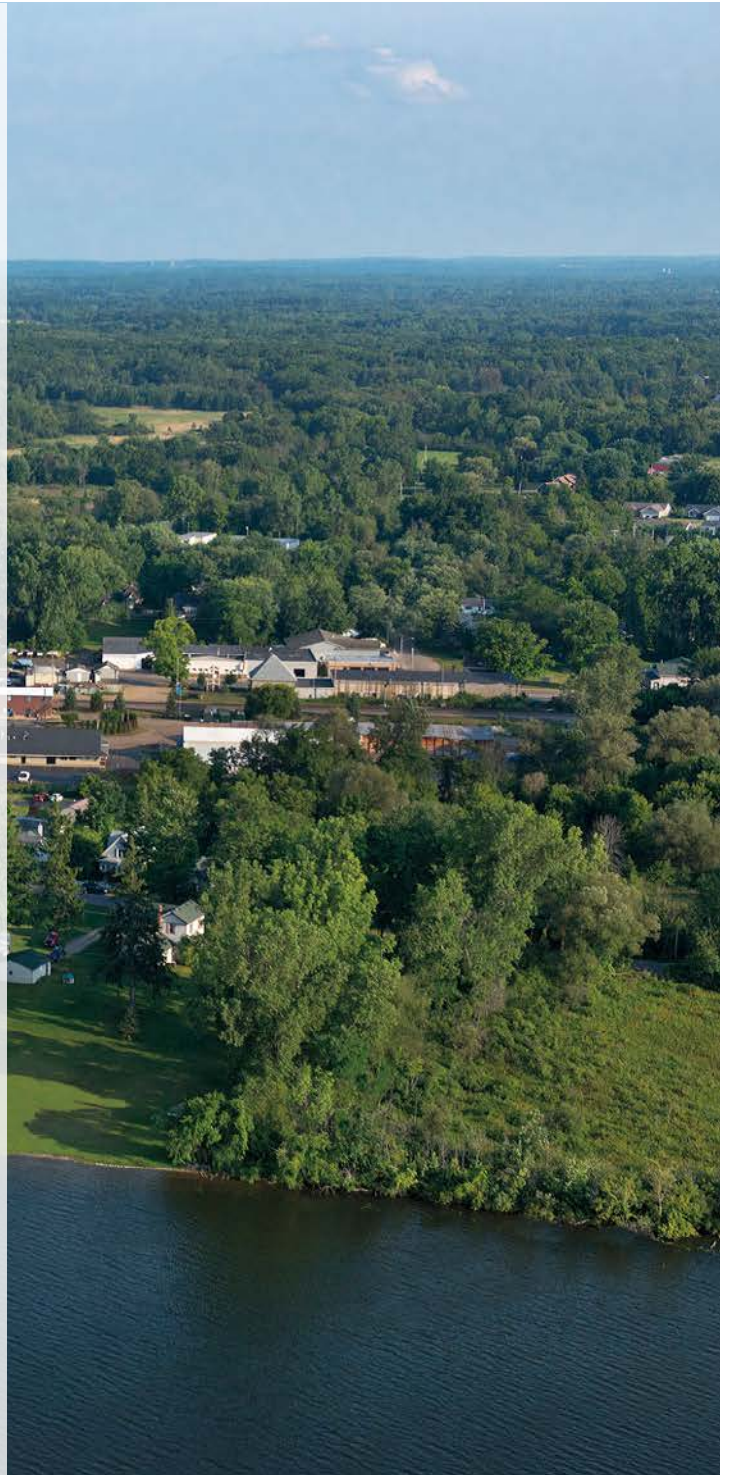


An aerial photograph of a community, likely a resort or retirement community, featuring a large lake in the foreground, a long building with a dark roof, and a dense forest of trees. In the background, there are more buildings and a hazy horizon. The image is overlaid with a semi-transparent white box containing text.

APPENDIX A

COMMUNITY PROFILE

DRAFT 11/27/2019



INTRODUCTION

TABLE OF CONTENTS

- Introduction
- Planning in the Village of Grass Lake
- Physical Setting
- Demographic Data
- Existing Land Use
- Community Facilities
- Planned Parks & Recreation Projects
- Transportation
- Non-Motorized Facilities

An important prerequisite to preparing an update to the Village of Grass Lake Master Plan is to develop a common understanding of the current state of the community as well as anticipated trends. Information gathered through the planning process is critical to the accurate projection of future needs, capital projects and redevelopment priorities. The Community Profile is intended synthesize and communicate conditions and trends, as well as the dynamic economic, social, and environmental forces in effect.

The Village's ultimate goals is to preserve and enhance quality of life within the community, and this qualitative and quantitative data provides a solid footing for the formulation of goals, policies, and strategies designed to help the community move forward.

The Community Profile was prepared with assistance from Region 2 Planning Commission and provides an inventory of existing conditions including population and household demographics, housing, local economy, community facilities and services, natural

features, land use patterns, and transportation. A common understanding of the community leads to a clearer vision, stronger support, improved decision making, and better coordination between public agencies, developers, and citizens towards achievement of common goals.

Demographic data was provide by Region 2 Planning Commission and includes 2010 Census data and American Community Survey (ACS) estimates. The use of estimates provided by the ACS provides more up-to-date demographics than the decennial census. Reporting jurisdictions the size of the Village of Grass Lake are provided five-year average estimates on a regular basis. The reporting period available and utilized for this plan is 2012-2016

PLANNING IN THE VILLAGE OF GRASS LAKE

1990 MASTER PLAN (UPDATED IN 1996, 1999 & 2003)

The 1996 Master Plan advocated for goals under topics such as downtown, residential use and institutional use. These goals pushed for things like adequate parking, sidewalks, curbs and streetscapes, the recruitment of new businesses, the promotion of civic events to attract visitors and locals alike, efforts to maintain the historic charm and sense of community, as well as zoning policies that delineate areas for industrial, commercial, and residential uses.

2006 MARKET ANALYSIS AND DOWNTOWN BLUEPRINT

In collaboration with the Cool Cities Initiative, HyettPalma created the 2006 Grass Lake Downtown Blueprint which put forth the following recommendations:

- Adopt historical preservation guidelines including infill and restoration
- Assess all application and review processes related to development

- Collaborate with all entities involved in the Downtown's enhancement
- Encourage business recruitment while also retaining old businesses
- Implement facade improvements by providing design guidelines
- Implement wayfinding throughout the downtown
- Street and streetscape improvements
- Establish redevelopment opportunities/ unmaintained buildings
- Implement upper story housing
- Expand parking behind buildings on the south side of Michigan Ave

2009 DOWNTOWN FORM-BASED ZONING

The purpose of the Grass Lake Village form-based code is to provide specific form regulations to achieve code standards, prevent clustering of auto-oriented use, maintain building form control, and promote a variety of uses within the

downtown. The form-based code applies to the core area of the Village which is divided into the current zoning districts.

PARKS & RECREATION PLAN

The 2015 Grass Lake Area Plan assesses the existing conditions of active lifestyles and provides recreational amenities in the Village of Grass Lake. The plan distinguishes future Parks and Recreation goals and implementation guidelines. These goals outline issues like maintenance of facilities, trail connectivity, future land use, park renovations, and healthy lifestyle programming.

DDA DOWNTOWN PLAN

The first Downtown Development Authority Board set out to establish a base plan for future development of the downtown area in the Village. The plan lays out a baseline report of basic needs that needed to be resolved before any plan for the future could proceed. These basic needs included a lack of central waste water treatment system, which was funded and installed in 1994.

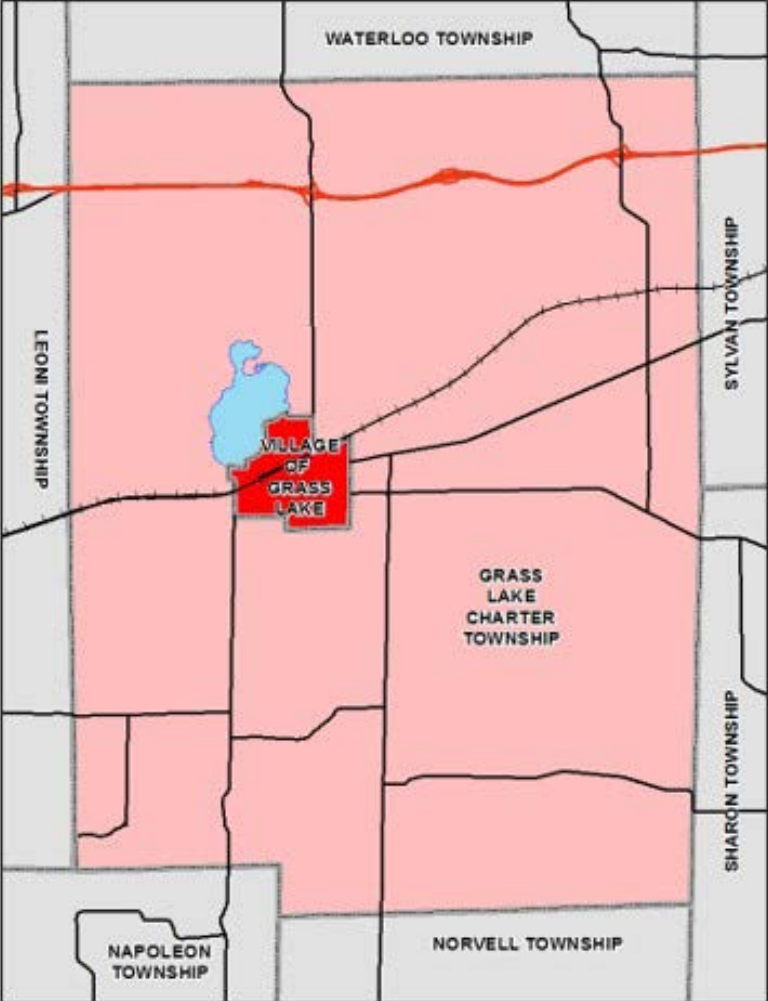
PHYSICAL SETTING

LOCALE

Located in eastern Jackson County within Grass Lake Township, the Village of Grass Lake is surrounded by Leoni Township to the west, Waterloo Township to the north, Norvell Township to the south, Napoleon Township to the southwest, and Washtenaw County to the east.

Grass Lake Village lies 2.6 miles south of I-94, which leads to points east and west and provides access to routes which provide north and south access. The Village's main street, Michigan Avenue, is an important county road that provides access to nearby Jackson and environs.

While to some degree the Village is self-sufficient, many residents are dependent upon neighboring urban areas for employment, shopping, and cultural activities. Table 1 shows the distance between the Village of Grass Lake and nearby urban areas.



Source: Region 2 Planning Commission



VILLAGE OF GRASS LAKE & THE GRASS LAKE AREA

- For the purposes of the Master Plan, the Grass Lake Area is comprised of the Village of Grass Lake and Grass Lake Charter Township
- The Village of Grass Lake is located completely within Grass Lake Charter Township
- Residents, property owners, and business owners within the Village of Grass Lake are also residents, property owners, and business owners in Grass Lake Charter Township

ROAD DISTANCE TO NEIGHBORING URBAN CENTERS

Urban Center	Miles from Village	Direction from Village	Principal Routes
Jackson	10	West	I-94 and Michigan Ave.
Ann Arbor	25	East	I-94 via Mt. Hope I-94 via Michigan Avenue
Lansing	45	Northwest	US-127 I-94 via Mt. Hope

AIR TRAVEL

The Village has access to Jackson County Municipal Airport at Reynolds Field, a regional facility which lies approximately 20 miles to the west and offers charter air flights. Approximately 50 miles to the east, Detroit Metropolitan Airport provides domestic and international air travel.

TRAIN TRAVEL

Amtrak provides access to its trains at its Jackson and Ann Arbor stations. This railway gives access to cities along the line to Detroit and Chicago, with connections to other destinations from these stations.

WETLANDS

Much of the area that has severe limitations for site development is wetland. According to the 1981 National Wetlands Inventory, large areas of wetlands exist in the Village on currently vacant land.

The wetland areas tend to be near drains and in areas of low topography, and most of the Village's wetlands lie west of Mt. Hope Road and Union Street. The largest wetland area lies south of South Street along the south edge of the Village between Arthur Drive and Burtch Road.

Two other wetland areas are near the lake. One lies west of Lake Street, south of Grass Lake. It runs along the lake shore and leaves the Village via the Grass Lake drain. The other wetland near Grass Lake lies between Simpson and Wimple Streets and straddles Brown Street in a fairly symmetrical pattern. Two other minor wetlands lie south of the railroad tracks on either side of Mt. Hope Road.

SUMMARY OF PHYSICAL SETTING

Areas of wetland in the Village have diminished over the years, as a result of building construction in and near wetland, and re-routing of drains as a result of county maintenance of drains.

It would appear that in the past the above factors have had little effect on development patterns within the Village. Significant development in the past has taken place in areas deemed to be fragile in nature. For instance, much of the downtown lies upon former wetlands.

Future development should occur in remaining areas of undeveloped land which are not environmentally sensitive. Leaving areas with poor physical attributes undeveloped is beneficial; these areas act as natural greenbelts buffering other land uses.



Wetlands just South of the railroad on Union St.



Entryway into Grass Lake Park

DEMOGRAPHICS

POPULATION HISTORY

- The Village was home to 1,173 people in 2010, according to the U.S. Census
- The adjacent figure shows that the population decreased between 1970 and 1990, but is showing recent growth from 1990-2010, increasing by 28.2%.

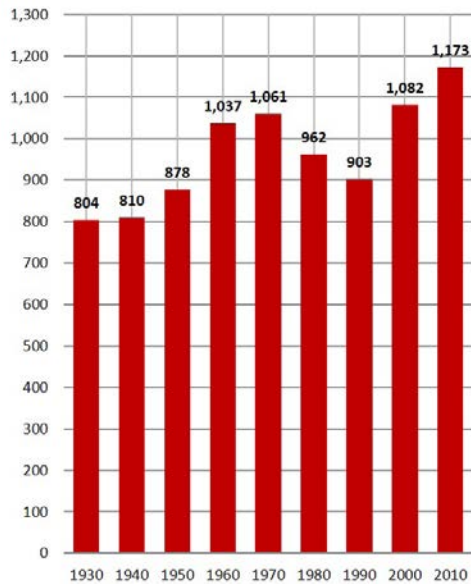


Table 1: Population History

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 9.9% between 2010 and 2045
 - The 2014 population for the Village is estimated to decrease by -0.8% to 1,164 residents
 - The 2025 population is projected to be 1,218 people, a 4.6% increase from 2014
 - The 2035 population is projected to be 1,269 people, a 4.2% increase from 2025
 - The 2045 population is projected to be 1,289 people, a 1.6% increase from 2035

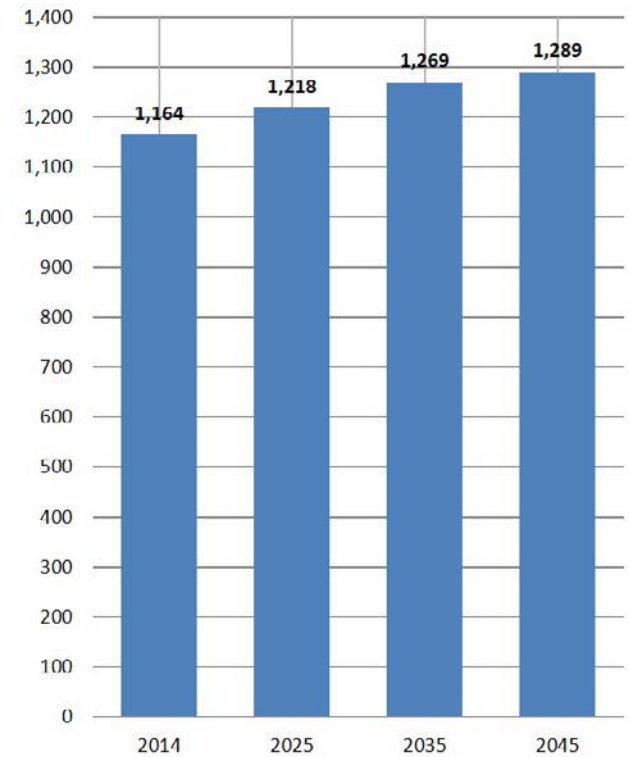


Table 2: Population Projections

COMPARATIVE HISTORIC POPULATION GROWTH

- Grass Lake Township grew much faster than the Village of Grass Lake between 1930 and 2010
- Only 20.6% of Grass Lake Township residents lived in the Village of Grass Lake in 2010, compared to 48.5% in 1930.

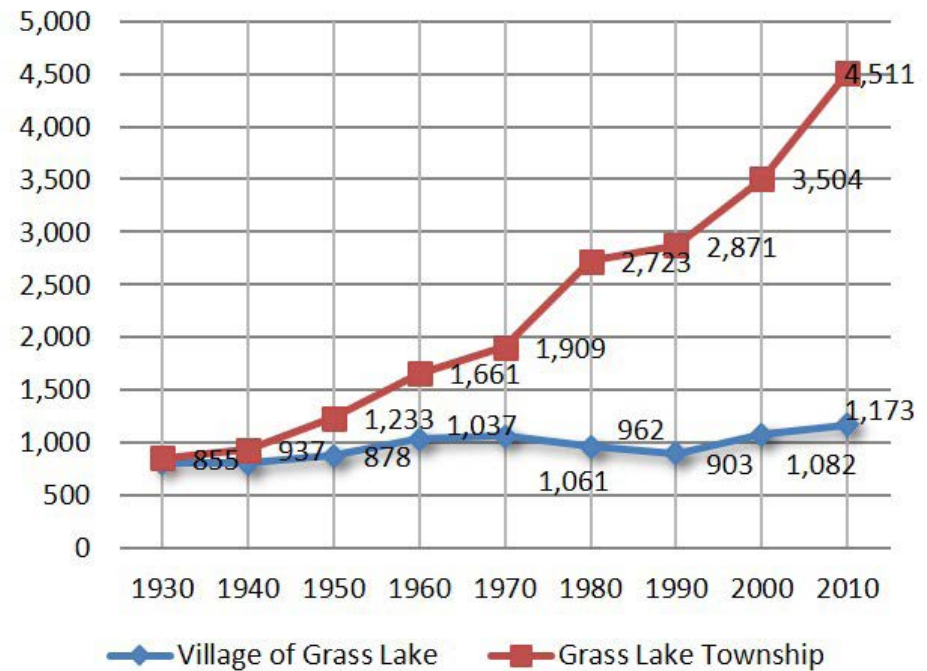


Table 3: Historic Population Growth

	1930	1940	1950	1960	1970	1980	1990	2000	2010
Village of Grass Lake	804	810	878	1,037	1,061	962	903	1,082	1,173
Grass Lake Twp.	855	937	1,233	1,661	1,909	2,723	2,871	3,504	4,511
Grass Lake Area	1,659	1,747	2,111	2,698	2,970	3,685	3,774	4,586	5,684
% in Village	48.5%	46.4%	41.6%	38.4%	35.7%	26.1%	23.9%	23.6%	20.6%

Table 4: Historic Population Growth

DEMOGRAPHICS

RACE & ETHNICITY: 2012-2016

- The population of Grass Lake was homogeneous in 2016, but racial and ethnic minorities comprised portions of the Village’s 1,211 residents
 - An estimated 93.3% of the Village’s population was white and 6.7% were members of some other race (or two or more races)
 - An estimated 1.7% of the Village’s residents considered themselves Hispanic

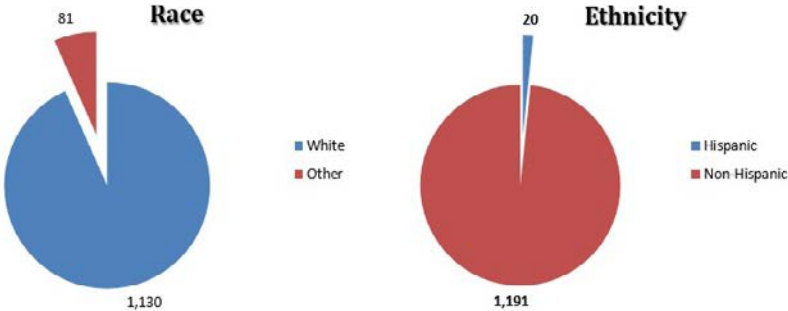


Table 5: Race & Ethnicity

HOUSEHOLD & FAMILIES: 2012-2016

- The Village had an estimated 1,211 residents in 2016
- All of those residents are estimated to have lived in an estimated 507 households
 - Families comprised an estimated 63.3% of those households
 - An estimated 6.7% of households were comprised of a single person
 - Other non-family households comprised the remaining estimated 30.0% of households
 - The estimated average household and family size was 2.39 people and 3.00 people, respectively (please see the ACS note)
- It is estimated that no Villagers lived in group quarters (e.g., nursing homes, etc.)

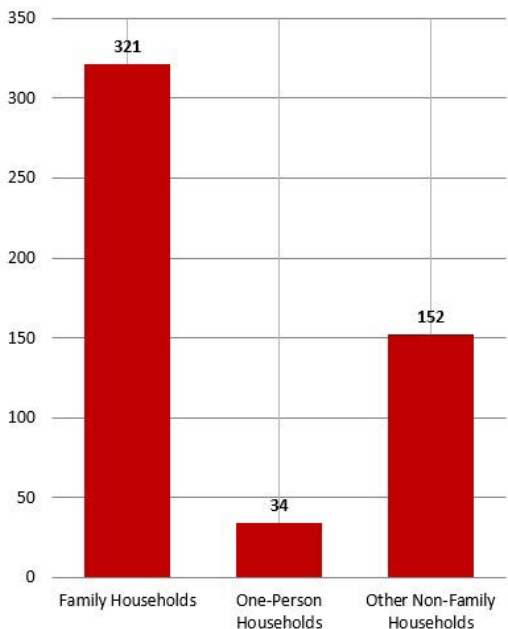


Table 6: Households & Families

GENERATIONS & GENDER: 2012-2016

- The estimated median age of the Village of Grass Lake’s 1,211 residents was 40.3 years in 2016
- Table 7 illustrates the generations to which those residents belonged in 2016, with the Millennial and Generation X generations comprising almost 55% of the population.
- Finally, it is estimated that males comprised 52.4% of the Village’s population in 2016

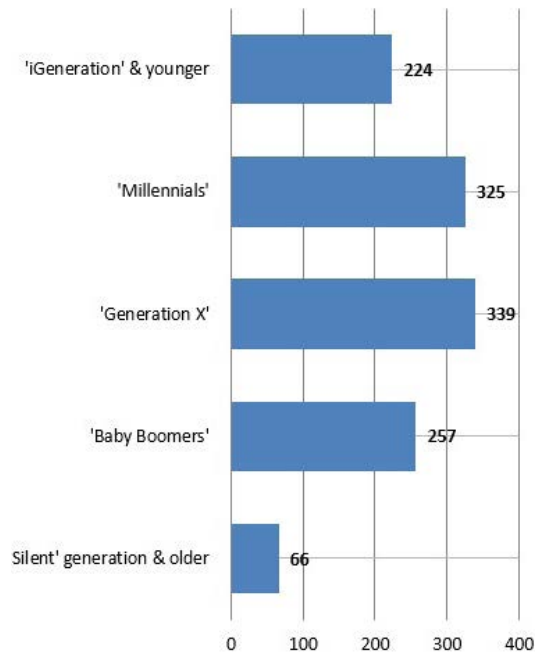


Table 7: Generations & Gender

DISABILITIES: 2012-2016

Disabled residents were a significant component of the Village of Grass Lake’s estimated 1,211 non-institutionalized civilian residents in 2016

- An estimated 11.6% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) and 4.4% had an ambulatory disability

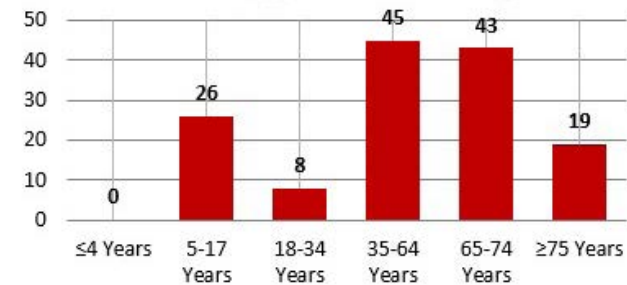


Table 8: Some Type of Disability

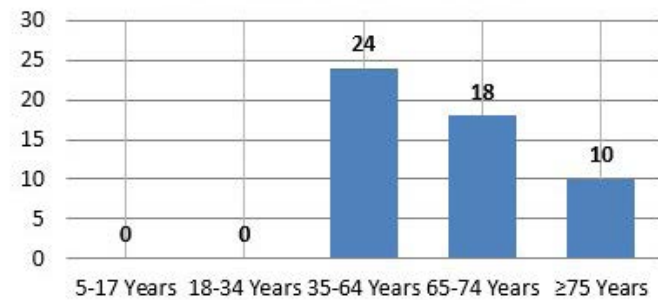


Table 9: Ambulatory Disability

DEMOGRAPHICS

EDUCATIONAL ATTAINMENT: 2012-2016

The estimated educational attainment of the 797 residents 25 years old or older in 2016 is shown on Table 10. 59.8% of the population were high school graduates or had some college education, no degree.

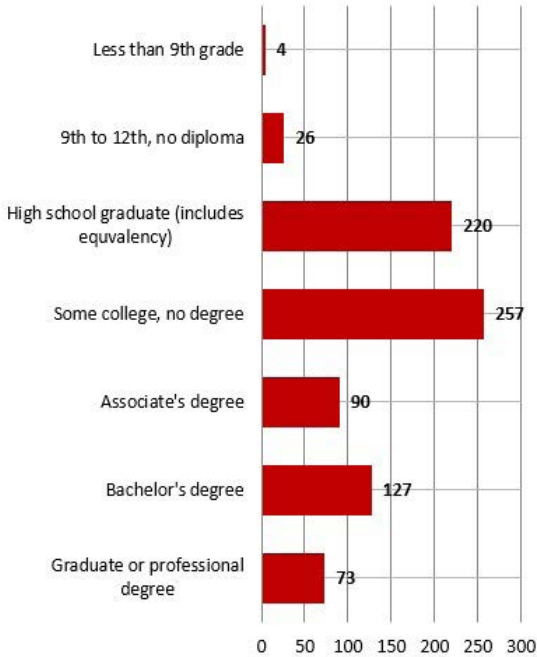


Table 10: Educational Attainment, 2012-2016

SCHOOL ENROLLMENT: 2012-2016

The estimated school enrollment of the 292 people estimated to be 3 years old and older in 2016 is shown on table 11, with 50.7% of the population being in elementary school.

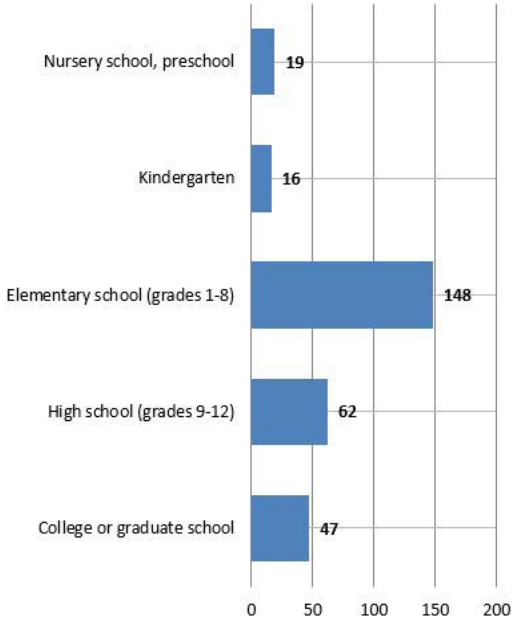


Table 11: School Enrollment, 2012-2016

INCOME: 2012-2016

- Households with an income of \$25,000-\$49,999 comprised an estimated 47.7% of Village households
- Families with an income of \$50,000-\$99,999 comprised an estimated 41.4% of Village households
- Median Incomes:
 - Household -- \$54,566
 - Family -- \$65,673
 - Non-Family -- \$32,778
 - Per Capita -- \$27,729

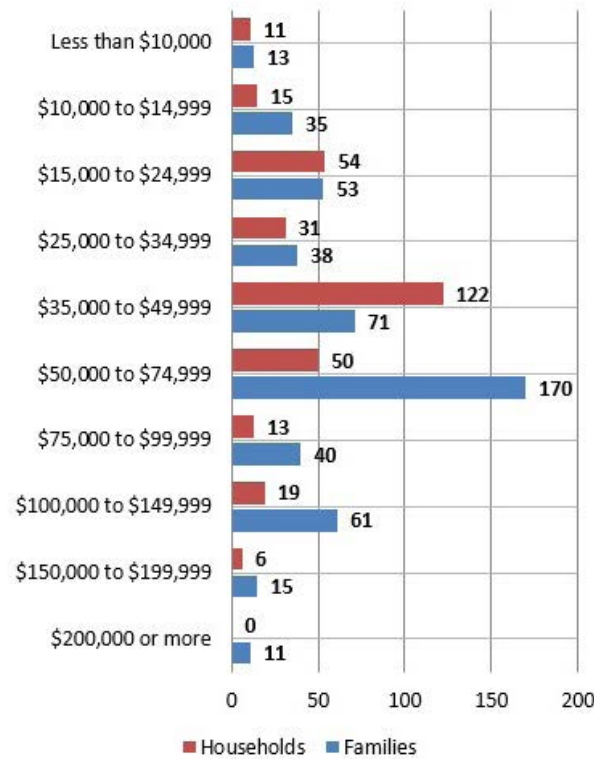


Table 12: Income, 2012-2016

EMPLOYMENT BY INDUSTRY

The estimated employment by industry of the 594 civilian employees 16 years old or older living in the Village of Grass Lake in 2016 is shown on Table 13. 25.4% of the population works in the Educational Services, Health Care, and Social Assistance industries.

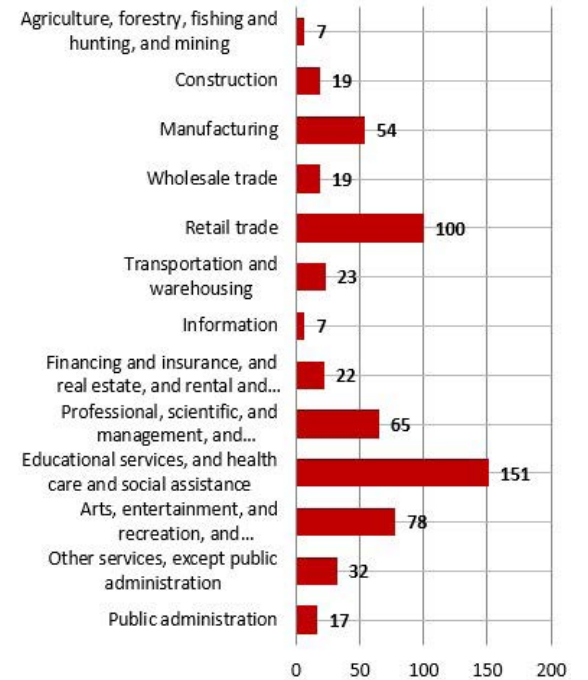


Table 13: Employment by Industry

DEMOGRAPHICS

EMPLOYMENT BY OCCUPATION: 2012-2016

The estimated employment by occupation of the 594 civilian employees 16 years old or older living in the Village of Grass Lake in 2016 is shown in Table 14. 38% of civilian employees have occupations relating to management, business, science, and arts.

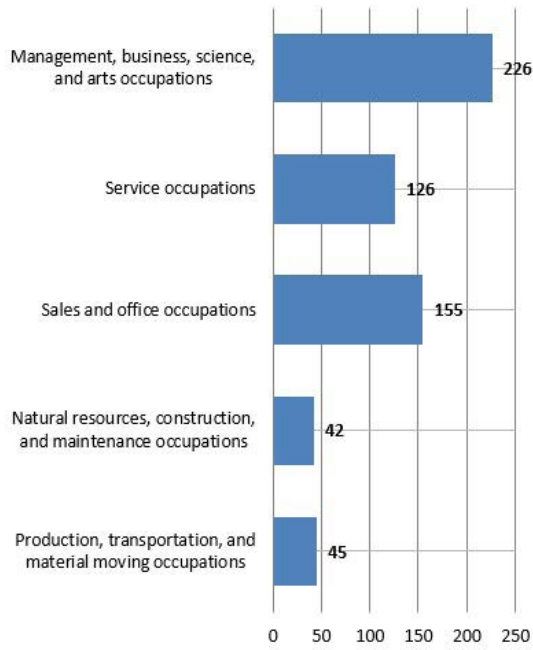


Table 14: Employment by Occupation, 2012-2016

DWELLINGS & VACANCY RATES: 2012-2016

The Village of Grass Lake had an estimated 545 dwelling units in 2016:

- An estimated 93.0% of those dwellings were occupied
- An estimated 7.0% of those dwellings were vacant

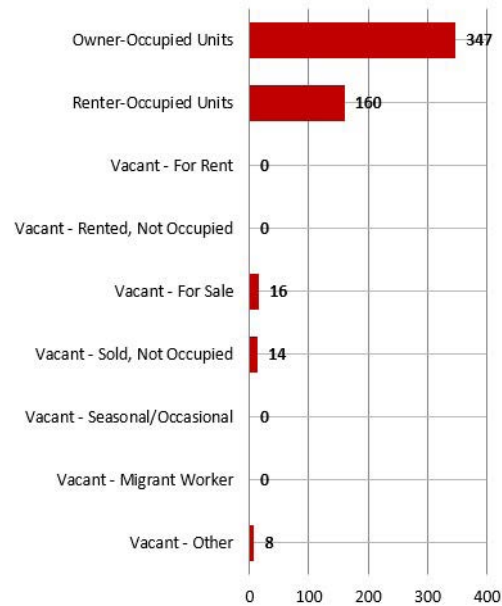


Table 15: Dwellings & Vacancy Rates, 2012-2016

HOUSING TYPES: 2012-2016

The Village of Grass Lake had an estimated 545 dwelling units in 2016:

- An estimated 79.3% of dwellings were single units
- An estimated 20.7% of dwellings were in multi-unit buildings
- No mobile homes were used as dwellings

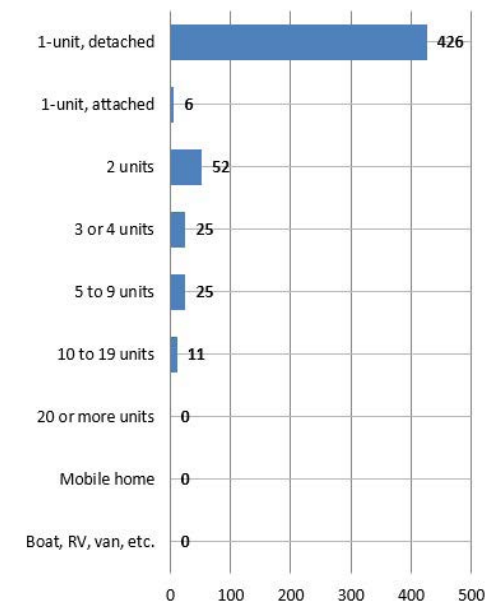


Table 16: Housing Types, 2012-2016

HOUSING COSTS: 2012-2016

The Village of Grass Lake had an estimated 155 renter occupied households in 2016 for which gross rent as a percentage of household income was determined:

- An estimated 40.7% of households who rented spent $\geq 30\%$ of household income on rent
- The estimated median monthly rent paid by the 155 rental households for which rent was charged was \$732.00 in 2016

The Village of Grass Lake had an estimated 347 owner occupied households in 2015.

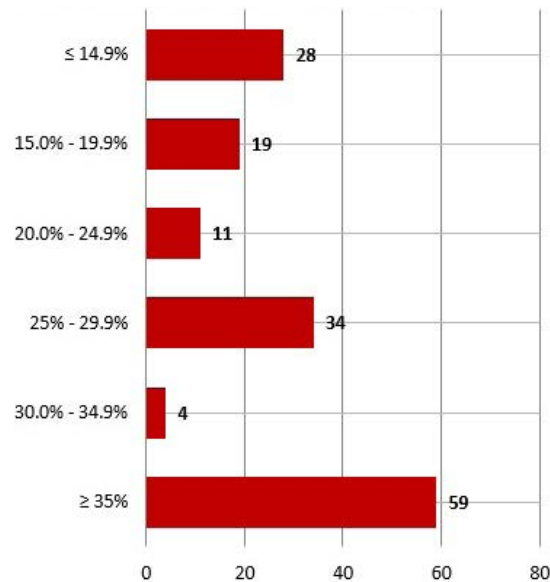


Table 17: Gross Rent as a Percentage of Household Income

TRAVEL TO WORK: 2012-2016

The Village of Grass Lake had 591 residents, 16 years or older, for whom travel to work data was estimated in 2016

- An estimated 90.2% of people drove alone (80.6%) or carpooled (9.6%)
- An estimated 9.8% used some other means of travel
- An estimated 0.0% worked at home

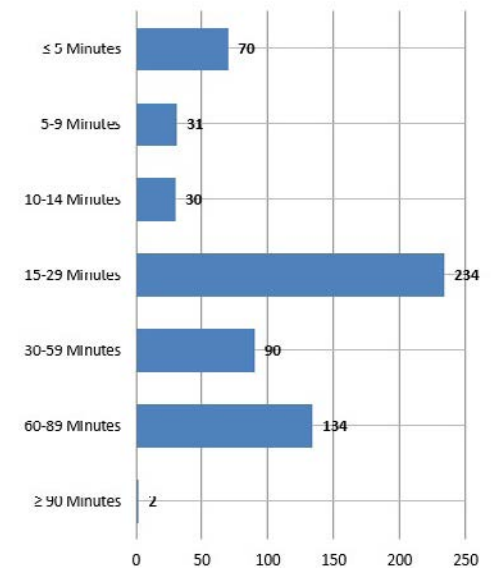






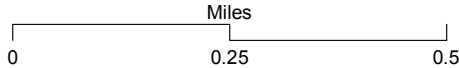
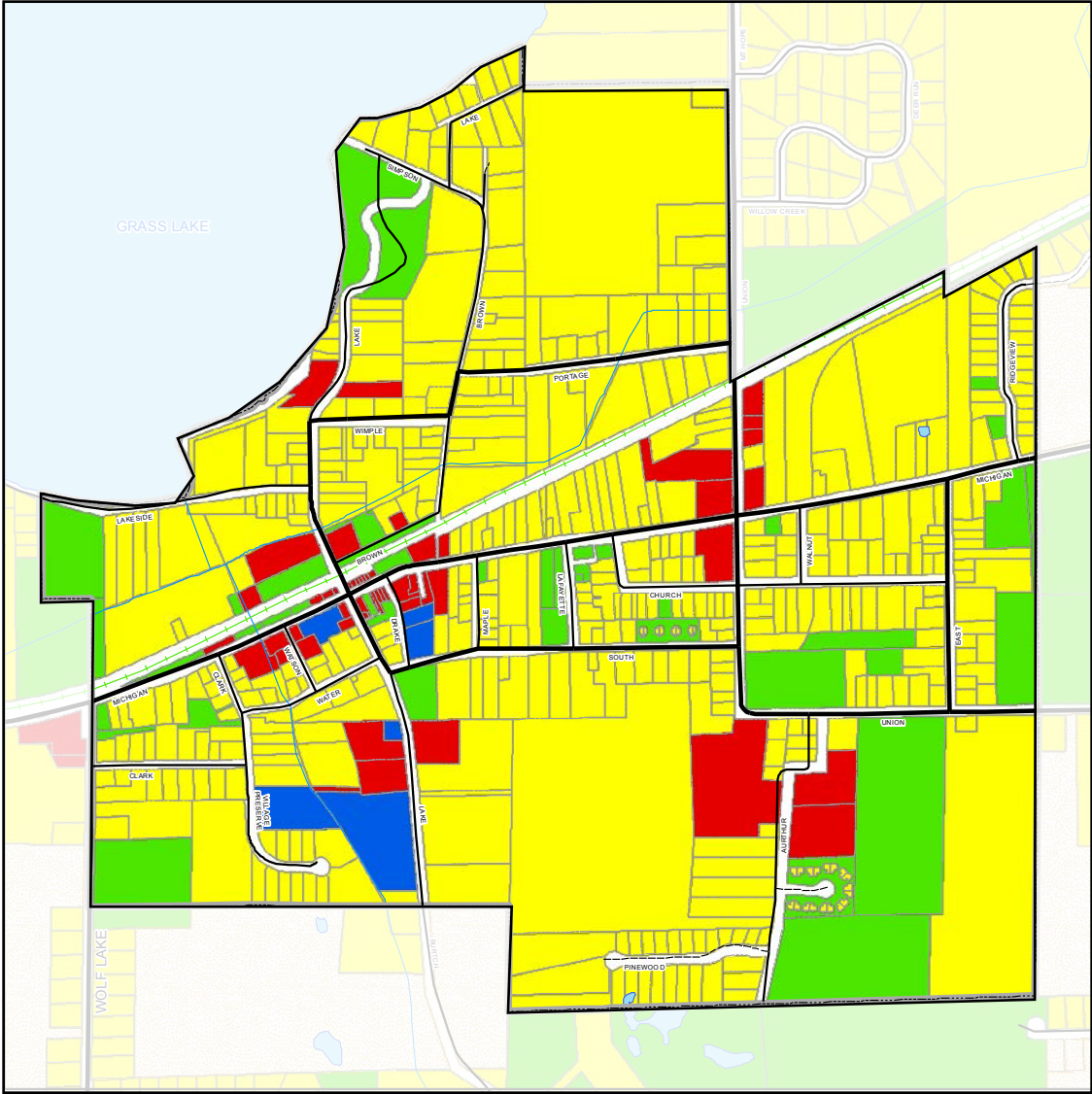
Table 18: Travel to Work, 2012-2016

EXISTING LAND USE

VILLAGE OF GRASS LAKE Property Assessment (Existing Land Use)

LEGEND

-  AGRICULTURAL
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC/QUASI-PUBLIC



AGRICULTURAL

There is no agricultural land in the village.

RESIDENTIAL

The majority of residential land in the Village is devoted to single-family residential. Single family uses are found along most of the local and major streets. Within the residential land use category there are some two-family scattered throughout the neighborhoods. There are currently four multiple family units in the Village: at the corner of E Michigan Ave and Union St (Schoolhouse Square Apartments), on Arthur Drive south of Union Street and west of George Long Elementary School, and on Mt. Hope Road at the northern Village limits.

The Andover Manufactured Home Community is located directly outside the Village limits in the Township, north of East Michigan Avenue and west of Norvell Road.

COMMERCIAL

There is a strong concentration of commercial

uses in the Downtown central business district, along Michigan Avenue from Clark to Maple Streets. The downtown is comprised of a number of traditional 2- and 3-story commercial buildings with mixed-use potential. Other than this, only a few scattered commercial locations exist in the Village, including: Burtch Road south of South St.; Lake Street north of Wimple St. Lafayette St. South of South St.; And the northwest corner of Michigan and Mt. Hope Road.

INDUSTRIAL

In general, light and heavy industrial uses are concentrated south of the central business district. Other industrial uses are located south of South Street on Burtch Road (storage facility and junkyard).

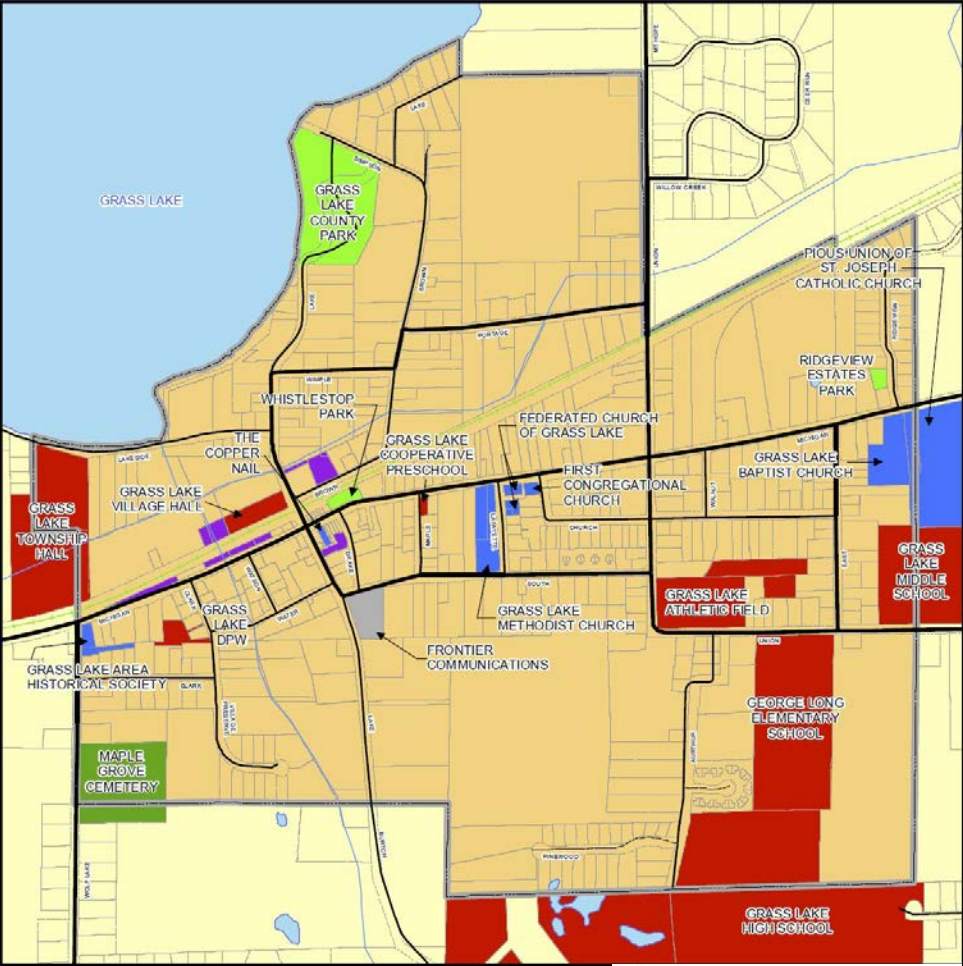
PUBLIC/QUASI-PUBLIC

Public and semi-public land uses are scattered throughout the Village, including two neighboring churches on East Michigan Avenue at Lafayette Street and several school properties in the east-southeast section of the Village. Parks and recreation land uses include the Grass Lake

County Park on the east side of the Lake, north of the Brinkman's Propeller Marine, and the Grass Lake Community Events Park just north of the downtown on Brown Street.

This area also includes Village of Grass Lake municipally owned properties (Department of Public Works facility near Clark and Lake Streets, the Village Hall and Maintenance Barn west of North Lake Street), Grass Lake Township properties (Township Hall on Lakeside Drive), as well as two privately-owned facilities (Frontier Internet service facility on the corner of South Lake Street and South Street, Consumers Energy substation south of Clark Street).

COMMUNITY FACILITIES



**VILLAGE OF GRASS LAKE
Community Facilities**

- LEGEND**
- SCHOOLS AND GOVERNMENTAL INSTITUTIONS
 - RELIGIOUS AND OTHER SERVICE ORGANIZATIONS
 - UTILITIES AND TRANSPORTATION
 - PUBLIC AND PRIVATE PARKS
 - CEMETERIES

COMMUNITY FACILITIES



Grass Lake Community Events Park



Grass Lake High School

SCHOOLS, PARKS, AND RECREATION

The George Long Elementary School lies in the southeast corner of the Village and serves the entire Grass Lake School District for students from kindergarten through sixth grade. Grass Lake Junior-Senior High School, which lies east of George Long Elementary School and outside the Village limits, is the only high school in the Grass Lake School District.

The Village has several parks, two of which are located on Michigan Avenue in the downtown area. VFW Memorial Park lies just east of the Village Offices and district library. Whistlestop Park, a restored railroad depot and surrounding park, is used for private and community events. Grass Lake County Park, on 8.9 acres south of Simpson Street next to the lake, has facilities for boating and picnicking.

The largest concentration of parks and recreational uses is associated with the George Long Elementary School and its accessory playgrounds and ball fields. Tennis courts, a baseball field, and exercise area are located behind the Grass Lake Township Hall on Lakeside

Drive.

In addition, Village residents have easy access to nearby parks, including Waterloo Recreation Area, lying 5 miles to the north; W.J. Hayes State Park in the Irish Hills Area, 15 miles to the southwest; Dahlem Environmental Center, Cascades Park, and Ella Sharp Park and Museum, approximately 15, 10 and 10 miles respectively to the southwest and west; and the Sharonville State Game Area, which lies 5 miles to the southeast.

FIRE AND POLICE PROTECTION

The Village receives its fire protection from the Grass Lake Township Fire Department- a 25-member, volunteer crew. The Fire Station is located in the township on West Michigan Avenue, just 1/2 mile east of the village limits

Police protection is contracted with the Jackson County Sheriff's Department, which provides one full-time officer to the Village. When this officer is off-duty, police protection is provided on an on-call basis by the Sheriff's office and the Michigan State Police.

COMMUNITY FACILITIES

HEALTH CARE

Located half a mile east of the Village on East Michigan Avenue, Grass Lake Medical Center provides family practice services, with three doctors and several allied health professionals on its staff. Grass Lake Chiropractic Center is located on West Michigan Avenue, and a dental facility serving the Grass Lake area is currently located on Lakeside Drive.

The Village lies nearly equidistant between Chelsea Community Hospital, approximately 12 miles to the east, and Foote Hospital in Jackson, approximately 10 miles west of Grass Lake. Major surgical operations and specialized care are also available in Ann Arbor at the university of Michigan Medical Center, St. Joseph Mercy Hospital, and the V.A. Hospital.

Henry Ford Allegiance Health plans to build an outpatient surgery center along the I-94 corridor in the area of Mt. Hope and Knight roads in Grass Lake Township. The development will include multiple phases. The first phase includes a 17,800 SF facility to be completed in July 2020.

SEWER AND WATER SERVICES

In 1995 two new wells and pumping stations were installed in the Village's water system, which services the entire Village area. In 1994, a sanitary sewer system was installed within the Village boundaries, Individual hookups were mandatory by December 1995.

LIBRARY

The Village is served by the Grass Lake branch of the Jackson District Library. The library is located on West Michigan Ave, west of South Lake Street. The building is owned by the Village, and leased by the library.

HIGHER EDUCATION

Village residents have access to many private and public institutions within 50 miles, including Jackson Community College, Washtenaw Community College, Baker College, University of Michigan, Eastern Michigan University, and Michigan State University.

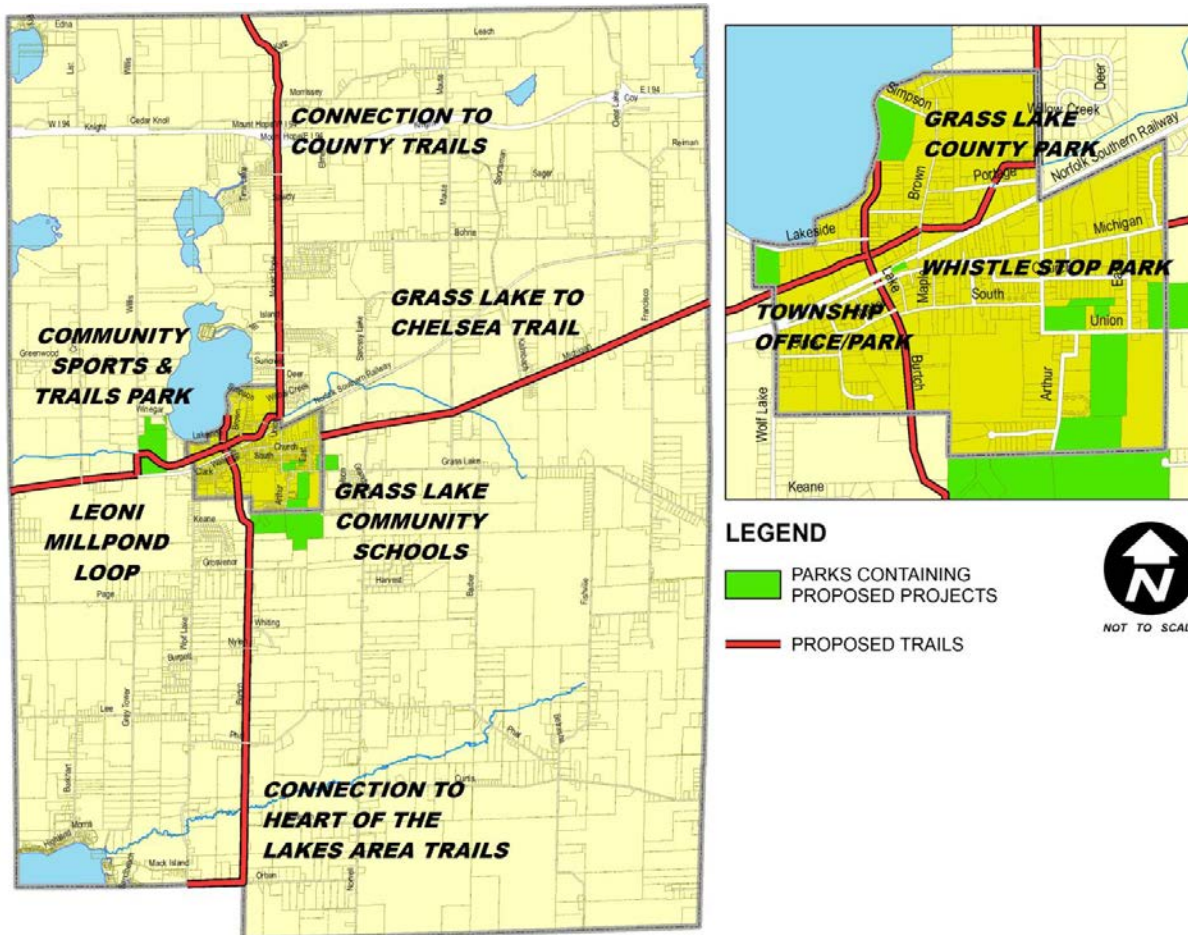


Grass Lake Park



Jackson District Library- Grass Lake Branch

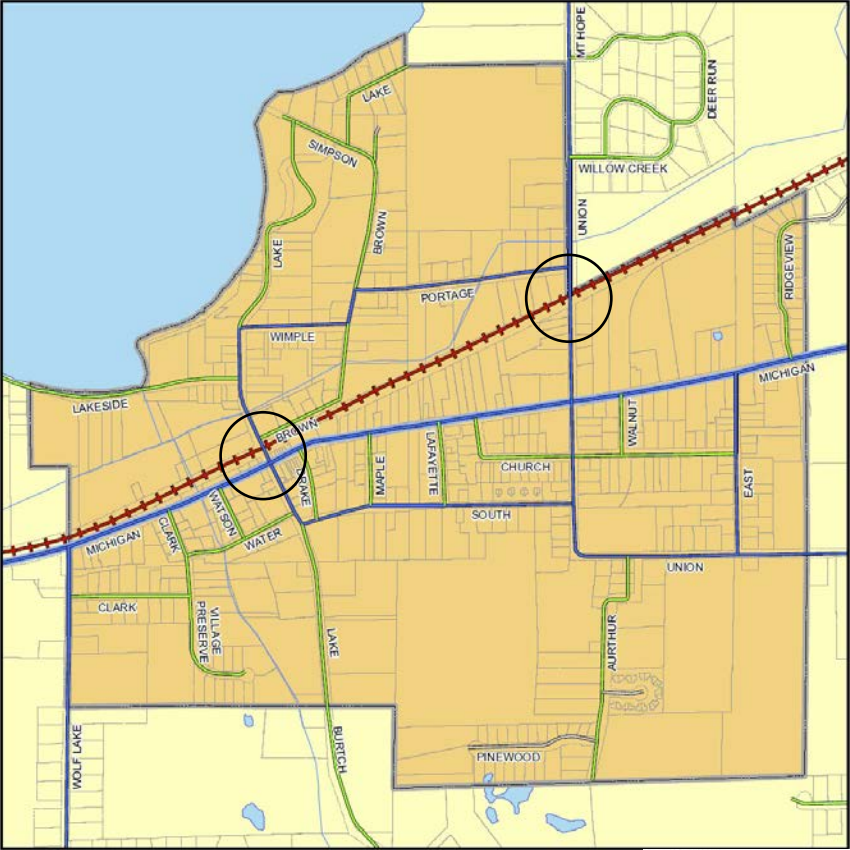
PLANNED PARKS AND RECREATION PROJECTS



PLANNED PROJECTS

- Community Sports & Trails Recreation Park
- Township Office/Park
- Grass Lake County Park
- Whistlestop park
- Grass Lake Community Schools Campus
- Non-Motorized Trails

TRANSPORTATION

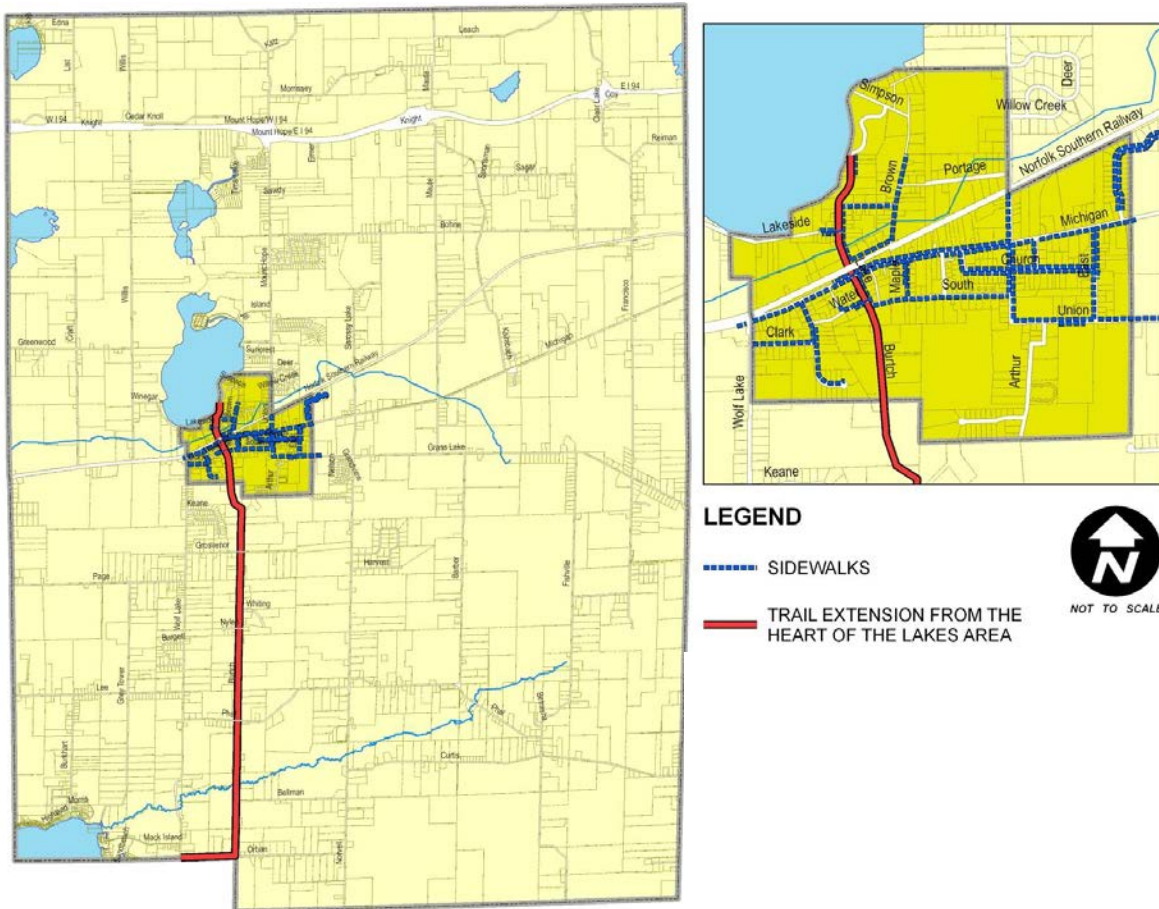


**VILLAGE OF GRASS LAKE
TRANSPORTATION**

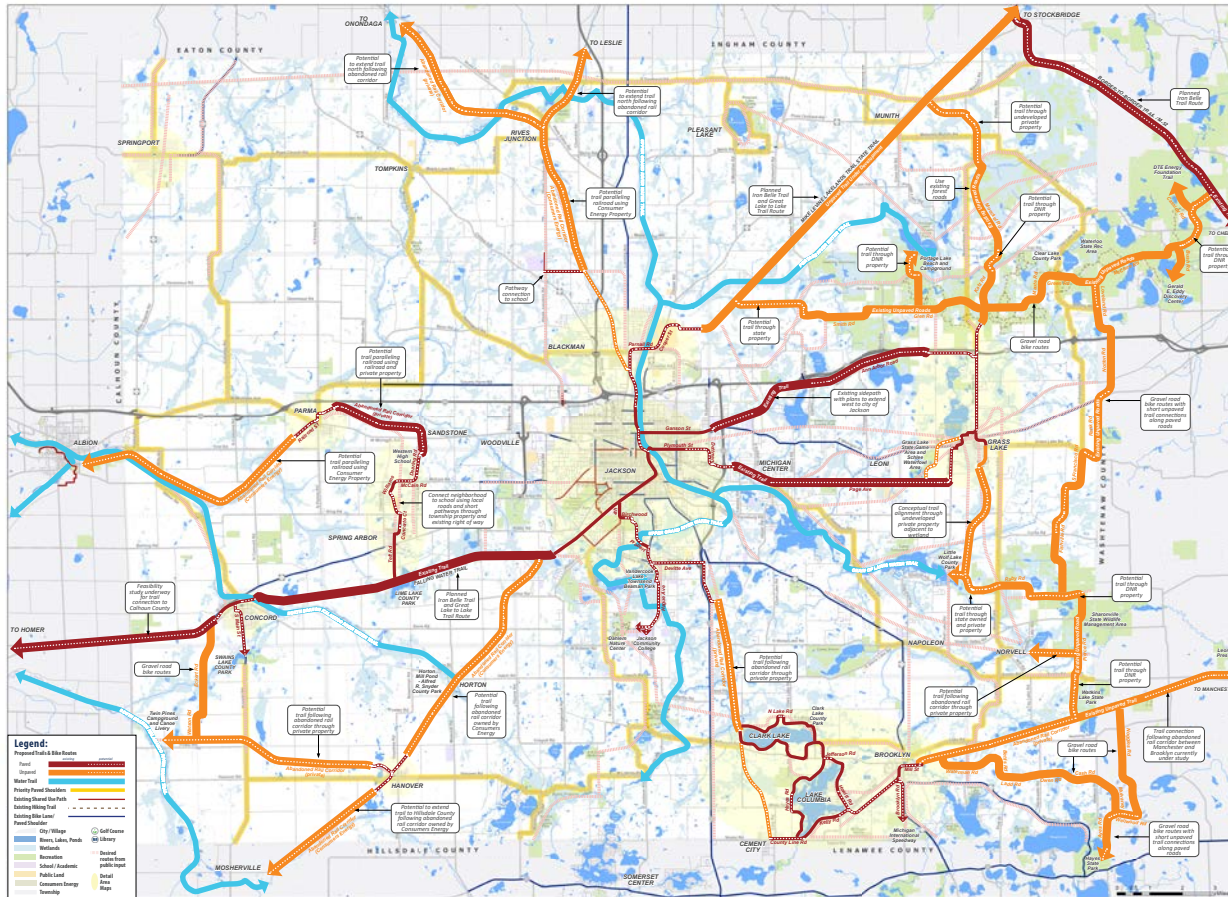
- LEGEND**
- STATE HIGHWAYS
 - VILLAGE MAJOR STREETS
 - COUNTY PRIMARY ROADS
 - VILLAGE LOCAL STREETS
 - COUNTY LOCAL ROADS
 - PRIVATE STREETS/ROADS
 - CLASS A STREETS/ROADS
 - RAILROAD

- **State highway:** I-94 crosses the Township north of the Village
- **Major streets include:** Michigan Ave, Union St, Lake St, Wolf Lake Rd, Drake St, South St, East Ave, Mt. Hope Rd, Wimple St, Portage St
- **Railroad:** Operated by the Norfolk Southern Railway system

NON-MOTORIZED FACILITIES



NON-MOTORIZED FACILITIES



Preliminary Plan Draft County Map 09/06/19



JACKSON CITY + COUNTY NONMOTORIZED PLAN

The City of Jackson, Jackson County and Region 2 Planning Commission, are developing a joint Non-motorized Plan. The plan will look at near-term and long-term opportunities for people who walk and bike. The plan will build upon the many efforts that have taken place over the years to craft a compelling and implementable vision that reflects the community consensus.

The planning processes has involved 10 public outreach meetings and a survey that was held across the County, City and on the project website. The collection of public input will become the structure of the future plan, advocating for future transportation enhancements.

The finalized plan is scheduled to be adopted in early 2020.

GRASS LAKE AREA PRELIMINARY PLAN

The project team met with stakeholders and identified the following:

1. Access from downtown to neighborhoods along Mt. Hope Road
2. Numerous crosswalk enhancements
3. Improved access to the high school

ISSUES

1. Railroad pedestrian crossings

