

# Village of New Haven Master Plan

2022-2027



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### Macomb County Department of Planning and Economic Development

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Amanda Minaudo, AICP

Jeff W. Schroeder, AICP  
John V. Culcasi, AICP



NEW HAVEN COMMUNITY SCHOOL ADMINISTRATION BUILDING (FORMERLY HIGH SCHOOL BUILT IN 1922).

**TABLE OF CONTENTS**

*Credits* *i*  
*Table of Contents* *ii-iii*

**Section 1 Introduction**

About 1  
 The Process 1  
 The Vision Statement and Guiding Principals 2  
 The Future 3

**Section 2 Existing Conditions**

Regional Location 4

**Demographic and Economic Analysis** **6**

Population 7  
 Age 7  
 Age by Life Cycle Category 7  
 Population by Age 7  
 Persons with Disabilities 8  
 Educational Attainment 8  
 Income and Poverty 8

**Housing Analysis** **9**

Households 12  
 Household Size 9  
 Average Household Size 9  
 Household Types 9  
 Housing Unit Types 10  
 Housing Tenure 10  
 Housing Values 10

**Regional and Local Planning Influences** **10-12**

**Section 3 Environmental Inventory** **13**

Introduction 13  
 Topography 13  
 Water 13  
 Flood Hazards 15  
 Wetlands 17  
 Soils 19  
 Woodlands 21  
 Michigan Natural Features Inventory (MIRIS) 23  
 Summary 25

**Section 4 Existing Land Use** **26**

Introduction	26
Methodology	26
Residential Development	26
Office/Commercial	27
Industrial	27
Public & Semi-Public	27
Transportation, Communication and Utilities	27
Vacant	27
<b>Section 5 Future Land Use Plan</b>	<b>29</b>
Introduction	29
Transportation and Non-Motorized Transportation Plan	29
Community Facilities and Open Space Plan	31
Existing Community Facilities	31
Parks and Recreation Planning Factors	33
Residential Areas Plan	35
Commercial Areas Plan	37
Industrial Areas Plan	39
Downtown Area Plan	40
<b>Section 6 Implementation Matrix</b>	<b>43</b>
<b>Section 7 Zoning Plan</b>	<b>51</b>
Introduction	51
Role of the Zoning Ordinance	51
Master Plan and Zoning Relationship	51
Zoning Districts and Action Items	52
<b>Section 8 Appendixes</b>	<b>55</b>



THE VILLAGE OF NEW HAVEN IS HOME TO THE DUNCAN SULLIVAN AMVETS POST 72. IT PROVIDES A MEETING SPOT FOR VETERANS IN OUR COMMUNITY AND SPONSORS OUR ANNUAL MEMORIAL DAY PARADE. PHOTO BY COLE PANNELL

# Section 1 - Introduction

## ABOUT

The Village of New Haven has devised the following Master Plan as a guide for the management of future growth, development, and investment within the community. This comprehensive policy document is intended to guide economic progress, community development and physical restructuring. It should serve as both a conceptual roadmap and a destination, providing clear goals and objectives for the future, as well as a means to achieve them. It should allow residents, business owners and developers to make investments in properties with a legitimate expectation of what the future landscape will look like. It should also assist Village leaders and professionals in making carefully considered decisions imperative to the community's long-term health and vitality. A sound and strategic master plan helps ensure that New Haven remains a desirable place to live, work and visit.



VILLAGE OF NEW HAVEN EVENTS DISPLAY PHOTO BY COLE PANNELL

## THE NEW HAVEN COMMUNITY

The Village of New Haven is a small historic village located in northeastern Macomb County. With a population of approximately 5,000 residents, it is the largest incorporated municipality in rural Lenox Township. The Village is strategically located along an historic railroad route and at the crossroads of Gratiot Avenue and 26 Mile Road, a short distance west of I-94.

The first migrant settlers moved into the area now known as New Haven, in 1834. Soon to follow were the railroad tracks and train depot in 1859, which were built by the Chicago, Detroit, and Canada Grand Trunk Junction Railroad; the depot was named New Baltimore Station. Besides being a prominent shipping center for regional goods and materials, the station also served as a meeting place for the citizens of the surrounding agriculturally based communities. In 1869 New Baltimore Station was incorporated into a village and formally named the Village of New Haven. The first village president was a gentleman named Benjamin L. Bates.

Over time the shipping business brought innovation and industrialization to the village, eventually leading to the development of a local foundry. At its height of industrial activity (mid 1970's), the New Haven Foundry was the Village's primary employer, employing over 700 people. As the 20<sup>th</sup> century counted down its final years, so too did the foundry. Today, as old vestiges of a bygone manufacturing era have come to pass, so too has the foundry as it was razed and cleared from its old site.

Now, entering the 21<sup>st</sup> Century, the Village of New Haven has focused on a family friendly residential community with the addition of quality commercial development that was designed to accommodate the needs and wants of our residents. Within the Village of New Haven there are great public resources to serve the community, such as the New Haven Elementary, New Haven High School & Sports Complex, the New Haven Community Schools Administration and Pre-school center, Merritt Academy, Lenox/New Haven Public Library, Medical Center & churches. The last two years saw a couple hundred new homes with a couple hundred more in the next 2 years. The momentum is clear, and this plan serves to guide it in a proper and sustainable way that can best serve our residents and the community at large.

## THE PROCESS

This plan has undergone an extensive collaborative drafting process. In 2020, the Village of New Haven Planning Commission initiated the process to update the Master Plan. Consulting with the community's planning firm, the Village prepared an inventory that cataloged existing conditions and analyzed opportunities for growth. During this process, the Planning Commission reviewed information about population, regional settings, existing land use, natural features, and development history and community facilities. After conducting a comprehensive review of existing conditions, strengths, assets, opportunities, weaknesses and threats, these items were shared with the public through several consultant-led visioning sessions. Members of the public as well as community stakeholders with varied interests participated in the process. A set of specific community target areas were identified, along with multiple long-range goals and objectives.

The goals outlined in this plan organically materialized in stages. While some are simplistic and can be achieved quickly, others may take months or years, even with community participation. This version has been deliberately drafted for the residents and visitors of New Haven with the future of the Village in mind. Capitalizing on existing assets, this Master Plan will provide the Village with a vision that will spur positive change in the community. Those who had a hand in making this master plan a reality envision a welcoming and livable community for current and future generations.

## THE VISION STATEMENT & GUIDING PRINCIPLES

Collaborating to create a joint vision statement for the master plan is an integral part of the community drafting process. A successful vision statement should paint a colorful picture of what the future holds; they should act as a motivational "north star", a guiding light toward which communities can organize and act. Vision statements should be broad enough to incorporate diversity and comprehensive enough to appeal to and be understood by every member of the community.

*The vision of this plan is to provide the Village of New Haven with the tools, resources and stakeholder networks needed to create and sustain a dynamic*

*community. Under the tenure of this document, New Haven will strive to become an accessible destination with a powerful draw for visitors, residents and investors. It should also serve as an effective regional linkage to neighboring communities, creating and expanding local and statewide networks.*

Devising principles to guide the vision is critical to its implementation. Guiding principles take stock of existing conditions, account for strengths and weaknesses, provide justification and influence the course of action taken, regardless of goals or objectives change over time. These principles are:

1. Accessibility
2. Inclusion
3. Mobility
4. Collaboration
5. Creativity

The Village of New Haven strives to be an accessible and inclusive community, valuing social and economic mobility, creativity and collaboration among its residents, workers and visitors. An accessible space is one that can easily be reached, approached, entered or used; an inclusive space ensures that this ease applies to everyone. Mobility refers to the opportunity an individual has to sustain and enhance their quality of life – both socially and economically. Fostering creativity allows for new ideas, new patterns, methods, and new relationships. A collaborative environment is one in which residents, visitors, workers, and stakeholders can work together to achieve common goals. These guiding principles will provide the Village of New Haven with the framework to make decisions today and in generations to come.

## **THE FUTURE**

While this plan creates a vision for the future, it is also critical to acknowledge its past. This plan draws on an expansive planning history, dating back to its establishment in the early nineteenth century. A respect for the Village's unique history allows this document to bridge the gap between the past and the future. This comprehensive community vision has been updated to better respond to new challenges, goals and opportunities contingent with the changing economic, social and political climate. The plan is also better equipped to support recent neighborhood planning concepts and recommendations. United by a common vision, the Village of New Haven begins its future with optimism, pride and a respect for its past.

The Village of New Haven has developed the following Master Plan to guide the community into the future. This comprehensive policy document has been created by the Village of New Haven to guide community, economic and physical development. The master plan is intended to portray a clear statement of the community's goals, objectives and action plans needed to achieve that vision.

The strategies set forth in this master plan will not materialize in the immediate future. Rather, the vision contained in this document will require commitment by the Village to follow the policy recommendations and make them a reality through systematic and consistent implementation of the action items presented in the plan.

## Section 2 – Existing Conditions

### REGIONAL LOCATION

The Village of New Haven is a 2.5 square mile community situated in the central portion of northeastern Macomb County approximately 40 miles north of the City of Detroit. The community’s southern border, 26 Mile Road, is shared with Chesterfield Township, while the rest of the Village is surrounded by Lenox Township. The location of the Village provides easy access to major transportation networks. Interstate 94, to the east, provides convenient and quick access to areas of regional significance such as Port Huron/Sarnia to the north and Detroit/Windsor to the south. Both are major population centers and have international border crossings. New Haven is also connected to both Gratiot Avenue and New Haven Road which provide connectivity to surrounding communities and the greater County.

Regional Location - Village of New Haven

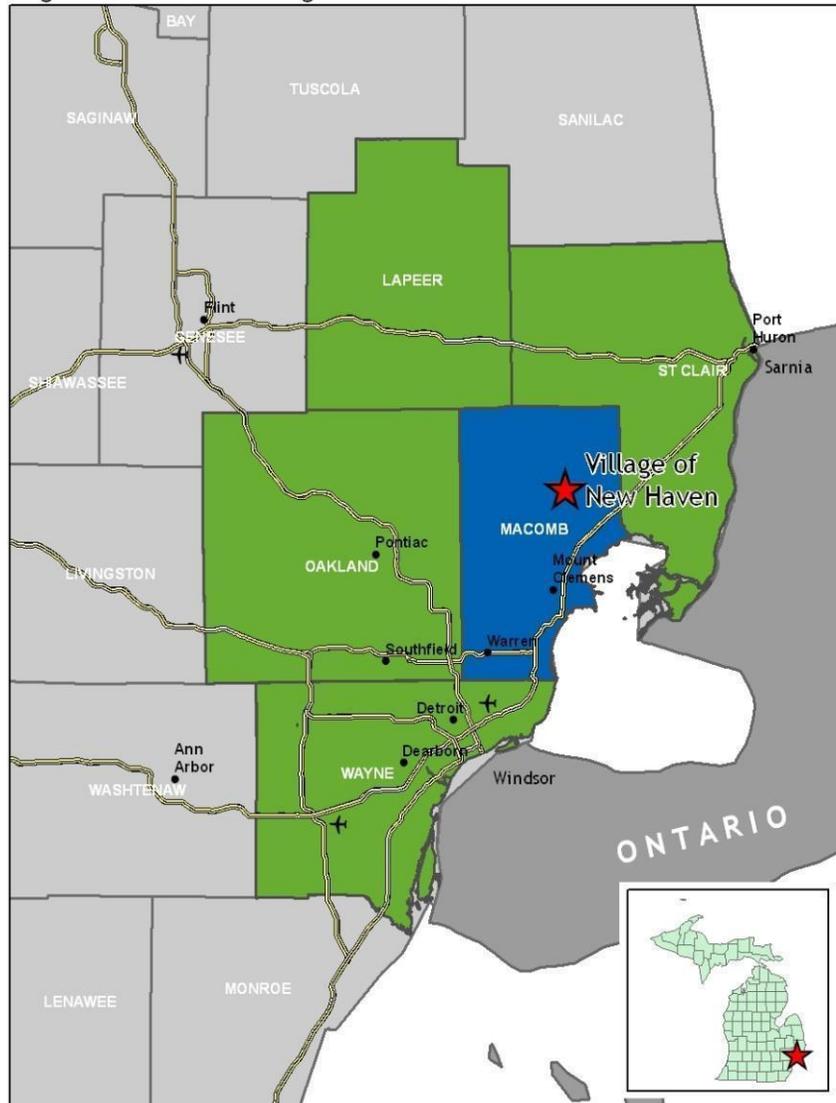


Figure 1 Regional Location

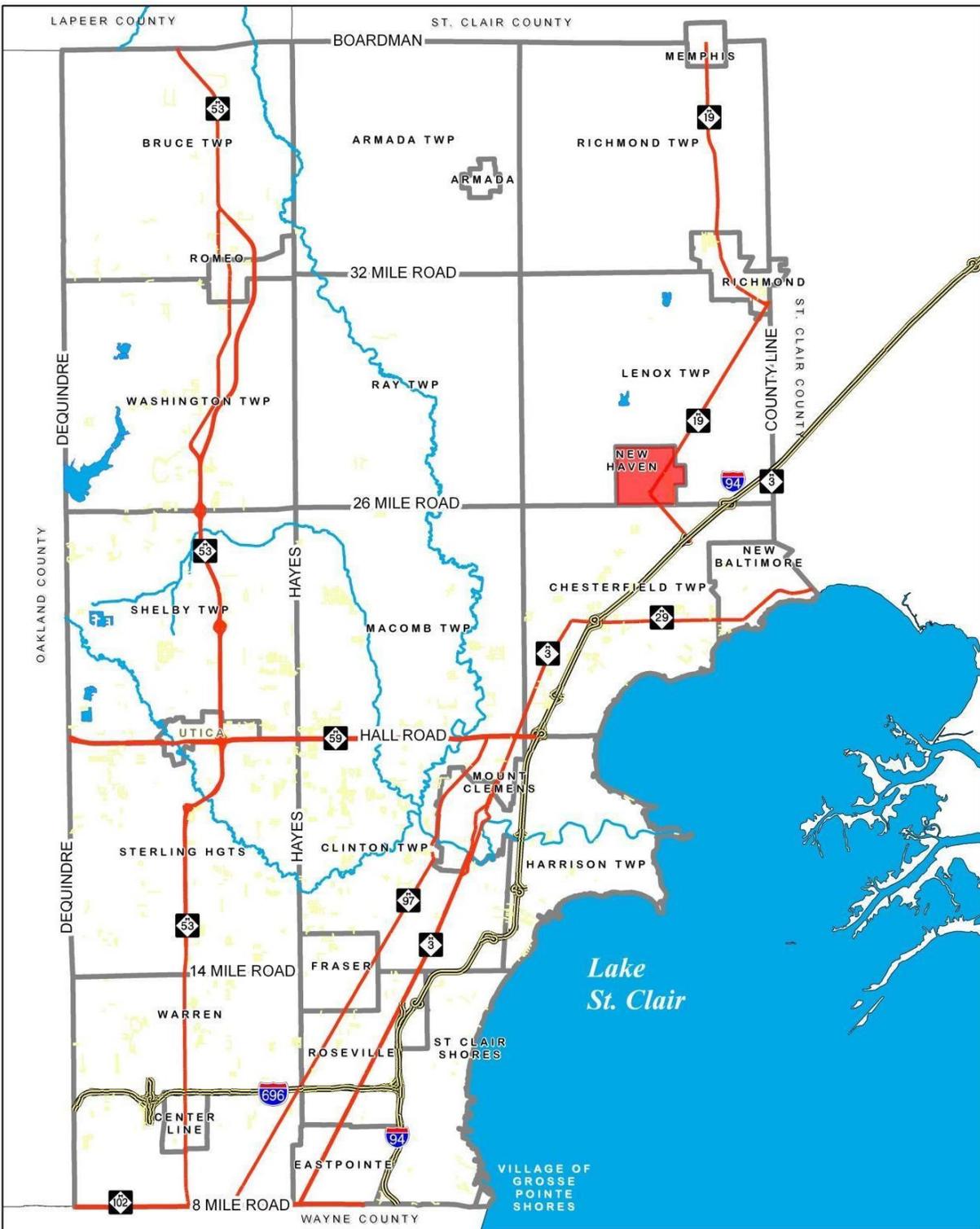


Figure 2 Location Map Macomb County

## DEMOGRAPHIC AND ECONOMIC ANALYSIS

The characteristics of a community’s population are among the key ingredients that are given consideration in the long-range planning process. Historical and current demographic trends have several useful applications. From identifying community needs to strategizing future land use, demographic characteristics provide the foundational resources needed to make effective community-based decisions. The following demographic trends are essential to developing a comprehensive understanding of the characteristics of the Village of New Haven:

- 1) Population Change and Projections
- 2) Population Characteristics
- 3) Household characteristics

The most current available demographic data for the Village of New Haven was employed in the examination of each of the noted topics. The Village leveraged data from the following sources: U.S. Census Bureau; U.S. Census Bureau American Community Survey (ACS); ESRI Business Analyst; and the Southeast Michigan Council of Governments. Wherever possible, comparable data for Macomb County has been provided for the purpose of understanding the relationship of the Village to its larger geographical area.

### POPULATION

The 2020 Decennial Census found that the Village’s population hit 6,097 persons. This represents a near doubling of the community’s population since the year 2000 (3,071).

Population changes over the 70-year period between 1950 and 2020 for the Village of New Haven and its neighboring communities is shown in the following table. During this period, the Village’s population increased from 1,082 persons in 1950 to 6,097 persons in 2020.

*Table 1 Population Change 1950-2020 from SEMCOG Population Forecast*

Community	1950	1960	1970	1980	1990	2000	2010	2020
<b>New Haven</b>	1,082	1,198	1,855	1,871	2,331	3,071	4,642	6,097
<b>Macomb Township</b>	2,715	4,807	6,140	14,230	22,714	50,478	79,580	91,663
<b>New Baltimore</b>	2,043	3,159	4,132	5,439	5,798	7,405	12,084	12,117
<b>Lenox Township</b>	1,993	2,356	2,869	3,028	3,069	5,362	5,828	6,022
<b>Chesterfield Township</b>	3,722	5,888	9,378	18,276	25,905	37,405	43,381	45,376

### MEDIAN AGE

The steady aging of the region’s population is among the more important trends illustrated by the Census. Both Macomb County and the Village of New Haven experienced increases in median age among residents in 2010, that trend continued as of 2019 where Macomb County and the Village of New Haven had a median age of 40.9 and 31.5 respectively. Both the Village and the Macomb County are following the national trends of an increasingly older population; however, the Village’s median age is significantly more youthful than any of the surrounding areas. As you will see in the following sections, this has implications on potential service and programming needs.

### POPULATION BY AGE, SEX, & RACE

By reviewing the various age groupings that make up the population of the Village, it is possible to ascertain how various segments of the Village’s population have changed over time and what impact these changes have had on the Village’s growth. Further examination of these age groups can provide the Village with insight as to the present and future demand for age specific programming, services and facilities

Table 3 Population by Age & Sex 2010-2020 Village of New Haven

Age	2010		2020	
	Number		Number	
Under 5	384	8.8%	316	6.5%
5-9	266	6.1%	491	10.1%
10-19	698	16.0%	732	15.1%
20-24	301	6.9%	274	5.6%
25-44	1,369	31.4%	1,378	28.4%
45-54	746	17.1%	791	16.3%
55-59	179	4.1%	313	6.4%
60-64	179	4.1%	124	2.6%
65-74	126	2.9%	143	2.9%
75+	113	2.6%	79	1.6%
<b>Totals</b>	<b>4,361</b>	<b>100.0%</b>	<b>4,856</b>	<b>100.0%</b>
<b>Sex</b>				
Male	2,258	51.8%	2,257	46.5%
Female	2,103	48.2%	2,599	53.5%
<b>Totals</b>	<b>4,361</b>	<b>100.0%</b>	<b>4,856</b>	<b>100.0%</b>

Table 4 Population by Race 2010-2020 Comparative

Race	2010	2020
White	3,540	4,386
Black/African American	786	881
American Indian	23	31
Asian	22	31
Hawaiian/Pacific Islander	3	0
Some Other Race	60	153

### AGE BY LIFE CYCLE CATEGORY

Obtaining a more expressive picture of the Village’s population age distribution is possible when the individual age categories shown on the previous table are combined into smaller age-related groups, which more closely resemble identifiable stages of a normal human life cycle. Selected categories and the age intervals that they represent include pre-school (0-4); school (5-19); family formation (20-44); middle-age (45-64); and seniors (65+). The percent of the Township’s population that falls into each of these categories is shown in table 4. Available information for 2010-2019 is shown.

Each of the life cycle categories shown in Table 4 has an important meaning for planning. The pre-school and school-age categories, for example, offer useful indicators of future school enrollment trends and the adequacy of existing educational facilities to meet these needs.

*Table 5 Age by Life Cycle 2010-2020 Comparative*

Category	2010	2020
<b>Preschool (0-4)</b>	382	316
<b>School (5-19)</b>	962	1,223
<b>Family Formation (20-44)</b>	1,675	1,652
<b>Middle Age (45-64)</b>	1,104	1,228
<b>Seniors (65+)</b>	238	222

Collectively, the family formation and middle-age categories encompass the foundation of the community. They are also among the largest consumers of goods and services and, therefore, provide a medium for economic growth.

### POPULATION BY RACE

Obtaining a more expressive picture of the Village’s population age distribution is possible when the individual age categories shown on the previous table are combined into smaller age-related groups, which more closely resemble identifiable stages of a normal human life cycle. Selected categories and the age intervals that they represent include pre-school (0-4); school (5-19); family formation (20-44); middle-age (45-64); and seniors (65+). The percent of the Township’s population that falls into each of these categories is shown in table 4. Available information for 2010-2019 is shown.

### PERSONS WITH DISABILITIES (CIVILIAN NON-INSTITUTIONALIZED POPULATION)

Individuals with disabilities are one of the special population groups community leaders must consider when planning for the future of the Village of New Haven. Ensuring all residents, regardless of physical ability, can actively be engaged in community life is a major factor of community prosperity.

*Table 6 Persons with Disabilities 2020 Village of New Haven from Census ACS 5-year projections*

<b>Total Population</b>	<b>4,856</b>
<b>Total with a disability</b>	657
<b>Under 18 years w/ disability</b>	81
<b>18 to 64 years w/ disability</b>	410
<b>65 years+ w/ disability</b>	166

### EDUCATIONAL ATTAINMENT

A community’s educational attainment metrics are a vital statistic to track. The correlation between educational attainment and economic prosperity is very high. As residents continue to gain degrees and credentials, there becomes greater opportunity for job growth. As shown in the table below, the educational attainment levels for the Village of New Haven have shifted and increased across the board. While a slightly larger percentage of people have not graduated high school, major gains have been achieved in both those attending some college and those who’ve achieved a bachelor’s degree or higher.

*Table 7 Educational Attainment 2019 Village of New Haven*

<b>Educational Attainment – Bachelors or Higher</b>	<b>2010</b>	<b>2019</b>
<b>Did not Graduate High School</b>	12.6%	14.5%
<b>High School Graduate</b>	39.7%	26.3%
<b>Some College, No degree</b>	22.9%	31.6%
<b>Associate Degree</b>	12.3%	10.1%
<b>Bachelor’s Degree or Higher</b>	12.5%	17.5%

## INCOME AND POVERTY STATISTICS

A community's income and poverty figures are key indicators to community stability. In this table, we are seeing the Village experience a slight downtick in the median household income statistic, with approximately a \$2,000 decrease per household with inflation adjusted dollars. Further, the community has experienced a dramatic increase in the number of families officially living below the poverty level, going from 13.2% of families in 2010, to 24.2% of all families in 2020.

*Table 8 Income Summary 2019 Village of New Haven from SEMCOG Community Profile*

<b>Income</b>	<b>5-Yr ACS 2010</b>	<b>5-Yr ACS 2020</b>
<b>Median Household Income (2019 Dollars)</b>	\$57,955	\$55,877
<b>Percent Families Below Poverty</b>	<b>5-Yr ACS 2010</b>	<b>5-Yr ACS 2020</b>
<b>All Families</b>	13.2%	24.2%

## HOUSEHOLDS

At the municipal level, household growth generates property tax revenues, creates a demand for goods, and leads to more population. Each of these factors has the ability to positively impact economic growth. Household growth also impacts municipal services, especially the need for public utilities, police and fire services, and general community administration. The number of households also influences levels of traffic and the need for future transportation system improvements.

The Village of New Haven has experienced a steady growth of households over the past decade. For example, between 1990 and 2000, 292 new households were formed in the Village, for an increase of 27.44 percent. According to SEMCOG’S 2020 calculations the number of households in the Village was 2,044, an increase of nearly 500 households since 2010, or 31.1%. As of the summer of 2022 single family residential continues to be built of another 100+ homes.

## HOUSEHOLD SIZE

During the decade between 2010-2020 numerous new single family housing developments have been constructed. These developments have been marketed to new families and have contributed to an increase in the average household size within the Village as illustrated by the 2020 Census data.

## AVERAGE HOUSEHOLD SIZE

Table 9 Average Household Size SEMCOG 2010-2020 Comparative

Community	2010	2020
Village of New Haven	2.96	2.98

## HOUSEHOLD TYPES

Table 10 Household Types SEMCOG 2010-2020 Village of New Haven

Household Types	Census 2010	Census 2020	Percent Change 2010-2020
With Seniors 65+	217	188	-13.4%
Without Seniors	1,335	1,439	7.8%
Two or more persons without children	481	532	10.6%
Live Alone, 65+	73	78	6.8%
Live alone, under 65	231	216	-6.5%
With Children	767	801	4.4%
<b>Total Households</b>	<b>1,552</b>	<b>1,627</b>	<b>4.8%</b>

## HOUSING UNIT TYPES

The table below depicts the distribution of housing units by housing unit type. Overall, there has been significant growth in the number of residential units, including a great number of new homes and mobile home developments that have been approved or expanded as of 2021-2022 - therefore not reflected in the most recent ACS statistics in the chart.

Table 11 Housing Unit Types 2010-2020 Village of New Haven

Housing Unit Type	Census 2010	5-Yr ACS 2020	Change 2010-2020	New Permitted Units Since 2018
Single Unit	1,106	1,127	21	270
Multi-Unit	121	149	28	0
Mobile Homes or Other	365	428	63	0
<b>Total</b>	<b>1,592</b>	<b>1,693</b>	<b>112</b>	<b>249</b>
Units Demolished				-5

## HOUSING VALUES

Housing values are an indicator of community viability. As home values rise, so too does a community’s tax capture and general fund. The Village of New Haven has rebounded a bit from the impact of the 2008 housing market crash and the following recession; however, the values have not yet reached their previous 2010 high as adjusted for current values.

Table 12 Median Housing Values Village of New Haven from SEMCOG

Housing Value (in 2020 dollars)	5-Yr ACS 2010	5-Yr ACS 2020
<b>Median housing value</b>	\$ 134,972	\$ 152,300
<b>Median gross rent</b>	\$ 931	\$ 959

## REGIONAL PLANNING INFLUENCES

### Southeast Michigan Council of Governments (SEMCOG)



SEMCOG is the primary regional planning agency that serves the seven-county Southeast Michigan region. Its central role is to advance intergovernmental cooperation and to coordinate planning activities that are regional in scale. SEMCOG’s principal planning activities involve the following areas: transportation, community/economic development, water/air quality, solid waste disposal, sewage treatment, storm drainage, public safety and land use. SEMCOG also maintains the region’s most wide-ranging database that is used for planning and economic development purposes.

### Macomb County Department of Planning and Economic Development (MCPED)



**Planning & Economic Development**

The Macomb County Planning & Economic Development Department is a regional planning agency which provides assistance to local communities through planning services, geographic information systems, data collection and economic development assistance. The County in recent years has conducted or supported a number of planning studies of benefit to the Village of New Haven. These include the Macomb County Trailways Plan, Parks and Recreation and Open Space Master Plan, Macomb County Thoroughfare Plan and Gratiot Avenue Access Management Plan.

### Suburban Mobility Authority for Regional Transportation (SMART)



SMART is the agency responsible for providing mass transportation and paratransit services to the three-County Metropolitan Detroit area. The main component of SMART’s service to the region consists of a network of bus routes. Other services provided by SMART include a connector or small bus service, which provides a more specialized type of service. This is particularly useful for meeting the transportation needs of senior citizens and the handicapped.

SMART also operates a Municipal Credit Program which provides funding to local communities to be used for meeting the transportation needs of its residents. Local communities are responsible for determining how this money will be spent. It can be used to subsidize the cost of providing SMART’s connector service, providing vans for local service, or underwriting the cost of bus tickets for local residents. Service to the Village of New Haven is provided via a curb-to-curb connector system that ties into the main-line route operating between Mt. Clemens and Detroit. This route offers selected weekday trips north along Gratiot Avenue to the City of New Baltimore and south along Gratiot Avenue to Lakeside Center. Service is also provided to Selfridge Air National Guard Base along Rosso Highway.

### Michigan Department of Transportation and Macomb County Department of Roads

Future growth patterns are impacted and influenced by improvements to the regional highway system. Within Macomb County, the Michigan Department of Transportation and the Macomb County Department of Roads



employ the greatest amount of control over future transportation initiatives. Planned improvements to the local Macomb County Road system are planned, designed and constructed by the Macomb County Department of Roads.

**Huron-Clinton Metropolitan Authority (HCMA)**



The Huron-Clinton Metropolitan Authority (HCMA) operates three regional recreation facilities in Macomb County: Stony Creek Metropark in Washington and Shelby Townships, Lake St. Clair Metropark in Harrison Township, and Wolcott Mill in Ray Township. These facilities offer a wide range of recreational

opportunities for residents throughout the County and region.



VILLAGE OF NEW HAVEN COMMUNITY PARK PHOTO BY COLE PANNELL

**LOCAL INFLUENCES**

**PLANNING**

In addition to the broader regional planning concerns identified in this report, the Village of New Haven is also impacted by land use activities occurring in neighboring communities. Commonly, the planning policies of neighboring communities can have a significant influence on the future development of property on the opposite side of the municipal boundary. The master plans of those communities sharing a common boundary with the Village of New Haven were examined to identify their potential impact on the community. The Village of New Haven shares a common boundary with the following communities: Lenox Township and Chesterfield Township.

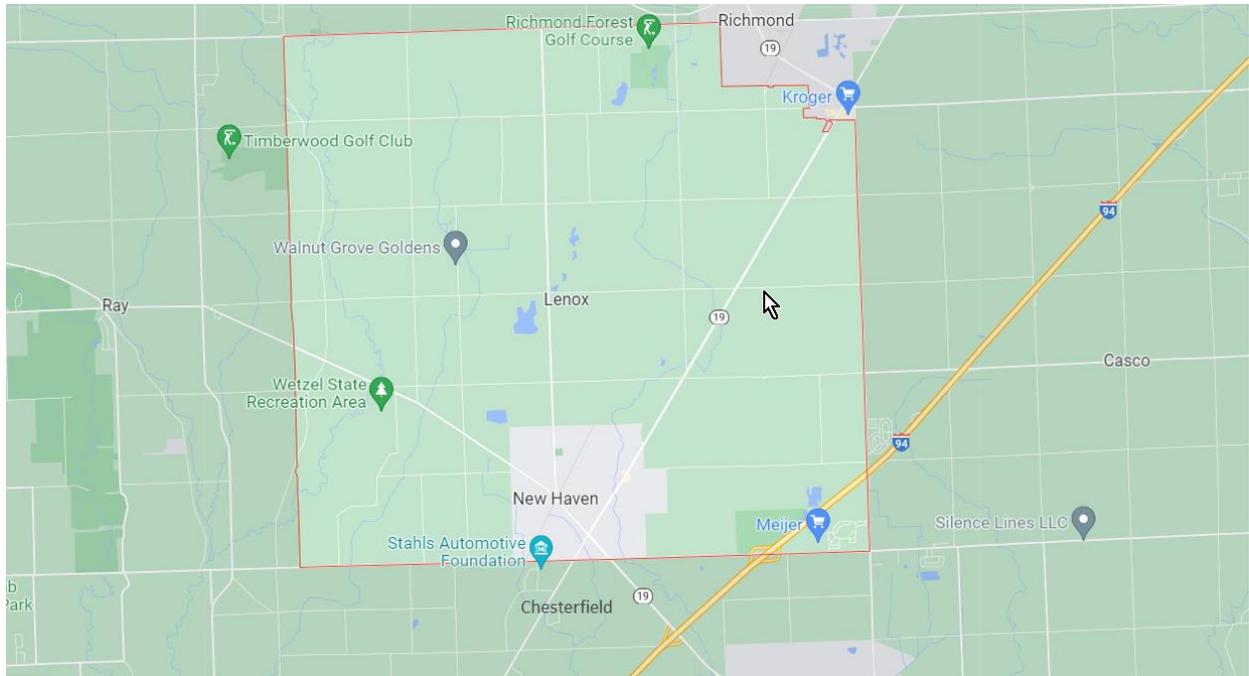
**Lenox Township**

The Village of New Haven is bordered on the north, east and west by Lenox Township. The current master plan for Lenox Township was adopted in 2016. The future Land Use map indicates a significant portion of land within the township being designated as rural preservation. This includes approximately two-thirds of the land along New Haven’s northern border, and approximately two thirds of the land along the western border. The remaining property along the southwest border is master planned for “research and development campus”. Along the northeast Village border and the eastern boundary, the township plans for a range of residential uses, (planned residential neighborhoods, manufactured housing, low and medium density residential). A small area located along the northeast border is designated as public service. Overall, the plans for the township complement the existing and proposed land uses in the Village.

**Chesterfield Township**

The southern boundary of New Haven and the northern boundary of Chesterfield Township are separated by 26 Mile Road. The south side of 26 Mile Road, west of Gratiot Avenue is currently master planned for a range of light and heavy industrial type uses. East of Gratiot Avenue the

majority of the land that is adjacent to 26 Mile Road is master planned for low density residential type development with a small amount of general commercial property located along Gratiot.



## Section 3 – Natural Features and Environmentally Significant Areas

### INTRODUCTION

This section provides an inventory of natural features and environmentally significant areas in the Village of New Haven. The Village’s natural environment undoubtedly has an impact on the character of the existing and future development trends. Specific environmental features considered in this inventory include topography, flood hazards, soils, water, woodlands, wetlands and the Michigan Natural Features Inventory.



RIVER DAY VILLAGE CLEAN UP 2021 PHOTO BY GENEVIEVE RODZIK

The location of natural features influences the future development of specific areas, positively or negatively depending on the feature and the proposed development. When incorporated thoughtfully into development proposals, features such as wetlands and woodlands serve to enhance the character and appearance of the built environment. Often natural features are seen as a barrier to development and may be difficult to overcome due additional regulations and requirements. However, ignoring physical features

during development can have significant, long-term negative consequences for the individual landowner, the municipality and the environment as a whole. The New Haven Master Plan was designed to take advantage of these natural features so that the built environment is in harmony with the environmental characteristics of the natural features rather than attempting to substantially change the surroundings.

### **TOPOGRAPHY**

Topography can have a significant influence on land development patterns. For example, site location, orientation and design of buildings, roads and utility routes are all influenced by topography. Where slopes are extreme, concerns exist relating to the ability of the land to bear the weight of buildings and the danger of erosion. Sometimes, topographic variations offer opportunities to appreciate the scenic environment. In New Haven, the absence of significant changes in topography can result in the need for man-made drainage improvements. The Village is relatively level with the land surface varying by only 55 feet from the lowest to the highest point.

### **WATER**

The Village of New Haven is located entirely within the Clinton River Watershed and has abundant water features that present unique challenges and opportunities. The Shook Drain bisects the Village from northwest to southeast; the Salt River runs north and south on the east side of the Village and the eastern portion of New Haven and Fish Creek which runs through the western portion of the Village.

### Topography and Hydrology - Village of New Haven

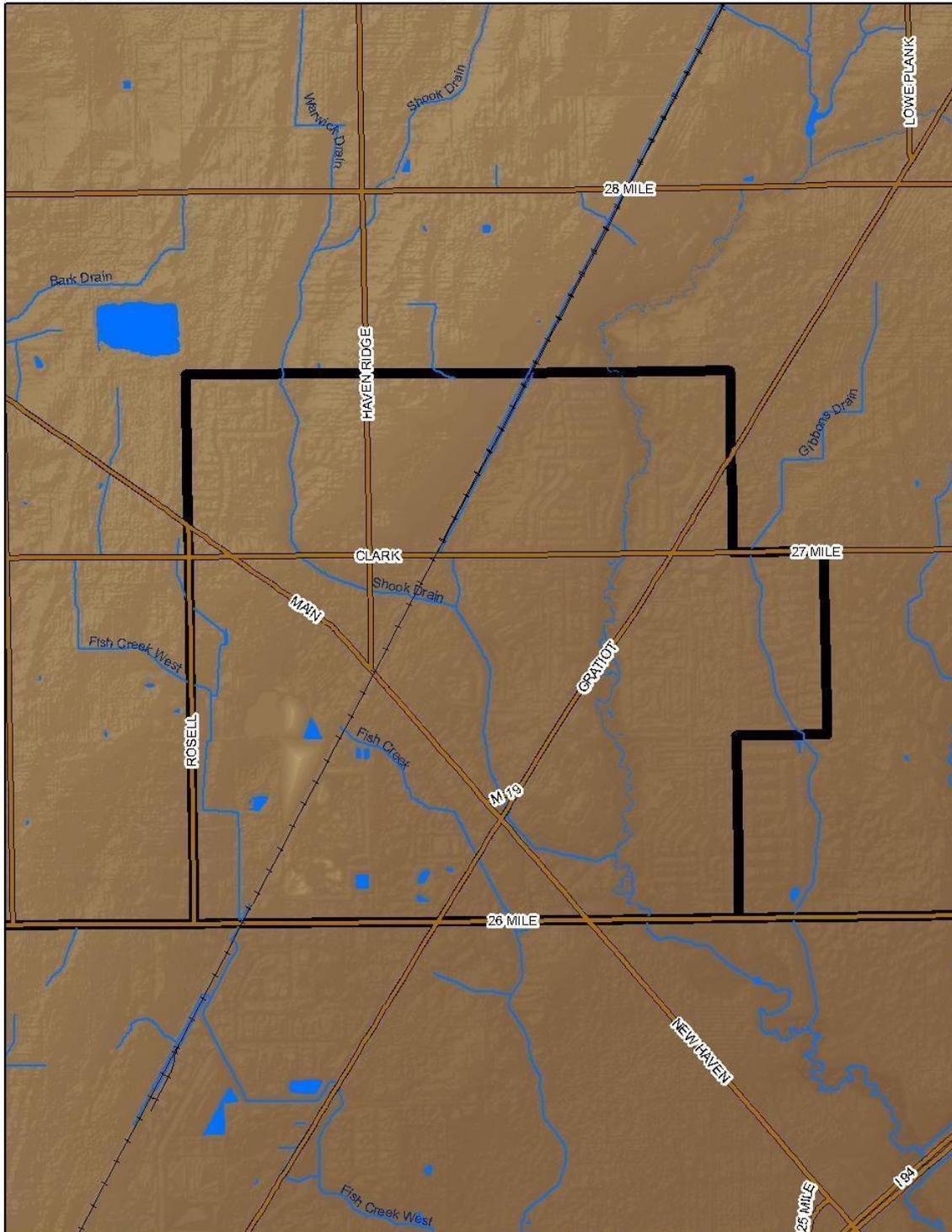
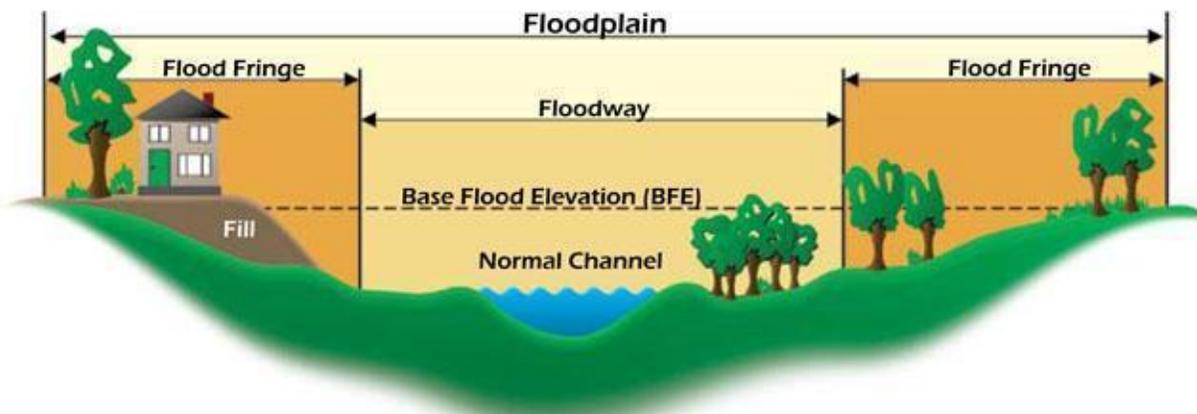


Figure 3 Topography/Hydrology Village of New Haven

## FLOOD HAZARDS

A floodplain is an area of land along a lake, river or other water feature that is susceptible to being inundated by water as a result of heavy rains, snow melt, or other factors. Floodplains are naturally occurring physical features that provide for the temporary holding of this excessive water until such time as the receiving channel is capable of accepting the water. Floodplain areas and flood-risk zones are designated and regulated by the Federal Emergency Management Agency (FEMA). After review of information available from the U.S. Department of Agriculture and FEMA it is noted that two areas within the Village are prone to flooding, they are along the natural water courses of the Salt River and Fish Creek. The areas adjacent to county drains are also subject to flooding but not on the same scale. These areas have been identified as open space on the Land Use Plan because development in a floodplain could cause additional flooding in the community and potential environmental contamination.

### Characteristics of a Floodplain



Source: NFIP Guidebook, FEMA

Source: <http://www.thomastwp.org/departments-services/community-development/flood-plain/>

**100 Year Flood Zones - FEMA DFIRM Macomb County**

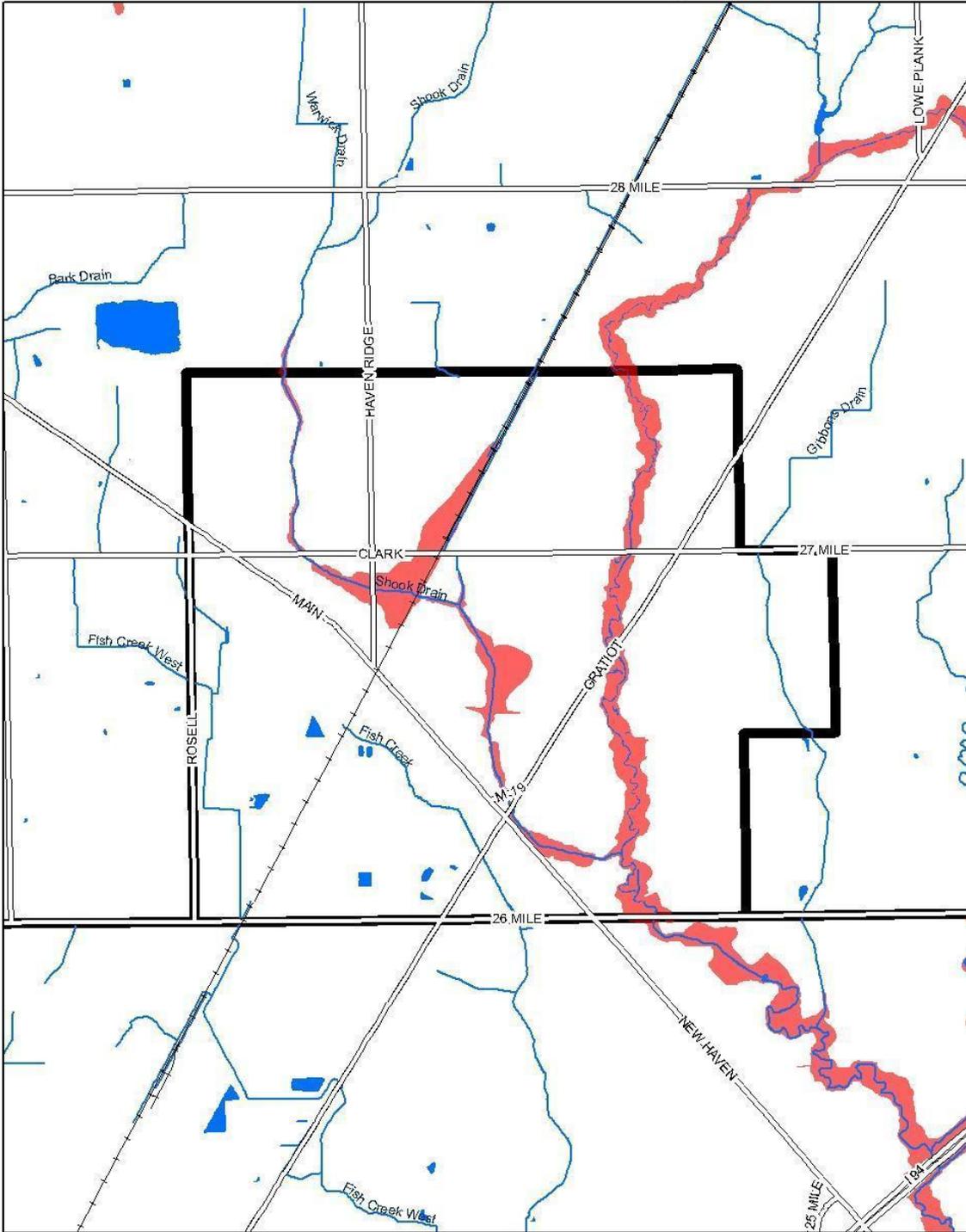


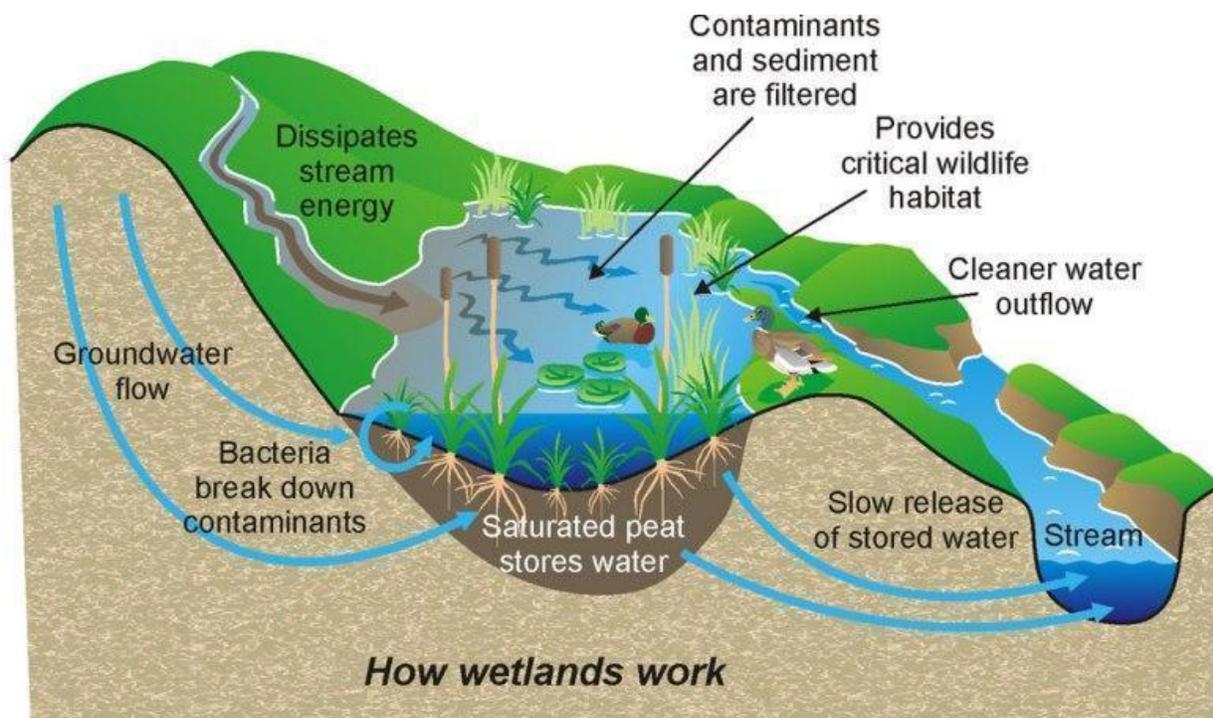
Figure 4 FEMA Digital Flood Insurance Rate Map 100 Year Flood Hazard Zones Village of New Haven

## WETLANDS

Wetlands are an important element of Michigan's landscape. Wetlands possess physical properties that have important consequences for planning purposes. Wetlands serve a number of necessary environmental functions that include protecting water supplies; functioning as natural areas for floodwater; and providing a habitat for many types of plants and animals. Development in or around wetlands are regulated by several State statutes, the most prominent of which is Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act (P.A. 451 of 1994 as amended).

Wetlands do exist within the Village in two small pockets located along the south and west borders of the Village. A singular pocket of wetlands is located on the west side of the Village. The majority of remaining wetlands are of the forested type and are located along the banks of the Salt River. Two smaller pockets of forested wetlands are located in the north and south areas of the Village.

The preservation of the Village's natural wetlands has been possible through local planning efforts. The existing wetland areas are designated as open space in the master plan and therefore cannot be zoned for development. This ensures that these environmentally sensitive and poorly drained geological areas are preserved.



Source: <http://www.earthlyissues.com/>



### Potential Wetlands

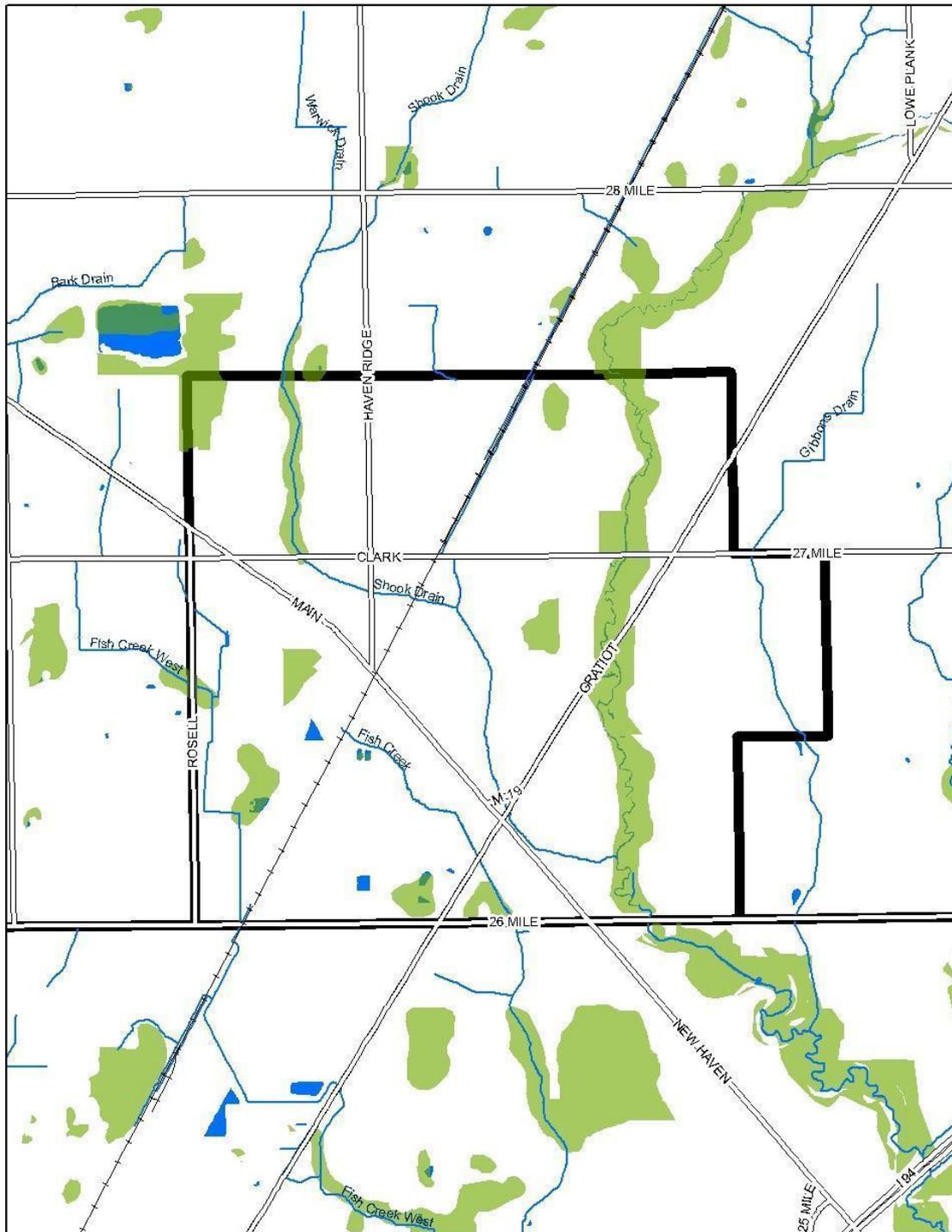
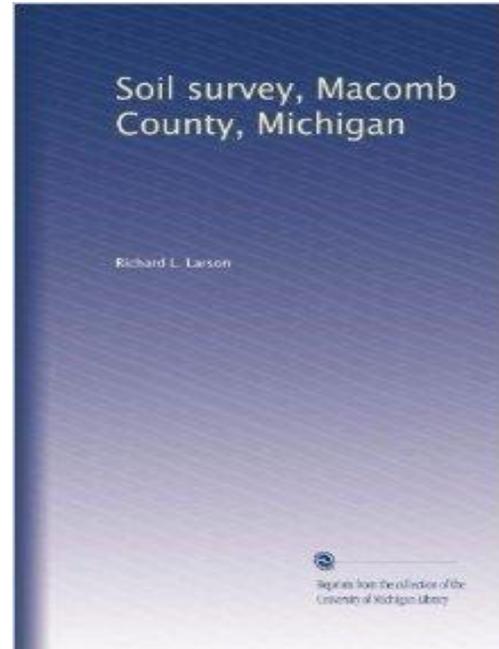


Figure 5 Potential Wetlands Village of New Haven

## SOILS

Soil characteristics have an important influence on the ability of land to support various types of land uses, including roads, buildings, utilities and agriculture. Four specific soil characteristics influence their ability to be used for various purposes. These include the following:

- **Bearing Capacity** - the ability to support the weight of roads, buildings or vehicles.
- **Erosion/Stability** - the susceptibility of the soils to erosion hazards and the ability to accept weight, without causing mass movements such as mud flows and slides.
- **Drainage** - the capacity of soils to transmit and receive water. This characteristic is especially important for determining the ability of soils to absorb storm water. Soil drainage characteristics are influenced by particle composition and water content.
- **Resource Value** - the economic worth of the soil for agricultural purposes, or as a fill or mined material.



The Village of New Haven's soil characteristics were identified as part of the larger Macomb County Soil Survey conducted in 1967 by the United States Department of Agriculture Soil Conservation Service. Categories of soils with different characteristics and physical properties were identified as part of the survey. This process resulted in a patchwork or jigsaw-like pieces that fit together to portray a larger overall picture of existing soil characteristics.

Link to Macomb County Soil Survey: [Macomb Soil Survey](#)



THESE BEAUTIFUL FLOWERS GROW IN THE SOILS IN NEW HAVEN. PHOTO BY COLE PANNELL



## WOODLANDS

Woodlands are frequently only considered valuable as a visual amenity enhancing the natural or constructed environment. However, trees serve many other useful environmental purposes including the following:

- Slope stabilization and erosion control
- Conserving water quality
- Maintaining a micro-climate
- Filtering pollution from the atmosphere
- Decreasing noise
- Providing a habitat for wildlife

Integrating woodlands into future development plans can improve the community's overall environmental quality and enhance the appearance of the community.

Presently, few wooded areas remain in the Village. They exist primarily along the Salt River and north of 27 Mile Road in the western half of the Village. These areas of mature vegetation should be sensitively considered when reviewing future development proposals. The wooded areas along the Salt River are protected by the wetland designation. The other wooded areas of the Village however are vulnerable. Future residential development could be "clustered" in order to minimize tree removal in future subdivisions.



PORTION OF THE SALT RIVER. PHOT BY COLE PANNELL

### Wood Lots

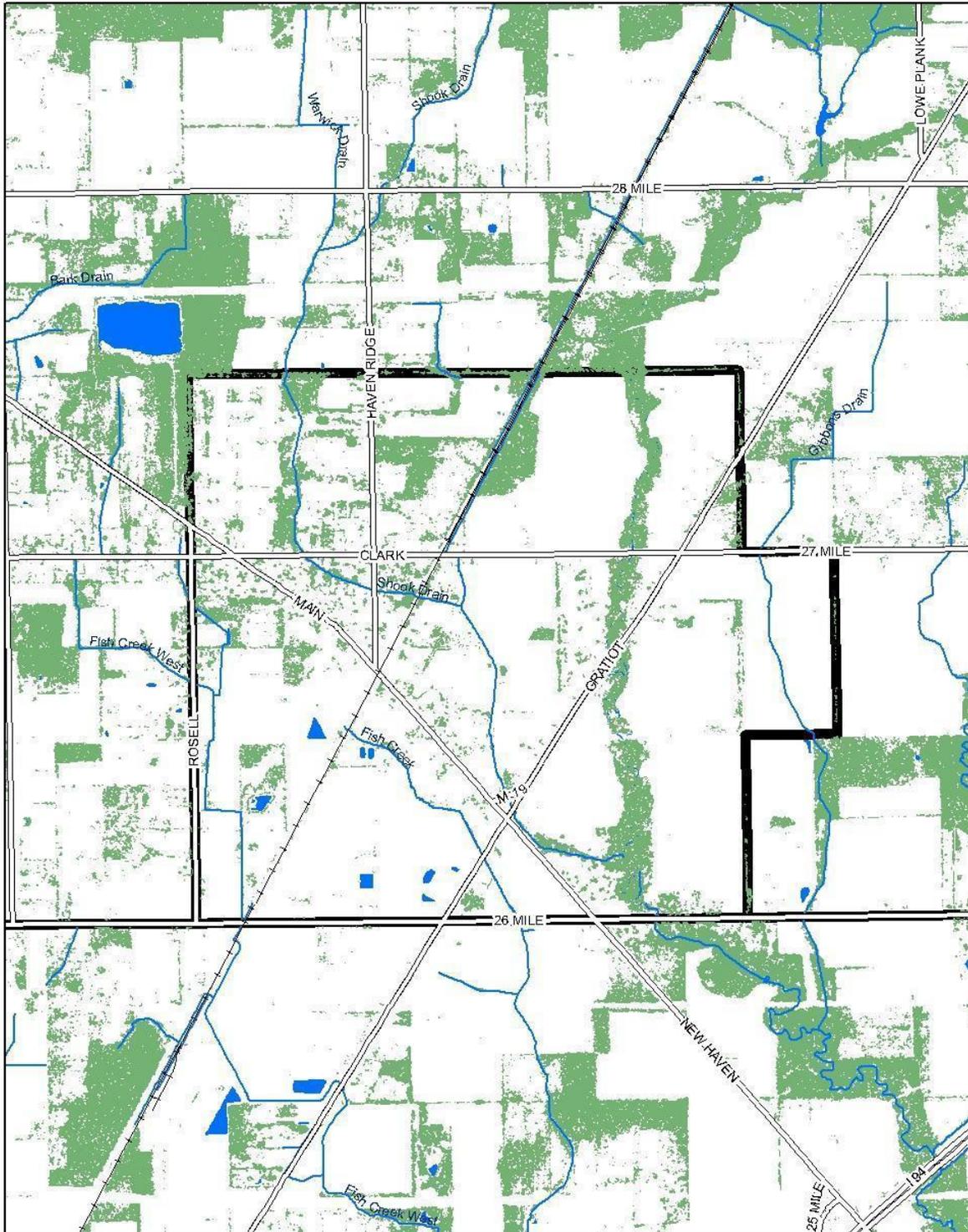


Figure 7 Woodlots and Tree Rows Village of New Haven

## MICHIGAN NATURAL FEATURES INVENTORY

The Michigan Natural Features Inventory (MNFI) program conducts field surveys to locate and identify threatened and endangered species and communities throughout the state, created and maintains a database of all relevant species and community locations, provides data summaries and analysis in support of environmental reviews, and provides biological expertise to the Department of Natural Resources (DNR). The program is housed in the Wildlife Division, but provides relevant information to all DNR divisions, the Department of Environmental Quality, and other agencies and organizations. This program is an essential part of meeting the Department's legislated responsibilities for threatened and endangered species protection.



Teams of scientists with expertise in botany, zoology, aquatic ecology, and ecology collect information about Michigan's native plants, animals, aquatic animals and natural ecosystems.

MNFI has conducted surveys by foot, kayak, canoe, and air, from interior forests and grasslands, Great Lakes shores to remote islands in search of information about Michigan's special plants, animals and plant communities.

Information is also gathered by studying museum and herbaria records, communicating with other scientists in the Great Lakes area, and reading published works.

How is MNFI information used?

- Information sharing
- Reveal population trends and ecological requirements
- Determine the range wide significance of individual occurrences
- Set conservation priorities and assign "rarity" ranks
- Identify data gaps and research needs
- Guide land use and management activities
- Access change over time and at different spatial scales
- Inform regulatory agencies

Sources: Michigan Department of Natural Resources Website <http://www.michigan.gov/dnr>  
Michigan State University MNFI Website <http://mnfi.anr.msu.edu/>

### Michigan Natural Features Inventory (MNFI) Sites

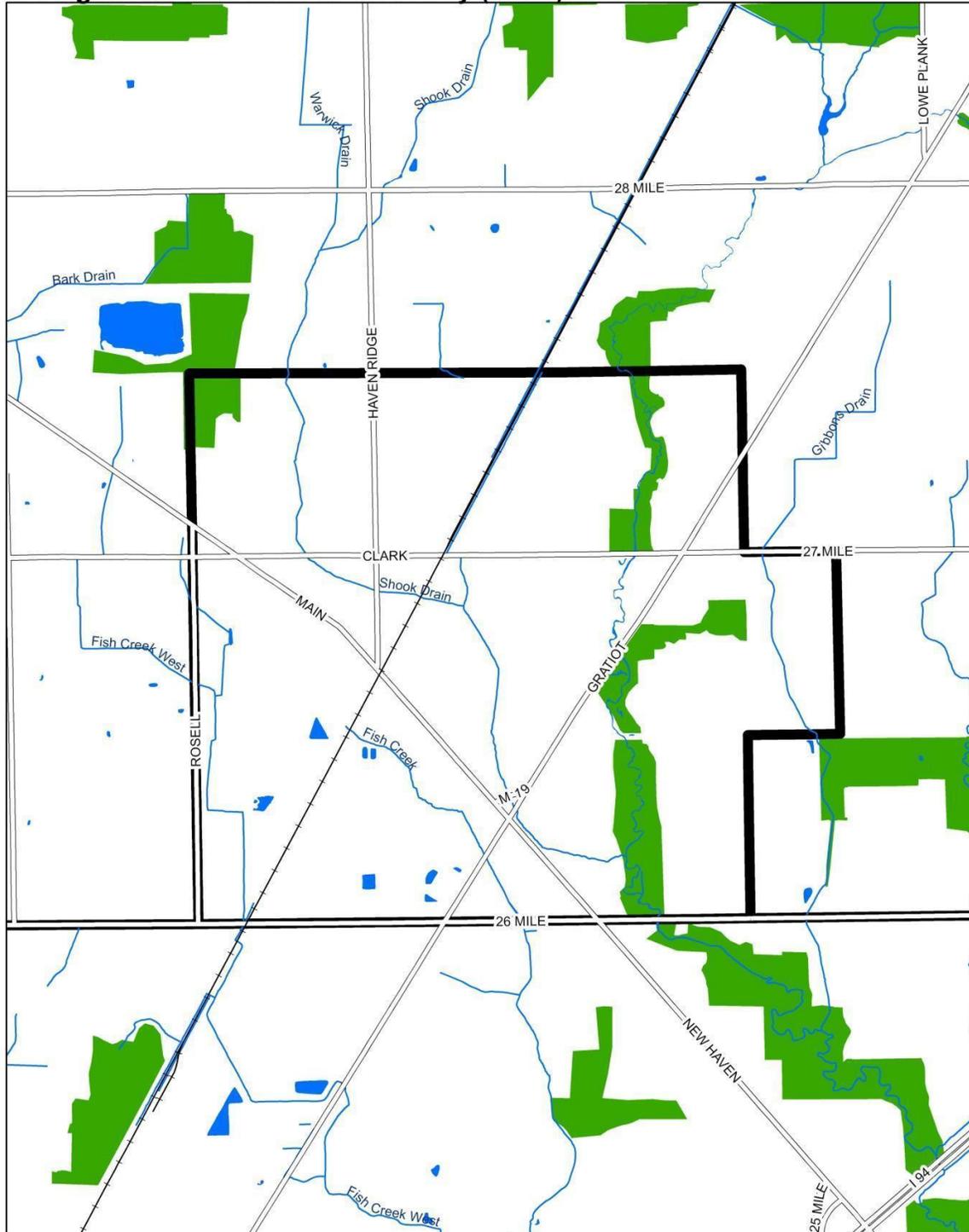
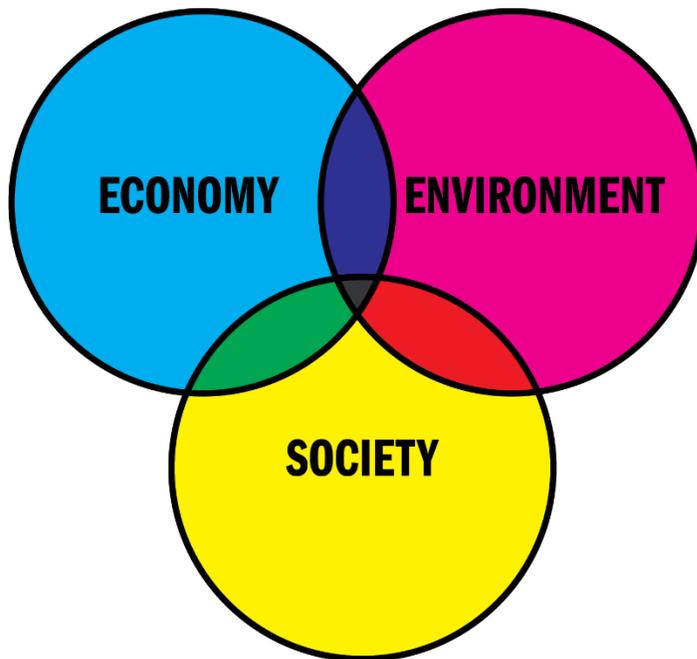


Figure 8 Michigan Natural Features Inventory Village of New Haven

**SUMMARY**

As this section points out, the natural features of the community are profound environmental characteristics that add to New Haven’s character. The Village must ensure that environmentally significant areas are protected and integrated into larger community plans. Experience has proven that cooperation with nature, using imagination and creativity, is preferable to removing natural features. The Village should carefully examine each opportunity to complete its design in a manner that enhances the community’s livability. Planning can best assist in accomplishing this by encouraging designs that respect and work with nature.



## Section 4 – Existing Land Use

### INTRODUCTION

The character of our physical environment is influenced by a multitude of factors. Foremost among these are the use of land, its distribution within the community and the relationship of these uses to one another. These ingredients strongly influence the overall character and identity of a community. They also impact quality of life and our relative degree of satisfaction with our surroundings. Land use characteristics and significant physical features establish the foundation upon which the future of the community will be based. They also exercise great influence on the development potential of the community. The central feature of this section is an examination of the Village of New Haven's land use characteristics.

### METHODOLOGY

The most current existing land use data for the Village of New Haven was compiled and analyzed for this section of the Master Plan. Land use features were recorded on a parcel-by-parcel basis on a Village base map. Aerial photographs and site plans were used as a secondary source of information to verify the land use patterns observed in the field. Each category was calculated to determine the amount of land area occupied by each individual land use.

### RESIDENTIAL DEVELOPMENT

Single-family residences, multi-family complexes, duplexes, single-family attached, and mobile home parks are all available within the Village of New Haven.

#### Single-family Residential

Single-family residential represents the largest portion of the developed acreage in New Haven. According to the existing land use map approximately 362.82 acres of land are being used for this purpose, which accounts for 22.46% of the land within the Village. Traditionally, single-family developments were located around the Village's core downtown area, with homes



VIEW OF AMHERST SUB-DIVISION NORTH OF 27 MILE. PHOTO BY COLE PANNELL

constructed on smaller lots on small narrow streets often mixed in with commercial or adjacent to industrial land uses. During the mid-2000's single-family planned developments were developed in a more subdivision style. The Village's more contemporary suburbs are single-family enclaves that integrate amenities including parks and schools. We have seen several of these subdivisions build out with fewer vacancies than ever before.

**Multiple-family Residential**

Multiple-family residential occupies more than 30 acres of land, the majority of which are located within the northwest portion of the Village. Multiple-family developments currently are a small percentage of land use in the Village.



PERRY ACRES ON GRATIOT AVE. PHOTO BY COLE PANNELL

**Manufactured Housing/Mobile Home Parks**

Manufactured housing provides another housing option for Village residents. Two parks are currently located in the Village: on the west side of Gratiot Avenue, north of 27 Mile Road and east of Gratiot Avenue; and south of 27 Mile Road. According to the existing land use map the zoned area for this use occupies approximately 148.01 acres of land, or 9.16% of Village land.

**Office/Commercial**

Office and commercial uses combined occupy approximately 74.80 acres of the land area of the Village. The majority of these uses are located along Gratiot Avenue or along New Haven Road near the Village's downtown district. Approximately 4.63% of developed land within the Village was office and commercial type of uses.



NEW COMMERCIAL DEVELOPMENT AT CORNER OF GRATIOT & 26 MILE ROAD PHOTO BY COLE PANNELL

**Industrial**

Industrial uses occupy 92.96 acres of land, accounting for 5.76% of the developed land. The majority of these uses are concentrated along the Grand Trunk Railroad corridor and in the southwest corner of the Village.



INDUSTRIAL PARK OFF GRATIOT PHOTO BY COLE PANNELL

**Public and Semi-Public**

The village’s Public and Semi-public uses include school administration building & sports complex, high school & sports complex, elementary school, three public parks, five HOA managed funded parks, three churches, two fraternal organizations, community center, food pantry, cemetery, and other community-operated facilities.

Collectively, these uses represent 205.26 acres of land in the Village. Public/semi-public uses account for 12.71% of the developed land within the Village of New Haven. Minutes away to the west in Lenox Township north off 26 Mile is the Wolcott Mill Metro Park. A couple minutes to the east along 26 mile is Lenox Township’s Oakridge Golf Club and the newly built Beaumont Medical Center that includes a 24-Hour Emergency Center. St. John Providence is building a similar facility across the street from Beaumont.



UNITED STATES POST OFFICE, NEW HAVEN MI 48048 ON MAIN STREET PHOTO BY COLE PANNELL

**Transportation, Communications and Utilities**

Community infrastructure, rail transportation, public roads and utilities account for 193.34 acres of land use in the Village. CN/GTW rail corridor occupies 36 acres of land that bisects the Village paralleling Gratiot Avenue to its east. The Village’s public road network accounts for 172.23 acres or 10.66% of its total being used as road right-of-way.

**Vacant**

More than 512.58 acres of land in the Village of New Haven are undeveloped, representing the

Category	2020	
	Acres	Percent
Single Family	362.82	22.46%
Multiple Family	25.40	1.57%
Mobile Home Park	148.01	9.16%
Office/Commercial	74.80	4.63%
Industrial	92.96	5.76%
Public/Semi-Public	205.26	12.71%
Trans/Comm./Utilities	193.34	11.97%
Vacant	512.58	31.74%
Totals	1,615.17	100.00%

second largest land use category. This includes vacant undeveloped wooded areas in north of village; abandoned former industrial sites in south of the village; and the environmentally protected wetlands and designated floodplains. While vacant land is evident throughout the Village, certain parcels present unique barriers to development and the supply of vacant land is not the best indicator of development potential in New Haven.

Table 13 Land Use 2020 Village of New Haven



VACANT DOWNTOWN PROPERTY ON MAIN STREET. PHOTO BY COLE PANNELL

## 2019 Village of New Haven Existing Land Use Plan

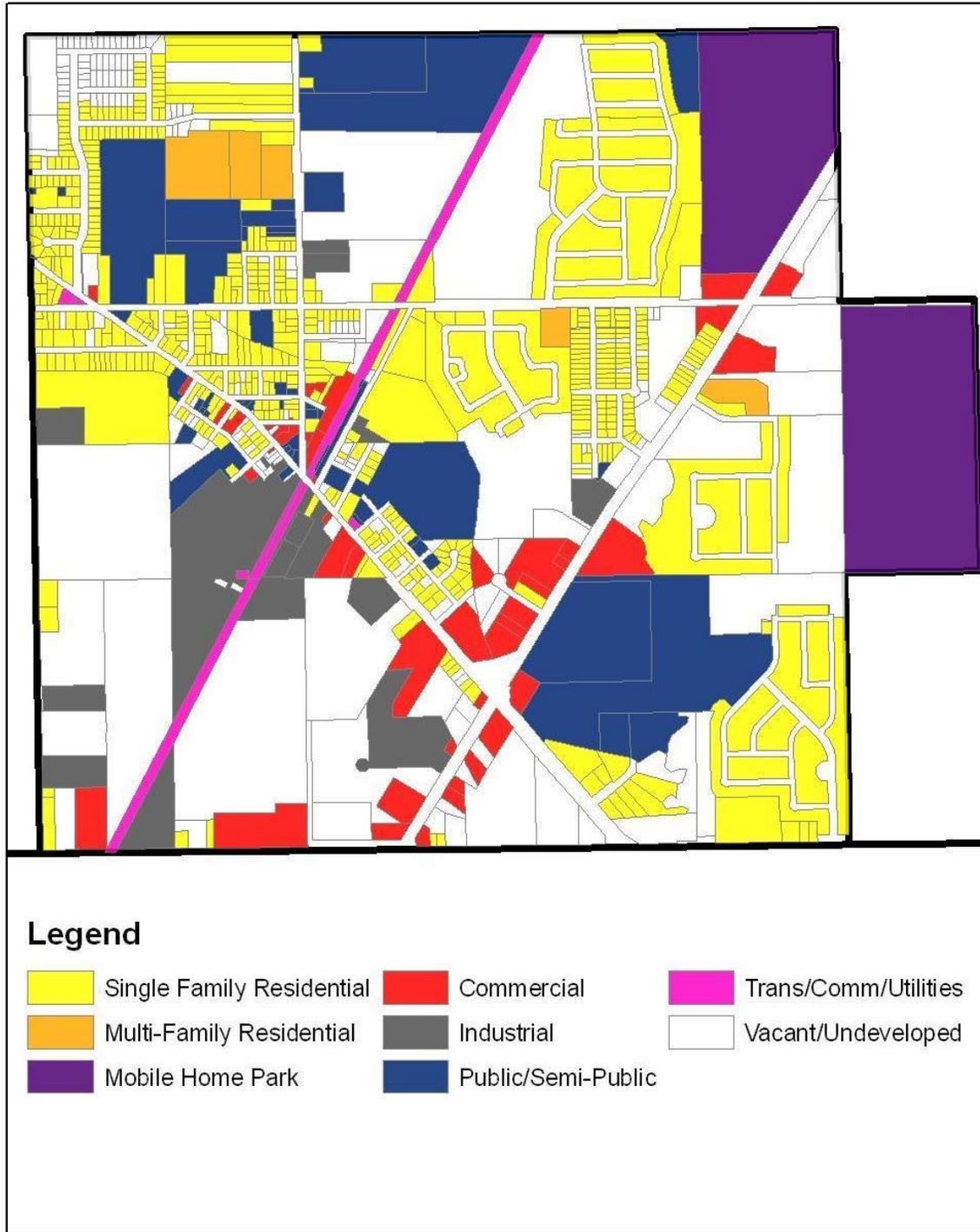


Figure 9 2019 Land Use Village of New Haven

## Section 5 – Future Land Use Plan

### INTRODUCTION

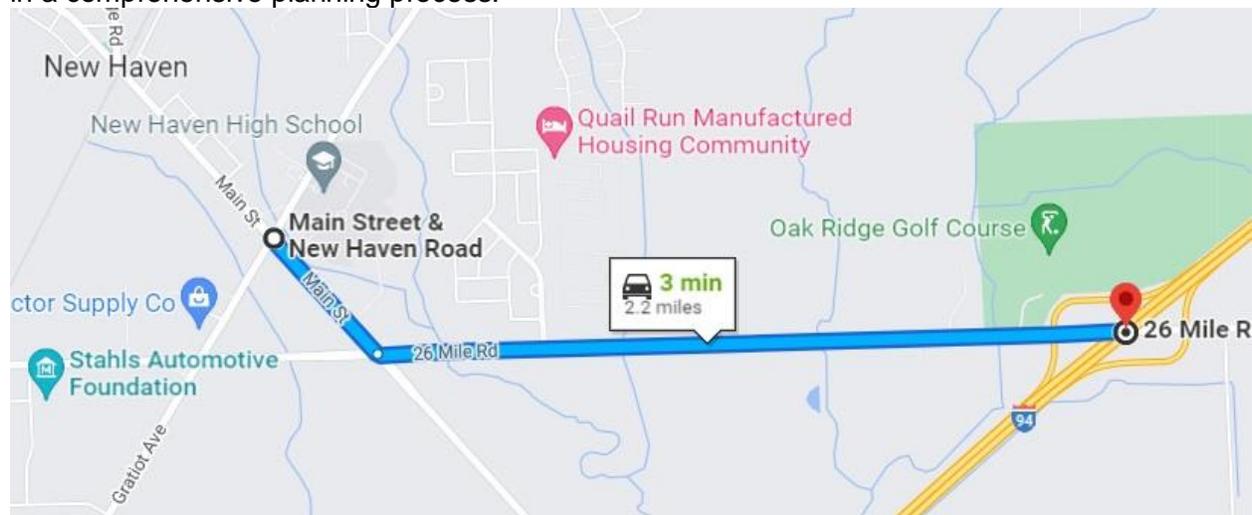
The Village of New Haven’s future land use plan was developed through close evaluation of the existing land uses throughout the community and through the solicitation of community input related to the current and future uses desired within each of these unique land uses. The resulting future land use plan for the village is subdivided into six land use sections. Goals and objectives have been outlined for each land use section and are presented in each subsection. The definition of what constitutes a goal and objective are as follows:

**Goal:** *A goal is a destination, a final purpose that a community seeks to attain. A goal is the most general level of policy and needs further refinement to assist decision makers to reach their selected destination.*

**Objective:** *An objective is the route that specifies in general terms the way (route) by which the goal (destination) can be reached. An objective indicates the kinds of actions that should be used to achieve the goal.*

### TRANSPORTATION AND NON-MOTORIZED TRANSPORTATION PLAN

An evaluation of the communities existing transportation network, problems and forecasted future demand is a crucial step in the master planning process. Roadway improvements, access, right-of-way and conditions all impact land use decisions and the manner in which it is developed. New development, particularly those regional in nature such as employment centers, new subdivisions and retail centers generate significant traffic that must be addressed in a comprehensive planning process.



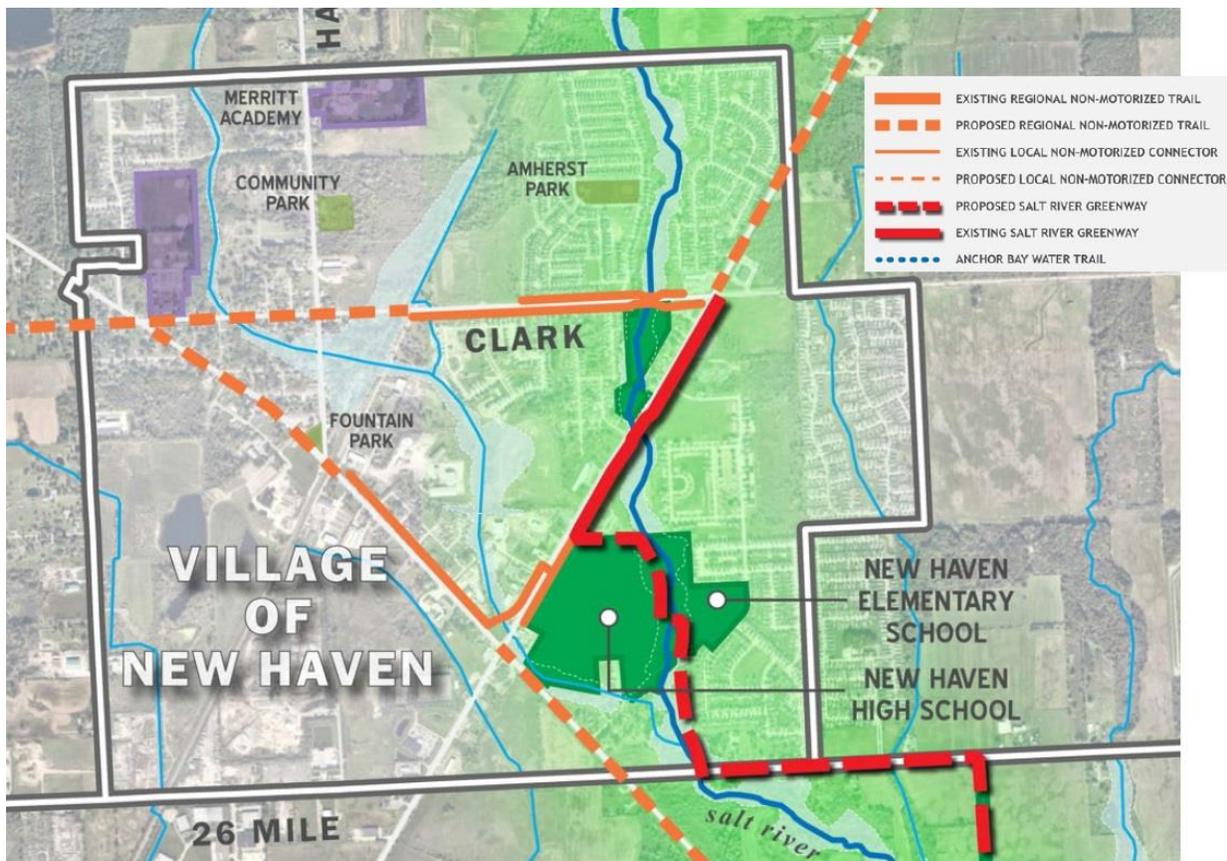
AS NEW HAVEN HAS BECOME A PRIMARILY RESIDENTIAL COMMUNITY A HUGE DRAW FOR CURRENT AND NEW RESIDENTS IS PROXIMITY TO INTERSTATE I-94. FROM CENTER OF THE VILLAGE TO THE RAMPS TO ENTER I-94 IS ONLY 3 MINUTES.

Development in Macomb County has followed major transportation corridors extending from the central city northwest along the Gratiot and I-94 corridors. For this reason, this transportation plan was designed to consider the roadway improvements proposed by the Macomb County Department of Roads and the Michigan Department of Transportation. The proposed expansion to those key thoroughfares in or near the Village of New Haven would suggest growth for the

area. The trend analysis would suggest that this growth has already arrived for residential development and is positioned to occur in the near future for commercial and industrial development.

By considering future roadway projects, the Village can minimize any negative impacts that would arise from major road construction projects. By coordinating the planning associated with the regional transportation system, County non-motorized plans, or even the Salt River Greenway Plan, it may offer some opportunities to consider mutually compatible land use policies and non-motorized transportation infrastructure that will greatly benefit the Village of New Haven and its citizens. This plan presents the vision, along with recommendations on how to achieve this end.

***Transportation Vision:*** A safe and efficient multi-modal transportation system that appropriately serves the Village of New Haven and its neighboring communities.



THE SALT RIVER GREENWAY IS A PROPOSED TRAIL THAT FOLLOWS ALONG THE SALT RIVER. THIS TRAIL WOULD START FROM THE JEFFERSON PATH AT THE ANCHOR BAY IN CHESTERFIELD TOWNSHIP STRETCHING NORTH THROUGH THE VILLAGE OF NEW HAVEN FOLLOWED BY LENOX TOWNSHIP TO THE ORCHARD TRAIL IN THE CITY OF RICHMOND. THE TRAIL WOULD ALSO CONNECT TO THE NORTH BRANCH TRAIL AND TO DOWNTOWN NEW BALTIMORE.

Table 14A 2015-2018 Vehicle Crash Data Village of New Haven - SEMCOG

High Frequency Intersection Crash Rankings	
Intersection	2016-2020 Annual Crash Avg
26 Mile Rd @ Gratiot Ave	16.8
Gratiot Ave @ Main St	12.4
26 Mile Rd @ Main St	11.6
Gratiot Ave @ Clark St	6.8
Gratiot Ave @ Clawson St	3.2
Clark St @ Havenridge Rd	2.6
Gratiot Ave @ Arlington Dr	1.8
Gratiot Ave @ Riverbrook Blvd	1.2
Gratiot Ave @ James Curtin Dr	1.2
Gratiot Ave @ Buff St	1.0

Table 14B 2015-2018 Vehicle Crash Data Village of New Haven - SEMCOG

HIGH FREQUENCY ROAD SEGMENT CRASH RANKINGS		
From Road to Road	Segment	Avg
Omo Rd – Gratiot Ave	26 Mile Rd	24.2
Main St – Clark St	Gratiot Ave	18
Main St – 26 Mile/W I-94 Ramp	26 Mile Rd	13.8
26 Mile Rd – Main St	Gratiot Ave	11.4
Gratiot Ave – Main St	26 Mile Rd	11
Clark St – Gratiot Ave	Gratiot Ave	5.8
26 Mile Rd – Gratiot Ave	Main St	5.4
Havenridge Rd - Gratiot Ave	Clark St	4.2
Gratiot Ave – Main St	Main St	2.4
Clark St – New Haven Rd	New Haven Rd	2.4



INTERSECTION OF GRATIOT AVENUE AND MAIN STREET (NEW HAVEN ROAD)

PHOTO BY COLE PANELL

## COMMUNITY FACILITIES AND OPEN SPACE PLAN

The community image is often directly related to the condition or provision of parks, libraries, schools and public buildings. The extent to which community facilities are developed is predicated upon neighborhood needs, the availability and location of suitable land, and available funding to finance the given project. Community-wide facilities normally consist of municipal offices, libraries, fire stations, playfields, community parks, and schools. By the very nature of their individual functions, they serve not only the residential neighborhoods, but the entire community. Through the implementation of the vision and strategies below, the Village aims to provide improved service and amenities to all members of the community.

### EXISTING COMMUNITY FACILITIES

#### New Haven Community Schools

The village of New Haven is served by New Haven Community Schools (NNCS). The school district provides education services to sections of Ray, Lenox, Macomb and Chesterfield Townships. Presently within the village is the New Haven Elementary School located in the Decora Park Sub-division, New Haven High School & Sports Complex, and the New Haven Community Schools Administration and Pre-School Building which consists of it's own sports complex used for youth sports programs. The NNCS district also has Endeavor K-8 located on 26 Mile in Ray Township and Seifert Building for future elementary school expansion. During the past decade and in the most recent 2 years, the district has seen spikes in enrollment due to new sub-divisions being completed and the population increase in the area.



NEW HAVEN HIGH SCHOOL IS OPEN TO THE PUBLIC TO PROVIDE RECREATIONAL ACTIVITIES. NEW HAVEN SCHOOLS HOSTS THE VILLAGE OF NEW HAVEN RED, HOT & BLUE FESTIVAL WITH FIREWORKS SEEN THROUGHOUT THE VILLAGE. THE DISTRICT IS IN THE PROCESS OF A VOTER SUPPORT BOND FOR SCHOOL IMPROVEMENTS.

PHOTO BY COLE PANNELL

## **Regional Parks and Recreation Facilities**

The Huron-Clinton Metropolitan Authority (HCMA) operates more than one dozen regional recreation areas in Southeast Michigan. These parks provide facilities for a wide range of recreational opportunities, which include picnicking, playgrounds, hiking, swimming, boating, fishing, golf, court games, and cross-country skiing, ice-skating, and sledding, among others. Three HCMA parks are in Macomb County; Stony Creek Metro Park in Washington and Shelby Townships; Lake St. Clair Metro Park in Harrison Township; and Wolcott Mill in Ray Township.

## **Macomb County Parks and Recreation Facilities**

Three parks are operated by Macomb County. The largest of which is Freedom Hill County Park and Amphitheater located in Sterling Heights. This 100-acre site has an events-based orientation, featuring regularly scheduled festivals, concerts and fundraising type of events. A 10,000-square foot indoor banquet center is located on site. This building is available for group picnics, receptions, and other public purposes. Macomb County also maintains the Macomb Orchard Trail. The 27 Mile trail consisting of the old Grand Trunk and Western rail line traverses the County starting in Shelby Township along the County's western boundary, up through Washington, Bruce, Armada, and Richmond Townships. The railway also services the Villages of Romeo and Armada as well as the City of Richmond. The County also operates the Nicholson Nature Center located in Clinton Township.

## **New Haven Recreation Facilities**

The Village of New Haven owns and maintains three (3) parks within the community. Two parks are located downtown. Fountain Park is on the corner of Main and Havenridge. Haven Place Park is further North on Main Street at Division Street. Community Park is located North of downtown on Havenridge Road. This park offers basketball, soccer, volleyball, playground equipment and picnic areas. Recreation facilities also exist at local schools and within Decora Park and Amhurst Sub-divisions as well as in the two Mobile Home Communities.

## **Community Center**

The former Village Hall now houses a community center which provides space for senior services and a food pantry. There is also potential to upgrade this facility and perhaps expand to meet the indoor recreation and leisure time activity needs of the larger population.



NEW HAVEN COMMUNITY CENTER. PHOTO BY COLE PANNELL

## Village Offices

The benefit of a Civic Center is both functional and aesthetic. The Civic Center currently houses the Macomb County Sheriff, the New Haven Fire Department and municipal offices. By creating a consolidation of essential services, the citizens of the Village have the convenience of accessing all essential community services. The existing village offices only fulfills a part of the civic center concept in that it does not have space to provide on-site recreation amenities. However, there is adjacent vacant land which makes future expansion feasible.



VILLAGE OF NEW HAVEN MUNICIPAL COMPLEX PHOTO BY COLE PANNELL

## Library

The Lenox Township Library is located conveniently within the Village of New Haven on the corner of Clark Street and Main Street but is slated to move to Gratiot Avenue and Pembroke. The library is supported by a 1.5 mil tax and functions under the direction of a six-member library board and a full-time director. There is no cost to use the services of the library for residents as the library is a participating member of the Macomb County Cooperative.



LENOX TOWNSHIP LIBRARY PHOTO BY COLE PANNELL



FUTURE SITE OF LIBRARY ON GRATIOT AVENUE CONSISTING OF 3.07 ACRES. LOCATED NEXT TO THE PEMBROOKE SOUTH SUB-DIVISION AND NORTH-WEST OF NEW HAVEN HIGH SCHOOL



### Public Utilities

The development potential of a community is directly related to the availability and adequacy of public utilities. The Village of New Haven currently provides public water and sanitary sewer services to the Village residents, businesses and industries. The extent of existing and anticipated public utility service to the Village is described in the following narrative.

#### *Sanitary Sewer Facilities*

Sewer facilities are provided by the Macomb County Wastewater Sanitary Sewer (the same system that serves Chesterfield and Lenox Townships). Currently the Village is conducting studies and analysis to accommodate future growth and capacity.

#### *Water Distribution Facilities*

The Village of New Haven is serviced by the Great Lakes Water Authority (formerly the Detroit Water and Sewer Department). The Village service district consists of approximately 2.53 square miles from 26 Mile Road to 1.5 miles north and from Rosell Road to 1.5 miles east that consists of approximately 22 miles of water lines, 1 Pressure Reducing Valve (PRV) and standby booster Station, 2 community wells, 1 elevated storage tank, and 1 interconnection with Chesterfield Township. The present system analysis shows no deficiencies in the water system.

VILLAGE OF NEW HAVEN WATER TOWER  
PHOTO BY COLE PANNELL



Great Lakes Water  
Authority / Detroit  
Water and Sewerage  
Department



## Fire Department

One of the most important services that are provided by a community is adequate fire protection. Firefighting services are important because they protect residents, businesses, and industries from financial loss and personal injury, and because they can substantially reduce the cost of fire insurance. The Village of New Haven presently is served by an all-volunteer/on-call fire department with a Full-time Chief/responder. Because of the Fire Department's ISO rating from their exemplary service, the citizens enjoy a decrease in homeowners insurance cost.

In January of 2006 the fire department officially moved into the new fire station which was part of the new Village offices. Presently the fire department is operating under a 3-mil tax and has a mutual aid agreement with Ray, Lenox, Macomb, Chesterfield Townships as well as the City of New Baltimore. In the case of extreme emergency to include major fires the Village is also a member of, and participates in, the Macomb County Mutual Aid Agreement.



NEW HAVEN FIRE DEPARTMENT PHOTO BY COLE PANNELL



AT NEW HAVEN COMMUNITY PARK  
PHOTO BY GENEVIEVE RODZIK

## Parks and Recreation Planning factors

Because of the recent growth in residential development and the potential for that growth to continue into the future, the Village should closely re-examine the recreational opportunities that are available to the residents. Depending upon the findings and determination of that evaluation serious consideration should be given to the application process for the acquisition of various State, Federal and private grants. In short, the Village of New Haven needs to first determine whether or not there is enough developed or undeveloped park land available to accommodate existing and future recreation needs.

***Community Facilities Vision:*** *The Village of New Haven is a community where community facilities and environmentally significant areas are accessible and engaging to all residents and visitors.*

### Community Facilities and Open Space Plan

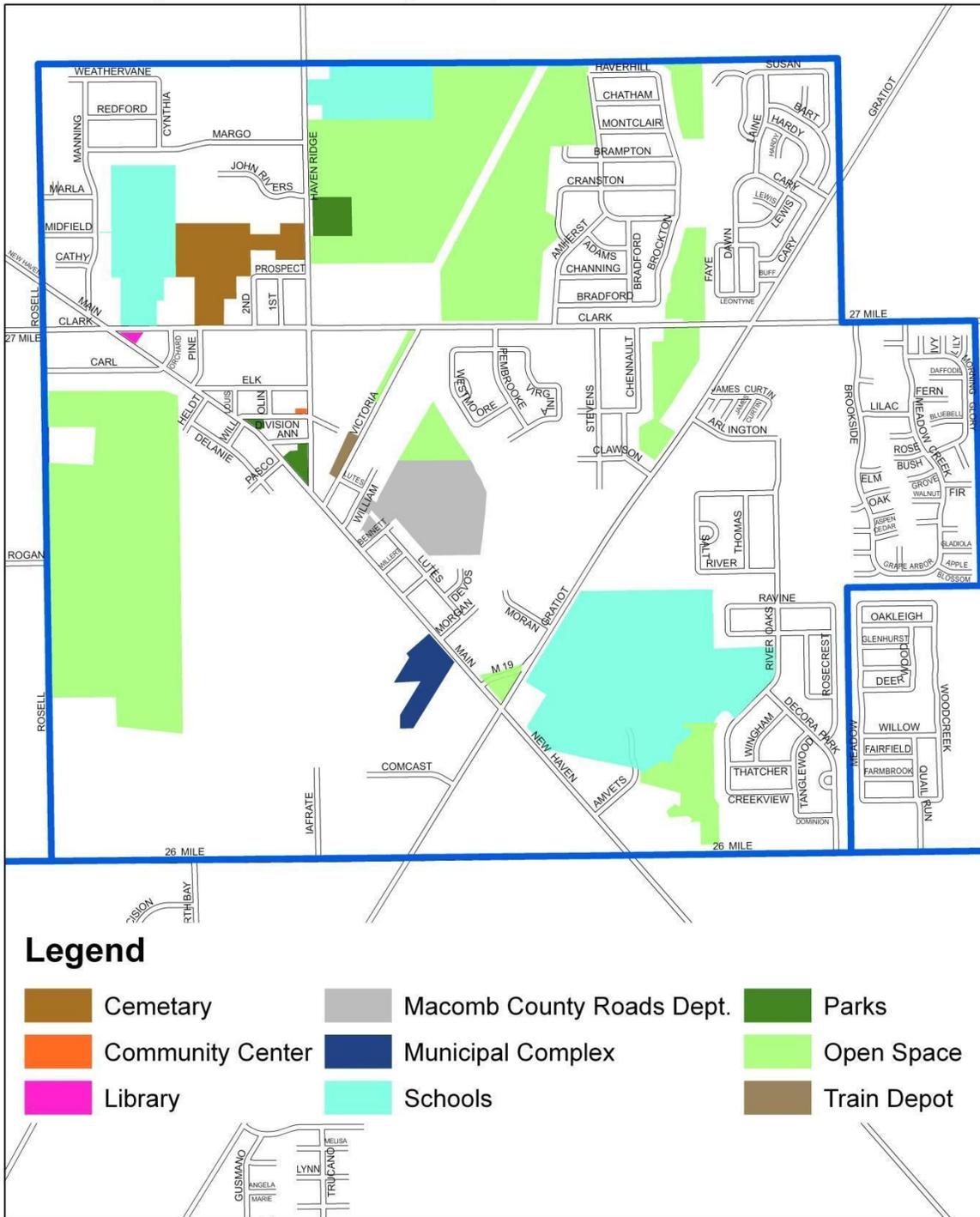


Figure 11 Community Facilities Plan Village of New Haven

## RESIDENTIAL AREAS PLAN

New Haven’s most predominant community characteristic is the prevalence of residential uses. The Village is comprised of several neighborhood districts, each with unique characteristics such as configuration, landscaping, lot sizes, and density. Residential development is what dictates the supply, and to some extent the location, of office, commercial and public uses. In the next decade, the Village seeks to expand residential options, increase density in areas near commercial development, and take advantage of the demand for housing in order to redevelop underutilized sites. This plan identifies the primary residential goals and strategies for achieving the community vision for strong, healthy residential neighborhoods in New Haven.

Currently, 62.5% of the Village is planned for some type of residential use, however only 49% of residentially zoned land is developed. The Master Plan has five distinct residential use designations which are generally characterized by the amount of density permitted per acre. In addition, the plan includes a downtown mixed-use district that relies on higher density residential development in order to create a demand for commercial development.

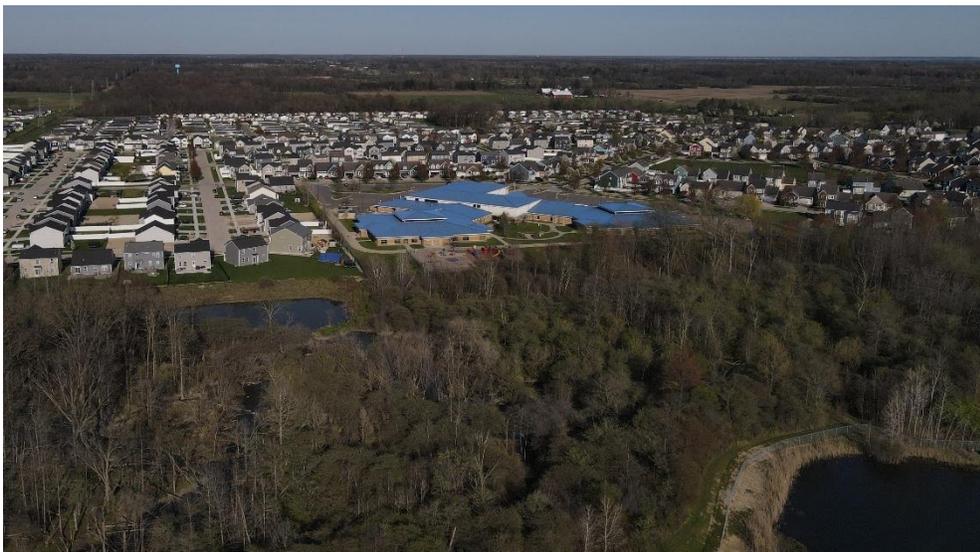
*The residential districts are designated as follows:*

### Single-Family Residential (Low Density)

This district is primarily concentrated north of Clark Avenue (27 Mile) and includes the new planned unit development districts of Weathervane Woods and large tracts of undeveloped property slated for new home construction.

Additional PUD neighborhood districts include Amherst, Pembroke, and Decora North & Decora Park, which are all designated as low density. These districts are characterized by detached housing with densities of less than four dwelling units per acre. These neighborhoods are designed to attract new young families to the Village of New Haven and are located near New Haven Elementary and Merritt Academy.

The Village has the flexibility within this district to zone undeveloped land for large estate or farmsteads if desired or create planned communities if the demand for such housing continues. Most of this low-density district borders Lenox Township, which has adopted a Master Plan which seeks to preserve the historic rural character of the community.



DECORA PARK SUB-DIVISION WAS COMPLETED IN 2021. IT INCLUDES A HOA FUNDED NATURE TRAIL, LARGE PARK AND HOME TO NEW HAVEN ELEMENTARY SCHOOL (BLUE ROOFS). WALK ABLE NEIGHBORHOODS TO SCHOOL ARE IN HIGH DEMAND.

PHOTO BY COLE PANNELL

### Single-Family Residential (Medium Density)

Medium density housing serves as a transition between single-family detached housing and multi-family or commercial land uses. This district is characterized by single-family housing of four to six dwelling units per acre that may be clustered or attached such as duplexes or townhouses. The plan designated 16.0% of the Village or 231 acres for Medium Density housing. Pembroke and Pembroke South site condominium projects as well as traditional neighborhoods located just north of downtown are identified as medium-density districts.



PEMBROOKE SUB-DIVISION IS MEDIUM DENSITY WHICH WILL BE EXPANDING IN 2023 TO THE RIGHT IN THIS PICTURE. THE GREEN SPACE ON THE LEFT IS SLATED FOR 40 MORE MEDIUM-DENSITY SINGLE FAMILY HOMES. PHOTO BY COLE PANNELL



DECORA NORTH SUB-DIVISION IS MEDIUM DENSITY WILL BE COMPLETED IN 2022. THE GROWTH IN NEW HAVEN IS ON THE FAST TRACK. PHOTO BY COLE PANNELL

**Multi-family Residential (Higher Density)**

Multi-family housing comes in many forms such as apartments, condominiums, and senior housing. The Plan includes existing developments Perry Acres east off Gratiot and south of Clark St (27 Mile), Bramblewood located on Clark Street (27 Mile) and Pinewoods west off Havenridge Road in the northern area of the village. The village also recently rezoned land on Rosell, South of Main Street, to Multi-family as it transitions from Single Family to Light Industrial uses.



PINWOODS IS A MULTI-FAMILY COMMUNITY OFF HAVENRIDGE RD. PHOTO BY COLE PANNELL

**Manufactured Housing District**

This district classification is used to identify the existing mobile home parks within the Village. Mobile home park densities are generally between 3.0 and 6.0 units per acre. Currently two manufactured housing districts exist in the Village. Riverbrook is located northwest of Gratiot and Clark Avenue, and Meadowbrook is located south of Clark Avenue and east of Gratiot. These districts are characterized as communities within a community, complete with local roads, parks and a community clubhouse. No additional mobile home park development is planned in the future. If the Riverbrook Mobile Home Park ceases to exist in the future, the Master Plan designates this area for lower density residential housing.



MEADOW CREEK MANUFACTURED COMMUNITY. PHOTO BY COLE PANNELL

**Residential Office Use District**

The RO Residential Office District is intended to provide for the location of low-intensity personal and service establishments, offices and residential dwellings in a unique atmosphere that serves the needs of persons residing in nearby Village residential areas. These areas are utilized to service the downtown, as well as other transition zones that will buffer higher intensity areas from lower intensity residential areas.

**Downtown Mixed-Use District – Housing Options**

This newly created downtown district is based on a mixed-use traditional downtown development which permits a variety of land uses provided it follows a unifying design standard. Residential dwellings are vital to the success of a suburban downtown district and should be an integral part of any planned development for this district. Housing is not just a complementary use to commercial and office developments, rather it often determines what type of businesses will locate in the district. The densities tend to be greater and will give developers maximum flexibility in designing creative residential products such as live-work units, loft housing and possibly row houses behind the main commercial frontage.

**Residential Vision:** *Provide a diverse range of residential options at multiple price points that promote a sense of community and pride in ownership.*

## COMMERCIAL AREAS PLAN

Commercial development in the Village of New Haven is influenced by existing development patterns, zoning, planned and existing residential neighborhood locations, and traffic counts.

### Commercial Land Uses

The commercial designation includes all retail, office and service uses. Generally, a hierarchy of commercial centers is encouraged from the typical small convenience center serving neighborhood commercial needs, to the larger regional shopping/lifestyle centers serving regional customers. The Land Use Plan identifies several areas for regional commercial uses in addition to those provided for local convenience development. Office uses are not separately identified and can be considered appropriate in any of the commercial areas.



RITE AID IS LOCATED ON THE NORTHEAST CORNER OF GRATIOT & 27 MILE. PROPERTY TO THE NORTH AND EAST ARE VACANT AND ZONED FOR FUTURE COMMERCIAL DEVELOPMENT. PHOTO BY COLE PANNELL

#### *General Business*

The business land use classification includes all commercial uses. For locational consideration, the Plan text recognizes two varieties of commercial types: neighborhood commercial and regional commercial.

Neighborhood commercial is best suited for locations abutting residential and/or lots with minimal depth. This designation includes uses that satisfy daily retail and service needs of nearby residential neighborhoods. They may occur as freestanding buildings or smaller planned centers with multiple tenants. These uses are commonly located at the intersection of major roads and in close proximity to the neighborhoods that form their primary trade area.

Regional Commercial uses on the other hand, typically include shopping/lifestyle centers and uses dependent on high traffic corridors. Regional commercial centers generally exceed five acres in size and serve a market area extending at least several miles beyond the site. Uses in this category will experience more intense auto and truck traffic than in neighborhood commercial areas. They may include “big-box” commercial, grocery stores, restaurants and auto-oriented businesses such as gas stations and car washes. Commercial uses with a regional draw are limited to the area along 26 Mile Road and on Gratiot Avenue near major intersections.

#### *Office*

The office classification includes both general and professional offices. Office uses are generally located in areas along major traffic thoroughfares. The use designation is suitable as a transition between commercial type uses and residential developments. Offices of over one story shall be limited to areas not abutting residential or setback greater distances to protect the privacy and value of homes.

## Commercial Location Considerations

### *Planning within the roadway limitations*

Higher traffic volumes are one factor influencing where commercial uses will be most viable and where higher density residential development can be maintained with limited amounts of traffic congestion. Commercial development will continue to be located along the 26 Mile Road, 27 Mile Road, Gratiot Avenue and New Haven Road (Main Street).

*Consideration of existing commercial patterns* Future commercial development in New Haven Village is conditioned, to some extent, on the pattern of development portrayed by the existing land use survey. Portions of the Village that may be suitable for future commercial development are identified by existing development and zoning patterns, future residential areas, and the commercial visions and strategies developed by the Village. Based on these factors, four

principal commercial categories are identified on the Master Plan Map and described in the Land Use Designation section. The four principle commercial sectors are 1) 26 Mile Road; 2) Gratiot and New Haven Road Intersection (Golden Triangle); 3) Gratiot and 27 Mile Road Intersection; and 4) Downtown (Main Street and Havenridge Road).



CORNER OF GRATIOT & NEW HAVEN RD (MAIN ST) IS THE NORTH CORNER OF AREA KNOWN AS THE GOLDEN TRIANGLE. FRONTAGE ALONG NEW HAVEN ROAD & 26 MILE IS VACANT AS SEEN AT THE TOP OF THIS PHOTO. PHOTO BY COLE PANNELL

### *Resist expansion of commercial acreage*

The success of future commercial development in the Village is dependent on several factors, the most important of which is the availability of sufficient land dedicated for commercial purposes. In some instances, municipalities, in their zeal for tax base, plan for more land than can be absorbed for retail use. This excess of commercially designated property, beyond the reasonable anticipated demand, may cause a decrease in retail property values.

The plan recognizes the fact that the Village is currently saturated with commercially zoned property. However, due to established commercial patterns and high-traffic thoroughfare locations, it is unlikely that the Village would be able to down-zone many of these properties to alternative zoning classifications. Because New Haven currently has an overabundance of commercially planned land, the Village should limit the expansion of commercial property into areas that are not planned as such.

***Commercial & Office Vision:*** *A dynamic community-centric commercial marketplace that embraces emerging market trends and supports the needs and character of the greater community. Connection to the downtown district is vital to the development of the commercial corridor off Gratiot Avenue. The village sees these two districts transitioning into each other, as well as lowering the incompatibilities along previously industrially zoned lands that abutted residential areas.*

## **Industrial Areas Plan**

Land reserved for industrial purposes provides important economic benefits for the community. However, in recent years, the need for further industrial development has greatly decreased due to the pressures it has put on neighboring residential zones. It is imperative to understand that while economic interests are important, it is also important to protect the health, safety and welfare of the citizens and how certain uses may impact their experience in New Haven. incompatible with current residential developments. Therefore, we are focusing on preserving the large amount of vacant space in the southwest corner of the village for heavy and light industrial. This area is also adjacent to the industrial areas of Chesterfield Township that is developed and industrially zoned.



INDUSTRIAL BUILDINGS ON WEST SIDE OF GRATIOT HAS SPACE TO WEST TO EXPAND.  
PHOTO BY COLE PANNELL

It is best practice to locate industrial uses near non-residential uses. Light industrial refers to uses which operate mainly within a building and whose operations do not negatively impact properties beyond their own property line. Remaining industrial areas are suitable for general industrial uses. General industrial uses may include industries whose influence or environmental effects can be felt beyond their property lines. These uses could contain more intense operations that will most likely generate noise, create odor and/or have outdoor storage.

### **Industrial Locational Considerations**

#### *Limited intrusion upon residential and commercial districts*

When developing industrial areas, one must take into account the intensity and the potential for nuisances that may be associated with particular industrial use types. Industrial uses are often deemed incompatible near residential uses. Similarly, introducing commercial uses in industrial areas can be difficult due to conflicting development patterns. The Village should strive to minimize or mitigate any potential compatibility problems that may occur wherever industrial and non-industrial uses share a common boundary. Where these situations exist, careful attention should be directed to site plan review process to mitigate any potential nuisances through careful building placement, appropriate setbacks, and the provision of buffering and screening.

#### *Planning within a transportation corridor*

Industrial areas should have access to major transportation corridors, including highways and/or railroad lines, to accommodate the high volumes of truck traffic that are generated by these uses. The areas along Rosell Road planned for future industrial purposes have been selected to capitalize on the presence of a regional highway corridor (26 Mile Road) through the community with a direct line to Interstate I-94 and access to an active railway route.

***Industrial Vision:*** *The Village of New Haven seeks to support, maintain and cultivate economically viable and community centric industrial developments, while rezoning industrial areas located near residential districts.*

## DOWNTOWN AREA PLAN

Historically, Downtown New Haven was the center of civic life for Village residents. The downtown was historically viewed as the employment center of the community anchored by the former foundry where a majority of New Haven residents worked, and the local businesses served the needs of this bustling industrial town. Over the years as transportation patterns were altered and the foundry closed, most of the commercial activity in New Haven and the surrounding communities shifted to Gratiot Avenue and the mile roads.

The downtown has an abundance of redevelopment opportunities which can present itself as an excellent opportunity to revitalize the district. The downtown must be filled with businesses that meet local demand for goods and services, but also transform beyond that tradition and into a multi-purpose district. Over-regulating land use in a mixed-use district impedes the creativity and detracts from the livability of downtown districts.



Fountain Park is the start of a re-birth of Downtown New Haven as a gathering place for future business. Photo by Cole Pannell

### Recommended Uses

With the exception of industrial development, nearly every land use should be represented in the new downtown district.

#### *Downtown Residential*

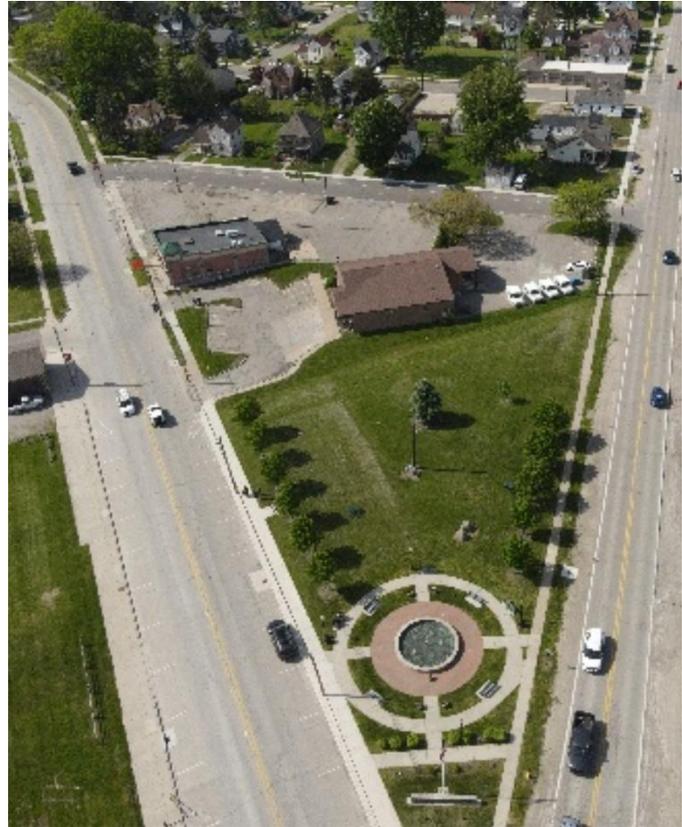
Housing in the downtown is developed at greater densities than the rest of the village. Examples of downtown housing include apartments, condominiums, loft buildings and row houses. On Main Street, housing should be limited to the upper levels, retaining the street level space for commercial development. “Live-work” units should be permitted which will attract new residents to the area and possibly home-based businesses.

#### *Parking*

Parking is the one component of the downtown district that may require more regulation than traditional downtown zoning. Large parking areas should be avoided because they discourage pedestrian activity and detract from the synergy of downtown. Wherever possible, parking should be located in the rear of buildings except for the case of on-street parking.

### *Community Spaces*

Creating a central location for civic gatherings is an essential component for downtown development. Development in the downtown should be oriented in such a way as to create a community focal point in the Village. The town square concept does not necessarily mean government buildings and park space, but it should include open space for seasonal activities such as a Farmer's Market, community festivities, seasonal events, live concerts, and other special functions. Keeping public buildings downtown such as the Village Hall, the Library, Post Office and other administrative buildings will reinforce the town square concept.



### *Office*

Through 2020, some of the fastest growing sectors for employment have been in the service industries. Professional and business services, and healthcare and social assistance sectors will account for almost half of the new jobs in the service sector. The Village can capitalize on this growth by creating a downtown district that will be attractive to small businesses, sole proprietors/self-employed professionals and other service-industry employers. In addition to home-based occupations, upper floors in the downtown can be devoted to dentist/doctor offices, attorneys, appraisers, accountants, architects, etc. This type of office use does not rely on traffic visibility in the same way retail does and therefore is more suited for a quaint downtown that can provide the amenities that the practitioners and their clientele value.

### *Commercial*

Commercial development in a mixed-use downtown should be focused on the needs of the downtown residents and businesses. In order to attract traffic from Gratiot or 26 mile the downtown must have a dynamic mix of businesses. From specialty restaurants to unique boutiques, downtown merchants must provide a unique destination-based retail experience. The key is to cultivate a community-supported commercial marketplace that meets the needs of residents and local businesses and attracts customers from surrounding communities.

***Downtown Vision:*** *A vibrant Village center with a unique mix of complementary shops, services and uses which serves as a source of community pride and attracts visitors from surrounding communities.*

### New Haven Future Land Use - 2020 Aerial View

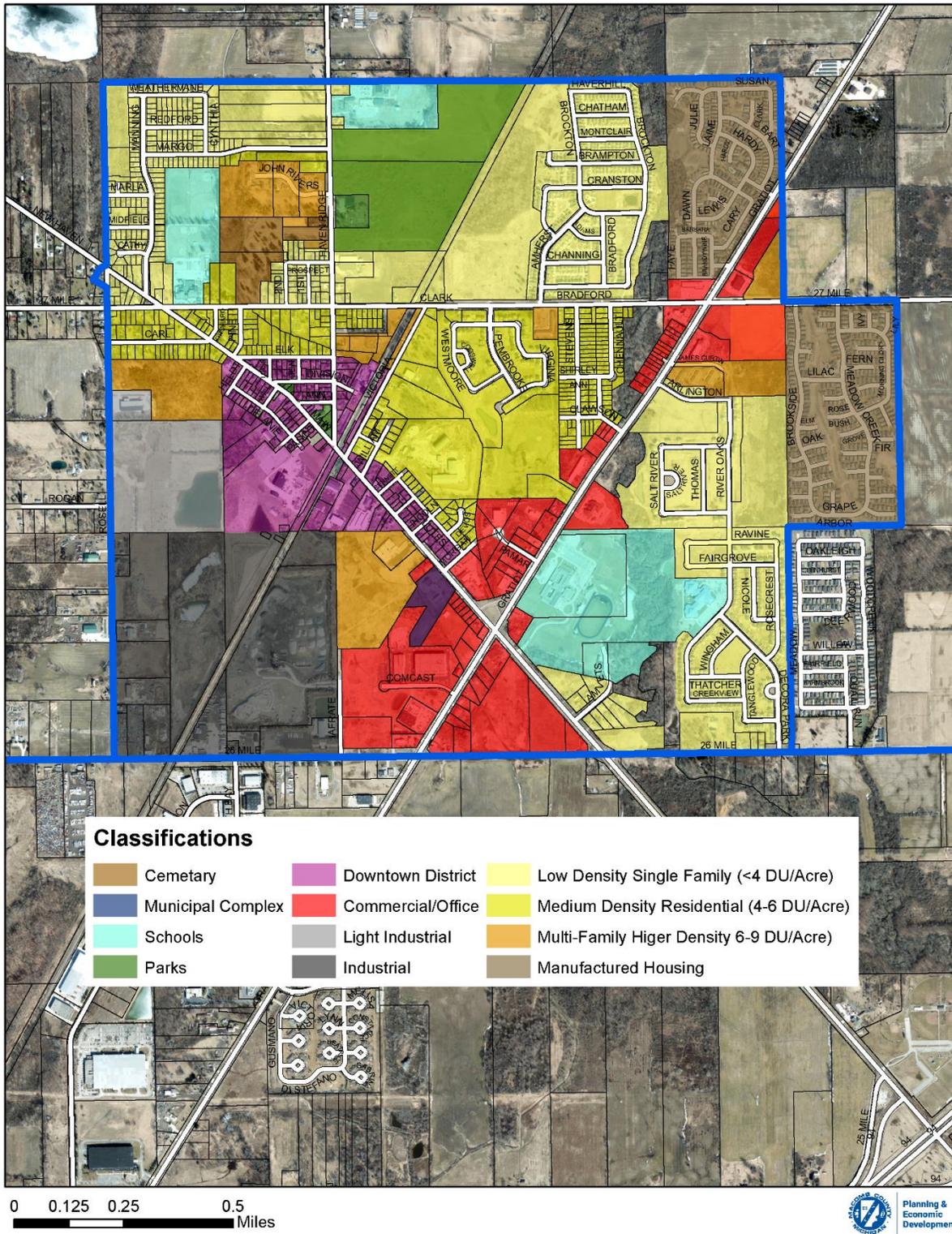


Figure 12 Future Land Use Map Village of New Haven

## Section 6 – Implementation Matrix

The following goals and objectives have been taken from each of the corresponding plan sections (Transportation, Community Facilities, Open Space, Residential, Commercial, Industrial and Downtown Area) and presented in matrix form.

If implemented over the next few years, the programs and/or policies identified in this plan will provide a roadmap to achieving the community vision. The matrix also identifies the likely party or parties responsible for coordinating or effectuating the program. Finally, the matrix offers a suggested implementation timeframe for the program (ongoing, short term and long term).

A well thought out plan for implementation is very useful to elected officials responsible for the allocation of limited resources and the staff charged with implementing the programs and policies. The goals and objectives presented below are not listed in any priority order and should be pursued simultaneously as time and financial resources permit.

Transportation Goals and Objectives		
Goal: Enhance the condition, function and safety of the village of New Haven’s transportation network.	Responsibility	Short, Long, or Ongoing
Work with transportation service providers to optimize vehicular and pedestrian flow, improve safety, and reduce speeds along 26 Mile Road, 27 Mile Road, Gratiot Avenue, Rosell and New Haven Road.	Planning Commission, MDOT, Macomb County Department of Roads	Ongoing
Continually examine speed limits, signalization and signage on roadways.	Planning Commission, MDOT, Macomb County Department of Roads	Ongoing
Create traffic calming and access management standards to improve safety on roadways within the Village of New Haven. The standards should address access spacing and alignments, as well as the potential for shared access between properties. Reference the Gratiot Avenue Corridor Improvement Plan.	Planning Commission, MDOT, Macomb County Department of Roads	Long Term
Work with the Macomb County Department of Roads, adjacent municipalities, MDOT and property owners to pave Rosell Road between 26 Mile Road and New Haven Road.	Planning Commission, MDOT, Macomb County Department of Roads	Long Term
Work with the Macomb County Department of Roads, adjacent municipalities, MDOT and property owners to pave Rosell Road between 26 Mile Road and New Haven Road. Explore additional alternative routes as development occurs.	Planning Commission, MDOT, Macomb County Department of Roads	Ongoing
Study the feasibility of adding a traffic light at Gratiot Avenue and proposed Library Drive.	Planning Commission, MDOT, Macomb County Department of Roads	Short Term
Goal: Encourage the development of non-motorized pathways that are available throughout the entire community providing an alternative means of transportation, as well as recreation.	Responsibility	Short, Long, or Ongoing
Develop and adopt a Complete Streets policy to guide future roadway development and non-motorized circulation investments.	Planning Commission, Consultant	Long Term
Work with Macomb County Department of Roads and other stakeholders to extend Macomb County’s 70-mile trail loop to and through the Village of New Haven.	Village Council, Macomb County Department of Roads, Office of Macomb County Executive	Long Term
Provide a uniform street landscaping scheme along all major roadways throughout the community.	Planning Commission, Village Council	Short Term

Provide pedestrian linkages to all public and semi-public uses throughout the Village	Planning Commission, Village Council, Macomb County Department of Roads, MDOT	Ongoing
<b>Community Facilities and Open Space</b>		
<b>Goal: Maintain, upgrade and expand parks, recreation and open space opportunities within the Village.</b>	<b>Responsibility</b>	<b>Short, Long, or Ongoing</b>
Develop a formal Parks and Recreation and Open Space Plan, with a corresponding Board and volunteer structure, to update and implement recreational offerings.	Planning Commission, Village Council, Staff, Consultant	Short Term
Identify environmentally significant areas within the Village that can be acquired to enhance recreational services, including adoption of the Salt River Greenways Plan.	Planning Commission, Village Council, Staff	Short Term
Work with the Macomb County Sheriff's Department to maximize safety and minimize vandalism in Village Parks	Village Council, Macomb County Sheriff's Department	Ongoing
Work with Macomb County to develop an interconnected non-motorized trail system in the Village that connects to both local and regional trails.	Planning Commission, Staff, Macomb County Department of Roads, Consultant	Long Term
Work with developers to ensure that adequate recreation areas are provided for residents moving into new developments.	Planning Commission, Staff, Consultant	Ongoing
<b>Goal: Promote environmental best management practices (BMPs) throughout the Village.</b>	<b>Responsibility</b>	<b>Short, Long, or Ongoing</b>
Revise ordinances to integrate green infrastructure and building standards	Village Council, Staff, Consultant	Short Term
<b>Goal: Maintain and improve upon the existing community infrastructure.</b>	<b>Responsibility</b>	<b>Short, Long, or Ongoing</b>
Develop a Capital Improvements Plan that will strategically lay out infrastructure improvements and investment for the Village of New Haven	Village Council, Staff	Short Term
Be prepared to study the need for expanded fire services considering past and future projected growth.	Village Council, Staff	Ongoing
Work with the state, county and Village engineer to develop a prioritized plan for expanding, replacing or upgrading water and sewer service within the Village.	Village Council, Staff, Engineer	Long Term
<b>Residential Areas</b>		
<b>Goal: Encourage the rehabilitation of existing housing stock.</b>	<b>Responsibility</b>	<b>Short, Long, or Ongoing</b>
Enforce and strengthen existing building codes and ordinances in residential areas	Village Council, Staff	Ongoing

Explore the feasibility of developing a community based residential investment strategy that can financially assist homeowners with property improvements.	Village Council, Staff	Long Term
Upgrade the infrastructure in existing residential areas to encourage investment including street resurfacing, curb and gutter replacement, upgrading water mains and sanitary sewers and replacing older streetlights with energy efficient, decorative lighting.	Village Council, Staff	Long Term
<b>Goal: Provide a diverse range of housing options.</b>	<b>Responsibility</b>	<b>Short, Long, or Ongoing</b>
Increase housing options for single-headed households, young adults and the elderly/seniors by updating the zoning ordinance to provide for greater housing densities near activity centers.	Planning Commission, Village Council, Staff, Consultant	Short Term
Create a zoning designation for medium-density residential dwelling units.	Planning Commission, Village Council, Staff, Consultant	Short Term
<b>Goal: Improve the architectural and design standards for new residential construction.</b>	<b>Responsibility</b>	<b>Short, Long, or Ongoing</b>
Create an Architectural Design Guide/Ordinance that will encourage the use of high-quality building materials especially those that are natural such as natural stone, masonry and wood and discourage use of synthetic or faux materials that deteriorate over time.	Planning Commission, Staff, Consultant	Ongoing
Create neighborhoods that offer diversity in terms of height, setbacks, orientation and floorplans to develop neighborhood character and Identity.	Planning Commission, Staff, Consultant	Ongoing
<b>Goal: Promote pedestrian friendly, aesthetically pleasing neighborhoods in all new residential developments.</b>	<b>Responsibility</b>	<b>Short, Long, or Ongoing</b>
Increase the use of pocket parks within neighborhoods so that every resident is in proximity to some form of open space or recreation.	Planning Commission, Staff, Consultant	Ongoing
Provide for pedestrian-friendly amenities by offering density bonuses for developers willing to include neighborhood amenities that go beyond the standards set forth in the zoning ordinance.	Planning Commission, Staff, Consultant	Short Term
Improve the landscaping along rights-of-way by investing in hardy street trees and other amenities such as benches and street lighting.	Planning Commission, Village Council, Staff, Consultant	Short Term

Adopt a complete streets strategy that details pedestrian circulation amenities required within new developments and redevelopment projects.	Planning Commission, Village Council, Staff, Consultant	Short Term
<b>Commercial Areas</b>		
<b>Goal: Encourage and assist the owners of existing commercial business in enhancing their “curb appeal”, especially at the entrance to the Downtown (intersection of New Haven Road and Gratiot Avenue).</b>	<b>Responsibility</b>	<b>Short, Long, or Ongoing</b>
Aggressively enforce the existing regulations and ordinances in order to reduce and eliminate existing “eyesores” due to lack of maintenance and in some cases blatant disregard for the community.	Village Council, Staff	Ongoing
Explore the feasibility of developing a Downtown Development Authority (DDA) and/or Corridor Improvement Authority (CIA) to adopt an overall development/redevelopment plan for the commercial areas and the Downtown.	Village Council, Staff	Short Term
Develop programs designed to retain existing viable businesses as well as to attract new businesses to the community.	Village Council, Staff	Short Term
Explore and pursue the development of a Gratiot Corridor Improvement Authority for the commercial gateway to the Village.	Village Council, Staff	Short Term
Work with business groups to provide incentives and assistance in remodeling and redeveloping the older commercial buildings.	Village Council, Staff	Long Term
<b>Goal: Promote and encourage higher quality new commercial/retail developments.</b>	<b>Responsibility</b>	<b>Short, Long, or Ongoing</b>
Develop a set of reasonable design standards for new commercial/retail developments that stresses durability, value and aesthetics.	Planning Commission, Village Council, Staff, Consultant	Short Term
Create an external environment that complements the building, adds value to the Community, and welcomes pedestrian/consumer activity.	Create an external environment that complements the building, adds value to the Community, and welcomes pedestrian/consumer activity.	Short Term
Carefully review existing developments filing for site plan modifications and use changes to correct problems creating negative impacts on surrounding properties.	Planning Commission, Village Council, Staff, Consultant	Long Term

Industrial Areas		
Goal: Ensure the long-term viability of industrial zoned property.	Responsibility	Short, Long, or Ongoing
Consider properties fronting on 26 Mile Road for uses other than industrial, as the demand presents itself.	Planning Commission, Village Council, Staff, Consultant	Ongoing
Consider modifying the zoning ordinance to expand the types of uses allowed in the industrial districts, both permitted by right and as a special land use.	Planning Commission, Village Council, Staff, Consultant	Short Term
Goal: Reduce the negative impacts of industrial development on the surrounding developments.	Responsibility	Short, Long, or Ongoing
Develop and implement stringent standards for screening and buffering between incompatible uses.	Planning Commission, Village Council, Staff, Consultant	Short Term
Explore and encourage opportunities to rezone and redevelop older industrial sites that are abandoned and/or no longer viable to designations that allow uses that are more compatible with the surrounding land uses.	Planning Commission, Village Council, Staff, Consultant	Ongoing
Goal: Promote higher standards of development/redevelopment for industrial buildings and uses that are both cost effective to the developer/owner and beneficial to the community.	Responsibility	Short, Long, or Ongoing
Review, strengthen and enforce ordinances and regulations designed to reduce and eliminate blighted industrial areas.	Village Council, Staff	Ongoing
Encourage the use of green infrastructure in industrial development.	Village Council, Staff	Ongoing
Increase green space and landscaping on sites, especially the frontages, to provide a more environmentally friendly and aesthetically pleasing development.	Village Council, Staff	Ongoing
Downtown Areas		
Goal: Enhance the image of downtown and create a sense of place.	Responsibility	Short, Long, or Ongoing
Develop a placemaking strategy for the downtown district that examines housing opportunities, complete streets, green space, marketing, commercial amenities and employment opportunities.	Planning Commission, Village Council, Staff, Consultant	Short Term

Create attractive gateways into the downtown area with entrance signs, landscaping and redesigned intersections at 26 Mile Road/Gratiot, Havenridge/Clark Street and Main/Carl Street.	Planning Commission, Village Council, Macomb County Department of Roads, MDOT, Local Business Community	Short Term
Offer incentives for incompatible land uses to relocate to other districts.	Village Council, Staff	Ongoing
Create an identity for the downtown which would enhance “curb appeal” of existing structures and ensure high quality construction of new buildings.	Village Council, Staff, Local Business Community	Long Term
Expand public space in downtown; create a performing arts stage, band shell or gazebo.	Village Council, Staff	Long Term
<b>Goal: Create a pedestrian friendly environment via the adoption of a complete streets policy.</b>	<b>Responsibility</b>	<b>Short, Long, or Ongoing</b>
Provide for integration between vehicular and pedestrian traffic by adequately screening and landscaping parking areas and utilizing traffic calming techniques on Main Street.	Planning Commission, Village Council, Staff	Long Term
Create pedestrian paths, walkways from residential uses to the town square; upgrade sidewalks and install barrier free ramps at intersections.	Planning Commission, Village Council, Staff	Long Term
Widen and improve sidewalks, upgrade the streetscape by installing benches, lighting, a fountain and signage at a pedestrian scale.	Planning Commission, Village Council, Staff	Short Term
Install bicycle parking facilities and wide curb lanes along New Haven/Main Street and Havenridge Road. Explore feasibility of bike lane on Main Street and Havenridge Road	Planning Commission, Village Council, Staff	Short Term
Prohibit large setbacks and parking in the front for new buildings. Examine zero-lot line setbacks to encourage development that engages the public at the sidewalk.	Planning Commission, Village Council, Staff	Short Term
<b>Goal: Increase the tax base by attracting new businesses to downtown.</b>	<b>Responsibility</b>	<b>Short, Long, or Ongoing</b>
Encourage home-based businesses.	Village Council, Staff, Local Business Community	Ongoing
Market the community as an attractive place to live, work, play and conduct business.	Village Council, Staff, Local Business Community, Macomb County	Ongoing
Encourage the consolidation of smaller residential lots for new development	Planning Commission, Village Council, Staff	Ongoing
Identify a niche market that will attract visitors from other communities and regulate land to support prescribed district.	Village Council, Staff, Local Business Community	Ongoing

Goal: Increase the number and density of downtown residents.	Responsibility	Short, Long, or Ongoing
Explore the feasibility of the environmental clean-up on former industrial properties and issue a Request for Proposal to area developers based on a new downtown vision.	Village Council, Staff, Local Business Community, Macomb County	Short Term
Require a minimum height for buildings in the downtown and discourage the development of incompatible land uses such as single-family housing, drive-thru windows and industrial uses.	Planning Commission, Village Council, Staff	Short Term
Incorporate housing into upper floors of retail and office buildings. Offer parking bonuses or waivers for developers who incorporate housing into commercial developments.	Planning Commission, Village Council, Staff	Short Term

## Section 7 – Zoning Plan

### INTRODUCTION

The Michigan Zoning Enabling Act (PA 110 of 2006) and the Michigan Planning Enabling Act (PA 33 of 2008) require that a community master plan include:

*“...a zoning plan for various districts controlling the height, area, bulk, location and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.”*

The zoning plan must be based on an inventory of conditions pertinent to zoning in the village and the purposes for which zoning may be adopted as described in section 201(1) of the Michigan Zoning Enabling Act.

### ROLE OF THE ZONING ORDINANCE

Michigan Public Act 110 of 2006 (as amended) establishes the zoning ordinance as the means for a community to regulate the use and development of land. The act states that the ordinance shall be based upon a plan to promote public safety and general welfare as described in section 203(1) of the act.

### MASTER PLAN AND ZONING RELATIONSHIP

This Master Plan sets forth the vision, goals, objectives and policy guidelines for growth and development in the Village of New Haven for the next ten to twenty years. It provides a specific strategy for managing growth and change in land uses and services over the course of this planning period. The plan will be periodically reviewed and updated at least once every five years. This section, along with the other relevant parts of the Master Plan, is intended to guide the administration of and future changes to the Village of New Haven Zoning Ordinance. Existing permitted uses of land, including density, setbacks and other related standards are established in the zoning ordinance. Upon adoption of the Master Plan, the Planning Commission should begin the process of updating the Zoning Ordinance and specifically address the action items identified in the following districts:

#### **Low Density Residential**

The Zoning Ordinance has two districts that are appropriate for the Low-Density Residential Land Use Designation. Single Family (SF) district is the largest lot residential district and the most restrictive. This district calls for 100' lot width and 12,000 square foot lots. Single Family (SF-1) allows for slightly smaller lots (8,700 square feet and 70' lot width) but is still considered Low Density Residential. The Village may consider amending the SF district to allow 80' lot widths while maintaining the 12,000 square foot lot area to encourage more development options. When rezoning for low density residential, the Village will consider which district is appropriate based on compatibility with surrounding property and other factors appropriate for a rezoning decision.

Action Items: Amend SF district to permit an 80' lot widths for a 12,000 square foot lot area.

## **Medium Density Residential**

The SF-2 Single Family Residential District is the primary zoning district used in the areas designated for Medium Density Residential. This zone permits a minimum lot area of 7,200 square feet and 60' lot width. The height limitation (35'/2.5 stories) is the same as the Low-Density Residential designation, but the smaller lot sizes will accommodate cluster development and attached single-family residential. The plan calls for much of the industrial property in the center of town to eventually convert to medium-density residential as the property is redeveloped.

*Action Items:* Consider modifying the SF-2 district to permit attached single-family and zero lot line cluster development as special uses to increase density and offer a more diverse range of housing options

## **Multi-Family Higher Density**

In the Master Plan, Multi-Family Higher Density is typically located in transition zones between lower density residential and higher density commercial or industrial property. The Master Plan classifies residential developments with densities greater than six dwelling units per acre as multi-family. The current zoning district, Multi-Family (MF), however allows up to 12 dwelling units per acre. The Village will encourage housing at the higher end of the density scale to locate downtown in the new mixed use business district and may amend the district regulations for the MF District in the new zoning ordinance.

*Action Items:* Modify DU/Acre to 6-9 units. This will encourage higher densities (9-12 DU/Acres) to locate within the Downtown Mixed-Use District.

## **Manufactured Housing**

The areas designated for Manufactured Housing in the Plan are congruous to the existing district boundaries for the MH Manufactured Housing District. Should the manufactured housing park north of 27 Mile Road and West of Gratiot cease to operate, the Plan calls for future development of Single-Family Homes consistent with the low-density designation.

## **Business Office**

This Master Plan designation generates a need for a new district to accommodate Neighborhood Commercial. The new district would be designed for small retail, convenience and service establishments that cater to the local neighborhood market. The district will have to be carefully developed to prevent negative impacts on surrounding residential uses. Screening, hours of operation, noise prevention, odor, lighting, building materials/colors and privacy are some of the issues which must be addressed while creating the district. The Master Plan foresees the use of a neighborhood zoning district in cases where commercially designated areas abut residential lots and negative impacts may be incurred by the residential use with or without buffering.

This land use designation is also appropriate for higher intensity commercial uses, except as noted above. These types of uses may include larger scale development that will serve New Haven and perhaps the larger region. The current General Business District (GB) has a minimum lot size of 20,000 square feet and a minimum lot width of 175' and would fit into this land use designation. The Village may wish to consider creating a new commercial district that

would allow them to designate parcels along 26 Mile Road for large lot commercial development of 40-50,000 square feet to attract national retailers and increase the local tax base.

*Action Items:* Redefine General Business district as Neighborhood Commercial district and develop a new Regional Commercial district for large lot commercial uses along 26 Mile Road.

### **Downtown Mixed-Use**

The current General Business Downtown District (GBD) allows for retail, office, commercial and all types of residential development, which is basically a mixed-use district. In the new ordinance, the Village may want to consider renaming the district and amending the district regulations. The general uses will remain the same, except the Village may want to consider limiting single-family housing in the new downtown. The list of special land uses will also be evaluated in order to support the new vision for the downtown district.

*Action Items:* Rename the General Business Downtown district (GBD) to Downtown Mixed-Use district. Increase residential multi-family density to 9-12 DU/Acre. Explore increasing the maximum building height to 3 stories (35 feet).

### **Industrial**

Within the industrial land use designation, the zoning ordinance contains both the Light Industrial district (LI), which requires 1 acre and 175' of lot width and Heavy Industrial District (HI), which requires a lot of area of 3 acres and 350' of frontage. The Village will evaluate the minimum lot size for both of these districts as part of the Zoning Ordinance update. The Village may wish to reduce the minimum lot size for Heavy Industrial in order to accommodate modern manufacturing needs and compete with other communities for industrial development.

*Action Items:* Decrease the minimum lot size for Heavy Industrial. Consult with industry experts for recommended modern industry lot standards.

### **Green Space/Parks/Public/Semi-Public**

The Zoning Ordinance does not have districts specifically designated for green space, park use, public or semi-public use. These uses are very diverse and could potentially locate in any of the zoning districts if complementary to surrounding land uses.



## Section 8 – Appendixes

### Master Plan Document Distribution List

#### Local Units of Government

Lenox Township Hall  
63775 Gratiot Ave. Lenox, MI 48050

Chesterfield Township Hall  
47275 Sugarbush Road  
Chesterfield, MI 4804

#### Transportation Planning Organizations

Macomb County Department of Roads  
117 S Groesbeck Hwy  
Mount Clemens, MI 48043-2183

MDOT Macomb - St. Clair TSC  
26170 21 Mile Rd.  
Chesterfield Township, MI 48051

Canadian National Railway  
Box 5025  
Troy, MI 48007-5025

#### Regional Planning Organizations

SEMCOG  
Southeast Michigan Council of Governments  
1001 Woodward Avenue, Suite 1400  
Detroit, MI 48226-1904

Macomb County Department of Planning and Economic Development  
1 South Main Street, 7<sup>th</sup> Floor  
Mount Clemens, MI 48043

Huron-Clinton Metropolitan Authority  
Administrative Office  
13000 High Ridge Drive  
Brighton, MI 48114-9058

#### Utilities and Communication Providers

Consumers Energy  
530 W Willow Street  
Lansing, MI 48906

DTE Energy  
1 Energy Plaza  
Detroit, MI 48226  
SEMCO Energy and Gas Company  
1411 Third Street, Suite A  
Port Huron, MI 48060

AT&T Corporation  
200 Renaissance Center  
Detroit, MI 48243

Comcast of Michigan  
1 Comcast Center  
Philadelphia, PA 19103-2838



## *Village Of New Haven*

P.O Box 480429 • 57775 Main Street  
New Haven, Michigan 48048-0429  
Phone: (586) 749-5301 • Fax: (586) 749-9055

Village of New Haven  
Planning Commission Minutes  
September 6, 2022

- I. Call to order  
Meeting called to order at 7:00 PM
  
- II. Roll Call
  - a) Commissioners Attending
    - Chris Dilbert
    - Lucy Nolan-Dilbert
    - Rob Pannell
    - T. Bonkowski
    - Rachel Whitsett
  - b) Also Attending:
    - Planner John Culcasi
    - Engineer Sermed Saif
  
- III. Public Hearings –
  - 1) Public Hearing - Daycare Expansion - 57783 Nicole Street - Melyssa Windingland - Discussion/Action
  - 2) Public Hearing - Lot Split - Parcel 26-06-33-177-014  
58391 Main Street - Frank Richter (HR One Development LLC) - Discussion/Action
  - 3) Public Hearing - Master Plan
  - 4) Public Hearing - Diverse Real Estate - Amherst 5 and Northwyck  
Clark Street West of Gratiot - Parcel 06-28-426-002 - PUD Amendment - Preliminary Site Plan Review - Discussion/Action
  
- IV. Approval of Agenda  
Motion: T. Bonkowski - To approve the agenda as presented  
Second: R. Pannell  
Vote: All Ayes, Motion Carried

- V. Public Comments on Agenda Items –
  - a) Frank Richter – Lost split request. Looking to split 6.5 east of railroad. Split lot and redevelop property.
  
- VI. Approval of the Minutes:
  - Motion: R. Pannell - To approve the minutes from August 1, 2022 as presented
  - Second: L. Nolan-Dilbert
  - All Ayes, Motion Carried
  
- VII. Communication/Correspondence/Workshop – None
  
- VIII. Matters of Consideration:
  - a) Old Business
    - 1. Master Plan –
      - Motion: R. Pannell – To approve Master Plan as presented
      - Second: C. Dilbert
      - Vote: Roll Call - All Ayes, Motion Carried
  
  - b) New Business –
    - 1. Daycare expansion – 37783 Nicole Street – Melyssa Windingland
      - Motion: R. Pannell – To approve daycare expansion at 57783 Nicole St as presented by Melyssa Windingland
      - Second: C. Dilbert
      - Vote: Roll Call - All Ayes, Motion Carried
  
    - 2. Lot Split - Parcel 26-06-33-177-014 - 58391 Main Street - Frank Richter (HR One Development LLC)
      - Motion: R. Pannell – To approve lot split of parcel #26-06-33-177-014, 58391 Main Street for petitioner HR One Development, Frank Richter
      - Second: C. Dilbert
      - Vote: Roll Call - All Ayes, Motion Carried
  
    - Motion: R. Pannell - To reopen public hearing at 8:21 for Diverse Real Estate, Amherst 5 and Northwyck, Parcel #06-28-426-002
      - Second: T. Bonkowski
      - Vote: All Ayes, Motion Carried
  
    - 3. Diverse Real Estate - Amherst 5 and Northwyck - Clark Street West of Gratiot - Parcel 06-28-426-002 - PUD Amendment -preliminary - Site Plan Review
      - Motion: R. Pannell – To table until Mr. Winn brings back to Planning Commission
      - Second: C. Dilbert
      - Vote: All Ayes, Motion Carried

- IX. Planner's Report – None
- X. Public comments on Non-Agenda Items – None
- XI. Call from the table – None
- XII. Adjournment
  - Motion: R. Pannell - to adjourn at 9:43 PM
  - Second: R. Whitsett
  - Vote: All Ayes, Motion Carried

Minutes prepared by Rachel Whitsett  
September 10, 2022

DRAFT



## Village Of New Haven

P.O Box 480429 • 57775 Main Street  
New Haven, Michigan 48048-0429  
Phone: (586) 749-5301 • Fax: (586) 749-9055

Village of New Haven  
Planning Commission Master Plan Public Hearing Minutes  
September 6, 2022

I. Call to order  
Meeting called to order at 7:00 PM

- II. Roll Call
- a) Commissioners Attending
    - Tracy Bonkowski
    - Genevieve Rodzik
    - Lucy Nolan-Dilbert
    - Rob Pannell
    - Chris Dilbert
    - Rachel Whitsett
  - b) Also Attending:
    - Planner John Culcasi

III. Public Hearings –  
Motion: R. Pannell - To open public hearing for Master Plan at 7:07 PM  
Second: L. Nolan-Dilbert  
Vote: All Ayes, Motion Carried

Master Plan was presented for final comments.

1. Brett Harris – is against the rezoning of DPW building and County building.

Motion: R. Pannell - To close public hearing at 7:12  
Second: L. Nolan-Dilbert  
Vote: All Ayes, Motion Carried

Minutes prepared by Rachel Whitsett  
September 10, 2022



*Village of New Haven*

P.O. Box 480429 - 57775 Main Street  
New Haven, Michigan, 48048-0429  
Phone: (586)749-5301 Fax: (586)749-9055

The Village of New Haven Planning Commission will hold their regular  
**Meeting at 7PM** at The Village of New Haven Municipal Offices  
57775 Main Street, New Haven, MI, 48048

This meeting will be preceded by a New Haven Planning Commission Workshop  
The workshop will be held at 6PM at The Village of New Haven Municipal Offices  
57775 Main Street, New Haven, MI, 48048

In accordance with the American with Disabilities Act, reasonable accommodations can  
be made with advance notice by calling The Village of Offices at (586)749-5301

**Agenda**  
**August 3rd, 2021**

- I. Call to order
- II. Roll Call
- III. Public Hearings - None
- IV. Approval of Agenda
- V. Public Comments on Agenda Items
- VI. Approval of the Minutes:
  - a) Regular Meeting - July 6th, 2021
  - b) Special Meeting - July 14th, 2021
- VII. Communication/Correspondence/Workshop: None



*Village of New Haven*

P.O. Box 480429 - 57775 Main Street  
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The Village of New Haven Planning Commission will hold a **Special Meeting at 7PM** at The Village of New Haven Municipal Offices  
57775 Main Street, New Haven, MI, 48048

This meeting will be preceded by a New Haven Planning Commission Workshop  
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**Agenda**  
**July 14th, 2021**

- I. Call to order
- II. Roll Call
- III. Public Hearings - None
- IV. Approval of Agenda
- V. Public Comments on Agenda Items
- VI. Approval of the Minutes: None
  - a) None
- VII. Communication/Correspondence/Workshop: None
- VIII. Matters of Consideration:



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**Agenda**  
**July 12th, 2021**

- I. Call to order
- II. Roll Call
- III. Public Hearings - None
- IV. Approval of Agenda
- V. Public Comments on Agenda Items
- VI. Approval of the Minutes: None
  - a) None
- VII. Communication/Correspondence/Workshop: None
- VIII. Matters of Consideration:



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This meeting will be preceded by a New Haven Planning Commission Workshop The workshop will be held at 6PM at The Village of New Haven Municipal Offices 57775 Main Street, New Haven, MI, 48048

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**Agenda**  
**July 6th, 2021**

- I. Call to order
- II. Roll Call
- III. Public Hearings - None
- IV. Approval of Agenda
- V. Public Comments on Agenda Items
- VI. Approval of the Minutes:
  - a) Regular Meeting - June 1, 2021
- VII. Communication/Correspondence/Workshop: None
- VIII. Matters of Consideration:

a) Old Business:

1. Zoning - Rezoning - Considerations: Arlington, Clark Street, Rosell, Gratiot - between Arlington & 27 Mile, Victoria, Comcast Drive - Discussion/Action
3. Letter to the State/Meadowcreek - Discussion/Action

b) New Business: None

- IX. Planner's Report
- X. Public Comments on Non-Agenda Items
- XI. Call from the table
- XII. Adjournment

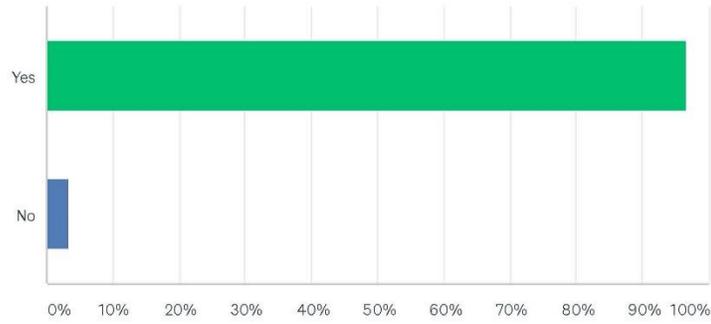
Prepared and Posted by G. Rodzik on July 12, 2021 at 9:00AM

2021 Village of New Haven Master Plan Survey

SurveyMonkey

### Q1 Are you a resident of the Village of New Haven?

Answered: 213 Skipped: 1



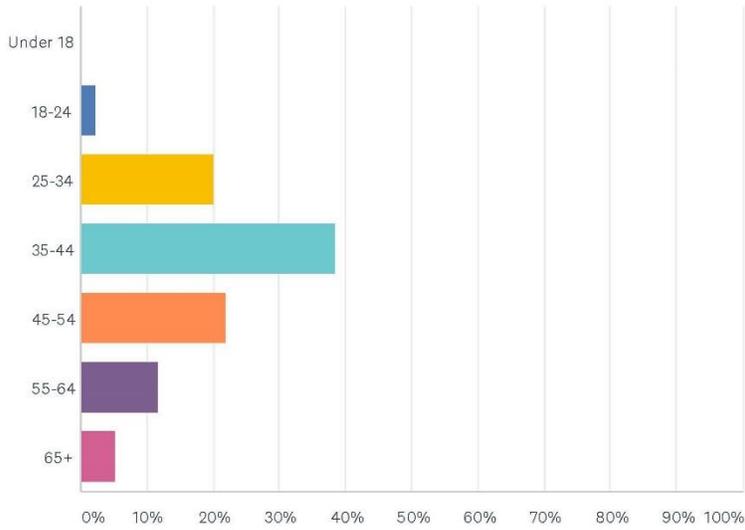
ANSWER CHOICES	RESPONSES	
Yes	96.71%	206
No	3.29%	7
TOTAL		213

2021 Village of New Haven Master Plan Survey

SurveyMonkey

### Q2 How old are you?

Answered: 213 Skipped: 1



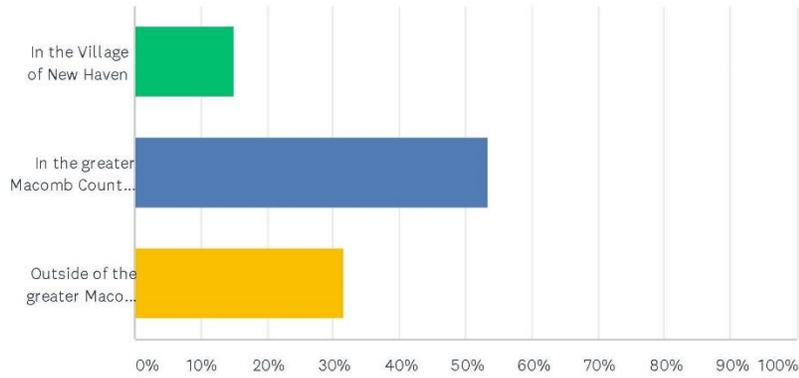
ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	2.35%	5
25-34	20.19%	43
35-44	38.50%	82
45-54	22.07%	47
55-64	11.74%	25
65+	5.16%	11
<b>TOTAL</b>		<b>213</b>

2021 Village of New Haven Master Plan Survey

SurveyMonkey

### Q3 Where is you or your family's primary place of employment?

Answered: 212 Skipped: 2



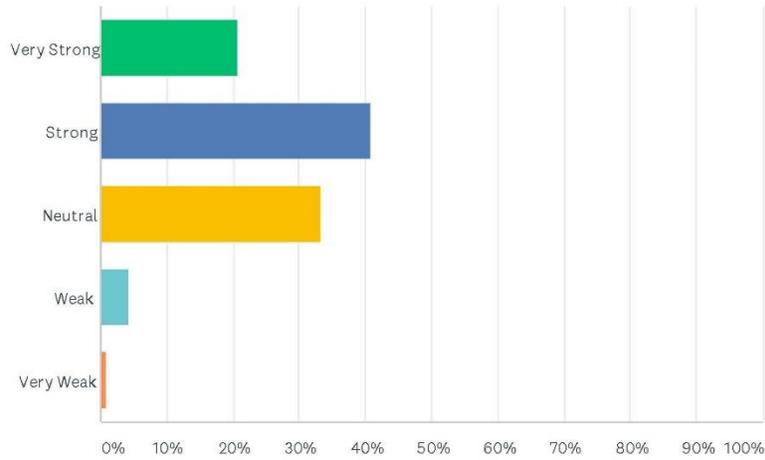
ANSWER CHOICES	RESPONSES	
In the Village of New Haven	15.09%	32
In the greater Macomb County area	53.30%	113
Outside of the greater Macomb County area	31.60%	67
TOTAL		212

2021 Village of New Haven Master Plan Survey

SurveyMonkey

### Q4 How strong is your sense of community in the Village of New Haven?

Answered: 213 Skipped: 1



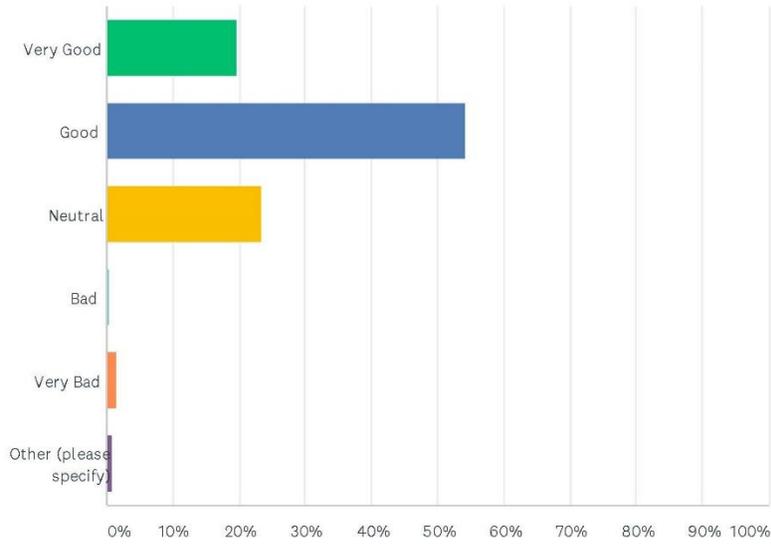
ANSWER CHOICES	RESPONSES	
Very Strong	20.66%	44
Strong	40.85%	87
Neutral	33.33%	71
Weak	4.23%	9
Very Weak	0.94%	2
TOTAL		213

2021 Village of New Haven Master Plan Survey

SurveyMonkey

### Q5 How would you rate the quality of life in the Village of New Haven?

Answered: 214 Skipped: 0



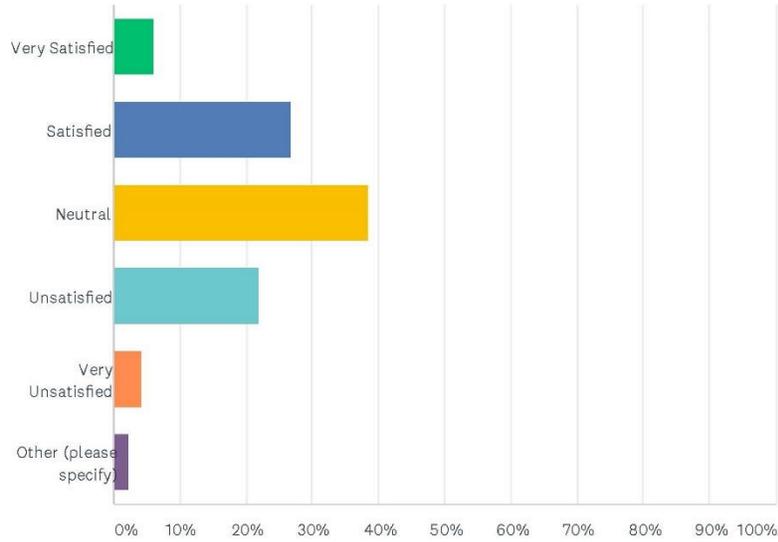
ANSWER CHOICES	RESPONSES	
Very Good	19.63%	42
Good	54.21%	116
Neutral	23.36%	50
Bad	0.47%	1
Very Bad	1.40%	3
Other (please specify)	0.93%	2
<b>TOTAL</b>		<b>214</b>

2021 Village of New Haven Master Plan Survey

SurveyMonkey

### Q6 How satisfied am I with the public amenities and facilities in the Village of New Haven?

Answered: 213 Skipped: 1



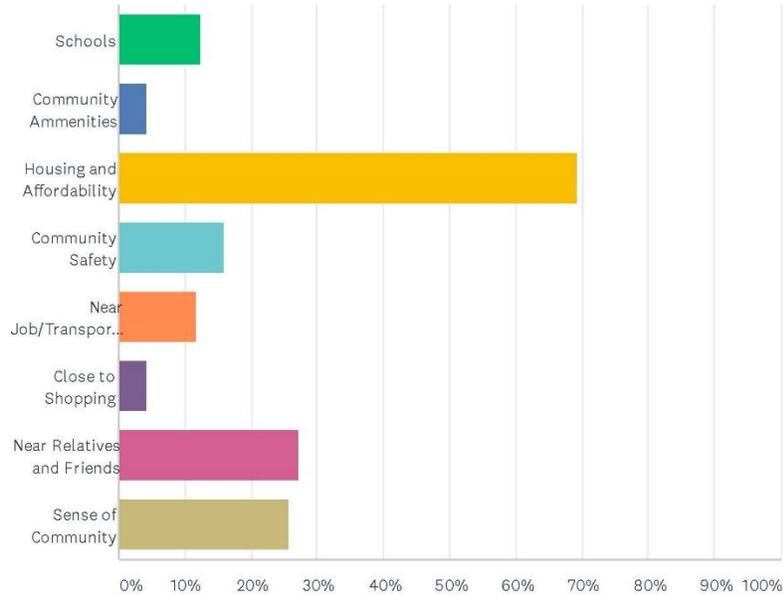
ANSWER CHOICES	RESPONSES	
Very Satisfied	6.10%	13
Satisfied	26.76%	57
Neutral	38.50%	82
Unsatisfied	22.07%	47
Very Unsatisfied	4.23%	9
Other (please specify)	2.35%	5
TOTAL		213

2021 Village of New Haven Master Plan Survey

SurveyMonkey

### Q7 What is the main reason why you or your family made the Village of new Haven your home?

Answered: 195 Skipped: 19



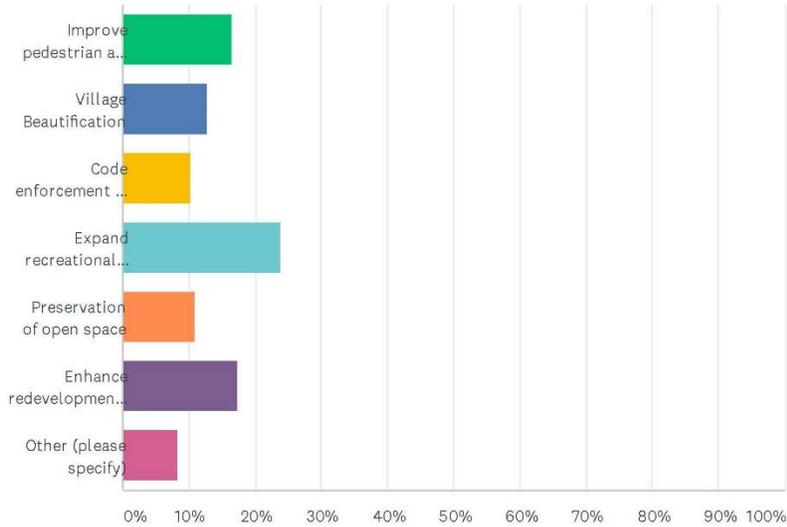
ANSWER CHOICES	RESPONSES
Schools	12.31% 24
Community Ammenities	4.10% 8
Housing and Affordability	69.23% 135
Community Safety	15.90% 31
Near Job/Transportation Access	11.79% 23
Close to Shopping	4.10% 8
Near Relatives and Friends	27.18% 53
Sense of Community	25.64% 50
Total Respondents: 195	

2021 Village of New Haven Master Plan Survey

SurveyMonkey

### Q8 What are the highest priority issues that need to be addressed in the Village?

Answered: 213 Skipped: 1



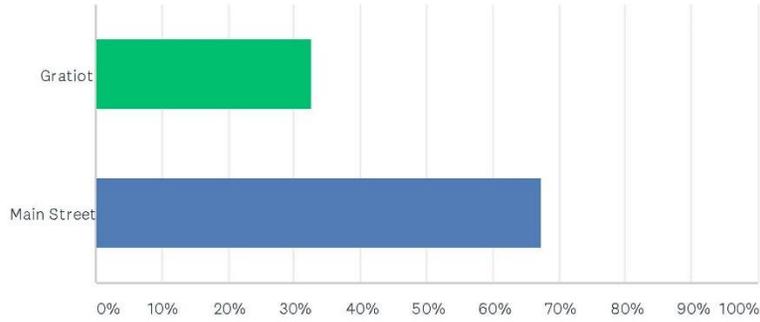
ANSWER CHOICES	RESPONSES
Improve pedestrian and non-motorized (bicycle) facilities and connectivity	16.43% 35
Village Beautification	12.68% 27
Code enforcement and Property Maintenance	10.33% 22
Expand recreationally opportunities	23.94% 51
Preservation of open space	10.80% 23
Enhance redevelopment opportunities	17.37% 37
Other (please specify)	8.45% 18
<b>TOTAL</b>	<b>213</b>

2021 Village of New Haven Master Plan Survey

SurveyMonkey

### Q9 What street or roadway would you consider to be the future "downtown" or "Main Street" of the Village?

Answered: 211 Skipped: 3



ANSWER CHOICES	RESPONSES	
Gratiot	32.70%	69
Main Street	67.30%	142
TOTAL		211

2021 Village of New Haven Master Plan Survey

SurveyMonkey

**Q10 Please share with us any additional comments or suggestions that you may have.**

Answered: 74 Skipped: 140