

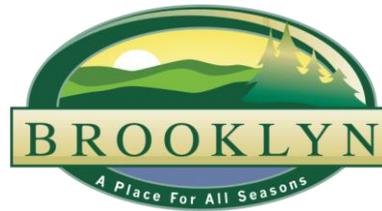


Village of Brooklyn Master Plan

2019 Edition

6/26/2019 Planning Commission Review Version

The 2019 edition of the *Village of Brooklyn Master Plan* was prepared by the Village of Brooklyn Planning Commission



With staff assistance from the
Region 2 Planning Commission



The photos in the document are provided by the Brooklyn-Irish Hills Chamber of Commerce

Reserved for the Signature Page

Reserved for the Adoption Resolutions

Table of Contents

Introduction

- Why Plan? 1-2
- What is a Master Plan? 1-2
 - Master Plan Principles 1-2
 - Future Land Use and Zoning 1-3
 - Use of the Master Plan 1-4
 - Keeping the Plan Current 1-5
- How Did the Plan Develop? 1-6
- Who Will Implement the Plan? 1-6
 - Planning Commission 1-6
 - Zoning Board of Appeals 1-6
 - Township Board 1-6
 - Other Planning Efforts 1-6

Community Description and Issue Identification

- Location 2-2
- Historical Context 2-3
- Population 2-3
- Natural Resources 2-5
 - Topography 2-5
 - Hydrology (Water Resources) 2-6
- Community Facilities and Services 2-6
 - Downtown Brooklyn 2-6
 - Village Hall 2-7
 - Police, Fire, and Rescue Services 2-7
 - Post Office 2-8
 - Schools and Libraries 2-8
 - Religious and Other Service Organizations 2-8

- Healthcare Related Facilities 2-8
- Apartments and Condominiums 2-8
- Parks and Recreation 2-9
- Utilities 2-9
- Transportation 2-10
 - Roadways 2-10
 - Airports 2-11
- Economic Development 2-11
 - Region 2 Economic Development District 2-12
 - Economic Development Organizations 2-12
 - Tax Increment Finance Authorities 2-12
 - Chambers of Commerce 2-12
- Existing Land Use 2-13
- 2018 Brooklyn Community Survey 2-13
 - Development and Growth Issues 2-13
 - Community Facilities and Services 2-14
 - Commercial Services 2-14
 - Downtown Brooklyn 2-15
 - General Information 2-15
- Possible Village Annexations 2-16
- Community Policies and Plans**
- Goals and Actions 3-2
 - Public Services Goal 3-2
 - Economic Development Goal 3-2
 - Environmental Development Goal 3-2
 - Transportation Goal 3-3
 - Housing Goal 3-3
 - Municipal Government Goal 3-4
- Future Land Use Plan 3-4

Low Density Residential 3-4

Medium Density Residential 3-5

Downtown Commercial 3-5

General Commercial 3-5

Light Industrial 3-5

Parks and Open Space (Overlay) 3-5

Institutional (Overlay) 3-5

Zoning Plan 3-5

 Zoning Districts 3-6

 Dimensional Standards 3-8

 Rezoning Criteria 3-9

 Relationship to the Future Land Use Map 3-9

 Implementation of Policies 3-10

Appendices

Demographics

Population History A-2

Population Projections A-3

Village of Brooklyn & the Brooklyn Area A-4

Brooklyn Area Comparative Historic Population Growth A-5

American Community Survey A-6

Age and Gender A-7

Race and Ethnicity A-8

Disabilities A-9

Educational Attainment A-10

School Enrollment A-11

Households and Families A-12

Income A-13

Employment by Industry A-14

Employment by Occupation A-15

Dwellings and Vacancy Rates A-16

Housing Types A-17

Housing Costs A-18

Means of Travel to Work A-19

Travel Time to Work A-20

2018 Brooklyn Community Survey

Development and Growth Issues B-2

Community Facilities and Services B-7

Commercial Services B-12

Downtown Brooklyn B-20

General Information B-23

Mapping

Base Map C-2

Topography C-3

Hydrology C-4

Hydric Soils C-5

Community Facilities C-6

Water Service C-7

Sewer Service C-8

Transportation C-9

Corridor Improvement Authority District C-10

Property Assessment C-11

Aerial C-12

Future Land Use C-13

2018 Zoning C-14



CHAPTER 1
INTRODUCTION



Why Plan?

Municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for municipalities to develop an overall vision for the next 20+ years and to conduct a comprehensive review of their facilities and services. A successful plan also contributes to the public understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831)—MPEA—requires each planning commission to prepare and adopt a “master plan as a guide for development within the planning jurisdiction.” The MPEA authorizes a planning commission to: *do all of the following, as applicable:*

- *Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;*
- *Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;*
- *Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government’s programs within these agencies.*

What is a Master Plan?

A master plan provides a framework within which the Village of Brooklyn can evaluate its present condition and develop a vision for the future. The master plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help the Village to continue to be a highly desirable community in which to live, work, and visit.

Master Plan Principles

Before using the master plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The plan is flexible.** The document is not meant to be a monument cast in stone, never to be adjusted or changed, given that it plans for the next 20+ years. The plan is a general guide to be used by the government to give direction for the future of Brooklyn. It should be reviewed periodically and altered as general conditions in the Village change.
- **The plan allows for orderly development.** The land use allocations reflected in the plan are based upon the best available projections of future population levels for Brooklyn. The plan must realistically provide sufficient land area to meet the anticipated needs and demands

of residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.

- **The plan must encourage public understanding and participation.** The plan should be written in a way that aids public understanding of the planning process and describes how goals for the Village are to be achieved.
- **The plan must be the result of a general consensus of the community.** Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The plan must balance property rights.** The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The plan is not a zoning map.** The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that zoning districts will take the shape of the plan as rezoning requests are received and reviewed by the community.
- **Zoning is not a substitute for a master plan.** The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the plan puts zoning decisions at risk of invalidation.** Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for Brooklyn.

Future Land Use and Zoning

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- | | | |
|------------------------|----------------------|------------------------|
| • Community character | • Community needs | • Existing development |
| • Adaptability of land | • Available services | • Existing zoning |

The connection between the master plan and the zoning ordinance of the Village of Brooklyn is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map is critical. That link is established through the zoning plan element of the master plan (see Appendix C).

Use of the Master Plan

Completion of the master plan is not the end of the process. Continuous and effective use of the plan is necessary to ensure its validity. Failure to follow the plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of the plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a master plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the master plan include:

- **Zoning Decisions.** Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the master plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).
- **Utility Extensions/Capital Improvements.** A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways, new public buildings, and other public improvements. This information may be included in a capital improvement plan (CIP). The CIP is a six-year plan, updated annually, of proposed capital expenditures in a municipality. Development of the CIP is the responsibility of the planning commission, with considerable input from municipal staff (e.g., engineers, planners, administrators, etc.), or the village council, with considerable input from the municipal staff and the planning commission. Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the plan are forthcoming, and shows a general schedule of those improvements.
- **Environmental Impact.** The master plan (as a reflection of the intensity of land use) should reflect the degree to which the Village of Brooklyn desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.

- **Recreation Planning.** The master plan—through the provision of future residential lands—will create a need for recreation/open space land. The master plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the plan, these services may be noted in the parks and recreation plan.

A review of future land use is also important. If the master plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the future land use map cannot indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (DNR) requires that Brooklyn have a current (i.e., no more than 5 years old) parks and recreation plan.

- **Approval of a public way, space, building or structure.** An often overlooked provision in state law is a requirement that the Village’s planning commission review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the master plan, prior to any action taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements.** There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the master plan, transportation engineers and planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated master plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the plan to ensure that it is kept current. Village officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the plan can be done at that time to keep it up-to-date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the master plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20+ year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

How Did the Plan Develop?

This document is a new edition of the *Village of Brooklyn Master Plan* first adopted in 2006.

Citizen participation is extremely important to the success of many planning efforts. Citizen participation helps guarantee that the vision outlined for Brooklyn's future accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- Meetings of the planning commission where the plan was included on the agenda (open to the public) and
- A public hearing on the master plan.

Who Will Implement the Plan?

Three distinct bodies in the Village are charged with planning and zoning: the planning commission, the zoning board of appeals, and the village council. All of their decisions and recommendations should be based upon the master plan. Decisions not based upon the plan should trigger the review and possible amendment of the document.

Planning Commission

Development and approval of the master plan is an important responsibility of the planning commission. The commission is charged with the development of zoning and other ordinances (over which the village council has final authority). The planning commission also recommends approval or rejection of requests to the village council for rezonings and various other zoning proposals.

Zoning Board of Appeals

The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when its meaning or intent is not clear. ZBA decisions are final. Appeals are made to the circuit court.

Village Council

As the legislative body for Brooklyn, the council is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. The council may also adopt the master plan. It also appoints members to the planning commission and the ZBA.

Other Planning Efforts

Village staff and other Village committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include housing, key transportation corridors, historical districts, and the other plans. Future updates to those plans should complement the goals of the master plan. In turn, those documents should be consulted whenever the plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.

CHAPTER 2

**COMMUNITY DESCRIPTION
AND ISSUE IDENTIFICATION**



Historical Context

Brooklyn is rich with history. The beginnings of the community commenced on June 16, 1832, when the first land claim was filed on a 40-acre parcel by the Rev. Calvin Swain. Two years later in July of 1834, the settlement officially became Swainsville with Calvin Swain as postmaster. Rufus Tiffany, a wealthy land owner, subsequently acquired a great deal of influence in the area. He and 6 other principal land owners changed the name of Swainsville to Brooklyn in August of 1836. Since that time, the Village has developed and redeveloped as the population grew. A few structures date back to these early decades and many still remain from the late 1800s and early 1900s. The visual character of many of those old buildings is still intact.

Population

See Appendix A for detailed information on the Village of Brooklyn's population trends. However, the data contained in that appendix is summarized below:

- **General Population.** The population of Brooklyn was 1,206 in 2010, according to the U.S. Census. It is projected that the population will grow to 1,296 by 2035 and 1,291 by 2045.
- **Age & Gender.** The median age of Village residents was estimated to be 44.8 years in 2014, according to the American Community Survey [39.3 years statewide]. Generation X —people between 35 and 54 years of age in 2014— was estimated to be the largest age group, comprising an estimated 24% of residents [27% statewide]. Baby Boomers —people between 55 and 74 years of age— were estimated to be the second largest age group, comprising an estimated 22% of residents [21% statewide]. The iGeneration and younger —people 14 years of age and younger— was estimated to be the third largest age group, comprising an estimated 21% of residents [19% statewide]. Millennials —people between 15 and 34 years of age— were estimated to be the fourth largest age group, comprising an estimated 18% of residents [26% statewide]. The Silent Generation and older —people 75 years of age and older— was estimated to be the smallest age group, comprising an estimated 15% of residents [7% statewide]. Females comprised an estimated 53% of Brooklyn's population [51% statewide].
- **Race & Ethnicity.** The Village has a homogeneous population. An estimated 97% of Brooklyn residents were white in 2014 [79% statewide]. Only an estimated 1% of residents considered themselves to be Hispanic (i.e., Latino/Latina) [3% statewide].
- **Disabilities.** An estimated 24% of Village residents were disabled in some way in 2014 [14% statewide] and 12% had an ambulatory disability [8% statewide]. The rate of disability rises with age. For example, an estimated 50% of residents at least 65 had some type of disability [36% statewide] and 25% had an ambulatory disability [23% statewide].

- **Educational Attainment.** An estimated 92% of Brooklyn residents at least 25 years old in 2014 graduated from high school [89% statewide]. An estimated 24% had some type of college degree (i.e., associate's, bachelor's, or graduate) [35% statewide].
- **School Enrollment.** An estimated 43% of Village residents at least 3 years of age and enrolled in school in 2014 were attending elementary school (i.e., grades 1-8) [39% statewide]. An estimated 20% were attending high school [21% statewide]. An estimated 16% attended nursery school or kindergarten [10% statewide]. An estimated 21% were attending college or graduate school [30% statewide].
- **Households & Families.** Most residents lived in households in 2014. Families comprised an estimated 60% of households [65% statewide]. However, an estimated 36% of households consisted of a single person [29% statewide]. Other non-family households comprised an estimated 4% of households [6% statewide]. The estimated size of the average household was 2.31 people [2.52 statewide] and the average family size was 3.08 people [3.12 statewide]. Less than 1% of the population lived in group quarters [2% statewide]; this is likely an underestimation given the presence of the Brooklyn Living Center.
- **Income.** The Village's median household income in 2014 was estimated to be \$38,625 [\$49,087 statewide]. The median family income was \$60,750 [\$61,684 statewide] and the median non-family income was \$25,000 [\$26,143 statewide]. The per capita income was \$21,581 [26,143 statewide].
- **Poverty.** Brooklyn's median household income in 2014 was estimated to be \$38,625 [\$49,087 statewide]. An estimated 31% of residents under the age of 18 lived in poverty [24% statewide]. An estimated 17% of residents between the ages of 18 and 64 lived in poverty [16% statewide]. An estimated 4% of residents 65 years or older lived in poverty [8% statewide].
- **Employment by Industry.** An estimated 20% of employed Village residents at least 16 years old in 2014 worked in the educational services and healthcare and social assistance industries [24% statewide]. An estimated 19% worked in the retail and wholesale trade industries [11% statewide]. An estimated 16% were employed in the manufacturing industry [17% statewide]. An estimated 9% were employed in the arts, entertainment, and recreation, and accommodation and food services industry [10% statewide]. Each of the other industries employed less than 9% of residents.
- **Employment by Occupation.** An estimated 30% of employed Brooklyn residents at least 16 years old in 2014 were employed in management, business, science, and arts occupations [35% statewide]. An estimated 29% worked in sales and office occupations [24% statewide]. An estimated 17% were employed in production, transportation, and material moving occupations [15% statewide]. An estimated 15% worked in service occupations [18% statewide]. An estimated 9% worked in natural resources, construction, and maintenance occupations [8% statewide].

- **Dwellings & Vacancy Rates.** An estimated 92% of Village dwellings were occupied in 2014 [84% statewide]. An estimated 1% was used seasonally or occasionally [6% statewide]. The remaining estimated 7% were vacant [10% statewide].
- **Housing Types.** It is estimated that 65.0% of Brooklyn's dwellings in 2014 were single-family homes [77% statewide]. Approximately 35% of units were estimated to be located in multi-unit buildings [18% statewide]. An estimated 0% of dwellings were mobile homes [5% statewide].
- **Housing Costs.** It is estimated that 40% of the Village's owner-occupied households with a mortgage in 2014 spent at least 30% of household income on housing [31% statewide]. An estimated 9% of Brooklyn's owner-occupied households without a mortgage spent at least 30% of household income on housing [16% statewide]. It is also estimated that 62% of the Village's renter-occupied households spent at least 30% of household income on housing [52% statewide].
- **Means of Travel to Work.** An estimated 85% of employed Brooklyn residents at least 16 years old in 2014 drove alone [82% statewide]. An estimated 8% of workers carpooled [9% statewide]. An estimated 5% of workers used some other form of transportation [5% statewide]. An estimated 2% of workers worked at home [4% statewide].
- **Travel Time to Work.** An estimated 26% of employed Village residents at least 16 years old who commuted to work in 2014 had a commute time of 60-89 minutes [15% statewide]. An estimated 21% had a commute time of 5-9 minutes [11% statewide]. An estimated 19% had a commute time of 15-29 minutes [39% statewide]. An estimated 15% had a commute time of 30-59 minutes [15% statewide]. An estimated 9% had a commute time of 10-14 minutes [15% statewide]. An estimated 7% had a commute time of less than 5 minutes [3% statewide]. An estimated 3% had a commute time at least 90 minutes [2% statewide].

Natural Resources

The natural resources available in Brooklyn shape the type and manner of development which may occur in the Village. Those resources can also shape the overall identity of the community. At the same time, natural features can be dramatically affected by land development. Because of this, the natural assets that a community contains should be considered in long-range planning and when reviewing specific site plans.

Topography

The topography of the Village is fairly flat, with only an 80-foot change in elevation. The low point in Brooklyn (940 feet above sea level) is found along the River Raisin, in Swain Memorial Park, near the northern Village limit. The Village's high point (1,020 feet above sea level) is located west of Constitution Street and south of Tiffany Street.

Hydrology (Water Resources)

- **Rivers and Streams.** The River Raisin flows through the northeastern quarter of Brooklyn, including the impoundment known as the Mill Pond (see the Hydrology map in Appendix C). No other lakes or ponds are located within the Village. The Kedron Drain flows into the River Raisin from the south, traversing the southeastern quarter of Brooklyn. Goose Creek also flows into the River Raisin after traversing the northwestern border of the Village.
- **Watersheds.** Brooklyn lies entirely within the River Raisin Watershed. Approximately the western quarter of the Village drains into Goose Creek while most of Brooklyn drains directly into the River Raisin (see the Hydrology map in Appendix C). The entire watershed drains into Lake Erie.
- **Wetlands.** Wetlands are located along the shores of Goose Creek and the Mill Pond (see the Hydrology map in Appendix C).
- **Floodplains.** Properties bounding the River Raisin, Goose Creek, and the Kedron Drain may be located (at least partially) within a 100-year floodplain (see the Hydrology map in Appendix C). Some properties along Goose Creek may be located (at least partially) in a 500-year floodplain.
- **Hydric Soils.** Hydric soils are poorly drained and subject to occasional flooding. Along with other sources such as the National Wetlands Inventory and aerial photographs, they can be used to identify wetlands and other sensitive lands. Hydric soils are also associated with lakes and streams. Hydric soils in the Village are located along Goose Creek, in the vicinity of the intersection of Irwin and Sheridan Streets, and around the Brooklyn's eastern, southern, and western municipal limits (see the Hydric Soils maps in Appendix C).

Community Facilities and Services

A community has constant needs for new, enlarged, and improved community facilities and services. Community facilities and services can be defined as those (both public and private) which benefit the public. Some facilities and services, such as schools or fire protection, are necessities while others, such as cultural facilities and programs, contribute to the desirability of the community. This section is included within the master plan so that the Village can better coordinate the future siting of new projects in relation to the future land use plan.

Downtown Brooklyn

The Village of Brooklyn hosts a small historic downtown. Downtown Brooklyn is located along Main Street (M-50) around the Village Square (see the Community Facilities map in Appendix C). Historic buildings with traditional storefronts define Downtown Brooklyn and contain a mix of service oriented establishments.

Village Hall

The village hall is located in Downtown Brooklyn on the east side of the Village Square (see the Community Facilities map in Appendix C). The Village’s council, planning commission, and other committees meet in the village hall and the Village’s manager and clerk are housed there.

Brooklyn Village Hall
121 N. Main Street • PO Box 90 Brooklyn, MI 49230
(517) 592-2591
www.villageofbrooklyn.com

Police, Fire, and Rescue Services

Police, fire, and rescue services in Brooklyn are provided primarily through Columbia Township, which includes the Village. Brooklyn property owners pay property taxes directly to the Township to fund those services. The Village also provides additional funding to the Township through a cost-share formula.

- Police Service.** The Columbia Township Police Department provides basic police services in the Village. The Police Station is part of the Columbia Township Hall Complex located on Jefferson Road (Marshall Street) at the western edge of the Village (see the Community Facilities map in Appendix C). Although authorized to do so, Township police officers generally do not enforce Brooklyn’s municipal code but provide assistance to the code enforcement official as needed. The Jackson County Office of the Sheriff and the Michigan State Police also have law enforcement jurisdiction and provide police services within Brooklyn.

The forum for people accused of committing a criminal offense in the Village is the Jackson County Court System. Defendants requiring detention are housed in the Jackson County Jail. Prosecution of municipal code violations is the responsibility of Brooklyn. Any costs that arise from such prosecutions are also the responsibility of the Village.

- Fire and Rescue Services.** The Columbia Township Fire Department provides fire and rescue services to Brooklyn, including fire operations, emergency medical care at the EMT basic level, water rescue, hazardous materials response, vehicle extrication, and community education services. The fire department is comprised of 25 part-time paid-on call firefighters, 1 full-time chief/inspector, and a 1 full-time assistant chief. The fire chief also serves as the fire inspector. Fire station #1 is part of the Columbia Township Hall Complex located on Jefferson Road (Marshall Street) at the western edge of the Village (see the Community Facilities map in Appendix C). It houses 3 lead engines, 1 reserve engine, 1 rescue squad, and 3 brush trucks. The Township maintains automatic aid agreements with Napoleon and Grass Lake Townships as well as mutual aid agreements with Napoleon, Liberty, Cambridge, and Addison Townships. Ambulance services are provided by Jackson Community Ambulance (JCA) or Lenawee Community Ambulance (LCA). Emergency patients may be transported to Henry Ford Allegiance Health in Jackson by ambulance or helicopter.

Post Office

The Brooklyn Branch of the U.S. Postal Service is located on Main Street, north of Downtown Brooklyn.

Schools and Libraries

The Village of Brooklyn is served by the Columbia School District, along with the Village of Cement City and significant portions of Columbia, Norvell, Cambridge, Woodstock, Liberty, and other Townships. The district is comprised of the Columbia Elementary (pre-Kindergarten through 2nd grade), Upper Elementary (3rd grade through 6th grade), Central Junior High (7th through 8th grade), Central Senior High (9th grade through 12th grade), and Options High Schools. The Columbia Central Junior and Senior High Schools are located on Hewitt Road, southeast of the Village. Columbia Options High School is located in the vicinity of Clark Lake to the northwest of the Village. Columbia Elementary and Upper Elementary Schools are located in Brooklyn, south of the Mill Pond (see the Community Facilities map in Appendix C).

The Columbia School District is part of the Jackson County Intermediate School District (JCISD). Various colleges are within commuting range of Brooklyn, including Jackson College, Baker College, and Spring Arbor University. The Brooklyn Branch of the Jackson District Library (JDL) is located on Main Street (M-50), directly north of Downtown Brooklyn. There are 12 other branches of the JDL, including the main Carnegie Branch in Downtown Jackson.

Religious and Other Service Organizations

Brooklyn hosts a half dozen churches as well as a couple of service organizations (see the Community Facilities map in Appendix C).

Healthcare Related Facilities

Basic medical, dental, optical, and pharmaceutical services are available in Brooklyn and the surrounding area, including a Med Plus After Hours Clinic and Henry Ford Allegiance Health Family Medicine – Brooklyn (see the Community Facilities map in Appendix C). The Brooklyn Living Center (a Lloyd Ganton Retirement Center) and the Region 2 Area Agency on Aging are also located in the Village. Regional medical centers are located in larger nearby communities such as Jackson (Henry Ford Allegiance Health) and Ann Arbor (University of Michigan & St. Joseph).

Apartments and Condominiums

A wide variety of apartment complexes and condominium developments are located in the Village of Brooklyn (see the Community Facilities map in Appendix C).

Parks and Recreation

The use of parks and recreation facilities are seldom limited to a single provider.

- **Village Parks.** Brooklyn currently provides several parks for its residents and visitors. The Village Square, in the heart of Downtown Brooklyn, is comprised of a gazebo, a state historic marker, a flagpole, and a mid-block crosswalk (see the Community Facilities map in Appendix C). The approximately 10 acres which comprise Swain Memorial Park are located along the banks of Goose Creek and host play equipment, basketball, picnicking, grills, restrooms, and parking. Weatherwax Park is located on Monroe Street, east of Downtown.
- **Columbia Central School District.** Also located in the Village are the grounds of the Columbia Elementary and Upper Elementary Schools (see the Community Facilities map in Appendix C). The Columbia School District provides play equipment, a basketball court, baseball diamonds, a football stadium and track, a gym and restrooms on the approximately 30 acres occupied by the schools. Columbia Central High School, located outside of the Village near Lake Columbia, hosts tennis courts, softball and baseball diamonds, a gymnasium, and a weight room.
- **Private Recreation Facilities.** A couple of private recreation facilities are partially located in Brooklyn (see the Community Facilities map in Appendix C). Hills' Heart of the Lake Golf Course is adjacent to Swain Memorial Park along the northern border of the Village. The entrance to the grounds of the Brooklyn Sportsman Club is also located off of Monroe Street along the eastern border of Brooklyn.
- **Regional Recreation Facilities.** Brooklyn has a very good location relative to other nearby facilities. Clark Lake County Park is located 4 miles to the west of the Village and Vineyard Lake County Park is located 2 miles to the southeast of Brooklyn. Both parks provide lake access for boating (boat launches), swimming (bath houses), fishing, and beach activities. The parks also provide playground equipment, picnicking facilities, drinking water facilities, and concession stands. The State of Michigan also provides a number of regionally significant recreation facilities within the vicinity of the Village: Hayes State Park, Onsted State Game Area, Sharonville State Game Area, and the Cambridge State Historic Park. Many golf courses and other private facilities (e.g., Michigan International Speedway and various summer camps) can also be found in the surrounding area. Paved shoulders along Wamplers Lake Road (M-124), known as the Mark Harrison Trail, will be widened from 4 feet to 8 feet in 2019.

Utilities

Brooklyn residents and properties within the Village are served by a variety of public and private utilities.

- **Municipal Water Service.** Brooklyn’s water system serves the entire Village (see the Water Service map in Appendix C). A municipal wellhead protection area which almost covers the entire Village, as well as substantial areas to the north and south/southwest (see the Water Service map in Appendix C), has been established to safeguard this resource. A wellhead protection area is defined as the surface and subsurface zones surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well or well field within a 10-year period. Long-term strategies regarding land uses which may contaminate a well (e.g., surface impoundment areas, subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells, and underground storage tanks) should be implemented in these areas.
- **Municipal Sewer Service.** Brooklyn's sewer system serves the entire Village (see the Sewer Service map in Appendix C) and is connected to a regional sewage treatment plant in Leoni Township. Brooklyn is on the board of the multi-jurisdictional authority the operates the plant.
- **Electricity, Gas, Telephone, Cable Television, and Internet Services.** Consumers Energy provides electrical and natural gas services to households, businesses, and institutions throughout the Village. Landline telephone service is provided through Frontier Communications and satellite television and internet access is also available through that company. Comcast (Xfinity) provides cable television service as well as internet access and landline telephone service. Cell phone service is available from various providers.
- **Solid Waste Disposal.** Residential, commercial and institutional customers contact directly with the trash hauler of their choice for solid waste disposal services.

Transportation

Roadways and airports are the transportation modes serving the Village of Brooklyn. No pipelines or railroads traverse the municipality.

Roadways

Several classes of roadways traverse Brooklyn. Village local streets (which become county local roads outside of Brooklyn) are designed to provide access to the properties they abut. Village major streets (which become county primary roads outside of Brooklyn) are designed to serve through traffic as well as provide direct access to the properties they abut. State highways are designed to provide connections among communities across Michigan. Private streets/roads are designed to provide access to the properties they serve. Village streets are maintained by the Village of Brooklyn. County roads are maintained by the Jackson County Department of Transportation. State highways are maintained by the Michigan Department of Transportation. The owners of abutting properties maintain private streets.

- **State Highways.** M-50 (Main Street/Brooklyn Road) is the major state highway traversing the Village of Brooklyn (see the Transportation map in Appendix C). It provides access to US-127 and I-94 to the north and US-12 to the south. M-124 (Wamplers Lake Road) provides an alternate route to US-12 via Hayes State Park.
- **Village Major Streets.** The village major street network is comprised of various corridors (see the Transportation map in Appendix C): Chicago Street/Monroe Street corridor, Constitution Avenue (south of Tiffany Street), King Street/Tiffany Street/Cement City Road corridor, Marshall Street/Jefferson Road corridor, Mill Street (west of Case Road)/Case Road corridor, and School Street/Broad Street corridor.
- **Village Local Streets.** The village local street network is comprised of various individual streets and a few corridors (see the Transportation map in Appendix C): Ashley Court, Charlevoix Court, Constitution Avenue (north of Tiffany Street), Cook Street, Detroit Street, Ernest Street, Helen Street/Raynor Street corridor, Jackson Street, Julian Street, Lane Street, Lansing Street, Lowry Street, Lighthouse Lane, Michigan Street/Delamater Street corridor, Mill Street (east of Case Road)/Waterman Road corridor, Nicole Drive, Potter Street, Randolph Street, River Street/Tecumseh Street/Water Street corridor, Sheridan Street, Sherman Street, Stephanie Court, St. Clair Circle, West Street,
- **Private Streets/Roads.** There are various private streets in the village (see the Transportation map in Appendix C): Brookview Drive (north of Helen Street), Helen Street (the western end), Hunters Ridge Circle, Woodland Terrace, and an unnamed street.

The Village of Brooklyn supports the goal of complete streets, which “means roadways, planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle,” as defined by Public Act 51 of 1951 (State Trunk Line Highway System), as amended. Accordingly, Village officials will include appropriate non-motorized facilities as part of its street improvement projects and will advise the Michigan Department of Transportation on future road projects within the Village regarding the inclusion of appropriate non-motorized facilities. The Village will also support separate trail and sidewalk construction.

Airports

- **Shamrock Field Airport.** Shamrock Field Airport (see the Transportation map in Appendix C) is a private airfield located on the south side of the Village of Brooklyn, off of Wamplers Lake Road (M-124).
- **Other Private Airfields.** Napoleon and Van Wagnen Airports are private airfields located north of the Village in Napoleon Township.

- **Jackson County Airport – Reynolds Field.** Jackson County Airport (Reynolds Field) is located in Blackman Township; Brooklyn is located outside of the zoning ordinance height restrictions for that facility.

Economic Development

A variety of entities are engaged in economic development activities on the behalf of the Village of Brooklyn and its business communities, and residents.

Region 2 Economic Development District

The Region 2 Planning Commission (R2PC) is the Economic Development District serving Brooklyn, which makes economic development proposals in Brooklyn eligible to apply for federal funding through the EDA. The R2PC's economic strategic blueprint is the *Region 2 Planning Commission Comprehensive Economic Development Strategy* (available on www.region2planning.com).

Economic Development Organizations

Economic Development Organizations (EDOs) are comprised of governmental entities in a defined region dedicated to its economic development. The Enterprise Group of Jackson and Ann Arbor SPARK serve the Village of Brooklyn.

Tax Increment Finance Authorities

The State of Michigan allows the creation of tax increment finance authorities which allow municipalities and counties to capture the growth in tax revenue within a designated district, as well as implement other potential income generation tools (e.g., millages, special assessments, revenue bonds, etc.), for use in financing public infrastructure improvements in that area.

- **Village of Brooklyn Corridor Improvement Authority (CIA).** A CIA, according to the Michigan Economic Development Corporation (MEDC), “is designed to assist communities with funding improvements in commercial corridors outside of their main commercial or downtown areas”.
- **Jackson County Brownfield Redevelopment Authority (BRA).** A BRA, according to the MEDC, is designed “to reimburse brown-field related costs incurred while redeveloping contaminated, functionally obsolete, blighted or historic properties”.

Chambers of Commerce

The Brooklyn-Irish Hills Chamber of Commerce serves the Village and the Jackson County Chamber of Commerce is a countywide organization. A chamber of commerce is a nongovernmental organization established to promote and protect the interests of local businesses, enabling them to accomplish collectively what few of them can do individually. Chambers of Commerce also provide the business community a united voice in civic and governmental affairs.

Existing Land Use

An inventory of existing land use is an important factor in the development of a future land use map for the Village of Brooklyn. Assessing data compiled by the Village was utilized to determine existing land use in 2018. The Village Assessor assigned a numeric code to each property as part of the assessment process which was then translated into a broad land use category. Using this process, the Village of Brooklyn can be divided into various land use categories (see the Property Assessment map in Appendix C). Residentially assessed properties comprised approximately 50% of the Village. Approximately 26% of Brooklyn was comprised of commercially assessed properties. Exempt properties comprised approximately 14% of the Village. Developmental properties comprised approximately 8% of Brooklyn. Approximately 2% of the Village was comprised of industrially assessed properties. It should be noted that commercially assessed property include parcels used for fraternal societies, golf courses, and apartments with more than four units; developmental property includes parcels with a market value in excess of its value in use.

Property Assessment

Residential	50%
Commercial	26%
Industrial	2%
Developmental	8%
Exempt	14%
Total	100%

2018 Brooklyn Community Survey

Village of Brooklyn residents and property owners were asked to answer a short questionnaire in the fall of 2018 in order to provide an opportunity for input into the development of the 2019 edition of the *Village of Brooklyn Master Plan*. A total of 90 surveys were returned. The results of the survey are summarized below. See Appendix B for a complete analysis of the survey.

Development and Growth Issues

	<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Opinion</i>
I am satisfied with the mix of business types within Downtown Brooklyn.	8%	36%	26%	27%	3%	0%
I feel there is a good mix of uses in the Downtown.	5%	40%	20%	31%	2%	2%
The Village should attract more industry.	19%	28%	24%	14%	13%	2%
It is important for the Village to continue to work with the Michigan Department of Transportation to maintain and improve the appearance of the M-50 corridor in Brooklyn.	45%	41%	9%	3%	0%	1%
Brooklyn should encourage alternatives to single-family housing and apartment complexes (e.g., townhouses, condominiums, work/live, etc.).	19%	29%	21%	18%	13%	0%
Brooklyn has many historic structures that should be preserved.	40%	35%	15%	6%	3%	1%
Brooklyn should enhance its natural resources (e.g., river, ponds, wetlands, floodplains, etc.).	45%	36%	7%	1%	10%	0%
Parks and Recreation						
The River Raisin should be developed as a water trail.	37%	38%	9%	3%	10%	2%

	<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Opinion</i>
Brooklyn parks, recreation facilities, and programs meet my needs.	9%	36%	25%	22%	7%	1%
Additional non-motorized trails should be developed in Brooklyn.	37%	31%	10%	10%	10%	0%

Community Facilities and Services

	<i>Excellent</i>	<i>Good</i>	<i>Average</i>	<i>Poor</i>	<i>Very Poor</i>	<i>No Opinion</i>
Utility and tax bill payments at Brooklyn Village Hall	18%	25%	24%	2%	0%	30%
Traffic enforcement by the Columbia Twp. Police Dept.	17%	38%	27%	8%	1%	8%
Crime prevention by the Columbia Twp. Police Dept.	13%	47%	17%	7%	7%	8%
Emergency response by the Columbia Twp. Police and Fire Depts.	35%	28%	17%	8%	0%	12%
Brush and leaf pickup services provided by the Brooklyn DPW	21%	32%	18%	0%	4%	25%
Brooklyn’s public water supply and distribution system	9%	31%	19%	10%	12%	19%
Brooklyn’s wastewater collection system and treatment facility	4%	32%	26%	11%	5%	23%
Brooklyn’s road and street network	4%	21%	35%	22%	13%	5%
Elected and appointed boards and commissions	2%	19%	27%	19%	16%	16%
Public sidewalks (e.g., coverage and condition)	2%	22%	35%	24%	13%	3%
Overall, what is your opinion of Brooklyn as a place to live?	21%	42%	19%	12%	5%	1%

Commercial Services

	<i>Brooklyn</i>	<i>Jackson</i>	<i>Adrian</i>	<i>Ann Arbor</i>	<i>Tecumseh</i>	<i>Toledo</i>	<i>Internet</i>	<i>Other</i>
Groceries	86%	56%	16%	16%	8%	1%	13%	10%
Clothing	20%	63%	19%	30%	0%	1%	34%	14%
Appliances	4%	77%	6%	13%	5%	0%	12%	9%
Medical	48%	38%	0%	34%	0%	1%	0%	22%
Prescriptions	78%	16%	1%	6%	2%	0%	1%	10%
Entertainment	34%	49%	18%	35%	7%	5%	7%	37%
Hardware	71%	54%	5%	2%	2%	0%	5%	18%
Lumber	9%	78%	10%	4%	5%	0%	3%	15%
Banking	75%	19%	4%	8%	6%	1%	7%	14%
Beauty Salon/Barber	59%	23%	1%	5%	1%	1%	0%	22%
Restaurants	77%	71%	22%	31%	14%	1%	0%	2%

Downtown Brooklyn

	Very Good	Good	Average	Poor	Very Poor	No Opinion
Street and pedestrian lighting in Downtown	26%	39%	24%	6%	4%	2%
Visual appearance of Downtown	13%	38%	38%	11%	0%	0%
Parking in Downtown	8%	42%	29%	18%	1%	2%
Visibility of Directional Signs Downtown	13%	45%	27%	7%	0%	8%

What other business activity would you like to see in Brooklyn?

This was an open-ended question with 61 responses, represented by the adjacent word cloud.* A variety of additional restaurants, including fast food, were the most common responses. Calls for more stores and entertainment, including reopening the theater, were also frequent. (See page C-24 for a listing of all of the responses.)



General Information

Please provide any general comments:

This was an open-ended question with responses from 53 people, represented by the adjacent word cloud. There were many comments about Brooklyn in general, both pro and con. Other comments were more specific, including insights/concerns regarding the downtown, sidewalks, streets, taxes, and buildings. There were various concerns regarding the appearance of the properties comprising Brooklyn as well as the Village overall. (See page C-27 for all of the responses.)



* A word cloud is a visual representation of common words contained in the various comments provided in response to the question. The more common the word, the larger it is represented in the word cloud.

Possible Village Annexations

Various annexations of property are under consideration by the Village of Brooklyn:

- The owners of the property occupied by Country Market, located on the east side of Brooklyn Road/Main Street (M-50), directly south of Brooklyn may request annexation into the Village in order to access public water and sewer.
- Various properties around the periphery of Brooklyn are currently split between the Village and Columbia Township. The Village may seek annexations in order to address this problem.



CHAPTER 3
COMMUNITY POLICIES AND PLANS



Goals and Actions

Planning Commissioners reviewed the previous chapters of the Master Plan and gleaned the goals and objectives listed below, with the help of staff. The action statements were then developed to help implement the plan in a measurable and timely manner.

Public Services Goal

Cooperate with Columbia Township and other entities in the surrounding area to provide basic public services to Village residents. Maintain the services separately that help to control local development.

- Actively participate on the board of the Leoni Township Wastewater Treatment System in order to provide effective wastewater sewer service in the Village.
- Examine the cooperative efforts between the Village and Columbia Township in order to determine if there is a need for a greater focus on the Village concerning fire, rescue, or police protection.
- Do not extend water and/or sewer service outside of the Village without annexing the property or entering into an Intergovernmental Conditional Transfer of Property by Contact (i.e., Act 425 agreement).
- Annexation possibilities into Columbia Township should be limited to areas where water and sewer service is or will be available.
- Develop a plan to retrofit Village facilities to accommodate people with disabilities, whenever feasible (i.e., an estimated 24% of the population in 2014).

Economic Development Goal

Actively participate in the Enterprise Group of Jackson, the Jackson County Chamber of Commerce, the Brooklyn-Irish Hills Chamber of Commerce, the Irish Hills Intermunicipality Committee and other economic development organizations to make Brooklyn attractive to commercial and industrial development.

- Develop an annual report of economic development activities in which the Village was engaged.
- Attract a mix of retail, service, professional, and light industrial employment opportunities through active participation in the Brooklyn-Irish Hills Chamber of Commerce.
- Analyze the potential opportunity for mixed land uses in the Downtown and in other major development proposals as they occur.

Environmental Protection Goal

Cooperate with other environmental stewards to protect and enhance the natural resources that make the Village and surrounding area such a desirable place.

- Actively participate with/on the River Raisin Watershed Council, the Jackson County Drain Commissioner, and other organizations dedicated to the protection of the water resources in the Village and surrounding area.
- Locally enforce the Jackson County Drain Commissioner’s storm water management policy.

Transportation Goal

Facilitate intergovernmental cooperation in the provision of a multimodal transportation system.

- Actively participate on the Jackson Area Comprehensive Transportation Study (JACTS), the Metropolitan Planning Organization for Greater Jackson and Jackson County.
- Maintain the asset management program (i.e., surface condition ratings) for Village streets.
- Review the Act 51 and NFC designations of Village streets in cooperation with JACTS and MDOT.
- Pursue the statewide directive for complete streets:
 - Implement the Village’s Sidewalk Plan (i.e., upgrade the sidewalk system by making repairs, filling in gaps, providing new facilities, making it ADA accessible, and reviewing village policy).
 - Explore the establishment of a regional trail network that augments the Village’s sidewalk system in conjunction with other non-motorized transportation planning efforts.

Recreation Goal

Increase the opportunities for recreation in the Village and the surrounding area by participating in the Irish Hills Intermunicipality Committee.

- Develop, amend, and update a 5-year recreation plan for the Village and the surrounding area on a regular basis, preferably through participation in the Irish Hills Intermunicipality Committee
- Develop a master development plan for each recreation facility in the Village (i.e., Swain’s Memorial, The Square, etc.).

Housing Goal

Maintain a viable and attractive housing stock.

- Analyze each rezoning and major development when they are proposed to ensure:
 - A balanced mix of single-family, two-family, and multiple-family residential units.
 - A balanced range of home values.
 - A healthy mix of rental and owner-occupied housing units.
- Establish maintenance codes for structures and grounds.

Municipal Government Goal

Assess the function of the municipal government.

- Review the administrative structure of the Village in light of other possible master plan goals/objectives.
- Reinforce a land use pattern which facilitates the other goals and objectives of this Plan by analyzing each rezoning and major development proposal to ensure the maintenance of a balanced mix of the residential, commercial, and industrial development in the Village.
- Recognizing the inherent conflicts between residential and nonresidential uses when making land use decisions.

Future Land Use Plan

The form and vitality of any community is defined largely by how its citizens see the way land is used and how that use relates to their daily life. The way land is used is linked directly to the quality of life found in the Village of Brooklyn. Accordingly, it is important to plan for future development in the community (see the Future Land Use map in Appendix C).

The future land use plan is a general guide which is not meant to be rigidly administered because changing conditions may affect the assumptions used to develop the document. However, changing conditions do not necessarily mean that the master plan must change. Rather, the planning commission must examine those changes and decide if the principles on which the document was based are still valid. If so, the plan should be followed.

The relationship between a master plan and a zoning ordinance is often misunderstood. A master plan is a *guide* for land use for the future while the zoning ordinance *regulates* the use of land in the present. The master plan is not a binding legal document while the zoning ordinance is a law that must be followed.

As more growth occurs, the Village must address difficult zoning issues brought on by the pace and increasing complexity of development plans proposed by residents and property owners. The need to provide flexibility while maintaining some degree of control may create the need for innovative zoning solutions.

Low Density Residential

The purpose of the Low Density Residential classification is to allow the development and maintenance of neighborhoods containing single-family dwellings. Established neighborhoods are developed on a grid system of streets although new subdivisions are serviced by more curvilinear street networks.

Medium Density Residential

The purpose of the Medium Density Residential classification is to allow the development and maintenance of neighborhoods containing two-family dwellings and multiple-family dwelling units located in multi-family residential complexes as well as converted single-family homes. Medium Density Residential areas are scattered throughout the Village, adjacent to Low Density Residential areas as well as Nonresidential areas.

Downtown Commercial

The purpose of the Downtown Commercial classification is to allow for mixed use commercial and residential development in Downtown Brooklyn which contains a compact and pedestrian-oriented environment. Buildings are typically built up to the street right-of-way, with parking provided on the street, to the rear of buildings, and in nearby municipal parking lots. Residences are located on the upper floors of many buildings.

General Commercial

The purpose of the General Commercial classification is to allow the development and maintenance of commercial areas along Main Street (M-50) and Wamplers Lake Road (M-124), north and south of Downtown Brooklyn, as well as a small area along Marshall Street (Jefferson Road) on the western edge of the Village. A variety of local businesses and regional/national franchises provide a variety of restaurants (i.e., fast food and sit-down) and personal service establishments within the General Commercial areas.

Light Industrial

The purpose of the Light Industrial classification is to develop and maintain the existing light industrial area located in the southeastern corner of the Village.

Parks and Open Space (Overlay)

The purpose of the Parks and Open Space classification is to recognize the existence of parkland within Brooklyn and the open space it provides, while also identifying what the preferred future land use classification should be if a park ceases to exist.

Institutional (Overlay)

The purpose of the Institutional classification is to recognize the existence of the various community facilities within the Village while also identifying what the preferred future land use classification should be if a facility ceases to exist.

Zoning Plan

The joint master plan provides the legal basis for zoning in the Village of Brooklyn. Accordingly, the plan is required to contain a special plan element, known commonly as the zoning plan, by Michigan's planning and zoning enabling acts. As noted in the [Michigan Planning Guidebook](#)

(May 2008),” special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations.”

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended— requires “a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises” because the Village of Parma has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA —the Michigan Zoning Enabling Act (PA 110 of 2006), as amended— requires the planning commission to adopt and file with the village council “a zoning plan for the areas subject to zoning” (Sec. 305 (a)). Finally, the MPEA also requires the zoning plan to “include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map” (Sec. 33 (2) (d)).

Zoning Districts

Chapter 62 (Zoning) of the Village of Brooklyn Code of Ordinances divides the Village into the following zoning districts (see the 2018 Zoning map in Appendix C).

- **Open Districts.** “Open districts are established to protect land best suited for open use from the encroachment of incompatible land uses, to preserve valuable agricultural land for agricultural uses and to retain land suited for open space and recreation in the future” (Sec. 62-61).
 - **Agricultural District (AG-1).** “The intent of this AG-1 district is to set aside land suitable for agricultural development and agricultural related uses” (Sec. 62-62(a)).
- **Residential Districts.** “The RS-1 suburban residential district, RU-1 urban residential district, and the RM-1 multiple-family residential district are designated principally for residential use and are limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life. The residential districts are designed to regulate the location of residential uses and dwellings according to a well-considered plan which reflects the different types of residential uses and dwellings, the different densities of population and the intensity of land use desired; potential nuisances and hazards which may cause unhealthy conditions; and the relationship of residential uses and dwellings to other areas devoted to agricultural, commercial or industrial use and to streets. The purpose of each residential district is further stated in this division.” (Sec. 62-81).
 - **Suburban Residential District (RS-1).** “This RS-1 district is designed to provide residential areas principally for moderate suburban densities where necessary urban services and facilities, including central sewerage and water supply systems, can be feasibly provided” (Sec. 62-82(a)).

- **Urban Residential District (RU-1).** “This RU-1 district is designed to provide areas principally for high-density, single-family residential dwellings where necessary urban services and facilities can be feasibly provided, including sanitary sewerage and central water systems” (Sec. 62-83(a)).
- **Multiple-Family Residential District (RM-1).** “This RM-1 district is designed to permit a high density of population and a high intensity of land use in those areas which are served by a central water supply system and a central sanitary sewerage system, and which abut or are adjacent to such other uses or amenities which support, complement or serve such a density and intensity” (Sec. 62-84(a)).
- **Office District (O-1).** “The office district is designed principally for office use and those uses which are customarily associated with offices” (Sec. 62-101).
- **Commercial Districts.** “The C-1 central business district, C-2 general commercial district and C-3 highway service commercial district are designed to limit compatible commercial enterprises at appropriate locations to encourage efficient traffic movement, parking and utility service; advance public safety; and protect surrounding property. The commercial districts are designed to regulate the location of these business uses according to a well-considered plan which determined the types of such uses and the intensity of land, street and highway use in each such district; potential nuisances and hazards which may cause unsafe conditions; and the relationship of commercial uses to each other and to other areas devoted to agricultural, residential or industrial use, and to streets and highways. The purpose of each commercial district is further stated in this division” (Sec. 62-121).
 - **Central Business District (C-1).** “This C-1 district is intended to encompass the retail, service and administrative establishments which form the central business district, and which provide retail convenience and comparison goods and personal and professional services for the entire trade area. Heavy volumes of traffic in this C-1 district necessitates an efficient system of arterial streets and highways and adequate parking facilities. The nature and high density of commercial and related uses in this C-1 district eliminate the necessity for lot and yard requirements” (Sec. 62-122(a)).
 - **General Commercial District (C-2).** “This C-2 district is intended to provide sufficient space in appropriate locations for a wide variety of commercial service and administrative establishments, generally serving a wide area and located particularly along certain existing major thoroughfares where a general mixture of commercial and service activity now exists” (Sec. 62-123(a)).
 - **Highway Service Commercial District (C-3).** “This C-3 district is intended to provide for various commercial establishments offering accommodations, supplies and services to local as well as through automobile and truck traffic. These C-3 districts should be provided at locations along major thoroughfares or adjacent to the interchange ramps of a limited access highway facility and should encourage grouping of various facilities into centers and discourage dispersion of these activities” (Sec. 62-124(a)).

- Light Industrial District (I-1).** “This I-1 district is designed to provide suitable space for light industrial uses which operate in a safe, non-objectionable and efficient manner, and which are compatible in appearance with and require a minimum of buffering measures from an adjoining nonindustrial zoning district. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter” (Sec. 62-141(a)).

Dimensional Standards

The following bulk, height, and setbacks for each district are included Division 8.

Zoning District	Symbol	Lot Requirements			Minimum Yard Requirements			Max. Building Height		
		Min. Area	Min. Width	Max. Coverage	Front	Side	Rear	Principal	Accessory	
Agricultural	AG-1	1 acre	200 ft.	10%	35 ft.	20 ft.	50 ft.	2 ½ story or 35 ft.	80 ft.	(a)
		2 acres				35 ft.				(j)
Suburban Residential	RS-1	10,000 sq. ft.	80 ft.	30%	25 ft.	10 ft.	35 ft.	2 ½ story or 35 ft.	25 ft.	(b)
		15,000 sq. ft.	100 ft.			25 ft. total				(c)
		1 acre	120 ft.			35 ft.(k)				(j)
Urban Residential	RU-1	7,500 sq. ft.	50 ft.	30%	25 ft.	8 ft.	25 ft.	2 ½ story or 35 ft.	25 ft.	(a)
		10,000 sq. ft.	80 ft.			20 ft. total				(d)
		½ acre	80 ft.							(j)
Multi-Family Residential	RM-1	7,500 sq. ft.	60 ft.	25%	25 ft.	10 ft. 25 ft. total 35 ft.(k)	25 ft.	2 ½ story or 35 ft.	25 ft.	(b)
		12,000 sq. ft.	100 ft.							(c)
		10,000 sq. ft.	80 ft.							(e)
		15,000 sq. ft.	120 ft.							(f)
		15,000 sq. ft.	120 ft.							(g)
		½ acre	120 ft.							(j)
Office	O-1	10,000 sq. ft.	75 ft.	35%	25 ft.	10 ft.	25 ft.	2 ½ story or 35 ft.	25 ft.	(h)
		15,000 sq. ft.	100 ft.			25 ft. total				(i)
Central Business	C-1	---	---	---	---	20 ft. (l) 35 ft. total (l)	20 ft (l)	35 ft.	---	---
General Commercial (m)	C-2	10,000 sq. ft.	75 ft.	25%	35 ft.	20 ft.	20 ft.	35 ft.	---	(h)
		15,000 sq. ft.	100 ft.			35 ft. (k)				(i)
Highway Service Commercial (m)	C-3	15,000 sq. ft.	100 ft.	25%	35 ft.	35 ft.	20 ft.	35 ft.	---	---
Light Industrial (n)	I-1	20,000 sq. ft.	80 ft.	25%	35 ft.	35 ft.	35 ft.	35 ft.	---	---
Planned Unit Development (o)	PUD	---	---	---	---	---	---	---	---	---

Key:	
(a) = single-family detached dwelling units.	(j) = All other uses.
(b) = Single-family detached dwelling units with central sewerage and water systems.	(k) = Corner lot
(c) = Single-family detached dwelling units without central sewerage and water systems.	(l) = Only when abutting a residential district
(d) = Two-family dwelling units.	(m) = 15 feet wide and fence, wall or hedge 4 feet to 8 feet high if abutting a residential district. 20-foot wide landscaped strip if fronting a public street.
(e) = Two-family detached dwelling units with central sewerage and water systems.	(n) = 25 feet wide and fence 4 feet but 8 feet high if abutting a residential or commercial district. 20 feet wide landscaped strip if fronting a public street.
(f) = Two-family detached dwelling units without central sewerage and water systems.	(o) = Regulations pursuant to division 7 of this article.
(g) = 15,000 sq. ft. for the first 3 dwelling units plus 2,000 sq. ft. for each additional unit.	
(h) = Uses with central sewerage and water systems	
(i) = Uses without central sewerage and water systems	

Rezoning Criteria

The most common zoning application of the land use plan is during the rezoning process. A rezoning should be required to meet set criteria in order to be considered consistent with the land use plan. The Planning Commission and Village Council must consider the following criteria when considering a rezoning request:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Village’s Master Plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

This section equates the various zoning districts included on the zoning map with the various classifications included on the future land use map (see the Zoning map in Appendix C).

- **Low Density Residential.** The Low Density Residential classification is addressed generally on the future land use map. The following zoning districts equate to that classification:
 - Suburban Residential (RS-1)
 - Urban Residential (RU-1)
- **Medium Density Residential.** The Medium Density Residential classification is addressed generally on the future land use map. The following zoning district equates to that classification:
 - Multiple-Family Residential (RM-1)

- **Downtown Commercial.** The Downtown Commercial classification is addressed generally on the future land use map. The following zoning district equates to that classification:
 - Central Business (C-1)
- **General Commercial.** The General Commercial classification is addressed generally on the future land use map. The following zoning districts equate to that classification:
 - Office (O-1)
 - General Commercial (C-2)
 - Highway Service Commercial (C-3)
- **Light Industrial.** The Light Industrial classification is addressed generally on the future land use map. The following zoning district equates to that classification:
 - Light Industrial District (I-1)
- **Parks and Open Space (Overlay).** The Parks and Open Space classification is addressed generally on the future land use map as overlay areas. Although they are identified on the future land use map, they do not equate to any district on the zoning map.
- **Institutional (Overlay).** The Institutional classification is addressed generally on the future land use map as overlay areas. Although they are identified on the future land use map, they do not equate to any district on the zoning map.

Implementation of Actions

Actions	Time Frame	Responsibility
Public Services Goal	—	—
Actively participate on the board of the Leoni Township Wastewater Treatment System in order to provide effective wastewater sewer service in the Village.	O	VS • VC
Examine the cooperative efforts between the Village and Columbia Township in order to determine if there is a need for a greater focus on the Village concerning fire, rescue, or police protection.	O	VS • VC
Do not extend water and/or sewer service outside of the Village without annexing the property or entering into an Intergovernmental Conditional Transfer of Property by Contact (i.e., Act 425 agreement).	O	VC
Annexation possibilities into Columbia Township should be limited to areas where water and sewer service is or will be available.	O	PC • VC
Develop a plan to retrofit Village facilities to accommodate people with disabilities, whenever feasible (i.e., an estimated 24% of the population in 2014).	O	VS • PC • VC

Actions	Time Frame	Responsibility
Economic Development Goal	—	—
Develop an annual report of economic development activities in which the Village was engaged.	O	VS
Attract a mix of retail, service, professional, and light industrial employment opportunities through active participation in the Brooklyn-Irish Hills Chamber of Commerce.	O	VS • PC • VC
Analyze the potential opportunity for mixed land uses in the Downtown and in other major development proposals as they occur.	O	VS • PC • VC
Environmental Protection Goal	—	—
Actively participate with/on the River Raisin Watershed Council, the Jackson County Drain Commissioner, and other organizations dedicated to the protection of the water resources in the Village and surrounding area.	O	VS • VC
Locally enforce the Jackson County Drain Commissioner's storm water management policy.	O	VS • PC • VC
Transportation Goal	—	—
Actively participate on the Jackson Area Comprehensive Transportation Study (JACTS), the Metropolitan Planning Organization for Greater Jackson and Jackson County.	O	VS • VC
Maintain the asset management program (i.e., surface condition ratings) for Village streets.	O	VS • VC
Review the Act 51 and NFC designations of Village streets in cooperation with JACTS and MDOT.	M	VS • PC • VC
Pursue the statewide directive for complete streets: Implement the Village's Sidewalk Plan (i.e., upgrade the sidewalk system by making repairs, filling in gaps, providing new facilities, making it ADA accessible, and reviewing village policy).	O	VS • PC • VC
Pursue the statewide directive for complete streets: Explore the establishment of a regional trail network that augments the Village's sidewalk system in conjunction with other non-motorized transportation planning efforts.	L	PC • VC
Recreation Goal	—	—
Develop, amend, and update a 5-year recreation plan for the Village and the surrounding area on a regular basis, preferably through participation in the Irish Hills Intermunicipality Committee	S	VS • PC • VC
Develop a master development plan for each recreation facility in the Village (i.e., Swain's Memorial, The Square, etc.).	L	VS • PC • VC
Housing Goal	—	—
Analyze each rezoning and major development when they are proposed to ensure: A balanced mix of single-family, two-family, and multiple-family residential units.	O	VS • PC • VC
Analyze each rezoning and major development when they are proposed to ensure: A balanced range of home values.	O	VS • PC • VC
Analyze each rezoning and major development when they are proposed to ensure: A healthy mix of rental and owner-occupied housing units.	O	VS • PC • VC
Municipal Government Goal	—	—
Review the administrative structure of the Village in light of other possible master plan goals/objectives.	O	VS • VC
Reinforce a land use pattern which facilitates the other goals and objectives of this Plan by analyzing each rezoning and major development proposal to ensure the maintenance of a balanced mix of the residential, commercial, and industrial development in the Village.	O	VS • PC • VC
Recognizing the inherent conflicts between residential and nonresidential uses when making land use decisions.	O	VS • PC • VC

Key:	Time Frame:	Responsibility:
	S = Short Term (1-3 years)	VS = Village Staff
	M = Medium Term (3-5 years)	PC = Planning Commission
	L = Long Term (5+ years)	VC = Village Council
	O = Ongoing	

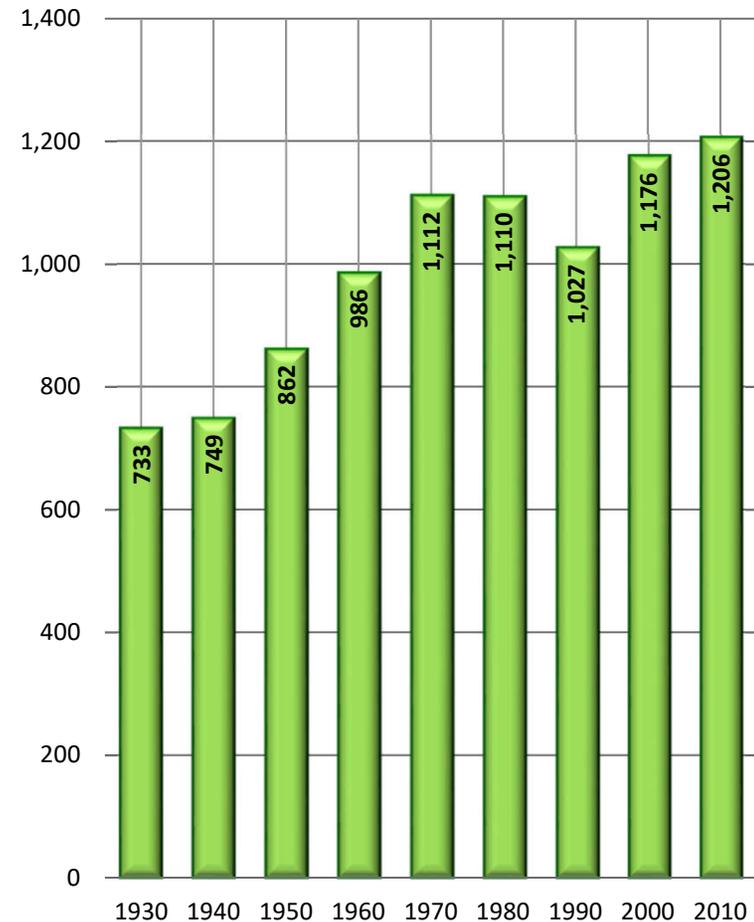


APPENDIX A
DEMOGRAPHICS



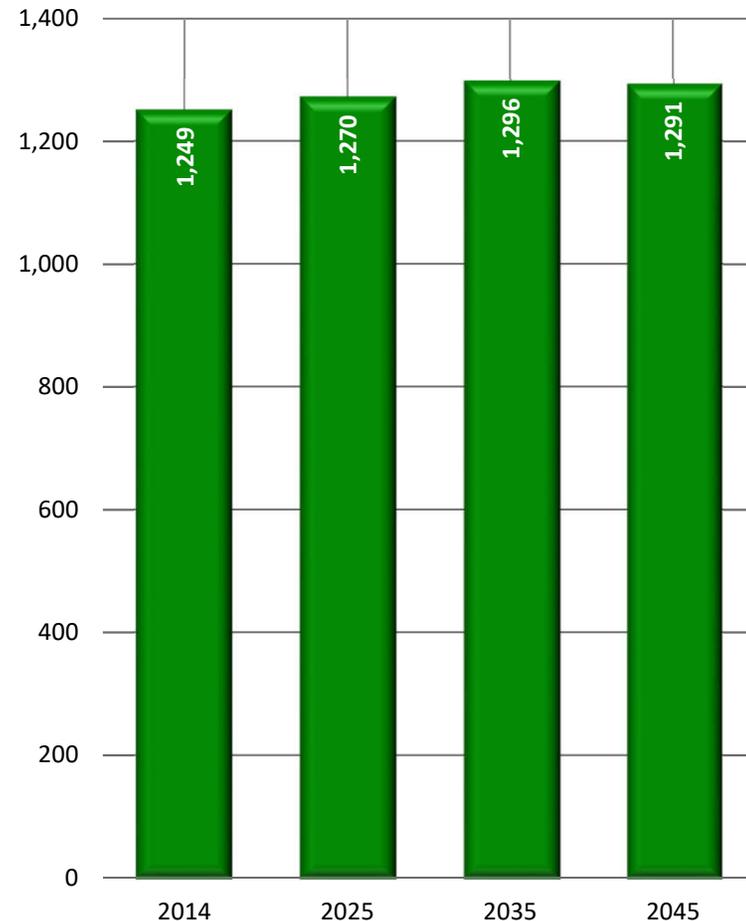
Population History

- The Village was home to 1,206 people in 2010, according to the U.S. Census
- The adjacent figure shows that the population:
 - Increased 2% between 1930 and 1940
 - Increased 15% between 1940 and 1950
 - Increased 14% between 1950 and 1960
 - Increased 13% between 1960 and 1970
 - Decreased <1% between 1970 and 1980
 - Decreased 7% between 1980 and 1990
 - Increased 15% between 1990 and 2000
 - Increased 3% between 2000 and 2010



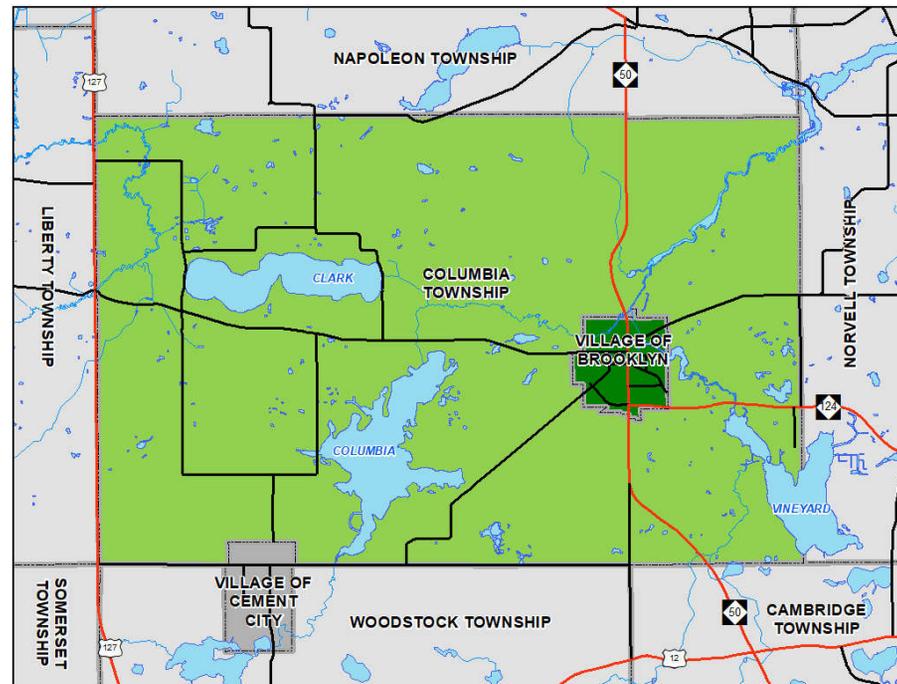
Population Projections

- The population projections utilized in this plan were developed for the Jackson Area Comprehensive Transportation Study (JACTS)
 - The 2014-2045 projections are grounded on historic census trends and Regional Economic Models Inc. (REMI) forecasts
- Utilizing that information, it is reasonable to expect that:
 - The population will increase 7% by 2045
 - The 2014 population for the Village is estimated to 1,249 people a 4% increase from 2010
 - *The American Community Survey (ACS) estimates that the population was 1,240 residents in 2014 (i.e., 2010-2014)*
 - The 2025 population is projected to be 1,270 people, a 2% increase from 2014
 - The 2035 population is projected to be 1,296 people, a 2% increase from 2025
 - The 2045 population is projected to be 1,291 people, a <1% decrease from 2035



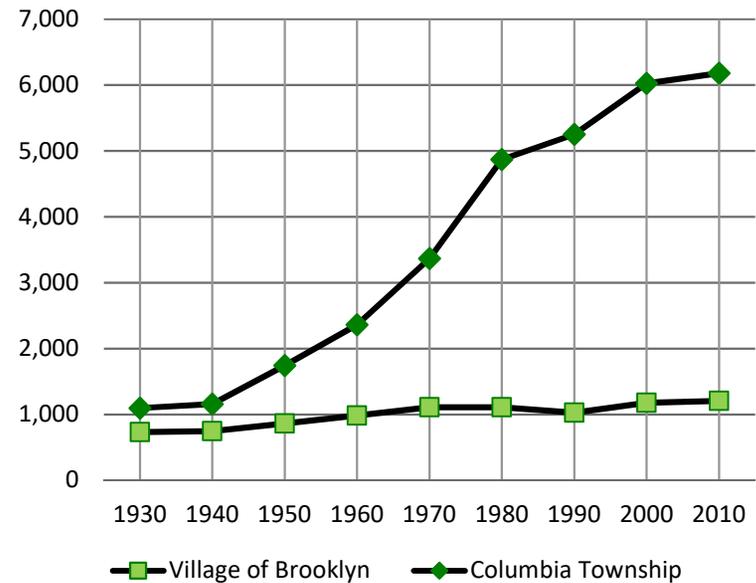
Village of Brooklyn & the Brooklyn Area

- For the purposes of the Master Plan, the Brooklyn Area is comprised of the Village of Brooklyn as well as Columbia Township
- The Village of Brooklyn is located in Columbia Township
- Residents, property owners, and business owners within the Village of Brooklyn are also Columbia Township residents, property owners, and business owners



Brooklyn Area Comparative Historic Population Growth

- Columbia Township grew much faster than the Village of Brooklyn between 1930 and 2010
- Only 16% of Columbia Township residents lived in the Village of Brooklyn in 2010, compared to 40% in 1930.

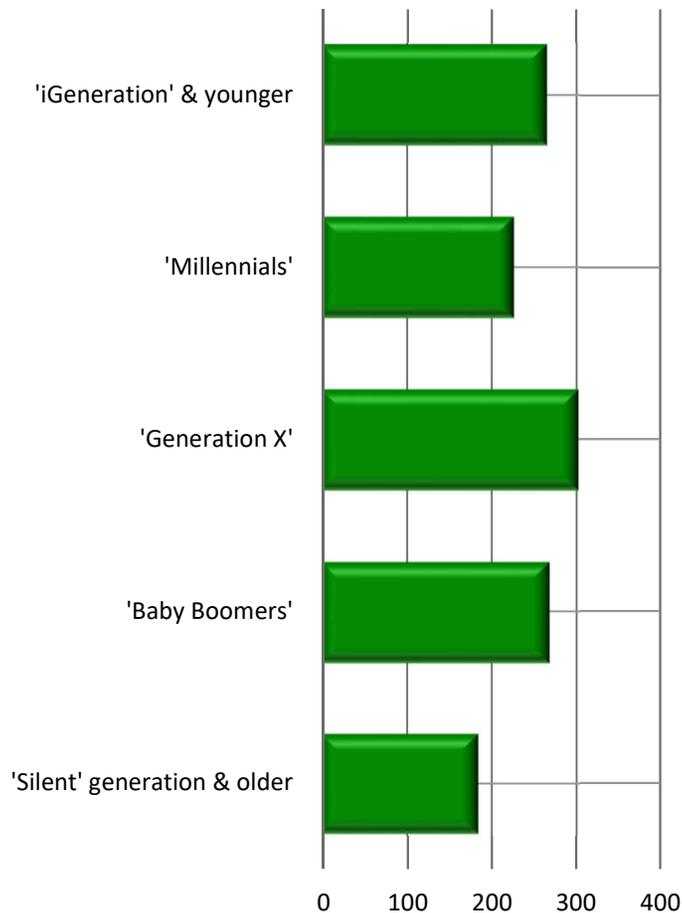


	1930	1940	1950	1960	1970	1980	1990	2000	2010
Village of Brooklyn	733	749	862	986	1,112	1,110	1,027	1,176	1,206
Columbia Township	1,097	1,159	1,744	2,360	3,369	4,871	5,253	6,028	6,181
Brooklyn Area	1,830	1,908	2,606	3,346	4,481	5,981	6,280	7,204	7,387
% in Village	40%	39%	33%	29%	25%	19%	16%	16%	16%

American Community Survey (ACS)

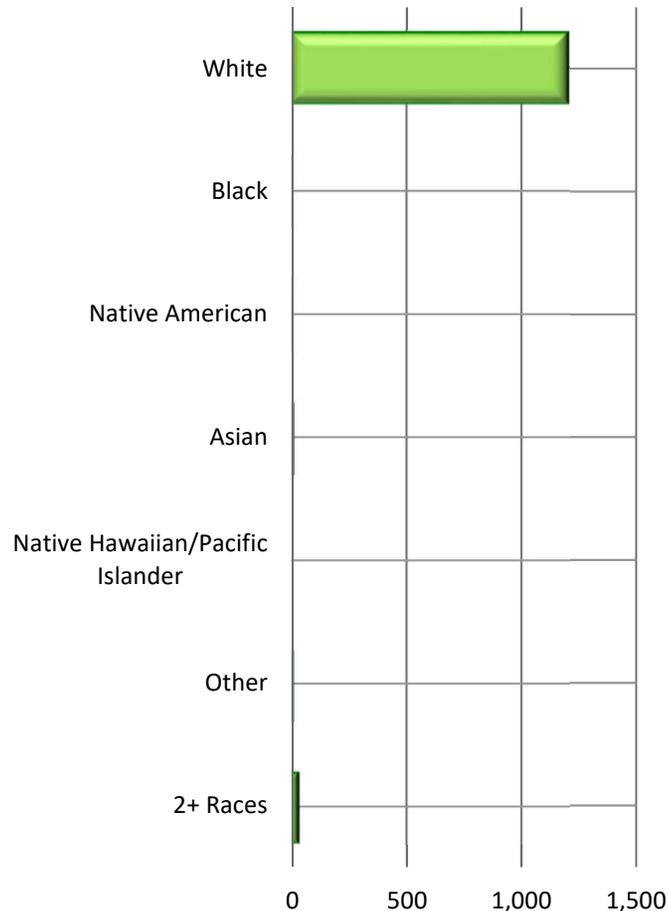
- The use of estimates provided by the U.S. Census Bureau’s American Community Survey (ACS) provides more up-to-date demographics than the decennial census
- Reporting jurisdictions the size of the Village of Brooklyn are provided five-year average estimates on a regular basis
- The reporting period utilized for this plan is 2010-2014, referred to hereafter simply as 2014 — *although more recent estimates are available, an unexplained increase in the estimated population make them suspect*
- The ACS states that “median income divides the income distribution into two equal groups, one having incomes above the median, and [the] other having incomes below the median”
- The ACS states that per capita income is the average “obtained by dividing aggregate income by [the] total population of an area”
- Any totals that do not add up to 100% are caused by rounding errors

Age & Gender



- The estimated median age of Village of Brooklyn residents was 44.8 years in 2014 [39.3 years statewide]
- The adjacent figure illustrates the generations to which those residents belonged in 2014:
 - The 'iGeneration' & younger generations (i.e., people ≤14 years old) — 21% [19% statewide]
 - The 'Millennials' generation (i.e., people 15-34 years old) — 18% [26% statewide]
 - The 'Generation X' generation (i.e., people 35-54 years old) — 24% [27% statewide]
 - The 'Baby Boomers' generation (i.e., people 55-74 years old) — 22% [21% statewide]
 - The 'Silent' and older generations (i.e., people ≥75 years old) — 15% [7% statewide]
- Finally, it is estimated that females comprised 53% of the Village's population in 2014 [51% statewide]

Race & Ethnicity:



The population of the Village of Brooklyn was fairly homogenous in 2014, but racial and ethnic minorities comprised a portion of Village residents

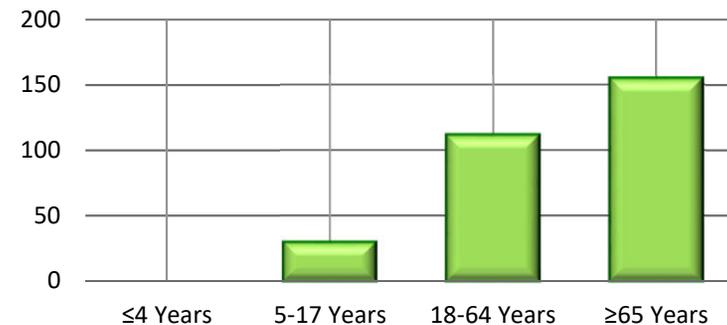
- The adjacent figure illustrates the races to which those residents belonged in 2014:
 - White — 97% [79% statewide]
 - Black — <1% [14% statewide]
 - Native American — <1% [<1% statewide]
 - Asian — <1% [3% statewide]
 - Native Hawaiian/Pacific Islander — 0% [<1% statewide]
 - Some Other Race — <1% [1% statewide]
 - Two or More Races — 2% [3% statewide]
- An estimated 1% of the Village’s residents considered themselves Hispanic in 2014 [5% statewide]

Disabilities

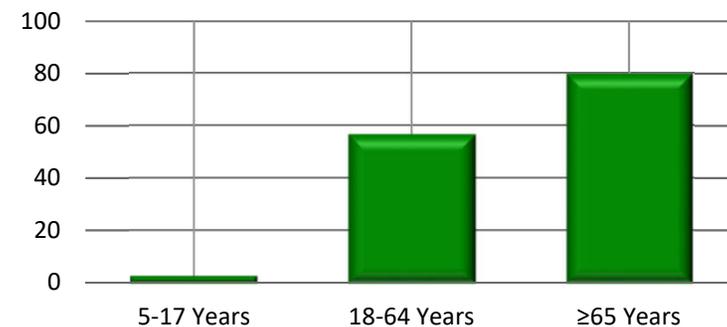
Disabled residents were estimated to be a significant component of the Village of Brooklyn’s noninstitutionalized civilian residents in 2014

- An estimated 24% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) [14% statewide] and 12% had an ambulatory disability [8% statewide]
- ≤4 years old
 - Disabled in some way — 0% [1% statewide]
- 5-17 years old
 - Disabled in some way — 14% [6% statewide]
 - Had an ambulatory disability — 1% [1% statewide]
- 18-64 years old
 - Disabled in some way — 18% [12% statewide]
 - Had an ambulatory disability — 9% [6% statewide]
- ≥65 years old
 - Disabled in some way — 50% [36% statewide]
 - Had an ambulatory disability — 25% [23% statewide]

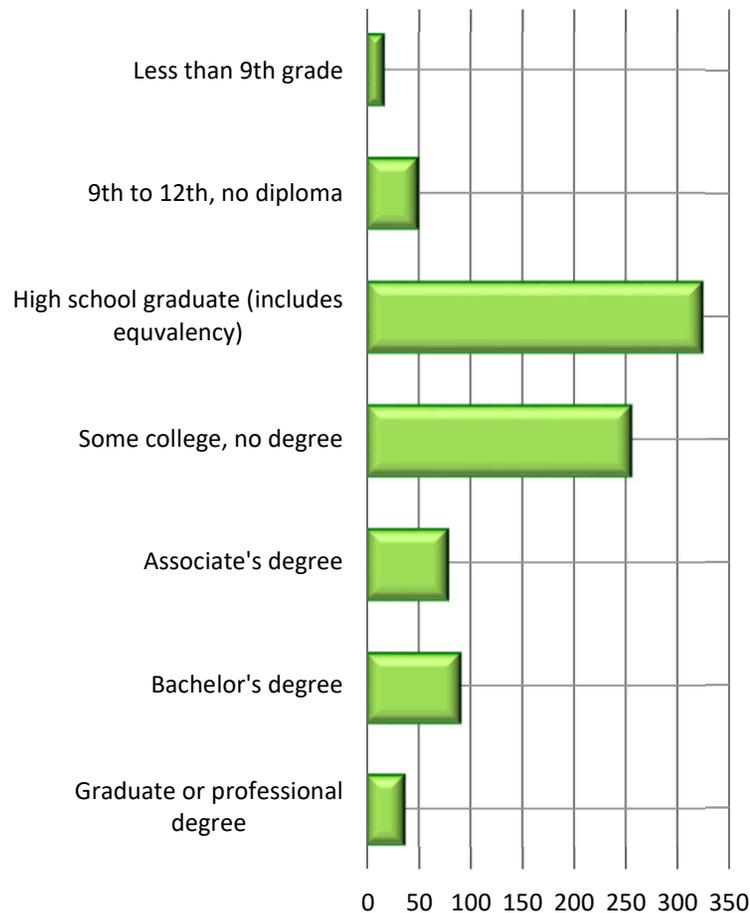
Some Type of Disability



Ambulatory Disability



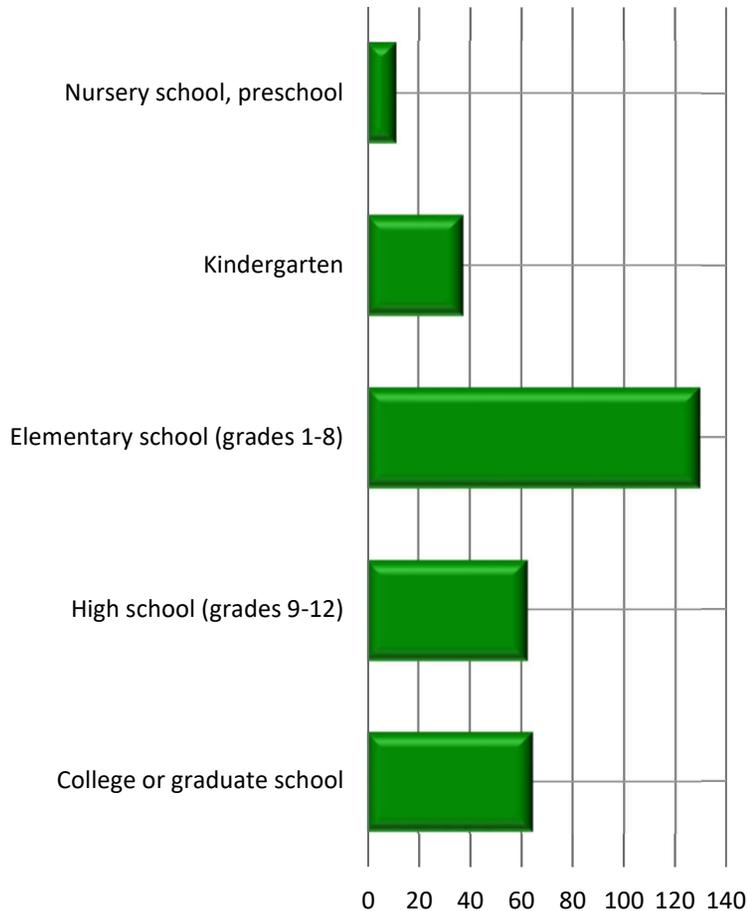
Educational Attainment:



The estimated educational attainment of residents 25 years old or older in 2014 was as follows:

- Less than a 9th grade education — 2% [3% statewide]
- 9th to 12th, grade education, no diploma — 6% [7% statewide]
- High school graduate (includes equivalency) — 38% [30% statewide]
- Some college education, no degree — 30% [24% statewide]
- Associate's degree — 9% [9% statewide]
- Bachelor's degree — 11% [16% statewide]
- Graduate or professional degree — 4% [10% statewide]

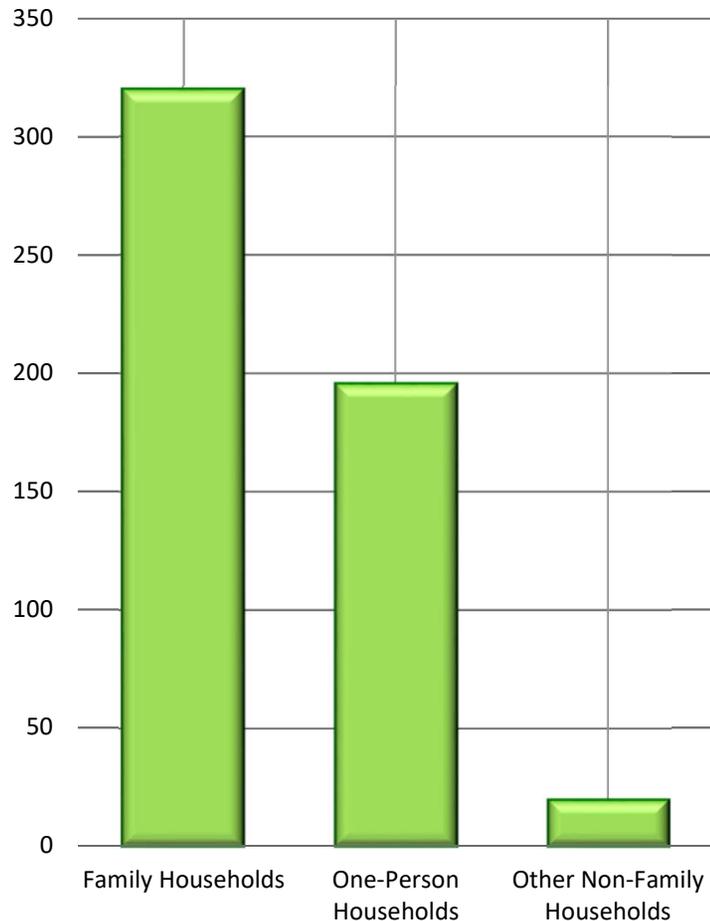
School Enrollment



The estimated school enrollment of people estimated to be 3 years old or older in 2014, and attending school, was as follows:

- Nursery school, preschool — 4% [5% statewide]
- Kindergarten — 12% [5% statewide]
- Elementary school (grades 1-8) — 43% [39% statewide]
- High school (grades 9-12) — 20% [21% statewide]
- College or graduate school — 21% [30% statewide]

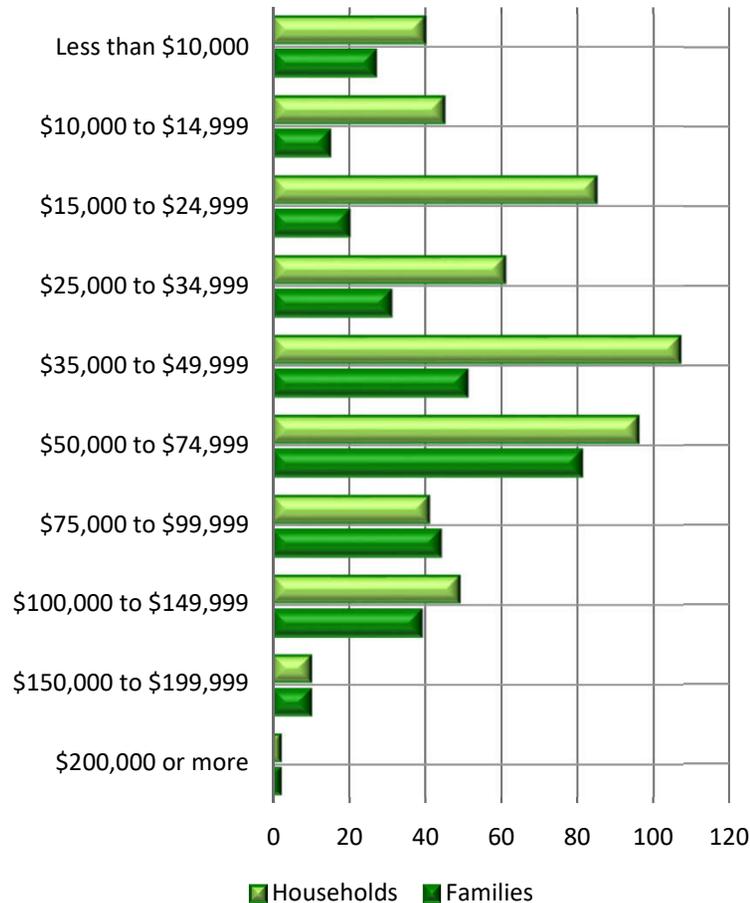
Households & Families



- Most Village of Brooklyn residents lived in households in 2014
 - Families comprised an estimated 60% of those households [65% statewide]
 - An estimated 36% of households were comprised of a single person [29% statewide]
 - Other non-family households comprised the remaining estimated 4% of households [6% statewide]
 - The estimated average household and family size was 2.31 people and 3.08 people, respectively (please see the ACS note) [2.52 people and 3.12 people, respectively, statewide]
- Group quarters (e.g., nursing homes, etc.) were home to an estimated <1% of the population in 2014 [2% statewide]

This is likely an underestimate given the presence of the Brooklyn Living Center in the Village

Income

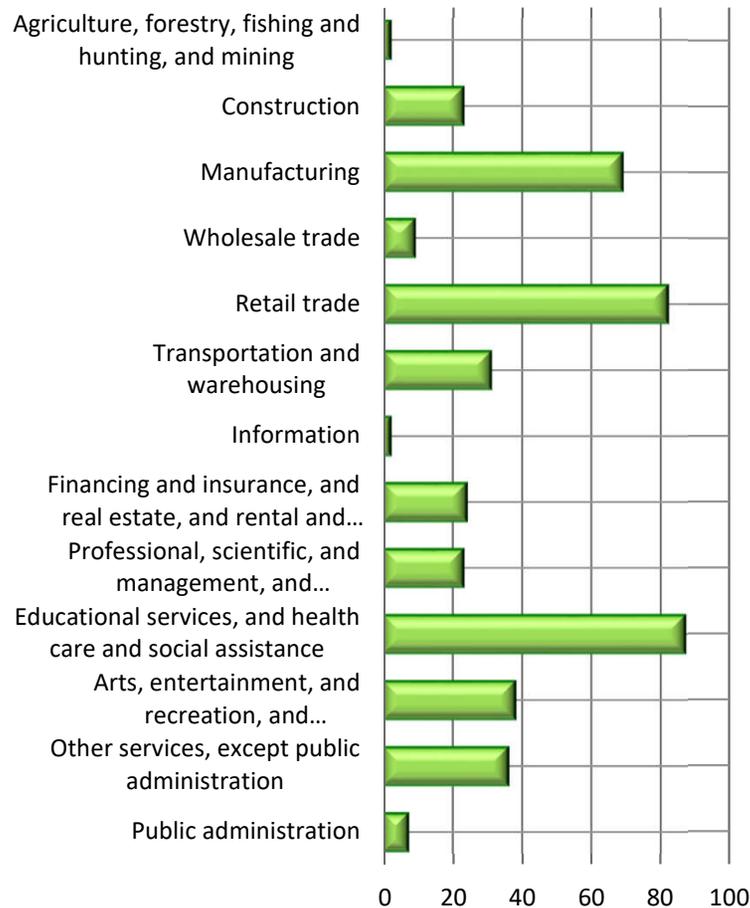


- Median Incomes:
 - Household -- \$38,625 [\$49,087 statewide]
 - Family -- \$60,750 [\$61,684 statewide]
 - Non-Family -- \$25,000 [\$28,923 statewide]
 - Per Capita -- \$21,581 [\$26,143 statewide]

- Households with an income of:
 - \$24,999 or less comprised an estimated 32% of Village households [25% statewide]
 - \$25,000-\$49,999 comprised an estimated 31% of Village households [26% statewide]
 - \$50,000-\$99,999 comprised an estimated 26% of Village households [30% statewide]
 - \$100,000 or more comprised an estimated 11% of Village households [19% statewide]

- Families with and income of:
 - \$24,999 or less comprised an estimated 19% of Village families [17% statewide]
 - \$25,000-\$49,999 comprised an estimated 26% of Village families [23% statewide]
 - \$50,000-\$99,999 comprised an estimated 39% of Village families [35% statewide]
 - \$100,000 or more comprised an estimated 16% of Village families [25% statewide]

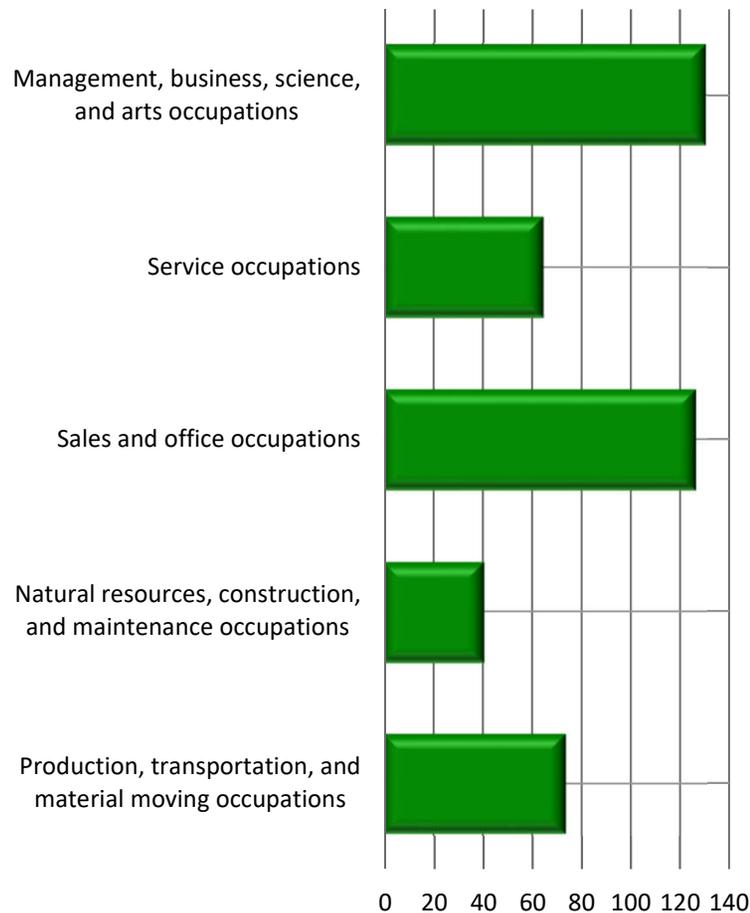
Employment by Industry



The estimated employment by industry of civilian employees 16 years old or older in 2014 was:

- Agriculture, forestry, fishing and hunting, and mining — <1% [1% statewide]
- Construction — 5% [5% statewide]
- Manufacturing — 16% [17% statewide]
- Wholesale trade — 2% [2% statewide]
- Retail trade — 19% [11% statewide]
- Transportation and warehousing — 7% [4% statewide]
- Information — <1% [2% statewide]
- Financing and insurance, and real estate, and rental and leasing — 6% [6% statewide]
- Professional, scientific, and management, and administrative and waste management services — 5% [9% statewide]
- Educational services, and health care and social assistance — 20% [24% statewide]
- Arts, entertainment, and recreation, and accommodation and food services — 9% [10% statewide]
- Other services, except public administration — 8% [5% statewide]
- Public Administration — 2% [4% statewide]

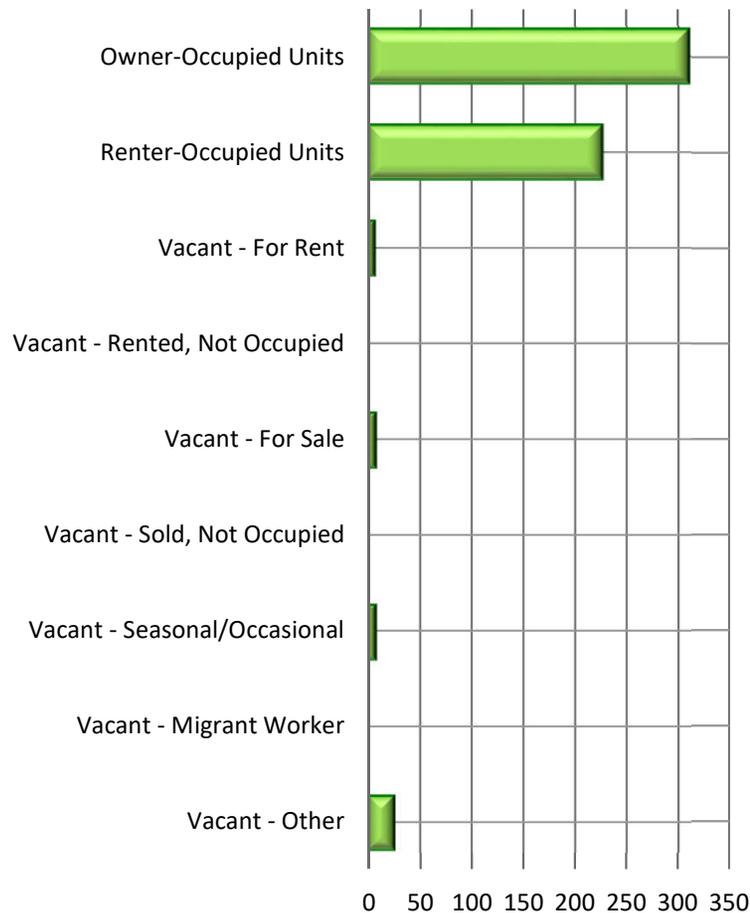
Employment by Occupation



The estimated employment by occupation of civilian employees 16 years old or older in 2014 was:

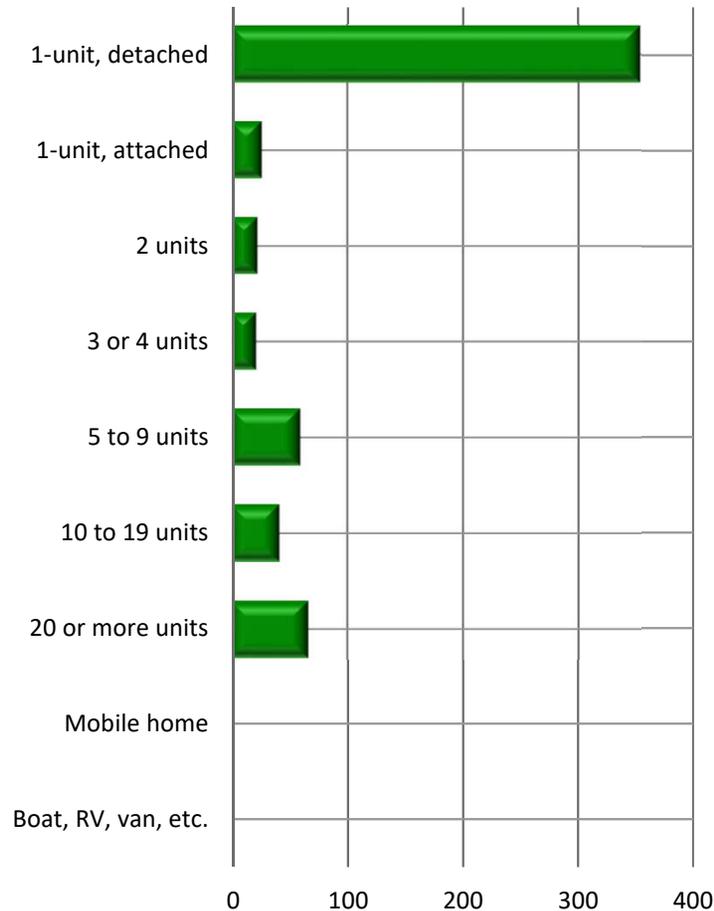
- Management, business, science, and arts occupations — 30% [35% statewide]
- Service occupations — 15% [18% statewide]
- Sales and office occupations 29% [24% statewide]
- Natural resources, construction, and maintenance occupations — 9% [8% statewide]
- Production, transportation, and material moving occupations — 17% [15% statewide]

Dwellings & Vacancy Rates



- An estimated 92% of dwellings were occupied in 2014 [84% statewide]
 - Owner-occupied — 53% [60% statewide]
 - Renter-occupied — 39% [24% statewide]
- An estimated 8% of dwellings were vacant in 2014 [16% statewide]
 - For rent — 1% [2% statewide]
 - Rented, not occupied — 0% [<1% statewide]
 - For sale — 1% [1% statewide]
 - Sold, not occupied — 0% [<1% statewide]
 - Used seasonally/occasionally — 1% [6% statewide]
 - Used to house migrant workers — 0% [<1% statewide]
 - Otherwise vacant — 5% [5% statewide]

Housing Types



- An estimated 65% of dwellings were single units in 2014 [77% statewide]
 - An estimated 61% of dwellings were detached single units [72% statewide]
 - An estimated 4% of dwellings were attached single units [5% statewide]
- An estimated 35% of dwellings were in multi-unit buildings in 2014 [18% statewide]
 - An estimated 4% of dwellings were in duplexes [3% statewide]
 - An estimated 3% of dwellings were in 3-4 unit buildings [2% statewide]
 - An estimated 10% of dwellings were in 5-9 unit buildings [4% statewide]
 - An estimated 7% of dwellings were in 10-19 unit buildings [4% statewide]
 - An estimated 11% of dwellings were in 20 or more unit buildings [5% statewide]
- An estimated 0% of dwellings were mobile homes [5% statewide]

Housing Costs

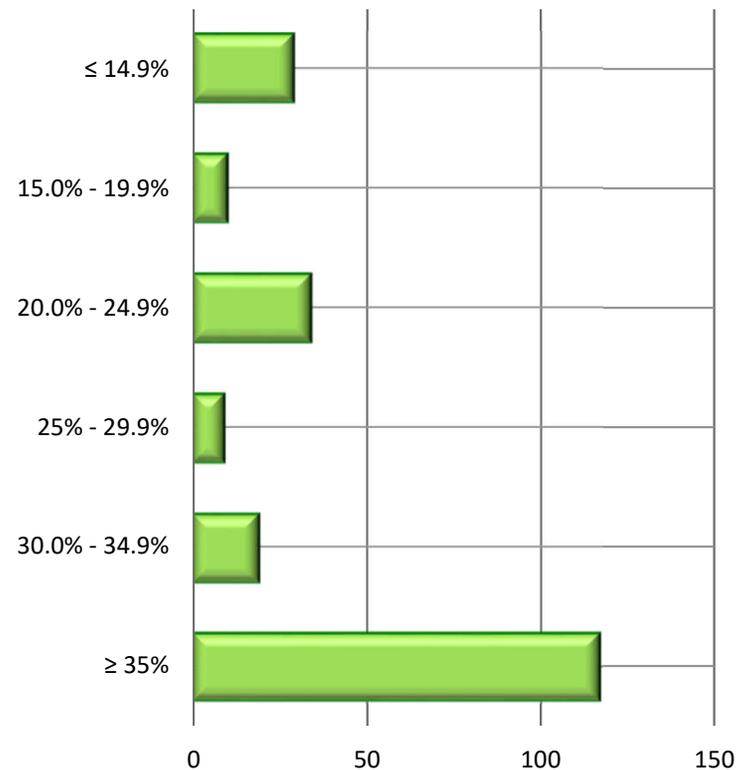
Renter occupied households in 2014:

- The estimated median monthly rent was \$673 in 2014 [\$780 statewide]
- An estimated 62% of households who rented spent $\geq 30\%$ of household income on rent [54% statewide]

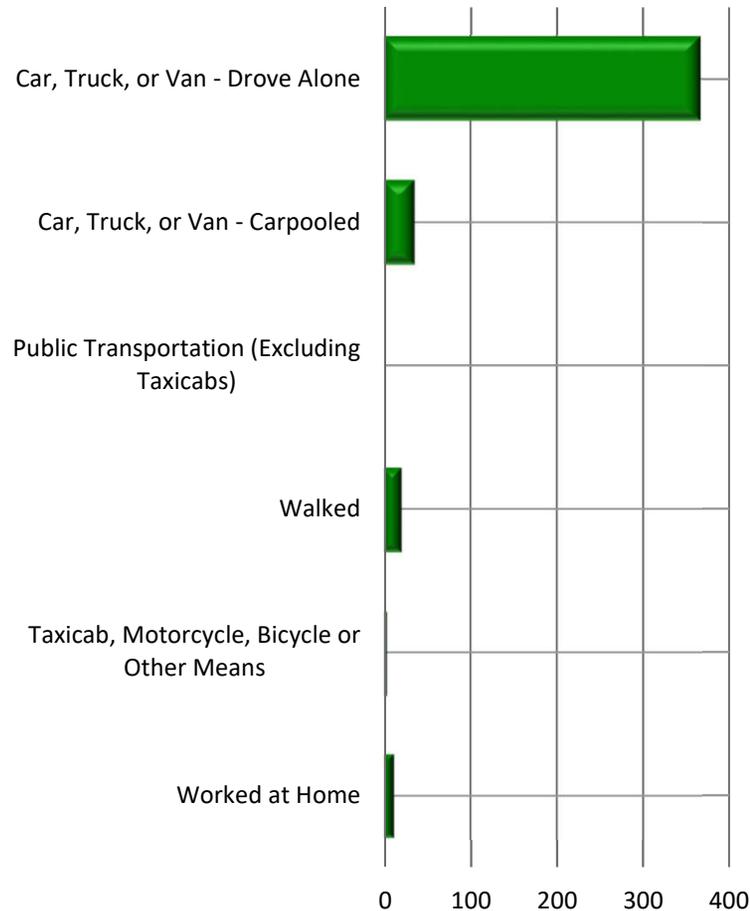
Owner occupied households in 2014:

- Owner-occupied households in 2014 with a mortgage:
 - The median monthly owner cost was \$1,226 [\$1,295 statewide]
 - An estimated 40% of those households spent $\geq 30\%$ of household income on housing [31% statewide]
- Owner-occupied households in 2014 without a mortgage:
 - The median monthly owner cost was \$ 429 [\$463 statewide]
 - An estimated 9% of those households spent $\geq 30\%$ of household income on housing [16% statewide]

Gross Rent as a Percentage of Household Income



Means of Travel to Work



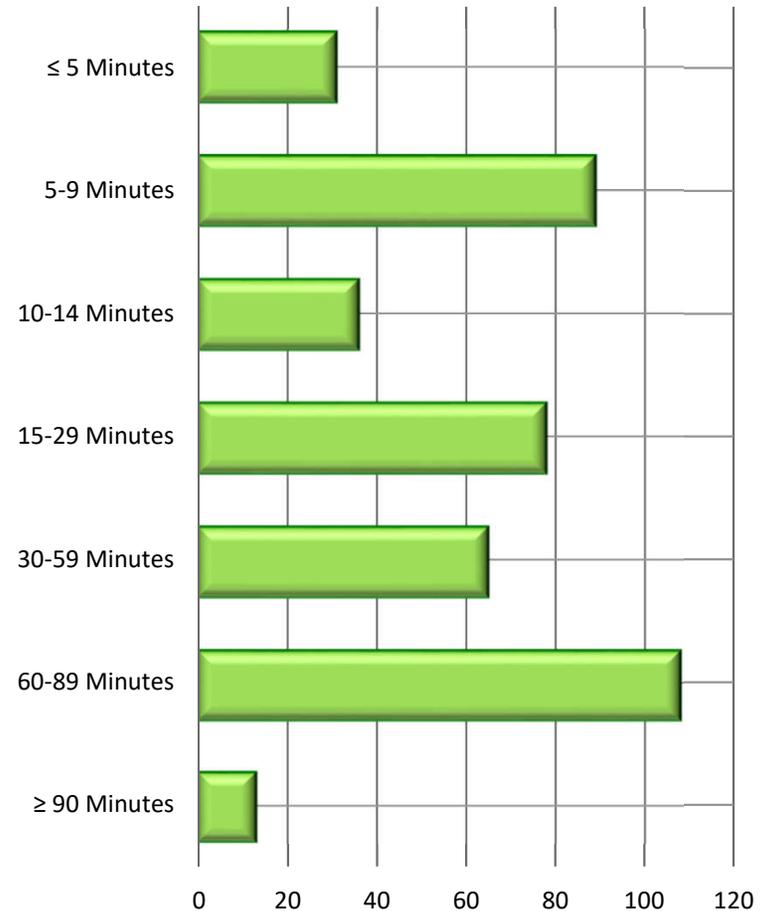
Estimated means of travel to work in 2014:

- An estimated 85% of people drove alone [82% statewide]
- An estimated 8% of people carpoled [9% statewide]
- An estimated 5% used some other means of travel [5% statewide]
- An estimated 2% worked at home [4% statewide]

Travel Time to Work

Estimated travel time to work in 2014

- The estimated travel time to work was 26.6 minutes [24.1 minutes statewide]
- Travel time segments
 - ≤5 minutes — 7% [3% statewide]
 - 5-9 minutes — 21% [11% statewide]
 - 10-14 minutes — 9% [15% statewide]
 - 15-29 minutes — 19% [39% statewide]
 - 30-59 minutes — 15% [15% statewide]
 - 60-89 minutes — 26% [15% statewide]
 - ≥90 minutes — 3% [2% statewide]





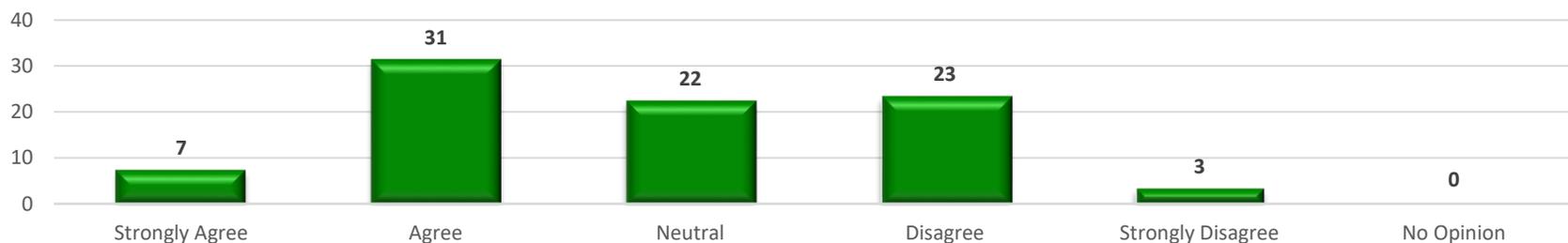
APPENDIX B
2018 BROOKLYN COMMUNITY SURVEY



Development and Growth Issues

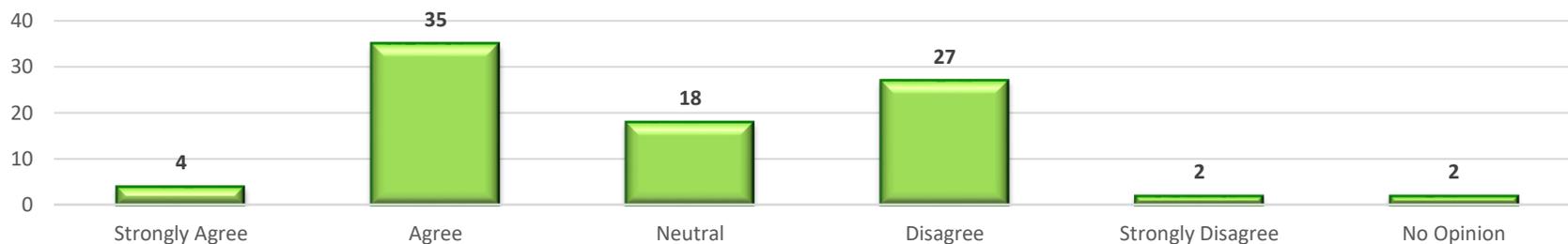
What is your opinion of the following aspects of Brooklyn?

I am satisfied with the mix of business types within Downtown Brooklyn.



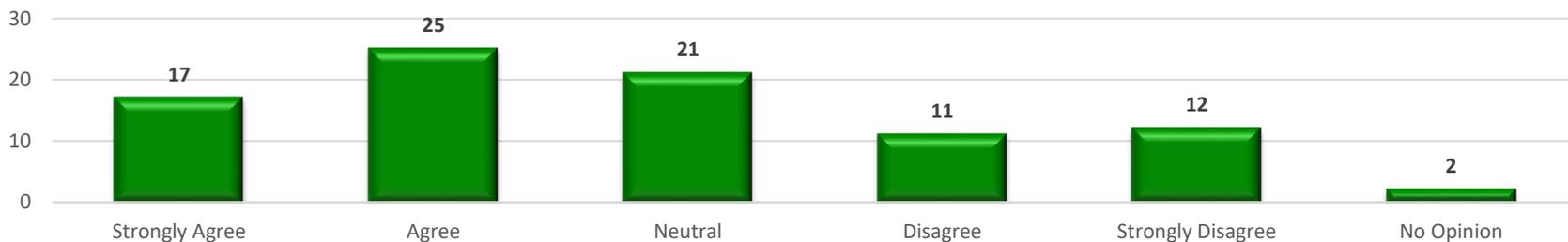
Approximately 44% of respondents agreed (36%) or strongly agreed (8%). Approximately 26% were neutral. Approximately 30% disagreed (27%) or strongly disagreed (3%). (n=86)

I feel there is a good mix of uses in the Downtown.



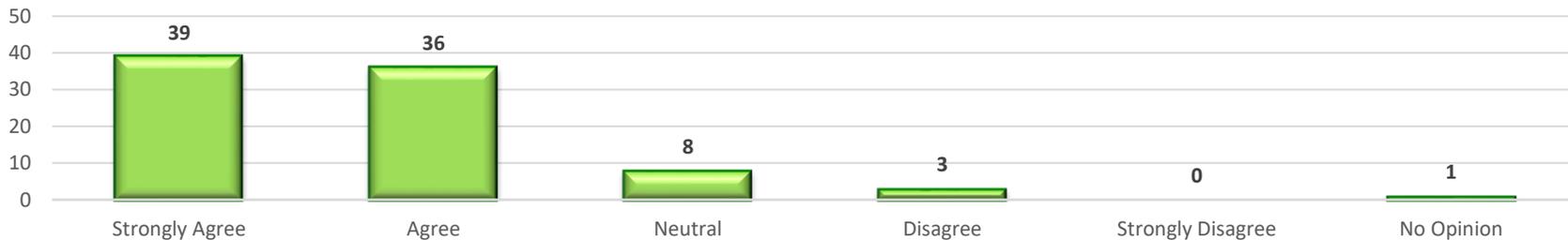
Approximately 45% of respondents agreed (40%) or strongly agreed (5%). Approximately 20% were neutral. Approximately 33% disagreed (31%) or strongly disagreed (2%). Approximately 2% had no opinion. (n=88)

The Village should attract more industry



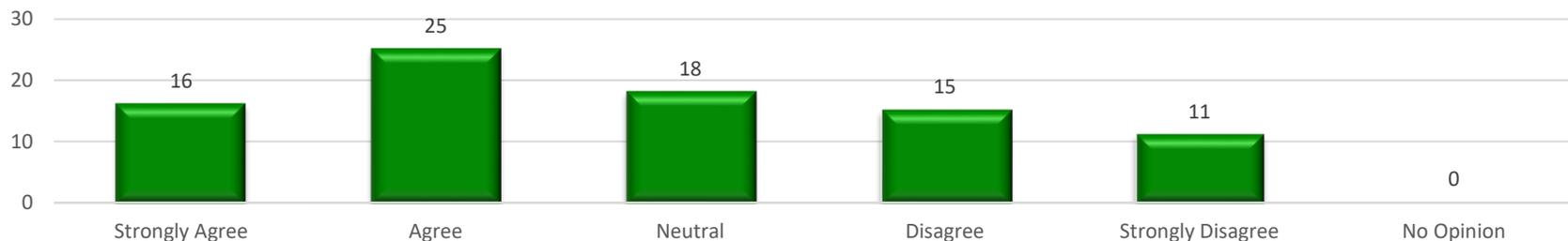
Approximately 47% of respondents agreed (28%) or strongly agreed (19%). Approximately 24% were neutral. Approximately 27% disagreed (14%) or strongly disagreed (13%). Approximately 2% had no opinion. (n=88)

It is important for the Village to continue to work with the Michigan Department of Transportation to improve the appearance of the M-50 corridor in Brooklyn.



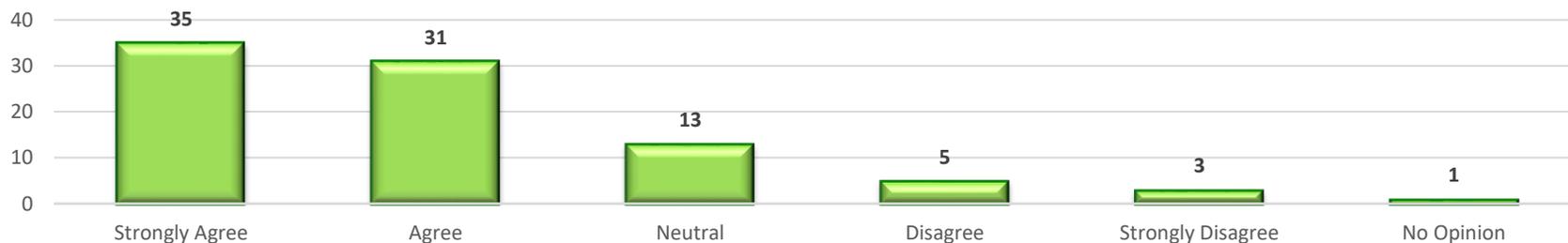
Approximately 86% of respondents agreed (41%) or strongly agreed (45%). Approximately 9% were neutral. Approximately 3% disagreed, but no one strongly disagreed. Approximately 1% had no opinion. (n=87)

Brooklyn should encourage alternatives to single-family housing and apartment complexes (e.g., townhouses, condominiums, work/live, etc.).



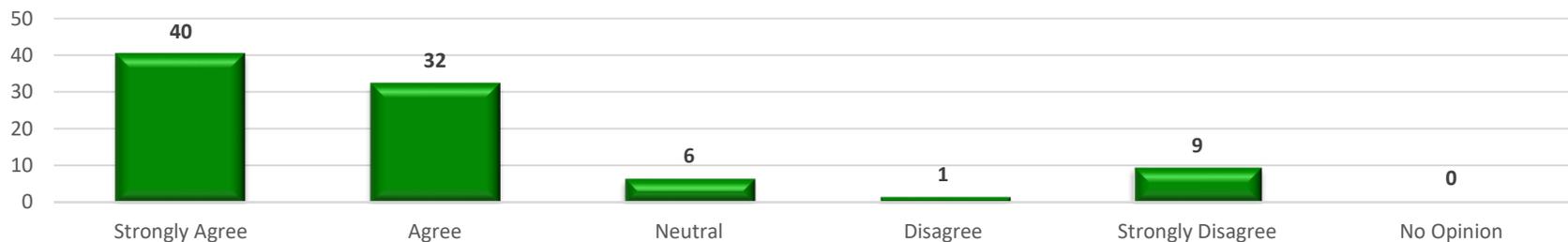
Approximately 48% of respondents agreed (29%) or strongly agreed (19%). Approximately 21% were neutral. Approximately 31% disagreed (18%) or strongly disagreed (13%). No one had no opinion. (n=85)

Brooklyn has many historic structures that should be preserved.



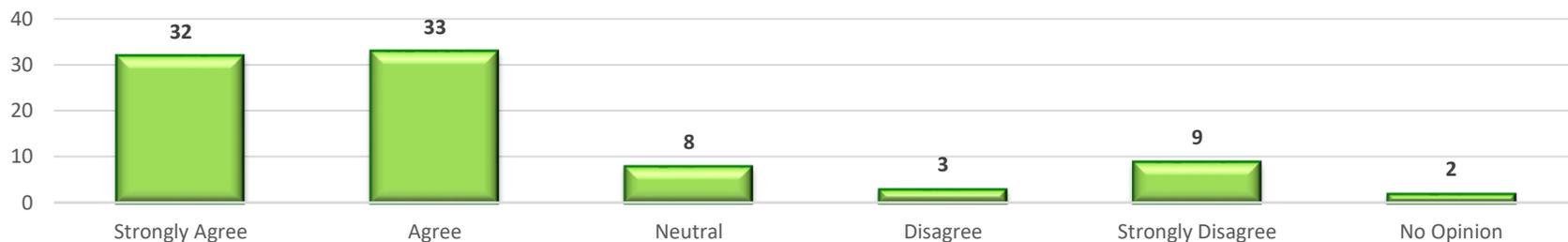
Approximately 75% of respondents agreed (35%) or strongly agreed (40%). Approximately 15% were neutral. Approximately 9% disagreed (6%) or strongly disagreed (3%). Approximately 1% had no opinion. (n=88)

Brooklyn should enhance its natural resources (e.g., river, ponds, wetlands, floodplains, etc.).



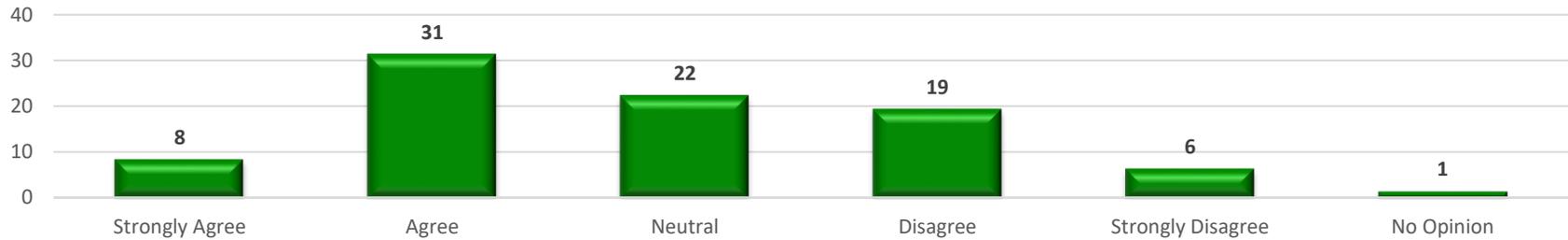
Approximately 81% of respondents agreed (36%) or strongly agreed (45%). Approximately 7% were neutral. Approximately 11% disagreed (1%) or strongly disagreed (10%). (n=88)

Parks and Recreation – The River Raisin should be developed as a water trail.



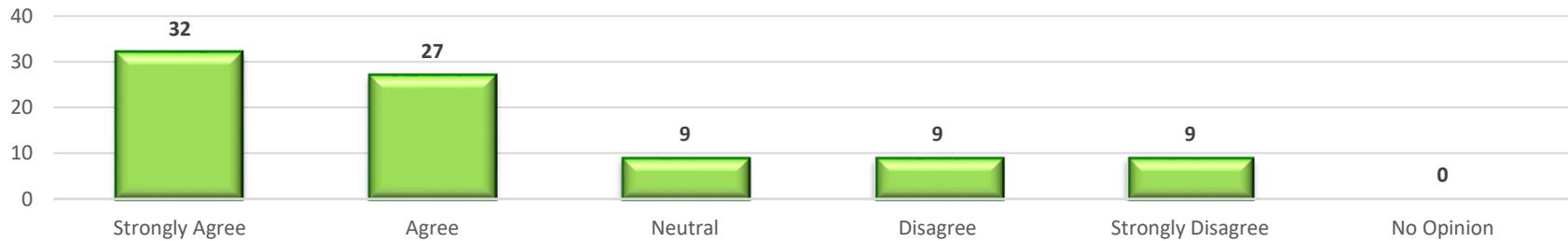
Approximately 75% of respondents agreed (38%) or strongly agreed (37%). Approximately 9% were neutral. Approximately 13% disagreed (3%) or strongly disagreed (10%). Approximately 2% had no opinion. (n=87)

Parks and Recreation – Brooklyn parks, recreation facilities, and programs meet my needs.



Approximately 45% of respondents agreed (36%) or strongly agreed (9%). Approximately 25% were neutral. Approximately 29% disagreed (22%) or strongly disagreed (7%). Approximately 1% had no opinion. (n=87)

Parks and Recreation – Additional non-motorized trails should be developed in Brooklyn.

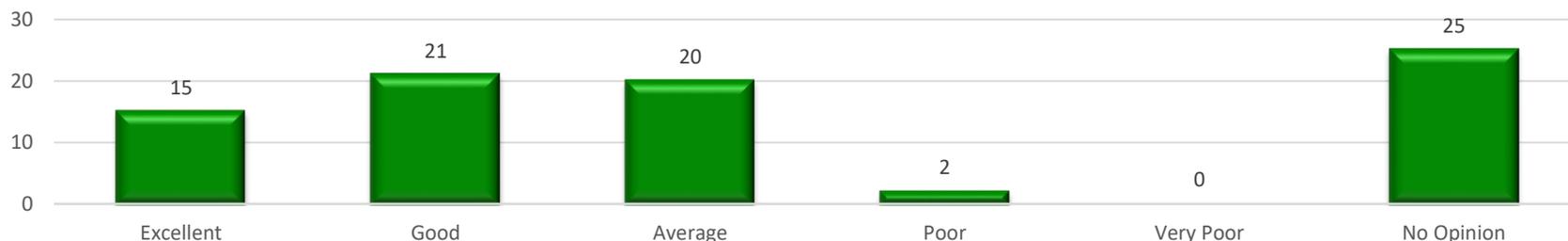


Approximately 68% of respondents agreed (31%) or strongly agreed (37%). Approximately 10% were neutral. Approximately 20% disagreed (10%) or strongly disagreed (10%). No one had no opinion. (n=86)

Community Facilities and Services

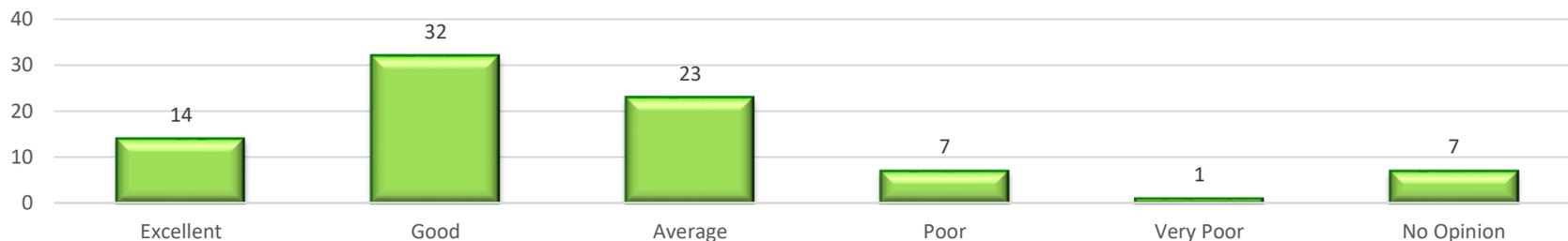
Please respond to the following statements regarding aspects of community services.

Utility and tax bill payments at Brooklyn Village Hall



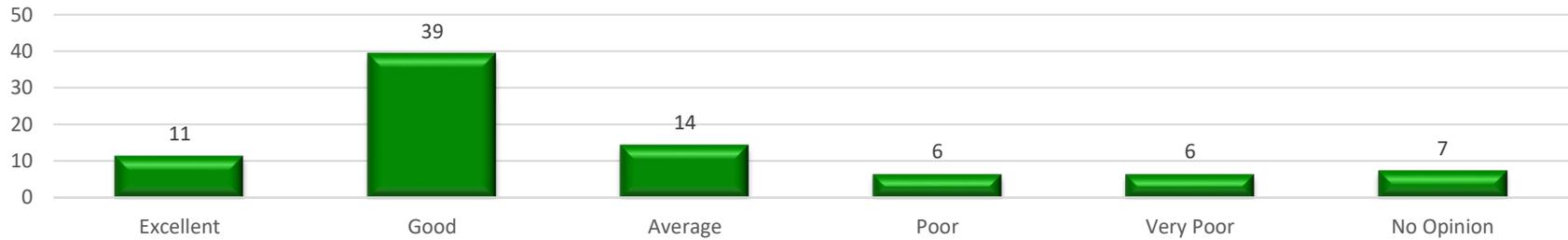
Approximately 43% of respondents think payment service is good (25%) or excellent (18%). Approximately 24% think service is average. Approximately 2% think service is poor and no one thought service was very poor. Approximately 30% had no opinion. (n=83)

Traffic enforcement by the Columbia Township Police Department



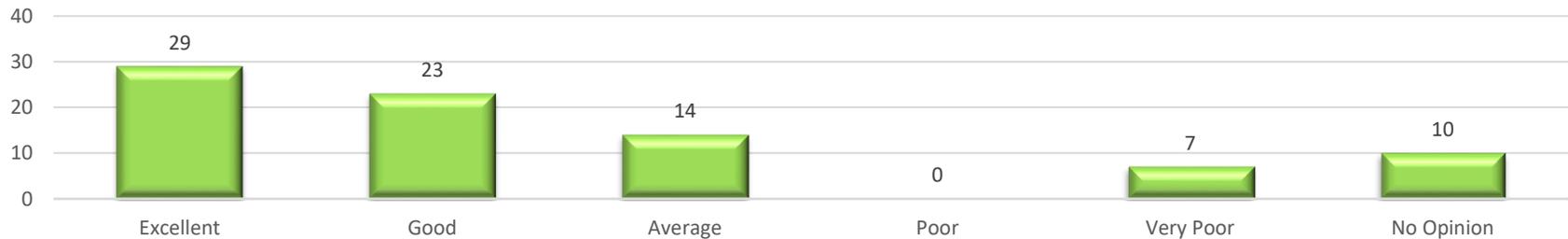
Approximately 55% of respondents think that traffic enforcement service is good (38%) or excellent (17%). Approximately 27% think service is average. Approximately 9% think service is poor (8%) or very poor (1%). Approximately 8% had no opinion. (n=84)

Crime prevention by the Columbia Township Police Department



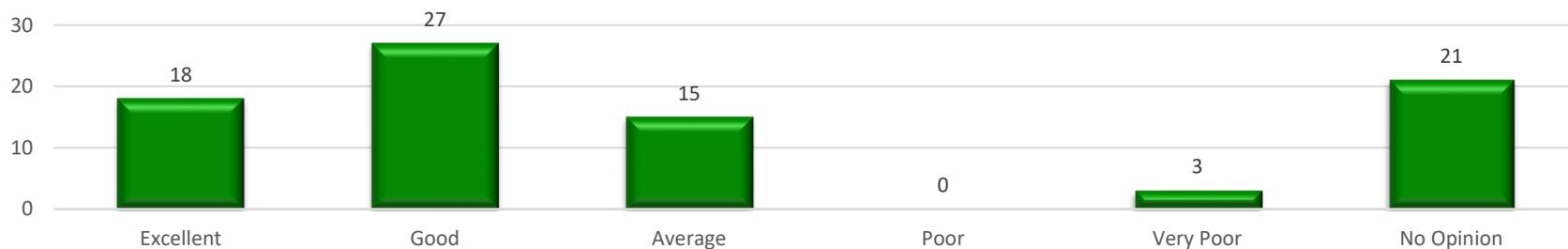
Approximately 60% of respondents think crime prevention service is good (47%) or excellent (13%). Approximately 17% think service is average. Approximately 14% think service is poor (7%) or very poor (7%). Approximately 8% had no opinion. (n=83)

Emergency response by the Columbia Township Police and Fire Departments



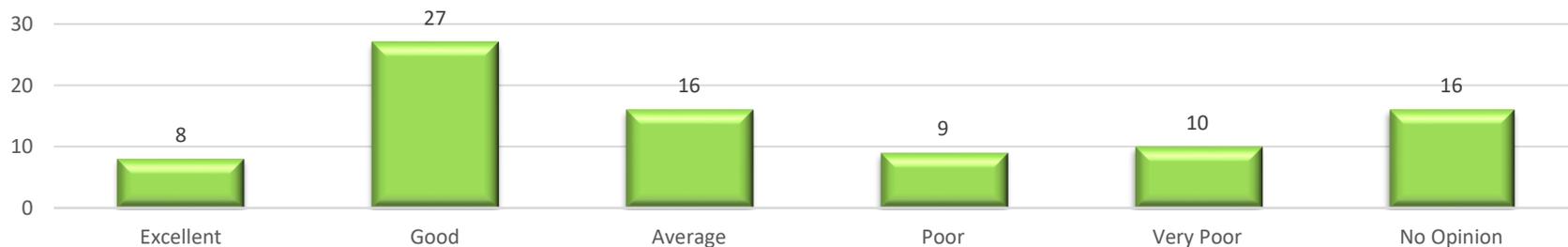
Approximately 63% of respondents think emergency response service is good (28%) or excellent (35%). Approximately 17% think service is average. Approximately 8% think service is very poor and no one thought service was poor. Approximately 12% had no opinion. (n=83)

Brush and leaf pickup services provided by the Brooklyn DPW



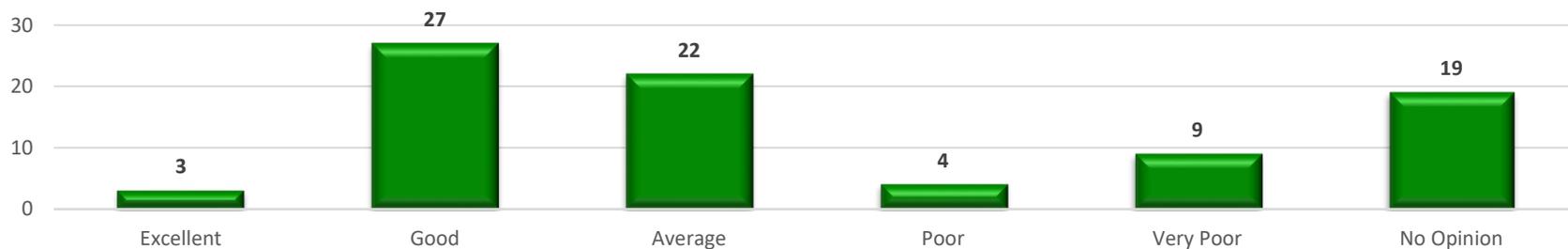
Approximately 53% of respondents think brush and leaf pickup services are good (32%) or excellent (21%). Approximately 18% think services are average. Approximately 4% think service is very poor and no one thought service was poor. Approximately 25% had no opinion. (n=84)

Brooklyn’s public water supply and distribution system



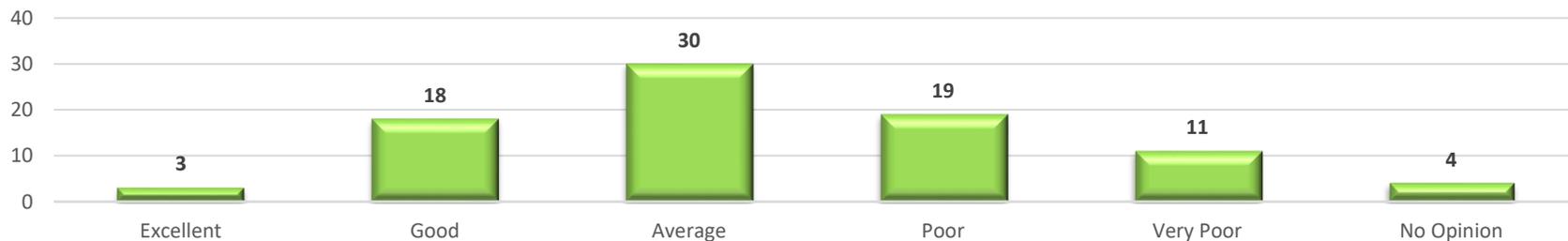
Approximately 40% of respondents think the public water supply and distribution system is good (31%) or excellent (9%). Approximately 19% think the supply/system is average. Approximately 22% think the supply/system is poor (10%) or very poor (12%). Approximately 19% had no opinion. (n=86)

Brooklyn’s wastewater collection system and treatment facility



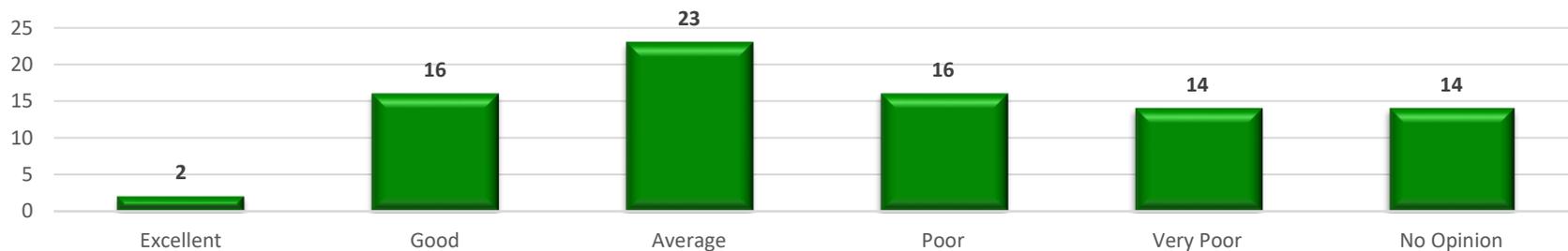
Approximately 36% of respondents think the wastewater collection system and treatment facility is good (32%) or excellent (4%). Approximately 26% think the system/facility is average. Approximately 16% think the system/facility is poor (11%) or very poor (5%). Approximately 23% had no opinion. (n=84)

Brooklyn’s road and street network



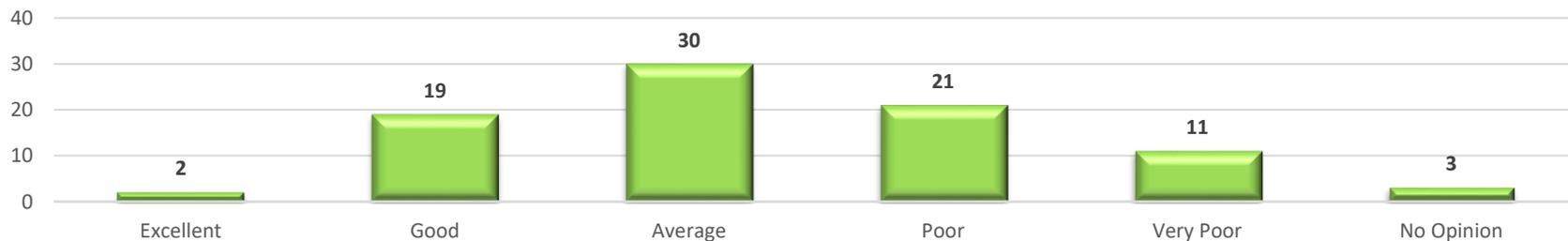
Approximately 25% of respondents think the road and street network is good (21%) or excellent (4%). Approximately 35% think the network is average. Approximately 35% think the network is poor (22%) or very poor (13%). Approximately 5% had no opinion. (n=85)

Elected and appointed boards and commissions



Approximately 21% of respondents think elected and appointed boards and commissions are good (19%) or excellent (2%). Approximately 27% think boards/commissions are average. Approximately 35% think boards/commissions are poor (19%) or very poor (16%). Approximately 16% had no opinion. (n=85)

Public sidewalks



Approximately 24% of respondents think public sidewalks are good (22%) or excellent (2%). Approximately 35% think sidewalks are average. Approximately 37% think sidewalks are poor (24%) or very poor (13%). Approximately 3% had no opinion. (n=86)

Overall, what is your opinion of Brooklyn as a place to live?

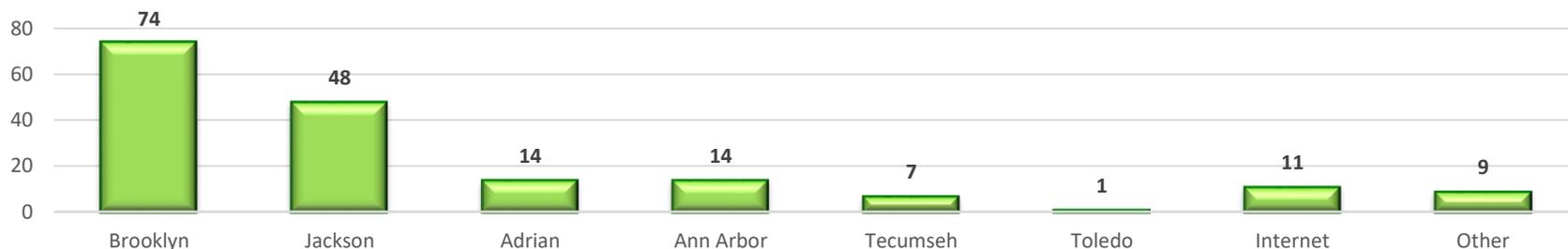


Approximately 63% of respondents think Brooklyn is a good (42%) or excellent (21%) place to live. Approximately 19% think Brooklyn is an average place to live. Approximately 17% think Brooklyn is a poor (12%) or very poor (5%) place to live. Approximately 1% had no opinion. (n=85)

Commercial Services

Where do you usually purchase goods and services?

Groceries



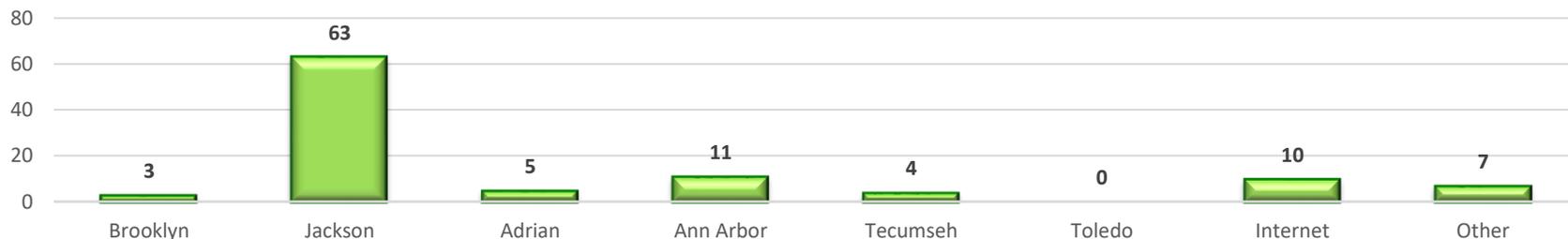
Approximately 86% of respondents purchased groceries in Brooklyn. Approximately 56% of respondents bought them in Jackson. Approximately 32% of respondents bought them in Adrian (16%) and Ann Arbor (16%). Approximately 13% procured them in on the internet. Approximately 9% of respondents acquired groceries in Tecumseh (8%), and in Toledo (1%). Approximately 10% of respondents shopped for groceries elsewhere. (n=86 - Please note that respondents shopped in multiple communities.)

Clothing



Approximately 63% of respondents purchased clothing in Jackson. Approximately 34% and 30% of respondents bought clothing through the Internet and in Ann Arbor, respectively. Approximately 20% and 19% of respondents shopped for them in Brooklyn and Adrian, respectively. Approximately 1% of respondents procured them in Toledo. Approximately 14% of respondents acquired clothing elsewhere. (n=86 - Please note that respondents shopped in multiple communities.)

Appliances



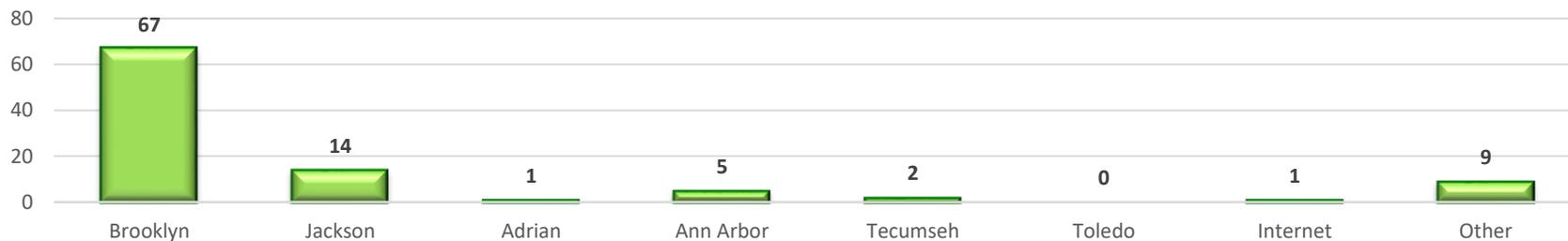
Approximately 77% of respondents purchased appliances in Jackson. Approximately 13% and 12% of respondents bought appliances in Ann Arbor and via the internet, respectively. Approximately 15% of respondents acquired appliances in Adrian (6%), Tecumseh (5%), and Brooklyn (4%). Approximately 9% of respondents acquired appliances elsewhere. (n=82 - Please note that respondents shopped in multiple communities.)

Medical



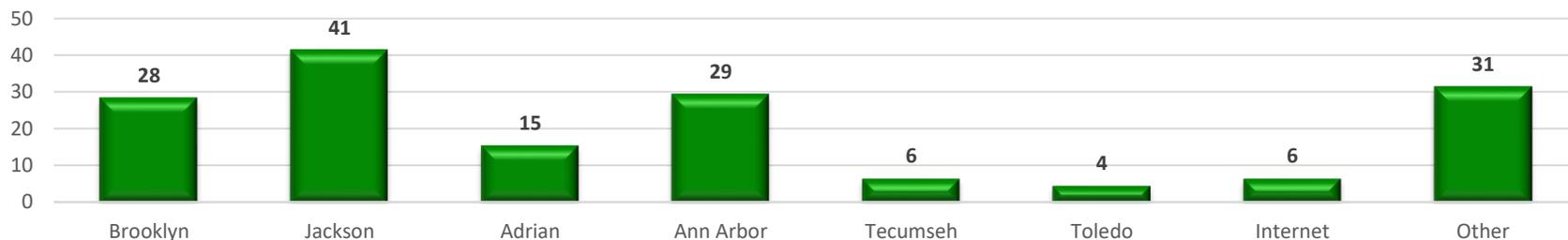
Approximately 48% of respondents had medical appointments in Brooklyn. Approximately 38% and 34% of respondents had appointments in Jackson and Ann Arbor, respectively. Approximately 1% of respondents had appointments in Toledo. Approximately 22% had appointments elsewhere. (n=85 - Please note that respondents had medical appointments in multiple communities.)

Prescriptions



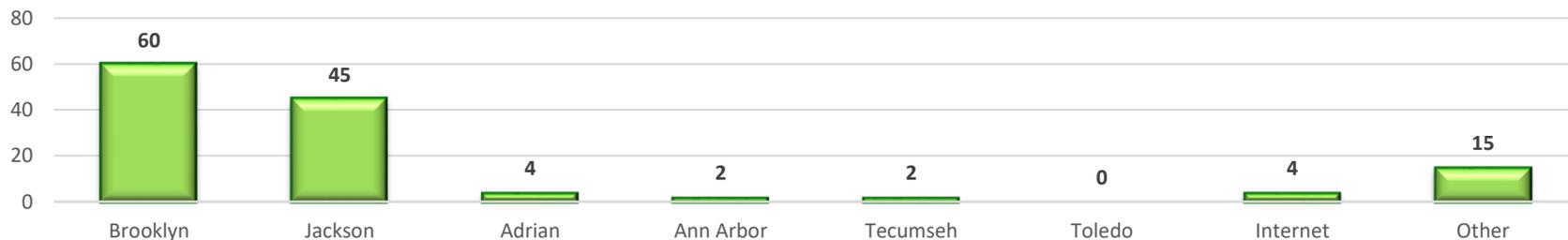
Approximately 78% of respondents purchased prescriptions in Brooklyn. Approximately 16% procured them in Jackson. Approximately 6% of respondents acquired prescriptions in Ann Arbor. Approximately 4% of respondents purchased them in Tecumseh (2%), Adrian (1%), and via the internet (1%). Approximately 10% of respondents purchased them elsewhere. (n=86 - Please note that respondents filled prescriptions in multiple communities.)

Entertainment



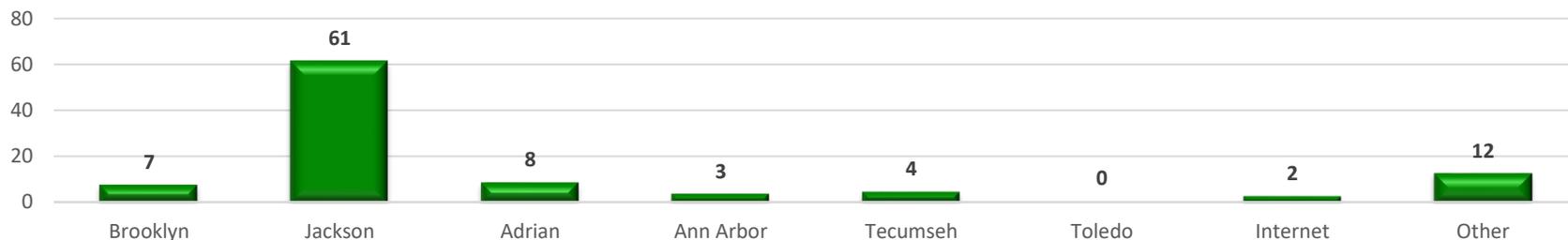
Approximately 49% of respondents purchased entertainment in Jackson. Approximately 35% and 34% of respondents bought it in Ann Arbor and Brooklyn, respectively. Approximately 18% procured it in Adrian. Approximately 19% of respondents purchased it in Tecumseh (7%), via the internet (7%), and in Toledo (5%). Approximately 37% of respondents purchased entertainment elsewhere. (*n=83 - Please note that respondents purchased entertainment in multiple communities.*)

Hardware



Approximately 71% of respondents purchased hardware in Brooklyn. Approximately 54% procured it in Jackson. Approximately 10% of respondents bought it in Adrian (5%) and via the internet (5%). Approximately 4% of respondents acquired hardware in Ann Arbor (2%) and Tecumseh (2%). Approximately 18% of respondents purchased it elsewhere. (*n=84 - Please note that respondents shopped in multiple communities.*)

Lumber



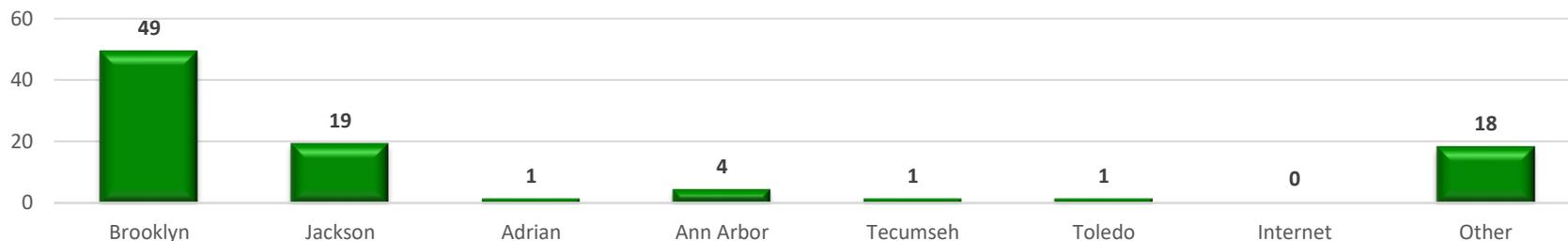
Approximately 78% of respondents purchased lumber in Jackson. Approximately 10% and 9% of respondents bought it in Adrian and Brooklyn, respectively. Approximately 12% of respondents acquired lumber in Tecumseh (5%), Ann Arbor (4%), and via the internet (3%). Approximately 15% of respondents purchased it elsewhere. (n=78 - Please note that respondents shopped in multiple communities.)

Banking



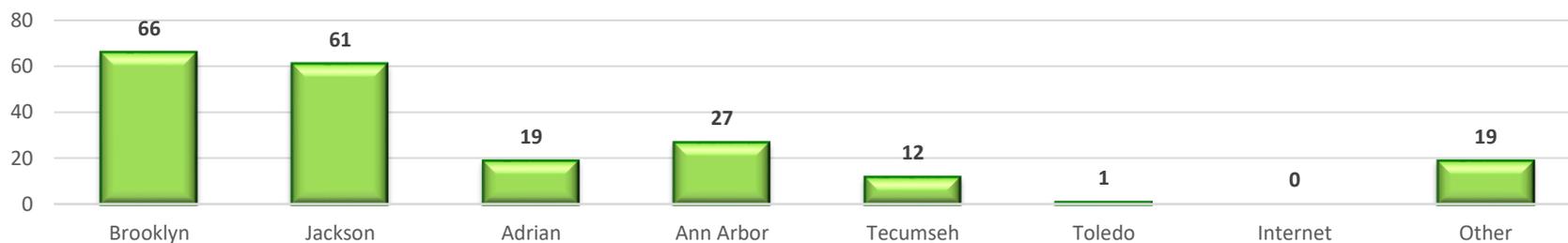
Approximately 75% of respondents banked in Brooklyn. Approximately 19% of respondents banked in Jackson. Approximately 21% of respondents banked in Ann Arbor (8%), via the internet (7%), and in Tecumseh (6%). Approximately 4% and 1% of respondents banked in Adrian and Toledo, respectively. Approximately 14% of respondents banked elsewhere. (n=85 - Please note that respondents banked in multiple communities.)

Beauty Salon/Barber



Approximately 59% of respondents went to the beauty salon/barber in Brooklyn. Approximately 23% went to Jackson. Approximately 5% of respondents went to Ann Arbor. Approximately 3% went to Adrian (1%), Tecumseh (1%), and Toledo (1%). Approximately 22% of respondents went elsewhere. (n=83 - Please note that respondents visited beauty salons/barbers in multiple communities.)

Restaurants

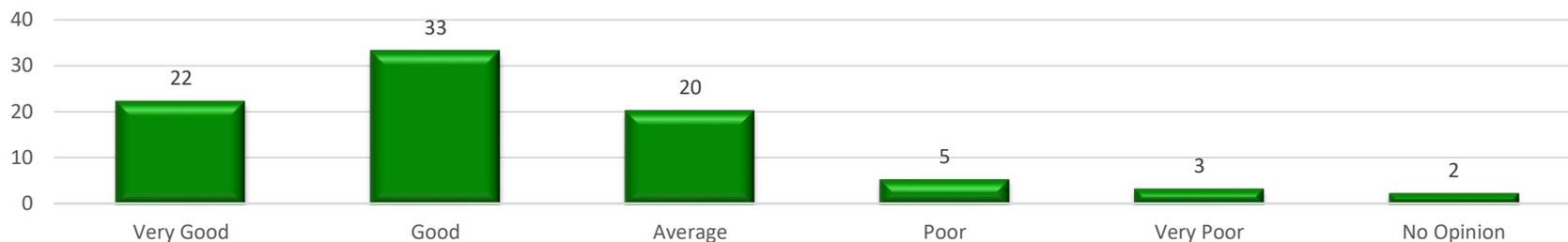


Approximately 77% and 71% of respondents went to restaurants in Brooklyn and Jackson, respectively. Approximately 31% of respondents went to Ann Arbor. Approximately 22% and 14% of respondents went to Adrian and Tecumseh, respectively. Approximately 1% of respondents went to restaurants in Toledo. Approximately 22% of respondents went elsewhere. (n=86 - Please note that respondents dined in multiple communities.)

Downtown Brooklyn

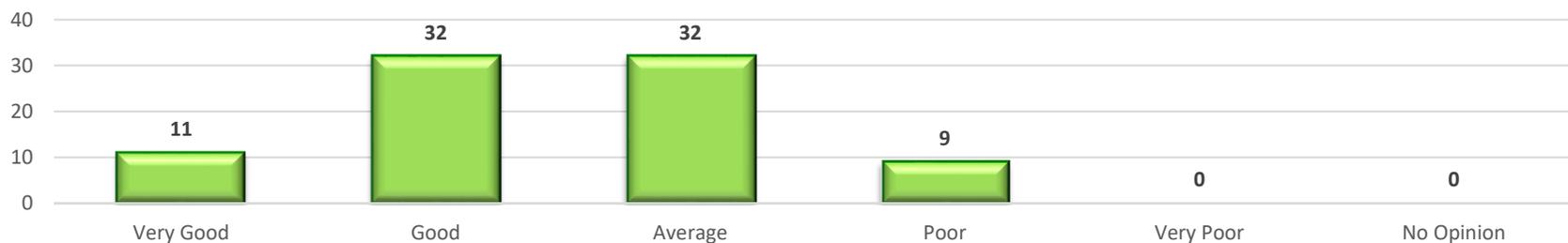
What is your opinion of Downtown Brooklyn?

Street and Pedestrian Lighting in Downtown



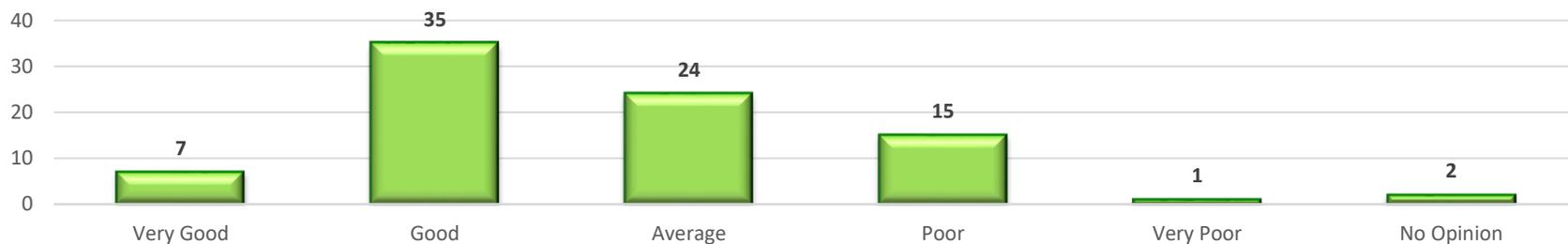
Approximately 65% of respondents think Downtown’s street and pedestrian lighting is good (39%) or very good (26%). Approximately 24% think the lighting is average. Approximately 10% think the lighting is poor (6%) or very poor (4%). Approximately 2% had no opinion. (n=85)

Visual Appearance of Downtown



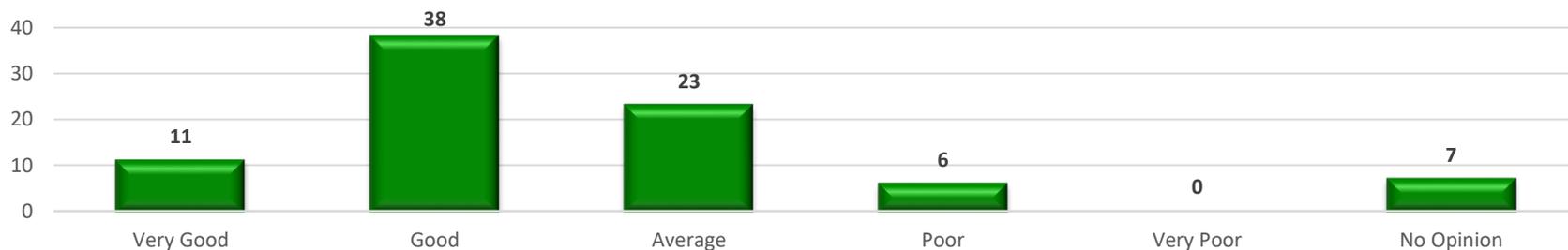
Approximately 51% of respondents think the visual appearance of Downtown is good (38%) or very good (13%). Approximately 38% think the appearance is average. Approximately 11% think the appearance is poor and no one thinks it is very poor. (n=84)

Parking in Downtown



Approximately 50% of respondents think Downtown parking is good (42%) or very good (8%). Approximately 29% think parking is average. Approximately 19% think parking is poor (18%) or very poor (1%). Approximately 2% had no opinion. (n=84)

Visibility of Directional Signs in Downtown



Approximately 58% of respondents think the visibility of Downtown directional signage is good (45%) or very good (13%). Approximately 27% think the directional signage visibility is average. Approximately 7% think the directional signage visibility is poor and no one thinks it is very poor. Approximately 8% had no opinion. (n=85)

What other business activity would you like to see in Brooklyn?

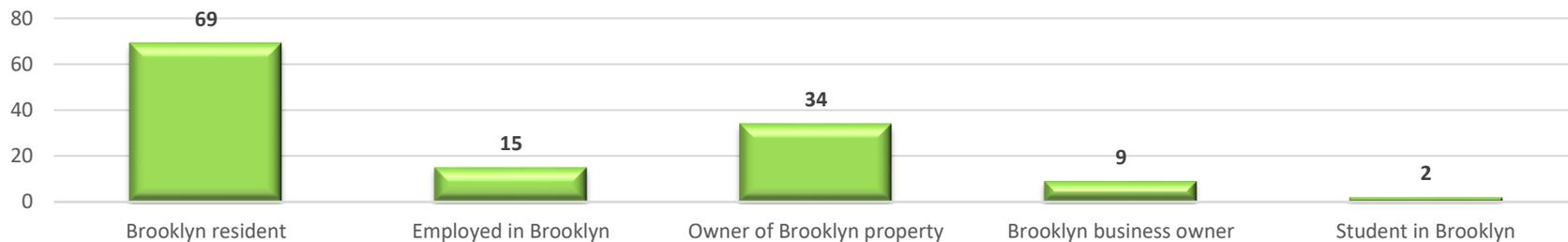


This was an open-ended question with 61 responses, represented by the above word cloud.* A variety of additional restaurants, including fast food, were the most common responses. Calls for more stores and entertainment, including reopening the theater, were also frequent. (See page C-24 for a listing of all of the responses.)

General Information

Please provide the following information about yourself.

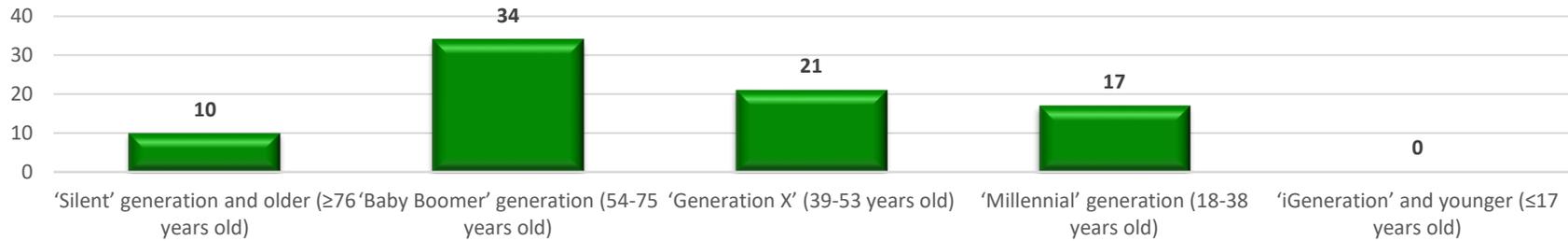
Your relationship to the Village:



Approximately 83% of respondents were Brooklyn residents. Approximately 18% were employed in the Village. Approximately 41% owned property in Brooklyn. Approximately 11% were business owners. Approximately 2% were students. (n=83 - Please note that respondents had multiple relationships with the City.)

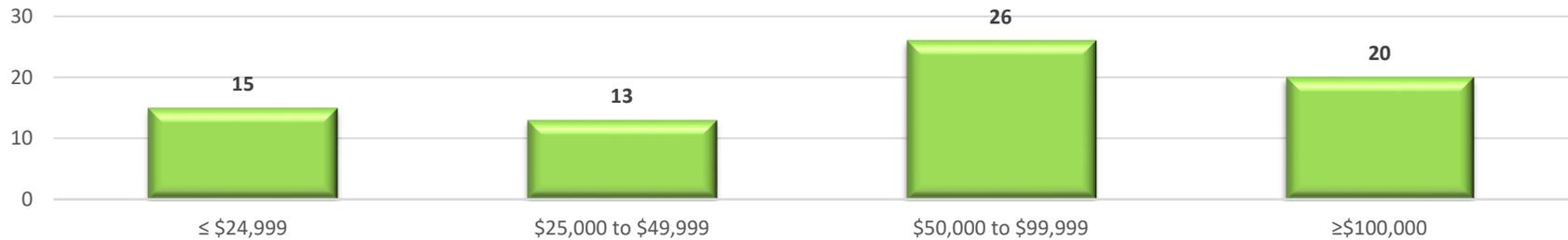
* A word cloud is a visual representation of common words contained in the various comments provided in response to the question. The more common the word, the larger it is represented in the word cloud.

Your generation:



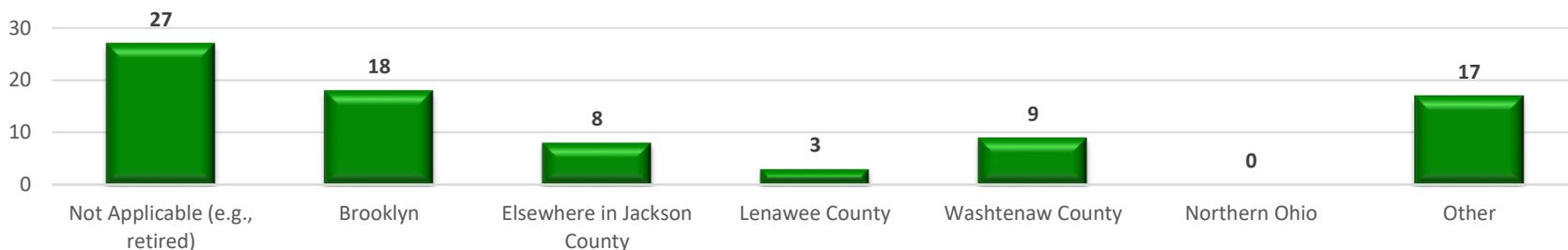
Approximately 12% of respondents were members of the 'Silent' generation or older. Approximately 41% were from the 'Baby Boomer' generation. Approximately 26% were from 'Generation X'. Approximately 21% were from the 'Millennial' generation. No respondents were from the 'iGeneration' or younger. (n=82)

Your household income:



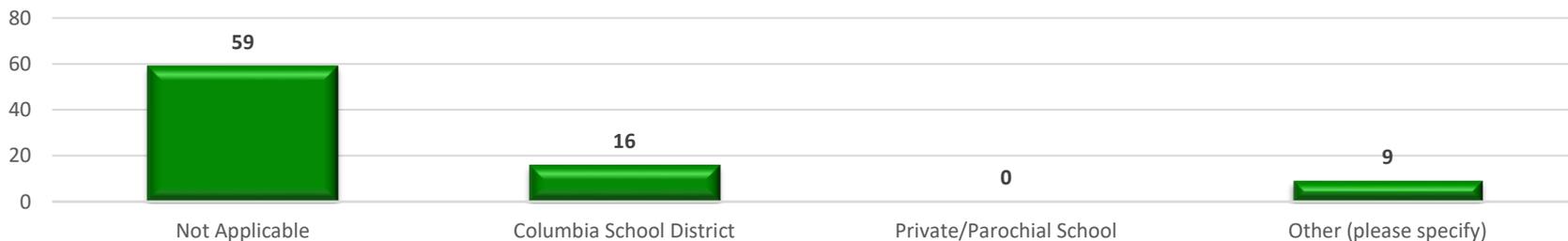
Approximately 20% of respondents had a household (HH) income of less than \$25,000 a year. Approximately 18% had a HH income of \$25,000-\$49,999. Approximately 35% had a HH income of \$50,000-\$99,999. Approximately 27% had a HH income of at least \$100,000. (n=74)

Where you work:



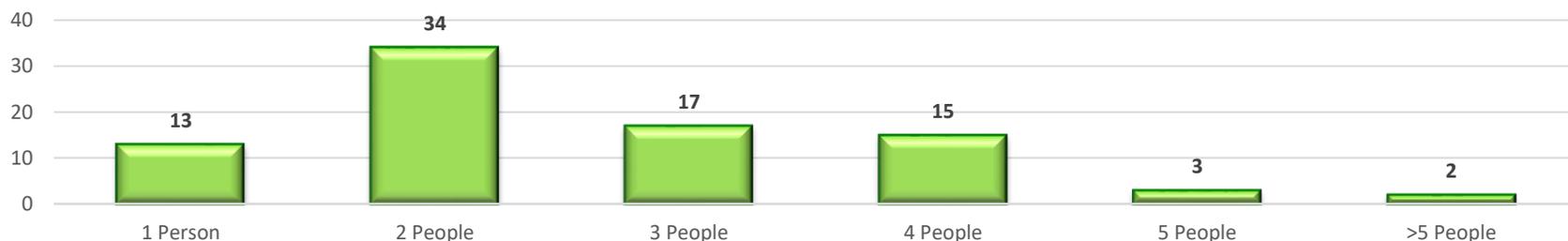
Approximately 22% of respondents worked in Brooklyn and approximately 10% worked elsewhere in Jackson County. Approximately 11% worked in Washtenaw County and approximately 4% worked in Lenawee County. Approximately 21% worked in some other place. However, approximately 33% indicated the question was not applicable. (n=82 - See page C-26 for the 'other' responses.)

Where your children attend school:



Approximately 19% of respondents had children attending the Columbia School District. Approximately 11% had children attending some other school. The question was not applicable to approximately 70% of respondents. (n=84 - See page C-27 for all of the 'other' responses.)

Number of people in your household:



Approximately 15% of respondents lived in a 1-person household. Approximately 40% lived in a 2-person household. Approximately 20% lived in a 3-person household. Approximately 18% lived in a 4-person household. Approximately 4% lived in a 5-person household. Approximately 2% lived in a household with more than 5 people. (n=84)

General Information

Please provide any general comments:



This was an open-ended question with responses from 53 people, represented by the above word cloud.[†] There were many comments about Brooklyn in general, both pro and con. Other comments were more specific, including insights/concerns regarding the downtown, sidewalks, streets, taxes, and buildings. There were various concerns regarding the appearance of the properties comprising Brooklyn as well as the Village overall. (See page C-27 for all of the responses.)

[†] A word cloud is a visual representation of common words contained in the various comments provided in response to the question. The more common the word, the larger it is represented in the word cloud.

Responses to Open-Ended Questions

What other business activity would you like to see in Brooklyn?

Flea market
Farm market.
Miss the street parties. Farmers market & blues -- music.
We would like to see another fast food place like Wendy's or Burger King.
Clothing store
more stores open 7 days a week.
More MIS activity on race weekends.
Another fast food place! McDonalds sucks!
Wendy's and Taco Bell
More daycare options. Would also like healthy eating option with vegetarian/vegan options.
All night restaurant
More theater. Wendy's - fast food - addition - keep completion present.
Cafe (coffee/Panera Bread), Chase Bank / Wendy's / K.C. / Burger King / and one more dinner restaurant.
A non-alcoholic night club for teens, dancing, soft drinks, supervised.
Wendy's Arby's, senior center!!
5K run/walk, more gatherings. Clean up unpainted, non-used buildings. Would make the appearance better. *More food banks.
Clothing store with more variety.
Food, Theater
?
More restaurants, more stores, bars that serve food also.
Better clothing, store, fast food no McDonald.
Craft Supply (like a Hobby Lobby or Michael's type), Dept. Store for better clothing selections, Book Store, T-Shirt Shop, Candy Store, Wine Store w/ wine tasting, Michigan (the glove or mitten state), Sportswear. Street and pedestrian lighting is terrible on Constitution.
More restaurants, butcher, health food
Walmart
More restaurants
Bring back the Street dances and start a farmer's market. Craft market festival.
Taco Bell
more local entertainment, e.g. small theater
Taco Bell

Brooklyn needs more Restaurants and bars within walking distance of each other. The Halloween and Christmas gatherings are great but there are not enough places to hang out for a beer and burger.

More specialty shops. Encouragement of the arts: galleries, art shows, plays, musicals, family events, less emphasis on events that serve alcohol. Bring in events that cater less to cars and country western, & bikers. We need more culture and uplifting entertainment and events. Stores and shops should emphasize what a wonderful laid back, family oriented, cultural experience that can be had here. Play to the community's strengths, its people, history, wonderful old home and architecture. Historical placards on homes that qualify, help to those residents to get on the national register, encourage the large venues, races and FASTER HORSES to invest in the town, not just their events, they make tons of money, they need to give back to the village to allow it to make it more welcoming, not just to cater to their events. Time to diversify stores, upgrade the village image, make it attractive to upscale clientele, enough bars and beer. The wonderful old homes should bring in those who will renovate them, make Brooklyn the showplace it can be. Winery? Specialty chocolate store? No national chains! Then we will be like every other town. We should be special! A place to come for a weekend getaway, parks, nice venues to stay, eat, play and find entertainment and fun. Hire a company to create a plan to sell Brooklyn all over the state and adjoining states and then nationally. Think of Brooklyn as the small jewel it can be. Look what Bronners did for Frankenmuth, the Annual Arbor art fair, why not an art fair? Crafts fairs? Gourmet restaurants... I can list many things. But a professional company can help develop a Village Development Plan that goes together in stages.

Health food grocery, maybe a vegan or vegetarian restaurant, or meditation restaurant, need more variety in restaurant offerings

Arts and culture. Event marketing. Here's a promotion for you. "Old Mill Days" ...you flesh it out but celebrating the "good old days" of old fashioned farming; how a mill works, how the markets worked, old tool demos, a blacksmith, a cooper, a tanner...all that old stuff. Draw tourists to the town to spend their money and leave.

Fast food choices for a quick lunch

Callaghan's re-opened

Wendy's, Bigby, other dining options

More restaurants, movie theater

Better options for clothing, retail, and restaurants

An outdoor farm and homemade market, a restaurant that doesn't serve pizza and sandwiches, fine art studios/gallery, live music venue or movie theater (entertainment), Psychologist or counselor (mental health) services.

Things that attract a younger crowd. We do not need any more antique stores.

movie theater opened again

Better Cheap Pizza

Something for children and/or book store/gift shop

More fast food options

Theater

Open the Movie Theatre! Offer some sort of discounts/tax breaks/etc. to the owner, Josh Mitoska. Work as a community to get that theatre back open. It would greatly benefit the area! More restaurant choices. Community wellness facility with affordable rates and quality programming. Coffee shop.

Brooklyn needs to follow the path of other developed city squares and actively attract a few anchor store and restaurants.

More diverse stores, most are the same kind of "gift" shop repeated with similar items.

less graffiti

Fast food, family fun

Restaurants

More restaurants, candy store, liquor store, deli

Activities such as bowling, mini golf etc.
More fast food/drive-in/food trucks available!!!
More retailers
More shops and tourist destinations
More restaurants , Open theatre
More food and entertainment options.
More space for children.
There isn't much focus on anything that could benefit the youth in the community. This is why there are issues with recreation drug use and young people leaving Brooklyn for better opportunity.
more restaurants, more variety of restaurants, another grocery store (for some competition)

Where you work:

N/A
SSD
Hillsdale County
From home
Self from home
Self employed
Europe
Battle Creek
Online
Sales-I travel all over mid-Michigan.
Wayne County
Ssi
Travel job
Midland
Mason
Lansing
Hillsdale Co

Where your children attend school:

N/A
Home
N/A
Napoleon
2 children - graduated previously from Columbia
Europe
Grass Lake Schools
Napoleon/Pirates Cove
Michigan Great Lakes Virtual Academy

Please provide any general comments:

Joke
Lower water bill & taxes
No comment. Have voting system for village mgr. next time.
Nosy -- what's your income? This is a disadvantaged survey used by researcher for their benefit.
Sucks
Property tax is too high. Property is worthless because taxes are so high.
I wouldn't encourage my friends to move to Brooklyn due to the high expenses: the water & sewer and village property taxes seem exorbitantly high. After the large raise in taxes I would expect to see some street repairs and repaving. All I've seen is for a little trickle of tar in cracks.
Village "is not" business minded. If I were to start a business again it would not be in Village limits
Putting house up for sale! As a retired person cannot afford taxes, water & sewer rates & the way the village is looking, [] now! People will not buy in the village with the higher rates and they go up every year.
The Village of Brooklyn used to be a place of generation families. Not anymore. How do the people in charge (Council) help the elderly? Wasn't Brooklyn given an "age friendly" award? Then it should listen and treat the elderly with kindness. The charges to residents in this Village are horrible. Fine for this and that. Water bills are out of site. (sewage) I'm curious to know how many council members were raised in a small town and know how they should operate. It does no good to vote on anything. You don't listen. Arguments at meetings with concerned residents. at meeting. Absurd! This village is not willing to listen to the people paying the taxes. Assessing village residents 2 mills (additional) just because you can? No vote?
1. Think the water rates are too high. 2. Roads within the Village need to be totally ripped up -- not just resurfaced. 3. Sidewalks are too narrow to walk two abreast. Need to be wider. 4. Less mural art needed, looks too much like an alley (re: Water Street).
Water/sewer rates are ridiculous!!!

Brooklyn is a great place to live. Mick in you Village office is an asset. Has always helped us in any way. Would like to see Wamplers Lake Rd. more developed. Fill in ditches, sidewalks, curb, gutter. Get the pole out of the middle of my driveway. Other than that I'm good. Thank you.

It is not right that most people have to get a water softener w/ the amount of money we pay for water! As long as you keep passing new ordinances, raising taxes, water & sewer, and have more urban art . . . Not thinking there is much future for Brooklyn.

I try to keep my business local. The police could monitor the traffic better on Marshall St. A light at the corner of Main & Marshall would be beneficial. Many buildings downtown are becoming eyesores/hazardous. Either make the owners take care of them and keep to code or demolish. A parking lot on the corner of Main & Monroe?

Thank you!! 1. Eliminate all billboards for scenic beauty. 2. Vehicles too noisy on streets (and lakes). 3. Lower speed limit at new traffic lite & McDonalds. 4. Clean up or conceal telephone co. storage lot debris on Julian St. to Brooklyn standards. 5. I love the building artwork on the back street. 6. Sincerest than you to Mr. & Mrs Craig Douglas and all the other hardworking staff on the Village Consul. Well done.

We are not convinced the CIA is an improved system over the DBA - Downtown Bus. Association.

Better streets. Curbs (no parking in front of houses). Better sidewalks. Better policing.

Is Brooklyn "funded" by MIS activity or Federal "grants"? If by Fed. grants than we know the citizen's input means nothing. Are children a mere side issue or are they our business??

Too many empty buildings. Dates online [regarding brush and leaf pickup] are not true dates of service. Online info is not reliable. [Elected and appointed boards and commissions] had \$ to commit to years of buying Christmas lings but no money for roads. You cannot maintenance the [public sidewalks] we have, don't built more. [Brooklyn is] not affordable for average income. Property tax and now water. [Elected and appointed boards and commissions] don't listen to the people. How can one board oversee another board if it is all the same few people.

The older generation is mainly forgotten here in Brooklyn - taxes up, water up, sidewalks unlevel, not enough parking to enter town family/garage sales. We need a senior center - lunches, entertainment, outings.

Brooklyn Michigan is a wonderful place to live. We would like to take care of vacant buildings and fix the appearance of them close to Downtown. Make America Beautiful Again :). Dredge(?) Millpond. Country roads suck.

Brooklyn is a great place to raise a family.

Brooklyn is a good place to live. You could lower TAXES.

To many empty buildings, abandon house (green) 20 years. Water bills out of control. \$337.00 to water grass (brown grass) FROM NOW ON. (Hard Water) Never thought \$100+ a month for water & sewer would ever happen, just not right.

A very nice community to live. Needs more pedestrian crossing signals to walk the town more.

Need better restaurants, Bigger stores, need better lights at Bob Jackson's, more things to do here in town.

I love living in the Village of Brooklyn. The lights downtown @ the square in winter are beautiful. Love the parades. Friendly!! Downside: sidewalks need repair on Chicago St. which is high traffic area. Constitution needs sidewalks & lighting between Tiffany and Main St. Renters/landlords need to be held accountable for maintaining lawns. Graffiti is an embarrassment to this community!

Living INSIDE Brooklyn Village is very poor. Living OUTSIDE of the Village is MUCH BETTER!!!! TWO DIFFERENT STATICS QUESTIONS NEEDED TO BE ON THIS FORM, BUT WERE NOT.

Taxes too high. Services provided too low. I'd like to see garbage service provided by village

Local sidewalks need fixed or replaced. Way too many ticket and warnings being issued. Makes us not want to live in the village. Water and sewer skyrocketed. Expensive to live in town.

Taxes are too high!!!

My kids and Grandkids come to Brooklyn but there just isn't enough to keep us down there for a long time.

Nice to have the chance to give input. Very interested to sell how much of input given, by everyone, will be used.

I am really glad I picked Brooklyn to move to, beautiful town.

I applaud efforts to spruce up the town. Many folks don't have money to do big rehabs or renovations but they can pick the trash and cut the lawn, trim the trees, keep their garbage cans by the house, not out on the street 24/7. If you want respect, be respectable. Driving thru town on M-50 some have told me the town looks shabby, downbeat, struggling blue collar. You are right to want to change that. It's the cracked window theory: real estate buyers often won't even look at a house that has a cracked window up front. It shows the sellers may not really care about maintenance. Shoppers have the same feelings; if the place looks like a dump, they'll keep going or go to the one store they came here for then leave. Two more points to improve the quality of life. 1. Enforce the dog poop laws or at least raise some awareness. I walk my dogs all over town and always pick up their dog logs. It's only decent and a real expression of Love Thy Neighbor. If you walk your dog, please don't let it use my yard as a toilet, clean it up. It's not wussy or unmanly to pick up your dog's crap, it's common courtesy and decency. 2. better enforcement of the speeding laws. I've seen people on Marshall and Michigan Street going way, way faster than the limit. Michigan St has little kids and old folks from end to end. There's a lady in a white Cadillac (once in a Lincoln SUV w/ FL plates which is probably a rental) who habitually turns onto Delameter, rounds the curve down to Michigan then absolutely guns it, speeding down to the stop sign, then turning left onto M-50. She has no idea how long reaction distance or braking distance is. Any kid who runs out in front of her is dead meat. Next time I see her, I'm getting a plate number. I have a feeling people around here know who she is. Maybe somebody can save her some embarrassment. I don't have a radar gun, ha ha, but I will personally make as much embarrassing trouble for her as I can. No kid's life is worth her perceived power to speed as she likes.

Brooklyn is a community where we feel safe and secure and our police force and fire department do a wonderful job providing that security. The village itself has crumbling roads and sidewalks. Road repairs are done half way and big dips are formed like the one coming down the hill by Sherman Street. Irwin street was more huge dips. The graffiti on the back side of the businesses is a disgrace and terrible to have to look at daily. Including being seen by the children in our community who pass it on the school bus everyday. Not such a good example for our futures. The water is so loaded with calcium that it destroys all our appliances and clogs our facets. The rate increase puts the double hurt on that. Not sure how so many people get away with not mowing their lawns and using yards for storage of old campers, cars and semi-trailers. The southeast side of the village where our beautiful school is, is a hot mess. It seems like we would like to attract new families and not deter them by our unkempt neighborhoods. Brooklyn is more than our well-kept Main Street. I feel it gets neglected if it's not on Main Street. By the way, the village garage looks fantastic. Green grass and all. Not sure what the solution is, but cleaning up Hardcastle Corner and Brosamer's Bells inside his fence is a start. The green house on Monroe needs to be taken down and there is one on Sheridan that needs to be shoveled away as well. Community pride begins at home.

Unfair process for assessing water rates for businesses downtown.

Regrettably many residents in our village could care less about the appearance of their homes and yards. Complaints to the village fall in deaf ears. The mentality of "it's not my neighborhood so I don't care" is pathetic. There are a minimum of six houses within the village that should be tore down, yet half of them are occupied by renters. What does it take for the village officials to get off their lazy butts and do something good for the appearance of our home town. I used to be proud to say I live in the village, not the case anymore. While I'm at it, when are our roads going to be repaired? The side streets are a mess and the cheap contractors you hire do poor work at best. You want people to come to Brooklyn, then start by making it an attractive place to visit.

The village should get more involved with the races and Faster horses to bring people back outside of the major events. Encourage people to come through the town vs. routing traffic around town.

Appreciate the reaching out to residents like this!

I would like to see a summer fair like we used to have in past years. Or a vintage fair similar to the one in Chelsea on 9-16-18

Love the mural art happening in town! Like the movie/music in the park/ladies night activities downtown

I am not happy with the water bill situation

I grew up here and am very disappointed that the graffiti was allowed to be put on our beautiful buildings. It takes away from the vintage village feel.

M-50 should be closed for Ladie's Nights and all other downtown festivities. There are plenty of options for very simple detours that won't inconvenience drivers at all. Also, what has stalled the development of the Ford building? Can the town work with The Ross' to get it up and going?

Love Brooklyn! Love the Artwork in town, the music around the community and the great restaurants available to us.

Brooklyn has the potential to be great, if the boards communicated and used the entire town to market things versus individually it has a greater chance of growth. There just isn't much to do in the area that is appealing. The school system is doing great but the town is lacking. As a previous downtown business owner, the events seemed to leave out the whole town for events and just focus downtown, there's a lot more to offer for events and such if the entire town was included. The owners off the block want to contribute, but don't get included!

less graffiti. less drugs.

Downtown Brooklyn needs to be built up. Shopping, restaurants, events...make it a REAL downtown area!

Would like to see Irish Hills come back as a destination

I moved from Brooklyn city limits cause you have to pay for the water.. That's the only down fall . rent and other bills are enough.

Your new zoning guy sucks and the village manager doesn't returns calls or emails. They both are going to cost u a lot. U can't have a bully walk into your property and start giving u tickets when u have cleaned it up tremendously since u bought a few years ago. It's pretty unprofessional and we will not be investing any more money in the community.



APPENDIX C
MAPPING

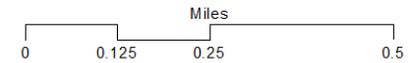


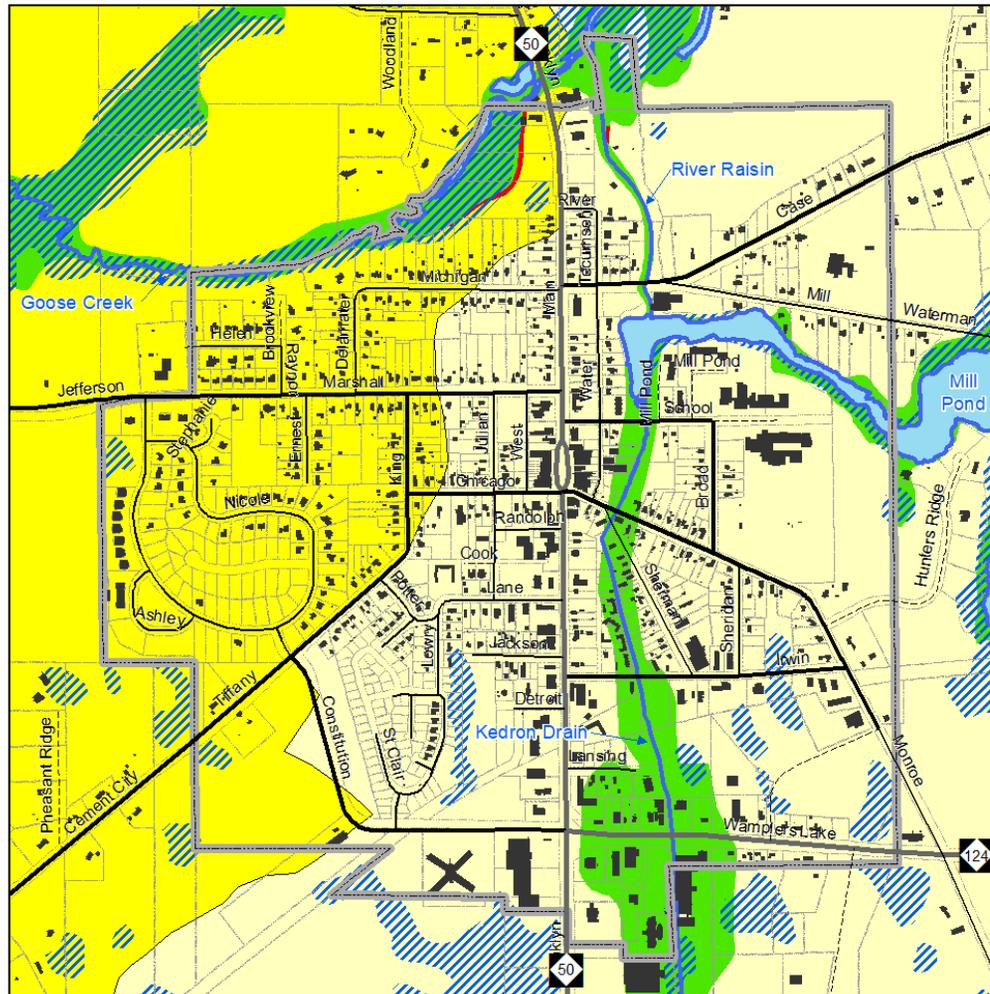


2019 Master Plan Base Map

Legend

- Village of Brooklyn
- Columbia Township
- Properties
- State Highway
- Village Major Streets/County Primary Roads
- Village Minor Streets/County Local Roads
- Private Streets and Roads
- Rivers and Streams
- Lakes and Ponds
- Buildings

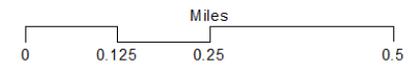


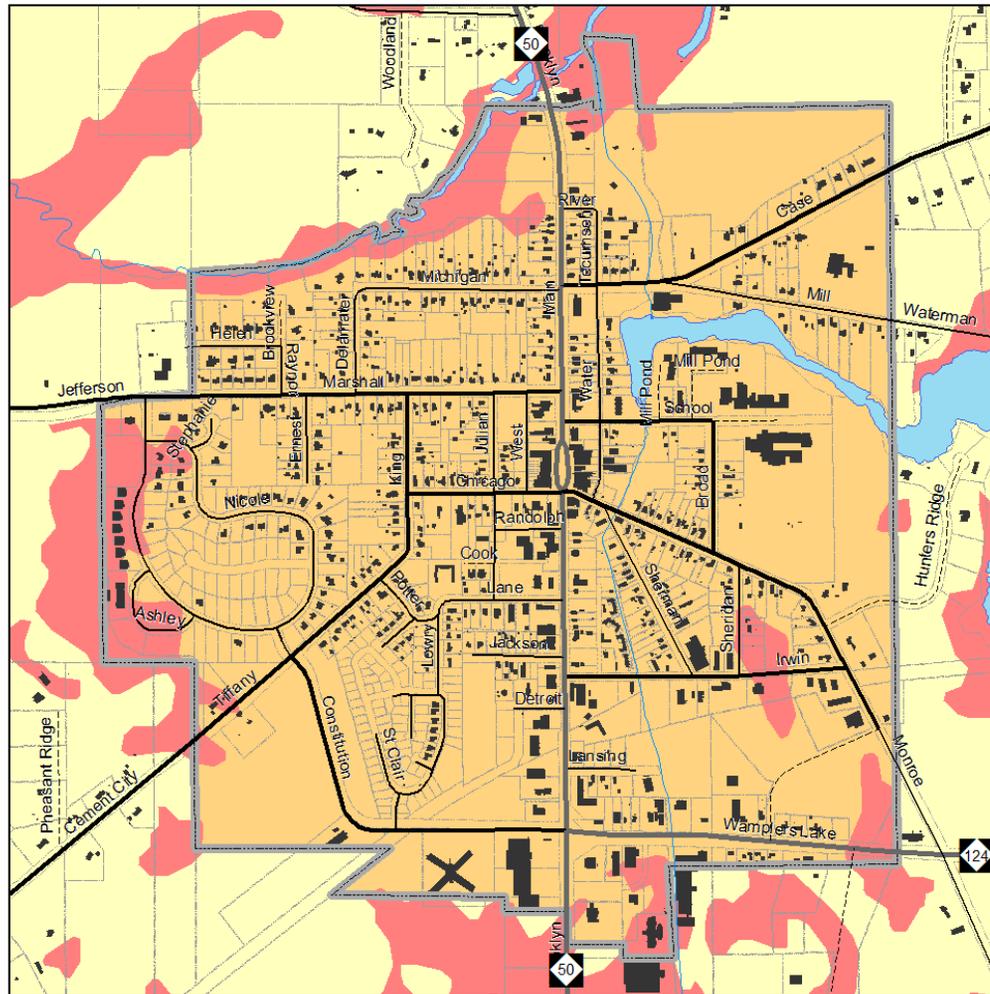


2019 Master Plan Hydrology

Legend

-  Rivers and Streams
-  Lakes and Ponds
-  Wetlands
-  100-Year Flood Zone
-  500-Year Flood Zone
-  River Raisin Drainage Area
-  Goose Creek Drainage Area

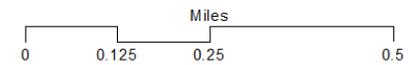


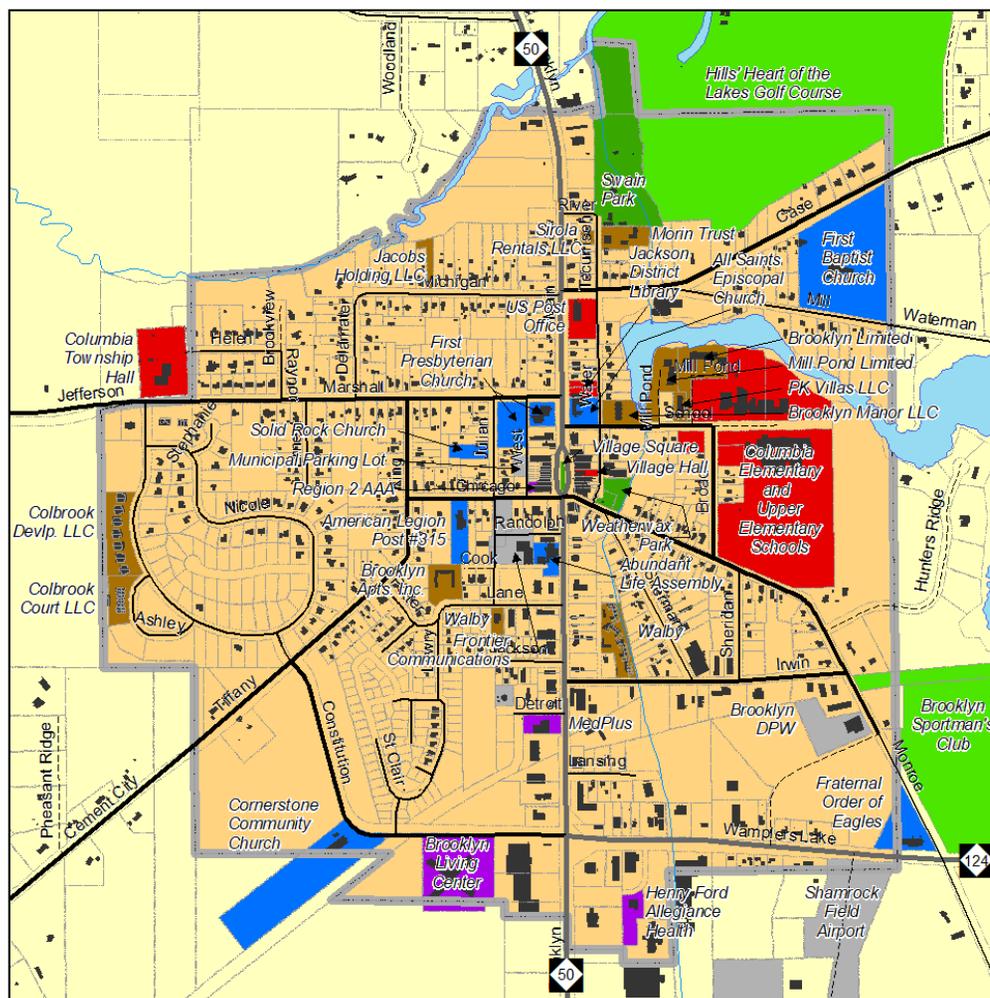


2019 Master Plan Hydric Soils

Legend

Hydric Soils

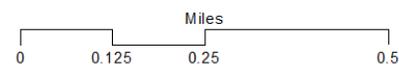


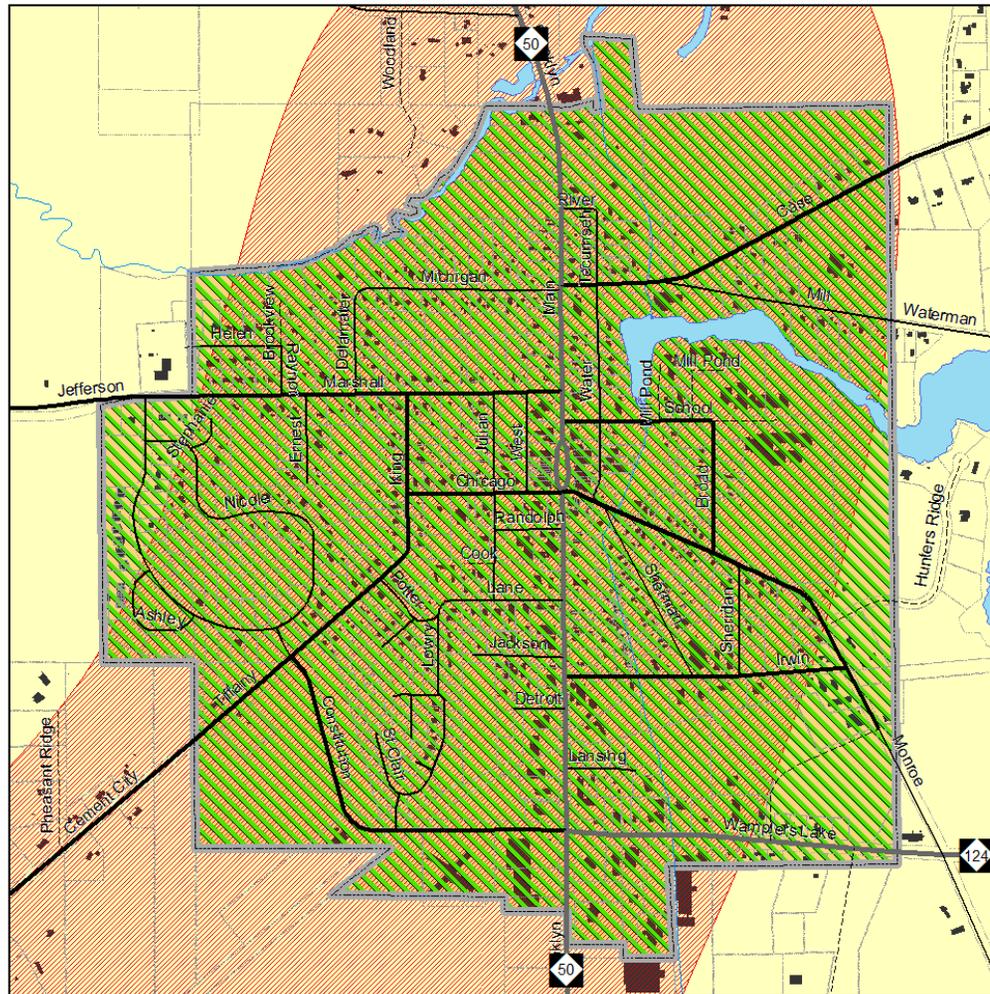


2019 Master Plan Community Facilities

Legend

- Schools and Governmental Institutions
- Religious and Other Service Organizations
- Health Related Institutions
- Utilities and Transportation
- Apartments and Condominiums
- Public Parks
- Private Recreation Facilities

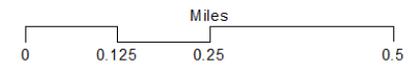
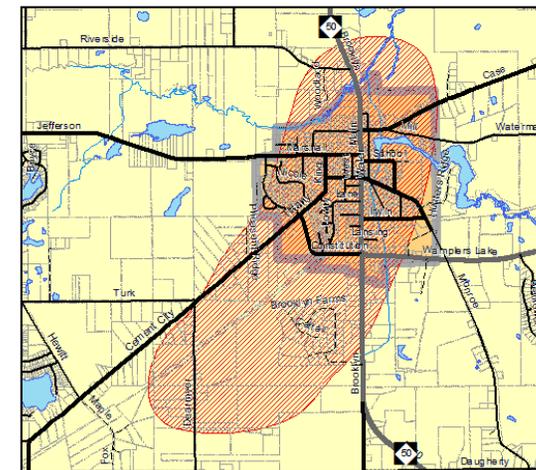




2019 Master Plan Water Service

Legend

-  Water Service Area
-  Municipal Wellhead Protection Area

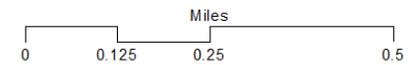




2019 Master Plan Sewer Service

Legend

 Sewer Service Area

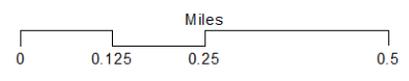




2019 Master Plan Transportation

Legend

- State Highways
- Village Major Streets/County Primary Roads
- Village Local Streets/County Local Roads
- Private Streets/Roads
- Airport

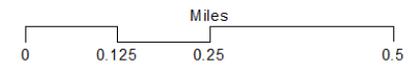


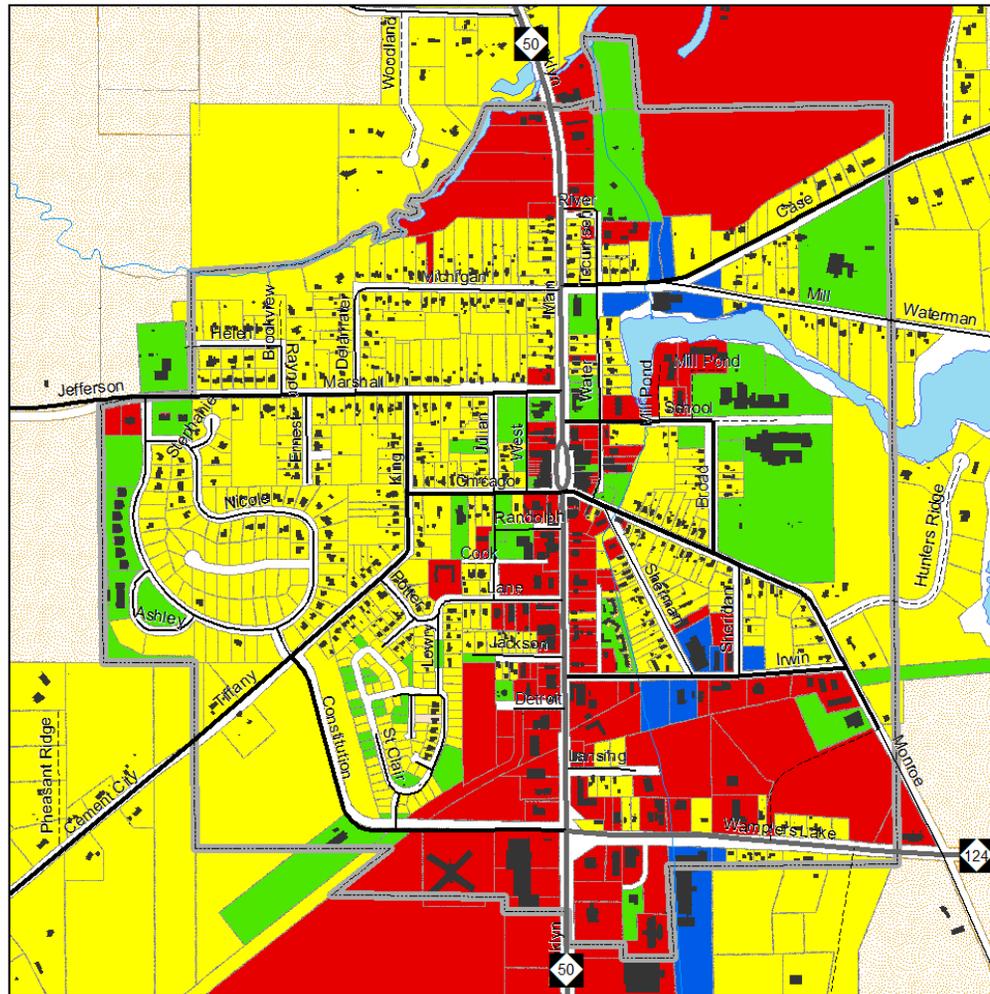


2019 Master Plan Corridor Improvement Authority District

Legend

-  Corridor Improvement Authority (CIA) District

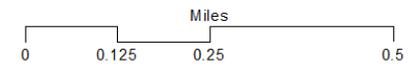




2019 Master Plan Property Assessment (Existing Land Use)

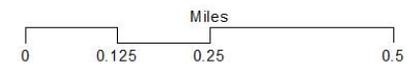
Legend

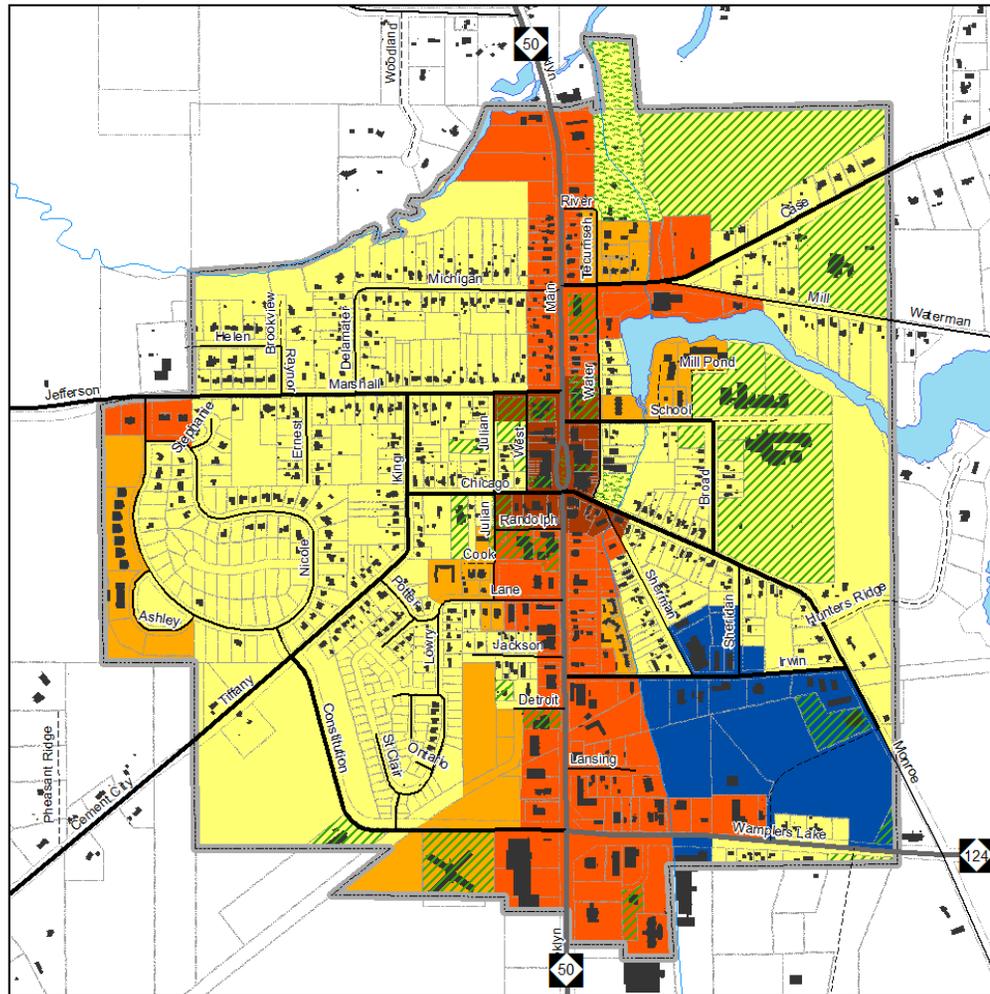
- Agricultural
- Residential
- Commercial
- Industrial
- Developmental
- Public/Quasi-Public





2019 Master Plan Aerial





2019 Master Plan Future Land Use

Legend

- Low Density Residential
- Medium Density Residential
- Downtown Commercial
- General Commercial
- Light Industrial
- Institutions
- Parks and Open Space

