

# **VILLAGE OF DRYDEN**

## **MASTER PLAN**

**2012**

**Adopted: The 19<sup>th</sup> day of March, 2013**

## **VILLAGE OFFICIALS**

### **VILLAGE COUNCIL:**

Patrick Betcher, President  
LeAnn Brewer, Clerk  
Rande Listerman, Treasurer  
Mike Franz, Trustee  
Jeff Nash, Trustee  
Jeff Quail, Trustee  
Stan Roszczewski, Trustee  
Brandon Jones, Trustee  
Vacant, Trustee

### **PLANNING COMMISSION/DDA:**

Deanna Harbar, Chairman  
Don Daley, Vice Chairman  
Rande Listerman, Secretary  
Pat Betcher, Member  
Michael Franz, Member  
Robert Schultz, Member  
Richard Batzer, Member  
Judie Reynolds, Member  
Elizabeth Thiemkey, Member

### **VILLAGE ATTORNEY:**

Gary Howell

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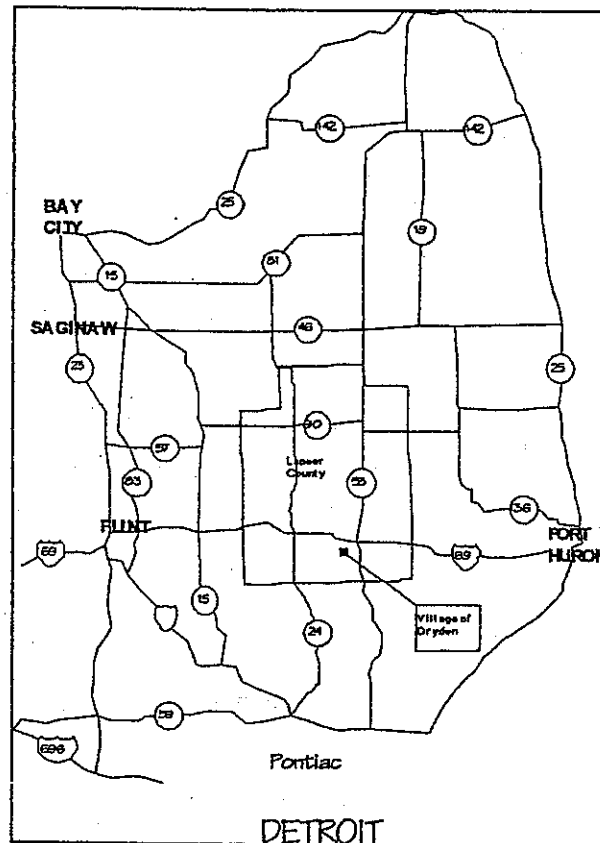
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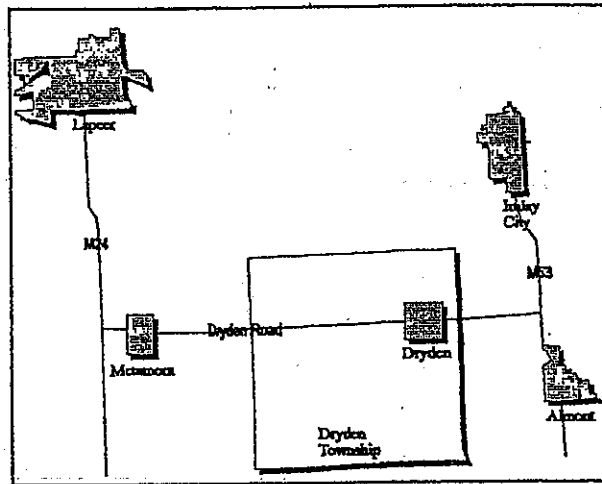
## I. GENERAL BACKGROUND

### REGIONAL LOCATION:

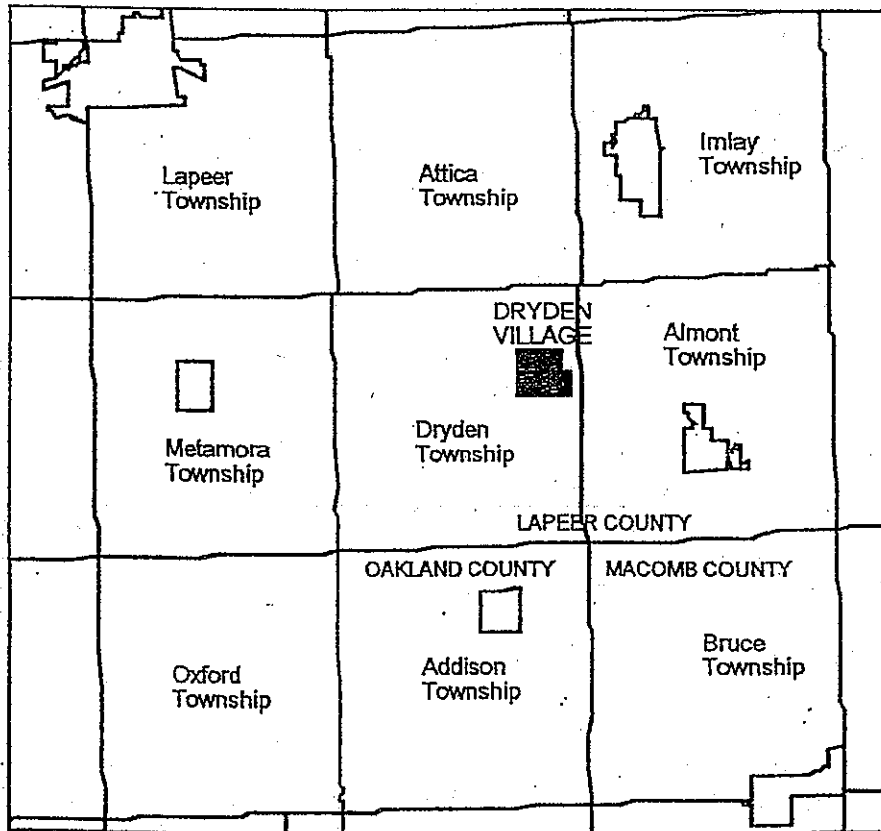
The Village of Dryden is located in Lapeer County, 15 miles southeast of the City of Lapeer, the center of government for Lapeer County. Lapeer County is considered to be the gateway to the Thumb region of the State of Michigan. It can be reached within 30 minutes from Pontiac (via M-24); Flint (via 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 located 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.



## VILLAGE HISTORY:

The Village of Dryden was settled 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 legislator 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. By 1845, the population was 900. The population grew to 1335 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. The Methodist Church was built in 1856. The first schoolhouse was built at the corner of Atwell and Main. Mr. Baker built the first hotel in 1854 it burned in 1889. The second hotel was built in 1874 by Josweph Darwood. The cemetery was founded in 1870. Mr. Nelly built the first mill on the southwest corner of Quigley lot. It burned and that is why the street is called Mill Street. The town of Dryden had a prosperous fruit and apple dryer and a large cider mill. Dryden also had a Millinery shop, two blacksmiths, a wagon shop and a soap factory. The Ladies Library began in 1871. In 1884, the Ladies Library built its new building. John M. Lamb ran the post office. The P.O. & N. railroad was completed and ran through the village in 1883.

### **The Village of Dryden was incorporated on January 31, 1887.**

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

Some of the first Pioneer Families of Dryden were Jonathan Sweet, J.M. Lamb, Ed Lamb, Joseph Darwood, Joseph & Ellen Manwaaring, Ethan Squire, grandfather of Major General George Squire, 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, Whitbeck, families.

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



## **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 Planning Commission, Zoning Board of Appeals, and Downtown Development Authority.

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 Downtown Development Authority (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 identify for the authority district and the entire Village.

The Village Charter allows the levying of up to 17.5 mils of property taxation, subject to constitutional and statutory rollbacks. This millage authorization is divided between 12.5 mils maximum for general operations and 5 mils 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.

## II. NATURAL FEATURES

### TOPOGRAPHY:

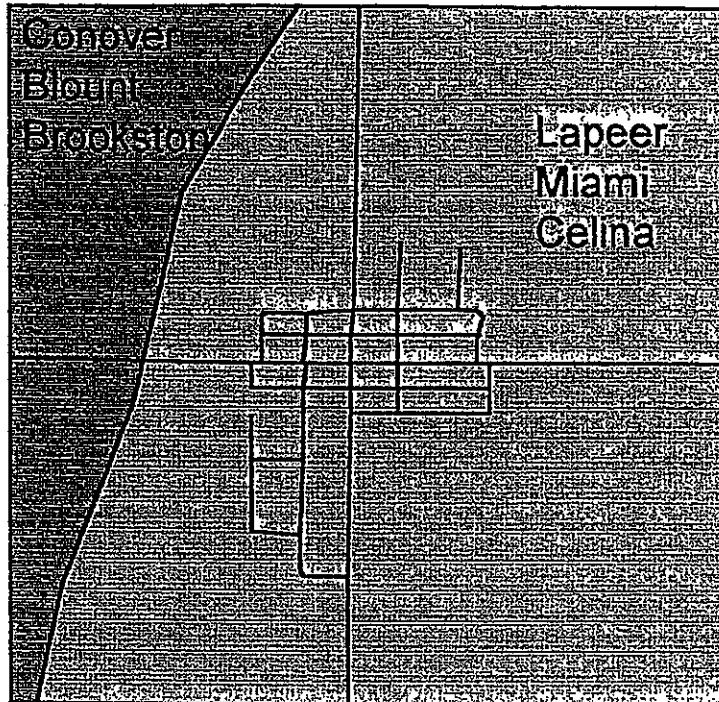
Land features present relatively few obstacles to growth. A majority of the land area of the Village is still undeveloped. The Village topography is level to gently sloping in the northwest part of the Village, while the remaining portion of the Village is gently sloping to strongly sloping.

### SOILS:

Because of the already developed sewer and water systems, soils are not a major influence on growth. A description of the relevant soil types serves to give a general background for land management purposes.

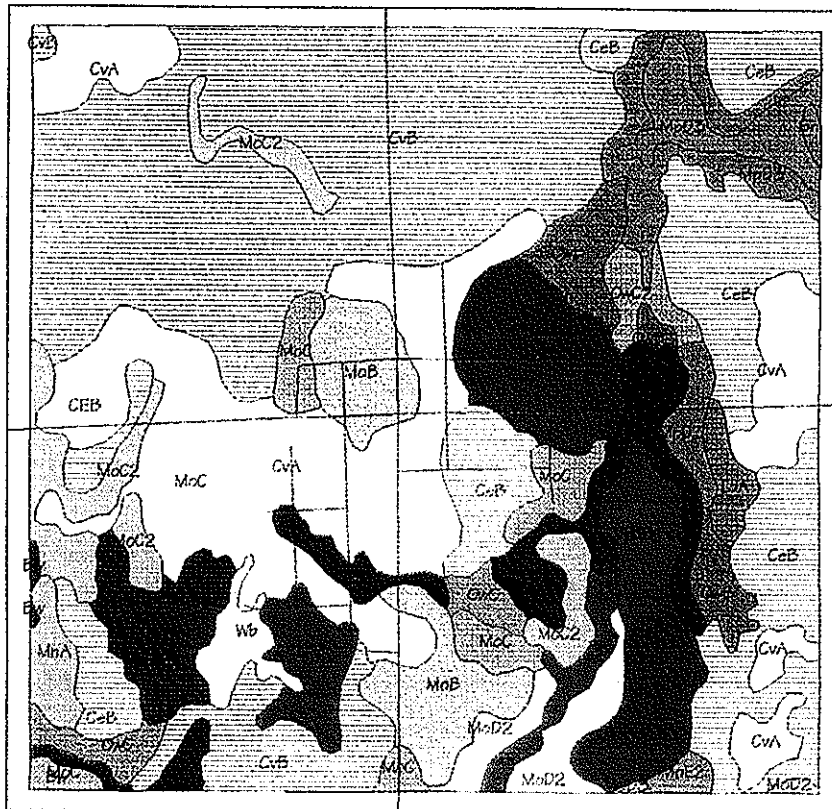
The following map from that Survey presents a general picture of soils throughout the Village. Soil associations give a general idea of large tracts of soils. Ordinarily, the soils within any given association differ in slope, depth, stoniness, drainage, and other characteristics that affect farming and other land uses.

The soil association, as they pertain to Dryden Village, are described in the Lapeer County Soil Survey published in 1972. The soil associations for the Village are as follows:



Conover-Blount-Brookston: Level to gentle sloping, somewhat poorly drained and poorly drained soils that have a dominantly clay loam subsoil; on till plains.

Lapeer-Miami-Celina: Gentle sloping to strongly sloping, well-drained and moderately well-drained soils that have a dominantly loam to clay loam subsoil; on till plains and moraines.



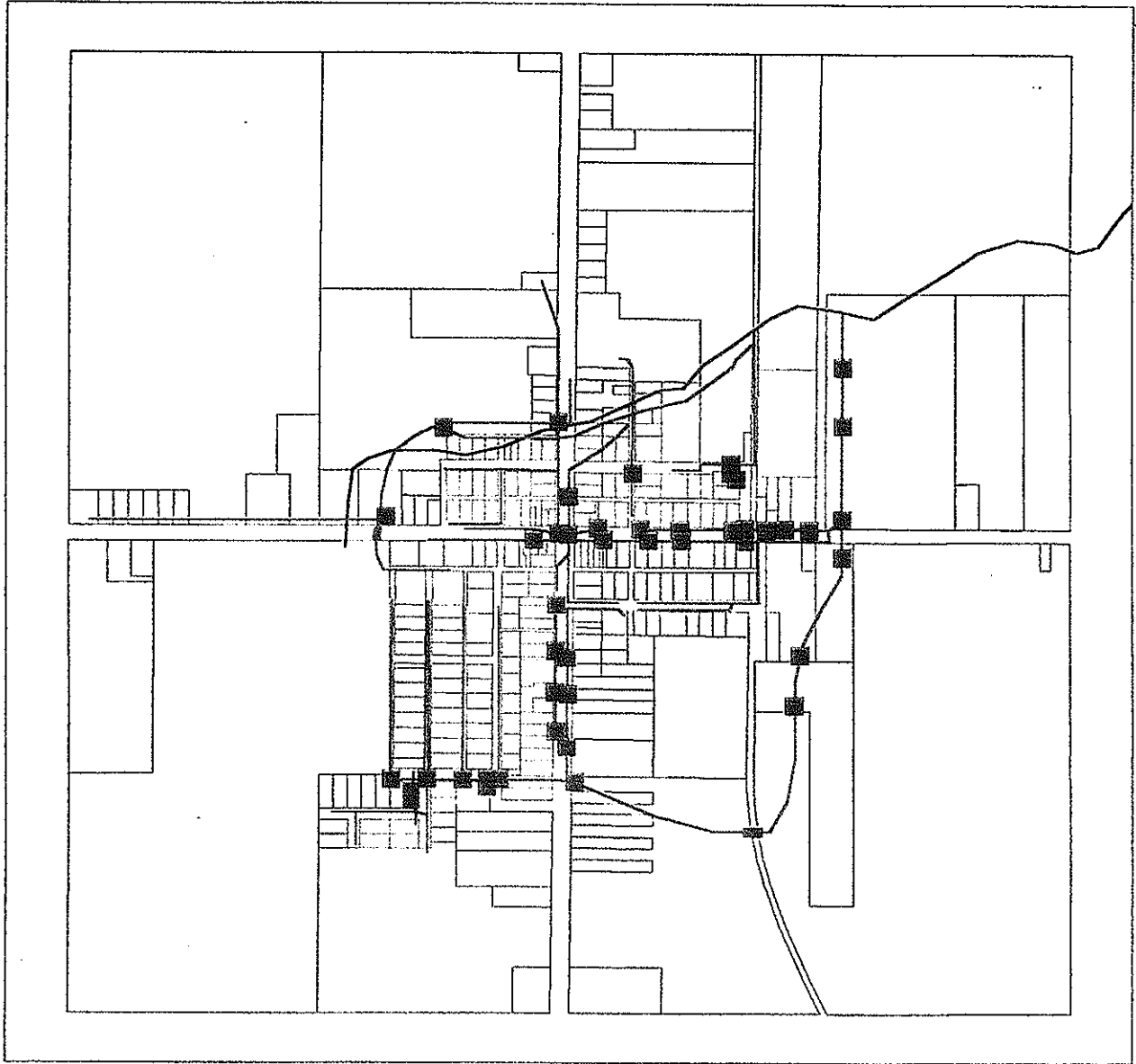
- SOIL by type
- Alcana sandy loam-A1B
  - Barry loam-Ba
  - Brookston loam-Bw
  - Celina Loam-CeB
  - Conover loam-CvA
  - Conover loam-CvB
  - Houghton muck-Ho
  - Lapeer sandy loam-LaB
  - Lapeer sandy loam-LaC
  - Lapeer sandy loam-LaC2
  - Lapeer sandy loam-LaA
  - Macomb sandy loam-MaB
  - Metamora sandy loam-MnA
  - Miami loam-MoB
  - Miami loam-MaC
  - Miami loam-MoC2
  - Miami loam-MoD2
  - Miami loam-MoD3
  - Miami loam-MoE2
  - Miami clay loam-MpD3
  - Owosso sandy loam-OwB
  - Owosso sandy loam-OwC
  - Owosso sandy loam-OwC2
  - Sloan loam-Sn
  - Warners muck & marl-Wb

See Lapeer County Soil Survey  
for detailed soil information.

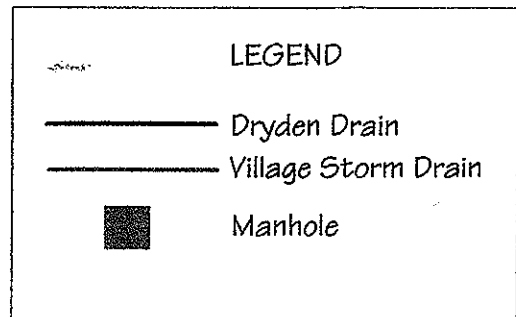
Map 1  
Soil Map  
Village of Dryden

**DRAINAGE:**

As graphically portrayed on Map 2, the Dryden Drain provides the natural drainage system for Dryden Village. Topography and types of soil are chief determinants of drainage conditions. Dryden Village has built and maintains storm drainage systems serving the entire community. Drainage detail is shown on the map.



Map 2  
Drain Map  
Village of Dryden



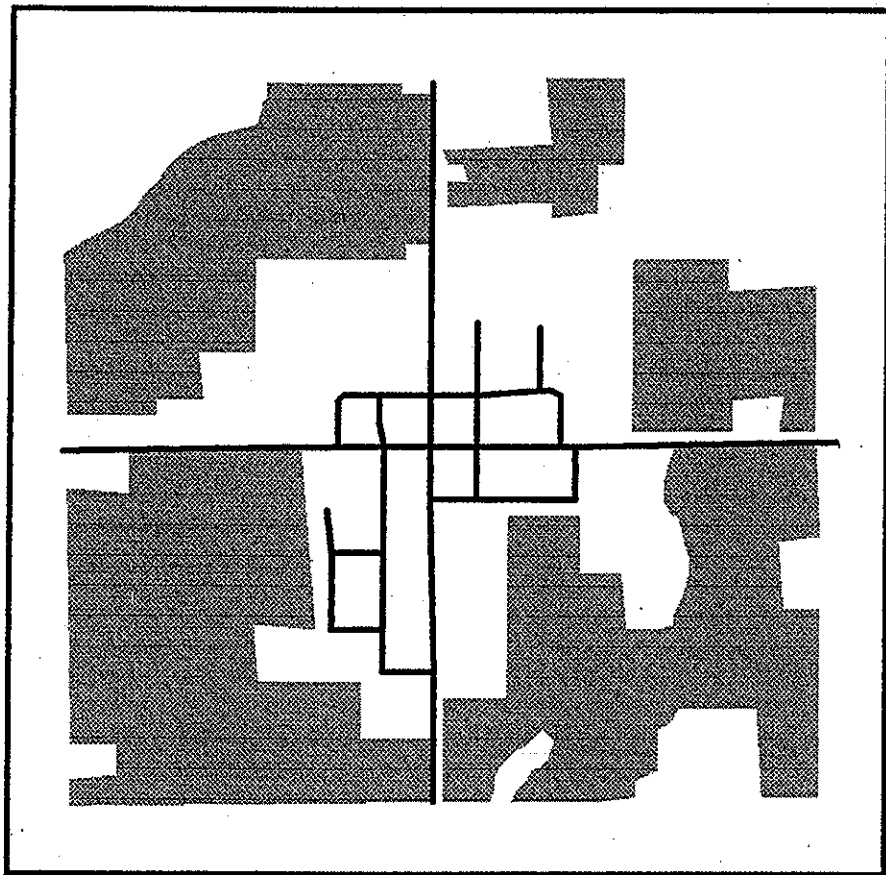
## **WOODLANDS:**

Although 16 percent of the total land area in Lapeer County is forested land, only two significant wooded areas exist within the Village. These woodlands are located in the northwest and southeast portions of the Village. Both of these woodlands are under individual ownership. Hence, any activities to improve or maintain the woodlands within the Village depend heavily on the private owners.

A wooded area can be of great value to a watershed area. Woodlands improve air quality, cut down noise, buffer wind, and modify run-off and extreme temperatures. The wooded areas of the Village should be retained if at all possible.

**FARMLANDS:**

Within the approximate 710 acres located in the Village, over 200 acres are currently agricultural in use. These acreages are located on the outer fringes of the Village. These acreages are generally rented to farmers who live outside the Village. Over time the number of acres under cultivation has been slowly decreasing.



### III. POPULATION AND HOUSING

In any planning study, an overall view of population characteristics and future trends is a necessity. Past trends, current levels, and future expectations of population growth are all 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 all directly related to the size and characteristics of the population.

#### POPULATION TRENDS:

Between 1970 and 1990 the Village of Dryden did not experience much change in population. The population actually dropped from 660 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 29.7% from 628 to 815 (see Table A). During this period, population increased in Dryden Township by 36% from 3,339 in 1990 to 4,624 in 2000, and Lapeer County had a 17.5% increase from 74,768 to 87,904. It is probable that the majority of this increase is coming from migration from Oakland County.

**TABLE A**  
**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>
Almont Township	3,163	4,124	30.4%	4,660	13.0%	6,041	29.7%	6583
Attica Township	2,695	3,642	35.1%	3,873	6.3%	4,678	20.8%	4755
Dryden Township	2,129	2,977	39.8%	3,399	14.2%	4,624	36%	4768
<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>
Imlay Township	4,150	2,238	- 46.1(a)*	2,143	- 4.2	2,713	26.6%	3128
Lapeer Township	2,574	4,261	65.5%	4,519	6.1%	5,078	12.4%	5056
Metamora Township	1,988	3,220	62.0%	3,544	10.1%	4,184	18.1%	4249
<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>	
Bruce Township	3,823	4,193	9.7%	4,566	30.4%	8,158	49%	8700
<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>	
Addison Township	4,184	4,785	14.4%	6,418	34.1%	6,439	.03%	6351
Oxford Township	7,823	9,004	15.1%	11,213	24.5%	16,025	42.9%	20526

Source: U.S. Census 1970, 1980, 1990, 2000, 2010

\* (a) Due to Imlay City incorporation as a part of Imlay Township.



**POPULATION CHARACTERISTICS:**

The population of Dryden Village in 2010, when compared to the rest of Lapeer County, can be characterized as being fairly 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 20 years old. The relevant population characteristics, as recorded in the 2010 Census, are shown on Table B.

**TABLE B  
Population Characteristics, 2010**

	<b>Dryden Village</b>	<b>Lapeer County</b>
Population	951	88319
Median Age (years)	38.6	32
Under 20 years old (%)	30%	29.20%
65 Years and Older (%)	11.57%	12.6%
Households	368	30,729
Population per Household	3.06	3

Source: U.S. Census 2010

**HOUSING CHARACTERISTICS:**

The housing characteristics in Dryden have changed significantly in the years between 1990 and 2010, with the total number of housing units increasing from 198 to 447 (see Table C). 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 C  
Housing Characteristics, 2010**

	<b>Dryden Village</b>
Total Housing Units	447
Owner Occupied Units	368
Renter Occupied Units	78
Vacant or Seasonal	1
Average Population per Occupied Dwelling Unit	2.5
Median Value Owner Occupied Units	\$83,775.00
Median Contract Rent	\$506.00
Single Unit Dwelling	441
Multi-Family Dwelling	6

Source: U.S. Census 2010

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

**TABLE D**  
**Total Housing Units**

<b>Year Structure Built</b>	<b>Dryden Village</b>
2006 to 2010	0
2001 to 2005	92
1996 to 2000	46
1991 to 1995	68
1980 to 1990	0
1970 to 1979	35
1960 to 1969	47
1950 to 1959	17
1940 to 1949	11
1939 or earlier	96

Source: U.S. Census 2010

**SOCIO-ECONOMIC CHARACTERISTICS:**

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

**TABLE E**  
**Median Household Incomes**

	<b>Lapeer County</b>
Median Family Income	\$54,340.00
Median Non-Family Household Income	\$25,474.00
Median Household Income	\$65,400.00

Source: U.S. Census 2010

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

**TABLE F**  
**Poverty Status, 2010**

	<b>Dryden Village</b>
Total Family Units	281
With related children under 18 years	151
<b>Poverty Level</b>	
All Families	22
With related children under 18 years	20
Households received SSI or Public Assistance	18
Households worked full time past 12 months	130
Households 65 or older	42
Households receiving Social Security past 12 months	67

Source: U.S. Census 2010

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

**TABLE G**  
**Occupations and Education**

<b>Education</b>	
High School Graduates	113
Some College and Above	160
<b>Occupation</b>	
Employed persons 16 years and over	251
Management, Professional, and Related Occupations	73
Service Occupations	56
Sales and Office Occupations	63
Farming, Fishing, and Forestry Occupations	0
Construction, Extraction, and Maintenance Occupations	7
Production, Transportation, and Materials Moving Occupations	52

Source: U.S. Census 2010

## IV. LAND USE ANALYSIS

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

The existing land classifications are as follows:

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

### **RURAL AND AGRICULTURAL:**

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.

### **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.

### **MULTIPLE-FAMILY and MOBILE HOME RESIDENTIAL:**

According to the 2010 Census, approximately 30 persons lived in structures of two or more units. This represents 6 structures of multiple-family residential units. In addition, another 119 structures of manufactured homes, in Victoria Meadows.

### **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 are in need of restoration and repair.

### **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.

### **PUBLIC AND RECREATIONAL FACILITIES:**

Dryden has four churches within the Village limits:

- Dryden Wesleyan Church
- St. Cornelius Catholic Church
- Dryden United Methodist Church
- St. Johns 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 to the 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. About 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 located 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.

### **STREETS:**

The condition of streets and the classification of access roads determine growth patterns as much as any other feature. All of the streets in the Village are paved. Dryden Road from the Village of Dryden to Highway 53 is a Class A Highway. The Downtown Development Authority has developed improvements along Main Street.

### **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 historical 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.

## V. 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 direct 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.

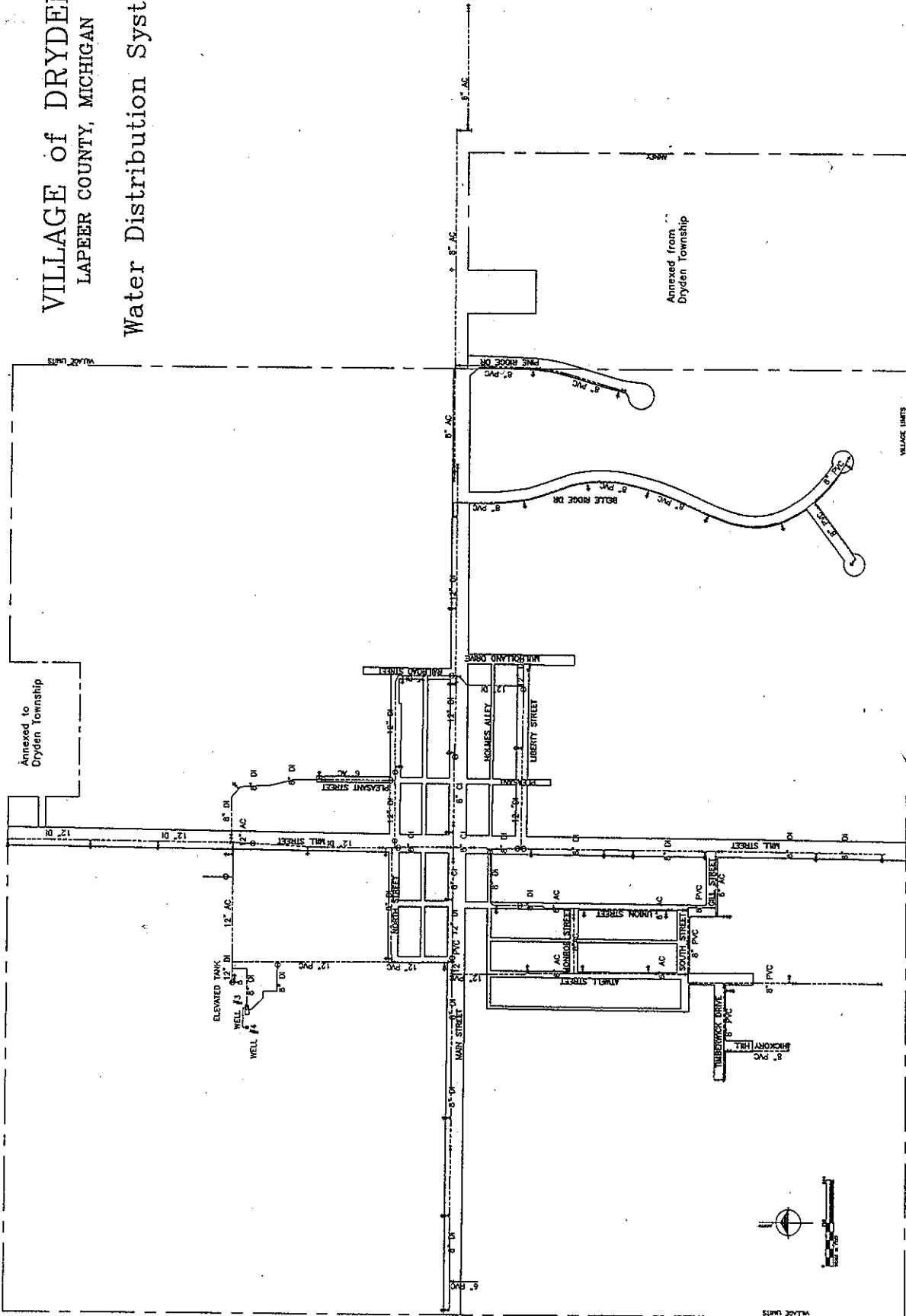
### **SEWER AND WATER:**

The Village uses water from two municipal wells and a water tower system. The water tower pumps were rebuilt in 1992. Over 400 water outlets are individually metered throughout the Village. The Arsenic Water Treatment plant went into operation in May 2008.

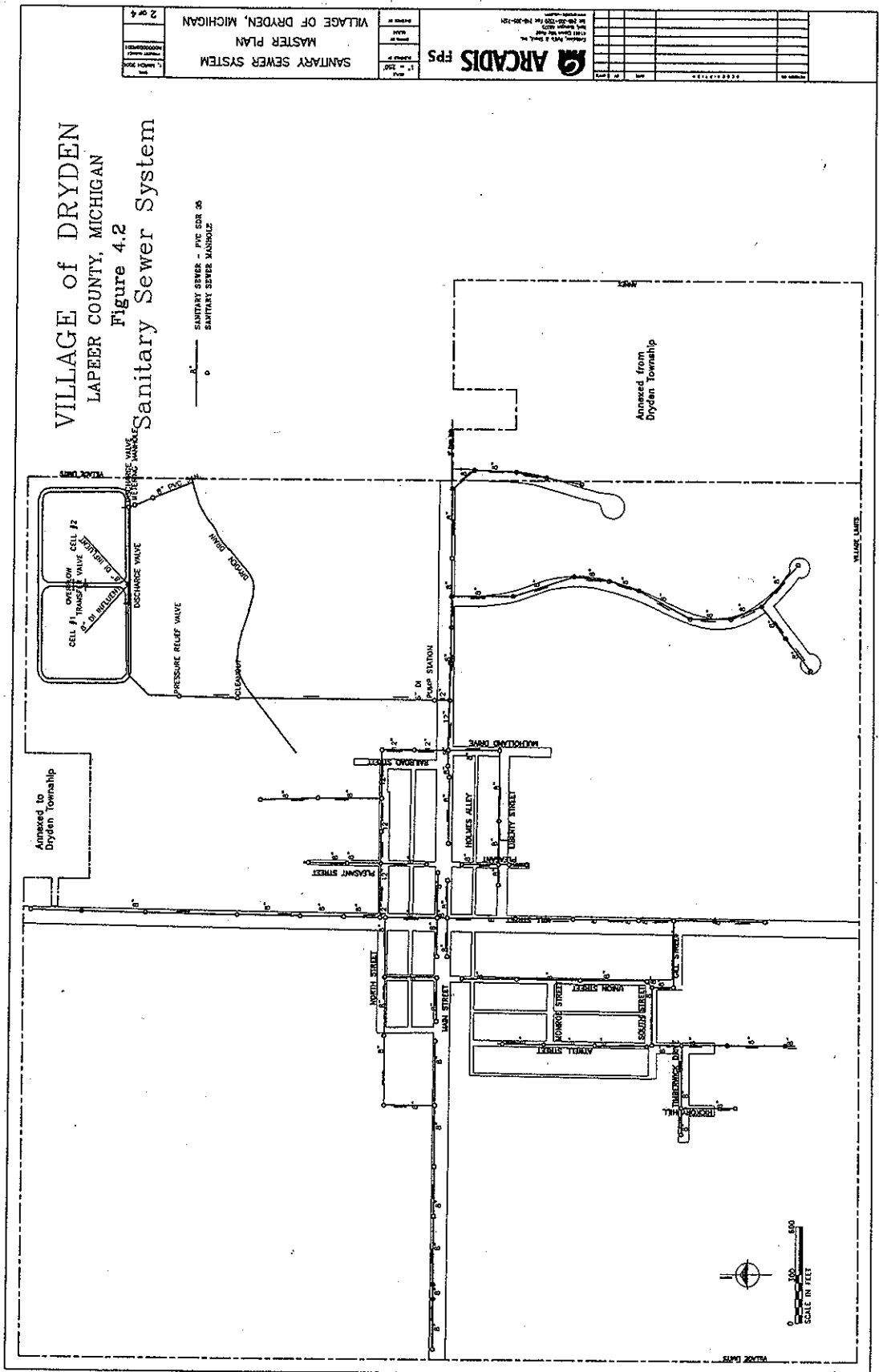
The sewer system has a waste water system that utilizes aerated lagoons constructed in 1991. The lagoons are located in the northeast corner of the Village. The lagoon also provides service for over 400 accounts. Map 3 illustrates the lagoons and the water and sewer lines.

VILLAGE of DRYDEN  
LAPEER COUNTY, MICHIGAN

Water Distribution System







### **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 located 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.

### **SCHOOLS:**

Dryden Community Schools serve the residents of Dryden. The high school is located approximately one mile west of the Village, while the elementary school is within the Village limits.

### **PARKS AND RECREATION PROGRAMS:**

The Village is able to provide 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, with a joint effort of the Village of Dryden, Dryden Township and the Downtown Development Association the community dedicated the new Veterans Memorial Park.

## VI. 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.

### **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. Preserve the natural amenities of the Village including farmland, drainage, soils, woodlands, and wetlands.
2. Encourage development to areas serviced by existing public services and utilities, and is economically feasible to provide community facilities. Further encourage the utilization of existing thoroughfare capacities which are designed for the traffic volumes generated by development. This will reduce the pressures of developing the natural land areas within the Village limits.
3. Encourage the separation of incompatible land uses.

## **RESIDENTIAL AREAS:**

### *Goal:*

Provide sufficient 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 mobile homes.
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.

## **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 area along Main Street from one block west of Mill Street to Mulholland Drive.
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.

## **INDUSTRIAL AREAS:**

### *Goal:*

Encourage light industrial to 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 industrial activity to remain in its current zone within the Village.
3. Encourage compatible uses to the residential character of the Village.

## **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 located in areas with adequate existing infrastructure.
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 Michigan Department of Natural Resources 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.

## VII. 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. Attached as Map 6 is the Master Plan Map.

### 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. Periodic review of the proposals contained in the Plan should be undertaken so as to assure that changing future conditions will not be overlooked.

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

### 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 will 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.

## **MASTER PLAN IMPLEMENTATION:**

Implementation of the Plan is carried out basically through the following three processes:

1. *Regulation of the use and development of property pursuant to the Zoning Ordinance.* All land development requests should be carefully considered as to how they will affect the total framework of the Village (i.e.: natural resources, man-made elements, aesthetic compatibility). In addition, their relationship to achieving the goals and objectives as put forward in this Master Plan must be assessed.

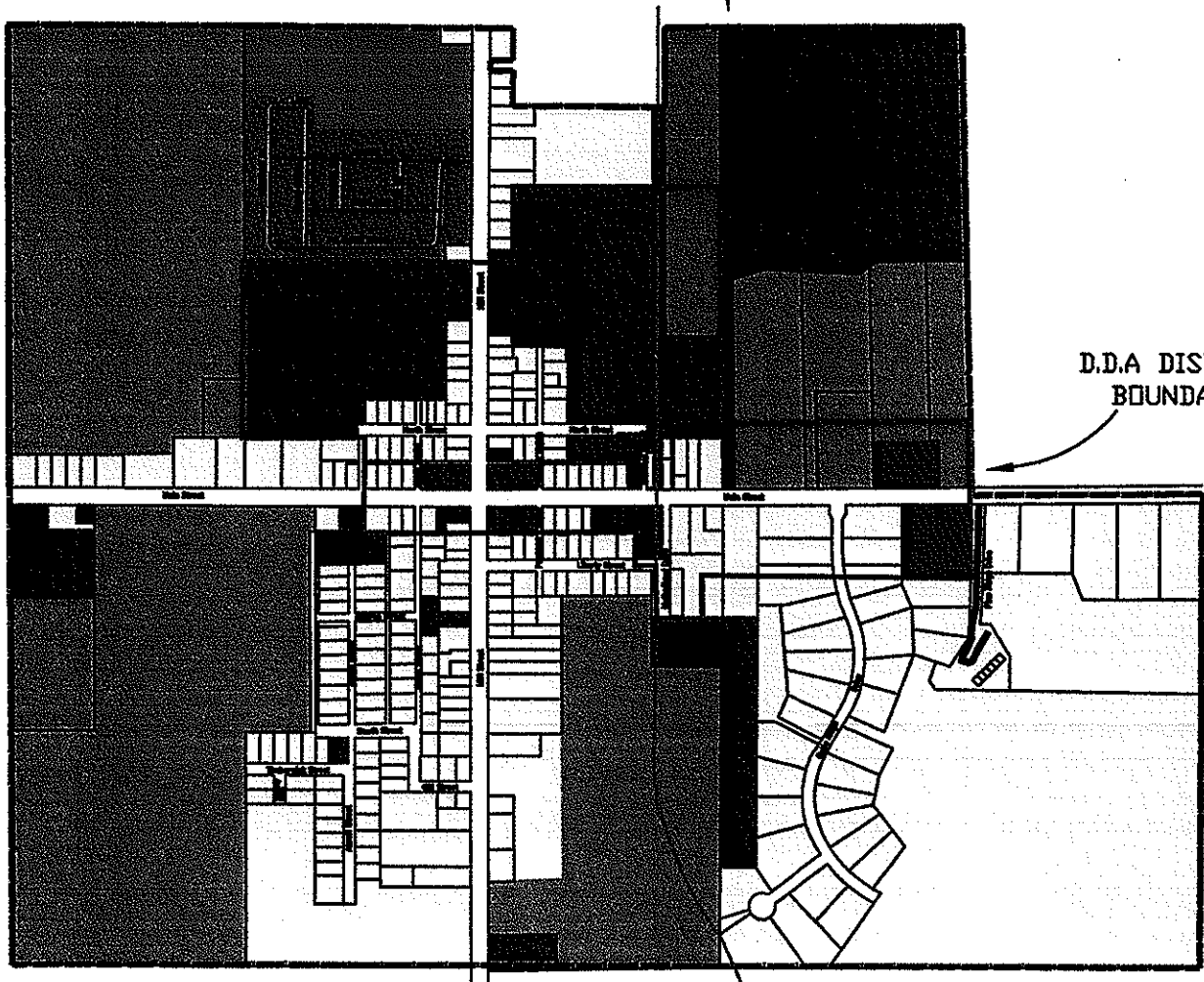
2. *Provision by the Village for public improvements and public services must be coordinated with the Master Plan.* Priority for the allocation of funding should be given to public projects which reflect the achievement of the Master Plan's stated goals and objectives.

3. *Dryden Village should keep current with planning events within Dryden Township and with respect to the County as a whole.* It should encourage cooperative regional goals and objectives. By doing so, the advantages of anticipating growth and taking a proactive role in policy making are gained.

It is hoped and intended that future decisions by the Dryden Village Council and the Planning Commission will be consistent with this Plan.













VILLAGE BOUNDARY



D.D.A DISTRICT  
BOUNDARY

**LEGEND**

-  AGRICULTURAL
-  PUBLIC/SEMI-PUBLIC
-  RECREATION
-  RESIDENTIAL
-  MULTI-FAMILY
-  MANUFACTURED HOME PARK
-  COMMERCIAL
-  INDUSTRIAL
-  D.D.A DISTRICT
-  POLLY ANN TRAIL

**FUTURE LAND USE  
VILLAGE OF DRYDEN  
SEPTEMBER 4, 2012**

## VIII. RESOLUTION OF ADOPTION

### VILLAGE OF DRYDEN

#### RESOLUTION ADOPTING MASTER LAND USE PLAN

WHEREAS, the Planning Commission of the Village of Dryden has prepared a Master Plan for land uses and development to reflect the goals of the Village for the future; and

WHEREAS, a notice of intent to prepare a Master Plan was sent to the Dryden Township Planning Commission and the Lapeer County Planning Commission on the 14<sup>th</sup> day of October, 2009; and

WHEREAS, the proposed draft of the 2012 Master Plan was approved for distribution by the Village Council on the 4<sup>th</sup> day of September, 2012; and

WHEREAS, copies of the proposed draft of the 2012 Master Plan and a Notice of Public Hearing were mailed to the Dryden Township Planning Commission and the Lapeer County Planning Commission on the 11<sup>th</sup> day of September, 2012 to commence the 63-day comment period; and

WHEREAS, a Notice of Public Hearing was duly published in the LA View on the 28<sup>th</sup> day of February, 2013; and

WHEREAS, a Notice of Public Hearing was posted in compliance with the Open Meetings Act, being Act 267 of 1976; and


WHEREAS, a public hearing on the Master Plan was held on the 19<sup>th</sup> day of March, 2013 at the Dryden Village Hall; and

WHEREAS, all the requirements of the Michigan Planning Enabling Act, being Public Act 33 of 2008, for the preparation and adoption of a Master Plan have been complied with;

NOW, THEREFORE, BE IT RESOLVED, that the Dryden Village Planning Commission hereby adopts the 2013 Master Plan and Future Land Use Map for the Village of Dryden.

BE IT FURTHER RESOLVED that copies of the adopted Plan shall be forwarded to the Dryden Village Council, the Dryden Township Planning Commission, and the Lapeer County Planning Commission.

The undersigned Secretary of the Dryden Village Planning Commission hereby certifies that this Resolution was adopted by the Dryden Village Planning Commission at a meeting held on the 19<sup>th</sup> day of March, 2013.

  
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Rande Listerman, MiCPT/CPFIM  
Secretary  
Dryden Village Planning Commission