

An aerial photograph of a residential development. In the foreground, a grid of streets is visible, with several rectangular lots. A house with a dark roof and light-colored walls is prominent in the middle ground. The background shows more trees and a utility pole. The text is overlaid on the top left of the image.

Village of Carleton DRAFT 2010 Master Plan

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I. INTRODUCTION

According to Michigan's Planning Enabling Act (Act 33 of 2008) the purpose of a master use plan is

“to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

- (a) Is coordinated, adjusted, harmonious, efficient, and economical.
- (b) Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.
- (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.
- (d) Includes, among other things, promotion of or adequate provision for 1 or more of the following:
 - (i) A system of transportation to lessen congestion on streets.
 - (ii) Safety from fire and other dangers.
 - (iii) Light and air.
 - (iv) Healthful and convenient distribution of population.
 - (v) Good civic design and arrangement and wise and efficient expenditure of public funds.
 - (vi) Public utilities such as sewage disposal and water supply and other public improvements.
 - (vii) Recreation.
 - (viii) The use of resources in accordance with their character and adaptability.

It is the intent of the Village of Carleton Master Plan to achieve these goals.

The Village's Master Plan should not be confused with its zoning ordinance or zoning map. A master plan represents, through both its policies and maps, a vision of a desired future for the Village in terms of the distribution of various land uses and public improvements. The zoning ordinance, on the other hand, is a legal tool that can be used to implement the land use plan by setting restrictions on the types of uses permitted in various districts or

zones within the Village. A plan is advisory in nature and cannot be legally enforced in the same way a zoning ordinance can. Michigan's Zoning Enabling Act (Act 110 of 2006) enables villages to establish zoning districts within which the use of land may be regulated by a zoning ordinance, but requires that the ordinance be based upon a plan. One of the purposes of this plan is to be the basis for an updated zoning ordinance and map.

The plan begins with a description of the Planning Process which was used to develop the plan. Then a Community Description section provides detailed background information on Carleton's social, physical, and natural resources. The Goals and Objectives section provides the basis for the land use plan, which is broken down into different Land Use Policies for the various proposed uses within the Village. Finally, the Future Land Use Map depicts the different areas of the Village which were determined to be most suitable for various uses.

This plan was prepared for the Village of Carleton with the assistance of the Monroe County Planning Department. This plan updates and replaces the 1986 Village of Carleton Land Use Plan, which in turn replaced the 1978 Land Use Plan. Although the previous plans have served as a guide for the growth and development of the Village, changing social, economic, and physical conditions necessitate updating the plan at regular intervals. And as conditions continue to change the Village will need to continue monitoring and reviewing these changes and to amend or update this plan as necessary.



II. GOALS AND OBJECTIVES

The Village of Carleton Planning Commission held a public meeting intended to identify issues and to develop goals, objectives and strategies which address these issues. The following section summarizes the Commission's findings and lays the groundwork for the development of the Plan's recommendations.

A. Future Land Use

Issues

The Village of Carleton contains a variety of land uses, including residential, commercial, industrial and institutional. The Village is small enough that most residents can easily walk to the downtown, library, church, or to the park. There is a fair amount of vacant land, but the Village is fairly well developed. There is adequate infrastructure in place, including water, sewer, gas, electric, roads and sidewalks, although there is room for upgrades and improvement. The Village has an historic appeal and an attractive downtown, but it could be more fully realized. Although there are some job opportunities within the Village, most residents commute to other communities for employment. The size of Carleton and the mix of land uses create a unique community which offers many advantages not found in either larger cities or in more rural areas.

Goals

- The future growth and development of Carleton should be a community guided effort to create a place where people can live, work, shop, and enjoy the unique aspects of living in a small community.

Objectives

- Create a future plan which respects existing conditions, provides for future growth, and protects the quality of life sought by the community's residents.
- Update the Village Zoning Ordinance and other relevant ordinances to serve as a tool for implementation of the Village Plan.
- Promote growth and development in a manner that is compatible with the needs of the community.

- Preserve those aspects of the community which give it its unique character, including a vibrant downtown, pedestrian orientation, attractive public facilities, and a historic character.
- Invest in the community's infrastructure and public facilities and encourage private investment in the Village's homes and businesses in order to maintain an attractive, viable, and up-to-date community.

B. Downtown

Issues

Downtown Carleton consists of several blocks of Monroe Street in the center of the Village. The downtown has a historic appeal, with many 19th century storefronts. Sidewalks are present, as well as on-street parallel parking. Many of the older downtown buildings are more than one story tall and directly abut the sidewalk. There is a mix of small, mostly locally owned businesses, surrounded by residential uses at either end. Uses of a more industrial nature are also present in the surrounding area, reflecting the importance of the railroad and the former mill.

Although the downtown has many attractive buildings, there is a lot of room for improvement. The downtown has a slightly run-down appearance and does not seem to fulfill its potential as a center for social and commercial activity. There are some gaps in the downtown, parking is somewhat limited, the mix of businesses could be improved, and amenities such as benches, water fountains, lighting, and trees could be provided. The attractiveness of the downtown is more related to its form than to the types of uses present. Residential, office, and even light industrial uses could be considered if located in structures which respect the historic development pattern.

Goals

- Downtown Carleton should be a thriving area and an attractive place for residents and visitors to walk, shop, eat, gather, and spend time.

Objectives

- General revitalization of storefronts.
- Promote infill and development to reduce vacant lots.
- Clearly define boundaries of downtown.
- Provide adequate parking.

-
- Improve streetscape, including lighting, benches, and sidewalks.
 - Preserve and enhance historic character.
 - Improve circulation patterns, both vehicular and pedestrian. Provide better connections to library and to neighborhoods.

Strategies

- Conduct detailed inventory of buildings, uses, parking spaces, lighting, etc.
- Coordinate road and utility work with streetscape and sidewalk improvements.
- Consider alternative parking arrangements (angle vs. parallel, on-street vs. off-street, one side vs. both sides).
- Conduct a parking study, if deemed necessary, to verify need for additional parking.
- Bury overhead powerlines.
- Explore options for mill building.
- Explore form based code options for guiding future development.
- Seek grants and explore tax capture devices for financing public improvements.
- Explore revolving loan funds for private building improvement projects.
- Explore opportunities for chambers of commerce, business associations, and other promotional organizations to strengthen and enhance activity downtown.
- Provide updated signage.

C. Residential Neighborhoods

Issues

The residential neighborhoods in Carleton provide the village with what is considered a safe, stable, and attractive setting for the residents. There is a mix of housing styles in the community, including manufactured housing, apart-

ments, and single family homes. There is also a range of ages of the housing stock, with some new housing, but with most homes having been built prior to 1980, and a large number of historic structures over 100 years old. There is most likely a high potential for improvements to be made to housing in terms of energy efficiency and other improvements. Most housing is well maintained, and it is a concern that the neighborhoods remain attractive. Sidewalks connect together much of the village, but a large number of homes do not have sidewalks, including the manufactured housing communities. Manufactured housing has always been a concern in the village, with issues including taxation, aesthetics, community investment, and population density. By maintaining a diverse residential housing stock, Carleton will be able to provide for a wide range of household types – young singles or couples, families with children, retirees or elderly people needing assistance – and will be able to create a community where the people who grow up here will be able to remain.

Goals

- The residential areas of Carleton should provide attractive and high quality housing in stable neighborhoods that can serve a diverse community.

Objectives

- Recognize and preserve historic homes.
- Require new housing to adhere to high standards of construction, efficiency, and appearance.
- Prevent any blight, deterioration, or neighborhood decline.
- Expand the sidewalk system to assure that all areas of the village are walkable.
- Promote appropriate improvements, especially with regard to energy efficiency.

Strategies

- Conduct detailed inventory of historic homes and develop guidelines and assistance in their maintenance and preservation.
- Review building codes, zoning requirements, and housing standards to assure that new construction will meet or exceed existing standards.

-
- Explore incentive programs to allow residents to affordably improve energy efficiency and make other home improvements.

D. Industrial Development

Issues

Industrial uses are somewhat limited in Carleton. Historically Carleton has been an industrial center. Primarily due to its location at a rail crossing, there has been a wide variety of industries in the village, including lumber related businesses, a large grain elevator and mill, and other, mostly small industries. At the present, there are some small industrial uses off of Pine Street in the northeast corner of the village, and in the center of village off of Jones and Matthews. Industrial uses in the village would have the potential to provide both tax revenue and be a source of employment for residents of the community. Industrial uses also would have the potential to burden public utilities, create nuisances, and take up what little undeveloped land currently exists within the village. The fact that Carleton has sewer and water service, rail access, easy access to interstate highways, and is close to an international airport puts the community in good position to attract industrial development. Possibilities also exist for cooperative agreements between the township and the village to create industrial sites outside of the current village limits, but which could be served by the village's public utilities.

Goals

- Provide for a degree of industrial expansion which would provide employment and tax revenue without placing undue burdens on infrastructure and the quality of life enjoyed within this primarily residential community.

Objectives

- Identify and designate appropriate sites for industrial development.
- Cooperate with state and local industrial development and economic development agencies.
- Explore the possibility of cooperative agreements with Ash Township for the development of industrial sites.
- Develop appropriate and enforceable standards to prevent negative impacts from industrial uses.

Strategies

- Seek assistance from the Monroe County Industrial Development Corporation, the Monroe County Economic Development Corporation, and the Michigan Economic Development Corporation.
- Develop draft agreements for township/village cooperative industrial development.
- Update zoning regulations, particularly performance standards, to protect residential areas from negative impacts of industry.

E. Commercial Development

Issues

Commercial uses in Carleton are located both in the downtown central business district as well as on Grafton Road, with more limited uses at the west end of Monroe Street. Issues related to the downtown are distinct from issues related to other commercial areas. Although commercial development outside of the downtown could detract from the downtown's viability, the more automobile oriented development on Grafton Road serves a different function than the more pedestrian oriented central business district. A variety of commercial uses and commercial development would allow residents to meet many of their shopping needs without having to leave the village. The commercial area on Grafton Road is not well integrated into the village's network of sidewalks. Areas suitable for future commercial development are limited.

Goals

- Carleton should have a wide variety of commercial business to serve its residents and to be a commercial hub for the surrounding township.

Objectives

- Encourage the development and re-development of existing commercial areas.
- Encourage commercial uses which meet the day-to-day needs of local residents.
- Encourage commercial uses which would provide unique experiences for visitors.
- Develop appropriate regulations to assure attractive development.

-
- Assure that commercial areas have safe and efficient traffic and pedestrian circulation.

Strategies

- Update zoning ordinance, including sign requirements and building appearance standards.
- Actively seek appropriate businesses to locate in Carleton.
- Explore ways to better connect downtown commercial area with Grafton Road commercial areas.

F. Recreation and Open Space

Issues

It is important for healthy communities to provide open space for outdoor recreation. Carleton has one large (18 acre) park within the village limits. The park contains play areas, walking paths, picnic areas, ball diamonds, basketball, and tennis courts. The Village and Ash Township have had a joint recreation commission for many years which has cooperatively planned and managed the park. The two manufactured housing communities have small playgrounds. A small public open space is located next to the Village Hall. Large areas of the community have no public open space within a short walk from home.

Goals

- Carleton should provide a variety of easily accessible public parks and open spaces for the enjoyment of village residents.

Objectives

- Continue improving Ash-Carleton Park as the centerpiece of the Village's park and recreation program.
- Provide for additional public open spaces when opportunities exist.
- Require the dedication of public open space as part of housing developments.
- Improve opportunities for walking and bicycle riding, both within the Village and through connections to other points of interest (Unity Park, I-275 pathway, Airport Schools).

Strategies

- Continue regular updates of the community recreation plan.
- Update subdivision regulations to provide for open space as part of new housing developments.
- Require sidewalks for all new developments.
- Consider acquisition of small lots for neighborhood parks or play areas.
- Develop a detailed sidewalk plan and identify the highest priority areas for new or improved sidewalks.



III. COMMUNITY DESCRIPTION

An important part of the planning process is to understand the physical and social resources present within the community. The purpose of this chapter is to provide a general description of various features of the Village of Carleton with the aim of understanding the problems and potentials which currently exist as they relate to the planning efforts for the Village.

A. Regional Setting

The Village of Carleton is located in southeast Michigan in northeastern Monroe County and is completely surrounded by Ash Township. The Village is one square mile in area and consists of the entire section 17 of Ash Township.

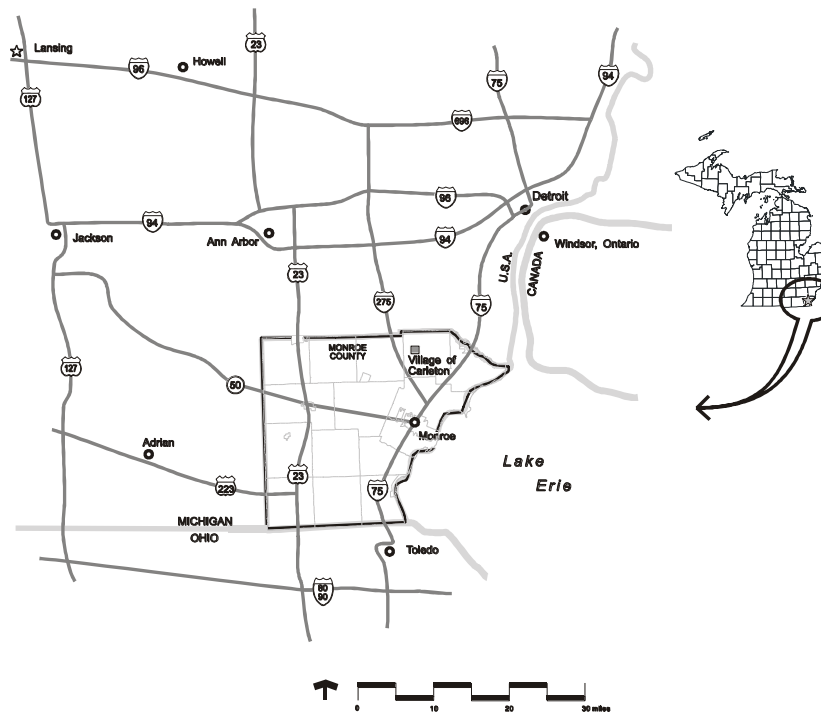


Figure 1
Regional Setting

The general area surrounding Carleton is most rural and rural residential, with productive farmland, attractive homes and small farms, and a variety of locally owned businesses and industries. Despite its rural setting, the Village is situated in close proximity to the major employment, manufacturing, commercial, educational, and cultural centers of Detroit, Ann Arbor, Ypsilanti, and Toledo. With easy access to I-275, Carleton is 15 minutes from the Detroit Metropolitan Airport. The county seat of Monroe County, the City of Monroe, is also about 15 minutes away.

B. History

The Village of Carleton began as one of the many crossroad communities in southern Michigan during the early years of Michigan's statehood. According to an early history of Monroe County (History of Monroe County, Wing ed., 1890):

“The Village of Carleton was laid out in April 1872 by Daniel A. Matthews and Charles A. Kent, its plat comprising eighty acres. Eighty acres more were soon after added by D. A. Matthews and William A. Hickok. The Lake Shore and Michigan Southern and Flint and Pere Marquette Railroads cross in the village, have a neat frame depot, with agencies of Western Union Telegraph Company and of the United States and American Express Companies.”

“The first building erected was the Matthews House, a two-story frame building of good size near railroad crossing, which is still the only hotel of the town. D. A. Matthews build a saw-mill by which the lumbering industry of the neighborhood was developed, and in 1874 Edwards & Blinn started a stave mill and heading works which did a fine business until the summer of 1887, when it burned down. These establishments were the main support of the village for a number of years, until D. A. Matthews and John L. Hood erected a number of brick kilns for the manufactrure of charcoal in 1876 and 1877, and this industry largely helped to get the timber land of the neighborhood cleared up, thereby creating fine farms and establishing a brisk mercantile business, which has steadily increased and which is now, considering the size of the village, almost without equal in Monroe County.”

“In 1885 Edward Kalmbaum bought the grain elevator formerly owned by D. A. Matthews and added a roller process flowering mill thereto, which is now equipped with all the best machinery and doing an immense business. A fine brick building on Monroe avenue comprising three stores, was built by Edwards & Adams in 1886. Several fine residences now adorn the streets, including those of D. A. Matthews, H. C. Talbot, and the just finished elegant brick dwelling of F. L. Edwards. There is a good two-story brick school-house, one Evangelical

and Free Methodist frame church, and one Methodist Episcopal brick church. The village has a good uniformed brass band, a Grand Army post, and an Ancient Order United Workmen lodge. The Carleton Opera House and Edwards Hall furnish ample accommodations for public assemblies, and Matthews race course for the lovers of fast stock.”

Today, the Village of Carleton retains much of the historic character of its past, especially along its main street, its downtown district, and the rail crossing in the center of town. A large proportion of the homes within residential neighborhoods also have historic value, with over 40% of the single family homes in the Village having been built before 1939.



C. Environment

1. Geology

Geological formations affect land use planning in various ways. The depth to bedrock, suitability of bedrock for mining, groundwater supplies, sand and gravel deposits, drainage, and sinkholes can affect future plans for a community. Although there are no quarries in Carleton, the bedrock is only about 30 feet below the surface. The bedrock in this area consists of sandstone and dolomite. Active quarries in Berlin Township to the northeast of Carleton produce silica sand for glass making and support a large, local industry. Aggregate quarries in the vicinity also provide a relatively inexpensive supply of crushed stone for construction purposes.

2. Topography and Drainage

Carleton is located in a region which was formerly a glacial lake bed and is therefore very flat, with the elevation within the Village ranging from about 604 to 624 feet above sea level. The absence of steep slopes provides few limitations for development, however, the flat terrain also creates for slow drainage after heavy rains.

The Village is in the Swan Creek watershed, with storm-water runoff flowing south and east via small drainage ways (Middle Creek, Baker Drain, and Beaverdam Drain) into Swan Creek, which empties into Lake Erie below Newport. Although there are many flood-prone areas in the region, there are no officially designated flood hazard zones within the Village.

3. Soils

The soils in Carleton range from very well drained sands to poorly drained clays and clay loams. Detailed soil maps of are available through the U.S.D.A. Soil Conservation Service's *Soil Survey of Monroe County, Michigan*. Of the hundreds of different types which have been mapped and identified, 11 mapped units are distributed in the Village of Carleton. These different soil types or "soil series" can be classified according to various properties, such as texture, permeability, building and development suitability and other physical, engineering, and agricultural criteria. In general, the soils in Carleton present only minor limitations for development, primarily in areas with poorly drained clay soils.

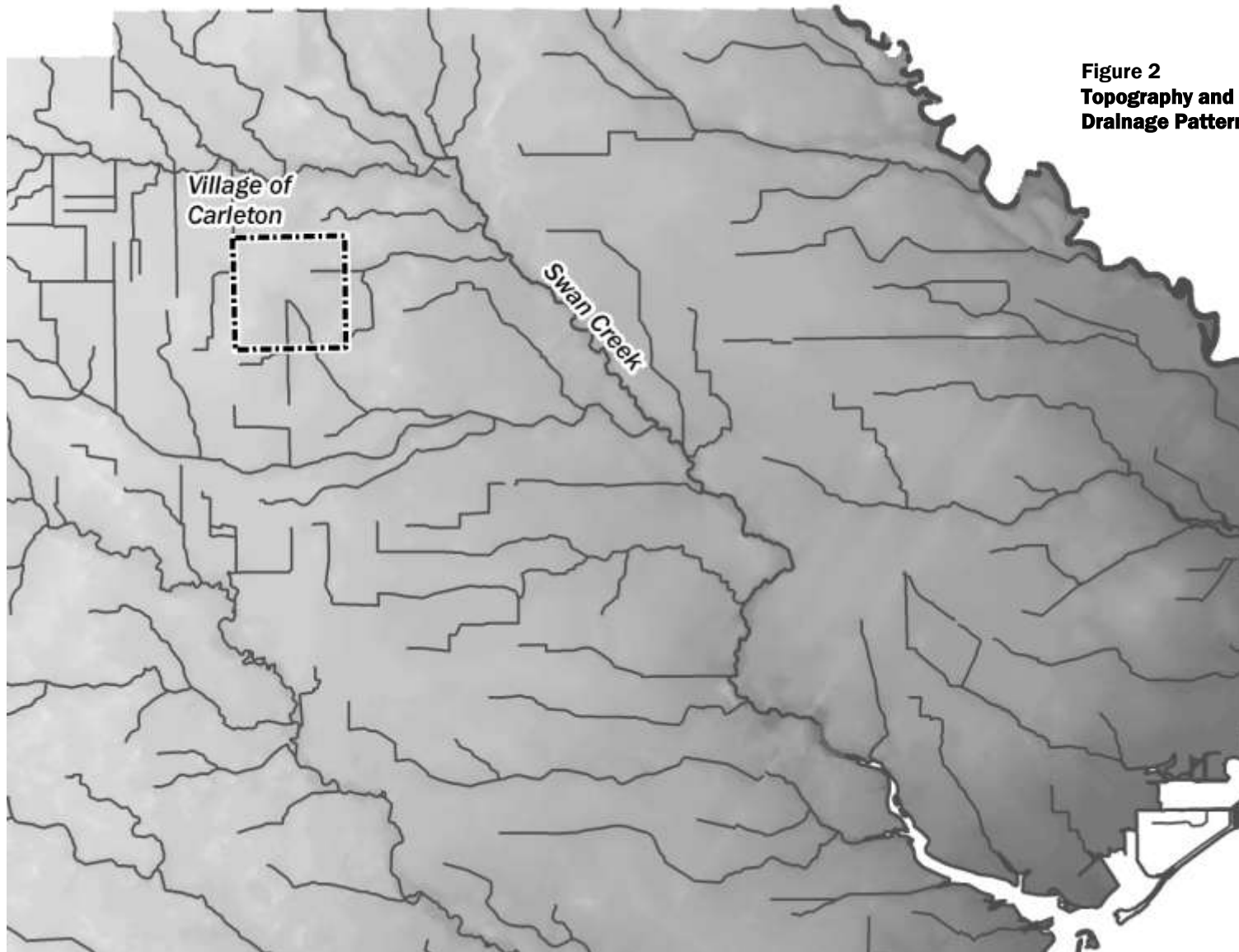
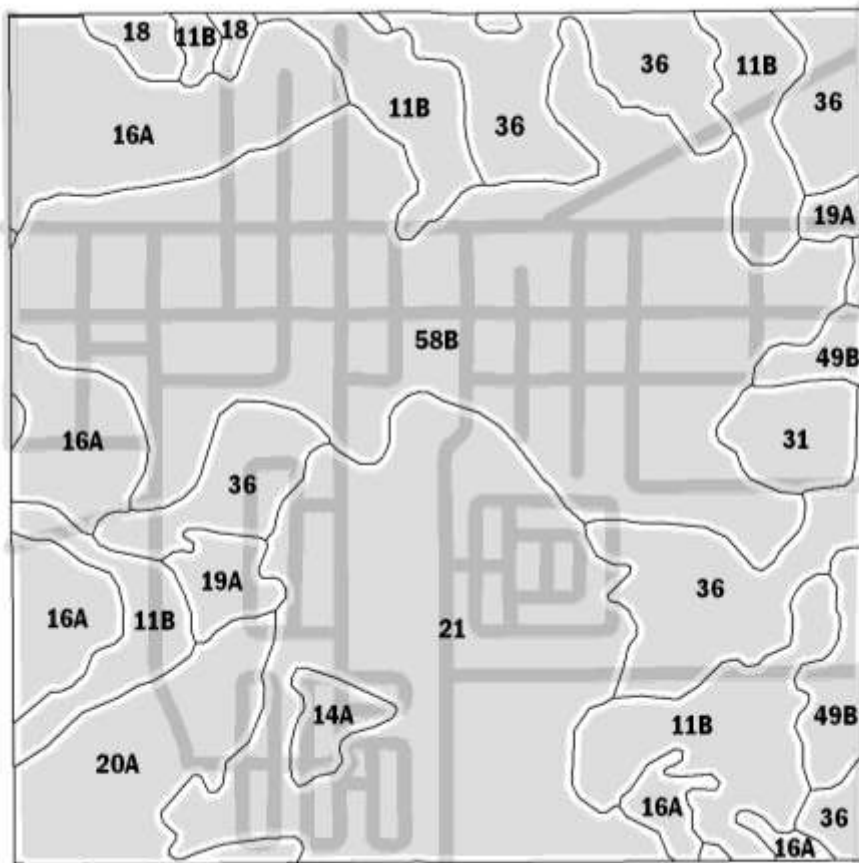


Figure 2
Topography and
Drainage Patterns



- 11B - Oakville fine sand
- 14A - Del Ray silt loam
- 16A - Tedrow loamy sand
- 18 - Granby loamy fine sand
- 19A - Selfridge loamy sand
- 20A - Selfridge Pewamo complex
- 21 - Lenawee silty clay loam
- 31 - Aquents
- 36 - Belleville loamy sand
- 49B - Oakville fine sand
- 58B - Urban land - Oakville complex

Figure 3
Soil Map of Carleton

source: USDA Soil Survey of Monroe County

4. Natural Features

The square mile Village of Carleton possesses very little in the way of natural habitat. Approximately 110 acres of the Village is considered vacant land, with only a portion of the vacant land being in a natural state. The Ash Carleton Park contains about 8 acres of forested land, and another 40 acres of mixed woods are located on private property in the southwest corner of the Village. No officially mapped wetlands or flood zones are located within the Village, although it is possible that the existing woodlands could be classified as regulated wetlands if an official determination were to be conducted.

The lack of significant natural features in the Village creates an opportunity to preserve what remaining habitat remains and also to re-introduce trees and other vegetation and habitat into the Village. There are many benefits to having healthy plants and trees within a community, including improved soil permeability and drainage, cooler temperatures due to shade, aesthetic improvements and higher property values.

D. Demographics

The 2000 Census reports The Village of Carleton as having a total population of 2,562 people in 998 occupied housing units. The most recent population estimate for Carleton (July, 2009) was 2,543.

The following tables give a breakdown of the population by age, race, sex, Hispanic origin, and household characteristics. Additional detailed information on education, disability status, employment, income, is also provided, along with comparisons to Monroe County, Michigan, and the United States. Additional information is provided on housing conditions in the Village.

When compared to the county, state, and nation, the Village of Carleton has a higher proportion of school age children, a lower racial diversity, a slightly smaller average family size, a much higher percent of persons living in manufactured housing, a smaller percent of college graduates, and higher poverty rates, especially among persons over age 65.

The Village of Carleton is projected to have slow but steady growth. As a fairly “built-out” community, there is not a lot of room for new housing development. Combined with a long term trend for smaller family sizes, it is reasonable to project a fairly stable population base.

A significant difference in the character the population is reflected in the projected age composition for Carleton. Between 2010 and 2035 the percent of the population made up of persons age 65 and over is projected to double, going

from 12.3% of the total population to 24.6%, or an increase from 340 people to 698. This shift in the population may have consequences related to planning in terms of issues related to housing, transportation, services, and recreation.

Table 1
Historic and Projected Population Growth 1920 – 2030

Source: 1900 – 2000: US Census Bureau
2010 – 2030: SEMCOG Regional Development Forecast

year	population	change	
		number	percent
1920	498		
1930	837	339	68.1%
1940	864	27	3.2%
1950	1,039	175	20.3%
1960	1,379	340	32.7%
1970	1,503	124	9.0%
1980	2,786	1,283	85.4%
1990	2,770	-16	-0.6%
2000	2,562	-208	-7.5%
2010	2,757	195	7.6%
2020	2,747	-10	-0.4%
2030	2,896	149	5.4%



Figure 4
Historic and Projected Population Growth 1920 – 2030

Table 2
Village of Carleton Population Statistics - 2000 Census

(source: US Census Bureau, SF3)

	Village of Carleton		Monroe County	Michigan	United States
	Number	Percent	Percent	Percent	Percent
TOTAL POPULATION	2,562	100	100	100	100
SEX & AGE					
Male	1,264	49.3	49.6	49.0	49.1
Female	1,298	50.7	50.4	51.0	50.9
Under 5 years	187	7.3	6.6	6.8	6.8
5 - 9 years	209	8.2	7.6	7.5	7.3
10 - 14 years	220	8.6	8.3	7.5	7.3
15 - 19 years	191	7.5	7.5	7.2	7.2
20 - 24 years	170	6.6	5.5	6.5	6.7
25 - 34 years	371	14.5	12.8	13.7	14.2
35 - 44 years	410	16	17	16.1	16
45 - 54 years	372	14.5	14.6	13.8	13.4
55 - 59 years	90	3.5	5.1	4.9	4.8
60 - 64 years	68	2.7	3.8	3.8	3.8
65 - 74 years	153	6	6.2	6.5	6.5
75 - 84 years	96	3.7	3.7	4.4	4.4
85 years +	25	1	1.2	1.4	1.5
RACE					
One race	2,504	97.7	98.7	98.1	97.6
White	2,478	96.7	95.4	80.2	75.1
Black or African American	1	0	1.9	14.2	12.3
Amer. Indian & Alaska Native	11	0.4	0.3	0.6	0.9
Asian	6	0.2	0.5	1.8	3.6
Some other race	8	0.3	0.6	1.3	5.5
Two or more races	58	2.3	1.3	1.9	2.4
HISPANIC OR LATINO					
Hispanic or Latino (of any race)	48	1.9	2.1	3.3	12.5

Village of Carleton Population Statistics - 2000 Census (cont.)

	Village of Carleton		Monroe County	Michigan	United States
	Number	Percent	Percent	Percent	Percent
HOUSEHOLDS & FAMILIES					
Total Households	998	100			
Family Households	678	67.9	74.3	68.0	68.1
With own children under 18	350	35.1	36.0	32.7	32.8
Married-couple family	484	48.5	60.0	51.4	51.7
With own children under 18	240	24	27.7	23.1	23.5
Female hholder, no husband present	136	13.6	10.1	12.5	12.2
With own children under 18	82	8.2	5.9	7.5	7.2
Nonfamily households	320	32.1	25.7	32.0	31.9
Householder living alone	267	26.8	21.7	26.2	25.8
Householder 65 years & over	101	10.1	8.5	9.4	9.2
Households with individuals under 18	217	35.6	39.1	35.6	36.0
Households with individuals 65 & over	132	21.6	21.3	22.8	23.4
Average household size	2.57	---	2.69	2.56	2.59
Average family size	3.12	---	3.14	3.10	3.14

Village of Carleton Population Statistics - 2000 Census (cont.)

	Village of Carleton		Monroe County	Michigan	United States
	Number	Percent	Percent	Percent	Percent
SCHOOL ENROLLMENT					
Population 3 & over enrolled in school	727	100	100	100	100
Nursery school, preschool	48	6.6	6.1	6.2	6.5
Kindergarten	41	5.6	5.3	5.4	5.4
Elementary school (grades 1-8)	426	58.6	47.8	44.1	43.9
High school (grades 9-12)	138	19	24.2	21.5	21.4
College or graduate school	74	10.2	16.8	22.9	22.8
EDUCATIONAL ATTAINMENT					
Population 25 years & over	1,522	100			
Less than 9th grade	64	4.2	4.7	4.7	7.5
9th to 12th grade, no diploma	224	14.7	12.1	11.9	12.1
High school grad (includes equivalency)	729	47.9	37.3	31.3	28.6
Some college, no degree	321	21.1	24.1	23.3	21.0
Associate degree	95	6.2	7.4	7.0	6.3
Bachelor's degree	53	3.5	9.6	13.7	15.5
Graduate or professional degree	36	2.4	4.7	8.1	8.9
Percent high school graduate or higher		81.1	83.1	83.4	80.4
Percent bachelor's degree or higher		5.8	14.3	21.8	24.4
DISABILITY STATUS					
Population 5 to 20	716	100	100	100	100
with a disability	57	8	8.2	8.5	8.1
Population 21 to 64	1,430	100	100	100	100
with a disability	320	22.4	17.0	18.1	19.2
Population 65 and over	245	100	100	100	100
with a disability	94	38.4	43.6	42.3	41.9

Village of Carleton Population Statistics - 2000 Census (cont.)

	Village of Carleton		Monroe County	Michigan	United States
	Number	Percent	Percent	Percent	Percent
EMPLOYMENT STATUS					
Population 16 years & over	1,846	100			
In labor force	1,201	65.1	65.8	64.6	63.9
Civilian labor force	1,201	65.1	65.7	64.5	63.4
Employed	1,151	62.4	63.4	68.8	59.7
Unemployed	50	2.7	2.3	3.7	3.7
Percent of civilian labor force		4.2	3.5	5.8	5.8
Armed Forces	0	0	0.0	0.1	0.5
Not in labor force	645	34.9	34.2	35.4	36.1
COMMUTING TO WORK					
Worker 16 years & over	1,118	100			
Car, truck or van - drove alone	988	88.4	88.1	83.2	75.7
Car, truck or van - carpooled	96	8.6	8.2	9.7	12.2
Public transportation (including taxi)	0	0	0.4	1.3	4.7
Walked	6	0.5	1.0	2.2	2.9
Other means	0	0	0.4	0.7	1.2
Worked at home	28	2.5	1.8	2.8	3.3
Mean travel time to work (minutes)	25.3		24.0	24.1	25.5
OCCUPATION					
Employed civilian population 16 & older	1,151	100	100	100	100
Management, professional & related occup.	196	17	24.8	31.5	33.6
Service occupations	145	12.6	13.9	14.8	14.9
Sales & office occupations	298	25.9	23.6	25.6	26.7
Farming, fishing & forestry occupations	7	0.6	0.6	0.5	0.7
Constr., extraction & maint. occupations	153	13.3	12.9	9.2	9.4
Production, transp. & mtrl. moving occup.	352	30.6	24.1	18.5	14.6

Village of Carleton Population Statistics - 2000 Census (cont.)

	Village of Carleton		Monroe County	Michigan	United States
	Number	Percent	Percent	Percent	Percent
INCOME IN 1999					
Households	976	100	100	100	100
Less than \$10,000	89	9.1	6.4	8.3	9.5
\$10,000-\$14,999	43	4.4	4.7	5.8	6.3
\$15,000-\$24,999	122	12.5	10.5	12.4	12.8
\$25,000-\$34,999	130	13.3	10.4	12.4	12.8
\$35,000-\$49,999	160	16.4	15.8	16.5	16.5
\$50,000-\$74,999	222	22.7	23.2	20.6	19.5
\$75,000-\$99,999	114	11.7	15.3	11.4	10.2
\$100,000-\$149,999	88	9	10.4	8.6	7.7
\$150,000-\$199,999	4	0.4	1.9	2.1	2.2
\$200,000 +	4	0.4	1.3	2.0	2.4
Median household income (dollars)	44,205		51,743	44,667	41,994
Median family income (dollars)	50,000		59,659	53,457	50,046
Per capita income (dollars)	20,394		22,458	22,168	21,587
POVERTY STATUS IN 1999					
Families below poverty level	63	9.6	4.8	7.4	9.2
With related children under 18 years	45	10.8	6.7	11.3	13.6
With related children under 5 years	21	16.8	9.1	14.7	17.0
Individuals below poverty level	268	10.6	7.0	10.5	12.4
18 years & over	172	9.7	6.5	9.3	10.9
65 years & over	32	13.1	8.3	8.2	9.9
Related children under 18 years	91	12.2	8.1	13.4	16.1
Related children 5 - 17 years	69	11.6	7.4	12.7	15.4
Unrelated individuals 15 years and over	72	15.6	20.0	21.8	22.7

Table 3
Village of Carleton Housing Statistics - 2000 Census

(source: US Census Bureau, SF3)

	Village of Carleton		Monroe County	Michigan	United States
	Number	Percent	Percent	Percent	Percent
HOUSING OCCUPANCY					
Total housing units	1,061	100			
Occupied housing units	998	94.1	95.2	89.4	91
Vacant housing units	63	5.9	4.8	10.6	9.0
Homeowner vacancy rate (percent)		2.2	1.6	1.6	1.7
Rental vacancy rate (percent)		7.1	5.9	6.8	6.8
HOUSING TENURE					
Occupied housing units	998	100			
Owner-occupied housing units	828	83	81.0	73.8	66.2
Renter-occupied housing units	170	17	19.0	26.2	33.8
Avg. hhold size - owner-occupied units	2.71		2.79	2.67	2.69
Avg. hhold size - renter-occupied units	1.89		2.25	2.24	2.40
UNITS IN STRUCTURE					
Total Housing Units	1,058	100			
1-unit, detached	434	41	74.5	70.6	60.3
1-unit, attached	0	0	1.9	3.9	5.6
2 units	25	2.4	2.7	3.5	4.3
3 or 4 units	8	0.8	1.9	2.8	4.7
5 to 9 units	13	1.2	2.8	4.0	4.7
10 to 19 units	29	2.7	2.0	3.4	4.0
20 or more units	52	4.9	3.7	5.1	8.6
Mobile home	497	47	10.4	6.5	7.6
Boat, RV, van, etc.	0	0	0.0	0.2	0.2

Village of Carleton Housing Statistics - 2000 Census (cont.)

	Village of Carleton		Monroe County	Michigan	United States
	Number	Percent	Percent	Percent	Percent
YEAR STRUCTURE BUILT					
1999 to March 2000	18	1.7	3.1	2.2	2.4
1995 to 1998	120	11.3	8.9	6.4	7.3
1990 to 1994	109	10.3	7.9	6.1	7.3
1980 to 1989	183	17.3	9.2	10.5	15.8
1970 to 1979	253	23.9	15.9	17.1	18.5
1960 to 1969	73	6.9	12.0	14.2	13.7
1940 to 1959	128	12.1	23.1	26.5	20.0
1939 or earlier	174	16.4	19.9	16.9	15.0
YEAR HHOLDER MOVED INTO UNIT					
Occupied housing units	991	100			
1999 to March 2000	139	14	15.1	17.5	19.9
1995 to 1998	298	30.1	26.4	27.8	28.9
1990 to 1994	225	22.7	16.7	16.3	16.1
1980 to 1989	166	16.8	15.9	16.2	15.6
1970 to 1979	125	12.6	12.7	11.0	9.9
1969 or earlier	38	3.8	13.2	11.2	9.7
HOUSE HEATING FUEL					
Utility gas	924	93.2	79.8	78.2	51.2
Bottled, tank or LP gas	3	0.3	10.6	9.4	6.5
Electricity	55	5.5	5.2	6.6	30.3
Fuel oil, kerosene, etc.	6	0.6	3.1	3.5	9.0
Coal or coke	0	0	0.0	0.0	0.1
Wood	0	0	0.8	1.4	1.7
Solar energy	0	0	0.0	0.0	0.0
Other fuel	3	0.3	0.4	6.4	0.4
No fuel used	0	0	0.2	0.3	0.7

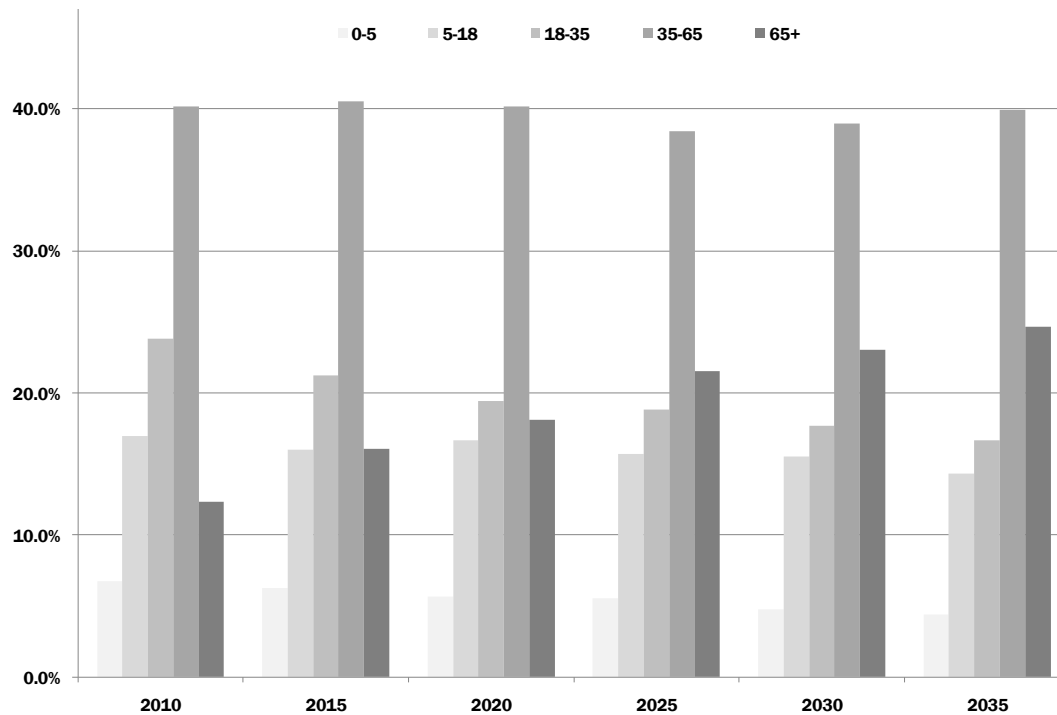
Village of Carleton Housing Statistics - 2000 Census (cont.)

	Village of Carleton		Monroe County	Michigan	United States
	Number	Percent	Percent	Percent	Percent
SELECTED CHARACTERISTICS					
Lacking complete plumbing facilities	4	0.4	0.3	0.4	0.6
Lacking complete kitchen facilities	0	0	0.3	0.5	0.7
No telephone service	35	3.5	2.1	2.6	2.4
VALUE					
Specified owner-occupied housing units	375	100			
Less than \$50,000	13	3.5	2.9	9.9	9.9
\$50,000 to \$99,999	90	24	23.5	31.4	30.4
\$100,000 to \$149,999	193	51.5	36.7	26.6	23.7
\$150,000 to \$199,999	57	15.2	21.0	15.0	14.6
\$200,000 to \$299,999	12	3.2	13.0	11.1	11.9
\$300,000 to \$499,999	10	2.7	2.5	4.6	6.5
\$500,000 to \$999,999	0	0	0.3	1.2	2.4
\$1,000,000 or more	0	0	0.0	0.3	0.6
Median (dollars)	117,600		132,000	115,600	119,600
GROSS RENT					
Specified renter-occupied housing units	168	100			
Less than \$200	10	6	5.0	5.5	5.2
\$200 to \$299	14	8.3	4.2	5.3	5.2
\$400 to \$499	69	41.1	28.5	28.3	22.0
\$500 to \$749	43	25.6	41.1	38.3	33.7
\$750 to \$999	17	10.1	12.9	12.5	17.2
\$1,000 to \$1,499	11	6.5	2.3	4.4	8.7
\$1,500 or more	0	0	0.3	1.3	2.9
No cash rent	4	2.4	5.8	4.4	5.2
Median (dollars)	469		549	546	602

**Table 4
Projected Population by Age Group 2010 – 2035**

Source: SEMCOG Regional Development Forecast

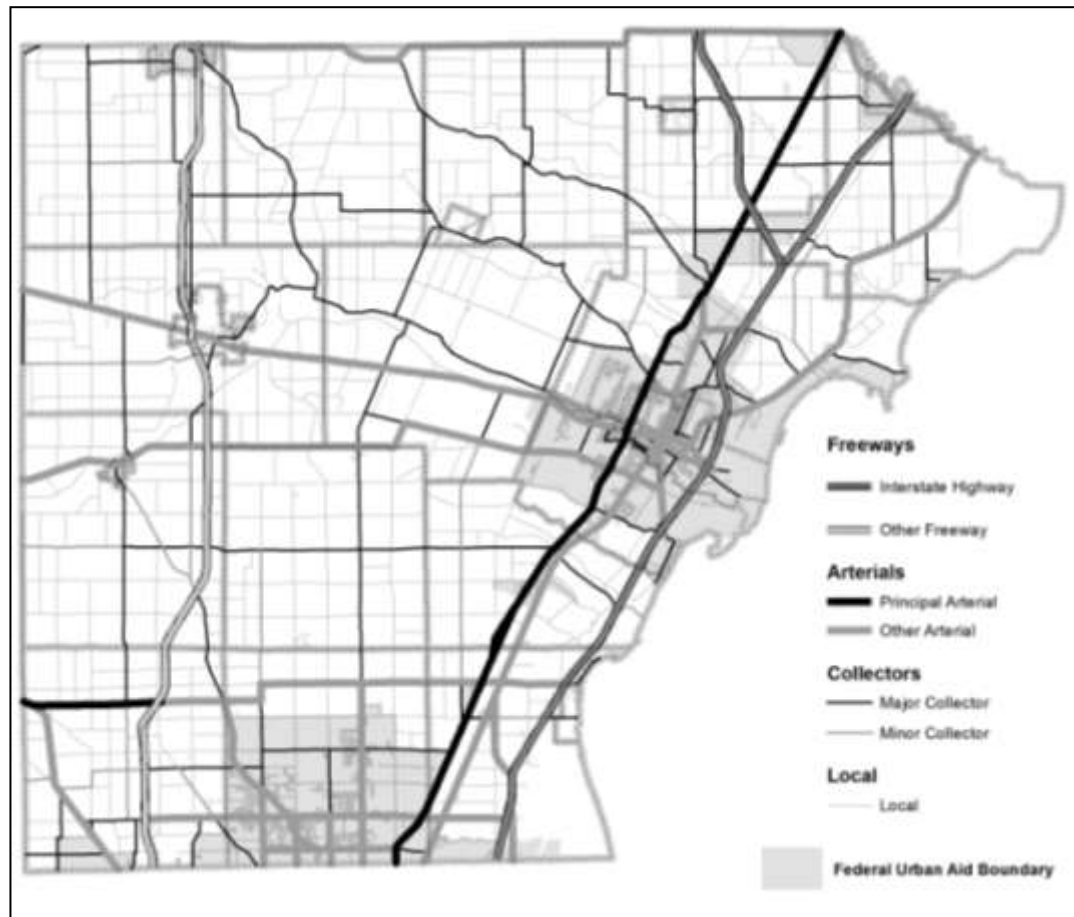
	0-4	5-17	18-34	35-64	65+	total
2010	186	467	656	1,108	340	2,757
2015	173	444	591	1,127	446	2,781
2020	155	457	533	1,104	498	2,747
2025	162	458	550	1,121	628	2,920
2030	138	449	513	1,129	667	2,896
2035	125	406	472	1,132	698	2,832



E. Transportation

The Village of Carleton is served by a network of county roads and is located less than a mile from an interchange on the Interstate highway system (Carleton-Rockwood Road and I-275). Grafton Road is the major north-south road, and is considered a major collector, along with Carlton Rockwood Road to the east and Carleton West Road to the west. Monroe Street is the major east-west collector, which traverses the entire one-mile long width of the Village. As a Michigan village, Carleton has limited jurisdiction over its road network and does not receive state or federal funding for road maintenance.

The Village also provides a network of sidewalks within the Village. Although this pedestrian circulation system does not cover the entire Village, this type of system is increasingly been seen as an important element of a community's infrastructure, which can provide numerous benefits, including transportation, outdoor recreation, health and exercise, and increased housing values.



F. Public Utilities

1. Water

The Village of Carleton is served by the City of Detroit water system through Ash Township which owns the water mains and metering system. All residents within the Village are on the public water system. There is adequate capacity in the system to serve all current and future growth within the Village.

Many of the water lines within the Village are quite old, going back to the 1920's or possibly earlier. There are no current plans for an extensive water main replacement program, rather, water main replacement is generally combined with road reconstruction projects, although emergency repairs are also conducted.

2. Sewer

The Village of Carleton operates a wastewater collection and treatment system that serves nearly the entire village plus a portion of Ash Township. The Ash Township portion includes sewer lines along Grafton Road from Sigler Road north to the Wayne County line, and along Will-Carleton Road between Grafton and Romine Roads. The village uses secondary treatment with an activated sludge oxidation ditch, which was built in 1999. Design capacity for the plant is .475 MGD, with a peak capacity of .750 MGD. However, the plant averages .25 to .3 MGD a day. Effluent is discharged into Swan Creek.

There are no immediate plans for expansion of the plant, however room exists for expansion if needed. Recent projects have included extending sewer service to some of the new subdivisions in Ash Township.

Although the Village's sewer system is not yet at capacity and is capable of supporting the modest amounts of future projected growth, any major economic development with significant sewer need would be dependent on a plant upgrade and expansion.

G. Existing Land Use

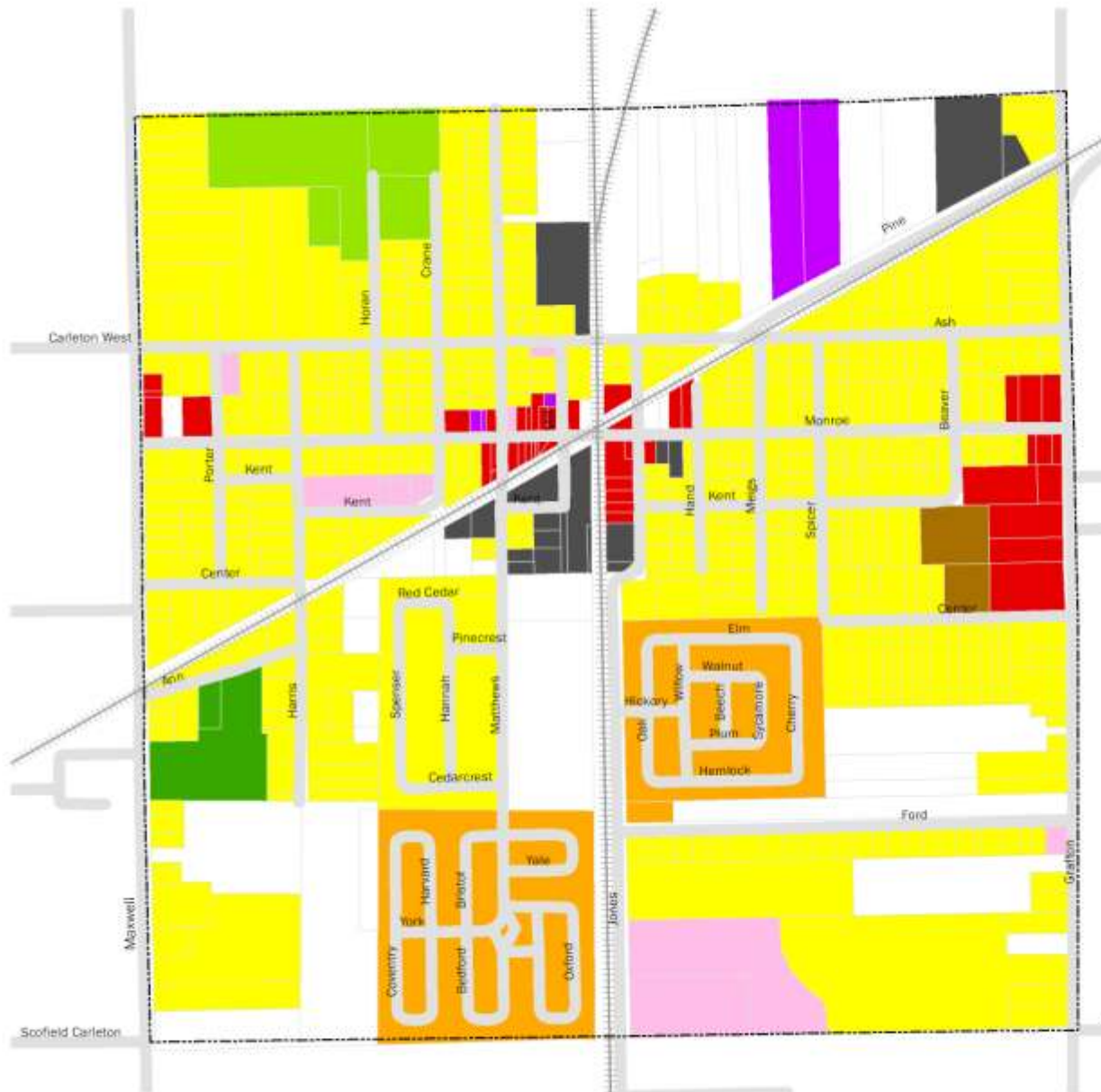
The Village of Carleton is a residential community with a historic downtown commercial district. The Village also contains a large commercial center along Grafton Road, small industrial areas both in the northeast corner of the Village as well as south of the downtown, a large community park, and a variety of other land uses, including churches, apartments, and municipal buildings. A small area of farmland remains within the Village limits, as well as some significant areas of undeveloped or vacant land, some of which is cleared and some of which is forested. The following table and map provide an overview of the existing land use patterns within the Village and the amount of land occupied by the various uses.

**Table 5
2010 Existing Land Use**

source: Monroe County Planning Department
Village of Carleton Planning Commission
& SEMCOG (based on 2000 aerial photography)

LAND USE CATEGORY	ACRES	PERCENT
residential - single family	284.6	44%
residential - multiple family	4.6	1%
manufactured housing communities	64.2	10%
commercial	19.7	3%
industrial	17.2	3%
institutional	19.4	3%
municipal	9.9	2%
recreational	18.0	3%
agriculture	8.3	1%
vacant	112.9	18%
road/railroad rights of way	81.1	13%
total	640.0	100%



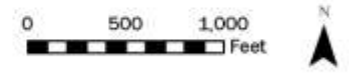


**Figure 5
2010 Existing Land Use**

source: Monroe County Planning Department
Village of Carleton Planning Commission
& SEMCOG (based on 2005 aerial photography)

**Existing Land Use
Village of Carleton**

- single family residential
- multiple family residential
- manufactured housing
- commercial
- industrial
- institutional
- municipal
- recreational
- agriculture
- vacant

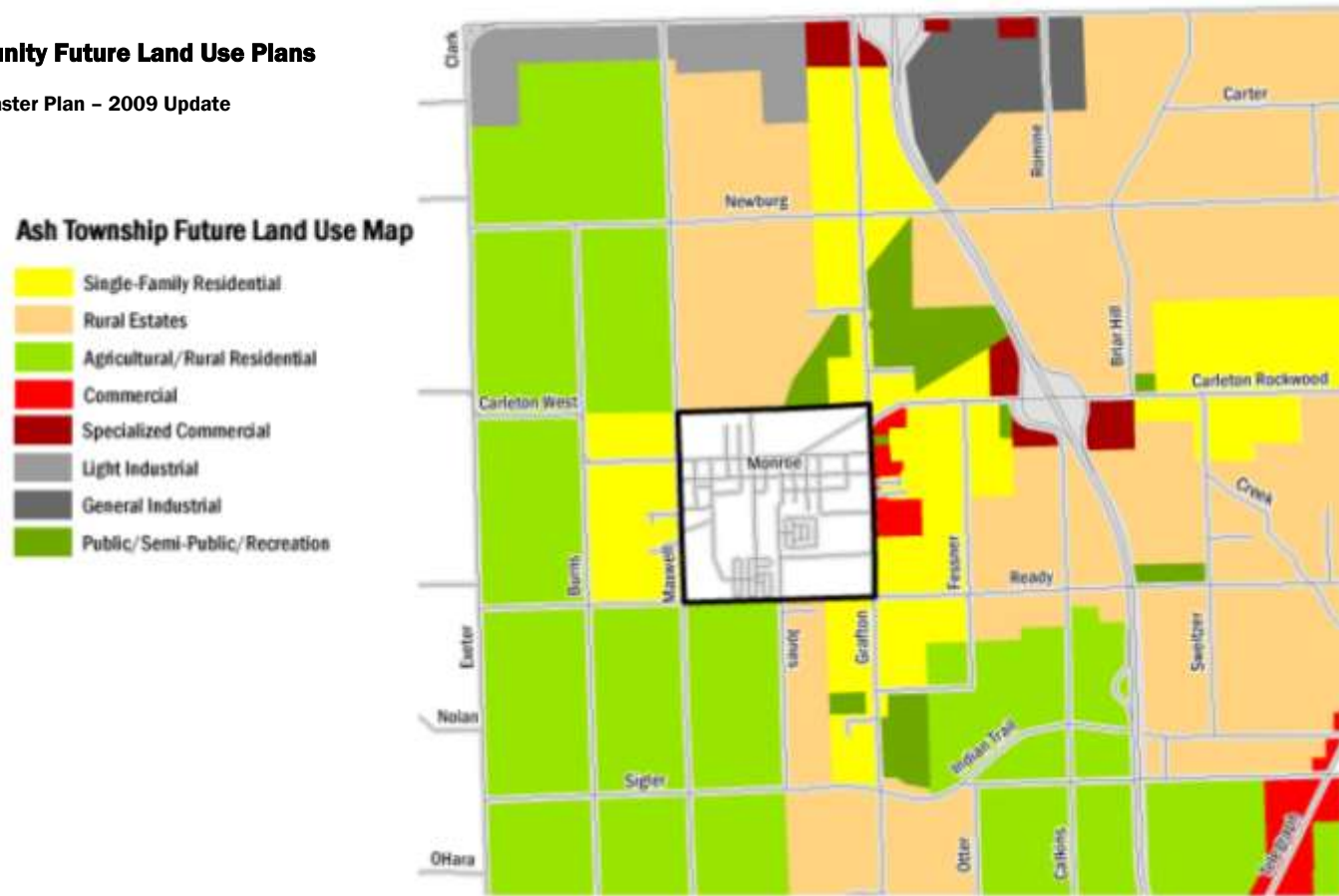


H. Surrounding Land Use Plans

Carleton is completely surrounded by Ash Township. An examination of the future land use plan adopted by the Township in 2009 shows that the Village is adjacent to areas planned primarily for various degrees of residential and rural residential development, with the exception of a commercial district on the east side of Grafton. These recommendations are not in conflict with the existing land use pattern in the Village of Carleton, with the exception of the northeast corner of the Village, where existing and potential industrial uses would be in close proximity to areas in the Township designated as being planned for residential development.

Figure 6
Surrounding Community Future Land Use Plans

source: Ash Township Master Plan – 2009 Update



IV. FUTURE LAND USE PLAN

The following map represents the recommended future land uses for various areas within the Village and should be viewed as both a future vision for the community and as a basis for a zoning map and formal land use controls.

The Future Land Use Map was developed by the Planning Commission using the existing land use map as a basis. The Commission went through an interactive process to assess where there were land uses in the Village which were under-represented, overrepresented, were in unsuitable locations, or were properly located. This resulted in changes to the existing land use map which reflected a more appropriate vision for the future development of the community.

Although the Future Land Use Map does not have the legal authority that the Zoning Map has, the Future Land Use Map will be the basis of revisions to the Village's Zoning map and ordinance.



Village of Carleton Future Land Use Map – Land Use Districts

Residential – Single Family

The majority of land within the Village should remain as an attractive, well maintained setting for single family residential dwellings. Within the residential areas it would be appropriate to have other compatible uses such as churches and places of worship, schools, neighborhood parks, and essential public facilities such as small utility buildings, fire halls, and substations.

Residential - Multiple Family

These areas are suited for uses such as apartments, row houses, condominiums, and similar higher density residential uses. Although also suited for single family residential uses, these areas are situated near uses that allow for a higher intensity of use which can serve as somewhat of a buffer for the adjacent residential areas.

Residential - Manufactured Housing

There are two large manufactured housing communities within the Village. Both are adjacent to a small area of vacant land. Although there is a much stronger demand for single family housing in the Village, and although the Village contains a much higher proportion of manufactured housing than most communities, there remains a possibility for a moderate expansion of the existing communities.

Downtown Commercial

The downtown should retain its historic character and be a center of activity. By developing guidelines for building heights, setbacks, architectural style, and materials the Village can help assure that new development will complement and enhance the existing business district. Parking needs to be provided, but the downtown should strive to be pedestrian oriented. Specific uses which should be encouraged include eating and drinking establishments, general retail businesses, personal services, and similar uses. Uses which should be discouraged include those uses which need outdoor storage, would generate excessive traffic, noise, dust or smoke, and would otherwise detract from an attractive downtown area.

General Commercial

The commercial center on Grafton Road is aimed at providing locations appropriate for the types of business which, in general, require larger buildings and depend more on automobiles and associated parking areas. The types of uses recommended for the downtown area would also be suited for this area, but more appropriate would be uses such as supermarkets, lumber and hardware stores, automotive and farm related businesses, and office buildings.

Commercial/Industrial

These areas are intended to provide space for uses which provide goods and services for the public, but also for uses which might tend to detract from a downtown area. Examples of uses recommended for these areas include: automobile repair, storage facilities, repair or craft shops, equipment sales and servicing, and similar uses. Also appropriate for these areas would be businesses of a wholesale nature or contractor businesses.

Industrial

The Village is not well suited for large industrial uses, and uses which generate large amounts of noise, vibration, smoke, heat or dust. However, this area of the Village could be developed into a small industrial area which could provide space for uses such as light assembly, light manufacturing, repair businesses, contractor yards, automotive related businesses and similar uses which could serve as a center for employment, productivity, and tax base, but which would be carefully controlled to prevent undesirable impact on residential areas.

Open Space / Recreation

Ash-Carleton Park is the main public open space in the Village. It would be desirable for smaller, neighborhood parks to be located in residential areas so that there was a playground or open space within easy walking distance from all Village residences.

Public Use

The cemetery and library are public facilities, which along with the former school site, are public use areas which provide important areas for cultural and civic functions. Small public use areas which are not mapped here include the Village Hall/Police Station and the Fire Department.

V. PLAN IMPLEMENTATION

The Village of Carleton has a variety of tools and techniques at its disposal in order to help assure that the community's growth and development will occur in a manner consistent with the recommendations of its Plan. Without consistent and concerted efforts, the Village will be unable to control growth and to develop in a manner in which the public and the Village officials have envisioned for the future.

Zoning

Perhaps the most important tool in implementing the future land use plan is the use of zoning. The Village's zoning ordinance divides the Village into different zones and regulates the types of uses, their densities, and other site development requirements for different land uses. It will be important for the Village to keep the zoning map and regulations up to date, and also to explore innovative zoning techniques which will help to direct the Village's growth.

Downtown Revitalization

A variety of tools are available to make community downtown commercial districts more attractive places for commerce, for activity, and for public enjoyment. Some techniques and recommendations are included in the appendix to this plan. Implementation will depend upon a variety of factors and will require cooperation from residents, business owners, road and utility managers, and the Village. Funding can come from a variety of sources, including special assessment or tax increment financing districts, historic preservation grants, transportation improvement grants, and similar sources.

Infrastructure Improvements

Roadways, water mains, sanitary sewer service and storm water collection systems all have an influence on future development. The Village should continue to assess the need for improvements to these public facilities while recognizing that limitations in infrastructure capacity will limit the community's potential for economic development and growth.

Open Space and Recreation

The Village of Carleton has a Parks and Recreation Commission which oversees the planning and development of outdoor recreation and programs. Grants are available through the state for acquisition and development of parks and recreation facilities. These and other programs also exist for pedestrian and bicycle trail development, a type of recreation which is becoming more and more important to the public.

Community Review of Development Proposals

The future development of the Village depends on the willingness of the community to plan, protect, and guide development in a manner which produces the type of community which the Village desires. Requiring the review of development proposals through tools such as site plan review, performance guarantees, architectural guidelines, building codes, and similar techniques can help assure that proposed developments are created in a manner which protects the public's interest and surrounding land uses.

Monitoring and Updating Community Plans and Ordinances

The final step, but an ongoing one, will be to monitor growth in the community, to keep the Village's plans and ordinances up to date, and to assure that the community provides ample opportunity for public review, comment, and participation in the planning process.



APPENDIX – VILLAGE OF CARLETON DOWNTOWN ASSESSMENT

