

A photograph of a building with a sign that reads "Village of Dryden". The building has a gabled roof and a small entrance.

Village of  
Dryden

A photograph of a red wooden building with a sign that reads "DRYDEN DEPOT". The building has two windows and a small entrance.

DRYDEN  
DEPOT

# MASTER PLAN 2020-2025

UPDATED JULY 2020



VILLAGE OF DRYDEN

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# 1.0 Introduction

## Village Officials

### Village Council:

Elizabeth Thiemkey, President  
Stan Roszczewski, President Pro Tem  
Mike Franz, Trustee  
Brandon Jones, Trustee  
David Weaver, Trustee

### Planning Commission/DDA:

Elizabeth Thiemkey, President  
Justin Evans, Chairman  
Alen Graham, Co-Chairperson  
Holly Shroyer, Secretary – Village Admin  
Judie Reynolds – Treasurer  
Michael Franz, Village Trustee  
Don Daley, Member  
Veda Barker, Member  
Jessica Gourieux, Member

## 1.1 Regional Location

The Village of Dryden is in Lapeer County, 15 miles southeast of the City of Lapeer, the center of government for Lapeer County. Lapeer County is the gateway to the Thumb region of the State of Michigan. It can be reached within 30 minutes from Pontiac (via M-24); Flint (via I-69); and Port Huron (via I-69). Lapeer County is about one hour north of Detroit.

Regional access is primarily by means of Dryden Road, running east from M-24 through the center of the Village. Access from M-53 to the east is also by means of Dryden Road. Rochester Road, to the west, is the main north-south access to the Village.

The Village of Dryden is a historic small town characterized by its traditional business center, the stability of its neighborhoods, and outlying agricultural, suburban, and open space areas. The Village comprises slightly over one square mile of area in the northeast quadrant of the Township of Dryden. The Village is in the southeast portion of Lapeer County. The surrounding townships in Lapeer, Oakland, and Macomb Counties experienced significant growth from the 1970s through the early 2000s.





## 1.2 Village History

The Village of Dryden was settled by European Settlers in 1836. The Village was first named Amboy. The citizens did not like the name, so they petitioned to have the name changed to Lober. A mistake was made in the state legislature and it came out Lomond. Then, J.M. Lamb, the state senator, asked Sanford Kendrick to choose a name for the town, and he chose "Dryden" in honor of the poet, John Dryden. By 1845, the population was 900. The population grew to 1,335 by 1854.

The first general store was built by Jonathan Sweet. It stood where the Fire Hall now stands. Mr. Sweet sold the property to J.M. Lamb, and for several years they called it Lamb's Corner. Mr. Baker built the first hotel in 1854 and the Methodist Church was built in 1856. The cemetery was founded in 1870 and one year later, the Ladies Library started. The second hotel was built in 1874 by Joseph Darwood and the P.O. & N. railroad was finished and ran through the Village in 1883. By 1884, the Ladies Library built a new building. The Village was incorporated on January 31, 1887. Two years later, the first hotel experienced a fire and burned down. The first schoolhouse was built at the corner of Atwell and Main and Mr. Nelly built the first mill on the southwest corner of Quigley lot. The mill burned, and that is where Mill Street received its current name. The town of Dryden also had a prosperous fruit and apple dryer, a large cider mill, a millinery shop, two blacksmiths, a wagon shop and a soap factory. John M. Lamb ran the post office.



In 1928, Wentworth service station opened its doors at the intersection of Rochester and Dryden Roads. In 1932, Fred and Emma Stayhue bought the bakery from Mr. Plumb. They moved into the living quarters upstairs, and the family was famous for their baked goods. From 1953 until the mid-nineties, Champion Home Builders Company, a national manufacturer of mobile homes and recreational vehicles had its headquarters' in Dryden.

Some of the first pioneer families of Dryden were Jonathan Sweet, J.M. Lamb, Ed Lamb, Joseph Darwood, Joseph & Ellen Manwaaring, Ethan Squier (grandfather of Major General George Squier) and Dr. Ira E Parker. Also, many generations of the following families have made lasting contributions to the Village of Dryden and the surrounding communities: the Atwell, Bacon, Baker, Burnett, Cooley, Daley, Davis, Dittman, Foot, Hamlin, Havens, Haynes, Heenan, Hines, Kendrick, Mansfield, Maynard, Miller, Powell, Quigley, Shoemaker, Stayhue and Whitbeck families.

The present Village Hall is the Lamb Memorial Building, where the Village meetings are held. This was a gift from Lamb family descendants.



### 1.3 Village Government

The Village of Dryden is legally organized as a General Law Village pursuant to Michigan Public Act 3 of 1895. As a General Law Village, the Charter for the Village is contained within that Michigan statute. The Charter provides for the election of a president and four trustees. The president and trustees constitute the Village Council. The Clerk and Treasurer are administrative officials appointed by the Village Council. The Charter also allows for the appointment of subordinate boards such as the Planning Commission, the Zoning Board of Appeals, and the Downtown Development Authority (DDA).

The Village Planning Commission is responsible for the development of both the Village Zoning Ordinance and the Master Plan. This Commission hears requests for rezoning, site plans, and special approval land uses within the Village. The Village Zoning Board of Appeals hears variance requests for exceptions from the strict provisions of the Zoning Ordinance.

Dryden has an active DDA. This nine-member authority (which is combined with the Planning Commission) is responsible for planning improvements within the designated downtown area. Revenue becomes available by capturing a portion of the tax dollars within the development district. Instead of going to the usual taxing units (such as county and township), these tax increment finance funds are kept within the Village and spent for public improvements in the downtown area. The DDA originally adopted a Development and Tax Increment Finance Plan in April 1986 and adopted a new Plan in February 2006, which was amended in July 2009. The purposes of the Plan, as written by the DDA, are to prevent deterioration within the business district, to encourage historic preservation, and to establish a positive identity for the authority district and the entire Village.

The Village Charter allows the levying of up to 17.5 mills of property taxation, subject to constitutional and statutory rollbacks. This millage authorization is divided between 12.5 mills maximum for general operations and 5 mills maximum for street maintenance and improvements. In addition, the Village receives funds from the State of Michigan from gas tax revenues for street work. The Village also receives a share of tax revenues from the State of Michigan for general operating purposes.

The Village of Dryden has the authority to operate parks, public utilities such as sewer and water services, and public streets. This is done through the Village Department of Public Works. The Village also has the power to annex adjacent lands into the Village with the approval of the Lapeer County Board of Commissioners. The powers to zone, enforce ordinances, make public improvements, and annex property give the Village government the ability to effectively implement plans for the future of the Village.

What is a Master Plan? The Master Plan is a document created by the Village of Dryden Planning Commission and adopted by the Village Council to guide the future growth and development of the community. A sound Master Plan helps guide the Village to remain a highly desirable community in which to live, work, or visit. This can be accomplished by preserving and enhancing the qualities of the community that the residents, businesses and property owners consider important. The Master Plan identifies and examines a wide range of physical issues including population, housing, land use, transportation, neighborhoods, community facilities, and natural





resources. The implications of each are analyzed and translated into a series of goals and objectives for the Village. This effort culminates in the creation of a Master Plan, which provides recommendations for future land use, neighborhood improvements, transportation improvements, and special strategies for key areas in the Village. Because the plan offers a balance between the interest and rights of private property owners with the future of the Village of Dryden, overall, this plan can effectively assist Village leaders in making substantive, thoughtful decisions for the community which considers long term implications.

The Master Plan is intended as a guide for Village officials in land use, development, zoning, and capital improvement decisions. The Planning Commission, DDA, and the public should continuously strive to effectively use this document and should reference the Master Plan in order to:

- Review development proposals – to confirm the proposal meets the goals and objectives of the Master Plan.
- Review rezoning requests – to confirm the request is consistent with the Village’s criteria to consider rezoning including existing conditions, the future land use map, the appropriate timing of the change, consistency with the goals and policies of the Master Plan, and potential impacts on the Village.
- Provide a basis for amendments to the Zoning Ordinance and Zoning Map – to help realize and enforce plan goals.
- Understand expectations for the future land use pattern and desired land use types in the community to guide new development and redevelopment.
- Identify and recommend physical improvements to important resources such as roadways, access management, streetscape and entryways, non-motorized pathways, parks, and public facilities.
- Provide specific design standards related to buildings, landscaping, and other site improvements for development and redevelopment throughout the community.





## 2.0 Population and Housing

In planning studies, an overall view of population characteristics and future trends are a necessity. Past trends, current levels, and future expectations of population growth are important elements in helping to determine the level to which facility needs must be geared. Water and sewer facilities, recreational areas, and retail/industrial space requirements are directly related to the size and characteristics of the population.

### 2.1 Population Trends

Between 1970 and 1990 the Village of Dryden did not experience much change in population. The population dropped from 654 in 1970 to 628 in 1990, while Dryden Township and Lapeer County experienced significant increases in population for the same period. The big jump in Dryden was between 1990 and 2000 when the population numbers for the Village increased by 30% from 628 to 815 (see Table 1). During this period, population increased in Dryden Township by 36% from 3,399 in 1990 to 4,624 in 2000. Between 2010 and 2017, the population in the Village remained steady, with minimal change.

**TABLE 1**  
**Regional Population Changes**

<b>Lapeer County</b>									
<b>Township/Village</b>	<b>1970</b>	<b>1980</b>	<b>% Change</b>	<b>1990</b>	<b>% Change</b>	<b>2000</b>	<b>% Change</b>	<b>2010</b>	<b>2017</b>
Almont Township	3,163	4,124	30.4%	4,660	13.0%	6,041	29.7%	6,583	6,738
Attica Township	2,695	3,642	35.1%	3,873	6.3%	4,678	20.8%	4,755	4,742
Dryden Township	2,129	2,977	39.8%	3,399	14.2%	4,624	36%	4,768	4,746
<b>Dryden Village</b>	<b>654</b>	<b>650</b>	<b>-.6%</b>	<b>628</b>	<b>-3.4%</b>	<b>815</b>	<b>30%</b>	<b>951</b>	<b>936</b>
Imlay Township	4,150	2,238	- 46.1(a)*	2,143	- 4.2	2,713	26.6%	3,128	3,132
Lapeer Township	2,574	4,261	65.5%	4,519	6.1%	5,078	12.4%	5,056	5,052
Metamora Township	1,988	3,220	62.0%	3,544	10.1%	4,184	18.1%	4,249	4,258
<b>Macomb County</b>									
<b>Township</b>	<b>1970</b>	<b>1980</b>	<b>% Change</b>	<b>1990</b>	<b>% Change</b>	<b>2000</b>	<b>% Change</b>	<b>2010</b>	<b>2017</b>
Bruce Township	3,823	4,193	9.7%	4,566	30.4%	8,158	49%	8,700	9,048
<b>Oakland County</b>									
<b>Township</b>	<b>1970</b>	<b>1980</b>	<b>% Change</b>	<b>1990</b>	<b>% Change</b>	<b>2000</b>	<b>% Change</b>	<b>2010</b>	<b>2017</b>
Addison Township	4,184	4,785	14.4%	6,418	34.1%	6,439	.03%	6,351	6,503
Oxford Township	7,823	9,004	15.1%	11,213	24.5%	16,025	42.9%	20,526	21,626

Source: U.S. Census 1970, 1980, 1990, 2000, 2010  
U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates  
\* (a) Due to Imlay City incorporation as a part of Imlay Township.



## 2.2 Population Characteristics

The population of Dryden Village in 2010, when compared to the rest of Lapeer County, can be characterized as being consistent in age and family size. Dryden’s median age is 38, which is up from 33 in 2000 compared to the County average of 32 in 2010. Approximately thirty percent of the population is under the age of 20. The relevant population characteristics, as recorded in the 2010 Census, are shown on Table 2.

**TABLE 2**  
**Population Characteristics**

	<b>Dryden Village</b>	<b>Lapeer County</b>
Population	951	88,319
Median Age (years)	38.6	32
Households	440	30,729
Population per Household	3.06	3

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

## 2.3 Housing Characteristics

The housing characteristics in Dryden have changed significantly in the years between 1990 and 2010, with the number of housing units increasing from 198 to 440 (see Table 3). The primary change is the increase in the number of owner-occupied units and the relative consistency in the number of rental units between 1990 and 2010. By 2010, rental units comprised 17% of the housing in Dryden Village.

**TABLE 3**  
**Housing Characteristics**

	<b>Dryden Village</b>
Total Households	440
Owner Occupied Units	269
Renter Occupied Units	128
Vacant or Seasonal	43
Average Population per Occupied Dwelling Unit	2.6
Median Value Owner Occupied Units	\$119,400.00
Median Contract Rent	\$938.00
Single Unit Dwelling	399
Multi-Family Dwelling	38

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Some of the housing stock in Dryden shows considerable age. Table 4 reveals that over 35% of the housing structures were built before 1950, a fact which comes to bear on construction codes and renovation guidelines.



**TABLE 4  
Total Housing Units**

<b>Year Structure Built</b>	<b>Dryden Village</b>
<b>Total Housing Units</b>	<b>440</b>
2010 or later	0
2006 to 2010	0
2000 to 2009	105
1990 to 1999	119
1980 to 1990	21
1970 to 1979	22
1960 to 1969	32
1950 to 1959	14
1940 to 1949	27
1939 or earlier	100

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

## 2.4 Socio-Economic Characteristics

From the perspective of land use planning, socio-economic statistics are indicators of tax growth potential, consumer buying power, community service needs, and planning opportunities (see Table 5).

**TABLE 5  
Median Household Incomes**

	<b>Dryden Village</b>
Median Household Income	\$54,911.00
Median Non-Family Household Income	\$31,071.00

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Table 6 shows the poverty numbers for the Village. The 2010 Census determined that persons below the poverty level were distributed as follows:

**TABLE 6  
Poverty Status 2010**

	<b>Dryden Village</b>
Total Family Units	295
With related children under 18 years	148
<b>Poverty Level</b>	
Families	295
With related children under 18 years	20
Households received SSI or Public Assistance	36
Households worked full time past 12 months	136
Households 65 or older	44
Households receiving Social Security past 12 months	73

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates





Selected occupational and educational characteristics of Dryden Village are identified in Table 7.

**TABLE 7**  
**Occupations and Education**

<b>Education</b>	
High School Graduates	373
Some College and Above	340
<b>Occupation</b>	
Employed persons 16 years and over	452
Management, Professional, and Related Occupations	109
Service Occupations	105
Sales and Office Occupations	105
Farming, Fishing, and Forestry Occupations	0
Construction, Extraction, and Maintenance Occupations	40
Production, Transportation, and Materials Moving Occupations	93

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates



## 3.0 Master Land Use Plan

The prior Master Land Use Plan for the Village of Dryden was adopted in 1995. Due to the passage of time and the adoption of a new Planning statute, this revised Plan was prepared by the Dryden Village Planning Commission in 2012.

### 3.1 Concept of the Plan

Planning is a process of preparing for the future and guiding future development. The Master Land Use Plan for Dryden Village is a long-range plan to enable the Village to establish goals, objectives, and policies. Regular review of the proposals contained in the Plan should be undertaken to recognize that changing future conditions are not overlooked.

The Master Plan is based on the concept of encouraging growth in areas where municipal services can provide the least cost to the taxpayer. By concentrating development in those areas shown on the Master Plan, it makes it possible to coordinate service areas for Village services. Consolidated development makes more efficient and economical use of fire protection, transportation, recreation, and school facilities.

### 3.2 Master Plan Categories

The following is a brief description of the general land use categories shown on the Master Plan:

**Rural and Agricultural** land use areas are shown on the perimeter of the Village. These are proposed as very low-density areas. These areas would be the least likely areas within the Village to be served by utilities or other community facilities. Included in this category would be farms, wetlands, woodlots, and residential development on larger parcels of land.

**Single-Family Residential** uses are located throughout the Village. Residential growth would be encouraged to advance in a logical progression from presently developed areas. It is anticipated that increased residential development can continue to occur in the areas of the Village based upon the community facilities available.

**Multiple-Family and Mobile Home Residential** areas are planned in the northern portion of the Village. These higher density residential areas could include mobile home parks, apartments, condominiums, duplexes, and small-lot single-family subdivisions.

**Commercial Areas** have been concentrated primarily along Main Street. The general areas which are appropriate for commercial development have been designated to benefit from street access and existing development.

**Industrial Development** is being planned on a limited basis near Railroad Street.

**Public and Recreational Lands** shown on the Plan are those belonging to the Village and the School District. These are primarily the large tracts where the school, Cardinal Field, the cemetery and the lagoons are located.

## 4.0 Land Use and Development

What is land use? 'Land use' is a term that describes how a piece of property is being used. Planning for future use is important to understand because it significantly shapes a community's character and quality. In order to create this vision for the future, it is important to know what exists today because that becomes the framework for the future. Next, the Village needs to understand its priorities in terms of its character and quality.

The previous Master Plan in 2012 was reviewed and used as a guide for the current version of the Master Plan. The land use plan contained in the previous plan has been re-evaluated based on current trends and conditions. The existing uses of land strongly influence the present and future character of the Village. Land uses in the Township of Dryden also directly affect the Village, as do land uses in Lapeer County as a whole.





The infrastructure within both the Village and the Township should be considered as one for planning purposes. It is also important that cooperative land use policies result from Village, Township, and Lapeer County Master Plans.

The existing land classifications, as defined in Section 3.0 are as follows:

- Rural Residential and Agricultural Residential
- Single-Family Residential
- Multiple-Family and Mobile Home Residential
- Commercial
- Industrial
- Public and Recreational Facilities

#### 4.1 Rural Residential and Agricultural Residential

The agricultural uses in the Village, though insignificant as an occupational activity, occupy a large part of the Village area and substantially affect the character of the Village. These are mostly rented lands.

#### 4.2 Single-Family Residential

Most of the single-family residential area is concentrated around Mill Street, Main Street, and the cross streets in the heart of the Village. Subdivision development has occurred south of the older residential area. This includes the Atwell, Whispering Winds, and Belle Ridge areas.

#### 4.3 Multiple-Family and Manufactured Residential

According to the 2010 Census, approximately 30 persons lived in structures of two or more units. This represents six structures of multiple-family residential units. In addition, another 119 structures of manufactured homes are in Victoria Meadows.

#### 4.4 Commercial

Commercial activity, concentrated in the downtown area of the Village, demonstrates the viability of Dryden Village. The buildings are an integral part of the makeup of a Village's character. In order to maintain and enhance this character, older buildings should maintain their original character and new buildings should be compatible with existing structures. In addition to providing cultural benefits, historic and architectural assets can enhance property values, increase local pride, and bolster economic development.

Business and professional facilities cluster around the intersection of Main and Mill Streets. These include a bank, gas station, hair salons, financial service offices, insurance agency, party store with pizza, bar, auto parts and repair, dentist, and a restaurant. There are some vacant commercial buildings located in the Business District which need restoration and repair.



#### 4.5 Industrial

Several light industrial buildings are concentrated at the intersection of Railroad and North Streets. The Village also currently has a Verizon telephone company station and a Detroit Edison utility substation near the downtown area. There are also cell towers and internet service towers within the Village.





## 4.6 Public and Recreational Facilities

Dryden has four churches within the Village limits:

- Dryden Wesleyan Church
- St. Cornelius Catholic Church
- Dryden United Methodist Church
- St. John's Episcopal Church

Existing recreational opportunities in Dryden and the prospects they offer for determining the future of the Village are key parts of the Land Use Plan. Cardinal Field is located within the Village just north of the downtown. The Village is also close to General Squier Park which is located approximately one mile south of the Village. The Polly Ann Trail is located on the abandoned railroad right-of-way and provides access by foot and bicycle to the General Squier Park from the Village as well as other hiking opportunities.



The Village Cemetery was first located a mile north of the Village. In 1870, the Mount Pleasant Cemetery Association was formed, and ground purchased from John Lamb for a Village cemetery. The Village Cemetery is a landscape feature that adds to the preservation of Village identity and history.

The Village owns real estate which includes the Village Hall and Department of Public Works on Liberty Street. In addition, the Village is fortunate to have the Dryden Lamb Memorial Building on Main Street which is used for community and Village meetings. The Village also owns property used for sewer lagoons, a water tower, and pumping station. In 2012, the Elevator at 5605 Main Street was donated to the Village of Dryden. Dryden Township operates and owns the Fire Station located in the heart of the Village on Main Street.

The Veterans Memorial Building is in the southern part of the Village on Main Street.

The Village is fortunate to have the Post Office located in the downtown area on Main Street. It becomes another traffic generator for business as well as a place the community can come together.

## 4.7 Zoning Plan, Key Priority Development Areas and Future Land Use Changes

The Michigan Planning Enabling Act of 2008 (Act 33) requires a community that has a zoning ordinance to include a “zoning plan” in their Master Plan. This “zoning plan” ties the recommendations of the Future Land Use Plan to the current and future zoning ordinance. The Current Land Use Map is identified as Figure 6 and the Future Land Use Map is identified as Figure 7. In addition, Table 8 provides detailed descriptions on the proposed land use changes.

The Central Business District (CBD) is a key priority development area of focus for the Village of Dryden. Filling the store fronts and developing vacant properties within the CBD is of particular importance. The CBD is located along Main Street between Union Street and Pleasant Street. The Village installed new water main, storm sewer and pavement in the CBD. New street lighting, curbs and sidewalks were also installed. These improvements not only provide a picturesque area for residents to congregate, but also appeal to existing and future businesses. In addition, the Village is working to assist business owners with façade grants through the DDA. The Village is also meeting with business owners that have vacant store fronts to strategize with them on plans to utilize and fill the space. This is an immediate, short term priority.



Another priority development area of focus for the Village is the Belle Ridge Subdivision. Outside of the CBD and located in the southeastern section of the Village, this subdivision is zoned residential and is approximately midway through completion. This subdivision can bring additional tax revenue to the Village and is also an immediate, short term priority.

In addition, there is a significant need for multi-family housing within the Village. Consequently, as the Figure 7 Future Land Use Map reveals, a section in the northeastern area of the Village limits is zoned for multi-family development. Currently, this area is a field, but the Village would like to see this section developed with multi-family housing. This is a long-term priority of focus with partnerships formed between the Village, DDA, and local developers.

In addition to the infrastructure improvements identified above, the Village is also looking at potential options to expand the capacity of the sewer lagoon. Sewer improvements are short to mid-term priorities and the Village is working with an Engineering Firm on specific details and needs.

Figure 7, Future Land Use Map, identifies the future land use priorities within the Village of Dryden. Last updated in September of 2012, the Village took an area in the northwestern section of the Village and in the southern middle section of the Village that were previously zoned for agricultural use and changed zoning to residential. Making this change fits well with their main priority of focus which is the development of residential areas in sites that are currently farming fields. In addition, the completion of sites in Belle Ridge Subdivision is also a key priority. In addition, a section along the northeastern side of Main Street was previously zoned agricultural and was changed during this update to commercial zoning. New residential development and commercial development can allow the Village to expand. With the increased expansion, the Village needs to evaluate the Wastewater Treatment Facility (WWTF) needs to accommodate for the population growth. Both can allow more tax revenue for the Village of Dryden improvements including the development of new green space near the downtown area. Additional single family and multi-family units can also bring development and growth in the CBD. As mentioned above, Table 8 references modifications made to the current and future zoning maps that coincide well with the Village's key priorities.





**TABLE 8**  
**Current and Future Zoning Districts and Proposed Zoning Changes**

Future Land Use Classification	Current Zoning District	Proposed Changes
Single-Family Residential	Agricultural	The Village modified a large area in the northwestern section and the entire southern middle section of the Village limits that is currently zoned Agricultural to Single Family-Residential.
Public/Semi-Public	Agricultural	The other thin, long section is currently zoned Agricultural, and the Village plans to classify it as Public/Semi-Public after they purchased the property to put in a drainage ditch.
Multiple-Family and Manufactured Residential	Multiple-Family and Manufactured Residential	There were no changes to classification from the current zoning district, however, the Village has a future need for additional Multi-Family Housing.
Commercial	Agricultural	The Village modified one section in the northeastern middle section of the Village limits currently zoned as Agricultural to Commercial.
Industrial	Industrial	No changes were made to the Industrial section.
Public/Semi-Public	Single-Family Residential	Referred to as Public/Semi-Public on the Future Land Use Map, the Village modified two current land use sections. Both sites are located near the other along Main Street. The site near North Street is currently zoned as Single-Family Residential. The Village purchased two lots (one on each side of the Polly Ann Trail) and both were modified to be Public/Semi Public. The first lot is vacant land and the second lot has a mill sitting onsite. The Village would like to take the mill down and they have proposed development of community bathrooms, a farmer’s market and a stopping post for people that utilize the trail. They also modified a small section at the eastern end of North Street that is currently zoned Single-Family Residential to Public/Semi-Public.
Commercial	Single-Family Residential	The Village modified one section on the southwest corner of Mill Street and Main Street currently zoned as Single-Family Residential to Commercial. Currently, there is a blighted house on the site. It does not meet the current setback requirements in the Zoning Ordinance. Consequently, the Village is hoping that it can be purchased by a developer and utilized as a Commercial Use.

#### 4.8 Streets

In the United States, aging infrastructure is slowly developing into a quiet national disaster. Regular maintenance, upgrades and replacement of minor and critical infrastructure is essential. Planning and securing funding sources are key components. From an economic and social perspective, failing infrastructure is not an obvious concern to the average citizen. Municipalities must plan projects carefully while also taking advantage of funding opportunities available. To that end, recommendations defined in this section are spelled out for each category of infrastructure but are also overlaid with one another to help define specific areas for improvement that can address multiple needs. For example, more priority is given to the replacement of a failing roadway if the water main under that roadway also needs to be replaced.



The condition of streets and the classification of access roads determine growth patterns as much as other factors. The majority of the streets in the Village are paved and each of the streets and alleys within the Village limits are owned and maintained by the Village with the exception of Main Street which is owned by the Lapeer County Road Commission but maintained by the Village. Dryden Road from the Village of Dryden to Highway 53 is a Class A Highway. In early October 2015, Lockwood, Andrews & Newnam, Inc. (LAN) conducted a condition assessment of the streets within the Village limits utilizing the Pavement Surface Evaluation and Rating (PASER) methodology. The PASER asphalt road condition grading procedure involves rating roads on a scale from 1-10 where a score of 1 indicates street failure and 10 indicates excellent condition. The PASER rating system was developed by the University of Wisconsin Transportation Information Center and is the selected rating system of the Michigan Transportation Asset Management Council. Figure 8 reveals the current street conditions within the Village. Many of the streets that had previously been identified as having fair or poor conditions have been repaired while those in red remain a top priority. The DDA has developed improvements along Main Street which are further described below along with other priorities identified within the May of 2016 Village of Dryden Capital Improvement Plan (CIP). Projects 1 and 2 have been finished while Projects 3, 4 and 5 have not yet been done. Further details along with a timeline for implementation are included below.

#### **Project 1 – Main Street Part A and Mill Street**

**Timeline for Implementation – Done**

**Responsible Partners – Village of Dryden, United States Department of Agriculture (USDA), Transportation Alternatives Program (TAP) and RTF**

Identified in the CIP as Project 1, this work addressed first priority water main, first priority storm sewer and first and second priority pavement improvement needs. Additionally, Rural Task Force (RTF) funding was available for roadway and drainage work items on Main Street. The Village finished this project in October of 2019. New water main, storm sewer and pavement were replaced along Main Street from Union Street to Mulholland Street. The project was funded using several financial sources including the USDA, TAP, RTF and the Village of Dryden.

#### **Project 2 – Storm Sewer Phase 1**

**Timeline for Implementation – Done**

**Responsible Partners – Village of Dryden and USDA**

Identified as Project 6 in the CIP, this work addressed a critical storm sewer improvement that was necessary due to numerous flooding issues in the Village. This was caused by severely undersized Dryden Drains #1 and #2. A proposed new storm route was needed. The Village changed the previous plans that were outlined in the CIP for storm drain connection. Previously, the storm drains ran down Mill Street to the Dryden Drain. After the project was finished, the drains no longer connected to the Dryden Drain. Instead, they now run east on Main Street down to a big open ditch. This project was finished with financial assistance from both the Village of Dryden and the USDA.

#### **Project 3 – Atwell Street**

**Timeline for Implementation – 2021-2022**

**Potential Partners and Funding Options – Village of Dryden and Michigan State Infrastructure Bank (SIB) Loan**

Identified as Project 2 in the CIP, this work addresses first priority road work, second priority water main replacement and second priority storm sewer replacement. Funding options – Michigan State Infrastructure Bank (SIB) loan. According to Village staff, this project has not been started. It remains a future priority.

#### **Project 4 – Union Street**

**Timeline for Implementation – 5/2019 (Road Work), 10+ years (Water Main and Storm Sewer)**

**Potential Partners and Funding Options – Village of Dryden**

Identified as Project 3 in the CIP, this work addresses first priority road work, second priority water main replacement and second priority storm sewer replacement. The Village resurfaced Union Street in May of 2019, but they have not replaced the water main or storm sewer, which is a long-term project (10-plus years)





## **Project 5 – Pleasant Street**

### **Timeline for Implementation – 2024**

### **Potential Partners and Funding Options – *Village of Dryden***

Identified as Project 4 in the CIP, this work addresses first priority road work, second priority water main replacement and a small portion of first priority storm sewer replacement.

#### **Special Considerations**

Factors to consider other than pavement condition include usage volume, the cause and nature of the pavement deterioration, and timing of other projects.

#### **Extent of Use**

The paved portions of Holmes Alley and the segment of Pleasant Street south of Liberty are in poor condition, but the low volume of use may not warrant that these sections be considered as high priority improvements. Considering the usage, Holmes Alley and the southernmost segment of Pleasant Street could function effectively as gravel rather than paved.

#### **Cause of Pavement Distress**

The section of Main Street from Union to Mulholland was previously known to have concrete pavement overlaid with asphalt which led to ‘speed bump’ like transverse cracks due to differential expansion and contraction. Although the PASER score of this roadway section indicated the overall condition of the road was not critical, significant structural problems remained but were somewhat hidden by past overlays. As mentioned above, this section of Main Street from Union to Mulholland was replaced.

#### **Coordination of Work**

If recommended storm sewer improvements are delayed due to financial reasons or Lapeer County Drain Commission (LCDC) delays, the Village may want to delay road work in the areas of proposed sewer to avoid multiple disturbances to the pavement.

#### **Funding Considerations**

Potential funding sources for street projects include the USDA, TAP, RTF and the Village of Dryden.

## **4.9 Sidewalks**

Walkability, a term to measure how friendly an area is to walk, has health, environmental and economic benefits. One of the primary factors that influence walkability is the presence or absence of sidewalks, trails and paths. The Village repairs broken sidewalk sections routinely on an as-needed basis. Consequently, there are no lengthy sections of sidewalk in need of replacement. Figure 9, Streets, Sidewalks & Lighting, highlights in blue where sidewalks are located throughout the Village. The Village has worked to connect pathways. Currently, trails from the Polly Ann Trail connect to Memorial Park and proceed to the downtown CBD where residents can proceed to Dryden Elementary and Cardinal Field. At Cardinal Field, they can enjoy utilizing the one-mile walking path along with paved walkways that lead to ball fields and the pavilion. For the most part, there are sidewalks located throughout the Village. Within the next five to ten years and/or as the Whispering Winds Subdivision and the Bell Ridge Subdivision development occurs, the Village would like to see sidewalks developed throughout both neighborhoods.



## 4.10 Historical Structures

Dryden has several architectural examples of the Village's heritage. In addition to older Victorian homes and commercial buildings that preserve that heritage, the railroad depot, renovated as the Dryden Historical Museum, and the Ladies' Library Hall, are examples of historic structures.

The Ladies' Library Association was established in 1871 to provide reading material to the community. The Association built the Italianate structure in 1885 for \$1,500.00. The first floor contained the library, dining room, and kitchen, while the second floor included a stage which continues to be used for plays, puppet shows and community meetings. In 1974, Dryden Township accepted the building and made it the Public Library. The Library was renovated in 1991, and in 1994 the Library almost doubled in size with its new addition.

The Historical Museum, a board-and-batten structure, was originally erected in 1883 as a depot on the Pontiac, Oxford and Port Austin Railroad. As with most small towns, the depot became the center of community activity. The station continued to be used until 1955 for passenger service and as a freight agency until 1973. The building was moved to its present location on Main Street in 1979 and opened as a museum in 1981.

Existing zoning designations were a factor considered in the Future Land Use Plan. There are no assurances that zoning of some lands cannot change, and zoning changes in this Plan are suggested. However, such changes must be carefully considered in hopes that the general development arrangement remains consistent and landowners retain a reasonable use of their land.



## 5.0 Community Facilities and Services

In providing for the long-range planning of a municipality, an important requirement is the provision of adequate community facilities. Man-made improvements can guide or at least influence the growth of the community. Often the impression created by a community is directly related to the quality of the facilities which it provides.

### 5.1 Water and Sewer

The Village of Dryden's public water supply system was originally constructed in the mid-1940s. Production Well (PW)-1 and PW-2 were installed and located east of the Village. Both were taken out of service and abandoned in 2008. Currently, the Village operates two PWs that serve approximately 951 customers. PW-3 and PW-4 are located in a wellfield that is northwest of the downtown area. In general, water from both wells is high in iron and total hardness. Iron levels from each well are typically near 1.0 mg/l and arsenic levels are near 15 parts per billion (ppb). The Village constructed an oxidation/filtration arsenic removal plant which also reduces iron that went into operation in May 2008. The water treatment plant consists of two pressure filtration tanks with space in the building to add one additional tank in the future. The iron levels for treated water are generally around 0.19 mg/l. Chlorine is added for oxidation purposes in the treatment process and for disinfection. Over 400 water services are individually metered throughout the Village. The average water usage in 2014 was 63,000 gallons per day based on the 2015 Water Reliability Study. Figure 10 identifies the water utility locations within the Village.

The Village of Dryden relies exclusively on groundwater for its drinking water source. In response to the concern over safety of public water supplies, the Village has instituted a Wellhead Protection Program (WHPP). WHPPs develop long-term strategies aimed at protecting community drinking water supplies. The purpose of developing a WHPP is to identify the Wellhead Protection Area (WHPA) and develop long-term strategies aimed at safeguarding the area from contamination. A WHPA is defined as the surface and subsurface areas surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well or well field within a 10-year time-of-travel. The Village of Dryden WHPA is identified in Figure 11. The State of Michigan requires communities to identify seven elements to be included in the WHPP. These elements along with a brief description are below.

- Roles and Responsibilities – Identify individuals responsible for the development, implementation, and long-term maintenance of the local WHPP.
- WHPA Delineation – Determine that area which contributes groundwater to the public water supply wells.
- Contaminant Source Inventory – Identify known and potential sites of contamination within the WHPA and include in a contaminant source inventory list and map.
- Management Strategies – Provide mechanisms which can reduce the risk of existing and potential sources of contamination from reaching the public water supply wells or well field.
- Contingency Planning – Develop an effective contingency plan in case of a water supply emergency.
- Siting of New Wells – Provide information on existing groundwater availability, the ability of the PWSS to meet present and future demands and the vulnerability of the existing wells to contamination.
- Public Education and Outreach – Generate community awareness in the WHPP by focusing on public education and the dissemination of WHPP information.

It is the intent of this Master Plan to encourage protection of the Village's public water supply wells through the establishment of a Wellhead Protection Zoning Ordinance. Within the ordinance, zoning regulations can limit land uses and practices that may degrade groundwater quality within and outside the WHPA.

The most significant sources of water supply contamination are landfills, surface impoundment areas, subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells, and underground storage tanks. These uses represent both *point* and *non-point* contamination sources. Point source is the term used to describe contaminants, which originate in the immediate area of the well or tap. The above sources, if located near the water supply, are examples of potential point source polluters. Contaminants from these uses may seep directly down through the soil to the water source.





Non-point source contamination is much more difficult to manage because the cause of the problem may be located a considerable distance from the well. This type of contamination is caused by pollutants that filter into an underground aquifer and then migrate slowly through the groundwater aquifer to off-site wells and water sources. Prevention of this type of contamination must involve a collective effort on the part of property owners and local officials from a large geographic area. It is the recommendation of this Plan that existing and future wells be protected from both point and non-point source contamination to the greatest degree possible. It is also the intent of this Plan to recognize the importance of groundwater protection within the Village of Dryden.

Wastewater is collected throughout the Village and is pumped to the WWTF by the main lift station. Figure 12 identifies Dryden's sewer utility locations.

The wastewater treatment system utilizes facultative lagoons that were constructed in 1991 to treat the wastewater. The lagoons are located in the northeast corner of the Village and provide service for over 400 accounts. The current influent flow to the WWTF is estimated at 60,000 gallons per day based on the 2018 NPDES permit application. The Village discharges treated effluent under NPDES permit MI0035637 and is authorized to discharge treated effluent March 1 through April 30 and October 1 through December 31. The permitted discharge capacity is 36.5 million gallons per year or approximately 100,000 gallons per day.

In 2006, solar powered circulators were added to the treatment cells to promote circulation of the wastewater and provide a location for chemical addition to remove phosphorus if necessary. The Village conducted a capacity evaluation of the treatment facility in 2006. The 2016 Capital Improvements Plan recommended that the Village install an improved transfer structure and piping between cells 1 and 2, construct a third treatment cell, install flow meters on both influent and effluent piping, and install a chemical feed system.

It is recommended that the Village proceed with implementing the short-term, high priority items such as flow metering and replacement of the transfer structure. It is recommended that the Village conduct a Feasibility Study to evaluate long-term needs of the treatment facility. The Feasibility Study would analyze alternatives to continue providing reliable treatment of wastewater and planning for future expansion of the Village. The Village should continue to implement short term needs and continue planning for long term needs through the Feasibility Study. The Feasibility Study can assist the Village in planning for improvements and expansion of the treatment facility to provide wastewater service in line with planned growth of the community.



## 5.2 Emergency Services

Police protection is funded by a millage. Services are provided by the Dryden Township Police Department. Increased road patrol is a priority of the Village. Fire protection services are provided to the Village by Dryden Township's Volunteer Fire Department. The Fire Department building is in the heart of downtown on Main Street. The availability of fire trucks and a First Responder Unit in the center of Dryden gives the Village a strong emergency rescue capacity. It is also served by the Lapeer County Emergency Medical Services Authority.

The County has an enhanced 911 emergency call system.



### 5.3 Schools

The Dryden Community School district resides in Lapeer County and encompasses the Village of Dryden, Dryden Township, Attica Township and portions of Metamora Township. Current estimates for student enrollment are at 3,836 (2012-2013 school enrollment). The Dryden Community Schools offers educational programming for students from Preschool through the 12th Grade. They operate Dryden Elementary School located on North Mill Street in the Village of Dryden and Dryden Junior and Senior High School located on Rochester Road a ¼ mile north of Dryden Road. Daily operations of Dryden Community Schools fall under the direction of the superintendent and the Board of Education. Other programs that exist for students and parents include Special Education programs, the Lapeer County Education and Technology Center and offer the “Schools of Choice” program.

### 5.4 Important Events

The Village of Dryden hosts an annual Fall Festival that is organized by the Dryden DDA, volunteers and local supporters. Held in the last weekend of September, this event celebrates the Village’s fall harvest, rural and agricultural heritage along with supporting Dryden’s friendly saying, “Where Friendliness is Served Country Style”. This year’s event included new attractions and activities. Among the festivities were craft booths and vendors of various types, a car/truck/motorcycle show, antique tractor and machinery displays, a parade, fireworks, live concert entertainment, inflatables, competitions and a ton of great food. Activities are held at the Dryden Cardinal Field. The Village believes this is a great location and they plan to continue this fun tradition that entertains people of all ages.

### 5.5 Parks & Recreation

The Village provides a variety of services at Cardinal Field, through the sponsorship of sports and recreational activities. Community activities include picnics, soccer, baseball, basketball and Dryden Fall Fest.

General Squier Park, located south of the Village, provides over 80 acres of recreational facilities including nature trails, a water park, cross country skiing, fishing, baseball, soccer, and a sledding hill.

In 2011, the Village of Dryden, Dryden Township and the DDA came together to dedicate the new Veterans Memorial Park.

Dryden Elementary School, located within the Village of Dryden, serves the residents of the community. Its size is six acres and features playground equipment and ball fields (baseball/softball). It has barrier free parking and concrete walkways close to but not connecting to the playground.

The school district operates Cardinal Field, located in the Village of Dryden, but the facilities are accessible for residents to utilize. Its size is 11 acres, and the facilities include a pavilion, parking, and ball fields. It has barrier free access to the pavilion and ball fields from the paved walkway that travels nearby.

Dryden Memorial Park is jointly owned by the Village and Township of Dryden and is adjacent to the Polly Ann Trail. Its size is 0.25 acres and features a gazebo, benches, bike rack, and a drinking fountain. It has barrier free parking and access to the gazebo by a brick pathway.

#### **Regional Parks & Recreation**

On a regional level, Dryden Township is located within a 30 mile radius of several State and Lapeer County recreation areas and game areas.

#### **State Parks**

The Lapeer State Game Area covers over 13,000 acres in Oregon, Mayfield, and Arcadia Townships, in northern Lapeer County.



The Metamora–Hadley Recreation Area is in Hadley Township. The park is 683 acres in size and has beach facilities, camping, mini–cabins, picnic areas, picnic shelters, restrooms, showers, hiking trails, beach, concessions, 224 campsites, store, cross country skiing, snowmobiling, and hunting.

The Ortonville Recreation Area is a 4,097 acre facility that is under the jurisdiction of Oakland County, although a portion of the park is in Hadley Township. The area has a wide range of facilities including 70 campsites, bathroom and showers, picnic areas, fishing, swimming, cross country skiing, nature trails, playgrounds, hunting, and a boat launch.

A portion of the Holloway Reservoir is in Oregon Township in Lapeer County. The reservoir is a heavily used facility for boating and water skiing. The boat launch facilities on the reservoir are under the jurisdiction of Genesee County.

### County Parks

Torzewski County Park in Oregon Township has a wide range of facilities including a children’s play pool and boat rental along with water slides, picnic areas, nature trails, ball diamonds, fishing, cross country skiing, sledding, an amphitheater, and pavilions.

General Squier Park in Dryden Township is a prime recreational facility utilized by residents from across Lapeer County, located on Mill Road (north of Casey Road). Amenities to the park include a baseball diamond, picnic areas with grills and pavilion access, cross country skiing (winter), nature trails, fishing, permanent restroom facilities and meeting halls.

### Other Area Parks and Recreation Facilities

The Seven Ponds Nature Center is over 486 acres and is run by the Michigan Audubon Society. It is located west of Lake George Road, north and south of Crawford Road. The Nature Conservancy, located within one mile of the Village, also owns Jonathan Woods, a 144 acre tract of land southwest of the Village of Dryden. More than 330 plant species, small mammals and birds may be found here.

Technically two trails, the Polly Ann Trail in Lapeer County and the Oakland County Polly Ann Trail, runs 36 miles from Orion Township north through the Village of Dryden and Imlay City to Kings Mill. It is a state owned non-motorized pedestrian trail following the path of an abandoned railroad corridor.

The Lapeer County portion of the trail was acquired by the Michigan Department of Natural Resources (MDNR) in 1999. The trail is primarily a grass and gravel trail with few improvements to the pathway. Maintenance of the trail is the responsibility of Lapeer County. The MDNR authorized contracts to survey the trail right-of-way with plans to make trail improvements in 2014 or 2015. A seven-acre parcel was recently acquired that allows for the connection of General Squier Park and the Polly Ann Trail.

Jonathan Woods is a 144 acre preserve in Dryden Township owned and operated by the Nature Conservancy. It is in the southwestern corner of the Township and includes three miles of nature trails.





## 6.0 Goals and Objectives

In addition to the priority projects identified in Section 3 the Village identified priority goals and objectives. Goals formulated by the Village are the cornerstone of the planning process. They should be the framework for public decision making. Goals should represent a desirable future to strive towards. However, goals must recognize financial, social and political realities.

Goals are distinguished from objectives. Goals are generalized, while objectives are the specific targets to be achieved. Objectives are implemented by the ordinances, administrative practices and plans which are enforced.

The function of the planning process is to identify the problems which exist, anticipate problems which might emerge in the future, and to devise solutions. Accordingly, the Planning Commission has set the goals and objectives described below. The Plan should be reviewed and possibly updated every five (5) years as required by the Michigan Planning Enabling Act.

### 6.1 General Development Patterns

#### Goal:

*Create a plan to encourage an attractive community in which to live, work, shop, and enjoy life. Land should be regarded as an extremely valuable asset and its use should be consistent with long-range development values.*

#### Objectives:

1. Maintain the natural amenities of the Village including drainage, soils, and wetlands.
2. Encourage development to areas serviced by existing public services and utilities, keeping in mind its economic feasibility. Further, encourage the utilization of existing thoroughfare capacities which are designed for the traffic volumes generated by development. This can reduce the pressures of developing the natural land areas within the Village limits.
3. Encourage the separation of incompatible land uses.
4. Evaluate the WWTF capacity in order to continue providing reliable treatment to the Village.

**Timeline for Implementation:** *Short (1-5 years) and Mid-Term (5-10 years)*

**Potential Partners and Funding Options:** *Village of Dryden, DDA, Engineering Firm, Potential Funding Sources*

### 6.2 Residential Areas

#### Goal:

*Provide enough housing of good quality in a variety of price ranges.*

#### Objectives:

1. Allow for a range of choices within the Village among single-family residences, condominiums, apartments, and manufactured housing.
2. Encourage single-family homes or individually owned lots as the predominant residential land use within the Village.
3. Relate all types of residential development of proper road and utility access and convenient community facilities.
4. Encourage the preservation of neighborhoods which can retain long term livability for residents.
5. Encourage individual older homes to be rehabilitated and restored.

**Timeline for Implementation:** *Long-Term (10+ years)*

**Potential Partners and Funding Options:** *Village of Dryden, Developers, Potential Grant Funding Sources for Sanitary Sewer Expansion*



## 6.3 Commercial Areas

**Goal:**

*Allow for a range of retail facilities in appropriate locations to handle various types of commercial needs.*

**Objectives:**

1. Encourage the concentration of commercial development in the historic downtown area. Focus on the CBD with direction from the DDA.
2. Discourage spot commercial development.
3. Encourage commercial facilities which provide goods and services needed by Village residents.
4. Encourage the preservation and restoration of historic properties within the Village and encourage complementary uses for them.
5. Enforce the building maintenance code.

**Timeline for Implementation:** *Long-Term (10+ years)*

**Potential Partners and Funding Options:** *Village of Dryden, DDA, Business Owners*

## 6.4 Industrial Areas

**Goal:**

*Maintain the light industrial areas with existing public utilities, which will be compatible with the residential character of the community.*

**Objectives:**

1. Designate an area which has location and service characteristics appropriate for industrial development and land uses.
2. Encourage compatible uses to the residential character of the Village.
3. Create/designate a truck route for access into the industrial areas.

**Timeline for Implementation:** *Mid-Term (5-10 years)*

**Potential Partners and Funding Options:** *Village of Dryden, DDA, Developers, Business Owners*

## 6.5 Community Services

**Goal:**

*Assure that existing community services and facilities are well maintained and adequately meet the needs of the present and future residents of the Village.*

**Objectives:**

1. Maintain the Village Hall, Lamb Memorial Building and Department of Public Works as the hub of Village services.
2. Plan development in a way to encourage the efficient provisions of water and sewer services.
3. Community services and facilities should be in areas with adequate existing infrastructure including improvements to the WWTF.
4. Continue to work with Dryden Township in providing library, fire department, and police protection services.
5. Continue to develop and operate the Mt. Pleasant Cemetery, including perpetual care.
6. Provide adequate parks and recreation space.
7. Continue to follow and update the Village Master Parks and Recreation Plan to maintain MDNR grant opportunities.
8. Encourage cooperation within the school district in providing recreational facilities and programs, including Cardinal Field.
9. Encourage the development of non-motorized (walking, biking, skating, etc.) recreational opportunities within the Village limits including the Polly Ann Trail.

**Timeline for Implementation:** *Long-Term (10+ years)*



**Potential Partners and Funding Options: *Village of Dryden, Engineering Firm, DDA, Developers, Business Owners, Possible Grant Funding Sources to Expand Parks, Dryden Community Schools, Dryden Township***

## 6.6 Parks & Recreation Goals

In evaluating the recreational needs of the community, the Joint Parks and Recreation Committee conducted a “Prouds and Sorries” exercise at their kick-off meeting to preliminarily identify the assets and deficiencies in recreational opportunities in the community. This list was then compared with the comments from recreation providers and the results of the recreation inventory. Based on this data, a preliminary set of goals and objectives were prepared and reviewed with the committee. They were then reviewed by the public at the hearings for the plan.

### **Goal 1:**

*Maximize recreation opportunities for residents and students through coordination and promotion of activities.*

#### **Objectives:**

- 1A. Provide a forum for on-going coordination of recreational planning in the Township, Village, and school district, incorporating as many stakeholders as possible.
- 1B. Create new channels of promotion of recreational opportunities to the public.

**Timeline for Implementation: 2021**

**Potential Partners and Funding Options: *Village of Dryden, Dryden Township, Dryden Community Schools***

### **Goal 2:**

*Expansion and enhancement of non-motorized paths within the Dryden Community.*

#### **Objectives:**

- 2A. Promote improvement of the portion of the Polly Ann Trail running through Lapeer County.
- 2B. Expand connections with the Polly Ann Trail.
- 2C. Develop non-motorized pathways connecting Dryden Community Schools to the Township and Village facilities.
- 2D. Identify opportunities for development of non-motorized connections with subdivisions, open spaces and institutions throughout the community during review of new developments and through informal agreements of property owners.
- 2E. Implement wayfinding elements and trail features such as mile markers and benches at the existing trails and paths.
- 2F. Develop a cross country running trail at the high school to connect to the adjacent Dryden Township property.

**Timeline for Implementation: 2025**

**Potential Partners and Funding Options: *Village of Dryden, Dryden Township, Dryden Community Schools, TAP Grant***

### **Goal 3:**

*Provide additional space and facilities for non-structured recreational activities for residents and students.*

#### **Objectives:**

- 3A. Identify, acquire and develop additional property when appropriate to provide space for non-structured recreational activities.
- 3B. Develop picnicking and playground uses in existing park facilities.





- 3C. Work with community groups and other organizations on program activities such as “music in the park”, environmental education sessions, and youth volunteering opportunities in suitable facilities.
- 3D. Identify, acquire, and develop an appropriate location for a dog park.
- 3E. Identify, acquire, and install an appropriate location for a graffiti rock.

**Timeline for Implementation: 2021-2030**

**Potential Partners and Funding Options: Village of Dryden, Dryden Township, Dryden Community Schools**

**Goal 4:**

*Enhance Cardinal Field for structured recreational activities.*

**Objectives:**

- 4A. Work with other organizations such as churches and civic organizations to provide improvements to ball fields they own or may develop in the future.
- 4B. Develop under-utilized recreational areas such as “mill” in the Village, the Township Hall property, and General Squier Road property. Such improvements could include additional parking, restrooms, and a farmers’ market in the Village.

The basis for this action plan is the Joint Parks and Recreation Committee’s review of its goals and objectives, recreation brainstorming sessions held with the Township Planning Commission and School Board, and improvements proposed by recreation providers and the general public. This goal can be done by the Township.

**Timeline for Implementation: 2030**

**Potential Partners and Funding Options: Village of Dryden, Dryden Township, TAP Grant, MDNR Grant, Local Churches**



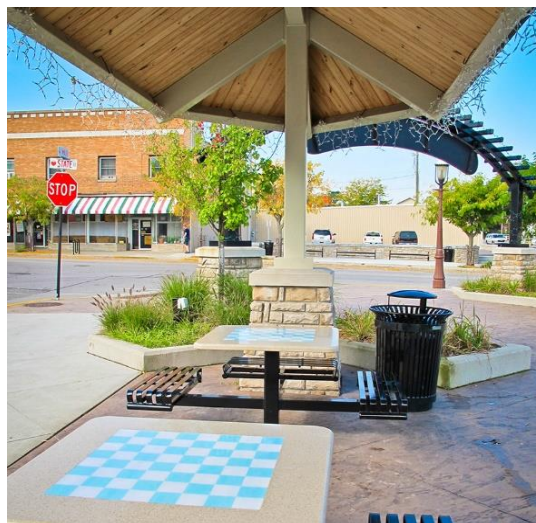
The following is a list of recommended parks and recreation improvements for the Village of Dryden.

1. Purchase a parcel adjacent to the Dryden Township Hall site. A ten-acre parcel is located directly east of the property owned by Dryden Township. By acquiring this property, the Township would significantly increase the area available for a future Township park to provide unstructured recreational activities. Purchase of this property for development of a Township park is supported by Objective 3A of this Plan.
2. Develop vacant property adjacent to the Dryden Township Hall. The property proposed for purchase in Item A above, along with the vacant property behind the Township Hall and Fire Station can be developed to provide recreational opportunities for families and community groups. The development of the park would also necessitate expansion of the Township's ability to maintain the facilities. Proposed improvements could include:
  - Picnic pavilions with bathrooms
  - Play structures
  - Horseshoe pits
  - Skateboard park
  - Tennis courts
  - Seasonal ice-skating rink
  - Volleyball courts
  - Perimeter walking path
  - Informal playfields
  - Pickleball

The Village would like to look at developing vacant property by 2025 and the following would be potential partners: Local Community Developers and Village of Dryden.

3. Develop paths linking the Village, Township and Dryden School facilities. Non-motorized pathways linking these three entities and the added recreational facilities can improve student safety and promote physical activity. The initial elements of the non-motorized path would include:
  - a. A path from the Junior High and Senior High School to the Township Hall. This segment would run from the south property line of the school through the proposed Township Park to the Township Hall.

This goal can be led by the Township. They would like to have paths developed by 2025.





4. Develop a path from the Dryden Township Hall to Cardinal Field that would run along either the north or south side of Dryden Road within the road right-of-way. The advantage of using the north side of the road is that it would (1) avoid a crossing of Dryden Road and (2) the sidewalk system in the Village extends further west towards the Township than on the south side. The advantage of the south side is that there is less development fronting on that side of the road and potentially less concern from property owners that would be adjacent to the trail.

The Village would like to look at developing this path by 2030 and the following would be potential partners: Dryden Township.

5. Lapeer County and the Friends of the Polly Ann Trail have acquired seven acres connecting General Squier Park to the Polly Ann Trail. The property now needs to be improved to provide the physical connection. While the work would be the responsibility of Lapeer County, the Township can support the efforts to fund this project. Development of these trails is supported by Objectives 2B, 2C and 2D of this Plan.

This would be led by Dryden Township and the Village would assist if necessary. This would like to be met by 2025.

6. Lapeer County Road Commission owns property on General Squier Road adjacent to the Polly Ann Trail that they have discussed selling to Dryden Township. Dryden Township proposes to acquire this property and develop it as a trailhead for the trail. Development of these trails is supported by Objective 2B of this Plan.

The Township would like to look at developing these trails by 2025.

7. The Village would like to establish a permanent Joint Parks and Recreation Committee that would consist of members from the Village of Dryden, Dryden Township and Dryden Community Schools. To help coordinate future efforts by the Township, Village and the school district, the Joint Parks and Recreation Committee would be made a permanent committee reporting to both jurisdictions. The committee would have the responsibility of identifying and recruiting other organizations such as Friends of the Polly Ann Trail to work with the committee on coordinating recreation programming and facilities.

The Village would like to look at establishing a permanent Joint Parks and Recreation Committee and they would ideally like to begin coordinating programming and facilities by 2021. The following would be potential partners: Village of Dryden, Dryden Township and Dryden Community Schools.

8. The Village would also like to incorporate recreational information on the appropriate Village, Township and Dryden Community School websites and social media outlets. This can help promote recreational opportunities and the Dryden Recreation Website and social media outlet can be linked to different group websites (i.e. Dryden Chamber of Commerce). This website could list seasonal activities available to residents as well as contact numbers, hours, and other important information. It could also be beneficial to build an advertisement for new, as well as current members, to the community.

The Village would like to create this website by 2021 and the following would be potential partners: Village of Dryden, Dryden Township and Dryden Community Schools.





9. The Village and Township would like to see enhancements made to Dryden Memorial Park to improve and use as a Polly Ann Trail trailhead. These enhancements would include installation of hitching posts, bathrooms, brick paver sidewalks and trail surface improvements.

The Village would like to look at developing vacant property by 2025 and the following would be potential partners: Dryden Township, Village of Dryden, MDNR Grants, TAP Grant.

10. The Village would like to develop a soccer field at Cardinal Field and/or a fitness area.

The Village would like to look at developing such facilities by 2030 and the following would be potential partners: Village of Dryden, Dryden Township and Dryden Community Schools.

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## 7.0 Plan Implementation

The Dryden Master Plan serves as the blueprint for current and future ideals of the Village and identifies short-term, mid-term and long-term goals and objectives to achieve such ideals. The intent of the Plan is to be a living, working document, that is implemented by Village Officials and Staff. The Village of Dryden Planning Commission and Village Council can review the Master Plan annually at the December meeting to discuss the goals and objectives and evaluate they are being achieved in the time frame allotted. In addition, the Village can determine what areas they can focus on for each upcoming year. The report can be submitted to the Village prior to the annual December meeting and can be included with the Planning Commission Annual Report.

Once the Master Plan is adopted, it can be made available online at the Village website. In addition, the notice for the public hearing along with the resolution for the adoption of the Master Plan are attached below.



**NOTICE OF PUBLIC HEARING**



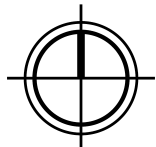
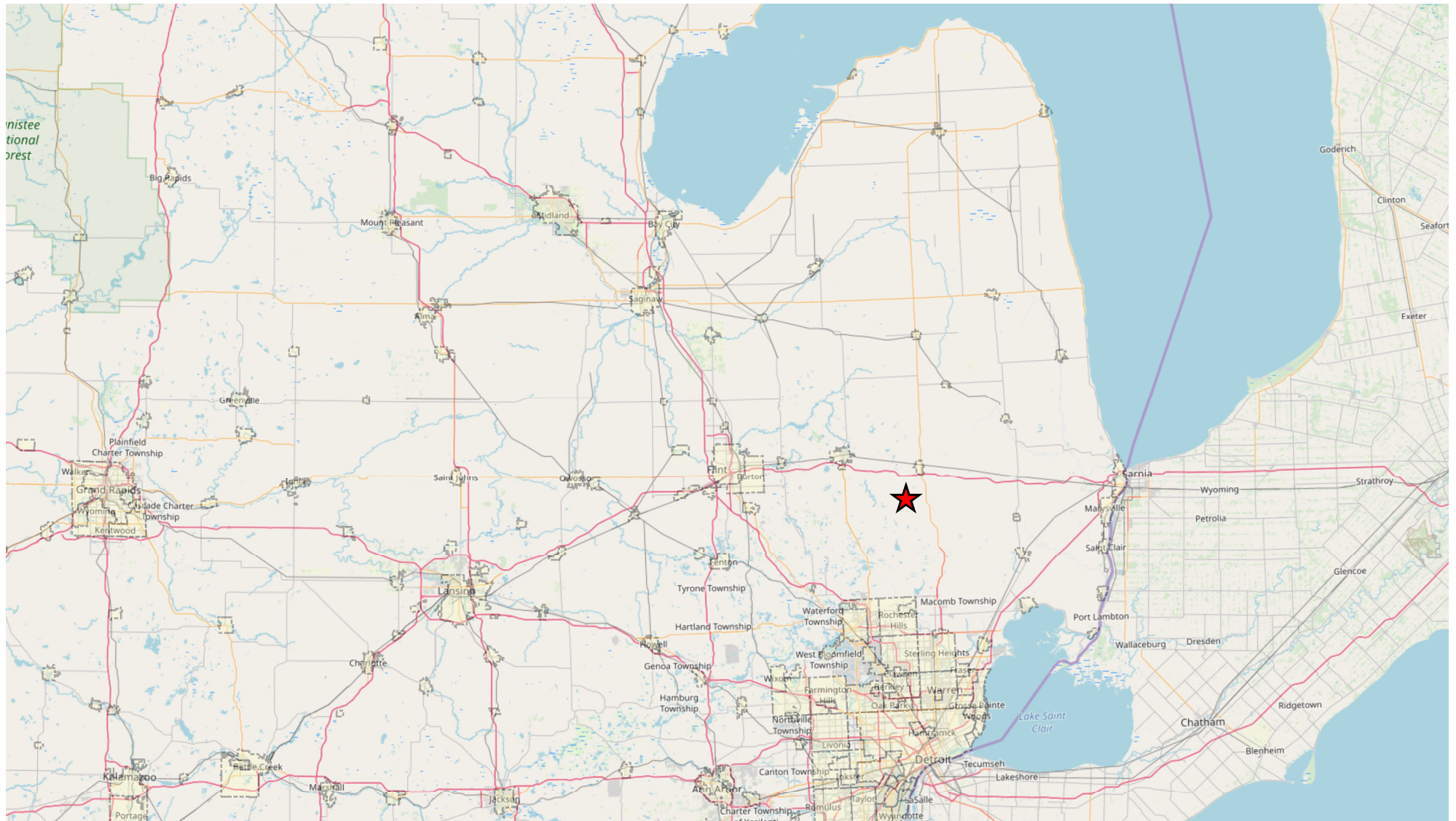
**RESOLUTION FOR THE ADOPTION OF THE MASTER PLAN**



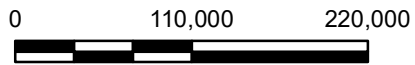


## FIGURES





NORTH



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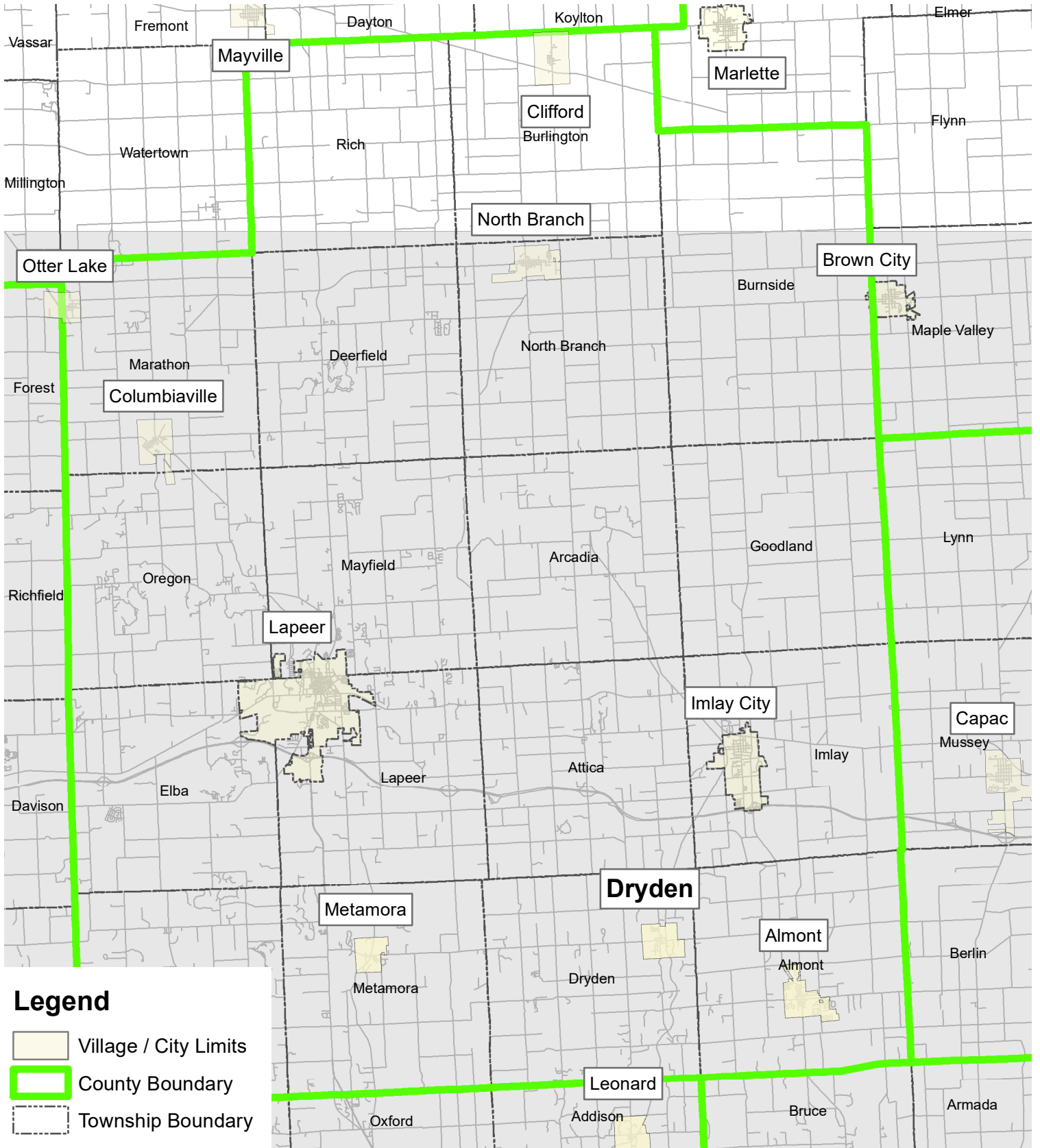
APPROXIMATE  
SITE LOCATION  
LAPEER COUNTY

Village of Dryden  
LAPEER COUNTY, MICHIGAN  
Regional Location

Figure 1 Regional Location Map

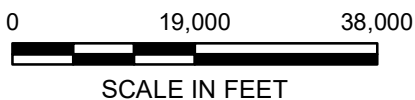
835920  
F&V PROJECT NO.





**Legend**

- Village / City Limits
- County Boundary
- Township Boundary



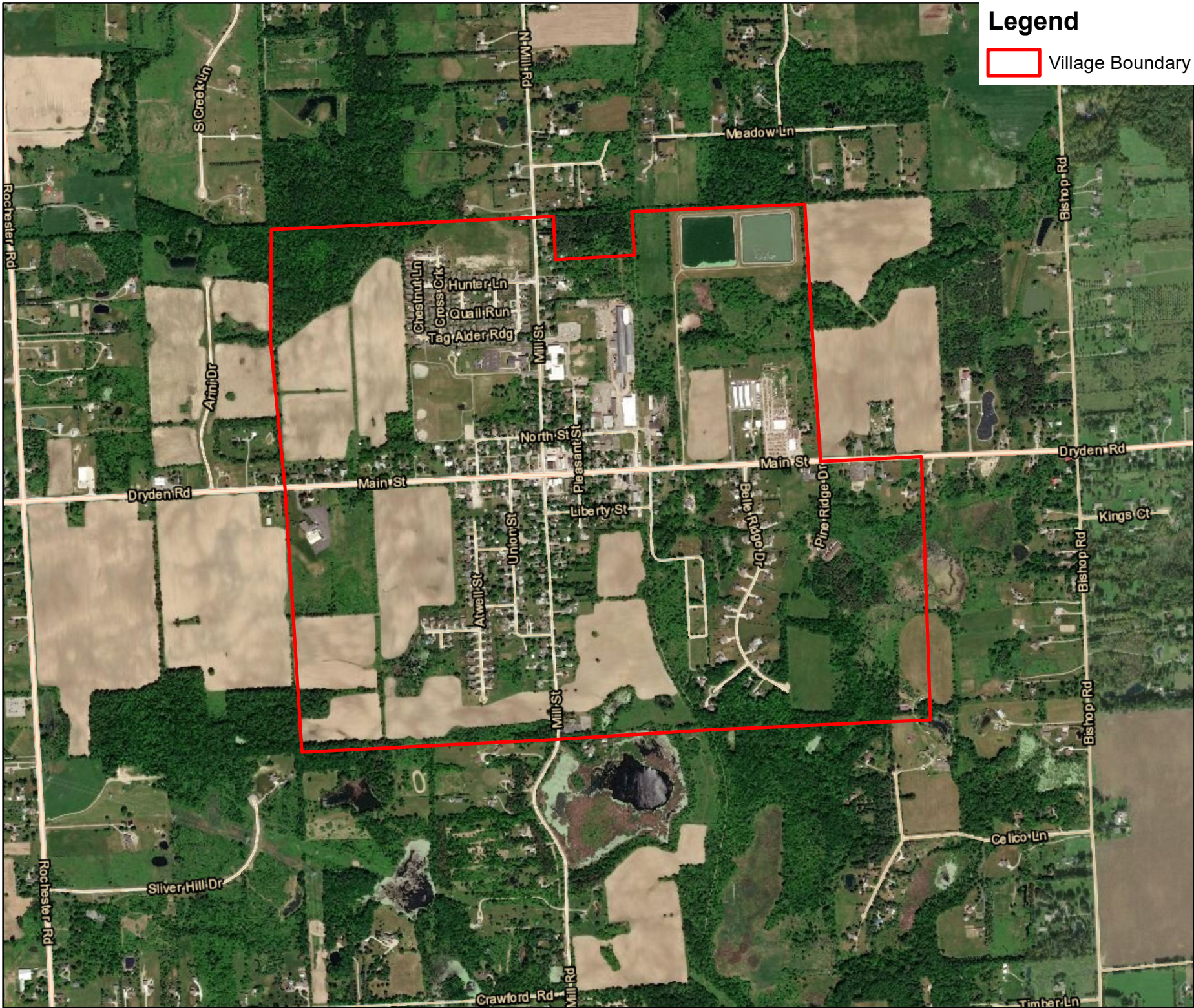
Village of Dryden  
LAPEER COUNTY, MICHIGAN  
Master Plan

Figure 2 County Location Map

F&V PROJECT NO. 835920







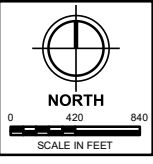
### Legend

Village Boundary



**Figure 3 -  
Village Boundary**  
Village of Dryden, Michigan

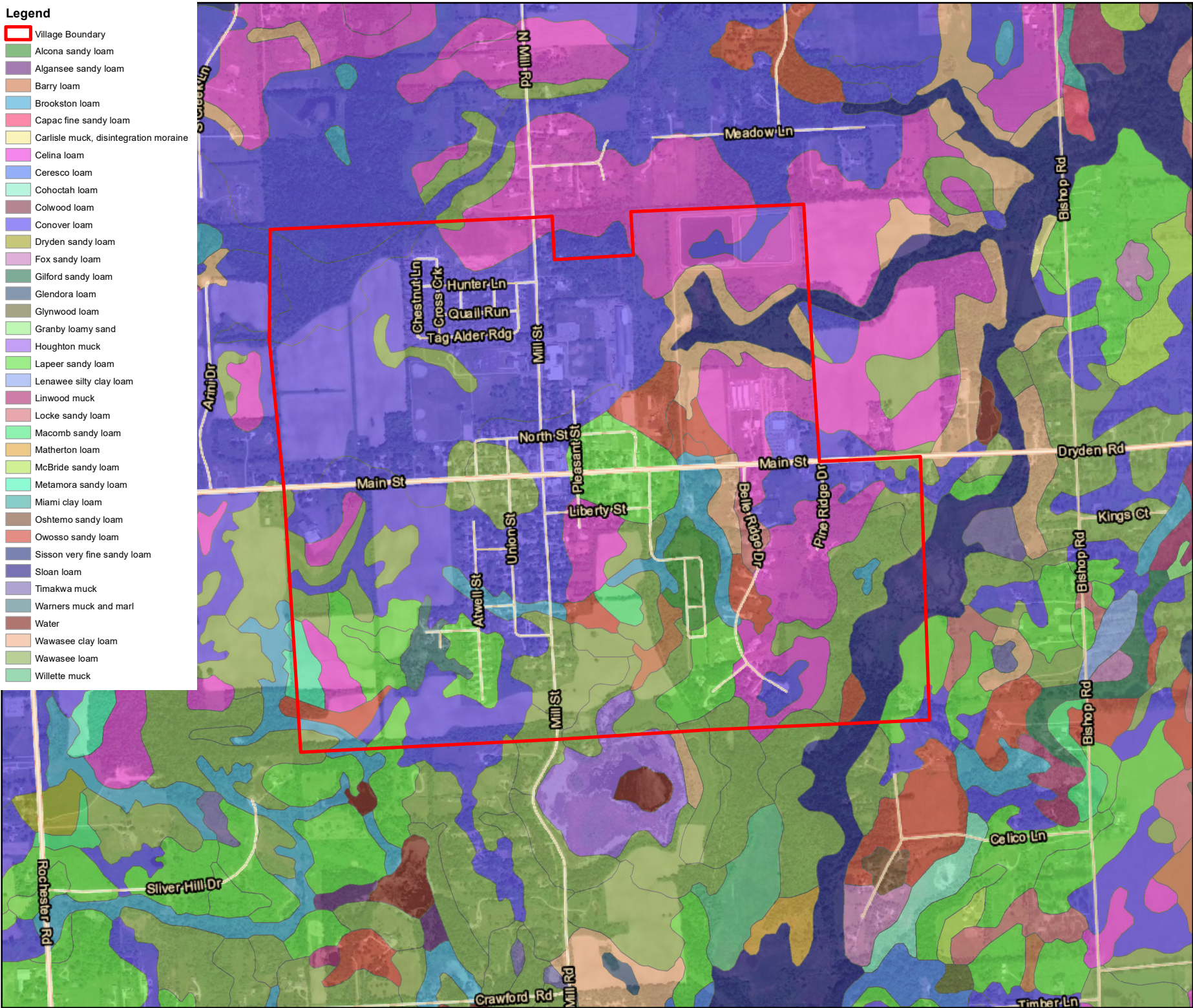
DRAWN BY BMW	DATE 1/28/2020
PROJECT NO. 835920	SCALE 1:15,000
FILE LOCATION	
SOURCES	





**Legend**

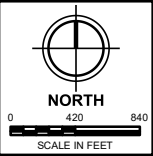
- Village Boundary
- Alcona sandy loam
- Algansee sandy loam
- Barry loam
- Brookston loam
- Capac fine sandy loam
- Carlisle muck, disintegration moraine
- Celina loam
- Ceresco loam
- Cohoctah loam
- Colwood loam
- Conover loam
- Dryden sandy loam
- Fox sandy loam
- Gilford sandy loam
- Glendora loam
- Glynwood loam
- Granby loamy sand
- Houghton muck
- Lapeer sandy loam
- Lenawee silty clay loam
- Linwood muck
- Locke sandy loam
- Macomb sandy loam
- Matherton loam
- McBride sandy loam
- Metamora sandy loam
- Miami clay loam
- Oshleso sandy loam
- Owosso sandy loam
- Sisson very fine sandy loam
- Sloan loam
- Timakwa muck
- Warners muck and marl
- Water
- Wawasee clay loam
- Wawasee loam
- Willette muck



**Figure 4 -  
Soil Classification**

Village of Dryden, Michigan

DRAWN BY BMW	DATE 1/28/2020
PROJECT NO. 835920	SCALE 1:15,000
FILE LOCATION	
SOURCES	









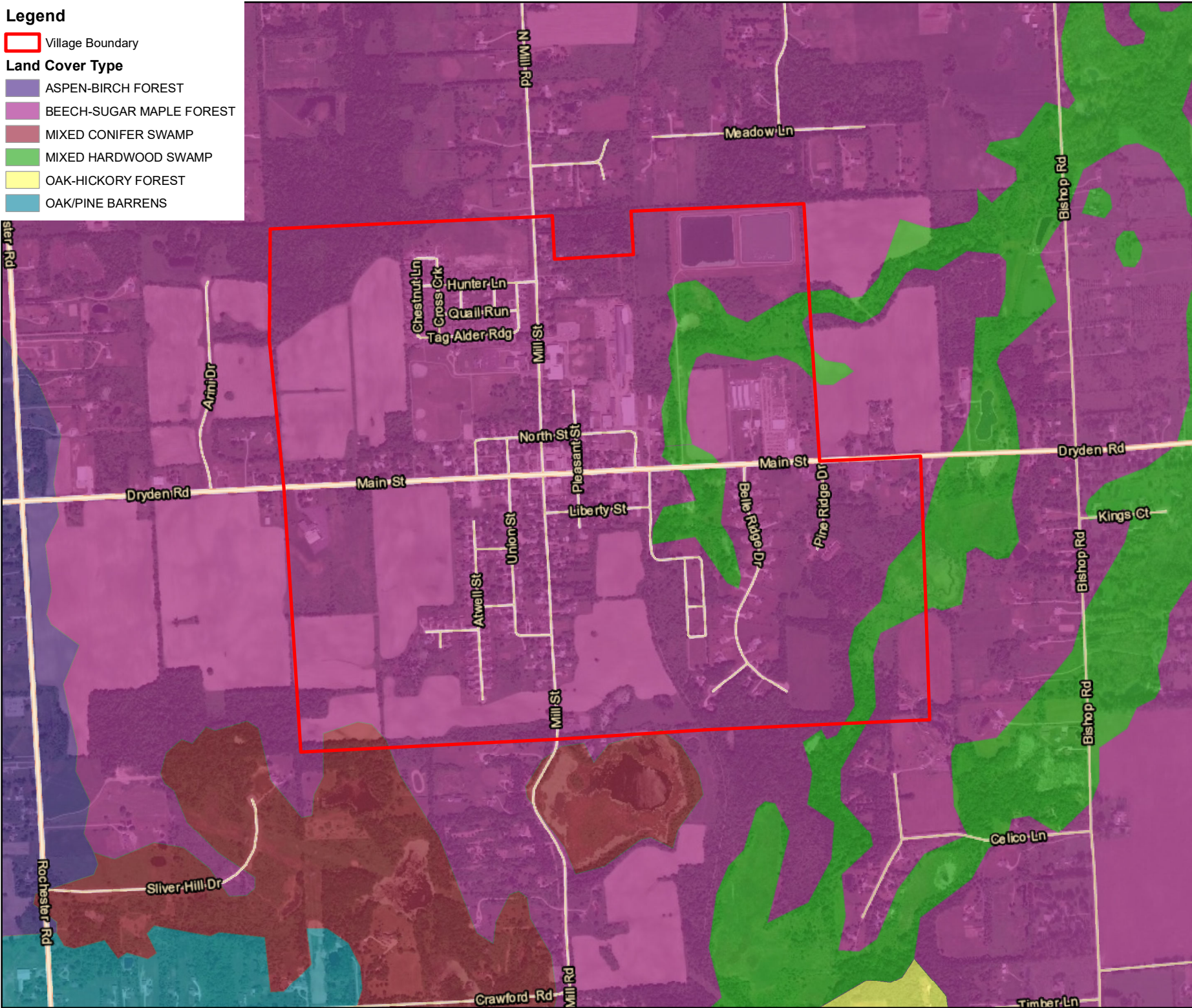


**Legend**

 Village Boundary

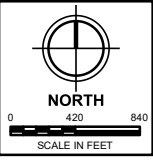
**Land Cover Type**

-  ASPEN-BIRCH FOREST
-  BEECH-SUGAR MAPLE FOREST
-  MIXED CONIFER SWAMP
-  MIXED HARDWOOD SWAMP
-  OAK-HICKORY FOREST
-  OAK/PINE BARRENS

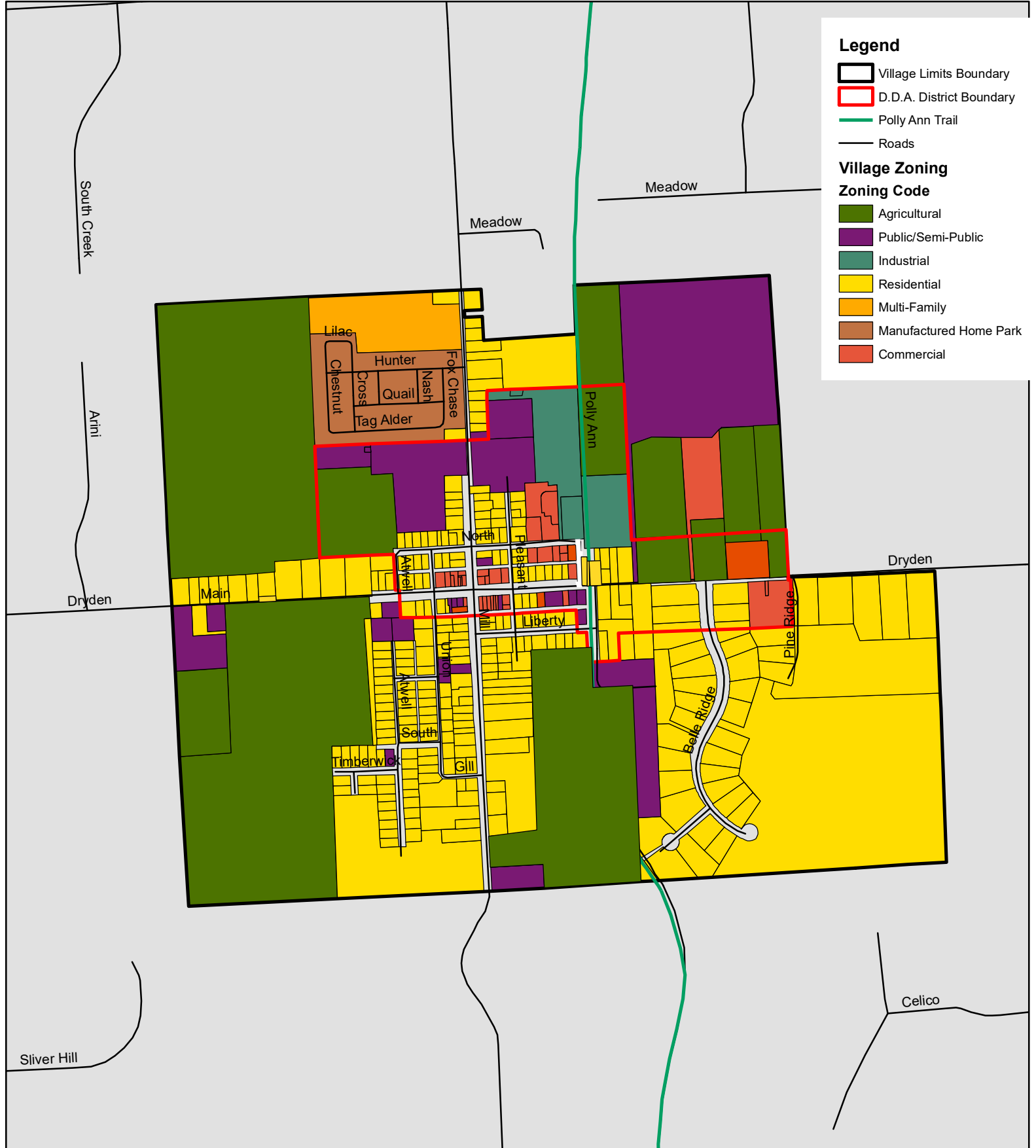


**Figure 5 -  
Land Cover**  
Village of Dryden, Michigan

DRAWN BY BMW	DATE 1/28/2020
PROJECT NO. 835920	SCALE 1:15,000
FILE LOCATION	
SOURCES	







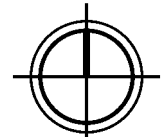
**Legend**

- Village Limits Boundary
- D.D.A. District Boundary
- Polly Ann Trail
- Roads

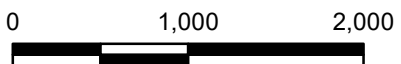
**Village Zoning**

**Zoning Code**

- Agricultural
- Public/Semi-Public
- Industrial
- Residential
- Multi-Family
- Manufactured Home Park
- Commercial



**NORTH**



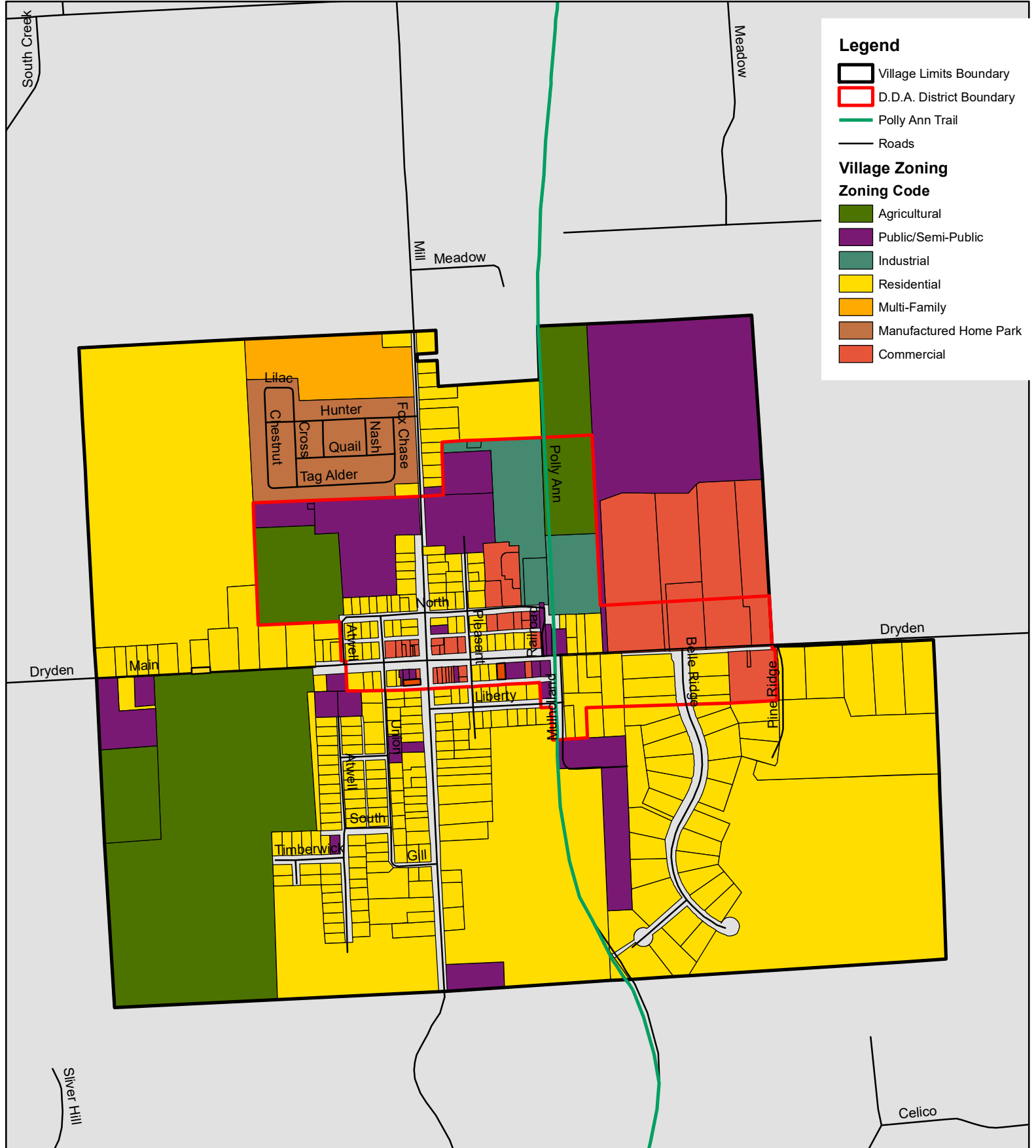
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Village of Dryden  
 LAPEER COUNTY, MICHIGAN  
 Master Plan

Figure 6 - Current Land Use Map

835920  
 F&V PROJECT NO.





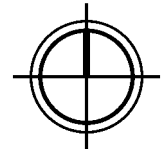
**Legend**

- Village Limits Boundary
- D.D.A. District Boundary
- Polly Ann Trail
- Roads

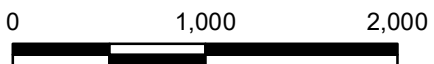
**Village Zoning**

**Zoning Code**

- Agricultural
- Public/Semi-Public
- Industrial
- Residential
- Multi-Family
- Manufactured Home Park
- Commercial



NORTH



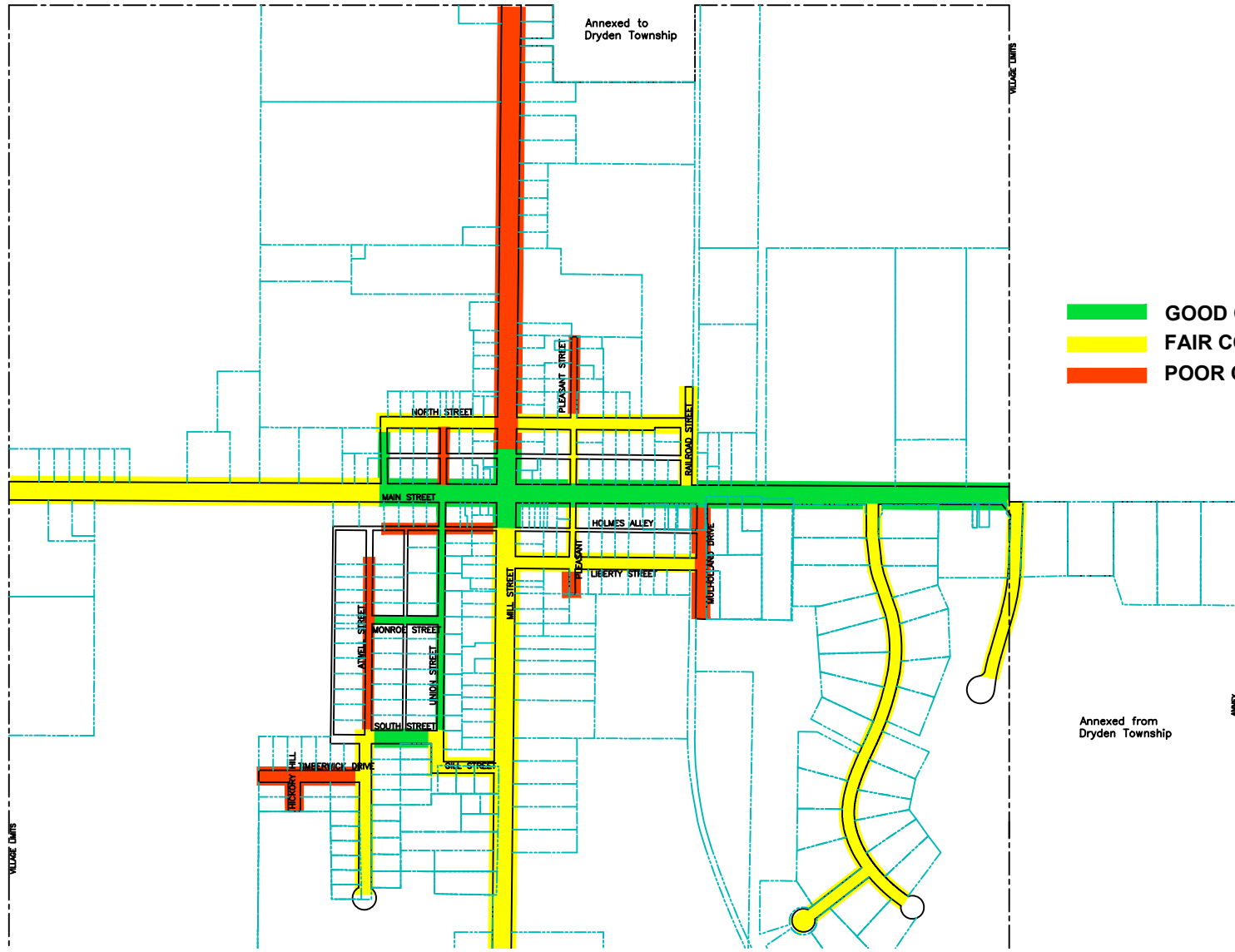
SCALE IN FEET

Village of Dryden  
 LAPEER COUNTY, MICHIGAN  
 Master Plan

Figure 7 - Future Land Use Map

F&V PROJECT NO. 835920





Map / Sidewalk & Lighting Locations provided by Village of Dryden : Capital Improvements Plan. May, 2016.

### VILLAGE OF DRYDEN LAPEER COUNTY, MICHIGAN MASTER PLAN

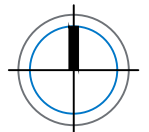
### FIGURE 8: STREET CONDITIONS

F&V PROJECT NO. 835920






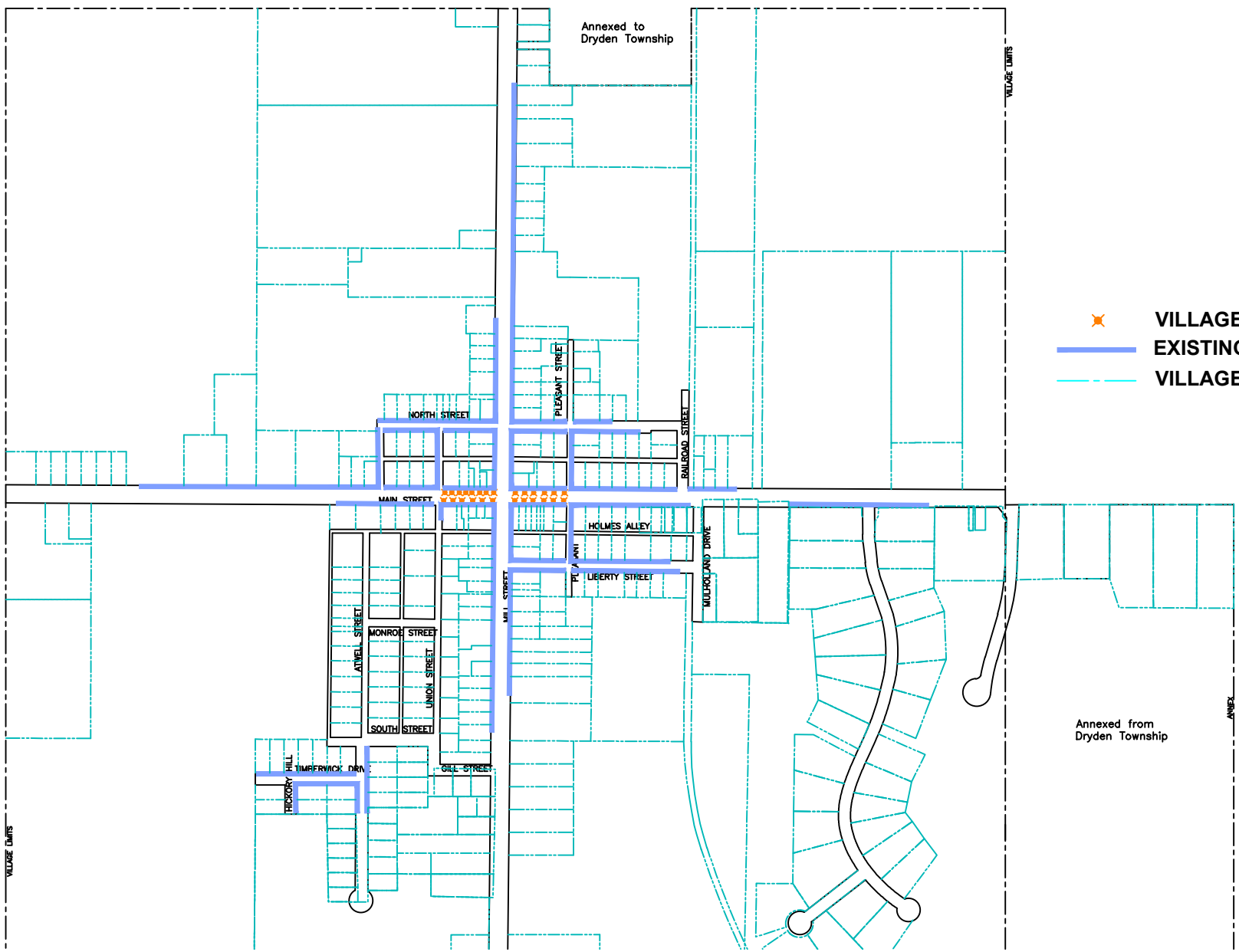


shaned/M:\Proj\835001--837000\835920 Dryden Master Plan\Cad\DrydenStreetsSidewalksLightingMap\_20Aug2004--purged.dwg



NORTH  
1"=800'

-  VILLAGE STREET LIGHT
-  EXISTING SIDEWALK
-  VILLAGE LIMITS



Map / Sidewalk & Lighting Locations provided by  
Village of Dryden : Capital Improvements Plan. May, 2016.

# VILLAGE OF DRYDEN LAPEER COUNTY, MICHIGAN MASTER PLAN

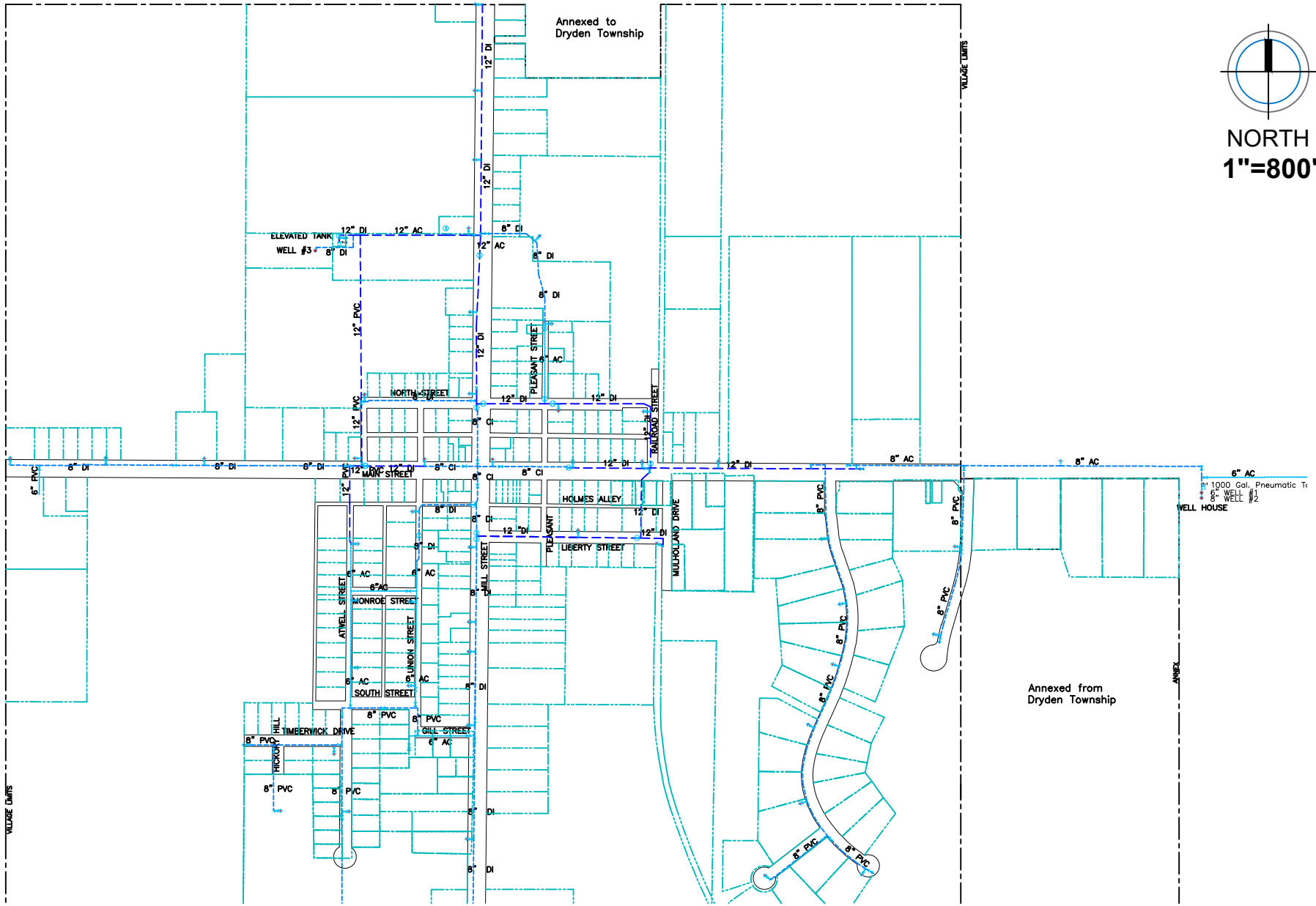
## FIGURE 9: STREETS, SIDEWALKS & LIGHTING

835920  
F&V PROJECT NO.





NORTH  
1"=800'



Map / Water Utility Locations provided by  
Village of Dryden : Capital Improvements Plan. May, 2016.

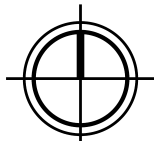
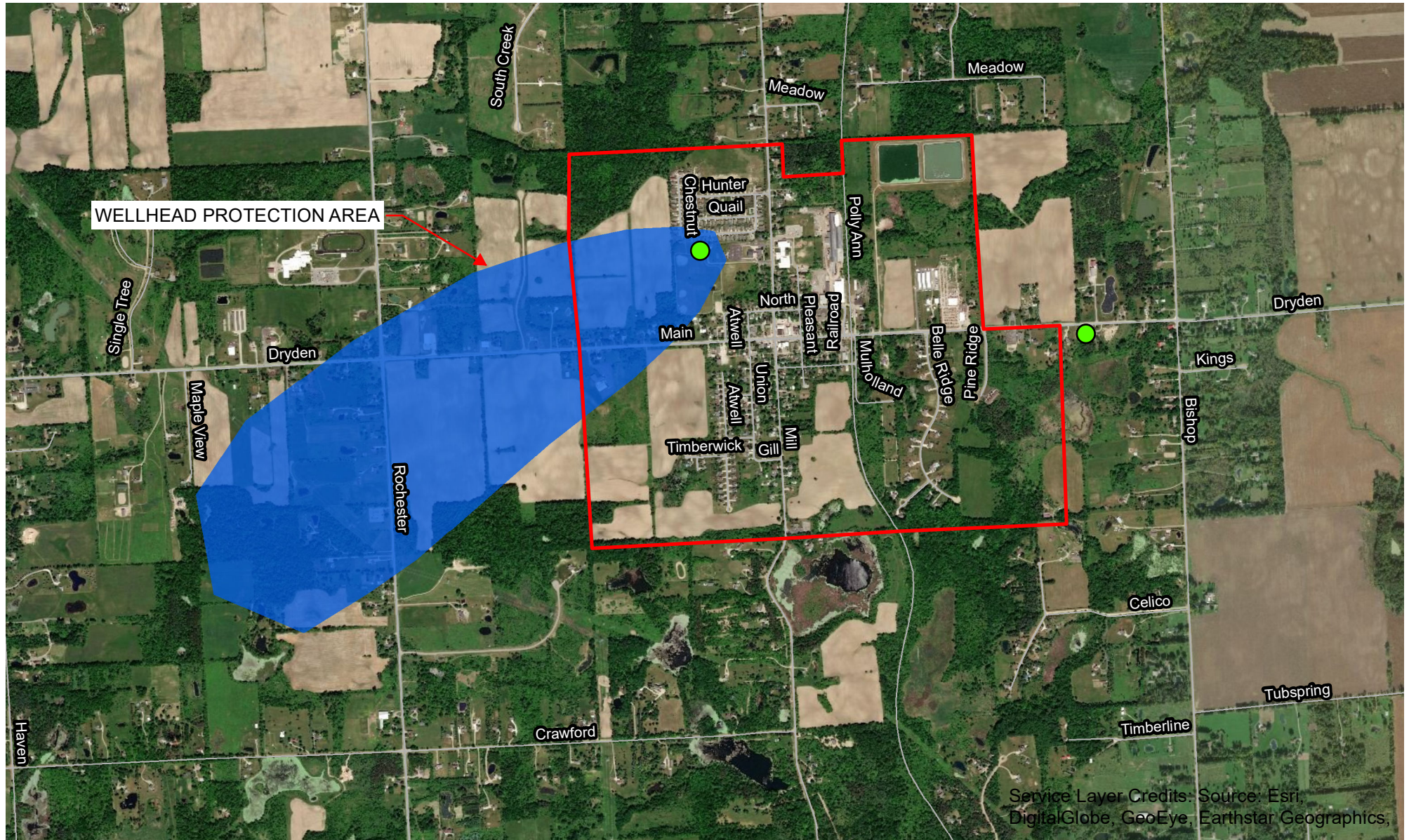
### VILLAGE OF DRYDEN LAPEER COUNTY, MICHIGAN MASTER PLAN

## FIGURE 10 - WATER MAP

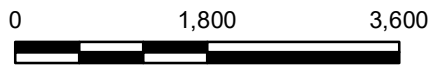
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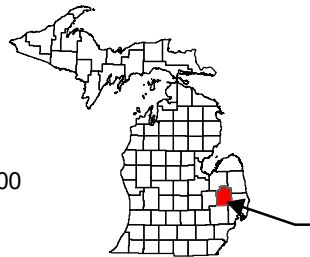




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SCALE IN FEET



APPROXIMATE SITE LOCATION LAPEER COUNTY

Village of Dryden, Michigan  
LAPEER COUNTY MICHIGAN  
Master Plan

Figure 11 Wellhead Protection Area

F&V PROJECT NO. 835920





