

# CITY OF ST. LOUIS

## City Council

George T. Kubin, Mayor

Jerry L. Church

Melissa A. Allen

James C. Kelly

William E. Shrum

## Planning Commission

Dan Doepker, Chairman

Donna Kelley

George Kubin

Mike Nixon

Tony Roehrs

William Shrum

Joe Ward

Sue Whitford

## RESOLUTION 2005-17

### RESOLUTION OF THE CITY COUNCIL SUPPORTING THE LAND USE PLAN FOR THE CITY OF ST. LOUIS, MICHIGAN

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Minutes of a regular meeting of the City Council of the City of St. Louis, County of Gratiot, Michigan, held on, the 2<sup>nd</sup> day of August, 2005, at 7:00 p.m.

Present: Mayor George T. Kubin, Melissa A. Allen, Jerry Church, James C. Kelly,  
William E. Shrum

Absent: None

The following preamble and resolution were offered by Member Shrum, and supported by Member Kelly.

**WHEREAS**, under Act 285, it is the responsibility and duty of the City Planning Commission (CPC) to make, adopt and amend a Municipal Land Use Plan for the physical development of the City of St. Louis; AND

**WHEREAS**, in 1961, the CPC adopted such a Plan, known as "A Plan for St. Louis," and in 1996, a Plan, know as ""The St. Louis Land Use Plan," was adopted; AND

**WHEREAS**, in 2005, the CPC did undertake the preparation of a new land use plan known as "The St. Louis Land Use Plan" consisting of text supplemented by maps, charts, tables, graphs, hereinafter referred to as the "Plan", and has caused to be made careful and comprehensive basic surveys, analysis and studies of present conditions and the future growth of the City; AND

**WHEREAS**, the CPC has made and prepared the Plan with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the City which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, and general welfare, as well as efficiency and economy in the process of development; AND

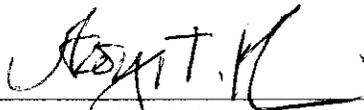
**WHEREAS**, the CPC after giving notice of the time and place as required by law, did hold a public hearing on July 19, 2005 and did at said public hearing afford all persons so desiring an opportunity to be heard with respect to the adoption of the Plan, and did also consider all written communications received concerning said Plan; AND

**WHEREAS**, the CPC subsequent to said public hearing, has again carefully considered the Plan and the statements made with reference thereto at said public hearing, as well as all written statements concerning said Plan and filed with the CPC, and has determined that the adoption of

the Plan will accomplish in due time a coordinated, adjusted and harmonious development of the City of St. Louis; AND

**WHEREAS**, the CPC adopted the plan on July 19, 2005

**NOW THEREFORE, BE IT RESOLVED:** That the City Council of the City of St. Louis hereby supports the adoption of the Land Use Plan entitled "The City of St. Louis Land Use Plan", consisting of a text supplemented by maps, charts, tables and graphs by the identifying signature of the Mayor and the City Clerk.

  
\_\_\_\_\_  
George T. Kubin, Mayor

  
\_\_\_\_\_  
Nancy L. Roehrs, City Clerk

AYES: Shrum, Kelly, Kubin, Allen, Church

NAYS: None

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of St. Louis, County of Gratiot, State of Michigan, at a regular meeting held on August 2, 2005.

  
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Nancy L. Roehrs, City Clerk

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## INTRODUCTION

*The purpose of this document is to set forth the City's program for the most efficient use of land within its borders over the next 20 years. This program is not the product of City officials alone, but is "citizen driven" and represents the hopes, desires and aspirations of those who live and work within St. Louis. The objective is to identify and strive for the highest quality of life that is reasonably possible by encouraging "good" land uses and eliminating or minimizing "bad" uses.*

*Often, planning texts are difficult to read, awkward and not very interesting. Every attempt has been made in this plan to avoid those pitfalls. At the same time, it has been designed to include enough data and analyses to allow the reader to understand the rationale behind the decisions and proposals identified near the end of the document. Believing the adage that "one picture is worth a thousand words," this document also contains a number of photographs interspersed between the text to more clearly describe existing conditions and proposed concepts.*

*The bottom line is that it is the City's (i.e. residents') intent to produce a plan that is inclusive of the varied interests and perspectives of residents and businesses, is easily understood and evokes action to achieve the plan's goals. This plan should be reviewed every five years to determine if it is still accurate relative to the changes that will have occurred over those five year increments and that it still reflects the values and desired of residents and businesses.*

*This document is also an update of the City's comprehensive plan.*

**Physical features**

**Section A**

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**Location**

St. Louis' motto is "Middle of the Mitten," which relates to the fact that the City is the geographical center of Michigan's Lower Peninsula. St. Louis is located in northern Gratiot County. Saginaw County lies to the east; Clinton County to the south; Montcalm County lies to the west; and Isabella and Midland Counties lie to the north of Gratiot County, St. Louis lies 25 miles southwest of Midland, 30 miles west of Saginaw, 50 miles north of Lansing, 60 miles northeast of Grand Rapids, 120 miles northwest of Detroit and 170 miles south of Mackinaw City. Since St. Louis is centrally located in the "Middle of the Mitten" it is close to most of Michigan's major cities.

**Climate**

St. Louis, like the rest of Michigan, experiences seasonal weather changes. Table A-1 identifies data related to the area's climate. Generally, January is the coldest month of the year with an average temperature of 22.2°F and July is the warmest with an average temperature of 71.5°F. January has the highest snowfall, averaging 10.8 inches. Snow generally falls in seven of the 12 months. Four months of the year average over three inches of precipitation with August averaging 3.31 inches. February has the least precipitation with 1.26 inches. The prevailing wind is from the southwest with an average windspeed of 10.4 miles per hour.

TABLE A-1 – TEMPERATURE AND PRECIPITATION DATA

	Temperature (F°)			Precipitation (inches)	
	Average Daily Maximum	Average Daily Minimum	Average	Average	Average Snowfall
January	30.0	14.2	22.2	1.47	10.8
February	32.6	14.6	23.6	1.26	8.9
March	42.6	24.1	33.4	1.99	8.0
April	58.0	35.5	46.8	2.91	1.7
May	69.4	44.7	57.1	3.06	Trace
June	79.7	55.5	67.6	3.12	0
July	83.8	59.3	71.5	2.79	0
August	82.0	57.7	69.9	3.31	0
September	74.0	50.8	62.4	3.11	0
October	63.3	41.5	52.4	2.35	0.2
November	46.4	31.1	38.7	2.34	3.4
December	34.3	20.4	27.4	1.98	8.2
Year	58.0	37.4	47.7	29.69	41.2

Source: U.S. Department of Agriculture

### Topography

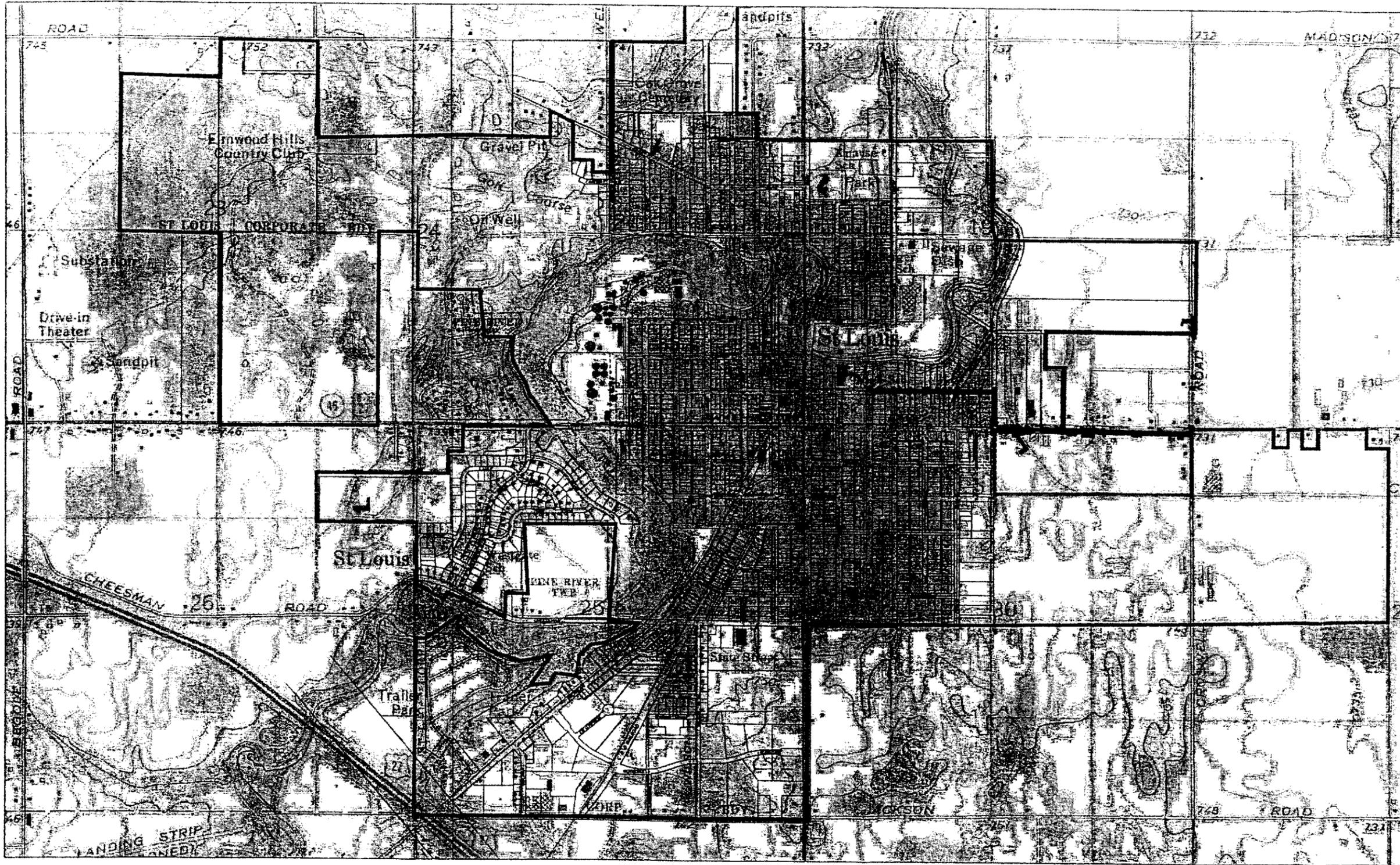
The St. Louis area is very level. The elevations range from 725 feet above mean sea level along the Pine River to 770 feet in the southeast portion of the City. The areas west of St. Louis have gently rolling hills (Seville and Lincoln Townships) and areas east of St. Louis (Bethany and Jasper Townships) are very flat with minimal changes in elevation.

### Physiography, Relief and Drainage

Gratiot County was completely covered by giant ice sheets during the Pleistocene Epoch. The series of glaciers in this period left deposits 50 to 500 feet thick on the original bedrock of limestone and sandstone.

The present topography and soil material resulted mainly from the glacial deposits and lake formations of the Wisconsin Glacier, which was the last glacier to cover this area and which melted 10,000 to 12,000 years ago.

As the result of glaciation, two general physiographic areas are in the County. The western half of the County consists of a series of glacial moraines, till and outwash plains, and channels. These were formed directly by glacial action and deposition.



# CITY OF ST. LOUIS TOPOGRAPHY



	CORPORATE	LAPSER	MT. PLEASANT
	6211 TAYLOR DR.	128 N. SAGINAW	127 S. MAIN
	810-341-7500	810-664-9411	989-772-2138

The eastern half of the County is a level lake plain that was formed by and at one time covered by the waters of Lake Saginaw, a glacial lake.

Extending generally in a north-south direction through the center of Gratiot County is a range of rolling hills known as the Owosso Moraine. The moraine is three to five miles wide and 50 to 100 feet high. The most common soils on the moraine are Perrinton and Ithaca soils. Extending in the same general direction and just inside the western boundary of the Gratiot County line is the West Branch Moraine. This moraine is ½ mile to four miles wide and about the same height as the Owosso Moraine. The most common soils on this moraine are Marlette and Capac soils.

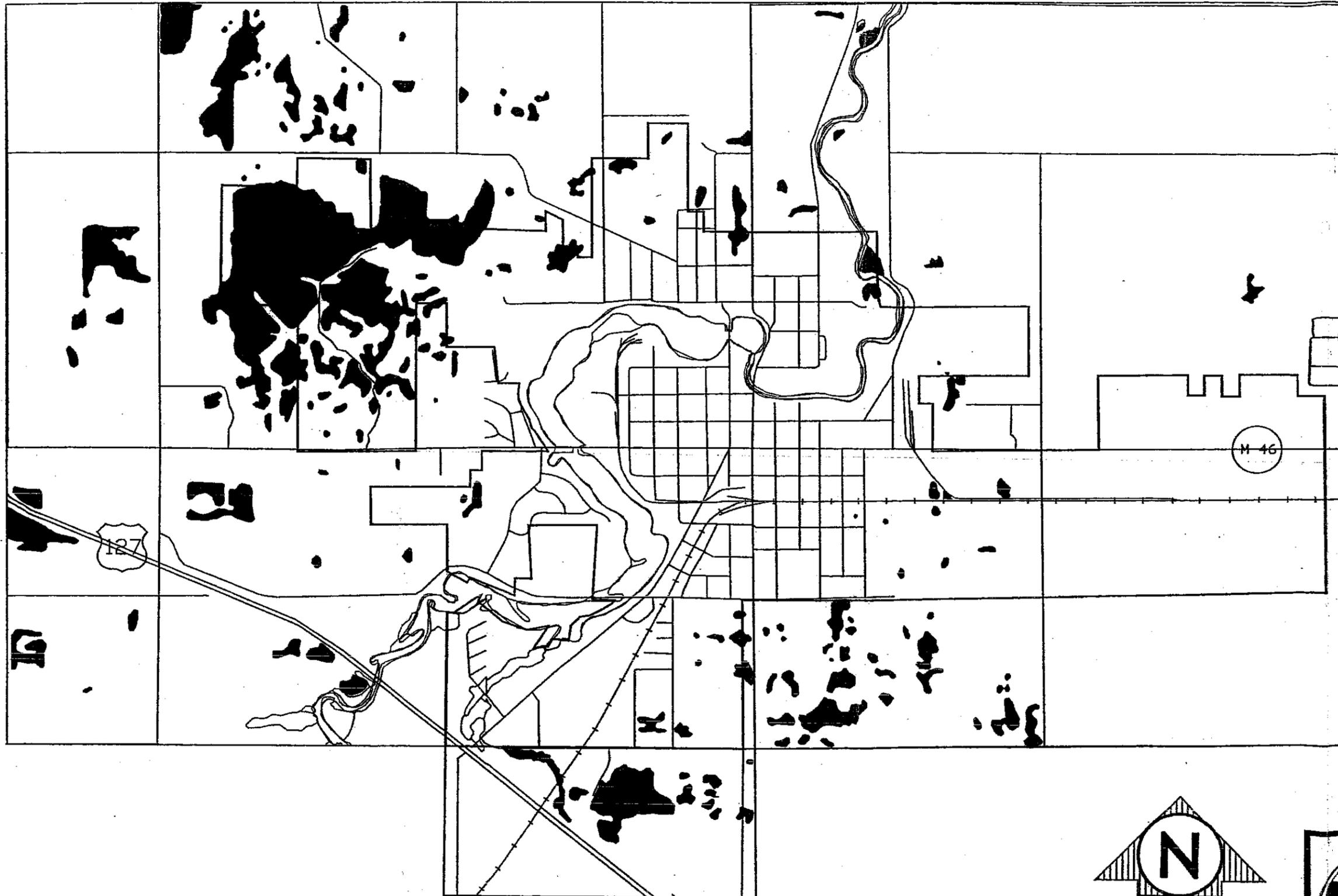
The rest of the western half of the County consists mainly of nearly level till plains and sandy outwash plains and channels. Capac and Parkhill soils are common on the till plains. These soils are well suited to agricultural use. Plainfield, Riverdale, and Vestaburg soils are on the sandy outwash plains and channels.

The soils on the lake plain in the eastern half of Gratiot County are well suited to agriculture. Parkhill, Lenawee, Selfridge, Dixboro, and Corunna soils are major soils in this area.

The water that once covered the lake plain drained through the old Grand River channel, which is near Maple Rapids. This channel is now the Maple River. As the water cut the channel deeper, it formed a sequence of smaller lakes in the bed of the original Lake Saginaw. The shorelines of these lakes are marked by beach ridges consisting of sand and gravel. One, the Arkona Beach Ridge, rises five to 15 feet above the landscape and is 50 to 300 feet wide, but it is discontinuous. The ridge extends northeast from one-half mile southeast of Pompeii across U.S. Highway 127 to southeast of North Star. Here, it swings north just beyond Breckenridge and then to the west, where it becomes quite prominent. This ridge marks the western shoreline of Lake Arkona, an old glacial lake. South County Line Road, in the southeast corner of the County, is on the beach ridge that marks the eastern shoreline of Lake Arkona. Boyer and Spinks soils are the major soils.

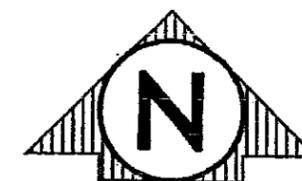
A smaller and lower lake plain is Old Lake Warren. Ridges of its shoreline are exposed two miles east of Ashley and in the northeast corner of the County on broad, sandy flats. Oakville, Kingsville, and Arkona soils are on the flats. A low, gravelly ridge of this shoreline is just northwest of Wheeler.

Another feature on the lake plain is a swamp about one mile southeast of Ashley. This swamp is about one-fourth mile wide and about three miles long.



# CITY OF ST. LOUIS WETLANDS

 WETLANDS



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It extends in a northeast/southwest direction. It is the result of erosion at the head of the old Grand River channel. Material deposited by the Maple River blocked off part of the channel, and muck formed in the channel bed.

### **Floodplains**

Many areas along the Pine River are within the 100 year flood zone. The 100 year floodplain, as defined by the Federal Emergency Management Agency, is shown on Map A-8. The floodplain designates areas which are susceptible to flooding – the 100 year designation means that during any particular year there is a 1 to 100 chance of the area flooding. Most areas within the floodplain are relatively narrow bands of land adjacent to the river. The largest area is the school property on the north side of the Pine River, south of River Court. Other large areas include the vacant area south of the Westgate Subdivision and west of the river. The City’s mobile home community also has areas within the floodplain.

### **History and Development of Area**

The source for the following information is from the U. S. Department of Agriculture.

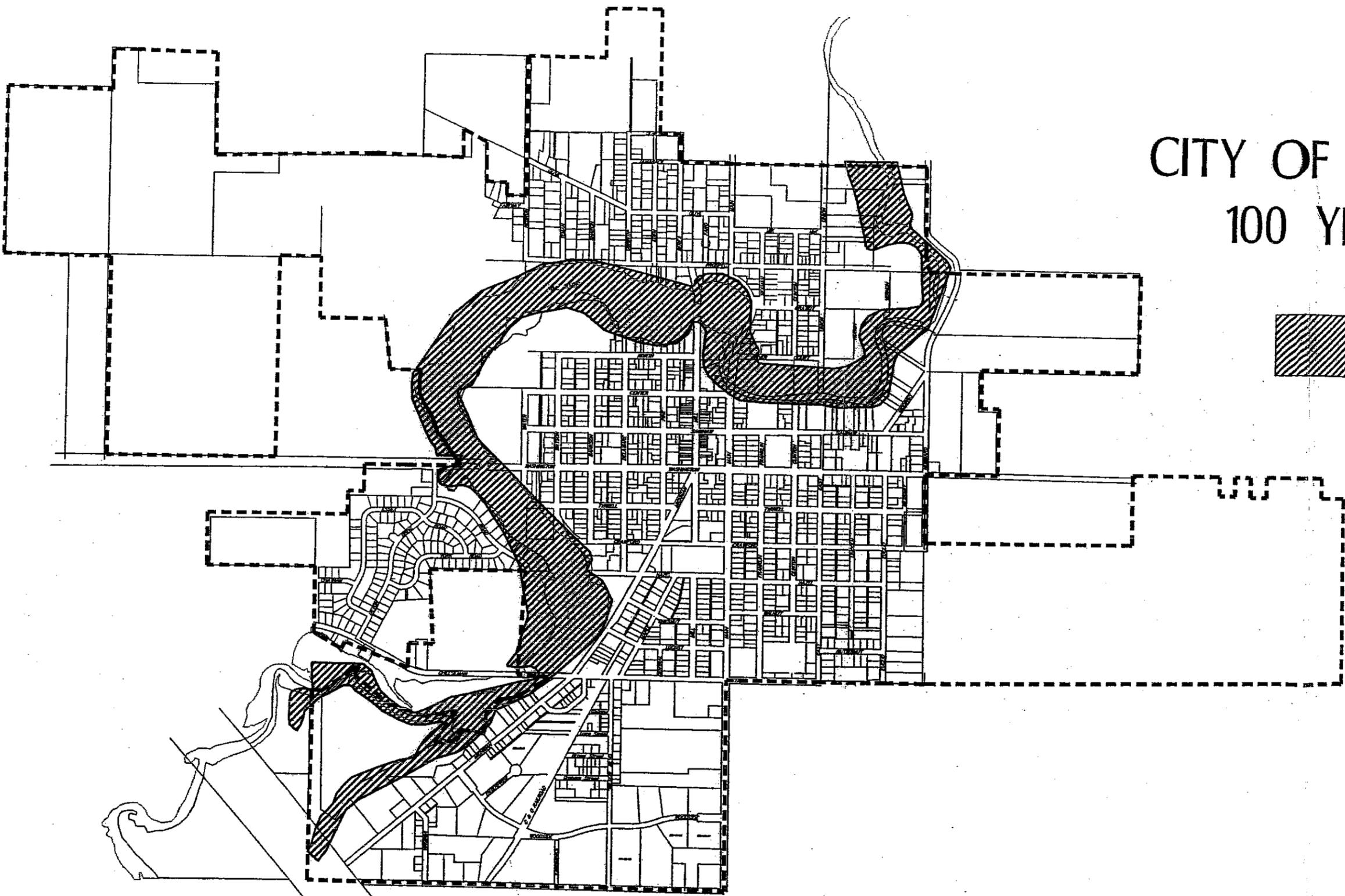
Gratiot County was created by an act of the State Legislature on February 3, 1855. It was named after General Charles Gratiot. At the time the County was created, seven townships were organized. Shortly thereafter, several other townships, formerly attached to Clinton and Saginaw counties were added to Gratiot County.

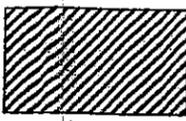
In 1832, William McOmber set up the Northwestern Fur Company and carried on considerable trade with the Chippewa Indians of Gratiot County.

Gratiot County was covered with pine, maple, beech, oak, ash, basswood, and elm with some butternut, hickory, and hemlock. Some of the swamps supported white cedar and tamarack forests. In 1855, the first saw mill was built on the Pine River at the present location of St. Louis. The early inhabitants came mostly from New York State, although many came from other eastern states and Canada. The first settlements were on the ridges and knolls, because at that time, the rest of the County was wet and swampy.

Travel during the time of settlement was very difficult. The only road through the County was known as the “Old Indian Trail” which extended from Maple Rapids to the

# CITY OF ST. LOUIS 100 YEAR FLOOD PLAIN



 FLOOD PLAIN

BASE MAP PREPARED BY SPICER GROUP



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Lutheran Mission above St. Louis. Saginaw and Maple Rapids were the chief trading points of the area. The Pine River furnished transportation for supplies and lumber.

During its early settlement, this County was known as “Starving Gratiot” and many settlers became discouraged. The area soon proved to be one of the best agricultural counties in the State. During the summer and fall of 1855 and the spring of 1856, the population rapidly increased, and large fields were cleared. Timber, however, was of little value until the advent of railroads.

The Saginaw Valley and St. Louis Railroad was first built from Saginaw to St. Louis. Later, it extended to Grand Rapids, and the name changed to Pere Marquette and then to C&O Railroad. The Toledo, Ann Arbor, and North Michigan Railroad was built about 1883 and is now known as the Ann Arbor Railroad. These railroads acted as a great stimulus in advancing the industries of the County.

Today, Gratiot County is among the top in Michigan in the production of beans and has a history of being a leader in dry bean and pickling cucumber production. In addition to agriculture, Gratiot County has many prosperous industries and some gas, brine and oil wells.

### **Farming**

Early in Gratiot County’s history, it was difficult to raise crops because much of the area was wet swampland. Many of the early settlers then settled the higher and drier places, many of which were very sandy and unproductive, and others became discouraged with their venture and left.

Some of the settlers remained, however, and drained the wetland. Today, this land is one of the best agricultural areas in Michigan. In 1996, it had the second highest percentage (67.9%) of land in cropland. Cash crop farming is the most prevalent agricultural enterprise in Gratiot County. Most of the acreage for this type of farming is used for corn, soybeans, dry beans, sugar beets and wheat. There are quite a few beef and dairy farms as well as hog and poultry operations in the county.

Farmers in Gratiot County were concerned about water erosion, soil blowing, and removal of excess water. They organized the Gratiot Soil Conservation District on April 28, 1952.

About 276,833 acres were farms in 1997. Of this total, 244,531 acres were in cropland. In 2001, soy beans were the main row crop and 82,000 acres were harvested. Corn has harvested from 75,300 acres for grain and 7,100 acres for silage. Dry beans were harvested from 23,600 acres and wheat from 17,900 acres with sugar beets being harvested from 18,500 acres. Gratiot County has the second highest percentage in the state of land in cropland.

Gratiot County has 873 farms and is one of the leading counties in the state in pounds of milk produced per cow. Nearly 200 million pounds of milk are produced annually in Gratiot County.

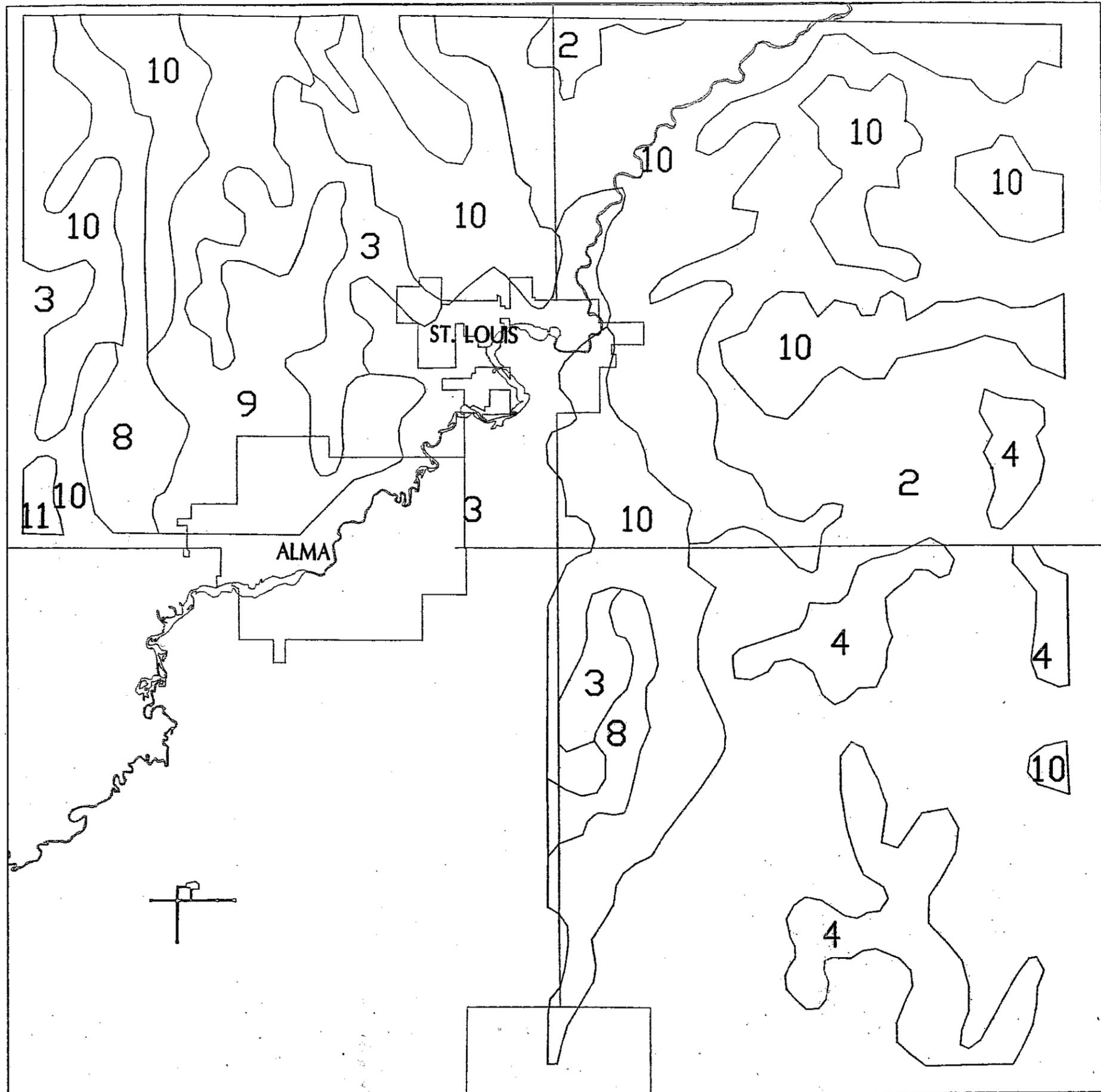
### **Soils**

Soils are a major factor in determining the scope and character of a community's development. The various combinations, or associations, of soils within an area affect the types of vegetation, including crops and amount of drainage that will occur in that area. Soil surveys completed for Gratiot County by the U.S.D.A. Soil Conservation Service provide a relatively detailed picture of the soil associations in and around St. Louis. The capacity of these soils to accommodate building development, the placement of utilities and road construction are based upon such properties as erodibility, permeability, corrosivity, shrinkswell potential, available water capacity, shear strength, compressibility and slope stability.

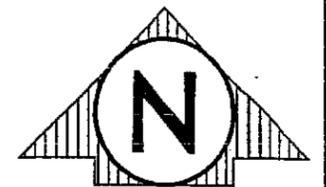
Of the 24 predominant soil associations in and around St. Louis, 10 are conducive to shallow excavations, building development, road construction and septic tank absorption fields. These soils have slight to moderate limitations for those activities. Those limitations can be overcome with either minimal effort or with special planning and design. The 14 remaining soil associations with severe limitations require major design changes, construction efforts or intense maintenance. In the St. Louis area, those severe limitations are primarily due to wetness and flooding.

The 10 soil associations encompass approximately 50 percent of the planning area (see Map A-11). The lands covered by these associations represent areas where a low-moderate building densities should be allowed. Those areas not delineated on Map A-3 are areas where building development should either not be allowed, or allowed only where adequate community water and/or sewer utilities are available. It should be noted that these are general soils association determinations and do not necessarily apply to any specific property. More detailed soil surveys should be undertaken for any proposed site development or utility construction.

# ST. LOUIS AREA SOIL ASSOCIATIONS



- 2. PARKHILL-CORUNNA
- 3. CAPAC-PARKHILL-METAMORA
- 4. TEDROW-SEFRIDGE-PARKHILL
- 8. VESTABURG-TEDROW-BOYER
- 9. PERRINTON-ITHACA
- 10. MARLETTE-CAPAC
- 11. ARKPORT-SPINKS-BOYER



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**Lakes and Streams**

Gratiot County has two natural lakes, Half Moon and Madison. They are small and privately owned and are in Seville Township.

Rainbow Lake, a man-made reservoir on Pine Creek, is in Fulton Township. It is also privately owned and is developing into a residential community.

There are two man-made reservoirs on the Pine River, one in the City of Alma and one in St. Louis.

There are two major rivers in the County; the Pine River, in the northern part of the County, which flows northeasterly, and the Maple River, in the southern part, which flows westerly.

There are two county-owned lakes; Reed Park and Nature Area in North Star Township and West Park in Sumner Township. Both are available for public swimming and fishing.

**Wildlife**

Wildlife in the area is typical of that found in most of lower Michigan. Deer is the largest of the area's wildlife. Other wildlife includes racoons, opossums, cottontail rabbits, muskrats, beavers, squirrels, rodents and other small mammals. The area is also home to a variety of birds including owls, ruffed grouse, woodcock, thrushes, nuthatches, woodpeckers, quail, pheasant, meadowlark, field sparrow and herons. The area is also a season home to many migratory birds including ducks and Canada Geese.

The Pine River provides a haven to many of the area's birds but is also home to a variety of fish.

**Transportation**

U.S. 127 is two miles west of St. Louis and has an average 24 hour traffic volume of over 18,000 vehicles near St. Louis. B.R. 127 passes through St. Louis, where an average of over 10,000 vehicles use peak sections of the business route. U.S. 127 is a major north/south expressway that links southern Michigan to the Upper Peninsula via I-75.

M-46 is the area's major east/west corridor, serving an average of 11,000 vehicles per day east of St. Louis. M-46 is a two-lane highway linking St. Louis to Saginaw on the east.

### **Transportation**

As residents of a community, people know from experience which roads are local and which roads are used to travel to adjacent or distant communities. The same idea has been used by the U.S. Department of Transportation to classify street systems. There are essentially three types of street classifications – with variations for each classification. Arterial streets are designed to maximize mobility through limiting access and maximizing speed. Local streets are designed to maximize access by limiting speed and maximizing access. Collector streets are meant to act as “bridges” between the two other types of streets. Map A-14 shows the National Functional Classifications Systems for the area.

The area's principal arterials include US-127, M-46 and South Main Street between M-46 and US-127. Michigan Avenue is the area's only minor arterial. The area has a series of urban collector streets which are shown, along with the arterials, on Map A-14.

### **Historic Sites**

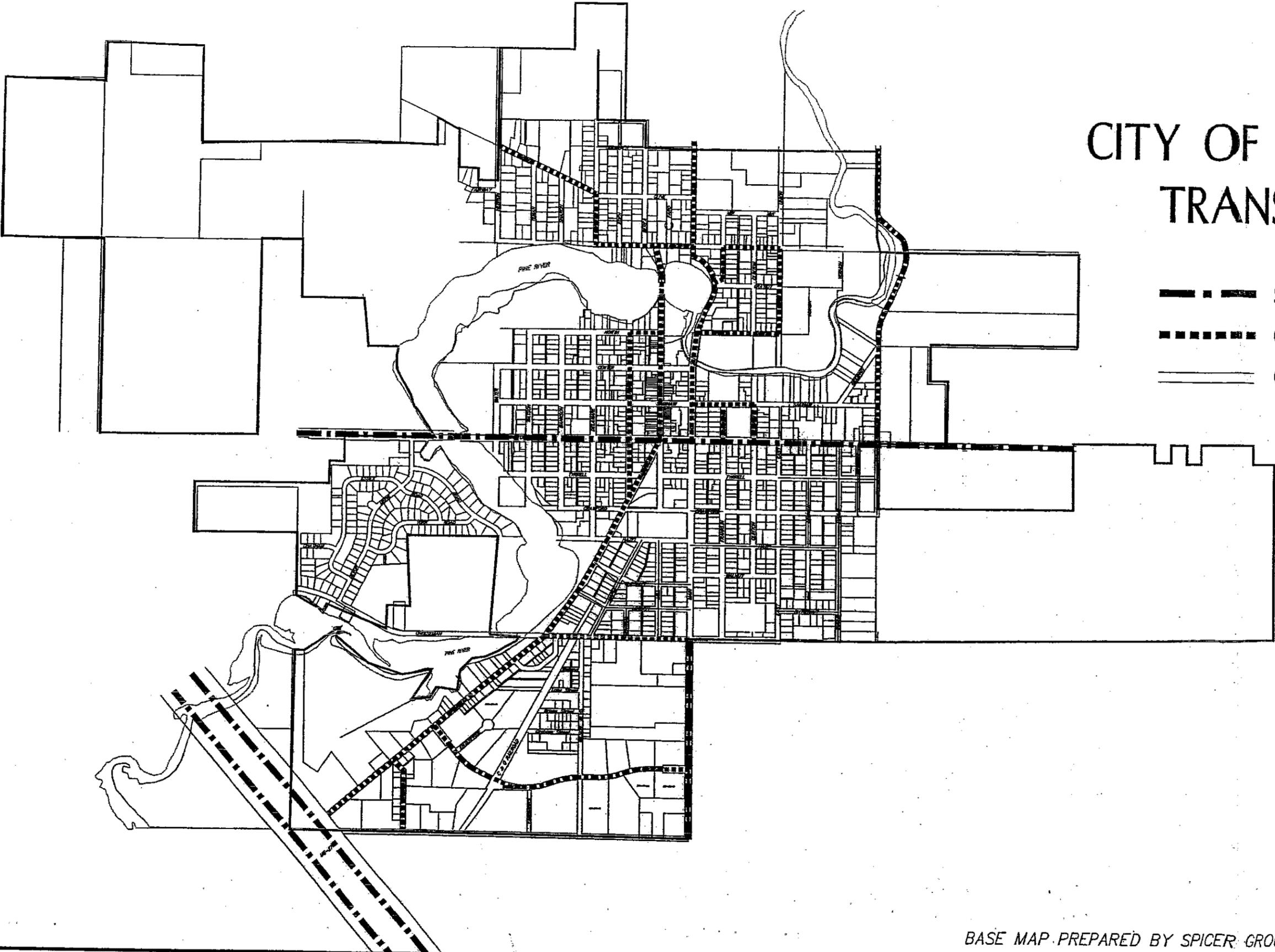
There are three sites listed on the Michigan Register of Historic Places in the St. Louis planning area. The first is the Stiles Kennedy House at 310 W. Washington Street in St. Louis. The house was listed in 1991. The second site is the Bethany Mission Cemetery in Bethany Township, which is located on Riverside Drive and was listed in 1986. The third site is the City of St. Louis is dedicated as the middle of the lower peninsula and geographical center marked by the State of Michigan.

The St. Louis Area Historical Society has restored the former train depot on Crawford Street for use as a museum, focusing on local history. The Society has also purchased three adjacent properties and is working on creating a Historic Park.

### **Sites of Environmental Contamination**

The City of St. Louis has implemented an aggressive program for cleanup of contaminated sites. An ongoing relationship with the Environmental Protection Agency allows funding for site characterization. St. Louis is part of a county-wide Brownfield Redevelopment Authority existing under Public Act 381. The Authority works with the city and developers to clean up and redevelop contaminated properties. Significant incentives may be available for this type of project.

# CITY OF ST. LOUIS TRANSPORTATION



- — — STATE TRUNKLINE
- ..... CITY MAJOR
- CITY LOCAL

BASE MAP PREPARED BY SPICER GROUP



CORPORATE 6211 TAYLOR DR. 810-341-7500	LAPEER 128 N. SAGINAW 810-664-9411	MT. PLEASANT 127 S. MAIN 989-772-2138
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Federal EPA funds continue to be spent on the cleanup of the Pine River near the former Velsicol Chemical Plant site and over \$60 million has been allotted. Grant money has also been approved to evaluate the plant site itself and prepare it for redevelopment. In addition, nearly \$1 million has been received from the former Total Refinery in Alma for the cleanup of Horse Creek which runs through St. Louis.

In 2002, the city was the recipient of two US EPA grants. A \$200,000 Brownfield Assessment Demonstration Pilot allows the city to identify, assess and inventory brownfield sites to encourage redevelopment while a \$75,000 Superfund Redevelopment Pilot aids in the planning and evaluation of the site for future use.

The Michigan Department of Environmental Quality maintains a list of sites of environmental contamination. There are 13 sites in the St. Louis area listed by the MDEQ as having environmental issues, and the goal of the city is to address all of these over time. Six of the sites are Part 201 sites and seven are open LUST sites (underground storage tanks.) These sites are listed at [www.deq.state.mi.us](http://www.deq.state.mi.us).

From 1999-2002, the city also received state funding for the demolition and cleanup of the former Tester Creamery and Detroit Mobile Homes Facility totaling over \$600,000. In addition, state loan money funded the purchase and cleanup of a former car salvage yard at the south entrance to the city.



**Introduction**

The existing population of a community not only defines the number of people living there but also the characteristics of the people. In order to better understand the area's population, past trends must be established, the population's age and sex distribution must be defined, and the population of surrounding areas must also be identified and compared to the population of St. Louis.

It is also important to understand how residents live in relation to each other. This is accomplished by looking at the household distribution in the community, which shows the number of families, one person households and other housing arrangements. Once all of this has been accomplished projections can be made so planning can occur in an orderly manner.

**Population Trends**

Population trends for the local units of government in the St. Louis area have varied among those units. Between 1970 and 2000, the population of the City has consistently increased. The overall growth over that 30 year period was 31 percent. Much of this increase can be attributed to the addition of three Michigan Correctional Facilities in the 1990's, but the population of the rest of the community has risen as well.

Pine River Township increased steadily between 1970 and 2000 with a net gain of 657 people or 36.6 percent. Bethany Township grew slightly between 1970 and 1980 but lost a substantial number of residents (193) between 1980 and 1990. Between 1990 and 2000, that growth trend resumed again with a population increase of 1097 persons. The City of Alma, on the other hand, underwent a steady population decline between 1970 and 2000 with a net loss of 514 people. Since 1990, Alma's population is estimated to have grown by 241 persons. Gratiot County as a whole has experienced differing fluctuations over the past 30 years. The County's population grew by a slight three percent between 1970 and 1980, decreased by 3.8 percent during the 1980's and grew again by 7.2 percent between 1990 and 2000. These population trends are depicted in Table B-1.

Table B-1 – ST. LOUIS POPULATION TRENDS

	Population Trends				% Change 1970-1994
	1970	1980	1990	2000	
City of St. Louis	4,102	4,107	4,309	5,375	+31.0
City of Alma	9,789	9,652	9,034	9,275	-5.3
Bethany Township	1,514	1,526	1,333	2,611	+72.5
Pine River Township	1,794	1,939	2,064	2,451	+36.6
Gratiot County	39,246	40,448	38,982	42,085	+7.2
Michigan	8,871,722	9,262,078	9,295,277	9,938,444	+12.0

SOURCE: U.S. Census of Population 1970/2000

### Effect of Prison Population

To more accurately gauge population growth in the City of St. Louis, Bethany Township and Gratiot County we must look at the data without the prison population included. Of the 1,273 person increase since 1970 in the City of St. Louis, 956 of them were counted from prison population for a total increase of 317 persons or a 7.7% increase. Bethany Township got 956 of its 1,097 person increase in this time span from the prison population, for a total of a 141 person increase or 9.3%. Gratiot County has 1,912 of its 2,839 person increase attributed to prison population, leaving 927 persons or a 2.4% increase.

### Summary

Compared to other sections of the state, the St. Louis area and Gratiot County as a whole have seen minimal change in its actual population over the past 30 years. As a result, there have been relatively few changes in the area's land use.

### Age/Sex Composition

Age and sex composition of the City's population is an important factor to consider in establishing the policies and programs that will best serve local residents. Needs and life-styles differ among various age groups. Certain economic factors, i.e. types of retail goods stocked and sold, are dependent upon the proportion of men and women living in the area.

There are several identifiable stages or cycles that individuals go through during the span of a lifetime. These stages each bring different predominant needs which in turn affect other elements of life in the City, especially retail trade and public services. Table B-2 and B-3 depict the 1990 and 2000 age and sex composition of the City's population, along with the comparable age/sex distribution of surrounding areas.

Table B-2 indicates between 1990 and 2000 the number of St. Louis residents under the age of 14 decreased, as did those 65 or over. At the same time the age groups between 15-64 increased

significantly, much of it to be attributed to the prison populations. The trend regarding young and older people holds true in other local areas and in Gratiot County as a whole. However, the City of Alma did see a significant drop in the 25-34 year old age group in this time span. One trend worth observing is that, in Gratiot County from 1990 to 2000, there was a significant increase in the number of residents 75 years old or older. While this is not happening in the City of St. Louis, the opportunity for serving this population nonetheless presents itself.

TABLE B-2 – AGE/SEX DISTRIBUTION

Age Groups	City Of St. Louis		City Of Alma		Bethany Township		Pine River Township		Gratiot County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
<5	269	215	576	543	68	105	161	132	2,702	2,499
5-14	572	553	1,248	1,110	276a	222	441a	363	6,120	5,757
15-24	503	703	2,065	2,263		508		276	6,194	6,709
25-34	558	803	1,533	979		1,008		263	5,873	5,807
35-44	532	771	1,120	1,154	1,307b	785	1,230b	389	5,567	6,658
45-54	311	586	778	981		459		330	3,914	5,408
55-64	341	351	659	673		205		280	3,277	3,724
65-74	366	261	596	546	163c	91	232c	221	2,861	2,731
75+	276	251	793	1,026		109		197	2,474	2,992
a Represents the 5-17 year old age group b Represents the 18-64 year old age group c Represents the 65 and older age group										

SOURCE: U.S. Census of Population 1990/2000

Although municipal boundaries define the characteristics of the residents of a community, they do not necessarily mirror the number and characteristics of those that work, shop and play in the community. The volume of business and type and quality of retail merchandise sold in downtown St. Louis, the type of labor force employed in the City and the public services and facilities (particularly park and recreation) in St. Louis are also dependent upon the general characteristics of the population living in the immediate vicinity, outside the City’s corporate limits. Consequently, the size and characteristics of this population group are also important factors in planning for St. Louis. That is, the City and its surrounding environs interact with, and impact upon each other. Therefore the two townships (Pine River and Bethany) adjacent to the City are included in the analysis of the population, housing, employment and physical characteristics of the general area.

Table B-2 also describes the age composition of the two primary townships (Pine River and Bethany) within the City’s commercial market area which provides employees and customers for business within the City as well as of public services and facilities.

Table B-3 shows that the overall trends hold true for the townships as well as the City. Residents 17 years of age or younger decreased slightly, while the population count of 18-64 years old increased dramatically, primarily again due to the prison count. All of these prisoners are 18 years or older. Even without the prison population however, there was significant growth in the 18 and over category between 1990 and 2000 with 1,005 more residents in this age group for a 17.9% growth rate.

TABLE B-3 – TOWNSHIP POPULATION TRENDS

Age Groups	Total Area (City and Townships)		
	1990	2000	% Change
<5	498	452	-9.2
5-17	1,444	1,467	+1.6
18-64	4,627	7,388	+59.7
65+	974	1,130	+16
Total	7,543	10,437	+38.4

SOURCE: U.S. Census of Population 1990/2000

**Household/Family Composition**

The composition of those individuals in families, single person households or group (two or more unrelated individuals) living quarters define the socio-economic character of the City and its surrounding area. The number and type of housing units and the effective buying power and purchasing habits of local residents are a function of the type and number of households. Households then, should be considered the primary unit for evaluating and projecting housing, retail sales and community facilities.

In St. Louis there were 1,465 households in 1980 while at the same time Bethany Township had 481 and Pine River Township 640 households respectively. By 2000 the City’s number of households held at nearly the same number with 1,468 while Bethany Township increased to 518 and Pine River Township to 912. The flat growth line of households in the City can be partially attributed to a number of units torn down that were in poor repair. This, for the most part, has offset the number of new units created in this time period.

(table B-4 has been changed, eliminating stats from 1970 and adding 2000)

TABLE B-4 – HOUSEHOLDS TREND

	City of St. Louis		Bethany Township		Pine River Township		City of Alma		Gratiot County	
	# of Households	Person/ Household								
1980	1,465	2.68	481	3.10	640	3.03	3,090	2.68	13,319	2.90
1990	1,449	2.49	483	2.72	737	2.80	3,099	2.47	13,659	2.68
2000	1,468	3.08	518	2.73	912	2.61	3,220	2.39	14,501	2.57
Change 80/00										
#	3		37		272		130		1,182	
%	+0.2		+7.6		+42.5		+4.2		+8.9	

SOURCE: U.S. Census of Population 1980/2000



**Economic Characteristics**

The area's income levels are lower than Michigan's, but there has been significant improvement in this area since 1990. Table C-1 shows that St. Louis median household income of \$31,122 is 70% of Michigan's \$44,667. However, this is up significantly from the 63% that held true in 1990. Alma and the townships have also a lower median household income than the state, as does Gratiot County but again, these numbers are much improved and residents of these areas make a significantly better wage than in 1990 compared to Michigan as a whole. The Cities of St. Louis and Alma are the only units that have a higher number of people below the poverty level than the state, but this is because poverty levels are based on County income levels.

TABLE C-1 ECONOMIC CHARACTERISTICS

	Median Household Income		Per Capita Income		% of Population Below Poverty Level	
	1990	2000	1990	2000	1990	2000
City of St. Louis	\$19,552	\$31,122	\$ 9,352	\$14,196	21.1	15.9
Bethany Township	\$27,143	\$43,177	\$ 8,848	\$15,177	12.4	7.6
Pine River Township	\$30,625	\$36,615	\$12,542	\$16,504	8.6	6.3
City of Alma	\$22,017	\$33,536	\$18,218	\$18,218	17.2	11.6
Gratiot County	\$24,530	\$37,262	\$17,118	\$17,118	14.1	10.3
Michigan	\$31,030	\$44,667	\$22,168	\$22,168	13.1	10.5

SOURCE: U.S. Census Bureau, Census 2000

**Employment**

Table C-2 shows Gratiot County's recent employment trends. Between 1998 and 2002 the County's labor force increased by 4.6 percent to reach 20,149 workers. The number of employed workers increased and the unemployment rate decreased.

TABLE C-2 EMPLOYMENT TRENDS IN GRATIOT COUNTY

	1998	1999	2000	2001	2002
Labor Force	19,260	19,822	20,380	20,046	20,149
Employed	18,271	18,926	19,435	18,948	19,275
Unemployed	989	896	945	1,098	874
Unemployment Rate	5.1	4.5	4.6	5.5	4.3
Michigan's Unemployment Rate	3.9	3.8	3.6	5.3	5.1

SOURCE: U.S. Department Of Labor, Bureau Of Labor Statistics

Table C-3 shows the type of employment among the work force living in the St. Louis area. The St. Louis area does not differ a great deal from the state as a whole for employment distribution.

Manufacturing (durable and nondurable goods) is the largest employment category, followed closely by Educational, health and social services and retail trade. These account for a large portion of the area's employment. Agriculture accounts for almost nine percent of employment among residents of Bethany Township. These data show the diversity in the area's work force and the importance of manufacturing and retail trade in the area's economy.

### Local Employers

St. Louis has a variety of employment including industrial, retail, public service and other types of job providers. While Census information identifies a great deal about employment in the area, most relates to where residents are employed, even though many residents work outside of St. Louis. The following identifies some of the largest employers in St. Louis, and the peak number of employees.

St. Louis Correctional Facility	400 employees
Mid-Michigan Correctional Facility	256 employees
Pine River Correctional Facility	247 employees
St. Louis Public Schools	208 employees
Bear Truss and Components	180 employees
Schnepp Health Care Center	150 employees
Plasti-Paint, Inc.	65 employees
Pine River Health Care Center	64 employees
Alpha Plastics	56 employees
McDonald's	53 employees
Crippen Manufacturing Company	51 employees
City of St. Louis	50 employees
Michigan Chloride Sales	40 employees

Powell’s Fabrication and Manufacturing	37 employees
Material Handling Systems	25 employees
Momentum Industries	20 employees
Jer-Den Plastics	19 employees
Tandem Transport	12 employees
Mellinger Boat Builders	11 employees

TABLE C-3 EMPLOYMENT BY INDUSTRY (by Place of Residence)

	City of St. Louis	Bethany Township	Pine River Township	City of Alma	Gratiot County	Michigan (%)
Employed civilian population 16 years & over Total	1,715 100.0	683 100.0	1,072 100.0	4,026 100.0	17,806 100.0	100.0
Agriculture, forestry, fishing & hunting, and mining % of Total	25 1.5	60 8.8	17 1.6	29 0.7	773 4.3	1.1
Construction % of Total	111 6.5	37 5.4	58 5.4	130 3.2	1,015 5.7	6.0
Manufacturing % of Total	370 21.6	143 20.9	220 20.5	733 18.2	3,908 21.9	22.5
Wholesale trade % of Total	26 1.5	5 0.7	36 3.4	39 1.0	365 2.0	3.3
Retail trade % of Total	249 14.5	76 11.1	105 9.8	495 12.3	1,964 11.0	11.9
Transportation, warehousing & utilities % of Total	65 3.8	31 4.5	56 5.2	111 2.8	806 4.5	4.1
Information % of Total	31 1.8	3 0.4	20 1.9	83 2.1	281 1.6	2.1
Finance, insurance, real estate, & rental and leasing % of Total	58 3.4	26 3.8	65 6.1	184 4.6	683 3.8	5.3
Professional, scientific, management, administrative & waste management services % of Total	71 4.1	23 3.4	34 3.2	127 3.2	588 3.3	8.0
Education, health & social services % of Total	361 21.0	168 24.6	256 23.9	1,284 31.9	4,159 23.4	19.9
Arts, entertainment, recreation, accommodation & food services % of Total	169 9.9	32 4.7	80 7.5	435 10.8	1,352 7.6	7.6
Other services (except public administration) % of Total	90 5.2	46 6.7	31 2.9	188 4.7	815 4.6	4.6
Public administration	89 5.2	33 4.8	94 8.8	188 4.7	1,097 6.2	3.6



### **Housing Characteristics**

The various components of a community combine to make up its overall character and housing is one of the most important components. Housing is unique because it is really the only aspect of the community that is intimately associated with each household and at the same time, when taken as a whole, is a primary community resource. Whereas business and community facilities are important to the total perception and functioning of an area, they are not as important to household functioning as the residences of that household. Consequently, the quality of housing more directly reflects the quality of life of a household.

### **Housing Occupancy**

Housing occupancy refers to owner-occupied, renter-occupied or vacant housing that is available for occupancy. In 1990 there were 1,554 housing units in the City, of which 1,449 were occupied for a vacancy rate of 6.8%. At that time 1,036, or 71.5 percent, of the occupied units were occupied by households that owned their own residence, while 413 units (28.5%) were renter-occupied. The vacancy rate in St. Louis at the time of the 1990 census was 6.8 percent. The City's position as a center for rental activity increased somewhat during the 1990-2000 decade as there were 442 rental housing units. The total number of housing units increased slightly to 1,562 while the vacancy rate held steady at 6.8 percent. During that ten year period, the number of owner-occupied homes decreased by 21 units.

In comparison, the City of Alma also experienced a slight increase in the total number of housing units including 34 renter-occupied and 144 owner-occupied units. Over that time period however, Alma's vacancy rate rose from 6.3 to 7.2 percent.

Table D-1 shows that both Bethany and Pine River Townships have a relatively higher proportion of owner-occupied housing than either St. Louis or Alma. This statistic is not surprising as both townships are very rural in character and have few rental developments.

TABLE D-1-OCCUPANCY AND TENURE OF HOUSING UNITS

	Total Housing	Occupied Housing	Owner-Occupied Housing	Renter-Occupied Housing	Vacant Housing	% With Over One Person Per Room
1990						
City of St. Louis %	1,554 100.0	1,449 93.2	1,036 71.5	413 28.5	105 6.8	1.7
City of Alma %	3,307 100.0	3,099 93.7	1,923 62.1	1,176 37.9	208 6.3	1.3
Bethany Township %	510 100.0	483 94.7	408 84.5	75 15.5	27 5.3	1.4
Pine River Township %	897 100.0	737 82.2	634 86.0	103 14.0	160 17.8	2.3
Gratiot County %	14,699 100.0	13,659 92.9	10,407 76.2	3,252 23.8	1,040 7.0	1.8
Michigan (%)	100.0	88.9	63.1	25.8	11.1	
2000						
City of St. Louis %	1,562 100.0	1,456 93.2	1,014 64.9	442 28.3	106 6.8	1.5
City of Alma %	3,485 100.0	3,231 92.7	2,021 58.0	1,210 34.7	254 7.3	2.1
Bethany Township %	547 100.0	521 95.2	466 85.2	55 10.0	26 4.8	1.7
Pine River Township %	970 100.0	900 92.8	815 84.0	85 8.8	70 7.2	1.2
Gratiot County %	15,516 100.0	14,501 93.5	11,421 73.6	3,080 19.9	1,015 6.5	1.9
Michigan (%)	100.0	89.4	66.3	23.1	10.6	3.0

SOURCE: 2000 U.S. Census of Housing

Table D-2 describes the types of residential units within St. Louis and surrounding communities, and compares those types for 1990 and 2000. The cities of St. Louis and Alma are the area's center for multiple-family dwelling units (2+ units.) Between 1990 and 2000, the number of one-family houses in St. Louis decreased by 35, while the number of multiple units increased by 43. Over that period, the number of mobile homes, trailers, etc. remained exactly the same. Overall, there was a net gain of eight housing units in St. Louis. Though this shows little growth overall, the quality of the housing stock improved as many run-down properties were removed and new homes built. Alma saw a modest increase (5.8%) in one-unit homes and also (8.6%) in 2+ unit rentals.

TABLE D-2-UNITS IN STRUCTURE

	1 Unit	2-9 Units	10 + Units	Mobile Homes, Trailers and Others	Total
1990					
City of St. Louis	1,036	294	32	192	1,554
%	66.7	18.9	2.1	12.4	100.0
City of Alma	2,247	624	275	161	3,307
%	67.9	18.9	8.3	4.9	100.0
Bethany Township	434	2	0	74	510
%	85.1	0.4	0.0	14.5	100.0
Pine River Township	624	15	0	258	897
%	69.6	1.7	0.0	28.8	100.0
Gratiot County	11,235	1,193	416	1,855	14,699
%	76.4	8.1	2.8	12.6	100.0
Michigan (%)	72.8	4.2	2.8	7.5	100.0
2000					
City of St. Louis	1001	352	17	192	1,562
%	64.1	22.5	1.1	12.3	
City of Alma	2,378	617	359	131	3,485
%	68.2	17.7	10.3	3.8	
Bethany Township	463	4	0	80	547
%	84.6	0.7	0.0	14.7	
Pine River Township	745	7	0	218	970
%	76.8	0.7	0.0	22.5	
Gratiot County	11,875	1,265	513	1,863	15,516
%	76.5	8.2	3.3	12.0	
Michigan (%)	74.5	10.3	8.5	6.7	4,234,279

SOURCE: 2000 U.S. Census of Housing

### Age of Housing Stock

An important indicator of the quality and cultural significance of a community's housing stock is its age. In the year 2000, 30.1 percent of the City's housing was built before 1940.

In general, the City's housing stock is similar in age to the stock in Alma, Bethany Township, Gratiot County and the state. Pine River Township has a relatively newer housing stock, with nearly 36% being built between 1980 and 2000. Newer housing units, while not indicative of overall housing quality, do reflect the relative growth, change and vitality of the community. Growth in the overall number of housing units within the City has been lower than surrounding townships as the City has concentrated on removal or rehabilitation of units in poor repair.

TABLE D-3-AGE OF HOUSING

	Total	1939 or earlier	1940 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to March 2000
St. Louis	1,562	482	384	179	252	134	131
Alma	3,485	1,003	845	438	561	288	350
Bethany Township	547	166	98	69	82	60	72
Pine River Township	970	165	163	151	145	96	250
Gratiot County	15,516	4,923	2,912	1,776	2,466	1,458	1,981
Michigan	4,234,279	715,459	1,123,299	602,670	722,799	446,197	623,855

SOURCE: 2000 U.S. Census of Housing

### Housing Value

The market value of housing, both in terms of median value and percentage of housing under a specified value, is a good indicator of housing quality as well as housing demand. Comparative data can be found in table D-4. In 1990, owner-occupied residences in the City had a median value of \$30,000, by far the lowest in the area. Between 1990 and 2000, the value of owner-occupied housing in St. Louis increased by five percent in relation to the statewide average. While all housing stock in Michigan increased at a fairly rapid rate in the 1990's (including Gratiot County and the areas surrounding St. Louis), the City of St. Louis median value increased to \$63,100, a staggering 110% increase during that time period and by far the greatest percentage increase in the area. In comparison, the City of Alma's median value increased by 82% over the same duration and dropped three percentage points in relation to the statewide average.

TABLE D-4-VALUE DISTRIBUTION OF OWNER-OCCUPIED HOUSING UNITS

	Less Than \$50,000	\$50,000 to \$99,999	100,000 to 149,999	150,000 or More	Total	1990 Median Value	2000 Median Value	% of State Median Value		1990 – 2000 % Increase
								1990	2000	
St. Louis	244	467	73	30	814	30,000	63,100	50	55	110
Alma	364	1,035	254	162	1,815	39,800	72,500	66	63	82
Bethany Twp.	38	137	80	37	292	44,100	85,400	73	74	94
Pine River Twp.	95	227	113	64	499	48,400	87,600	81	76	81
Gratiot County	1,564	4,222	1,303	620	7,709	38,600	75,300	63	65	95
Michigan	224,603	711,648	603,454	729,470	2,269, 175	60,100	115,600	100	100	92

SOURCE: 2000 U.S. Census of Housing

Median gross rent is another indicator of the quality of housing, although it is also dependent upon the availability of supply and the extent of local demand for rental units. Table D-5 depicts the rent categories and median rents paid to landlords in the City and comparable areas in the year 2000. The information indicates that the median rent in St. Louis is lower than the surrounding areas.

TABLE D-5-GROSS RENT – 2000

	Less than \$300	\$300-\$499	\$500-&749	\$750 and More	No Cash Rent	Total	Median 2000
City of St. Louis	123	167	86	26	40	442	\$347
%	27.8	37.8	19.5	5.9	9.0	100.0	--
City of Alma	307	488	303	58	54	1,210	\$408
%	25.3	40.3	25.0	4.8	4.5	100.0	--
Bethany Township	3	18	18	0	16	55	\$448
%	5.5	32.7	32.7	0	29.1	100.0	--
Pine River Township	11	41	24	0	9	85	\$438
%	13.0	48.2	28.2	0	10.6	100.0	--
Gratiot County	582	1,330	759	118	291	3,080	\$424
%	18.9	43.2	24.6	3.8	9.4	100.0	--
Michigan (%)	10.8	28.3	38.3	18.2	4.4	100.0	\$546

SOURCE: 2000 U.S. Census of Housing

**Housing Condition Survey**

In July, 2003 a housing condition survey was performed in St. Louis. A five-level rating system was used to rate the City's single-family housing units. The rating system is described below:

“A” indicates the structure is in excellent condition.

“B” indicates the structure is in good condition and does not appear to require any exterior repairs.

“C” indicates the structure is in fair condition but requires minor repairs. Discrepancies may include one or two of the following: peeling paint, rust, slightly deteriorated roofing or other minor discrepancies.

“D” indicates the structure is in poor condition and requires numerous or major repairs. Discrepancies may include flaked paint, exposed woodwork, deteriorated porches, broken or missing gutters, seriously deteriorating roofing, lack of siding, broken windows or other very apparent problems.

“E” indicates the structure is in bad condition and requires extensive repair immediately or demolition. Discrepancies may include structural deterioration (such as sagging roofs), holes in roof or walls, rotting siding, collapsed porches and broken or missing doors and/or windows.

Additionally, if trash or junk was apparent in the yard of a home, the housing unit's rating was lowered to the next lower rating. This includes trash or junk being visible from the exterior through home or porch windows.

While these ratings are meant to make the housing survey as objective as possible, it is often difficult to remove all subjectivity from the process. This would be more of a problem if accurate ratings were required for each housing unit and if more than one inspector was involved, but areas were being rated and only one inspector's subjectivity is involved. This will help the City target its problem housing areas.

The City was divided into seven separate residential areas to allow comparisons between different areas of the community. Table D-6 shows the results of the survey.

A score was assigned to each of the single-family homes and duplexes in each area based on the ratings the homes received. A score of 4.0 is the best possible score, the “A” rating. The lowest possible score, for an “E” rated home is zero.

A description of the seven separate areas and the City as a whole follows:

Residential Area 1 includes housing north of the Pine River; west of Main Street and east of Hebron; and south of the City's northern boundary. This area received a score of 2.35, which is below the City average. The area has 141 single-family homes/duplexes. Of the area's single-family units, 11 percent were rated as either "D" or "E."

Residential Area 2 includes housing east of Main Street ; north and west of the Pine River; and south of the City's northern border. This area received a score of 2.58, which is about equal to the City's average. The area has 78 single-family homes/duplexes. Of the area's single-family units, zero percent were rated as either "D" or "E."

Residential Area 3 includes housing north of Crawford Street; west of Main Street; and east/south of the Pine River. The area received a score of 2.41, which is lower than the City's average. The area has 258 single-family homes/duplexes and 17 mixed use residential units, such as apartments over commercial uses. Of the area's single-family units, 5.8 percent were rated as either "D" or "E."

Residential Area 4 includes housing east of Main Street and south of the Pine River. The area received a score of 2.61, which is nearly the same as the City's average. The area has 352 single-family homes/duplexes; no mobile homes; and four multiple-family complexes including one large complex on the east side. Of the area's single-family units, 3.7 percent were rated as either "D" or "E."

Residential Area 5 includes housing south of Crawford Street; west of Main Street and east of the Pine River. The area received a score of 2.35, which is lower than the City's average. The area has 125 single-family homes/duplexes; 166 mobile homes in a well-maintained community; and three multiple-family complexes including one large unit south of Crawford on the Pine River. Of the area's single-family units, 14.4 percent were rated as either "D" or "E."

Residential Area 6 includes housing south of Monroe Road; and north/west of the Pine River (Westgate.) The area received a score of 3.44 which indicates the area is newer and well-maintained. The area has 130 single-family homes and was expanded in 1999.

Residential Area 7 includes housing on the west side of St. Louis along Monroe and Madison Roads. The area received a score of 2.32 and includes 25 single-family homes.

Of the 1,109 single-family/duplex housing units surveyed in the City, the following ratings were obtained:

---

92	houses received “A” rating
540	houses received “B” rating
412	houses received “C” rating
60	houses received “D” rating
5	houses received “E” rating

### Summary

The units that received a “D” or “E” rating should be high on the list of priority projects and everything possible should be done to improve or remove the units. The housing units on the “C” list should also be of high priority as they can easily slip into a “D” rating if improvements aren’t made.

Changing the rating system from the 1996 survey also allowed for a more accurate description of the housing stock. In 1996, the City overall received a 3.24 rating or almost a “B+” throughout the City, not a very accurate measurement. Using the 1996 standards for the 2003 survey, the City would have scored a 3.51 or an “A-minus” rating, again not very accurate. Using the new “five point” system in 2003, the City’s overall rating was 2.59 or a score in the “B-“ range, much more accurate in the overall description of the housing stock.

More important are that the results from the 2003 survey show a significant improvement in the housing quality within the City of St. Louis since 1996. The most obvious change is the percentage of single-family homes categorized as in “poor condition.” In 1996, almost 15% (156 of 1,061) were classified this way, while in 2003 the number dropped to under 6% (65 of 1,109.) In addition, in 1996 only 42% of the homes were in good to excellent condition while in 2003 that number went up to 57%.

The City has partnered with the Michigan State Housing Development Authority (MSHDA) since 1999 to improve the City’s housing stock. Five houses in the “E” category were purchased and rehabilitated from 2000-03 using MSHDA funds and three to five more are planned in 2003-05. These provide quality affordable housing options for single family living. In addition, MSHDA has approved funding for seven rental rehabs in the downtown area on the second floor of commercial buildings. This project will not only provide affordable rental units in the City but will also benefit the downtown businesses.

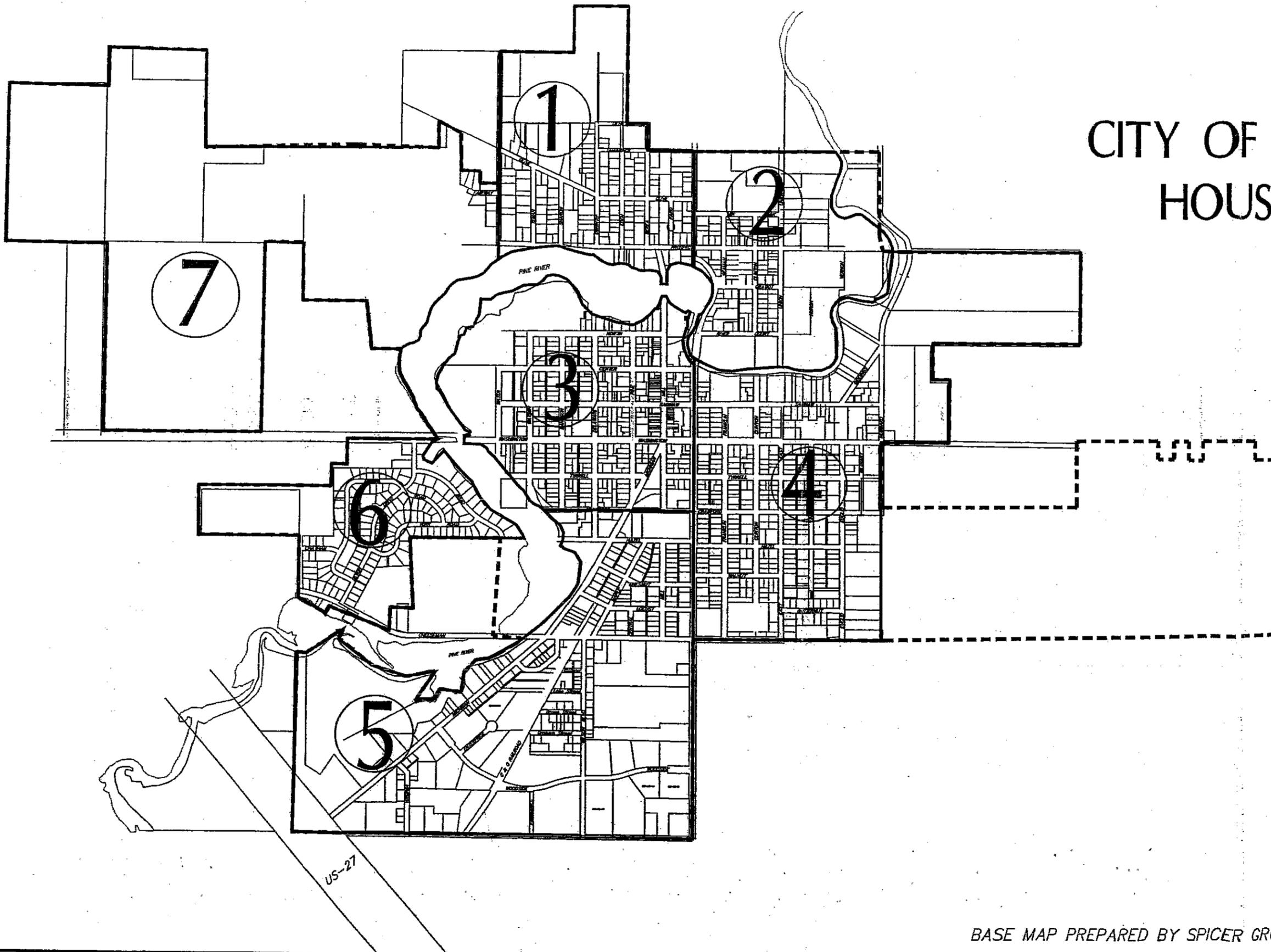
A 27-unit senior citizen apartment complex was completed in January, 2002 with the help of a Payment In Lieu Of Taxes (PILOT) program and assistance from MSHDA. This was done in the former Michigan Avenue School building which not only provided affordable senior living but also put to use an empty building in the downtown area.

Other housing developments in 2003 include the Hidden Oaks subdivision adjacent to the Hidden Oaks Golf Course off Madison Road. This provides the opportunity for the construction of high-quality single-family homes within the City limits and convenient to the golf course. Ten oversize (one to three acre) lots were platted in 2002 with plans for future expansion.

TABLE D-6-HOUSING CONDITION SURVEY

	Residential Area							
	1	2	3	4	5	6	7	Total
"A" Condition	4	2	4	18	2	62	0	92
"B" Condition	59	41	113	193	59	63	12	540
"C" Condition	63	35	126	128	46	5	9	412
"D" Condition	13	0	14	12	17	0	4	60
"E" Condition	2	0	1	1	1	0	0	5
	141	78	258	352	125	130	25	1109

# CITY OF ST. LOUIS HOUSING STUDY MAP



- 1. RESIDENTIAL AREA 1
- 2. RESIDENTIAL AREA 2
- 3. RESIDENTIAL AREA 3
- 4. RESIDENTIAL AREA 4
- 5. RESIDENTIAL AREA 5
- 6. RESIDENTIAL AREA 6
- 7. RESIDENTIAL AREA 7

BASE MAP PREPARED BY SPICER GROUP



CORPORATE 6211 TAYLOR DR. 810-341-7500	LAPEER 128 N. SAGINAW 810-664-9411	MT. PLEASANT 127 S. MAIN 989-772-2138
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**Introduction**

For a community to plan for the future it is necessary to make a series of projections related to population, housing and other area-wide factors. All of the projections for this Plan are related to the population projections, but other factors such as household size and distribution of housing types are also important for planning purposes. Additionally, the act of planning and goal setting influences the future population, i.e. if no new land is set aside for residential development, the population will likely decline.

Since all of the projections are based on whether or not the population increases or decreases, the projections should occasionally be checked to ensure they are not varying from the actual figures by too large a percentage. At a minimum, they should be checked when the next Census is conducted in the year 2010. Additionally, changes to the projections should be made whenever an area with an existing population is annexed.

**Population Projections**

Table E-1 identifies a series of population projections based on past trends, a build-out analysis and goal based projection. The trends included a series of projections based on population growth between 1980 and 2000 that arrive at a 2025 population of 4,803. The next trend series is based on growth between 1990 and 2000 which indicates a 2025 population of 4,694. The third projection is based on the fact that between 1980 and 2000 the City's population made up an average of 11 percent of Gratiot County's population. This percentage was applied to the Michigan Department of Management and Budget population projections for Gratiot County.

The fourth projection is based on a build-out analysis which fills the City's vacant land with land uses in the same proportion as the existing developed areas. Using this method, it is estimated that 197 acres would be used for residential uses. The acreage figure was then multiplied by 10.43 (the number of people per acre of residential land in 1995) to arrive at 6,364 total residents. This final figure was then broken down in five year increments to the year 2025 using a modified exponential method which assumes development will occur more rapidly initially and taper off as infill occurs.

The fifth projection is based on a Vision Statement established by the City's Planning Commission. The figure of 5,000 is larger than any of the trend projections, but smaller than the built-out analysis. This total was used to determine the City's population in five year increments during the period between 2010 and 2025.

All of the population totals and projections in this section are made without consideration to the prison population. The current count of 956 prisoners will remain constant and can be added to all projections to get an actual number.

TABLE E-1 – POPULATION PROJECTIONS

		1980	1990	2000	2010	2015	2020	2025
1	20 Year (1980-2000)	4,107	4,309	4,419	4,575	4,651	4,727	4,803
2	10 Year (1990-2000)	4,107	4,309	4,419	4,529	4,584	4,639	4,694
3	Ratio to County	4,107	4,309	4,419	4,550	4,617	4,684	4,754
4	Build-Out	4,107	4,309	4,419	5,323	5,927	6,232	6,364
5	Goal Based	4,107	4,309	4,419	4,564	4,709	4,854	5,000

**Housing Projections**

The housing projections for St. Louis are based on the population projections, household sizes and types of housing desired by the community (as identified in the community survey.) Table E-2 projects the number of units required to meet the goal based population of 5,000 in 2025. Not only does the set of projections take into account the increasing population, but it also considers the increasing household size. Both of these factors push the projected number of housing units higher and project the need for a total of 1,667 units by the year 2025. This will accommodate a population of 5,000 (which does not include the current prison inmates), an average household size of 3.0 persons and a vacancy rate of five percent. This is 105 more units than existed in 2000.

TABLE E-2 HOUSING UNIT PROJECTIONS

Year	Population	Persons per Household	Housing Units
1980	4,107	2.69	1,526
1990	4,309	2.77	1,554
2000	4,419	2.82	1,562
2010	4,564	2.85	1,601
2015	4,709	2.95	1,624
2020	4,854	2.95	1,645
2025	5,000	3.0	1,667

Table E-3 takes the projections one step further to identify what types of housing should be promoted in St. Louis. Two separate lines of projections are included in the table and represent 1) dividing the projected total units to allow a housing distribution similar to the existing distribution and 2) **concentrating on developing single-family homes and condos and not encouraging multiple-family housing or mobile homes.** Some increase in mobile homes was projected because of possible expansions of existing facilities such as Evergreen Village.

If the current distribution is maintained, a total of 1,068 single-family homes will be located in St. Louis, which is 67 additional houses; a total of 393 multiple-family units will exist, which is 24 additional units; and a total of 206 mobile homes will be located in St. Louis, which is 14 additional units.

Concentrating on developing mainly single-family homes would bring the number of single-family homes to 1,075.

TABLE E-3 – HOUSING TYPE FORECAST FOR THE CITY OF ST. LOUIS BASED ON CURRENT DISTRIBUTION RATE AND GOAL-ORIENTED DISTRIBUTION

<b>Units</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
1 (Existing Distribution)	1,001	1,025	1,040	1,054	1,068
1 (Goal Related)		1,030	1,045	1,060	1,075
2-9 (Existing Distribution)	352	361	366	370	375
2-9 (Goal Related)		360	364	368	372
10 + (Existing Distribution)	17	18	18	18	18
10 + (Goal Related)		18	18	18	18
Mobile Homes, Trailers & Other (Existing Distribution)	192	197	200	203	206
Mobile Homes, Trailers & Other (Goal Related)		193	197	199	202
<b>Total Units</b>	<b>1,562</b>	<b>1,601</b>	<b>1,624</b>	<b>1,645</b>	<b>1,667</b>



**Public Administration**

The City is constituted as a Home Rule City, with a Council/Manager form of government. Local decision-making is made by a five member City Council with several Council appointed boards and commissions, consisting of the Planning Commission (7 members), Zoning Board of Appeals (5 members), Board of Review, Cemetery Board, Building Code Board of Appeals, Housing Commission, Recreation Commission, Board of Special Assessment and the Downtown Development Authority. The City also has membership on two area-wide boards – the Mid-Michigan Community Fire Board and the Library Board of Trustees. The day-to-day operations of the City are guided by a City Manager including the overview of various departments and divisions, including the Building Department, Electric Utility Department, Department of Public Works, Water and Wastewater Department and Public Housing. There are 35 full-time City employees.

The City Hall of St. Louis is located near the downtown area on the corner of North Main and Saginaw Streets. It contains the offices of the City Manager, City Clerk-Treasurer, DDA/Economic Development Director, Utilities Director, Building Inspector and Assessor. It also houses the City Council meeting room. Adjacent to City Hall, in the same building, but with a separate entrance are the Police Department and Fire Department. The current City Hall's central location is well suited for the public's convenience.

In 1997 the new T.A. Cutler Memorial Library was constructed. This relocation provided additional space in City Hall.

St. Louis contains a Department of Public Works (DPW) garage, which is located in the northeast corner of the City on Prospect Street. The DPW building contains three stalls for housing vehicles, and a shop and warehouse area.

The Department has a vactor truck used for cleaning sewer lines, four large dump trucks with plows, a small dump truck, four smaller pickup vehicles, a 21 cubic yard truck for vacuuming leaves, and 6,000 gallon tanker truck, a front loader and four riding mowers. These vehicles are used primarily for road maintenance and repair, snow removal and maintenance of public properties. The DPW has five employees including one Superintendent as head of the department.

**Electric Department**

The City has had its own Electric Department for over 100 years and at the present time it serves approximately 1,900 customers. The department maintains and services all distribution lines and transformers within the City. There are over 26 miles of overhead line and six miles of underground lines.

The department operates a two-man Altec bucket truck, a two-man Teco bucket truck, and an Altec pole truck, a Case 560 trencher/backhoe and two service vehicles. The department also has four diesel engines and two diesel/natural gas engines with a generating capacity of 7,025 KW. Built in 1901, the Electric Plant is located two blocks north of M-46 between Mill and Main Streets, next to the Pine River and has two hydro electric generating wheels that can produce a maximum of 400 KW. Currently, the St. Louis electric rates are historically lower than Consumers Energy, the other local provider.

Offices for the Electric Department are located at 701 Woodside Drive in the Woodside Industrial Centre. The 10,000 square foot building serves as a warehouse facility and shop. Four full-time employees make up the Electric Department staff; one Foreman and three linemen/operators. All linemen/operators are Journeyman Linemen. The department is overseen by a full-time Utilities Director who is also in charge of the Department of Public Works and the Water and Wastewater Departments

### **Water/Wastewater Treatment Department**

The City's Water and Wastewater Department has six full-time employees, a superintendent, two State-licensed Water Operators, two State-licensed Wastewater operators and one additional employee. The water/wastewater superintendent is also in charge of cemetery maintenance. Meter reading for electric and water for utility billing is handled through this department.

The Water Department has a garage located near the DPW building on East Prospect Street where all department equipment is stored including service vehicles, backhoe, safety equipment and supplies.

The water system includes six wells and one elevated water tower. Standby power is available onsite at two wells and two wells are located at the City's power plant where emergency power can be supplied directly. The water system serves the City, Orchard Hills subdivision in Pine River Township and the Correctional Facilities. The six wells have a maximum pump capacity of 3.5 million gallons per day. The system also has capacity for 2.6 million gallons per day under full power outage. Well #8 has a natural gas powered generator and Well #5 has a gas powered auxiliary generator for this situation and two other wells are directly linked to the City Electric Utility. The water tower, located near the Pine River off Delaware Street (see Map IV-D), has a storage capacity of 500,000 gallons. It was constructed in 1962 and cleaned and repainted in 1996.

Water lines are distributed through all sections of the City, with most being cast iron 4" to 6" in diameter. Most of the recently constructed water mains are 8" to 12" in diameter and made of ductile iron, HDPE and PVC. Since 1995 over 2.9 miles of new water mains have been installed

and wells have been cleaned and repaired. The construction of two State of Michigan Correctional Facilities on the east side of St. Louis in 1999 and 2000 necessitated the addition of 700,000 gallons per day capacity being added. The current rated capacity of the existing wells is adequate to meet the City's projected 20 year demand.

In 2003, new water mains were completed on Michigan Avenue, on Saginaw Street from Mill to Hubbard and M-46 from Hubbard east and then north on Crosswell Road. This furnished water to the two newer State Correctional Facilities and to the Bethany/St. Louis Renaissance Zone. Future plans include replacement of water mains on Wilson Boulevard which will increase pressure and capacity in the mid-south City area and Woodside Industrial Centre.

The wastewater treatment system serves the same area as the water system plus a small portion of Bethany Township along M-46 and a mobile home park in Pine River Township. The City's sewer system was first constructed in the 1930's. In 1979, an extensive sewer/storm sewer separation was begun and the majority of combined sewers were separated, though this process continues today.

The City's wastewater treatment plant is located in the northeast corner off of East Prospect Street and underwent a total reconstruction between 1998 and 2001. Included was the construction of a pump station to service the Correctional Facilities, a rebuild of the Union Street pump station and the installation of a new force main connector to the wastewater treatment plant capable of handling projected flow increases. Total cost of the project/upgrade was in excess of \$10 million.

The Plant, which started in 1956 as a primary treatment system, was upgraded to a secondary in 1978 and is now a secondary/tertiary plant featuring chemical, biological and physical processes. Located on East Prospect Street, the plant has a designed daily average of 1.6 million gallons per day with a maximum daily capacity of 5.0 million gallons.

### **Building Department**

The Building Department consists of one full-time Building/Assessing Office Coordinator, one part-time Building Official/Inspector and one full time Assessor/Code Enforcement Officer.

Code enforcement is the responsibility of the Building Department as well as rental inspections, assessing, issuing building permits and handling zoning questions. Regular rental inspections are also done by the department. The Office Coordinator is the Secretary of the Planning Commission and attends all meetings of the Zoning Board of Appeals, etc.

St. Louis has made a concerted effort to clean up both the residential and rental properties throughout the City and to hold property owners accountable for the condition and appearance of

their properties. While results of this have been successful to date, the City still considers this to be a point of emphasis in the future.

### **Public Safety**

The St. Louis Police Department consists of the Chief of Police, one Lieutenant, four full-time officers, four part-time officers and one full-time police clerk. In addition it includes seven reserve officers, two full-time crossing guards and one part-time crossing guard. In service training, as well as out of house training is provided to officers to enhance the quality of their performance. The department provides a wide array of law enforcement services, 24 hours a day, seven days a week.

The department's offices included approximately 1,500 square feet in the east section of City Hall adjacent to the fire department. The department has three marked patrol units, two of which are equipped with video cameras and radar units. Patrol units register about 60,000 miles per year. The police department is responsible for criminal investigations and traffic offenses and handles approximately 4,000 calls for service annually. The department also contains video equipment and fiber optic technology which allows for monitoring of the local school systems, and includes a weather station.

### **Mid-Michigan Community Fire Department**

The Mid-Michigan Community Fire Department provides fire protection and medical first responder services to the City of St. Louis, portions of Bethany and Pine River Townships and all of Jasper Township in Midland County. The fire district encompasses 83 square miles and is served by 25 paid on-call fire fighters. The department currently holds an ISO rating of 6. The department, operated by a five-member Fire Board and housed in St. Louis City facilities, recently celebrated its 130<sup>th</sup> year of service to the community.

Fire fighters use six pieces of apparatus to perform their duties. These include a 1978 Almont tanker-pumper carrying 3,000 gallons of water and a 500 gallon per minute pump; a 1983 E-One pumper-tanker with a 1,250 gpm pump and 2,000 gallons of water; a 1994 Luverne pumper with 1,250 gpm pump and 1,000 gallons of water; a 1985 Chevrolet grass rig (for fighting grass and car fires) with 200 gallons of water; a 1999 Chevrolet Tahoe Chief's car; and a 2002 Spencer Rescue. The rescue carries 300 gallons of water, hydraulic extraction tools (jaws of life), air bags, traffic control devices and a full array of emergency medical equipment and supplies. Recent improvements in breathing air supply, self-contained breathing apparatus, communications equipment, traffic management devices and other projects have been made possible by a number of grants and contributions. Upgrading equipment is an ongoing goal of the department.

Emergency runs total about 300 each year with 200 runs being medical first response calls and the remainder being fires, mutual-aid calls, dive rescue, jaws of life, tornado spotting and helicopter landing zones. Average response time is around five minutes. Mutual-aid agreements to provide and receive services are maintained with departments in all surrounding communities.

An aggressive training program is pursued to improve and maintain skills while complying with OSHA and other required training. Construction of a small training facility is a goal being actively pursued.

For the past two years, fire fighters have been testing and installing smoke detectors for residents who need them. Nearly 100 smoke detectors have been installed and dozens of batteries have been installed to replace missing or dead batteries. The fire department has responded to fire incidents in two homes where they have previously placed smoke detectors.

### **Library**

The T.A. Cutler Memorial Library is located on Michigan Avenue, just south of the Central Business District, was built in 1997 and covers 8,000 square feet. The library is fully automated and contains a collection of over 30,000 volumes including books, reference materials, audio books, videos and kits. It also holds a small local history collection and EPA documents. It subscribes to 55 magazines and five newspapers. Annually, approximately 35,000 materials are circulated. Interlibrary loan privileges and access to electronic databases are provided through the Capital Library Cooperative and the library is also a Michicard participant.

The library provides ten computers for public use, seven of which have internet access. Reference service is also provided. Group tours and programs are available throughout the year and the library hosts an annual summer reading program and two six-week preschool story-time sessions and a small meeting room is available for public use.

The library has one full-time director and three part-time employees who report to the Library Board. Funding is received from City general funds, state aid, penal fines and from gifts and memorial contributions from library supporters.

### **Schools**

The St. Louis Public Schools system (see Map F-2), as of the 2003-04 school year, has a K-12 population of 1,300 pupils. Table F-1 shows the facilities currently being utilized for educational purposes. St. Louis Public Schools' high academic standards are reflected in their North Central Accreditation certification in grades K-12. St. Louis schools have the latest technology in all buildings. Elementary students even produce their own weekly school news which is viewed on TV's throughout the building. St. Louis High School students successfully compete at the state

and national levels in FFA, Business Professionals of America, and Drafting. High school students can also complete college courses for credit while still attending SLHS.

St. Louis High School is known not only for its academics, but also for its extracurricular programs. Sports are a big part of life for many St. Louis High School students. The St. Louis Volleyball team won the 1999 & 2001 Class C State Volleyball championships. The SLHS pom team was Class C champions in 1999 & 2001. The Debate Team finished fifth in state competition in 1998 and the Quiz Bowl team has won league titles five times over the past seven years. Our Science Olympiad Team has also been league champ seven years in a row. Talented St. Louis coaches are not only coaches, they are athletes' friends. Participating on teams and in group events develops bonds and friendships that will last a lifetime.

St. Louis Middle School goes to sixth grade camp every spring for three days. At camp, kids learn survival tips, canoe safety, orienteering with a compass, communication and cooperation skills. The camp allows kids to be with their friends and have fun while learning.

St. Louis High School is a four-year-old facility with cutting edge technology. High School students have access to an ITV (Interactive Television) program which allows students to study a variety of different learning electives including foreign languages such as French and Japanese with surrounding schools. Vocational students may choose from any of the 24 vocational/technical courses at the Career Technical Center.

St. Louis Community Education is very active, and during the year offers a multitude of enrichment and recreation activities available for all age groups. There are opportunities for those who want to participate and also for those who feel they would like to be an enrichment instructor or recreation coach in our Community Education activities. Volunteers are also always welcome to assist in these activities. Family members are able to spend "quality" time together in a relaxing and fun atmosphere!

In 2002, the St. Louis Public Schools started their own Alternative Education Program called Horizons. There are currently 22 students enrolled who have access to state of the art technology in a newly renovated \$110,000 building.

In 1994, the St. Louis Public Schools pasted a \$9.5 million dollar bond issue and in 2001 passed another one for \$8.8 million dollars. All buildings in St. Louis Public Schools have been totally renovated and 100% asbestos abated.

The St. Louis Public Schools enrollment is projected to grow by 11.5% for the 2004-2005 school year. Below is the projected enrollment for 2004-2005.

- Young 4's - 30
  - Carrie Knause - 282
  - Nikkari Elementary - 290
  - Middle School - 315
  - High School - 402
  - Horizons Alternative Education - 23
- Total 1342

Table F-1 Education Facilities

Name/Type	Building Size (Square Feet)	Size (Acres)	Year Built	Site Enrollment 2005-2006
Nikkari Elementary	34,537	10	1969	305 Grades 3-5
Carrie Knause	35,623	10	1957	291 Grades K-2
T.S. Nurnberger Middle School	74,099	8	1969	325 Grades 6-8
St. Louis High School	99,784	10	1996 (renovated)	420 Grades 9-12
Westgate	15,888	10	1957	
Horizons	2,400	70	1970's	25 Grades 9-12

There are no private or parochial schools within the City. The nearest private schools are in Alma. Those consist of Grace Lutheran School and St. Mary's Catholic School.

All of the following facilities are owned and operated by the St. Louis Public Schools and are open to the general public on a limited basis, depending on school schedules.

**St. Louis High School** is located on 10 acres on Saginaw Street near the downtown business district. A bridge across the Pine River connects the high school building with the outdoor athletic facilities. High School facilities include one baseball diamond, one football field, one, eight lane all-weather track, two tennis courts and one outdoor basketball court. All the athletic facilities were renovated in the summer of 2003. The school has an indoor gymnasium with two basketball course and two volleyball courts. Shower facilities are also available.

**T.S. Nurnberger Middle School** is located on Union Street and houses all students in grades 6 through 8. Outdoor recreation areas at the Middle School cover six acres and includes one outdoor basketball court and one soccer field. A regulation softball field, used by the high school teams as well as for recreation was constructed in 2002 and two tennis courts were added in 2004. The school has a multipurpose gymnasium that has two indoor basketball courts and two volleyball courts.

**Nikkari Elementary** is located on the southern edge of town on State Street. Nikkari serves students in grades 3 through 5. Playground areas cover 8.18 acres and provide the following recreation: one baseball diamond, one soccer field, one basketball court and a variety of playground equipment. The school has a multipurpose room for indoor recreation.

**Carrie Knause Elementary** is located on I & K Street on the north side of St. Louis. The school sits on approximately 10+ acres. The school's classrooms house students in grades Pre-K through 2<sup>nd</sup>. Playground areas at the school have the following equipment available: one outdoor basketball court, one soccer field, one baseball diamond, one softball diamond and a variety of playground equipment. The school has a multipurpose room for indoor activities.

**Horizons Alternative Education** is located in a newly renovated building that sits on 70 acres in a beautiful wooded setting. This is a 9-12 grade program for students who need a less structured environment but as demanding as our High School. State of the art technology and renovated outside facilities are showcase projects that were all part of work experience for these students. A newly renovated basketball court was completed this summer by six students.

**Westgate Elementary** is located on Cheesman Road adjacent to the Westgate Subdivision. The District currently does not use the school for primary education but leases the facility to a variety of users and also is used for Community Education. The playground area is approximately 9.53 acres and offers a variety of facilities including one baseball diamond.

### Medical Services

The nearest hospital to St. Louis is Gratiot Community Hospital in Alma, approximately three miles away. The 142 bed, acute care facility employs 1,100 people including 145 medical staff and mid-level practitioners. Gratiot Health System is a leader in renal (kidney) dialysis and also provides 24-hour emergency room service, Cardiopulmonary, Diagnostic Testing, a Sleep Disorder Center, Home Medical Equipment, Home Care, Hospice and Lifeline, Occupational Health, a Pain Management Center, a Walk-In Clinic, Cardiac and Pulmonary Rehab, Physical Rehab (physical, speech, occupational, recreational therapy, and inpatient medical rehabilitation unit), Psychiatry, Cardiac Catheterization Suite and MRI. Also, the MidMichigan Gratiot Cancer Center provides both radiation and medical oncology care to cancer patients.

The St. Louis Family Clinic PC, located on North Mill Street in the Central Business District, is a Rural Health Clinic staffed by two Doctors of Osteopathy, one Certified Nurse Practitioner, and ten support staff. The clinic provides General Health care for the entire family and is associated with Gratiot Community Hospital in Alma.

### **Solid Waste Disposal**

The City contracts for refuse pickup for its citizens. There are 1,135 customers in the City. Residential waste pickup occurs one day each week. Commercial and Industrial businesses contract with an outside hauler who collects via enclosed dumpsters. The City's waste hauler uses a certified landfill in Harrison, MI about 50 miles north of St. Louis with a recycling plant in Mt. Pleasant, MI approximately 20 miles to the north.

### **Recreation Facilities**

A recreation inventory is included to allow the area to have a comprehensive list of facilities that are available. This list is taken from the recently revised St. Louis Recreation Plan, a cooperative effort between the City and St. Louis Public Schools. Nature trails and playgrounds related to schools were also included.

All of the following facilities are owned and operated by the City of St. Louis and are open to the general public.

**Clapp Memorial Park** – this large, wooded lot the size of a full city block provides open space in the City's center. A picnic shelter/pavilion (which received extensive renovation in 2003 to match the Victorian theme of the City), picnic tables and grills provide users with a central location for picnics and other passive activities. A replica of a historic gazebo for music performances was constructed in 1999 and Victorian lighting was added throughout the park in 2001. Parking is available on Franklin and Clinton Streets which border the park on the west and east sides. The park is bordered on the south by M-46 (Washington Avenue) and on the north by Saginaw Street. The park is in a residential area, only one block away from the Central Business District and is across the street from St. Louis High School.

**Penny Park** – this recently developed park is situated on the north side of the Pine River. Located on Prospect Street, the 1.2 acre park provides open space for the area as well as a scenic overlook of the river. The park also has a children's play structure, picnic tables, and benches. Parking is available along the north side of the park on Prospect Street and the park is in a residential area.

**Lions Park** – this recently developed park, located between the Pine River and Michigan Avenue provides recreational resources to the City’s south side. The park includes three picnic shelters, picnic tables, grills, and a play structure. Limited parking is available at the park. The three acre park includes over 1,500 linear feet of river frontage and is surrounded by residential uses.

**Lincoln Street Park** – this 1.1 acre neighborhood park serves the needs of residents in the southeast quadrant of the City. The park has play structures, benches and picnic facilities and provides open space for the area’s residents. The park is located on Lincoln Street two blocks south of M-46. Limited on-site parking is available as well as on-street.

**Leppien Park** – this 3.7 acre park is located on the City’s west side on the southwest corner of the intersection of M-46 and the Pine River. The park provides 350 feet of river access, a boat launch, two barrier free fishing platforms and serves the City’s largest subdivision. The park has picnic and barbeque facilities as well as a children’s play area with equipment. Walkers and joggers enjoy the walkways along the river as well.

**Barnum River Park** – dedicated in 2002, this half-acre park is located on Main Street two blocks north of M-46 along the Pine River near the St. Louis Electric Department dam. Easy fishing access is provided by a wooden platform constructed through the help of a DNR Fisheries grant. Parking is available on the north side of the park and benches are also available.

**Magic Square** – this two acre area is used as an open area and soccer field in the spring, summer and fall. In the winter, the area can be flooded for ice-skating. The field is north of the T.S. Nurnberger Middle School at the corner of Prospect and Huron Streets. In 2000 the City installed skateboard and inline skating ramps for use as a skate park in the spring and summer months. Two sand volleyball courts are also part of the area.

**W.T. Morris Memorial Swimming Pool** – this public swimming pool serves the City and school district with recreational opportunities in the summer months. The pool includes a bath house with showers, restrooms and locker facilities. The outdoor pool is located at the north end of the Central Business District on Mill Street. In 2005, with the help of a Land and Water Conservation Fund grant, the City replaced the existing 50-year old pool with a heated pool that is handicapped accessible, new deck and improvements to the bath house.

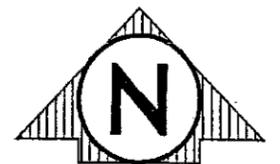
**School Woods Property** – this 70-acre site with picturesque natural trails, a pond, picnic shelters and parking facilities is located off State Road south of the City. This large natural area offers a variety of possibilities for preservation or future development. St. Louis High School has redeveloped part of this area for use as its Cross Country course where it now can hold interscholastic team competitions. The trails are also excellent for walking, jogging and cross country skiing.

MIDLAND COUNTY

ISABELLA COUNTY

GRATIOT COUNTY

# ST. LOUIS SCHOOL DISTRICT



CORPORATE  
6211 TAYLOR DR.  
810-341-7500

LAPEER  
128 N. SAGINAW  
810-664-9411

MT. PLEASANT  
127 S. MAIN  
989-772-2138



## Introduction

St. Louis' existing land use distribution is similar to other Michigan Communities in many ways – but there are several features that have evolved to create the City's unique land use distribution.

Some of the traditional land use features that exist in St. Louis include a central downtown surrounded by older single-family units, location on a river (Pine River), adjacent to major transportation routes (M-46 and US-127), access to rail transportation and surrounded by agricultural and rural areas. All of these features are common in many communities and have contributed to the evolution of the community.

Some of the unique land use features that exist in St. Louis include the City's proximity to Alma, the capped area adjacent to the river that is vacant but has not been developed as of yet, three State Prisons within the City limits, an 18-hole golf course within the City limits and located near US-127 and a 129 acre parcel of developable land with PUD capability on M-46 south of the golf course. A consultant was hired in 2003 to begin planning, with community input, the redevelopment of the capped area near the Pine River. A Heritage District was formed in 2004 encompassing the St. Louis Area Historical Society properties, including the train depot building, an historic log cabin and another house in the process of being restored. All of these pieces fit together to form the City's existing land use pattern.

## Land Use Distribution

The City's existing land use distribution has been divided into eight different categories which are defined as follows:

**Low Density Residential** – An area in which a predominance of single-family dwelling units are located. This category also includes duplexes which are defined as buildings containing two separate living quarters for occupancy by two households.

**High Density Residential** – An area in which there are three or more dwelling units per residential structure or lot, consisting primarily of apartments, condominiums or concentrated dwelling units.

**Mobile Home Park/Modular Homes** – An area where year-round mobile homes and/or premanufactured modular homes are located.

**Commercial** – The commercial category includes areas, with or without structures, where goods are distributed or personal business services are provided. This includes the retail sale of goods and services to local residents and consumers attracted from outside the community. The downtown commercial district in St. Louis as well as single lot retail,

wholesale and office space are included in this category. Warehousing and storage are also included in this category unless the storage space is more closely related to another land use. In 2000 the City created a Transitional Zone on M-46 in the center of the City to allow for low-impact businesses such as Antique Shops, Coffee Shops, Gift Shops, etc. in existing homes.

**Industry** – Industry includes areas where raw or unfinished materials or commodities are used to produce a product. This category includes industries whose manufacturing processes may cause various emissions that can be detrimental to surrounding land uses. The emissions can include fumes, odors, smoke, noise, light, vibrations or other emissions that could affect the health or welfare of nearby residents. This category also includes industrial parks which are platted and improved for manufacturing or wholesale business. St. Louis entered into a PA 425 Agreement with Bethany Township to create a Renaissance Zone on the south side of M-46 at the Croswell Road intersection. This area encourages industrial and/or commercial development by offering tax incentives until 2012.

**Public/Quasi-Public** – Public and quasi-public land areas and facilities available to all of the people within a particular service area, such as schools, libraries, government buildings, parks and cemeteries are in this category. Also included in this classification are areas and buildings which are used by a limited number of persons with particular interests and nonprofit organizations (such as places of worship, clubs and other activities.)

**Golf Course** – This category includes all golf courses, club houses, pro shops and any accessory buildings.

**Vacant** – This category includes land not used for any purpose previously identified and is currently not developed.

The inventory of existing land uses is an important part of determining the future distribution of land uses in and around St. Louis. Establishing an accurate inventory of land uses is important since future land use distribution will largely be based on existing patterns. There are other factors influencing future land use patterns, but the existing land use distribution cannot be ignored. Table G-1 lists the acreages of the City's various land uses.

### Existing Land Use Analysis

The following describes the distribution of land uses in St. Louis. Refer to Table G-1 for acreage comparisons.

**Developed Areas** – a total of 1,256 acres of land in St. Louis is developed. This accounts for 64 percent of the City's 1,963 acres.

**Residential** – St. Louis offers a full variety of housing options in or near the City to fit all of their citizens' needs. The total amount of land devoted to residential uses in St. Louis is 448 acres. This is the largest land use category in the City and includes low density residential (358 acres), medium-high density residential (48 acres) and mobile home park (42 acres). Residential land uses account for 35.7 percent of the developed land in St. Louis.

Low density housing is located throughout St. Louis and consists primarily of traditional single-family homes. Homes south and east of the Pine River are generally older and are located on traditional grid streets and smaller lots. Single-family housing north of the river is also located on traditional grid streets, but tend to be located on larger lots than those south of the river. Most single-family homes west of the Pine River are newer and are located in a subdivision (Westgate) with curvilinear streets. This subdivision was expanded in 2000. Construction on the Hidden Oaks Subdivision, with large lots adjacent to the golf course, began in 2003.

All of the medium-high density housing in St. Louis is located south and east of the Pine River. The largest complex is located on the City's eastern boundary, west of Euclid Street. The other large complex is located on the river, south of Crawford Street. Several smaller multiple-family units are located throughout the area. The Greenland Place Senior Apartment complex opened in 2003 adjacent to the Central Business District, providing 27 apartments to low-mod income senior citizens in the former Michigan Avenue School building and in an attached addition.

Evergreen Village, the only manufactured home park in the City is located in the southern portion of St. Louis, south of the river and north of Michigan Avenue. The 42 acre park has 140 homes. A smaller park, Woodcrest Manufactured Home Park, is located in Bethany Township, north of Monroe (M-46) and south of the prison. Nesen's Countryside, developed in 1991, is located in Pine River Township just outside the City limits and consists of 50 units and has the potential to expand to 110 units.

**Commercial** – St. Louis commercial center is located along a three block section of Mill Street and adjacent streets.

Commercial uses are also located along Washington (M-46) and Michigan Avenues and in other isolated areas of the City. In 2000, the City created a Transitional Zone along M-46 through the center of the City so that small-scale commercial businesses could be located in existing homes, many of which have a historic look to them. Commercial uses in St. Louis occupy 56 acres of land, or 4.5 percent of the City's developed land.

**Industrial** – industrial land in St. Louis occupies 106 acres or 8.4 percent of the developed land. Most industrial uses are located in the southern portion of the City, but there are isolated industrial uses throughout the portion of the City south and east of the Pine River. One of the larger sites outside the main industrial area is north of Monroe Road (M-46), on the east side of the City. The location of the industrial area in the southern portion of the City is ideal since truck traffic can reach US-127 without passing through the City’s center. A 247-acre Renaissance Zone was created in 1997 east of the City and south of M-46 at Crosswell Road. This area offers tax incentives through the year 2012 and industry is encouraged. In 2001, the City purchased a seven-acre property that had been used as a junk/salvage yard adjacent to the Industrial Park. The lot has now been cleaned up and is available for development. In addition, the 3.5-acre former Detroit Mobile Homes facility was demolished and the property cleaned by MDEQ to add additional available industrial space. Another ten-acre lot north of the Industrial Park has also been made available for development.

**Public** – public land occupies 214 acres of land in St. Louis and includes a variety of land uses. The prisons, on the City’s east side, accounts for a large portion of the area’s public land – but, by its nature, is separated from the rest of the community.

The area’s schools also account for a large portion of public land and include the high schools, middle school and three elementary schools. The City’s cemetery, on the north side of St. Louis, is also included in the public category. The City also maintains several public sites including the City offices, library, police and fire stations, parks, the City’s water treatment plant and various maintenance facilities.

**Golf Course** – The golf course occupies a large portion of land (152 acres) and is located on the City’s west side. The golf course can be considered as a public use or a commercial use, but for ease of planning has been placed into a separate category. The course provides the City with a number of benefits including recreation and open space. The 18-hole course is open to the public, but is privately owned and operated.

**Streets** – street rights-of-way occupy 280 acres of the City, or 22.3 percent of the developed land.

**Vacant** – vacant land accounts for 573 acres, or 29.2 percent of the City’s total land. Much of the City’s vacant land is currently being addressed, including the 54 acre site on the Pine River. Other vacant properties with environmental concerns continue to be cleaned and made ready for development including the Smith Farm site, a 13-acre parcel on the southern border of the City in Bethany Township. Prison expansion to include three State Correctional Facilities has occupied a significant amount of space formerly vacant as well.

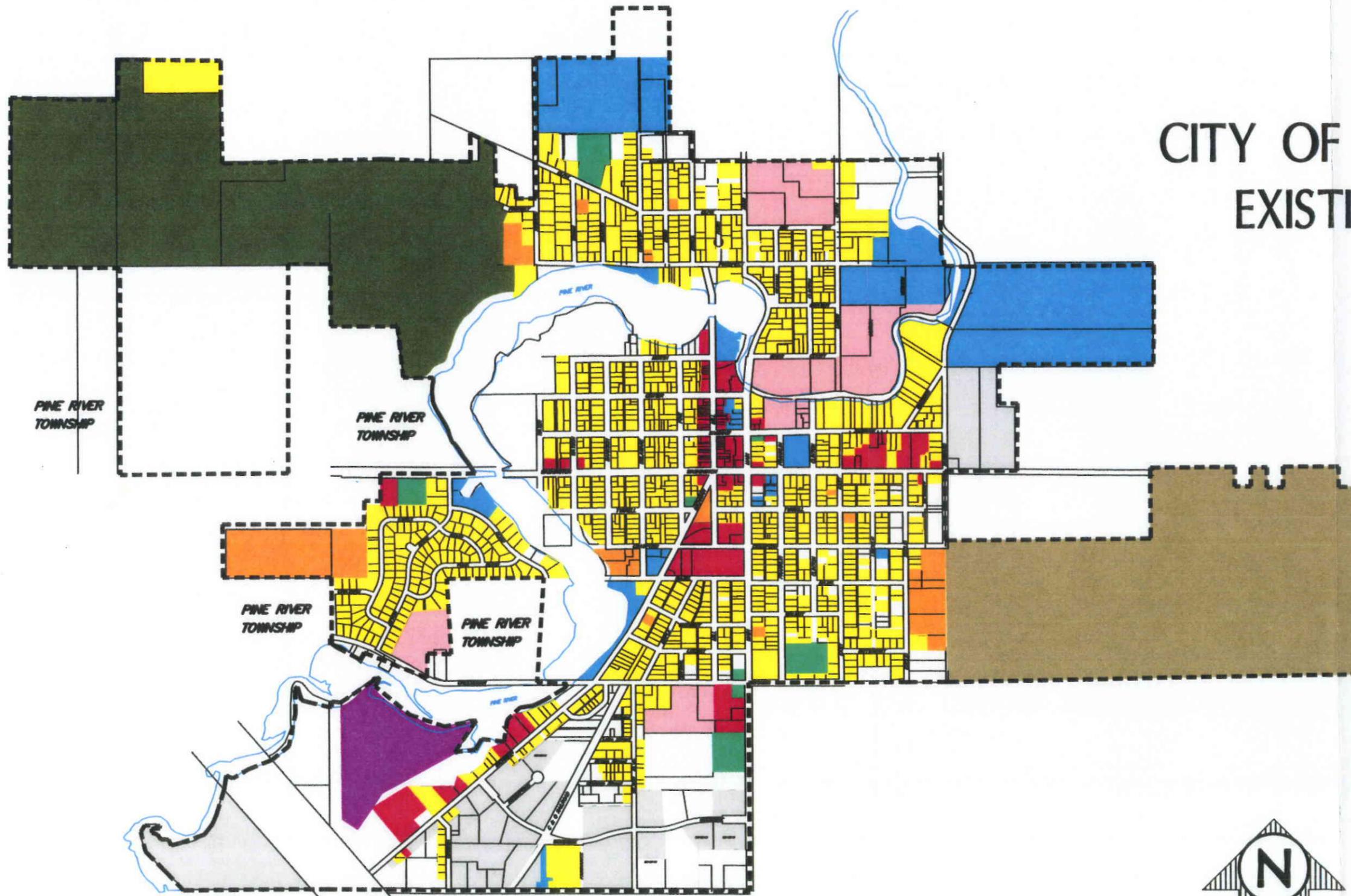
Several available areas exist in the City's southern industrial area and a 129-acre parcel is located in the City's western portion, between Monroe (M-46) and Madison Roads and adjacent to Hidden Oaks Golf Course. Plans for this large parcel include commercial frontage on M-46, and a variety of residential opportunities. There are also some infill sites in the City's residential areas where more traditional neighborhood single-family homes can be built.

Additional acreage included in the City's total, but not developed or listed as vacant is the 134 acres occupied by the Pine River.

TABLE G-1 – EXISTING LAND USE DISTRIBUTION

Land Use Category	Acreage	Percentage of Developed Land	Percent of Total
Residential	448	35.7	22.9
Low Density Residential	358	28.5	18.2
High Density Residential	48	3.8	2.4
Mobile Home Park/Modular Homes	42	3.3	2.1
Commercial	56	4.5	2.9
Public/Quasi-Public	214	17.0	10.9
Industry	106	8.4	5.4
Golf Course	152	12.1	7.7
Streets	280	22.3	14.3
Total Developed Acreage	1,256	100.0	64.0
Vacant	573	----	29.2
Water	134	----	6.8
Total	1,963	----	100.0

# CITY OF ST. LOUIS EXISTING LAND USE



- LOW-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- CHURCH
- SCHOOL
- COMMERCIAL
- INDUSTRIAL
- GOLF COURSE
- PUBLIC
- MOBILE HOME PARK
- VACANT
- RENAISSANCE ZONE



BASE MAP PREPARED BY SPICER GROUP  
[E:\SPICER\PROJ\0000025\000\BASE FUTURE-L1.LDWG]



CORPORATE 6211 TAYLOR DR. 810-341-7500	LAPEER 126 N. SAGINAW 810-664-9411	MT. PLEASANT 127 S. MAIN 989-772-2138
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## **Issue Identification/Public Participation**

### **Introduction**

While the entire planning process is essentially an issue identification process, most issues are identified using some form of public participation. The following is based on information obtained from three separate sources: St. Louis Planning Commission, the St. Louis City Council and community input at public meetings.

To get a basic understanding of the issues and to indoctrinate the planning consultants to the community, a series of issues were identified by the Planning Commission. These brief, concise issues have been grouped into similar categories and listed below.

### **Local Economy**

- avoid bedroom community stereotype
- too many better paying jobs by people not living in the City
- grow with caution – encourage economic quality, not quantity
- active community groups and churches

### **Education**

- support present system; encourage improvement of school programs, academic and athletic
- continue cooperation between schools and community; provide positive atmosphere for education process
- excellent school system

### **Traffic/Roads**

- encourage traffic to flow through the City, especially North Mill Street
- expand maintenance and repair program with upgrades when possible

- encourage curb and gutter when paving when feasible
- pave gravel roads
- program to keep streets clean

**Utilities**

- improve water distribution system and possible replacement
- maintain safe, operational water wells
- upgrade storm drains
- competitive city-provided electric utility rates and service

**Environment**

- implement community-driven land use plan for former Velsicol site
- encourage pride in community appearance; flower plantings, etc.

**Residential**

- new buildings and new building sites critical for growth
- more single-family residents
- encourage mixed-use housing
- improve rental property stock
- stay in touch with and assist homeowners

**Commercial**

- identify and promote viable businesses
- concentrate on Central Business District appearance, occupancy rate, etc.
- keep Downtown Development Authority active
- increase property values of commercial properties in DDA area
- provide essential products and services in the downtown

**Industrial**

- expand Woodside Industrial Centre (property purchase)
- keep working to improve industrial park
- work with Greater Gratiot Development to promote entire county
- attract more businesses to industrial park
- promote and develop Renaissance Zone property

**Public**

- continue good public relations; positive participation/community attitude (ex. newsletter, TV station, etc.)
- continue to clean up and improve parks; clean up and use Pine River
- create a community center other than City Hall
- construct public restrooms and shelters in public parks

The following is a summary from comments and ideas from local citizens, board members and community groups, followed by a brief analysis:

**Strengths**

- Small town community pride/spirit/openness/friendliness
- City Staff and Council
- Economic development including industrial park and Renaissance Zone
- Existing businesses and Middle of the Mitten Association (chamber branch)
- Low vacancy rate in downtown
- St. Louis, Mid-Michigan and Pine River Correctional Facilities
- Central location within Michigan
- M-46 traffic
- Area economy – steady jobs
- Local communities work together well – Greater Gratiot Development and Gratiot Area Chamber of Commerce
- Expansion of Westgate and Hidden Oaks subdivisions
- School system has outstanding facilities and community support
- Parks and recreation
- Planning projects
- Easy community for developers to work with
- Utilities City-owned
- DDA/Economic Development Director position
- Major tract of land (129 acres) to develop within the City limits
- Planning for redevelopment of Velsicol Plant site and river development

**Analysis**

A wide variety of strengths were identified and many people have been very positive. One of St. Louis' primary strengths relates to the small town atmosphere that encourages a community pride that is difficult to find in larger cities or suburbs. This pride and sense of community also extends to other strengths including the existing businesses, school system and the City's parks. Many participants believe that aspects of the economy are a strength including the prisons, industrial park and the overall economy including downtown. Many participants believe that the area works together well and recognize that many of a community's features do not stop at the City boundary – such as jobs and the need to cooperate with other governmental units. Cooperation seems to be a common theme with participants since many feel a great deal of cooperative spirit exists with the City's staff, the ongoing planning process, the surrounding communities, developers, churches, businesses and other groups. Finally, many people feel that some of the area's services such as schools and utilities are major strengths.

**Weaknesses**

- Lack of professional jobs available
- Housing stock needs continued improvement
- Industrial tax base needs to be increased
- Need more retail shops downtown
- Supplying utilities to people outside of St. Louis without annexing areas
- Velsicol site undeveloped
- Need more locally-owned businesses
- Day care facilities not adequate
- Need to work more closely with Alma

**Analysis**

A variety of weaknesses were identified, most of which have seen much improvement since the Land Use Plan's original version. Like many small rural towns, St. Louis must overcome the lack of professional jobs available for recent college graduates. Downtown, though much improved lately, must continue to attract businesses that would create visitor-shoppers so that it doesn't have to rely strictly on local customers. Housing stock improvement is important as well both in the single-family and rental unit areas. The cleanup of the former Velsicol Chemical Site and the Pine River continues to be the biggest opportunity for the City.

**Opportunities**

- State Prisons
- Westgate and Hidden Oaks developments
- Greenfield area – 129 acres
- Industrial Park
- Renaissance Zone
- Cooperation between various groups
- Centrally located in Michigan (Middle of the Mitten)
- Soaring Eagle Casino in Mt. Pleasant
- Small businesses
- Economy not cyclical
- New Plan
- Public input at meetings
- Positive attitude of people involved in government
- Good parental support of children
- Potential for redevelopment of Velsicol Plant site

**Analysis**

Development opportunities in St. Louis center around available industrial and residential land, its stable small business economic base and its central location and easy access from US-127 and M-46. Cooperation between different groups in the community and a positive outlook on development makes St. Louis capable of taking advantage of their opportunities.

**Challenges**

- Reputation as a polluted area
- Values of youth
- Competition from “box” retailers vs. small downtown businesses
- Capturing a share of prison worker business
- Housing stock improvement
- Create technology plan for area
- Increase participation in service organizations
- Undeveloped areas
- Lack of restaurants and hotels

**Analysis**

St. Louis faces a variety of challenges including their downtown businesses competing with big box stores in nearby Alma. Encouraging prison employees to eat and shop in the City is a key as well as the improvement of all types of housing opportunities. Improvement of existing technology is also important for the schools, businesses, industrial clients and citizens in general. Efforts should also be made to attract a motel nearby to enable visitors to the area to stay overnight.

**Summary**

While many strengths, weaknesses, opportunities and challenges were identified it is apparent that St. Louis benefits from many factors and has all the necessary tools available to produce significant improvements. Prioritizing the items so that a steady plan can be followed is a key, and will enable the City to continue to develop economically.

**Goals/Actions**

**Section I**

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Using the various forms of public input and issue identification allowed the City to develop a vision statement and establish a series of land use goals and actions.

### **Vision Statement**

St. Louis is a City which has steadily grown from its 2000 population of 5,453 to reach a 2025 population of 6,000. The diverse population includes young and mature families, seniors and young people choosing to stay in the community after completing their education. St. Louis is a community with pride in its past, present and optimistic about its future whose pride is reflected in the appearance of the community; the feeling of safety anywhere in the community; and the involvement of the various social organizations in St. Louis.

The population lives in a balance of housing that includes new single-family housing; well-maintained older homes; senior-oriented housing; multiple-family housing and other types of housing to support the varied needs of the population. Due to the new construction and the improvement of the older housing, the median value of owner-occupied housing in the City has steadily increased during the past 20 years to surpass the median value of the owner-occupied housing in Gratiot County. Dilapidated housing is virtually nonexistent as both single-family homes and rental units have either been rehabilitated or torn down to provide space for new construction.

Varied employment opportunities exist for the residents of St. Louis at employers that have been attracted to the City's central location; the friendly business climate; the recently expanded industrial park; the area's well-educated employee base; the existing utilities and the many other business opportunities in the City. Retail and service-related businesses also have many opportunities in the City's attractive and functional downtown which not only provides residents with a healthy mix of shopping opportunities but has many points of interest to attract visitors. St. Louis has maintained the character of its downtown by preserving its historic buildings and encouraging new construction that complements existing structures.

The City's ever-expanding parks and recreation system is a great source of pride that provides a series of neighborhood parks that are linked with a series of trails that accentuate the Pine River's beauty. Participation in the Rails to Trails program has connected St. Louis not only to nearby communities, but to others statewide. The City's newest park, located on the former Velsicol plant site connected to the City's downtown and residential areas via pedestrian pathways, provides the area's residents with a water-based recreation area. The City's parks and natural areas accentuate the improvements to the area's environment that have occurred in recent years.

The schools, police, fire protection and other public services have grown to meet the changing demands of the community and are a great source of pride in St. Louis. Public facilities have continued to improve since the construction of the Community Center proved to be a success.

The City's success in the past 20 years can be attributed to strong leadership and the vision of its citizens. Development of infill areas; redevelopment of underutilized areas and selective annexation have all contributed to the steady controlled growth in St. Louis.

### **Land Use Related Goals/Actions**

Many issues identified in the planning process are related to land use either directly or indirectly. When making future land use decisions it is essential that the issues related to land use are considered – so goals have been created to address the issues. These goals will be used to guide the development of the Future Land Use Plan.

**Goal #1** – Promote a healthy and sustainable level of growth in St. Louis by carefully establishing future land use patterns.

#### **Actions**

- revise and adopt land use plan
- update zoning ordinance
- regularly evaluate the land use plan and zoning ordinance to determine their effectiveness

**Goal #2** – Ensure that adequate land is reserved for a variety of types of residential development.

#### **Actions**

- identify areas within the City that can support various types of residential development
- zone established land appropriately and promote areas for development
- ensure utilities, infrastructure and services can support development
- develop Golf Lakes property to include various housing options including apartments, condos and single-family homes
- acquire land outside of City if necessary to support growth

**Goal #3** – Preserve the character of the existing residential areas by encouraging compatible development in and around the neighborhoods.

**Actions**

- identify redevelopment areas within neighborhoods and take appropriate actions to remove and replace dilapidated housing
- continue MSHDA HOME ADR program for rehabilitation of single-family homes
- promote rehabilitation of single-family homes and rental units by owners and developers
- encourage the infill development of vacant lots within neighborhoods with harmonious residential units
- encourage infill development by providing incentives for developers of larger areas to devote a percentage of their efforts to the infill lots
- ensure that infrastructure to support existing neighborhoods is maintained and improved, especially by paving residential streets and continuing the sidewalk replacement program
- progress with program of replacing and adding street trees and improved landscaping
- continue MDOT Enhancement Grant program to connect key areas of the City, including downtown, parks, Historical Society, library, etc.
- continue replacing existing street lights with Victorian lights
- encourage the harmonious development of larger vacant areas, adjacent to existing residential areas, through appropriate zoning of vacant areas within the City
- expand City boundaries to include vacant areas adjacent to residential areas within St. Louis to ensure development will match the City's goals

**Goal #4** – Ensure that adequate land is reserved for industrial development.

**Actions**

- establish the amount of land to be set aside for industrial purposes and designate on future land use map
- zone areas appropriately
- promote available industrial space and incentives
- ensure utilities and infrastructure are adequate to support targeted industries
- identify potential redevelopment sites within industrial areas and take appropriate actions to remove, replace or rehabilitate dilapidated buildings

**Goal #5** – Ensure that adequate land is reserved for parks, open space and connecting trails.

**Actions**

- work with existing recreation plan to implement plan
- create plan for trail system, including connection to City of Alma system
- rebuild W.T. Morris Memorial Swimming Pool and improve or replace bath house
- plan for placement of fountains in the Mill Pond and at Leppien Park
- ensure parks are developed to meet the needs of new residential areas by setting aside park lands prior to the development of residential areas
- encourage developers to include parks in their overall development plan
- plan and redevelop Smith Farm site
- work with St. Louis Area Historical Society on creation of Historic Park at Crawford Street train depot area
- progress with replacing and adding trees and improving landscaping in all park areas
- develop boat launch area on Michigan Avenue
- work with St. Louis Public Schools and St. Louis Little League to develop baseball/softball fields

**Goal #6** – Ensure that adequate land is reserved for public facilities such as schools, libraries, fire stations, community centers and other facilities.

**Actions**

- work closely with the schools and the City's Department Heads to determine future public space requirements
- acquire land for City's requirements
- work with schools to identify school sites
- plan for possible relocation of Police Department in cooperation with needs of Fire Department
- zone all sites appropriately
- reevaluate needs on a regular basis
- develop 6-8 new tennis courts for school and public use

**Goal #7** – Promote a healthy downtown by concentrating commercial activities near the City's center or areas leading to the center.

**Actions**

- revise downtown plan and follow plan's recommendations
- explore expanding downtown area to include some current single-family residential spots
- ensure that downtown follows City's Victorian theme with street lights, benches and a Victorian Arch over North Mill Street at M-46
- renovate and put old bank building on Saginaw and North Mill back into use
- encourage the creation of second floor loft apartments in the downtown
- market and promote downtown to shoppers and potential developers/new businesses
- encourage recruitment of small niche businesses including Antique shops, gift & specialty shops, sandwich shops, etc.

- develop more senior citizen housing near the downtown
- clean up and redevelop Rowley & Church property and surrounding areas
- identify potential redevelopment sites within the commercial district and take appropriate actions to remove, replace or rehabilitate dilapidated buildings
- progress with replacing and adding trees and improving landscaping in the downtown area
- create and implement facade improvement plan for DDA area
- repave and streetscape North Mill Street Central Business District
- repave and landscape west side alley on 300 block of North Mill Street

**Goal #8** – Selectively add areas adjacent to St. Louis to promote a healthy and sustainable level of growth.

**Actions**

- identify areas outside the City that would advance the goals established by the City of St. Louis
- work with the townships and residents influenced by potential annexations to identify issues and establish equitable solutions

**Goal #9** – Redevelop former Velsicol plant site for reuse.

**Actions**

- work with EPA, DEQ, CAG, etc. to determine cleanup plan
- finalize redevelopment plan with consultant
- apply for grant monies to create parks, observation site, etc.

**Goal #10** – Improve utility services provided by City and other sources.

**Actions**

- progress to the point that City is self-sufficient as an electric provider
- conduct water study every five years as state-mandated to maintain good fire protection flow, quality water and efficient pressure
- provide state of the art internet access to citizens and businesses including cable access and wireless communications
- explore building and operating City water treatment plant to improve water quality
- expand Michigan Avenue pump station
- extend Cheeseman Road water main
- perform overall sanitary sewer evaluation
- automate meter reading systems for water and electric services

**2004/2005 SHORT TERM GOALS PRIORITIZED**

<b>PROJECT</b>	<b>CATEGORY</b>
1. Wilson Street water main	RESIDENTIAL
2. Wilson Street paving	RESIDENTIAL
3. Swimming Pool	PARKS/DOWNTOWN
4. Salt Shed	MAINTENANCE
5. Electric to Golf Lakes property	RESIDENTIAL/COMMERCIAL
6. City Income Tax	FUNDING SOURCE
7. Smith Farm	ENVIRONMENTAL/PARKS
8. Electric Loop to Industrial Park	INDUSTRIAL
9. Trash Contract	MAINTENANCE
10. Water Study	UTILITY/SERVICE IMPROVEMENT
11. Jackson Railroad	INDUSTRIAL/RESIDENTIAL
12. Michigan Avenue vacant lot	PARKS
13. Rowley & Church Property	ENVIRONMENTAL/COMMERCIAL
14. Office building – 712 Michigan Avenue	COMMERCIAL
15. Distance markers on Clapp & Leppien Parks	PARKS
16. Maintain and Improve Appearance of Residential Units and Commercial Buildings Encourage Historic Preservation	RESIDENTIAL/COMMERCIAL

- 17. Gunderman's Amoco Property ENVIRONMENTAL/COMMERCIAL
- 18. Historic Park PARKS/COMMERCIAL
- 19. Automate meter reading system for water UTILITY/SERVICE IMPROVEMENT and electric services.

**2004/2005 LONG TERM GOALS PRIORITIZED**

<b>PROJECT</b>	<b>CATEGORY</b>
1. Enhancement Grants	COMMERCIAL/RESIDENTIAL
2. Velsicol Site Redevelopment	ENVIRONMENTAL/PARKS
3. Commercial & Industrial Park Marketing	COMMERCIAL/INDUSTRIAL
4. Olive Road paving	RESIDENTIAL
5. Street lighting	RESIDENTIAL
6. City wide walking paths, including connection to City of Alma system	PARKS/SERVICE IMPROVEMENT
7. MPPA Electric Generation Project	UTILITY/SERVICE IMPROVEMENT
8. Police & Fire Department location	UTILITY/SERVICE IMPROVEMENT
9. Cable, internet access, fiber optic & telephone	UTILITY/SERVICE IMPROVEMENT
10. Fountains	PARKS
11. Arch entrance	DOWNTOWN
12. MSHDA housing	RESIDENTIAL
13. Self-sufficient Electric Plant	UTILITY/SERVICE IMPROVEMENT
14. Redevelop Archer Daniels Midland property	COMMERCIAL/ENVIRONMENTAL
15. Extend utilities to Renaissance Zone	INDUSTRIAL/COMMERCIAL

**2004/2005 ONGOING GOALS PRIORITIZED**

<b>PROJECT</b>	<b>CATEGORY</b>
1. Street paving	RESIDENTIAL
2. Abandoned and condemned houses	RESIDENTIAL
3. Renaissance Zone development	INDUSTRIAL/COMMERCIAL
4. Greenfield property development	RESIDENTIAL/COMMERCIAL
5. Legislative involvement	SERVICE IMPROVEMENT
6. Communications with public	SERVICE IMPROVEMENT
7. Youth involvement	SERVICE IMPROVEMENT
8. Residential housing	RESIDENTIAL
9. Bank Building	DOWNTOWN
10. Sidewalk repair	RESIDENTIAL
11. Smith Farm	ENVIRONMENTAL/PARKS
12. Water Study	UTILITY
13. Jackson Railroad crossing	INDUSTRIAL/COMMERCIAL
14. Rowley & Church property	ENVIRONMENTAL/COMMERCIAL

**CITY OF ST. LOUIS GOALS – LIST OF CATEGORIES**

RESIDENTIAL – benefits residential development

COMMERCIAL – benefits commercial development, not in the downtown

DOWNTOWN – downtown development

INDUSTRIAL – industry in general, not tied necessarily to Industrial Park

PARKS – regarding City parks or any similar site used for recreation

SERVICES – City-provides services

UTILITY – directly tied to a City or locally available utility

ENVIRONMENTAL – regarding an environmental cleanup for reuse



**Introduction**

This section is designed to complement the Goals/Actions section of the Plan by identifying when actions are to be performed, the parties responsible for completing the actions, potential funding sources for each action and justification for each of the identified actions. This is not a complete list of what will need to be accomplished over the next 10-20 years, but it does identify the primary actions that need to be accomplished to meet the goals established in this Plan.

**Implementation Schedule**

**Goal #1 – Promote a healthy and sustainable level of growth in St. Louis by carefully establishing future land use patterns.**

**Action #1 -** Revise and adopt land use plan. **2004**

Participants: Planning Commission, City Council, key people, local citizens, City staff and consultant

Time: To be completed prior to 2005. Review annually and revise every five years.

Funding Sources: General Fund.

Location: City of St. Louis and surrounding areas.

Justification: In order to identify the City’s issues, establish goals and create a development plan for the City of St. Louis, it is necessary to perform a plan based on community involvement and an evaluation of existing and new information. The Plan will be used, in conjunction with an updated Zoning Ordinance and other tools to promote the future development of St. Louis.

**Action #2 –** Update Zoning Ordinance. **2005, 2007**

Participants: Planning Commission, City Council, City Staff and consultant.

Time: To be completed prior to 2006. Review every two years.

Funding Source: General Fund.

Justification: An up-to-date zoning ordinance is an essential tool to ensure development occurs in accordance with the goals established in the St. Louis Land Use Plan.

**Action #3 - Update Downtown Development TIF Plan. 2005**

Participants: DDA Board, City Council, Planning Commission, local businesses, City staff and consultant.

Time: To be completed prior to 2006. Review every five years.

Funding Source: General Fund, DDA funds.

Justification: While the St. Louis Land Use Plan identifies where commercial uses will occur, the Downtown Plan focuses on improvements to be made in the City's downtown area. The Downtown Development TIF Plan will have a separate list of actions designed to improve the downtown and surrounding areas.

**Goal #2 – Ensure that adequate land is reserved for a variety of types of residential development.**

**Action #1 - Review Zoning Ordinance and Zoning Map 2005**

Participants: Zoning Board of Appeals, City Council, Planning Commission, City staff and consultant.

Time: To be reviewed yearly.

Funding Source: General Fund

Justification: Land for potential use as residential development needs to be updated on a regular basis so that zoning is in place ahead of time whenever possible

**Action #2 - Develop Greenfield property Phase I with PILOT program for apartments and condos. Extend utilities to serve development. 2004-2005**

Participants: City Council, Planning Commission, City staff.

Time: Utilities extended in 2004, construction to begin 2004-05.

Funding Source: Electric fund, Water & Sewer fund, Wastewater fund.

Justification: Greenfield property is last remaining significant open space within City Limits suitable for significant residential development. Having utilities in place nearby will encourage developers to proceed not only with apartments and condominiums, but single-family homes as well.

**Goal #3 – Preserve the character of the existing residential areas by encouraging compatible development in and around the neighborhoods.**

**Action #1 -** Identify redevelopment areas within neighborhoods and take appropriate actions to remove and replace dilapidated housing.  
**2005**

Participants: Building Official’s office, City Council.

Time: Inventory of dilapidated housing created in 2005, to be updated yearly.

Funding Source: General Fund, MSHDA

Justification: Accurate records and action plan will improve City’s efforts to improve housing stock. Removal and replacement of dilapidated housing will encourage overall improvement in neighborhoods.

**Action #2 -** Promote rehabilitation of single-family homes and rental units by owners and developers. Continue use of MSHDA HOME ADR program and promote Gratiot County CDBG Home Improvement program to St. Louis residents. Promote City Ordinance regarding tax abatement for major renovations. **2005**

Participants: Building Official’s Office, Assessor’s Office, Economic Development Office, MSHDA

Time: Application to MSHDA in 2005.

Funding Source: General Fund.

Justification: City’s commitment to MSHDA HOME ADR program encourages residents to do their part in keeping properties in good repair. If residents are knowledgeable about available programs, they will be more likely to have work done on their properties.

**Action #3 -** Encourage infill development by providing incentives for developers of larger areas to devote a percentage of their efforts to the infill lots. Create tax incentives for new home construction or restoration on infill lots. **2005-2006**

Participants: Building Official’s Office, Assessor’s Office, City Council

Time: Create incentive plan in 2005 for implementation in FY 2005-06.

Funding Source: n/a

Justification: New construction or major renovations in older residential neighborhoods will help keep housing values increasing as well as positively affect the quality of life in those neighborhoods.

**Action #4 -** Continue MDOT Enhancement Grant program to connect key areas of the City, including downtown, parks, Historical Society, library, etc. **2005**

Participants: Economic Development Office, Utilities Director, City Council

Time: Applications at least every other year, beginning in 2005.

Funding Source: Local match through local MDOT office and St. Louis Electric Department.

Justification: Redevelopment of the central part of the City must include connectivity between the City’s key areas. Enhancement of key roads and sidewalks with brick pavers, landscaping, trees, benches and Victorian lights will clearly mark the heart of the City and create more activity there.

**Goal #4 – Ensure that adequate land is reserved for industrial development.**

**Action #1 -** Establish the amount of land to be set aside for industrial purposes and designate on future land use map and zone areas appropriately. **2005, 2010**

Participants: Planning Commission, Zoning Board

Time: Zoning Ordinance to be updated in 2005 and every two years thereafter.

Funding Source: General Fund

Justification: The City must be sure to have enough area zoned for industrial use and those areas must be diverse enough to accommodate many different sized industries.

**Action #2 -** Promote available industrial space and incentives. Revise City of St. Louis Industrial Brochure. Create promotional/advertising plan. **2005, 2008**

Participants: Economic Development Office, Greater Gratiot Development

Time: Materials to be revised and updated in 2005 and every three years thereafter.

Funding Source: General Fund

Justification: Promotion and prospecting is of high importance to attract industry to St. Louis and to create jobs.

**Action #3 -** Extend utilities and infrastructure to St. Louis/Bethany Renaissance Zone. Create AG Renaissance Zone on part of the property. **2005-2006**

Participants: Economic Development Office, Greater Gratiot Development, Utilities Director's Office, City Council

Time: Planning and engineering as well as grant applications in 2005 for implementation in 2006.

Funding Source: Electric Fund, Water & Sewer Fund, Bethany Township, General Fund,  
Economic Development Administration

Justification: In order to attract significant sized industrial/commercial client into the Renaissance Zone, utilities must be more readily available in a timely manner and Crosswell Road must be improved.

**Goal #5 – Ensure that adequate land is reserved for parks, open space and connecting trails.**

**Action #1 –** Rebuild W.T. Morris Memorial Park swimming pool and improve or replace bath house. Create maintenance and improvement plan for facility. **2004-2006**

Participants: Parks & Recreation Board, Utilities Director’s Office, City Council

Time: Fall of 2004 and Spring, 2005 construction.

Funding Source: Community donations, DNR Land & Water Conservation Fund, General Fund

Justification: Community pool is a key recreation site in the summer in the St. Louis area. As it is over 50 years old, the pool is in need of replacement. Making the new pool heated for the first time will encourage more elderly people to use it, as well as parents with very young children

**Action #2 -** Create plan for trail system. **2005**

Participants: Parks & Recreation Board, City Council

Time: 2005.

Funding Source: General Fund, Parks & Recreation funds

Justification: It is important to have a comprehensive plan to provide walking, biking and skating trails to connect the parks, downtown and other key areas. Trails should also take advantage of the natural beauty of the Pine River and forested areas in and around St. Louis. Plan should also take into consideration possible connections with trails coming to St. Louis from other nearby communities, especially the City of Alma

**Action #3 -** Work with St. Louis Area Historical Society on creation of Historic Park at Crawford Street depot area. **2005-2007**

Participants: Economic Development Office, Utilities Director’s Office, City Council, MDOT, State Historic Preservation Office, Michigan Historic Preservation Network

Time: Plan created in 2004 and applications for funding made for implementation in phases over the next three years.

Funding Source: MDOT, General Fund, Electric Fund

Justification: Heritage Zone created in 2004 provides an area to highlight the history of the St. Louis area. Next step is to make improvements to the depot itself, pave Crawford Street and create parking, install

period lighting, etc. This area will attract visitors to St. Louis and will be connected to the downtown and Clapp Park via the MDOT Enhancement Program.

**Action #4 -** Develop boat launch on Michigan Avenue.  
**2005-2006**

Participants: MDNR, Parks & Recreation Board, City Council

Time: 2005-2006.

Funding Source: DNR Fisheries Grant, Parks & Recreation fund, General Fund

Justification: There are very few access points in St. Louis on the Pine River. Development of a small park on Michigan Avenue would create a convenient access point for boats and fishing as well as for picnics right on the river. An existing paved parking lot used for the Horse Creek cleanup in 2003 provides space for cars with trailers.

**Action #5 -** Acquire, plan and redevelop area in and around Smith Farm site.  
**2004-2007**

Participants: MDEQ, MDNR, Parks & Recreation Board, Economic Development Office, City Council

Time: Acquire property in 2004, plan in 2005-2006 to be implemented in 2007.

Funding Source: DNR Recreation Grant, General Fund

Justification: City control of property cleared and capped by MDEQ would add property and possible tax base to the City of St. Louis. Potential is there for a recreation area as well as commercial development on the west side of the property on State Road/BR US-127.

**Action #6 -** Revise City of St. Louis Recreation Plan in coordination with the St. Louis Public Schools. **2006**

Participants: Parks & Recreation Board, St. Louis Public Schools

Time: 2006 and every five years thereafter.

Funding Source: Parks and Recreation Fund, St. Louis Public Schools

Justification: Coordinating the Recreation Plan with the schools allows development that benefits both entities, and therefore the community as a whole. An update every five years is necessary as other potential projects appear.

**Goal #6 – Ensure that adequate land is reserved for public facilities such as schools, libraries, fire stations, community centers and other facilities.**

**Action #1 -** Plan and implement building expansion for the T.A. Cutler Memorial Library **2006-2009**

Participants: Library Board, Head Librarian, City Council

Time: Planning in 2006-07 for construction in FY 2008-09.

Funding Source: Library fund, millage/bonding, General Fund, community donations

Justification: Existing library, built in 1997 has outgrown its space. A room will be added to accommodate historical documents and news clippings and allow for history and genealogy research as well as a room for a computer lab and a community room.

**Action #2 -** Plan for relocation of Police Department or Fire Department from City Hall. **2005-2007**

Participants: City Council, Mid-Michigan Community Fire Department, St. Louis Police Department, Economic Development Office

Time: Planning in 2005 for implementation in FY 2006-07.

Funding Source: General Fund, MMCFD, USDA Rural Development, Homeland Security Grant program

Justification: Space and accessibility needs for the Police and Fire Departments are greater than what is available in the City Hall building and there is no room for expansion of that facility. Relocating one or the other of these two departments will be of benefit to both, as well as to the community. In addition, this development will either fill an unused space somewhere in the City, or add an attractive new facility.

**Goal #7 – Promote a healthy downtown by concentrating commercial activities near the City’s center or areas leading to the center.**

- Action #1 -** Revise downtown plan and follow plan’s recommendations  
**2005**
- Participants: DDA Board, DDA Director, City Council
- Time: 2005 and every five years thereafter.
- Funding Source: General Fund, DDA funds.
- Justification: Keeping the DDA TIF plan updated allows for continued community buy-in as well as to add/include projects that may not have been anticipated at the time of the previous plan
- Action #2 -** Acquire, clean up and redevelop Rowley & Church property and surrounding areas. **2004-2006**
- Participants: DDA/Economic Development Office, Gratiot County BRA, City Council
- Time: Acquire property in FY 2004-05 and begin work FY 2005-06.
- Funding Source: General Fund, EPA grant
- Justification: Removal of a long-time eyesore will make this area available for redevelopment for either commercial, residential or a combination.
- Action #3 -** Repave and landscape west side alley on 300 block of North Mill Street. **2005-2007**
- Participants: DDA Board, City Council
- Time: Engineering plan to be done in FY 2004-05 with work to be done in FY 2005-06.
- Funding Source: DDA TIF funds, General Fund
- Justification: Repaving of this area will complete the entire DDA area so that all parking lots and alleyways have been done since 2002.

**Action #4 -** Create downtown plan specific to promotion, business attraction/recruitment of small niche businesses and attraction of developers. Apply for design planning grant programs to include the potential expansion of the downtown as well. **2005, 2008**

Participants: DDA Board, DDA/Economic Development Office, consultant

Time: 2005 to be revised every three years thereafter.

Funding Source: DDA funds, Middle of the Mitten Association funds, MEDC Blueprints, MSU Small Town Design Initiative

Justification: Coordinated plan is needed to show potential shoppers, new businesses and developers the advantages of coming to St. Louis.

**Action #5 -** Renovate and put old bank building on Saginaw and North Mill back into use **2005-2006**

Participants: DDA Board, City Council, DDA/Economic Development Office

Time: 2005-2006.

Funding Source: General Fund, DDA TIF, MEDC, MSHDA, private developer

Justification: The key building in the downtown has been essentially empty for the past 15 years. A historic structure that could be a cornerstone of the downtown must be made active again.

**Action #6 -** Repave and streetscape North Mill Street Central Business District following Victorian theme, including Victorian Arch over North Mill Street at M-46. **2007**

Participants: City Council, DDA Board, DDA/Economic Development Office, MDOT

Time: 2006.

Funding Source: MDOT, General Fund (Major Street), DDA funds

Justification: Enhancement grant funds are connecting the downtown to Clapp Park, Historical Society area, etc. so the Central Business District should be enhanced at this point as well. Existing Victorian lights in this area are in need of replacement, curbs and sidewalks to be improved as well as surface of North Mill Street.

**Goal #8 – Selectively add areas adjacent to St. Louis to promote a healthy and sustainable level of growth.**

**Action #1 -** Identify areas outside the City that would advance the goals established by the City of St. Louis. **2005**

Participants: Planning Commission, Zoning Board, Economic Development Office.

Time: Yearly review.

Funding Source: n/a

Justification: Potential expansion/annexation or acquisition of tax reverted areas not currently in the City limits should be an annual topic.

**Action #2 -** Work with the townships and residents influenced by potential annexations to identify issues and establish equitable solutions. **2005**

Participants: Planning Commission, Zoning Board, City Council

Time: n/a

Funding Source: n/a

Justification: When areas have been targeted for acquisition, it is important to discuss situation with area residents to avoid potential problems.

**Goal #9 – Redevelop former Velsicol plant site for reuse.**

**Action #1 -** Work with EPA, DEQ, CAG, etc. to determine cleanup plan. **2004-2005**

Participants: City Council, Economic Development Office, EPA, DEQ, CAG

Time: 2004-2005.

## Implementation

## Section J St. Louis Land Use

Funding Source: EPA, MDEQ

Justification: Plan for remediation or containment at site must be in place before it is possible to complete a realistic plan for redevelopment.

**Action #2 -** Finalize redevelopment plan with consultant. **2004-2006**

Participants: E2 consulting firm, City Council, community volunteer group, CAG, Economic Development Office

Time: 2004-2006.

Funding Source: EPA grant

Justification: Creating and approving a redevelopment plan for the site that comes out of meetings with many community members will create a buy-in by the people of the St. Louis Area. This plan will also allow applications for grant funding to implement portions of the plan.

**Action #3 -** Apply for grant monies to create parks, observation site, etc. **2006**

Participants: Economic Development Office, City Council, CAG, Parks & Recreation Board

Time: 2005 and beyond.

Funding Source: EPA, MDEQ, MDNR, MDOT, USDA, etc.

Justification: Funding for such a large project necessitates that the City explores many funding sources. Creation of such a recreation area will not only serve the area community but will be an attraction for travelers. This project will also serve as a complement to the existing downtown and nearby businesses.

### **Goal #10 – Improve utility services provided by City and other sources.**

**Action #1 -** Continue to progress to the point that City is self-sufficient as an electric provider. Explore purchase of existing 9 MW power plant in Alma. **2005**

Participants: Electric Department, City Council

Time: 2005.

Funding Source: Electric Department funds

Justification: Purchase and installation would significantly increase City's capacity. Existing plant may be able to be purchased at a more affordable price than purchase of new, and is in very good condition.

**Action #2 -** Conduct water study every five years as state-mandated to maintain good fire protection flow, quality water and efficient pressure  
**2004, 2009**

Participants: Water Department, Utilities Director Office

Time: 2004 and every five years thereafter.

Funding Source: Water Department Fund.

Justification: Mandated by State of Michigan and important for health and safety of the community.

**Action #3 -** Make state of the art internet accessible to citizens and businesses including cable access and wireless communications. **2005-2007**

Participants: Utilities Director Office, Economic Development Office

Time: Study to be done in 2005.

Funding Source: General Fund, Electric Department Fund

Justification: With expanding options becoming available for high speed internet access, it is important that the City have a plan to make the best services available to their business community and citizens.

**Action #4 -** Expand Michigan Avenue pump station  
**2004-2006**

Participants: Utilities Director Office

Time: Study to be done in 2004 and implementation in FY 2005-06.

Funding Source: Water Department Fund.

Justification: Important to increase capacity at this site to be prepared for potential housing and business or industrial development.

- Action #5 -** Perform Overall Sanitary Sewer Evaluation.  
**2005**
- Participants: Utilities Director Office, Wastewater Department, Department of Public Works, City Council
- Time: Study to be performed in 2005 and every 10 years thereafter.
- Funding Source: Wastewater Fund, USDA Rural Development
- Justification: An evaluation of the wastewater system is important in order to implement measures that will conserve plant capacity and accommodate peak flows. This would reduce operational costs and prolong the need for plant expansion.
- Action #6 -** Automate meter reading systems for water and electric services.  
**2004-2007**
- Participants: Utilities Director Office, Water Department, Electric Department, City Council
- Time: Done in phases from 2004-2007.
- Funding Source: Water Fund, Electric Fund
- Justification: Automating the meter reading system will improve accuracy as well as improve efficiency by saving many hours of worker time.



The Future Land Use Plan for the City of St. Louis was developed by the City's Planning Commission based on the Mission Statement and Goals that were developed earlier in the planning process. The Mission Statement and Goals were developed based on the input of community members on what types of development should occur in St. Louis.

In addition to community input, the Future Land Use Plan is based on the existing land use distribution. If an area is currently used primarily for a particular land use, but vacant area exists, in most cases the vacant area will follow the surrounding land uses. Similarly, vacant areas adjacent to existing areas will either follow the adjacent land uses or be of similar land use intensities. In the few instances where high intensity uses (usually industrial) are adjacent to residential areas, buffers will be utilized to reduce conflicts.

While most of the changes in the Future Land Use Plan involve developing vacant areas, there are also several areas that involve changing areas that are currently developed to other uses. Several residential areas along Washington (M-46) are being designated as commercial and several isolated residential areas around the industrial park are being designated as industrial. Both of these changes will reduce conflicts that currently exist between the residential and higher intensity uses.

The Future Land Use Plan contains two more categories than the Existing Land Use Map. The Environmental Preserve Category designates areas where development cannot occur due to constraints related to the flood plain, environmental clean-up sites or other constraints. Parks, or other low intensity uses may be developed in some of these areas in the future. The Agriculture Category identifies areas that will be used primarily for annual crops.

Land uses around the City have also been designated in order to allow growth to occur in the area. An Urban Growth Boundary is identified on the Future Land Use Plan that identifies the areas the City is willing to extend utilities if required. Since the City currently has a policy that utilities will only be extended to areas within the City, the Urban Growth Boundary also designates areas that may eventually be united with the City of St. Louis. The City's existing total acreage figure is 1,963 acres and the acreage of the Urban Growth Boundary is 3,911 acres.

Map K-4 shows the St. Louis Future Land Use Plan and Table K-1 identifies the acreage figures for existing land uses and future uses within the City's existing boundary.

Residential uses in St. Louis will increase from the existing acreage of 448 to a future distribution of 632 acres if the area is fully developed. Low density residential uses are proposed to increase from 358 acres to 494 acres. At three units per acre, this will equate to an additional 408 single family homes in St. Louis. This increase can be attributed to the in-fill of vacant areas located throughout the City, the expansion of the Westgate

Subdivision and the developing areas surrounding the existing golf course. An aggressive program will be required to promote developing the in-fill sites in St. Louis. Not only will the lots have to be marketed, many of the existing homes will need to be improved to encourage future development. Additionally, many areas outside the City have been designated for low density residential uses. Additional high density residential uses have not been designated in St. Louis. The mobile home park in the southern part of the City has been expanded to the surrounding vacant areas and will cover a total of 42 acres if the area is fully developed, which will allow room for approximately 250 additional modular homes.

Commercial uses in St. Louis' existing boundaries are planned to increase from 56 acres to 100 acres. This expansion will occur along the main transportation corridors of St. Louis as vacant areas are developed or low density residential uses are converted to office and retail uses. Commercial uses will account for 255 acres of the Urban Growth Boundary's 3,911 acres.

Public uses in St. Louis' existing boundaries are also planned to increase in the future, from 214 acres to 471 acres. Additional public expansion areas include areas around the prison and other isolated areas. Public uses will account for 540 acres of the Urban Growth Boundary's area. Some of the expanded public area will actually be vacant and designated as an environmental preserve.

In July, 2004 a plan for the redevelopment of the Velsicol Chemical Plant Site was created with community input and E2, Inc. as a consultant. The Conceptual Reuse Framework map that was the result of the planning process, is attached as an addendum to the overall Future Land Use Map. The overall reuse plan is kept on file at the City of St. Louis in preparation for eventual remediation of the site.

Industrial uses in St. Louis' existing boundaries are proposed to expand from 106 acres to 155 acres. This increase can be attributed to a fully developed industrial park. Areas outside of St. Louis have also been designated for industrial uses. Industrial acreage within the Urban Growth Boundary will account for 399 acres.

### **Conclusion**

The St. Louis Land Use Plan strives to establish the future land use patterns of the City based on facts and public opinions obtained from interviews, public meetings and through working with the Planning Commission, City Council and City Staff. The Plan uses goal-based projections to promote the desired future of the City, as opposed to trend based projections which do not promote a proactive role for the City, its leaders and residents.

This people-oriented approach to planning has been used, as opposed to using standards and other approaches, to generate a plan that reflects the desires of the community. This is important for the plan to be accepted and used by the community. People are always more inclined to accept any actions if they are asked their opinions and if their opinions are valued.

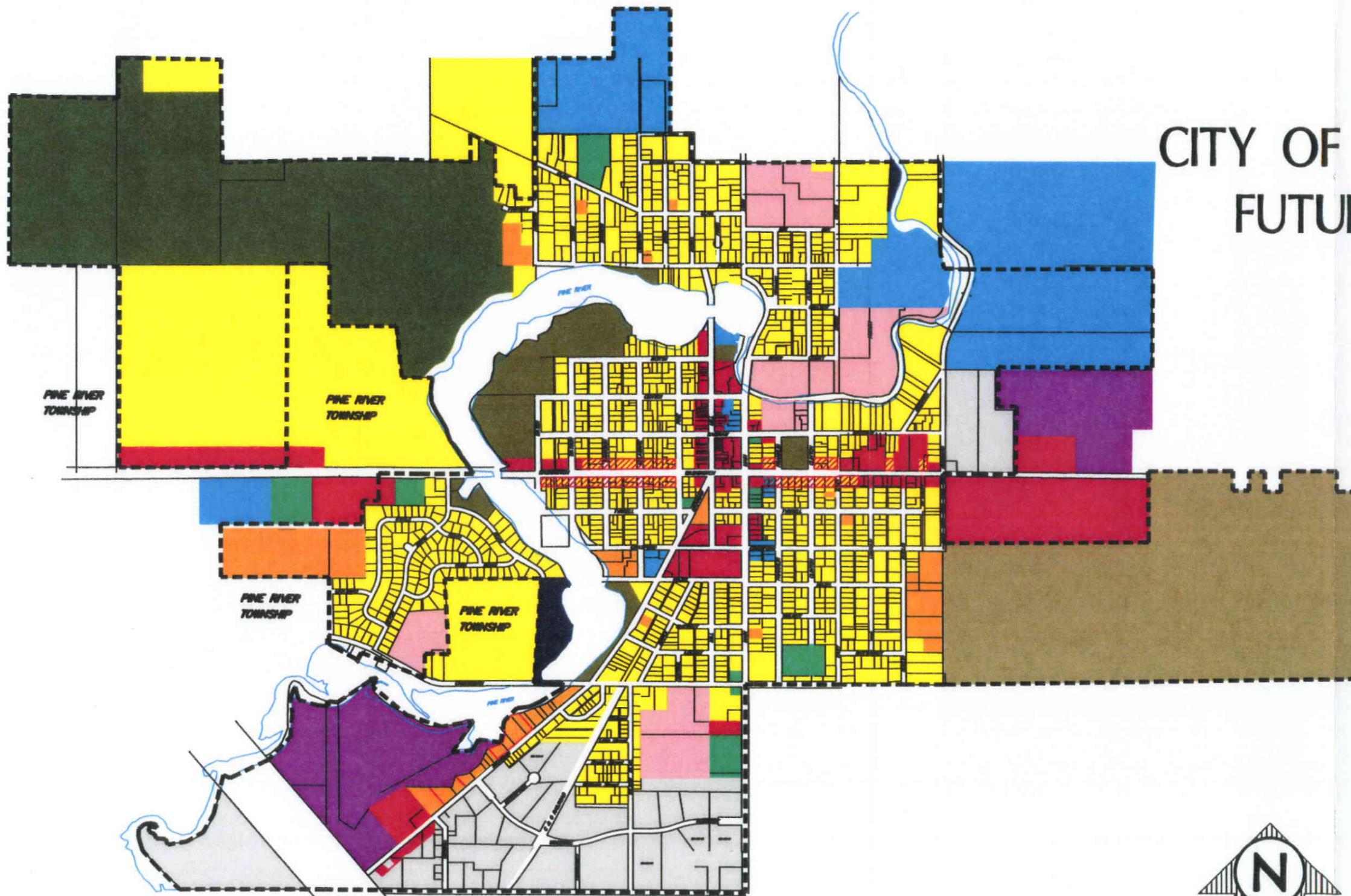
The Future Land Use Plan establishes land use patterns for the land within St. Louis' boundaries and recommends land uses for areas outside of the City – since these areas have an impact on each other and need to be studied as a complete area instead of two or three separate areas.

While this plan strives to identify the land use requirements of St. Louis over that next 10 to 20 years, it is important for the community and its leaders to review the Plan on a regular basis in order to ensure the goals have not changed as time passes. Priorities can change based on events such as employers relocating (to or from the area), changes in the regional economy or other regional shifts, changes in leadership or other changes that can influence the land use related goals.

TABLE K-1 – FUTURE LAND DISTRIBUTION

Land Use Category	Existing Acreage	Future Land Use Acreage	% of Total	Change (Acres)
Residential	448	632	32.2	+184
Low Density Residential	358	494	25.2	+136
High Density Residential	48	54	2.8	+6
Mobile Home Park/Modular Homes	42	84	4.3	+42
Commercial	56	100	5.1	+44
Public/Quasi-Public	214	423	21.5	+209
Industry	106	186	9.5	+80
Golf Course	152	200	10.2	+48
Streets	280	288	14.7	+8
Total Developed Acreage	1,256	1,829	93.2	+573
Vacant	573	0	0	-573
Water	134	134	6.8	0
Total	1,963	1,963	100.0	0

# CITY OF ST. LOUIS FUTURE LAND USE



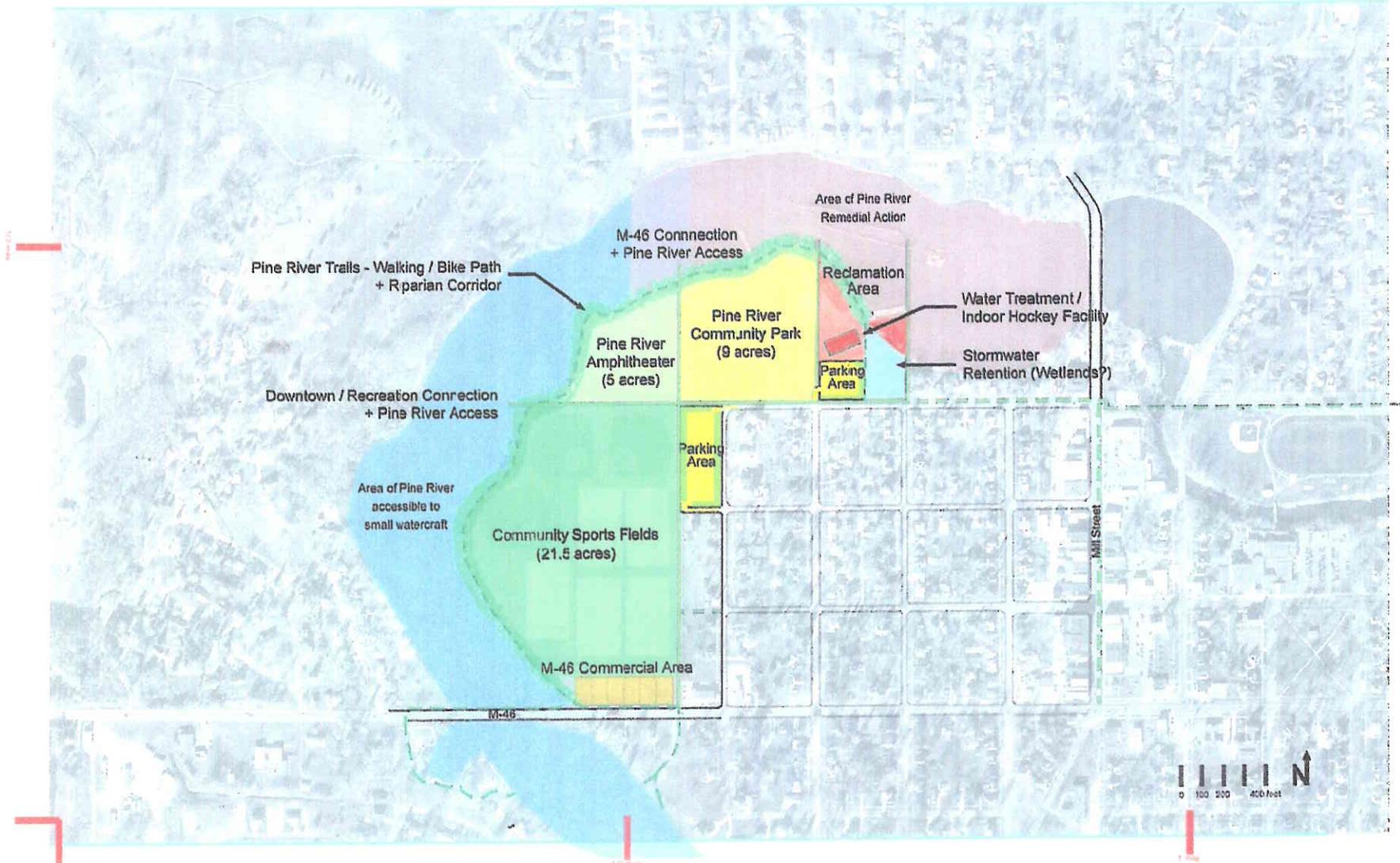
- LOW-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- CHURCH
- SCHOOL
- COMMERCIAL
- INDUSTRIAL
- GOLF COURSE
- PUBLIC
- MOBILE HOME PARK
- RENAISSANCE ZONE
- COMMERCIAL TRANSITIONAL ZONE
- ENVIRONMENTAL AREA
- PARKS



BASE MAP PREPARED BY SPICER GROUP  
[C:\SPICER\PROJ\00000023\000\FUTURE-LU.DWG]



<b>CORPORATE</b> 6211 TAYLOR DR. 810-341-7500	<b>LAPEER</b> 128 N. SAGINAW 810-664-9411	<b>MT. PLEASANT</b> 127 S. MAIN 989-772-2138
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Velsicol Chemical Corporation  
 Superfund Redevelopment Initiative Pilot Project  
 Conceptual Reuse Framework  
 E<sup>2</sup>, Inc. - February, 2004