping centers. Commercial development in this area should be accomplished through a planned unit development process.



Industry

There are two areas planned for industrial uses. The area on the west side of I-75 is the property that is currently zoned for and used for sand and gravel mining operations.

The area to the east of I-75 is currently zoned for and was previously used for pottery manufacturing and sales. The primary intent of the Master Plan is to redevelop this area for industrial uses. Should it prove difficult to attract new industrial firms, the future land use plan will provide for commercial or office uses in this area, even though such uses are not graphically depicted on the Future Land Use Map. This type of development should be accomplished through a planned unit development process. Although this plan supports the eventual development of this area, large scale development of any type may be difficult due to transportation, sewer, environmental, and flood plain concerns.

Parks, Recreation, and Open Space

The future land use plan designates several areas for parks, recreation, and open space, most of which are currently used for parks and open space. The plan envisions the implementation of the Parks and Recreation Master Plan, as well as the specific items discussed in the following footnotes. This plan envisions opportunities for pedestrian crossings over the Huron River to connect to trails and park spaces on the Rockwood side. Improvements to increase public access to the Huron River should be constructed in areas that are feasible and do not impact existing residential areas.



PARKS, RECREATION, AND OPEN SPACE FOOTNOTES

- [PR1]** It is unlikely that the area between I-75 and the Norfolk Southern Railroad can be developed for economically feasible uses due to the major transportation corridors. The Plan for this area is parks, recreation, and open space. The Village may entertain a request for amending the master Plan upon a showing that this area can be developed in accordance with zoning requirements.
- [PR2]** It is unlikely that the area between I-75 and the Norfolk Southern Railroad can be developed for economically feasible uses due to the major transportation corridors. The Plan for this area is a mix of industrial, reflecting the current zoning and surrounding transportation infrastructure, and open space, reflecting the difficulty of development. Industrial uses may be appropriate provided that development can be accomplished under zoning requirements. A planned unit development may facilitate industrial uses. In the absence of a feasible industrial development proposal, this area should be used for parks, recreation, and open space.

Circulation

The existing interchange with South Huron River Drive and I-75 is problematic. The intersections with the two exit ramps are in close proximity to four other intersections. The interchange is also less than a mile from the I-75 interchange in the City of Rockwood, which is less than the Federal standard.

The proximity of the I-75 interchange to and the steepness of the railroad grade crossing immediately to the east creates a present traffic safety and access concern and impediment to future development. The intersection of Dixie Highway and South Huron River Drive cannot be effectively widened to include auxiliary turning lanes and many large vehicles cannot traverse the crossing safely or efficiently, which limits the development potential of the Village's vacant industrial property. In order to access Dixie Highway from I-75, large vehicles must utilize the grade crossing at Ready Road instead, and the corresponding intersection of Ready Road and Dixie Highway itself has some geometric deficiencies.

While relocation of the interchange with I-75 is likely infeasible due to cost, the Village should review options to facilitate geometric changes to the existing roadway system that would create better opportunities for economic development east of I-75, and to minimize the need for traffic to utilize the existing crossings, particularly at South Huron River Drive. Outside funding partners should be sought once needed changes are identified, particularly since tax and job creation benefits from industrial development of this site may accrue to other governmental entities and communities. A partnership with Norfolk Southern Railroad should be cultivated as well, since safety improvements at the existing crossings will benefit their own operations, and establishment of a new customer base to potentially utilize their easterly track adjacent to the former Ritter pottery property may afford them additional revenue in the future.

As properties develop along Dixie Highway, particularly near the intersection of Ready Road, sufficient land should be set aside to allow for future improvements such as turning lanes, geometrically standard access points, and potential realignment of the Dixie Highway curve if possible.



Community and Public Facilities

The following community uses are located in the Village. These sites are planned to remain community uses for the foreseeable future.

- » Village Hall/ Community Center and Village Library (Carleton-Rockwood Road west of Brandon Road)
- » Ritter Elementary School (Carleton-Rockwood Road west of Brandon Road)
- » Riverside Cemetery (South Huron River Drive west of Park Blvd)
- » Berlin Township Fire Hall (Dixie Highway north of Ready Road)

COMMUNITY AND PUBLIC FACILITIES FOOTNOTES

[CF1] The small parcel south of the fire hall is owned by the Village and is reserved for a future public use.

FUTURE LAND USE CATEGORIES

The land use categories are graphically displayed on the Future Land Use Map and are described in this section of the Master Plan. The amount of land dedicated to each use on the Future Land Use Plan is summarized below in Table 13.

The elected and appointed officials of South Rockwood will be responsible for the interpretation of the intent of the Future Land Use Map and the land use categories.

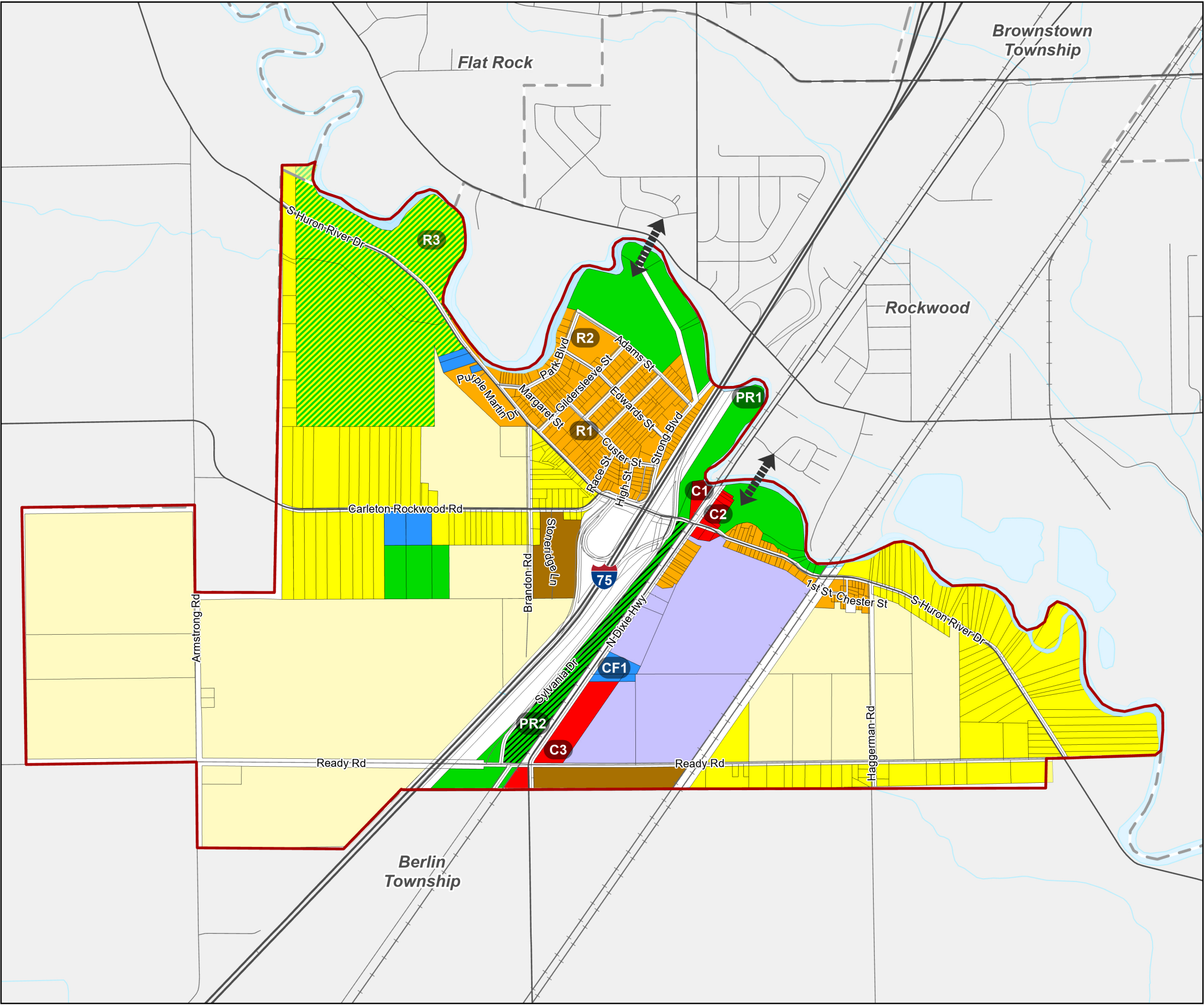
Table 13: Future Land Use Categories

Land Use Category	Area (Acres)	Area (%)
Residential Reserve (Includes 575 acres that are currently the Quarry)	805.88	43.9%
Low Density Residential	354.28	19.3%
Medium Density Residential	122.48	6.7%
High Density Residential	37.52	2.0%
Commercial	22.98	1.3%
Industrial	152.84	8.3%
Public	17.18	0.9%
Parks, Recreation, and Open Space	118.19	6.4%
Low Density Residential	179.36	9.8%
Industrial	25.17	1.4%
TOTAL	1,835.88	100.0%

Map 7 Future Land Use

Village of South Rockwood, Michigan

April 12, 2024



LEGEND

- Residential Reserve
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Surface Water
- Industrial
- Public
- Parks Recreation and Open Space
- Low Density Residential Parks
- Industrial Parks and Recreation
- ROW
- Village Boundary
- Future Footbridge

Master Plan Footnotes (see text)

- R Residential
- C Commercial
- CF Community Facilities
- PR Parks, Recreation, and Open Space

0 1,000 2,000
Feet



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: Village of South Rockwood, 2023. McKenna 2023.

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Implementation Program



The implementation program is an integral component of a community master plan. The strategies and activities described in this final chapter are tools for putting the Plan's recommendations into practice. To implement the goals and objectives provided in this plan and to achieve the preferred future land use plan, it will be necessary for the leadership of South Rockwood to be forward thinking and committed. It will also be necessary for the residents of the community to understand and actively support the South Rockwood Master Plan. The following strategies may be used as individual efforts or combined with others to achieve the desired results. The key is to define those strategies and activities that will best implement the Master Plan and to then proceed with those strategies and activities.

Public Policy and Administrative Action

PUBLIC INFORMATION AND EDUCATION

To effectively implement the Master Plan, the Planning Commission and the Village Council must educate the citizens of the community on both the goals and the regulatory and incentive measures that are needed to implement the plan and realize the goals. That is, the spirit of the Master Plan must be communicated not only in terms of the “what” story, but also the “how” and “why”. An informed and involved citizenry can then offer support and assistance in working toward the community they desire to have in the future.

An example of needed public information is in educating the public of the importance of promoting community and economic development in order to expand the tax base and bring in additional revenues to support the provision of public services and facilities. Through such efforts, the public is far more likely to initiate and support programs that promote economic development in the Village.

The following information outlines examples of programs that can be undertaken to help inform the public about important land use goals and implementation techniques:

- » A condensed version of the future land use plan, highlighting the goals of the plan
- » Informational brochures on various topics important to the Village
- » Programs in the school system concerning land use issues
- » Regular informational sessions conducted by the Planning Commission and Village Council
- » Media, including newspaper and cable TV outreach on land use issues

CONTINUED COOPERATION BETWEEN LOCAL UNITS OF GOVERNMENT

The Village should continue cooperating with adjacent communities to promote a proper system of development. The Village and its neighboring communities should regularly communicate and share thoughts on matters that maximize benefits for their citizens. In addition to coordinating planning and development, cooperation in the provision of public services among jurisdictions can be an effective means to reduce costs.

PA 425

Property owners outside of the Village may request to be annexed into the Village for a variety of reasons, especially to gain access to sewage treatment. The Village should adopt a policy for such requests, reflecting the limited sewage treatment capacity. PA 425 of 1984, Intergovernmental Conditional Transfer of Property by Contract, provides a process whereby the Village and Berlin Township can negotiate land transfers between the jurisdictions. Using PA 425 as a tool in annexation requests can improve relations between the two jurisdictions.

CONTINUOUS PLANNING

Community planning is a dynamic process that does not end with the completion of the Master Plan. Communities experience continual change. Planning involves identifying and responding to change by the Village Council and Planning Commission. In order to sustain the planning process and generate positive results, maintain momentum, and respond to change, the Master Plan should be reviewed and updated on a regular basis. Public Act 265 of 2001 requires Village to review its Master Plan at least every five years and coordinate the review with neighboring communities.

In addition, detailed plans for specific areas and issues such a pedestrian pathway plan, and a downtown redevelopment plan are intended outgrowths of the Master Plan. Thus, implementing the Master Plan will require additional planning projects over the next five years.

FISCAL IMPACT ANALYSIS

Fiscal impact analysis provides a projection of direct, current, public costs and revenues associated with a proposed development. It describes and quantifies public costs (police, fire, sewer/water infrastructure, transportation, and educational facilities) that are incurred by the development, as well as the revenues generated from property taxes, user charges, intergovernmental transfers, and other fees. When significant projects are proposed, the Village should require the developer to provide a study of the fiscal implications of the proposed project.

ANNUAL WORK PLAN

This Plan establishes an extensive program of projects and activities. To effectively implement this program, the Village Council and the Village Planning Commission should hold an annual joint meeting. At this meeting the two bodies can review past progress on Master Plan activities, evaluate and prioritize remaining activities, and agree upon a work plan for the year. Ideally, the work plan will address several of the objectives established in this Plan, so that over the next five years a majority of the objectives will have been implemented. At the annual meeting, the Council and the Commission may decide to add or remove objectives from the work plan, in response to changes in circumstances.

Zoning Plan

One of the most influential strategies that can be used to implement a Master Plan is the system of regulatory measures established by the community to guide future development and land use. These regulations include the zoning ordinance, land division controls, and development standards. However, simply creating and using such regulations is not sufficient to actually implement the Master Plan. The ordinances must contain specific procedures and techniques that are created to achieve the objectives and eventually the goals of the future land use plan.

The future land use categories in the Master Plan provide the foundation for evaluating future zoning requests. Zoning actions that are inconsistent with the future land use map usually receive unfavorable review by the courts, if challenged. The Master Plan should always be the first source of information and policy guidance in the evaluation of zoning change requests and new development proposals.

The following is a brief discussion of the regulations and standards that the Village employs to guide future development and land use.

SUBDIVISION REGULATIONS

The Village's Subdivision Regulations outline the procedures and standards used in exercising the Village's authority to review and approve proposed subdivisions, pursuant to the Land Division (Michigan Public Act 288 of 1967, as amended). Subdivision control ordinances typically require the appropriate design of lots and blocks, subdivision access, and such necessary internal improvements as streets, drainage, and water and sewer facilities. Requiring developers to install all required infrastructure and improvements, and by requiring a minimum level of quality, the Village can lessen the ultimate costs to the public resulting from new developments.

CONDOMINIUM REGULATIONS

During the recent past, site condominium developments have become a popular alternative to subdivisions as a way of developing land, in part due to changes in the State's condominium regulation. The popularity of this type of ownership continues to grow. The Village should expect site condominium proposals and encourage their use when appropriate.

ZONING REGULATIONS

Zoning is the primary regulatory tool used by the Village to implement the Master Plan. According to Section 1(3) of the City and Village Zoning Act (Michigan Public Act 207 of 1921, as amended), "...the land development regulations and districts authorized by this act shall be made in accordance with a plan designed to promote and accomplish the objectives of this act." Strict enforcement of zoning regulations and standards will allow the Village to develop and redevelop in a coordinated manner, one site at a time.

REZONING TO IMPLEMENT THE MASTER PLAN

The land use classifications on the Future Land Use Map provide the basis for evaluating future rezoning requests. Zoning actions that are consistent with the Future Land Use Map usually receive favorable judicial review if challenged. The Master Plan should always be the first source of information and policy guidance in the evaluation of zoning change requests and new development proposals.

PERFORMANCE STANDARDS

Rather than simply regulate development on the basis of dimensional standards, many communities are establishing performance standards to regulate development based on the permissible effects or impacts of a proposed use. The Village should consider the benefits of adopting performance standards to compliment conventional zoning standards for the purposes of regulating noise, dust, vibration, odor, glare and heat, safety hazards, and environmental impacts such as water pollution. Performance standards can be particularly useful in achieving environmental and resource protection goals.

INCENTIVE ZONING

Incentive zoning allows a developer to exceed the dimensional limitations in the zoning ordinance if the developer agrees to fulfill conditions in the ordinance. Incentive zoning should be considered to promote innovative land planning techniques identified in the Master Plan. For example, a possible increase in density can be used as an incentive for residential development that includes usable open space and other public amenities.

PLANNED DEVELOPMENT

Planned development involves the use of special zoning requirements and review procedures that provide design and regulatory flexibility, so as to encourage innovation in land use planning and design. Planned developments generally achieve a higher quality of development than might otherwise be possible. Applied judiciously, they are an effective zoning technique to achieve development in accordance with the goals and objectives of the Master Plan and the vision of the community.

Planned development can be used to encourage innovative and traditional neighborhood development on many of the large, undeveloped parcels in the Village. Planned development usually includes an incentive component and an ability to negotiate certain items in light of this incentive. Often, mixed-uses are allowed as an incentive for higher quality.

OVERLAY ZONING

Overlay zoning allows the Village to impose a new set of regulations on a special area within an existing zoning district. In an area where an overlay zoning is established, the property is placed simultaneously in the two zones, and the property may be developed only under the applicable conditions and requirements of both zones. Thus, the overlay zoning has been used in other communities to address special conditions and features, such as historic areas, wetlands, and environmentally sensitive areas, without disrupting the underlying zoning plan.

RELATIONSHIP OF FUTURE LAND USE AND ZONING

A zoning plan is required by the Michigan planning and zoning enabling acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, requires that the master plan prepared under that act shall serve as the basis for the community's zoning plan. The Michigan Zoning Enabling Act, PA 110 of 2006, as amended, requires a zoning plan to be prepared as the basis for the zoning ordinance. The zoning plan must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted (as described in Section 201 of the Michigan Zoning Enabling Act). The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the Village. These matters are regulated by the specific provisions in the zoning ordinance.

The zoning plan is a key implementation tool to achieve the vision of the Master Plan. In order to realize that vision, the Village must ensure that ordinances and regulations permit the type and style of development recommended by the Master Plan.

This section outlines the zoning plan for the Village. The zoning districts in the Village are described and their relationship to the Master Plan discussed along with recommended changes to the Zoning Ordinance to integrate new land use designations.

Districts and Dimensional Standards

There are 9 zoning districts in the Village, each of which is described in the current Zoning Ordinance. There, uses permitted in each district are described. In addition, the Zoning Ordinance's schedule of lot, yard, and area requirements defines specific area, height, and bulk requirements for structures in each zoning district. The Zoning Map is also a part of the Zoning Ordinance and illustrates the distribution of the defined zoning districts throughout the Village.

Relationship to the Master Plan

This Master Plan establishes the vision, goals, objectives, and policies for growth and development in South Rockwood for approximately the next twenty years. It includes a specific strategy for managing growth and change in land uses and infrastructure over this period, and, as required by statute, will be periodically reviewed and updated at least once each five years. This section, along with the rest of the Master Plan, is intended to generally guide future changes to the South Rockwood Zoning Ordinance.

The following is a list of proposed Master Plan land use designations and their corresponding zoning district. Not all of the Master Plan's future land use categories will match up with the current location or regulations of the zoning district that they most closely correspond to. Recommended revisions the Zoning Ordinance are discussed below.

Master Plan Future Land Use Designation	Zoning District
Residential Reserve	RE Residential Estates
Low Density Residential	RL Low Density Single Family/R-1A Single Family Residential
Medium Density Residential	R-1B Single Family Residential
High Density Residential	R-M Multiple Family Residential/R-MH Mobile Home Park Residential
Commercial	C-1 Village Center/C-2 Highway Business
Industrial	I Industrial
Public	None
Parks, Recreation, and Open Space	None

Residential Reserve

This land use category incorporates the parts of the Village that are not currently developed with residences, but are planned for low-density, large-lot homes in the future. The quarry on the west side of the Village is also designated with this category, because it is planned to be remediated and turned into lakefront homes when its useful life is over (it is currently subject to a Conditional Rezoning agreement). The RE Residential Estates Zoning District corresponds to the goals of this category.

Low Density Residential

This land use category includes the existing large-lot residential development in the Village, including along Carleton-Rockwood Road and along the Huron River. It is the intent of the Master Plan and Zoning Ordinance to preserve these areas at their current densities. The Zoning for this Category is divided into two districts. R-1A Single Family Residential covers smaller lots and riverfront areas, while RL Low Density Single Family covers larger lots and allows some agricultural uses.

Medium Density Residential

This land use category covers single family homes on smaller lots, especially within the subdivision west of I-75. R-1B Single Family Residential corresponds to the goals of this category.

High Density Residential

This land use category covers the apartment complex off of Carleton-Rockwood Road near S. Huron River Drive and the planned Mobile Home Park area along Ready Road. Each of these uses is represented by a different zoning district – R-M Multiple Family Residential for the apartments and R-MH Mobile Home Park for future potential mobile homes.

Commercial

All planned commercial areas in the Village are covered under one Future Land Use category. However, the existing commercial district along Dixie Highway north of S. Huron River Drive has a different zoning category (C-1 Village Center) than the planned future commercial district at Dixie Highway and Ready Road (C-2 Highway Business). The C-1 district allows for smaller lots and denser development, to accommodate the existing businesses in the area, while the C-2 district is designed for a business district built from scratch.

Industrial

This land use category includes the land the Village has set aside for industrial development (although it does not include the quarry, which is planned for Residential Reserve). Most of this land is zoned Industrial, to permit this planned future development. However, infrastructure concerns such as road and sewer capacities, as well as environmental concerns such as the flood plain, may inhibit industrial development in the future.

Public

The Public Future Land Use category includes Village uses such as the Village Hall/ Community Center and Fire Department, as well as Ritter Elementary School and the Cemetery. These areas are planned to remain public uses, but are zoned in other categories to allow for redevelopment if the public uses move.

Parks, Recreation, and Open Space

These areas are either currently operated as parks or are planned to remain undeveloped space. As with the Public category, these areas are zoned in other categories for the possibility that development may take place. However, the riverfront parks and open spaces are zoned RE specifically to discourage intense development along the Huron River.

RECOMMENDED REVISIONS TO THE ZONING ORDINANCE AND MAP

In order to meet the goals of this plan, the following revisions to the Zoning Ordinance and Map are recommended:

- » The area on the west side of Dixie Highway north of S. Huron River Drive should be re-zoned from Industrial to Commercial.
- » The design standards in Article 6 should be reviewed to determine whether they still meet the Village's goals, and to add any new uses that may be applicable.
- » The C-1 and C-2 districts should be evaluated to determine whether they continue to meet the Village's goals with respect to commercial development. It may be appropriate to combine the two commercial districts into one commercial district as the Zoning Map does not appear to have any C-2 properties. The C-2 district could also be investigated as a new downtown commercial district.
- » New requirements should be added to the Zoning Ordinance to require applicants to assist with the construction of non-motorized trails, where applicable.

Non-Motorized Transportation

The Village of South Rockwood is simple and easy to navigate by car, but getting around on foot or bicycle is difficult and sometimes dangerous. Therefore, it is the intent of this plan for a system of non-motorized pathways to be constructed to improve circulation and make access to the Village's recreational amenities along the Huron River more accessible. There are three elements to improve non-motorized circulation – sidewalks along residential streets, walking/biking paths along major roads, and bridges over the Huron River. **It is the intent of this plan that the Village of South Rockwood creates a Non-Motorized Transportation Plan to articulate the routes of these pathways, as well as the steps to implementing the vision.**

SIDEWALKS

Most of the residential streets in South Rockwood do not have sidewalks. While installing sidewalks on all streets would be cost-prohibitive, new sidewalks in key locations would help link residents to local and regional walking trails. Specifically, Strong Blvd, which connects S. Huron River Drive to recreational areas along the Huron River, is a candidate for sidewalk expansions.

NON-MOTORIZED TRAILS

Walking and biking trails were the highest transportation priority among respondents to the public input survey. It is the intent of this plan to construct non-motorized trails along the major thoroughfares of the Village, especially Dixie Highway and S. Huron River Drive, in order to connect to riverfront parks and regional trails that are being built along the Huron River.

There is not currently a sidewalk or other walking path on the S. Huron River Drive overpass over I-75. The Village will work with MDOT to find ways to help pedestrians and bicyclists cross I-75 near that location.

BRIDGES

The Village of South Rockwood envisions walking/biking trails connecting to bridges across the river to serve parks, trails, and other destinations on the Rockwood side. The preferred locations for the bridges are one on each side of I-75. These bridges will allow pedestrians and bicyclists both east and west of I-75 to cross the river safely and easily.

Financial Planning and Capital Improvements Program

To identify funding needs for public services and facilities and to identify revenue resources and needs, the Village should prepare, and annually update, a five-year financial plan. Such a plan uses past revenue and expenditures to project the Village's cash flow over the following five-year period. As the financial plan is updated each year, the Village can receive an early indication of funding holes and investment opportunities.

Based on the financial plan, the Village can evaluate, prioritize, and structure financing of public improvement projects, through the preparation and annual updating of a capital improvement program. Such a program provides a basis for systematic review of proposed improvements related to the Master Plan and creates an opportunity to coordinate timing, location and financing of those projects. To that end, three objectives can be achieved:

- » Financial analysis can minimize the impact of improvement projects on the local revenue stream;
- » Project scheduling can give an advanced picture of future need and development activities; and
- » The Planning Commission can demonstrate its coordinating role in serving other elements of local government in formulating project recommendations.

Generally, the capital improvement process includes the following steps:

- » Inventory potential projects within the Village, including preliminary cost estimation and initial prioritization
- » Evaluate proposed projects and funding sources
- » Conduct financial analysis of the proposed projects in terms of costs and benefits
- » Realistically schedule projects for up to a six-year period
- » Recommend first-year projects to the Village Council
- » Formally approve and fund the capital improvement budget

Because capital improvement programming is a fundamental policy, the Village Council must establish spending levels and designate projects for implementation during the budget process. The role of the Planning Commission is primarily to coordinate material submitted by others and to work with financial officials in assembling facts for decision by the Council.

Financial planning and capital programming should be viewed as more than just an administrative task and could be used throughout the Village for many improvements. The Village's current financial condition may make the creation of a capital improvements program seem futile. However, without a forward view toward sound fiscal planning and project implementation, the Village will not coordinate its community development investments. It is often frustrating to attempt to match limited revenues with expanding expenditure requirements. By creating and documenting a capital "wish list", funding opportunities can be explored and available funds matched to the stated needs of the Village in a strategic manner.

Special Purpose Funding Districts/Authorities

Certain recommendations in the Master Plan can be accomplished using a targeted approach through creation of special districts or authorities allowed under State of Michigan law. The following may be applicable:

- » **Downtown Development Authority (Public Act 197 of 1975).** A Downtown Development Authority (DDA) is a non-profit development corporation which exists for the purpose of promoting a desirable environment for businesses and residents, and implementing economic development projects. A variety of financing techniques are available to DDAs, including bond issues, Tax Increment Financing (TIF), and public and private contributions.

As the Village does not have a traditional “downtown” and is unlikely to develop one, a DDA may not be appropriate at this time. However, DDAs have been used in other communities to promote development in areas that do not fit the traditional mold of a downtown.

- » **Corridor Improvement Authority (Public Act 280 of 2005).** This legislation establishes a new method of improving older commercial corridors without establishing a DDA. The Corridor Improvement Authority Act allows local governments to create one or more Corridor Improvement Authorities (CIA) to address established, deteriorating commercial corridors located outside their downtown areas. The primary benefit of this tool is to provide local governments with the option of using TIF for improvements in the district(s), and to undertake a wide range of activities to promote economic development and redevelopment in commercial areas.

In order to be eligible to create a CIA, the development area must have a minimum size of 5 acres, consist of at least 50% commercial property, and be zoned to allow mixed-uses, including “high-density” residential use. A municipality must also expedite the local permitted and inspection process in the development area and promote walkable non-motorized interconnections throughout the development area.

An advantage of this act is that it allows more than one CIA to be established in a community, in addition to the one DDA that a community is typically permitted to establish.

- » **Brownfield Redevelopment Authority (Public Acts 381, 382, and 383 of 1996).** Communities are authorized to create one or more Brownfield Redevelopment Authorities (BRA) in the community. BRAs may be used to finance the cleanup and reuse of contaminated property. Costs that can be funded by a BRA include the demolition of buildings necessary to remove hazardous substances and new construction if needed to protect against exposure to hazardous substances that are to remain.

A BRA may use a TIF to pay back a developer for activities needed to facilitate the redevelopment of the site. Once the developer has been paid back for initial site remediation, the additional captured property taxes may go into a local site remediation fund to pay for cleanup and rehabilitation activities on other brownfield sites in the community.

An important feature of a BRA is the ability to capture state and local school taxes, but only from the taxes paid by the user of the redeveloped contaminated site. BRAs may also issue revenue and TIF bonds and notes or borrow from the MDEQ’s Revitalization Loan Fund.

- » **Commercial Rehabilitation Act (Public Act 210 of 2005).** The Commercial Rehabilitation Act enables local units of government to create one or more rehabilitation districts in which rehabilitated commercial property may receive property tax reductions for one to 10 years from the municipality (excluding personal property and the land upon which the rehabilitated facility is located).

These tax reductions or abatements could be used to encourage redevelopment of existing commercial property; however, they do reduce the amount of tax revenues collected by the Village.

- » **Local Development Financing Authority** (Public Act 281 of 1986). A Local Development Financing Authority (LDFA) is intended to assist industrial development, to promote economic growth, and prevent unemployment. Eligible activities include the support of business investment in districts where the primary activity is the manufacture of goods or materials, agricultural processing, or high-tech activities such as product development, engineering, product testing, or research and development. A LDFA may use TIF, and only one LDFA may be created in the community. State and Federal Programs

NEIGHBORHOOD PRESERVATION PROGRAM (NPP)

The Neighborhood Preservation Program is a targeted strategy available throughout the state to communities and nonprofits that are working to strengthen their neighborhoods and improve the quality of life for residents. Communities and nonprofits may apply to designate a neighborhood of local strategic importance by showing how NPP funding will achieve results that address the housing and infrastructure needs of the target area. The NPP supports affordable housing efforts in the targeted neighborhood through:

- » Low-interest rate mortgage loans through the Michigan State Housing Development Authority (MSHDA) Single Family Program.
- » Mortgage financing for rental developments of 12-30 units
- » Public improvements
- » Demolition
- » Beautification
- » Marketing

HUD SECTION 202/8

This is a federally sponsored program that provides mortgage financing and rent subsidies for the construction and maintenance of elderly housing. Only non-profit, private organizations (such as churches, unions, fraternal and other non-profit organizations) are eligible sponsors, but local governments usually cooperate in the assembly of land, applications, public improvements and supportive actions. Such projects are tax-exempt, but the State rebates an equivalent amount to local tax jurisdictions.

Financing Tools

Successful implementation of the Master Plan will depend on the ability of the Village to secure necessary financing. Grant and redevelopment incentive programs are available from time-to-time, vary in requirements and available funding, and often have eligibility requirements. Besides the general fund, the following sources of revenue are generally available to the Village at the time of the writing of this Master Plan:

DEDICATED MILLAGE

Special millage can be voted upon to be used to generate revenue for a specific purpose.

SPECIAL ASSESSMENTS

Special assessments are compulsory contributions collected from the owners of property benefited by specific public improvements, such as paving and drainage improvements, to defray the costs of such improvements. Special assessments are apportioned according to the assumed benefits to the property affected. It is an excellent way to allow for the payment of a wanted or required improvement over time by making annual bond repayments.

BOND PROGRAMS

Bonds are one of the principal sources of financing used by communities to pay for capital improvements. General obligation bonds are issued for specific community projects and are paid off by the general public with property tax revenues. Revenue bonds are issued for construction of projects that generate revenue. The bonds are then retired using income generated by the project (for example, water and sewer service charges).

MICHIGAN MUNICIPAL BOND AUTHORITY (MMBA)

This program created under Act 227 of 1985, as amended, offers municipalities the opportunity to take advantage of the State's improved credit rating. Because the MMBA is authorized to issue bonds to make loans to Michigan municipalities through the purchase of municipal obligations, the Authority allows municipalities to borrow funds for their capital and operating needs without going to the expense or trouble of entering the bond market on their own. Many small communities are at a disadvantage when issuing debt in the bond market because they frequently have no bond ratings and potential investors know little about their finances or economy. In addition, some communities tend to borrow infrequently, in small amounts. Because such debt issues are not particularly attractive to the financial markets, borrowing costs for such communities can be high.

The Authority sells tax-exempt bonds in the national municipal bond market. Proceeds from the sale are used to make loans to eligible Michigan communities by purchasing their bonds. In essence, the MMBA "bundles" smaller local debt issues into a larger, more attractive bond issue and then offers it to the national market. By consolidating numerous local bond issues, local units will save on printing costs, rating agency fees, and credit enhancements. As participating communities make principal and interest payments to the Authority to repay their debt, the Authority uses these payments to repay the Authority's bond.

TAX INCREMENT FINANCING

Tax increment financing is authorized by the Brownfield Redevelopment Act, Downtown Development Authority Act and the Local Development Finance Authority Act. When a tax increment finance district is established, the state equalized value of all properties in the district is recorded. Every year thereafter, the property tax revenue generated by any increase in the total state equalized value is captured by the BRA, DDA, or LDFA. Often revenue bonds are issued to meet the large cost of the improvements, and the annual collection of tax increment revenues is used to repay the bonds.

MICHIGAN NATURAL RESOURCES TRUST FUND (MNRTF)

Michigan Natural Resources Trust Fund (MNRTF) grants are available for land acquisition and park development. Established criteria for the grant includes protection and use of significant natural resources, use of inland waters and project need.

Land and Water Conservation Fund (LWCF) grants are available for the development of lands and facilities for outdoor recreation. Criteria for this fund includes the need for proposal, the capability of the applicant and site and project quality.

FEDERAL SURFACE TRANSPORTATION PROGRAM (STP)

Federal Surface Transportation Program grants are available for improvements to the Village's transportation system, including motorized and non-motorized systems. This federal program provides funding for all types of transportation-related projects and has been used throughout Michigan by communities to further a range of improvements.

INDUSTRIAL PROPERTY TAX ABATEMENT

Property tax incentives are available through Michigan Public Act 381 of 1996, as amended, to eligible businesses to renovate or expand aging manufacturing plants or to build new plants. They can reduce property taxes (real and personal) for up to 12 years. For an obsolete plant or machinery that is being replaced or restored this results in a 100% exemption from the property tax on the value of the improvement. For a new plant, the local unit of government is able to reduce the local millage by half, and the Michigan Economic Development Corporation is able to abate the 6-mill statewide education tax.

PRIVATE SOURCES

Private sources for grants also exist. Foundations and utility companies are a common source for private grants for municipal projects. These grants are usually for special stated purposes and are limited to eligible applicants in specific geographic areas.

Action Plan

The tables on the following pages present a detailed summary of all of the recommended implementation activities, who is responsible for completing the activity, and available funding resources for each activity.

KEY

Priority		Timeframe		Responsibility (Color)	
A	Most Important	1	W/in one year		Project Lead
B	Very Important	2	1-3 years		Key Participant
C	Important	3	3+ years		Contributor
		4	As available		
		5	Ongoing		

RESPONSIBILITY (ABBREVIATION)

MC	Monroe County	PC	Planning Commission
COR	City of Rockwood	HO	Home Owners
BO	Business Owners	NS	Norfolk Southern
MDOT	Michigan Department of Transportation	SEM	SEMCOG
SM	State of Michigan	SHV	South Huron Valley Utility Authority
VC	Village Council	VA	Village Administration
HVM	Huron Valley Metroparks	MCKA	McKenna

FUNDING

Public	Includes public funds from the Village operating budget, County, and State funding. May also include local government bonds and grants.
Private	Includes funds from private sources such as grant monies, corporate funding, or property owners
DDA/TIF	Tax increment financing provided by an authorized body. Please refer to the summary of economic development tools.

PLANNING, ZONING, AND ECONOMIC DEVELOPMENT

PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			VILLAGE	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE	DDA/TIF
Rezone the west side of Dixie Highway north of S. Huron River Drive from Industrial to Commercial.	A	1	PC VC			●		
Formulate and implement an economic development strategy to attract new businesses.	A	1	VC VA PC	MC SEM	BO	●	●	●
Identify, promote, and market areas in the Village for new and expanded commercial/industrial development.	A	1	VC VA PC	MC	BO	●	●	●
Evaluate the C-1 and C-2 districts to ensure that they continue to meet the Village's goals for commercial development. Evaluate the potential to combine the two commercial districts into one commercial district.	A	1	PC VC	VA		●		
Work with the Monroe County Business Alliance to identify opportunities to redevelop the former Ritter Pottery property that will provide long-term revenue for the village without creating significant negative externalities for adjacent properties.	B	2	PC VC	MC		●		
Pursue a long-range strategy for redevelopment of the existing commercial core to transition to current zoning standards, including solicitation of outside funding or consideration of establishment of tax increment financing district.	B	2	PC VC	VA		●		
Investigate methods to protect deteriorating sewer infrastructure via zoning.	B	3	PC VC	SHV	BO	●	●	●
Rezone land for commercial development as necessary, in areas where it is identified on the Future Land Use plan.	B	3	PC VC			●		
Review the design standards in Article 6 of the Zoning Ordinance to ensure that they still meet the Village's goals, adding any new uses as necessary.	C	4	PC VC	VA	MCKA	●		
Conduct an annual review of Village services and strive for continued quality improvement.	C	5	VC VA			●		
Review Zoning Ordinances to provide needed standards for stability and improvement of existing housing stock, including blight and property maintenance requirements, exterior storage, and accessory structures.	C	5	PC			●		
Update this plan every five years.	C	5	PC		MCKA	●		

INFRASTRUCTURE AND TRANSPORTATION IMPROVEMENTS

PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			VILLAGE	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE	DDA/TIF
Determine appropriate and sustainable funding to remediate deficiencies within the collection system to regain adequate capacity for future development.	A	1	VC VA	SHV		●		●
Investigate sites of infiltration problems in sanitary sewer system, and make necessary repairs.	A	1	VC VA	SHV		●	●	●
Review traffic safety and circulation and roadway conditions within the village and consider targeted improvements to accommodate future growth and development needs.	A	1	VC VA PC	MC COR MDOT	BO MCKA	●		
Examine the condition of connections between water mains and homes/businesses to ensure they are in good condition.	B	2	VA	SHV	HO	●	●	●
Implement the recommendations of the Non-Motorized Transportation Plan.	B	2	VC VA	MC COR MDOT	BO	●	●	●
Work with the City of Rockwood and other stakeholders to construct two pedestrian bridges over the Huron River.	B	3	VC VA	COR HVM MDOT	BO HO	●	●	●
Implement remediation measures including mainline and lateral sewer lining, sump pump rerouting, and wet weather storage; and / or purchase additional treatment capacity, if available and cost-effective.	B	3	VC VA	SHV		●		●
Prepare medium-range and long-range capital improvements plan for replacement of remaining water mains that are reaching the end of their service life.	B	3	VC VA	SHV		●		●
Upgrade water infrastructure as necessary.	C	5	VC VA	SHV		●		

PARKS AND RECREATION

PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			VILLAGE	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE	DDA/TIF
Continue to improve the accessibility of Labo Park.	A	1	VC VA			●	●	
Develop Dodge Park for passive recreation.	A	1	VC VA			●	●	
Develop a long-term development plan for Morley Riggs Park and vacant property to the east, and consider solicitation for outside grants to fund improvements.	A	1	VC VA			●	●	
Work with outside non-motorized transportation groups to pursue completion of links within the Monroe County Trail & Bicycle Plan, and connections to the Downriver Linked Greenways trails and other beneficial localized links within the Village.	A	2	VC VA	MC MDOT	CM	●	●	●
Update the Parks and Recreation Plan and keep it on file with the MDNR at all times to maintain eligibility for grant programs.	A	2	VC VA	PC		●		
Protect shoreline of Village-owned properties from erosion and promote river access at Dodge and LaBo Parks.	B	3	VC VA			●		
Support the Huron River Watershed Council's efforts to promote recreation on the Huron River, and work to have it designated as a National Water Trail.	B	3	VC VA	HVM		●		
Consider long-range needs of library and community center, partner with Friends of South Rockwood Library group to establish fund-raising goals and desired projects.	C	4	VC VA			●		

Appendix



Copy of Survey



South Rockwood Master Plan

Planning for South Rockwood!

South Rockwood's Master Plan is the community's vision for the future; it governs how land should be used and establishes priorities for projects and funding for the next 5+ years.

In support of the preparation of the South Rockwood Master Plan, Village leaders are conducting this survey to get input from important stakeholders like you!

Share your opinions and great ideas for the future of South Rockwood in this 5-minute, anonymous survey.

If filling out a hard copy survey, please return to Village Hall by October 27th, 2023.

Thank you for your time and continued support of South Rockwood!

1. What do you like most about South Rockwood? Select all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> The downtown | <input type="checkbox"/> Culture and history of the area | <input type="checkbox"/> Appearance of shopping areas |
| <input type="checkbox"/> Community events and festivals | <input type="checkbox"/> Sense of community | <input type="checkbox"/> Dining and entertainment options |
| <input type="checkbox"/> Housing affordability | <input type="checkbox"/> Regional location (to locations in MI and OH) | <input type="checkbox"/> Public safety (police and fire) |
| <input type="checkbox"/> Quality of the housing stock | <input type="checkbox"/> Sidewalks and pedestrian access | <input type="checkbox"/> Proximity to employment opportunities |
| <input type="checkbox"/> Appearance of the neighborhoods | <input type="checkbox"/> Parks and recreation options | <input type="checkbox"/> Area schools |

Overall Village Services Provided or Other (please specify):

2. What are the less desirable aspects of South Rockwood? Check all that apply:

- ☐ Age of public facilities (parks, public buildings, etc.)
 ☐ Lack of greenspace
- ☐ Distance to employment opportunities
 ☐ Appearance of shopping districts
- ☐ Cost of living and/or taxes
 ☐ Traffic volumes / speeds
- ☐ Lack of non-motorized transportation (sidewalks, bike lanes, etc.)
 ☐ Truck traffic
- ☐ Lack of cultural events / entertainment options
 ☐ Area schools
- ☐ Limited housing options (style, price-point, etc.)
 ☐ Public safety (police and fire)

Other (please specify):

3. Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

- ☐ Improved transportation options (bike paths, crosswalks, sidewalks, etc.)
 ☐ More central gathering places
- ☐ More variety in retail options
 ☐ Newer housing options
- ☐ More entertainment and dining opportunities
 ☐ Blight reduction / development of vacant lots
- ☐ Greater diversity in community events and programs
 ☐ Better employment opportunities (within or near the Village)
- ☐ More parks and recreation spaces
 ☐ Improved streetscapes along major corridors (landscaping, benches, etc.)

Other (please specify):

4. Please rate the current mix of land uses in South Rockwood:

	Too Little	Just Right	Too Much
Agricultural land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-family residential housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multiple-family residential housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Downtown retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Downtown dining and entertainment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Office (including medical)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Regional commercial / big box stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and greenspace	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Industrial	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. After reviewing the types of housing listed below, check the image you feel that South Rockwood **needs the most** of:



Large, single-family (>2,500 SF)



Single-family (<2,500 SF)



Duplex (2-unit structure)



Triplexes (3-unit structure)



Townhouses



Senior living facilities



Downtown (loft) multiple-family



Mixed-use: residential above retail

6. Do existing housing options in South Rockwood support your needs?

- | | |
|--|---|
| <input type="radio"/> Yes | <input type="radio"/> No, I'd like a newer house |
| <input type="radio"/> No, the cost is too high | <input type="radio"/> No, I'd like a larger house |
| <input type="radio"/> No, I'd like to downsize | <input type="radio"/> None of the above |
| <input type="radio"/> No, the housing stock is not well-maintained | |

7. How safe do you feel walking and biking around South Rockwood?

- | | |
|---------------------------------|--|
| <input type="radio"/> Very safe | <input type="radio"/> Very unsafe |
| <input type="radio"/> Safe | <input type="radio"/> Neutral / No opinion |
| <input type="radio"/> Unsafe | |

8. Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

☐ Yes

☐ No

☐ I don't know

9. We'd like to know why this survey is relevant to you! Check all that apply:

☐ I am a South Rockwood resident

☐ I shop or dine in South Rockwood

☐ I am a South Rockwood business or property owner

☐ I live outside of South Rockwood

☐ I work in South Rockwood

10. If you are a South Rockwood resident, how long have you lived here?

☐ Less than 1 year

☐ 11-20 years

☐ 1-5 years

☐ More than 20 years

☐ 6-10 years

☐ I do not live in South Rockwood

11. If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. **Thank you again for your feedback!**

Survey Results

The full results of the Public Input survey are included on the following pages.

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 07, 2023 11:15:30 AM
Last Modified: Thursday, September 07, 2023 11:16:32 AM
Time Spent: 00:01:02
IP Address: 50.36.161.58

Page 1: Planning for South Rockwood!

Q1**Sense of community**

What do you like most about South Rockwood? Select all that apply:

Q2**Age of public facilities (parks, public buildings, etc.) ,**

What are the less desirable aspects of South Rockwood? Check all that apply:

Lack of greenspace**Q3****More variety in retail options**

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Too Little
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Just Right
Regional commercial / big box stores	Just Right
Parks and greenspace	Just Right
Industrial	Just Right

Q5 **Large, single-family (>2,500 SF)**

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6 **None of the above**

Do existing housing options in South Rockwood support your needs?

Q7 **Safe**

How safe do you feel walking and biking around South Rockwood?

Q8 **I don't know**

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9 **I live outside of South Rockwood**

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10 **I do not live in South Rockwood**

If you are a South Rockwood resident, how long have you lived here?

Q11 **Respondent skipped this question**

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 11, 2023 12:16:56 AM
Last Modified: Monday, September 11, 2023 12:43:47 AM
Time Spent: 00:26:51
IP Address: 24.127.109.229

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Appearance of the neighborhoods ,
Public safety (police and fire),
Sense of community

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Cost of living and/or taxes,
Lack of non-motorized transportation (sidewalks, bike lanes, etc.)
 ,
Lack of cultural events / entertainment options,
Truck traffic,
 Other (please specify)::
 The kayak companies , at Dodge Park , blocking the water can't put a little boat in because we have to wait for them to load up their kayaks.

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Improved transportation options (bike paths, crosswalks, sidewalks, etc.)
 ,
More variety in retail options,
More entertainment and dining opportunities,
Greater diversity in community events and programs,
Improved streetscapes along major corridors (landscaping, benches, etc.)
 ,
More central gathering places,
 Other (please specify)::
 Events like a village festival with entertainment (music) maybe a summer carnival, or a fall festival, A Community Christmas party, with food (potluck) village residents to bring a dish to pass & music, Santa Claus for the kids.

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Too Little
Single-family residential housing	Just Right
Multiple-family residential housing	Just Right
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Too Little
Regional commercial / big box stores	Just Right
Parks and greenspace	Just Right
Industrial	Just Right

Q5

Respondent skipped this question

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Very safe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

6-10 years

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

We need picnic tables & BBQ grills at Dodge Park. Maybe some more outhouses . Some pavilions in all the parks too.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, September 23, 2023 11:54:06 AM
Last Modified: Saturday, September 23, 2023 11:58:10 AM
Time Spent: 00:04:04
IP Address: 68.43.32.50

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Housing affordability ,
Culture and history of the area,
Area schools

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Lack of non-motorized transportation (sidewalks, bike lanes, etc.)
,
Lack of cultural events / entertainment options

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Improved transportation options (bike paths, crosswalks, sidewalks, etc.)
,
More entertainment and dining opportunities,
Greater diversity in community events and programs,
More parks and recreation spaces

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Just Right
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Just Right
Regional commercial / big box stores	Just Right
Parks and greenspace	Too Little
Industrial	Just Right

Q5 **Mixed-use: residential above retail**

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6 **Yes**

Do existing housing options in South Rockwood support your needs?

Q7 **Unsafe**

How safe do you feel walking and biking around South Rockwood?

Q8 **Yes**

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9 **I am a South Rockwood resident,**
I shop or dine in South Rockwood

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10 **6-10 years**

If you are a South Rockwood resident, how long have you lived here?

Q11 **Respondent skipped this question**

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, September 23, 2023 4:13:16 PM
Last Modified: Saturday, September 23, 2023 4:23:10 PM
Time Spent: 00:09:54
IP Address: 162.231.104.109

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

- Housing affordability ,
- Appearance of the neighborhoods ,
- Culture and history of the area,
- Regional location (to locations in MI and OH),
- Public safety (police and fire),
- Area schools,
- Sense of community

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

- Lack of non-motorized transportation (sidewalks, bike lanes, etc.)
- ,
- Lack of cultural events / entertainment options,
- Truck traffic,
- Other (please specify)::
We definitely need a sound wall barrier along I75 we can't even sit on our patio anymore here on Strong blvd the noise and dirt from I75 is awful! And traffic from the kayak companies all day everyday all summer is terrible

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Improved transportation options (bike paths, crosswalks, sidewalks, etc.)

,

More variety in retail options,

More entertainment and dining opportunities,

Blight reduction / development of vacant lots ,

Improved streetscapes along major corridors (landscaping, benches, etc.)

,

Other (please specify)::

Again sound barrier wall along I75 and a different route for kayak people

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Too Much
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Too Little
Regional commercial / big box stores	Too Little
Parks and greenspace	Just Right
Industrial	Too Much

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Very safe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

We'd like to know why this survey is relevant to you!
Check all that apply:

I am a South Rockwood resident,
I am a South Rockwood business or property owner,
I shop or dine in South Rockwood

Q10

More than 20 years

If you are a South Rockwood resident, how long have you lived here?

Q11

Respondent skipped this question

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, September 23, 2023 4:42:10 PM
Last Modified: Saturday, September 23, 2023 4:47:21 PM
Time Spent: 00:05:10
IP Address: 24.247.54.122

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Overall Village Services Provided or Other (please specify)::

The rural feel

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Truck traffic**Q3**

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

More entertainment and dining opportunities,**More parks and recreation spaces****Q4**

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Too Little
Single-family residential housing	Just Right
Multiple-family residential housing	Just Right
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Just Right
Regional commercial / big box stores	Too Much
Parks and greenspace	Too Little
Industrial	Too Much

Q5 **Large, single-family (>2,500 SF)**

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6 **Yes**

Do existing housing options in South Rockwood support your needs?

Q7 **Very safe**

How safe do you feel walking and biking around South Rockwood?

Q8 **Yes**

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9 **I am a South Rockwood resident,**
I shop or dine in South Rockwood

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10 **11-20 years**

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below.
Thank you again for your feedback!

Stop letting the mining businesses take over so much land—no more commercial or industrial businesses.

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 24, 2023 8:20:51 AM
Last Modified: Sunday, September 24, 2023 8:45:36 AM
Time Spent: 00:24:45
IP Address: 162.231.104.242

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Housing affordability ,

Regional location (to locations in MI and OH),

Parks and recreation options,

Overall Village Services Provided or Other (please specify)::

We like: summer Baseball, the library, a "country" feel, near the Huron River, near Lake Erie, near Pt. Mouilee, parks on the Huron River, the parks are kept pretty clean (great job!),

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Lack of non-motorized transportation (sidewalks, bike lanes, etc.)

,

Appearance of shopping districts,

Other (please specify)::

We need bike paths or bike lanes along S.Huron River Drive and Carleton Rockwood, both signs at Dixie Cafe are warn and old looking, US Post Office is old and out of date - request that they update and make these look nice for our community, police should patrol our streets more often and write tickets for speeders, do NOT allow anymore mining and destroying of our precious land and resources (if the mines and landfills nearby get any larger - we are moving out of South Rockwood)

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Improved transportation options (bike paths, crosswalks, sidewalks, etc.)

,

Blight reduction / development of vacant lots ,

Improved streetscapes along major corridors (landscaping, benches, etc.)

,

Other (please specify)::

bike paths or bike lanes along S.Huron River Drive and Carleton Rockwood (other roads) would improve safety and quality of life, both signs at Dixie Cafe are warn and old looking, US Post Office is old and out of date - request that they update and make these look nice for our community, police should patrol our streets more often and write tickets for speeders, do NOT allow anymore mining and destroying of our precious land and resources (if the mines and landfills nearby get any larger - we are moving out of South Rockwood)

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Too Little
Multiple-family residential housing	Just Right
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Just Right
Regional commercial / big box stores	Just Right
Parks and greenspace	Just Right
Industrial	Too Much

Q5

Large, single-family (>2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Very safe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

6-10 years

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below.
Thank you again for your feedback!

Thank you so much for this survey, it is a great idea.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 24, 2023 6:34:49 PM
Last Modified: Sunday, September 24, 2023 6:37:48 PM
Time Spent: 00:02:59
IP Address: 98.243.85.218

Page 1: Planning for South Rockwood!

Q1**Sense of community**

What do you like most about South Rockwood? Select all that apply:

Q2**Lack of non-motorized transportation (sidewalks, bike lanes, etc.)**

What are the less desirable aspects of South Rockwood? Check all that apply:

,

Other (please specify)::

There are no sidewalks for the children to ride their bikes on. It would be nice to have sidewalks on Huron River Drive. It would also be nice to have sidewalks by the library.

Q3**Improved transportation options (bike paths, crosswalks, sidewalks, etc.)**

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

,

Newer housing options**Q4**

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Too Little
Single-family residential housing	Just Right
Multiple-family residential housing	Just Right
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Too Little
Regional commercial / big box stores	Too Little
Parks and greenspace	Too Little
Industrial	Too Little

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Safe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

1-5 years

If you are a South Rockwood resident, how long have you lived here?

Q11

Respondent skipped this question

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 24, 2023 6:27:03 PM
Last Modified: Sunday, September 24, 2023 6:37:52 PM
Time Spent: 00:10:49
IP Address: 98.243.85.218

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Parks and recreation options,

Overall Village Services Provided or Other (please specify)::
I enjoy fishing in the river and playing in Dodge park's woods with my children.

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Traffic volumes / speeds,

Other (please specify)::
The lack of side walks is a big disappointment. It is unsafe to ride bicycles or walk along South Huron River Drive, Brandon Road or Carleton Rockwood Road. It would be very nice to be able to safely walk or bike from the neighborhood to the library or across the railroad tracks.

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Improved transportation options (bike paths, crosswalks, sidewalks, etc.)

,
Other (please specify)::
Side walks are a must.

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Just Right
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Just Right
Regional commercial / big box stores	Just Right
Parks and greenspace	Too Little
Industrial	Just Right

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Unsafe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

6-10 years

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

Put in sidewalks. Have the library open more often.

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 05, 2023 10:22:35 PM
Last Modified: Thursday, October 05, 2023 10:28:53 PM
Time Spent: 00:06:17
IP Address: 68.48.227.211

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Housing affordability ,
Parks and recreation options,
Public safety (police and fire),
Proximity to employment opportunities ,
Area schools

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Appearance of shopping districts,
Traffic volumes / speeds,
Truck traffic

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Other (please specify)::
 force DTE to put the power lines (and cable/phone) underground - instead of wasting hundreds of thousands of dollars hacking up the trees that line our streets AND improve service and reliability

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Too Little
Single-family residential housing	Too Little
Multiple-family residential housing	Too Much
Downtown retail	Too Much
Downtown dining and entertainment	Too Much
Office (including medical)	Just Right
Regional commercial / big box stores	Too Much
Parks and greenspace	Just Right
Industrial	Too Much

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Safe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

More than 20 years

If you are a South Rockwood resident, how long have you lived here?

Q11

Respondent skipped this question

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, October 08, 2023 8:03:31 PM
Last Modified: Sunday, October 08, 2023 8:08:44 PM
Time Spent: 00:05:13
IP Address: 68.36.217.63

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Housing affordability ,
Culture and history of the area,
Regional location (to locations in MI and OH)

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Lack of non-motorized transportation (sidewalks, bike lanes, etc.)
,
Truck traffic,
Other (please specify)::
Quarry traffic Water source

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Improved transportation options (bike paths, crosswalks, sidewalks, etc.)
,
More parks and recreation spaces

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Too Much
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Too Little
Regional commercial / big box stores	Too Little
Parks and greenspace	Too Little
Industrial	Just Right

Q5 **Mixed-use: residential above retail**

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6 **Yes**

Do existing housing options in South Rockwood support your needs?

Q7 **Neutral / No opinion**

How safe do you feel walking and biking around South Rockwood?

Q8 **Yes**

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9 **I am a South Rockwood resident**

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10 **6-10 years**

If you are a South Rockwood resident, how long have you lived here?

Q11 **Respondent skipped this question**

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 12, 2023 12:17:32 PM
Last Modified: Thursday, October 12, 2023 12:26:26 PM
Time Spent: 00:08:53
IP Address: 162.231.104.20

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Housing affordability ,
Culture and history of the area,
Sense of community

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Other (please specify)::
 age of the streets

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Other (please specify)::
 better quality of roads in subdivisions

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Just Right
Downtown retail	Just Right
Downtown dining and entertainment	Just Right
Office (including medical)	Just Right
Regional commercial / big box stores	Just Right
Parks and greenspace	Just Right
Industrial	Just Right

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Safe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

11-20 years

If you are a South Rockwood resident, how long have you lived here?

Q11

Respondent skipped this question

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 12, 2023 12:28:55 PM
Last Modified: Thursday, October 12, 2023 12:58:12 PM
Time Spent: 00:29:17
IP Address: 68.48.227.186

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Housing affordability ,
Culture and history of the area,
Regional location (to locations in MI and OH),
Public safety (police and fire)

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Distance to employment opportunities ,
Cost of living and/or taxes,
Lack of non-motorized transportation (sidewalks, bike lanes, etc.)
,
Lack of cultural events / entertainment options,
Appearance of shopping districts,
Traffic volumes / speeds,
Area schools,
Other (please specify)::
 Ditches and drainage and terrible paved pot holes in the village limits especially under the street light in front of Sunoco

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Improved transportation options (bike paths, crosswalks, sidewalks, etc.)
,
Blight reduction / development of vacant lots ,
Improved streetscapes along major corridors (landscaping, benches, etc.)
,
Other (please specify)::
 Under ground water and sewer updates Chester st broke several times you dug ditches and it didn't work

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Too Little
Single-family residential housing	Too Little
Multiple-family residential housing	Too Little
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Too Little
Regional commercial / big box stores	Too Little
Parks and greenspace	Too Little
Industrial	Too Much

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

None of the above

Do existing housing options in South Rockwood support your needs?

Q7

Safe

How safe do you feel walking and biking around South Rockwood?

Q8

No

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident,

We'd like to know why this survey is relevant to you!
Check all that apply:

I shop or dine in South Rockwood

Q10

More than 20 years

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

Just what I stated about the roads and ditches and drainage all need improvement the village people pay a second tax use it for the village not outside the limits

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 12, 2023 4:32:18 PM
Last Modified: Thursday, October 12, 2023 4:40:55 PM
Time Spent: 00:08:37
IP Address: 67.183.19.139

Page 1: Planning for South Rockwood!

Q1 **Community events and festivals ,**
What do you like most about South Rockwood? Select all that apply: **Sense of community**

Q2 **Distance to employment opportunities**
What are the less desirable aspects of South Rockwood? Check all that apply:

Q3 **More variety in retail options,**
Based on your responses to the previous two questions, **More entertainment and dining opportunities,**
what could be improved about South Rockwood? Check **Better employment opportunities (within or near the Village)**
all that apply: **,**
Other (please specify)::
A micro-hospital! I think S Rockwood would benefit greatly from a micro-hospital. Medical care would be closer than Seaway. There would be tons job opportunities for the residents of S Rockwood. Doctors and staff being hired from outside of S Rockwood, could bring enough additional people to town to support more dining and shopping options.

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Too Little
Single-family residential housing	Just Right
Multiple-family residential housing	Too Much
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Too Little
Regional commercial / big box stores	Just Right
Parks and greenspace	Just Right
Industrial	Just Right

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Very safe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I live outside of South Rockwood

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

I do not live in South Rockwood

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

I don't live in South Rockwood, but most of my family does or did for a very long time. I've spent a significant amount of time there and I think the town's great, but it could use a little help in the area of jobs.

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, October 15, 2023 12:06:52 PM
Last Modified: Sunday, October 15, 2023 12:24:04 PM
Time Spent: 00:17:12
IP Address: 162.231.104.100

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

**Regional location (to locations in MI and OH),
Sense of community**

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Respondent skipped this question

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

**More parks and recreation spaces ,
Blight reduction / development of vacant lots ,
Other (please specify)::**
 I like the rural feel of South Rockwood. This is why I moved here. Please DON'T put in sidewalks. It will make South Rockwood just like every other city around here. But, if there is a way to make it safer for bike riders by putting in a bike path that is away from the road. I am all for that. (Possibly through Dodge Park?)

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Too Little
Single-family residential housing	Just Right
Multiple-family residential housing	Too Much
Downtown retail	Just Right
Downtown dining and entertainment	Just Right
Office (including medical)	Just Right
Regional commercial / big box stores	Just Right
Parks and greenspace	Too Little
Industrial	Too Much

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Safe

How safe do you feel walking and biking around South Rockwood?

Q8

I don't know

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

11-20 years

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

We have enough apts/condos. Please keep our area as rural as possible.

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, October 15, 2023 1:33:16 PM
Last Modified: Sunday, October 15, 2023 1:37:51 PM
Time Spent: 00:04:35
IP Address: 162.231.104.100

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

- The downtown,
- Housing affordability ,
- Appearance of the neighborhoods ,
- Parks and recreation options,
- Appearance of shopping areas,
- Public safety (police and fire),
- Sidewalks and pedestrian access

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

- Lack of non-motorized transportation (sidewalks, bike lanes, etc.)

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

- Improved transportation options (bike paths, crosswalks, sidewalks, etc.)

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Just Right
Downtown retail	Too Little
Downtown dining and entertainment	Just Right
Office (including medical)	Just Right
Regional commercial / big box stores	Just Right
Parks and greenspace	Too Little
Industrial	Just Right

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Unsafe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

6-10 years

If you are a South Rockwood resident, how long have you lived here?

Q11

Respondent skipped this question

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, October 15, 2023 6:05:04 PM
Last Modified: Sunday, October 15, 2023 6:32:36 PM
Time Spent: 00:27:32
IP Address: 162.231.104.100

Page 1: Planning for South Rockwood!

Q1 **Parks and recreation options,**
Sense of community
 What do you like most about South Rockwood? Select all that apply:

Q2 **Lack of non-motorized transportation (sidewalks, bike lanes, etc.)**
 What are the less desirable aspects of South Rockwood? Check all that apply:
 ,
 Other (please specify)::
 Need bike trails or lanes.

Q3 **Improved transportation options (bike paths, crosswalks, sidewalks, etc.)**
 Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:
 ,
 Other (please specify)::
 Bike paths.

Q4
 Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Too Much
Downtown retail	Just Right
Downtown dining and entertainment	Just Right
Office (including medical)	Just Right
Regional commercial / big box stores	Just Right
Parks and greenspace	Too Little
Industrial	Just Right

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Safe

How safe do you feel walking and biking around South Rockwood?

Q8

I don't know

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

11-20 years

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

High Street needs to be lowered so that the street drains to the sewers and not back to resident's properties. Better yet, remove the curbs and dig drainage ditches like every other street in the area.

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 17, 2023 2:11:34 PM
Last Modified: Tuesday, October 17, 2023 2:24:12 PM
Time Spent: 00:12:38
IP Address: 76.248.204.191

Page 1: Planning for South Rockwood!

Q1 Regional location (to locations in MI and OH)

What do you like most about South Rockwood? Select all that apply:

Q2 Age of public facilities (parks, public buildings, etc.) ,
Cost of living and/or taxes,
Lack of non-motorized transportation (sidewalks, bike lanes, etc.)
,
Appearance of shopping districts

Q3 Improved transportation options (bike paths, crosswalks, sidewalks, etc.)
,
More variety in retail options,
More entertainment and dining opportunities,
Blight reduction / development of vacant lots ,
Improved streetscapes along major corridors (landscaping, benches, etc.)

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Too Much
Single-family residential housing	Too Little
Multiple-family residential housing	Just Right
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Too Little
Regional commercial / big box stores	Too Little
Parks and greenspace	Just Right
Industrial	Too Little

Q5

Mixed-use: residential above retail

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

No, the cost is too high

Do existing housing options in South Rockwood support your needs?

Q7

Unsafe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident,

We'd like to know why this survey is relevant to you!
Check all that apply:

I shop or dine in South Rockwood

Q10

11-20 years

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

We need a downtown area and any business's we have need to look better. The small business area we have is old and just plain ugly.

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 27, 2023 5:12:06 PM
Last Modified: Friday, October 27, 2023 5:23:36 PM
Time Spent: 00:11:29
IP Address: 68.48.234.33

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Quality of the housing stock,
Appearance of the neighborhoods ,
Regional location (to locations in MI and OH),
Public safety (police and fire),
Proximity to employment opportunities

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Cost of living and/or taxes,
Other (please specify)::
We pay an extra tax to live in the Village. While we appreciate the library, baseball fields, maintenance of the area, etc. we really want to keep the taxes as low as possible.

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Other (please specify)::
We have beautiful parks! We enjoy the small-town feel of South Rockwood as it is! An improvement for consideration is adding bathroom facilities at Strong and Labo

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Just Right
Downtown retail	Just Right
Downtown dining and entertainment	Just Right
Office (including medical)	Just Right
Regional commercial / big box stores	Just Right
Parks and greenspace	Just Right
Industrial	Just Right

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Safe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

More than 20 years

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

Thank you for allowing us to provide our opinions! We love South Rockwood!

#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, October 29, 2023 5:32:28 PM
Last Modified: Sunday, October 29, 2023 5:52:23 PM
Time Spent: 00:19:55
IP Address: 68.48.239.195

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Overall Village Services Provided or Other (please specify)::

I like the Huron River and the wild life in the area. Very disappointed regarding increase in Kayak companies and people disrespecting the river being loud and leaving trash.

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Lack of non-motorized transportation (sidewalks, bike lanes, etc.)

,

Traffic volumes / speeds,

Truck traffic,

Other (please specify)::

there is not anywhere for children and adults to safely walk or ride bikes. There has been an increase of traffic and vehicles speeding all the time.

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Improved transportation options (bike paths, crosswalks, sidewalks, etc.)

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Just Right
Downtown retail	Too Little
Downtown dining and entertainment	Just Right
Office (including medical)	Just Right
Regional commercial / big box stores	Just Right
Parks and greenspace	Just Right
Industrial	Just Right

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Very unsafe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

11-20 years

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

put the stop sign back in at the corner of margaret and Park Blvd since its removal people are constantly speeding down the street. You should lower the speed limit on South Huron River Dr due to people speeding. There should be an increased police presence to help with this problem. South Rockwood needs to preserve the Huron River and the wildlife that reside here. The increase in Kayak company traffic is destroying habitats for the wildlife. People are littering, going into the Dnr land, trespassing on peoples property and causing disruptions of quite enjoyment living by the river. These Kayak companies are cashing in and ruining what the river is all about.

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 12:52:46 PM
Last Modified: Tuesday, October 31, 2023 1:01:06 PM
Time Spent: 00:08:20
IP Address: 68.48.232.64

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Appearance of the neighborhoods ,
Regional location (to locations in MI and OH),
Parks and recreation options,
Public safety (police and fire)

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Distance to employment opportunities

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

More variety in retail options,
Newer housing options,
Blight reduction / development of vacant lots

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Too Much
Downtown retail	Too Little
Downtown dining and entertainment	Too Little
Office (including medical)	Too Little
Regional commercial / big box stores	Too Little
Parks and greenspace	Just Right
Industrial	Too Much

Q5 Respondent skipped this question

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6 Yes

Do existing housing options in South Rockwood support your needs?

Q7 Very safe

How safe do you feel walking and biking around South Rockwood?

Q8 Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9 I am a South Rockwood resident,
I am a South Rockwood business or property owner,
I shop or dine in South Rockwood

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10 More than 20 years

If you are a South Rockwood resident, how long have you lived here?

Q11 Respondent skipped this question

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below. Thank you again for your feedback!

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 31, 2023 6:47:11 PM
Last Modified: Tuesday, October 31, 2023 7:05:33 PM
Time Spent: 00:18:22
IP Address: 174.236.35.134

Page 1: Planning for South Rockwood!

Q1

What do you like most about South Rockwood? Select all that apply:

Regional location (to locations in MI and OH),

Public safety (police and fire),

Proximity to employment opportunities ,

Overall Village Services Provided or Other (please specify)::

We appreciate that we have garbage and recycling. We enjoy the library and the park immediately behind library.

Q2

What are the less desirable aspects of South Rockwood? Check all that apply:

Cost of living and/or taxes,

Lack of non-motorized transportation (sidewalks, bike lanes, etc.)

,

Lack of cultural events / entertainment options,

Other (please specify)::

Restaurant on corner of south Huron and old fort has sat emptied for long time. Would love to see restaurant option or use of the area in some aspect (community garden, park, dining).

Q3

Based on your responses to the previous two questions, what could be improved about South Rockwood? Check all that apply:

Improved transportation options (bike paths, crosswalks, sidewalks, etc.)

,

More entertainment and dining opportunities,

Improved streetscapes along major corridors (landscaping, benches, etc.)

,

Other (please specify)::

Would like to see sidewalks/bike path to gain better access to parks at Labo park and South Rockwood park on Carleton Rockwood and gain access to the greenway bike path from our area. Increased bare landscapes to improve native biodiversity in local habitat. Would like to know what resources are available for living in the village (ie: compost or rubbish opportunities/disposal.)

Q4

Please rate the current mix of land uses in South Rockwood:

Agricultural land	Just Right
Single-family residential housing	Just Right
Multiple-family residential housing	Just Right
Downtown retail	Just Right
Downtown dining and entertainment	Too Little
Office (including medical)	Just Right
Regional commercial / big box stores	Just Right
Parks and greenspace	Just Right
Industrial	Just Right

Q5

Single-family (<2,500 SF)

After reviewing the types of housing listed below, check the image you feel that South Rockwood needs the most of:

Q6

Yes

Do existing housing options in South Rockwood support your needs?

Q7

Very unsafe

How safe do you feel walking and biking around South Rockwood?

Q8

Yes

Are you supportive of South Rockwood exploring options to improve bicycle and pedestrian facilities (ex: improving the streetscape, making sidewalks wider, etc.)?

Q9

I am a South Rockwood resident

We'd like to know why this survey is relevant to you!
Check all that apply:

Q10

More than 20 years

If you are a South Rockwood resident, how long have you lived here?

Q11

If you have any other suggestions, ideas, or comments for the South Rockwood Master Plan, please share them below.
Thank you again for your feedback!

No other suggestions other than what I have previously commented on. Thank you.

Survey Results

The full results of the Public Input survey are included on the following pages.



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