

VILLAGE OF LEONARD

OAKLAND COUNTY • MICHIGAN

MASTER PLAN

PRESERVING THE PAST ...

Village Crossroads

Rural Community

Small Town

Our Community is
Committed to Maintaining
the Village Crossroads Feel
of Our Rural Small Town.



1900 - Dr. Samuel Robb's Drugstore



Present day Barber Shop

2018

THE VILLAGE OF LEONARD
PLANNING COMMISSION

Photo Courtesy of The Village of Leonard

RESOLUTION OF ADOPTION

OF THE VILLAGE MASTER PLAN FOR THE VILLAGE OF LEONARD, OAKLAND COUNTY, MICHIGAN

WHEREAS, at the request of this Council, the Planning Commission of the Village of Leonard has prepared a Master Plan for the physical development of the Village, including maps, charts and descriptive matter dated February 21, 2019; and

WHEREAS, in the preparation of the Master Plan, the Planning Commission has made careful comprehensive surveys and studies of present conditions and future needs, and solicited comments from Village residents; and

WHEREAS, the Planning Commission, on February 21, 2019 held a public hearing on the Master Plan; and has recorded and considered all comments made at such hearing; and

WHEREAS, the Planning Commission has transmitted its final report and a summary of the comments submitted at the public hearing to the Village Council; and

WHEREAS, the Planning Commission has recommended adoption of the Master Plan, and content therein according to Michigan Law MCL 125.3843 with a 2/3 majority Quorum as stated in the Village of Leonard By-laws of Rules of Procedure Article V, Section 7.

Leslie Sellers McKenna
Village Planning Commission Chair

DATE: February 21, 2019

Loree Zelenock
Village Planning Commission Secretary

DATE: February 21, 2019

NOW THEREFORE BE IT RESOLVED;

THAT, the Village Council for the Village of Leonard, Oakland County, Michigan hereby adopts the Master Plan, dated February 21, 2019, be adopted in its entirety; and

THAT, one attested copy of the Master Plan shall be certified to the Oakland County Register of Deeds.

VILLAGE COUNCIL, VILLAGE OF LEONARD, MICHIGAN

RESOLUTION ADOPTED

Ayes: 5 Nays: 0

DATE: March 11, 2019

Michael McDonald
Village President

DATE: March 11, 2019

Cindy Grosskopf
Village Clerk

DATE: March 11, 2019

Signed copy on file at Village of Leonard Office

VILLAGE OF LEONARD

PRESERVING THE PAST ...

Our community is committed to preserving the rural crossroads village appeal of our farming community blending the past with the future.

SPEZIA BARN

Built in the early 1900's with a native stone foundation and is still owned and used by the original family.



ACKNOWLEDGEMENTS

This plan is the result of collaboration between village officials, planning consultants, and the public.

VILLAGE PLANNING COMMISSION

Leslie McKenna, Chairperson

Paul Almeranti

Cheri Arsenault

Debra McDonald

Loree Zelenock, Secretary

VILLAGE COUNCIL

Michael McDonald, Council President

Paul Almeranti

Larry Hoffman

Alexander Kennedy

Charlene Sutherby

VILLAGE ATTORNEY

Philip G. Adkison

VILLAGE PLANNING CONSULTANT

Rand Bowman

VILLAGE CLERK

Cindy Grosskopf

VILLAGE TREASURER

Judith Verse

MASTER PLAN CONTRIBUTORS

Melissa Musgrove – Past Planning Commissioner

Phyllis Roe – Past Planning Commissioner

Charlene Sutherby – Historical Commission

PRESERVING THE PAST ...

PLANNING FOR THE FUTURE

McDONALD BARN

Originally built in 1886 by
Dr. Hare. Currently owned
by the McDonald Family.

Photo Courtesy of The Village of Leonard

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PRESERVING THE PAST ...
RENEWING FOR THE FUTURE



LEONARDS MARKET was renovated in 2016 and is the former location of the Leonard Hotel.



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Photo Courtesy of The Village of Leonard

LEONARD HOTEL

Originally built in 1900 the hotel was run in the early 1900's by Lucy and Andrew Banghart.

INTRODUCTION

LEONARD VILLAGE CROSSROADS



DOWNTOWN LEONARD

In August, 1990 the Village of Leonard Planning Commission initiated preparation of a Village Master Plan to guide decisions affecting future development and redevelopment in the community. The Master Plan contained in this document, is the result of data collection, field surveys, many meetings and discussions by the Village Planning Commission, Village Council members, and citizen input at Planning Commission meetings. This documents primary objective is to "create a distinct image and identity of the Village as a place with a quality living environment for its residents by promoting rehabilitation of older, residential and commercial properties; encouraging new residential development; and maintaining the small town residential and historical character of the Village". In addition to perpetuating these goals, this plan responds in a comprehensive manner to current and future development concerns of the Village and to additional issues which have arisen over the past years.

In January of 2013, the Village of Leonard Planning Commission initiated a complete Master Plan overhaul to make sure it was relevant and up-to-date. New language has been added outdated language was removed. Two new land uses categories were added to Existing Land Use, Table 1; Park & Recreation and Planned Unit Development (PUD). The current Zoning Map (page 61) was also updated to include these classifications and zoning districts were appropriately identified. The entire set of maps were also updated in 2017.

The Village of Leonard was established in 1884 as a rural community that has continued to grow and develop with time and the support of residents. The result of this maturing process is the need for planning and implementation strategies which not only provide guidance for growth but also address strategies for preservation, rehabilitation, and redevelopment of the built and natural environments. That guidance is provided in the form of goals and objectives, policies and guidelines, and the maps included in this plan.



ELMWOOD STREET NORTH - 2017



ELMWOOD STREET SOUTH - 1900's

Environmental, social, political and economic conditions which affect the natural and built environments are continuously changing. Therefore, the planning process, which seeks to anticipate the impacts of those changes must remain a useful guide for community change and effectively respond to important issues. The projections, guidelines and recommendations included in the Master Plan extend to 2035. A comprehensive review and revision should be conducted periodically.

Photo: Courtesy of Barbara Stafford, The Addison Album

SURVEY & ANALYSIS

EXISTING LAND USE

A fundamental procedure prior to the formulation of a community Master Plan is an analysis of existing land uses. This analysis will not only identify what and where particular uses are, but it will also highlight where future development might occur and where land use conflicts may exist or develop.

Map 1, Existing Land Use, delineates land use categories including: Single Family Residential, Multiple Family Residential, Village Commercial, Public and Semi-Public, Industrial, Active Agriculture, Vacant/Non-Active Agriculture, Rights-of-Way, and Abandoned Railroad Right-of-Way.

TABLE 1
2013 LAND USE STATISTICS EXISTING LAND USE

Land Use	Area (ac.)	Area (%)	Parcels	Parcels (%)
Agricultural	97.8	16.0%	6	2.5%
Single Family Residential	218.1	35.6%	147	62.3%
Multiple Family				
Mobile Home Park				
Commercial/Office	1.8	0.3%	8	3.4%
Industrial	13.6	2.2%	6	2.5%
Public/Institutional	17.5	2.9%	9	3.8%
Recreation/Conservation	35.9	5.9%	6	2.5%
Transp./Utility/Comm.	1.5	0.3%	1	0.4%
Extractive				
Vacant	182.8	29.8%	53	22.5%
Water	9.3	1.5%		
Railroad Right-of-Way				
Road Right-of-Way	34.6	5.6%		
Total	612.8	100.0%	236	100.0%

In addition to the graphic presentation of existing land use in the Village of Leonard, Table 1 summarizes land uses by amount of acreage and percent of Village of Leonard total land area.



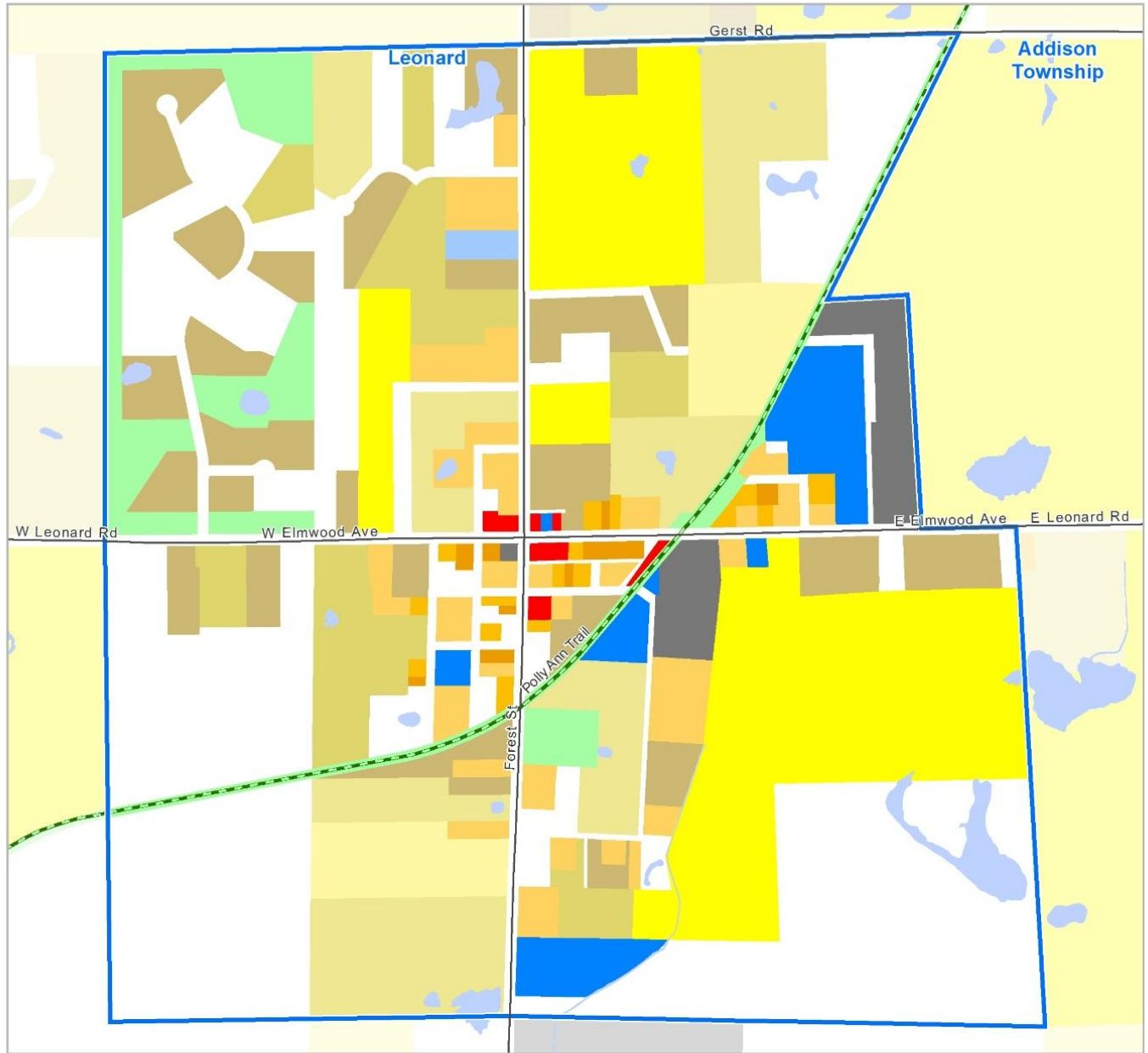
Photo Courtesy of The Village of Leonard

THE FOLLOWING IS A BRIEF DEFINITION OF EACH OF THE LAND USE CATEGORIES:

- **Single-Family Residential:** This classification includes improved single land parcels or portions of parcels having one-family detached dwellings in predominantly residential uses.
- **Multiple Family Residential:** This classification includes land area that is occupied in whole or in part by residential structures containing dwelling units for two or more households. This form of housing is commonly referred to as "apartments".
- **Commercial/Office:** This classification includes a cross section of retail and service establishments satisfying the day-to-day convenience needs of residents of the Village and surrounding area.
- **Public/Semi-Public/Institutional:** This classification includes land area and facilities that can be privately or publicly owned and available to be used by the public. Public and semi-public uses include public schools, government buildings, public recreation facilities, churches, and parks.
- **Industrial:** This classification includes improved land parcels devoted to non-intensive or light assembling, fabricating, manufacturing, packaging, warehousing or treatment of products. Some of these uses exert negative influences on adjacent areas from the standpoint of scale of operation, type of operation, or traffic. Examples are: tool and die or woodworking shops, bump and paint shops, high tech industry for research and development, and automotive parts makers.
- **Agricultural:** Land parcels used predominantly or wholly as cultivated farmland, with or without related farm structures.
- **Vacant/Non-active Agricultural:** This classification contains land not used for any of the above-defined uses. This includes agricultural land in a fallow state, woodlots and other land unsuitable for farming or development.
- **Rights-of-Way:** This classification includes all dedicated non-railroad rights-of-way which are predominantly used for transportation, including public roadways, thoroughfares, local streets and alleys, and those drainage, utility, walkway or communication uses which are contiguously related to the transportation use.
- **Abandoned Railroad Right-of-Way:** This classification contains land area included within the abandoned Grand Trunk Western Railroad right-of-way.
- **Planned Unit Development (PUD):** This classification includes concepts as cluster and planned development, community unit plan, and planned residential development. The underlying existing zoning is generally the baseline standard for density and intensity of proposed use(s) in the Planned Unit Development.
- **Recreational/Conservation:** This classification includes all dedicated parks, Village owned parks and linear park land that is designated for public use.



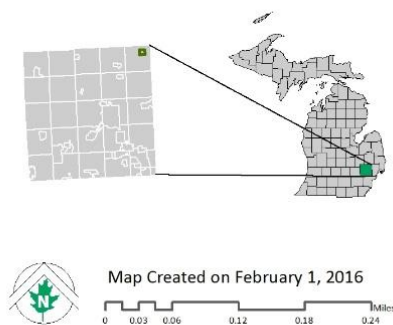
MAP 1 EXISTING LAND USE - OVERVIEW



The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned below when question arise.

2015 Land Use

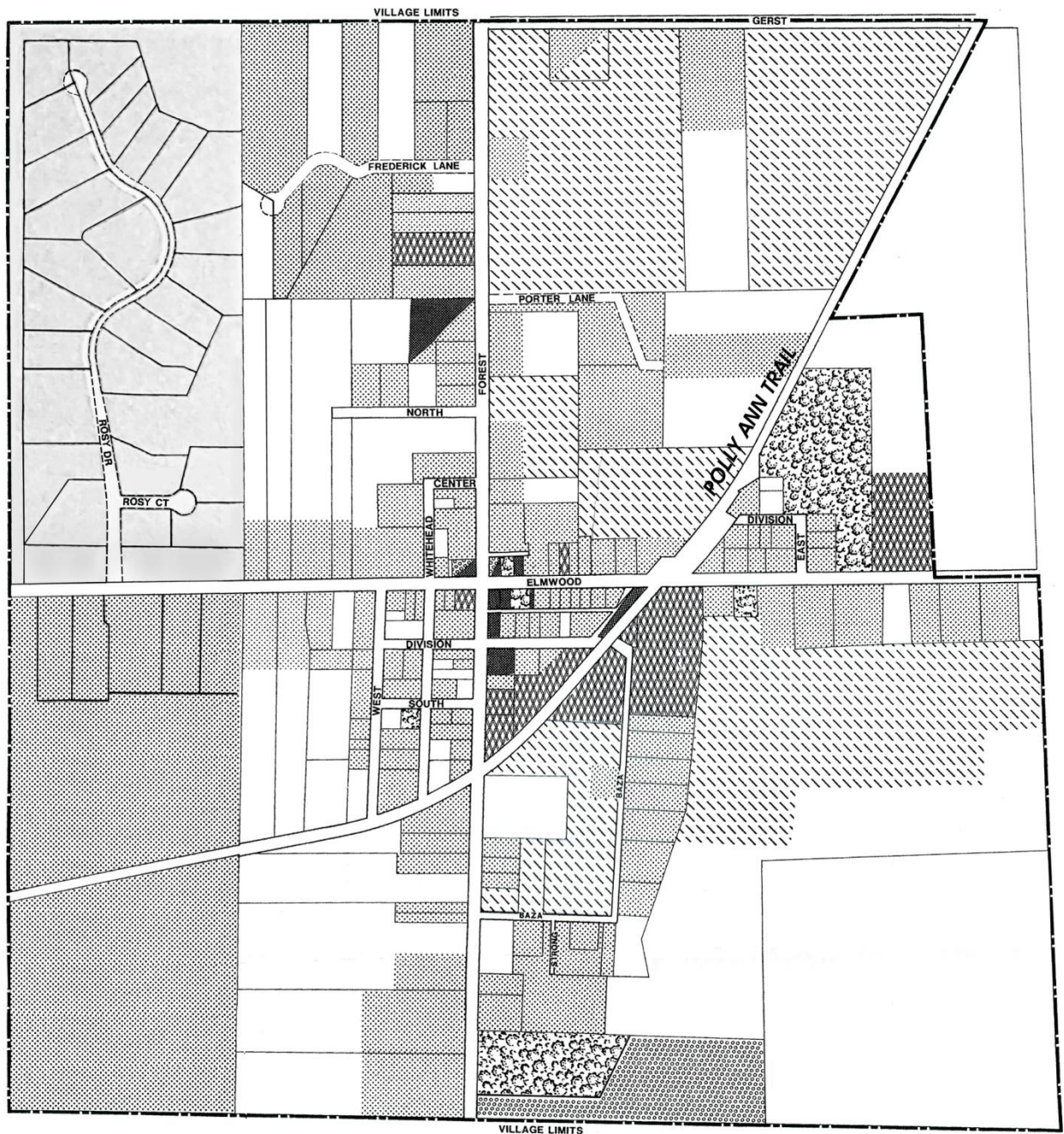
Village of Leonard



Legend

Agricultural	Transportation/Utility/Communication
Multiple Family	Single Family, 10 acres or greater
Mobile Home Park	Single Family, 5 to 9.9 acres
Commercial/Office	Single Family, 2.5 to 4.9 acres
Industrial	Single Family, 1 to 2.4 acres
Public/Institutional	Single Family, 14,000 to 43,559 sq. ft.
Recreation/Conservation	Single Family, 8,000 to 13,999 sq. ft.
Vacant	Single Family, Less than 8,000 sq. ft.
Extractive	Single Family, More than one unit per parcel

OAKLAND
COUNTY MICHIGAN
ECONOMIC DEVELOPMENT
& COMMUNITY AFFAIRS
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L. Brooks Patterson County Executive
2100 Pontiac Lake Road, Bldg. 41W
Waterford, MI 48328-0412
248.858.0721
www.AdvantageOakland.com



MAP 1A:

EXISTING LAND USE - DETAIL

VILLAGE OF LEONARD

OAKLAND COUNTY · MICHIGAN



PRESERVING THE PAST ...



Single Family Residential - Elmwood Street



Multi Family Residential



Non Residential - Cooper Standard

SINGLE-FAMILY RESIDENTIAL

With approximately 36 percent of the Village of Leonard developed as residential, this land use is important in establishing the tone of the Village of Leonard. An asset of the single-family residential development in the Village of Leonard is the variety of lot sizes and settings, ranging from farmsteads to homes, near the Elmwood and Forest intersection.

A number of the larger parcels in the residentially and agriculturally zoned areas have the potential, in response to economic conditions, to be subject to lot splits and subdivisions. Given the need for each lot to have road access, it is appropriate to limit the lot width-to-depth ratio to prevent the creation of a number of very long, narrow lots.

MULTIPLE-FAMILY RESIDENTIAL

This type of housing plays a small but significant role in fulfilling the housing needs of the residents and can fill the needs of the resident who cannot afford the more common single-family residential. In addition, it can allow the full utilization of some of the commercial buildings near the intersection of Elmwood Street (Leonard Rd.) and Forest Street (Rochester Rd.).

NON-RESIDENTIAL LAND USE

The Village of Leonard does have a significant commercial and industrial presence in relation to the size of the community. These uses are located chiefly east of the intersection of Elmwood Street, and Forest Street. Several of these properties are available for new tenants, so that commercial growth could be accommodated without necessarily developing other areas. The population growth in surrounding areas indicates there is potential for additional commercial facilities in Leonard.

the LEONARD CHARM PATTERNS OF DEVELOPMENT

Our community is
committed to
PRESERVING THE PAST ...



Godbee house originally built in the early 1900's on Forest Street.

Most of the residents in The Village of Leonard live in houses on smaller lots. These houses are clustered in the blocks surrounding the village center. These housing units are generally of older construction, and this pattern has not changed significantly in recent years.

The existing land uses can be classified in terms of development. This classification can be used to describe the manner in which the uses emerged, how they form distinct areas with different needs, and how future development patterns may affect them. Each type of development pattern places its own demands on the planning process.

There are two types of residential development patterns in the Village of Leonard:

- Small-lot, compact residential
- Large-lot residential



The relative scarcity of large lots near the intersection of Elmwood and Forest Streets indicates that this physical arrangement will continue for the near future. To ensure that new construction is compatible with the older buildings, the regulations of the Village of Leonard encourage minimum setbacks, lot sizes and heights based upon the older patterns.

the HISTORIC VILLAGE

PRESERVING THE PAST ...



Dr. Hare's home present day

The intersection of Elmwood and Forest Streets has another type of development pattern, the mixed-use, village crossroads. Although the uses vary from one property to the next, the area around the intersection functions as a single, cohesive visual unit, particularly along the stretch of Elmwood from Forest to Leonard Elementary School. This area is characterized by smaller lots, sidewalks, and pedestrian activity with buildings close to the street. The planning process for this area must emphasize the preservation of the scale and intensity of use currently found here.

Courtesy of Barbara Stafford, The Addison Album

PLANNING FOR THE FUTURE...

The large lot residences are found on the periphery of the Village of Leonard. Homes currently in construction and recently completed, as well as many of the older homes once associated with farming activities tend to be located on the larger lots. Future residential development is likely to follow this pattern unless public water and sewer is provided to the Village of Leonard (which is not anticipated).



Dr. Hare built this home in 1886.



SOCIO-ECONOMIC ANALYSIS

The analysis of demographic trends is an important facet of planning a community. Demographics shape economic markets, governmental policy, lifestyles, and many other features of our local and national fabric. By tracking changes over time, comparing characteristics with similar communities, and projecting trends, we can better respond to today's challenges as well as anticipate tomorrows. Thus, an understanding of which trends are significant and how they will affect the Village of Leonard is a first step in creating a meaningful plan.

The location and economic factors behind the Village of Leonard's foundation and growth have changed radically since the Village's founding. It was one of the earliest settlements in the Addison Township area; its growth was due to its location at the juncture of Rochester Road and the railroad. As a transportation hub, it served the surrounding farming, timber and later gas extraction areas. The Village also supported industries such as factories, commercial enterprises, grain storage and milling.

Today the Village of Leonard remains well-linked to the regional transportation system via Rochester Road (M-150). The railroad has been converted to the Polly Ann Trail and is now a connecting hub bringing recreationalists, both walking, biking and on horseback to the Village. The renovation of the Leonard Mill is a community project that hopes to transform the Village into a "Trail Town" destination that provides the community with additional opportunities to increase economic traffic in harmony with the Village of Leonard's goal of preserving the past. The economic base has changed for the Village of Leonard and Addison Township, with increases in income paralleling those seen throughout Oakland County. The challenge for the future will be to retain the Village of Leonard's rural quality of life while providing the services people desire that are more common in more highly populated areas.

POPULATION CHARACTERISTICS Number of Persons

Between 1970 and 1980, the population of the Village of Leonard increased to its highest point in recent years, 423 people. Since 1980, however, the number of Village residents has declined and a continued downward trend was seen through the year 2010. The 2010 Census revealed the population as 403 residents. During this same period, Oakland County and several of the communities near Leonard have experienced substantial growth in both population and employment. The SEMCOG estimate for mid-census population remains at 403.

The population of the Village of Leonard from 1970-2010 displays a number of trends. These figures have been supplied by the Southeast Michigan Council of Governments (SEMCOG) in the 2010 Update of the Small Area Forecast, and adjusted to reflect the preliminary 2020 U.S. Census Counts. As Table 2 illustrates, the total number of persons living in the Village of Leonard is forecast to drop from 403 in the year 2010, to 339 by 2040, a drop of 18.87%. At the same time, the number of households will rise from 153 to 165. The reason for this seemingly contradictory trend is the well-documented decrease in the size of the average household. This phenomenon has been observed nationwide, and it is generally attributed to several causes acting independently: fewer children per family (lower birth rates); more single-person and single-parent households; and more elderly-headed households. This trend will continue until the post WWII generation, which swelled the United States population curve, begins to average out as the years pass.



TABLE 2

**PROJECTED POPULATION AND HOUSEHOLDS
2010 - 2040
VILLAGE OF LEONARD, MICHIGAN**

Population and Households	Census 2010	Change 2000-2010	Pct Change 2000-2010	SEMCOG Jul 2014	SEMCOG 2040
Total Population	403	71	21.4%	403	381
Group Quarters Population	0	0	-%	0	0
Household Population	403	71	21.4%	403	381
Housing Units	162	33	25.6%	162	-
Households (Occupied Units)	153	29	23.4	154	165
Residential Vacancy Rate	5.6%	1.7%	-	4.9%	-
Average Household Size	2.63	-0.04	-	2.62	2.31

Components of Population Change	Annual Average	
	2000-2005	2006-2010
Natural Increase (Births - Deaths)	18	18
Births	29	39
Deaths	11	21
Net Migration (Movement In - Movement Out)	-20	2
Population Change (Natural Increase + Net Migration)	-2	20

Source: Michigan Department of Community Health
Vital Statistics, U.S. Census Bureau, and SEMCOG.

The table above illustrates the SEMCOG projections, to reflect 2010 census counts. The 1980 persons per household figure for the Village of Leonard was 3.33 for average household size, and was unusually high for the Southeast Michigan region, although this figure tended to be higher in rural areas. The SEMCOG projections show that national trends toward smaller households are expected to be reflected in the Village; by 2010 this number had dropped to 2.63 persons per household, and by 2040 is projected to have fallen to 2.31 for average household size.

Table 3 shows Leonard's population trends relative to other nearby communities. The population of the Village of Leonard and the Villages of Oxford, Dryden and Armada, will increase only slightly or drop over the next thirty years, while surrounding Addison Township should realize relatively stable population fluctuations. This is significant in view of past performance and may be due to economic conditions over the past decade and not due to factors like real estate price or availability. Oakland County's population as a whole is expected to grow by almost 11% over this same period. The growth of Addison Township has especially strong implications for the Village of Leonard, given the traditional links between the two.

TABLE 3

**COMPARISON OF POPULATION CHANGE WITH NEARBY COMMUNITIES
1970 - 2010
VILLAGE OF LEONARD, MICHIGAN**

	Leonard (Oakland)	Armada (Macomb)	Dryden (Lapeer)	Oxford (Oakland)	Addison Twp. (Oakland)	Oakland County
1970	378	1,352	654	2,536	2,431	907,871
1980	423	1,392	650	2,746	4,184	1,011,793
1990	357	1,548	628	2,929	4,785	1,083,592
2000	344	1,573	606	3,540	6,107	1,161,892
2010	403	1,730	584	2,983	5,948	1,202,362
2020	456	1,779		3,436	6,011	1,218,449
2030	401	1,758		3,928	5,848	1,230,755
2040	381	1,731		3,988	5,770	1,246,863
1970-2010	6.30%	21.84%	-11.98%	15.00%	59.12%	24.49%
1990-2010	12.00%	10.52%	-7.53%	1.80%	19.55%	9.87%

Source: SEMCOG Small Area Forecast Update of 2040.

* 2015-35 Figures have been adjusted to reflect SEMCOG estimated populations.

HOUSEHOLDS

The household characteristics of the Village of Leonard, relative to other communities, shows that a higher percentage of households in the Village (106 out of 127 in 1980) were comprised of families in 1980; similarly, fewer are one-person households (19 out of 127). In 2000, the highest percentage household for the Village was that of two or more persons without children at 53%. The 2010 Census showed a further increase in percentage for households without children to 65%, an increase of 22.6%.

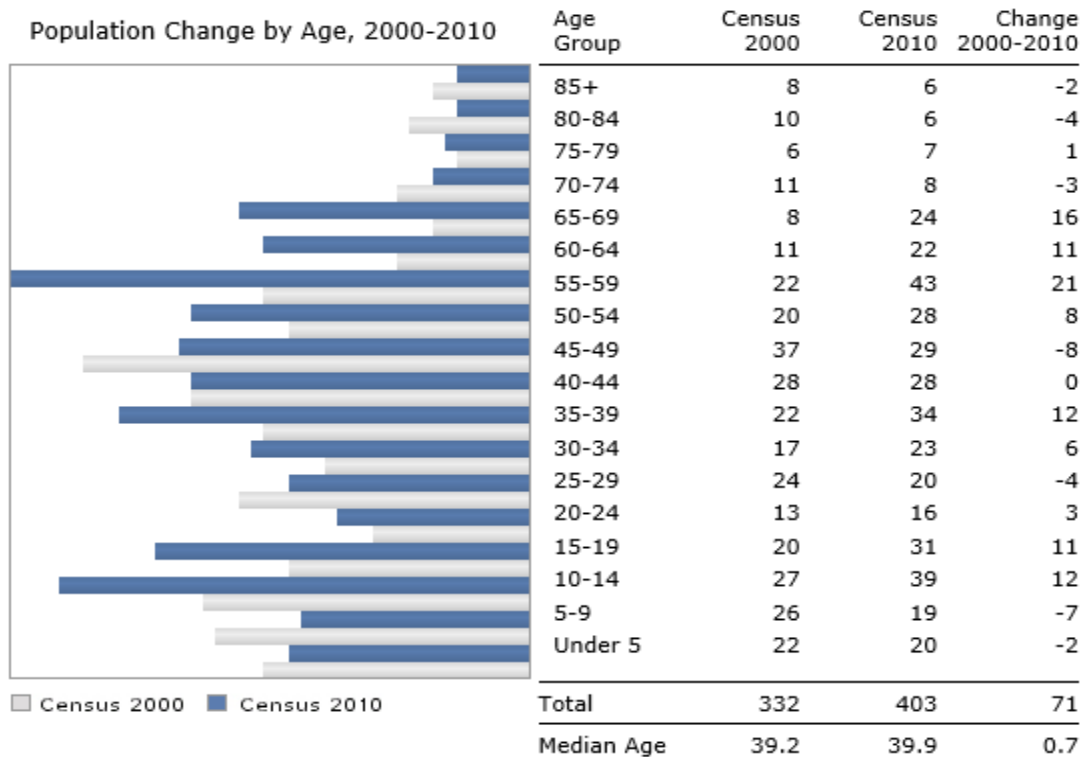
The forecasted population by age for the period 2010-2040 demonstrates the radical shift of population and the effect it has on households.

As noted in Table 2, the number of households is forecast to increase in the planning period even as the population drops. This is consistent with prior conclusions in the previous Master Plan and national patterns relative to regional population patterns.

AGE STRUCTURE

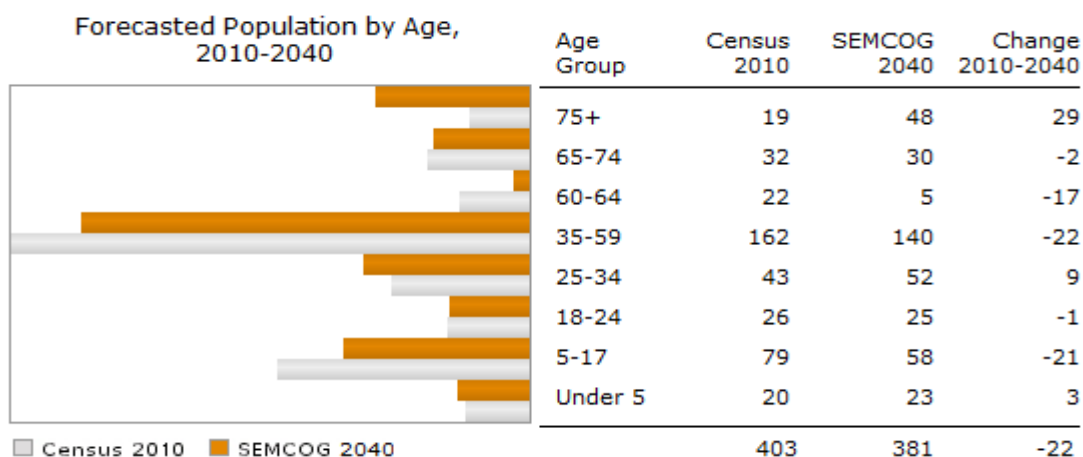
Another demographic characteristic which has a major impact on future housing, public services and employment is the age structure of the community. Table 4 shows the age structure for the Village of Leonard. In the 1980 census, the largest age groups were the child-bearing adults and their young pre-teen children. In the 2000 Census the largest group was 45-49 years old. By 2010 the largest group was 55-59 years old and many of these adults have reached middle age and some of their children have formed households of their own in the Village. Leonard also has a number of elderly persons, although they will not be the dominant age group within the forecast period shown in Table 5.

TABLE 4 - Village of Leonard



Source: U.S. Bureau of Census, Census of Population and Housing, 2010

TABLE 5



Source: SEMCOG Small Area Forecast Update of 2040.

ECONOMIC ANALYSIS

INCOME

Per-capita income of Leonard residents, though substantially less than the County average, has grown somewhat faster than the County. From 2000 to 2010, the median income fell 24.0% to \$28,836. Much of this shift in income is due to the age relationship to retirement from active employment as well as the difficult economic downturn and slow recovery.

LABOR FORCE CHARACTERISTICS

As of 2017 the major employers in the Village of Leonard are the Oxford School District, Cooper-Standard, Studios 44 Antiques, and Distinctive Design. The remainder of the economy in the Village of Leonard is based on local service companies and agencies, such as the U.S. Post Office, Leonard's Market and Strobel's Service Station.

SEMCOG forecasts that the number of workers employed within the Village of Leonard will rise 56%, from 223 in 1980, to 348 in 2010. This projection depends heavily upon the fate of individual businesses in the Village and should be regarded as less dependable than the population projections. The role of the Village as an employment center is expected to strengthen over time.

Tables 6, 7 and 8 illustrate the breakdown of the Village of Leonard's labor force by occupation and industry. In 1980, the Village had a strong concentration of workers in manufacturing. Regionally, there have been large losses in manufacturing jobs through 2008, but Oakland County as a whole has lost fewer manufacturing jobs and even gained jobs in that sector in recent years (Source: Oakland County Economic Development Corporation). Management, Information Technology and Engineering comprises the largest group of employed residents, Education, Legal, Arts, Media and Healthcare employed the second largest group of Leonard residents.

As of 2017 the major employers in the Village of Leonard are the Oxford School District, Cooper-Standard, Studios 44 Antiques, and Distinctive Design. The remainder of the economy in the Village of Leonard is based on local service companies and agencies, such as the U.S. Post Office, Leonard's Market and Strobel's Service Station.



Distinctive Design



Studios 44 Antiques



Strobel's Service Station



Photo Courtesy of The Village of Leonard

Sinclair Service Station built in 1943

TABLE 6

**PROJECTED EMPLOYMENT IN THE VILLAGE 1980 – 2010
VILLAGE OF LEONARD, MICHIGAN**

	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	Percent Change 1980-2010
Persons Employed	223	242	272	293	308	328	348	56.05%
Total Population	423	395	357	351	344		403	

Source: SEMCOG Small Area Forecast Update of 2040

TABLE 7

**OCCUPATIONS OF VILLAGE RESIDENTS - 2015
VILLAGE OF LEONARD, MICHIGAN**

Management	20
Computer, Engineering, Sciences	20
Education	14
Legal, Arts, Media, Healthcare	14
Services	25
Sales/Office	20
Natural Resources, Construction, Maintenance	28
Production, Transportation and Materials	25

Source: U.S. Bureau of Census, 2011-2015 American Community Survey.

TABLE 8

**INDUSTRIES EMPLOYING VILLAGE RESIDENTS - 2010
VILLAGE OF LEONARD, MICHIGAN**

	<u>Leonard</u>	<u>Oakland County</u>
Manufacturing	34%	29%
Transportation, Communication, Utilities	5%	5%
Wholesale and Retail	29%	23%
Finance, Insurance, Real Estate	7%	6%
Business, Personal & Entertainment	7%	8%
Professional Services	10%	22%
Public Administration	1%	3%
Other	8%	4%
TOTAL	100%	100%

Source: U.S. Bureau of Census, Census of Population and Housing, 2010

HOUSING ANALYSIS

As noted in the section on population, the number of households will increase even as the total population drops. The greatest significance of this trend is that the demand for housing should similarly increase during the study period. Most of the supply of new dwelling units will come as a result of new home construction. Others may be provided through creation of accessory apartments and conversions of single-family dwellings.

The great majority of homes in the Village of Leonard are owner-occupied rather than rented (121 vs. 16). The median value of homes in Leonard are low relative to the rest of Oakland County, and to many of the communities near Leonard. The average cost of housing in the Village of Leonard is profiled against similar communities in Table 9.

TABLE 9

COMPARISON OF HOUSING UNITS AND
COST WITH NEARBY COMMUNITIES
VILLAGE OF LEONARD, MICHIGAN

	Leonard (Oakland)	Armada (Macomb)	Dryden (Lapeer)	Oxford (Oakland)	Addison Twp. (Oakland)
Total Dwelling					
Units	137	480	200	1099	1407
Owner-occupied	121	348	167	597	1130
Rental	16	109	33	443	163
Median Value	\$36,250	\$44,040	\$36,100	\$44,810	\$66,410
Median Rent	\$270	\$210	\$181	\$229	\$176
Vacancy Rate	4.37				

Source: (SEMCOG and Village of Leonard Records 2007)

The housing stock of the Village of Leonard is characterized by older, single-family houses. As Table 10 shows, the majority of the housing stock was constructed prior to 1949. These figures suggest that a goal of the Plan may be maintaining the quality of the built environment in the Village. There are presently 137 dwelling units in the Village of Leonard, 121 residences are owner occupied and 16 are rental units.



**TABLE 10 -AGE OF DWELLING UNITS
2015 - VILLAGE OF LEONARD MI.**

	<u>Number</u>	<u>Percent</u>
2000- 2015	11	13 %
1980-1999	3	2 %
1970-1979	13	9 %
1960-1969	13	9 %
1950-1959	20	7.1%
1940-1949	9	6 %
1939 or earlier	73	51 %
TOTAL	143	100%

Source: U.S. Bureau of Census,
Census of Population &Housing, 2010

The Total Standard Equalized Valuation for the Village of Leonard, which is the basis for property taxes, is \$12,306,530 for 2017. The Village will utilize the taxes paid by residents and property owners to provide village services which include economic development and property management regulation for the community.



Dr. Robb's Home Built in 1885



Courtesy: Barbara Stafford, Early Addison Township History

The Frank Rowley Home

CONCLUSION

The population, housing trends and forecasts for the Village of Leonard characterize the community as one approaching a period of transition. The larger families of previous time periods have given way to smaller families, and an older class of longtime owners. These changes clearly point out the need for long-range planning of the community's resources.

The population of the Village of Leonard has leveled off in the last decade. The demand for housing in the Village is sufficient to avoid vacancies even without strong development interest. The housing stock is generally older and may need increasing infusions of capital to keep it in good shape; at the same time, the land use analysis indicates that substantial area remains for development within the Village of Leonard boundaries. As a result, even the stable population projections indicate the housing stock will require maintenance and construction in the forecast period in order to maintain the rural quality and community feel. The challenge for the Master Plan is to create the framework for ensuring that the quality of construction stays consistently high, while preserving the centennial homes.

CIRCULATION

Circulation planning is a means of organizing and controlling land use development within the community in coordination with regional agencies. On a regional level, there are a number of agencies involved in the formulation of plans and policies for the regional transportation network. While the plans of these agencies can have a strong impact upon the circulation system of a community, each community can also exercise a high degree of influence upon its own future local transportation network.

The Southeast Michigan Council of Governments (SEMCOG) and the Michigan Department of Transportation have established “Road Network Classifications” for defining future and present road function. These classifications then become a basis for planning future improvements and distributing revenues to the municipalities. The Road Commission for Oakland County (formerly the Oakland County Road Commission) is another governmental body which conducts studies and proposes transportation improvements for the thoroughfares surrounding the Village of Leonard.

Map 2 illustrates the existing road network in the Village of Leonard. There are 4.38 miles of paved and unpaved roadway within the Village: 3,800 feet of private road; 1,350 feet of public alley; and 19,960 feet of public roadway.

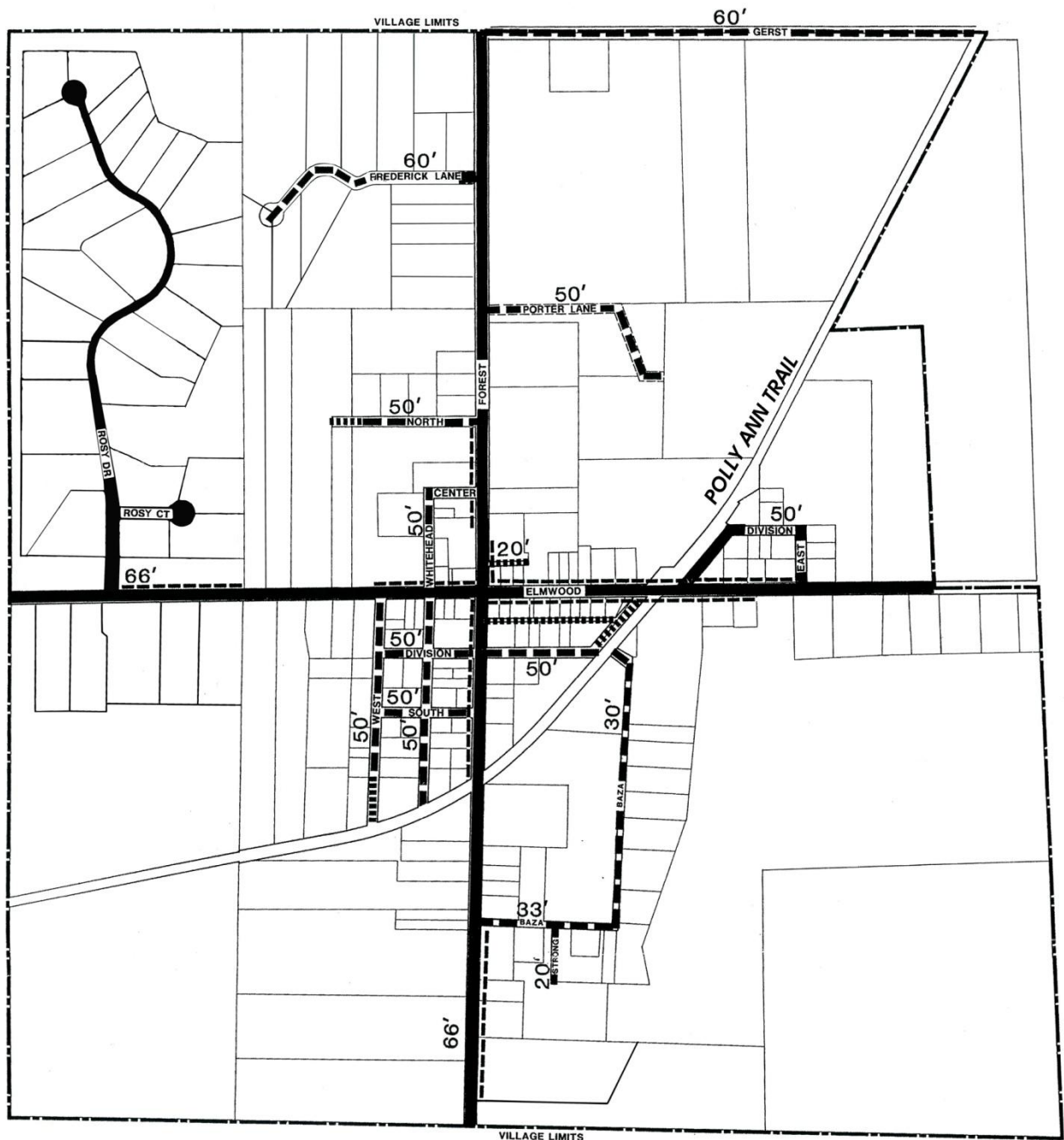
Forest and Elmwood Streets are the principal thoroughfares for the Village. They carry most of the traffic within the community and link the Village to other communities and the regional transportation network. Accordingly, they have the widest rights-of-way, 66 feet each. Two other paved roads, North Division and East, serve the school and adjacent subdivision. The 50-foot right-of-way on these streets is less than the Road Commission for Oakland County's recommended minimum 86-foot right-of-way for similar collector streets.

The other roads in the Village of Leonard range in surface from gravel to dirt, and in right-of-way from 20 feet to 50 feet. These roads serve the residential areas of the Village.

The Village Council and the Village Planning Commission are attempting to balance the future development of roads, with servicing these roads, against the future cost to the community for this development. The Village of Leonard does not wish to make it difficult to develop property but does not want the future cost of such development to create a financial burden or planning problems for the future property owners and village residents.

The Village of Leonard has eliminated the creation of new Private Roads, and eliminated future development of property which is not on a Public Road. This policy puts the cost for development of property on the developer of the property, and future maintenance on the Village. After development, the Village bears the burden of funding and maintaining the public roads. Public Roads are to be built with concrete or asphalt for durability and low maintenance, and qualify for Act 51 money which the Village then utilizes to maintain Major and Local roads within the Village. Existing Private Roads will be unchanged by this ordinance, and responsibility for their maintenance and upkeep continues to be the responsibility of the property owners on the Private Road.

There remain several large parcels of property within the Village of Leonard that have the potential to develop into significant developments, including Multiple Family, Single Family Residential and combined uses as provided for in the Planned Unit Development provisions of the Zoning Ordinance.



- IMPROVED PAVED ROAD
- - - - -** IMPROVED UNPAVED ROAD
-** UNIMPROVED ROAD
- . - . -** SIDEWALK
- 50'** RIGHT-OF-WAY WIDTH

MAP 2:
EXISTING ROAD SURFACE
AND RIGHT-OF-WAYS

VILLAGE OF
OAKLAND COUNTY

LEONARD
MICHIGAN



Roads within the Village of Leonard are generally classified for two distinct purposes: administration and function. The administrative classification addresses the critical issue of which governmental unit administers the construction and maintenance of roadways; in addition, the Village of Leonard has a number of private roads which are not under governmental administration. The functional classification of roads addresses the volume of traffic which they are designed and planned to handle, and how the different Village roads function together to form a single, cohesive network serving all parts of the community. Map 3 identifies the administrative and functional classifications of the roads in the Village of Leonard.

ADMINISTRATIVE CLASSIFICATION

The existing transportation network of the village is under the jurisdiction of the Village of Leonard. High-volume roads or thoroughfares which pass through several communities, townships or counties are controlled by the Road Commission for Oakland County outside the Village boundaries. The principal example of this type of roadway in the Village of Leonard is Rochester Road, the main paved road linking the Village with nearby activity centers. The Road Commission's role is important to the Village, as road improvements outside the Village's control can result in major changes in traffic volume and type within the Village.

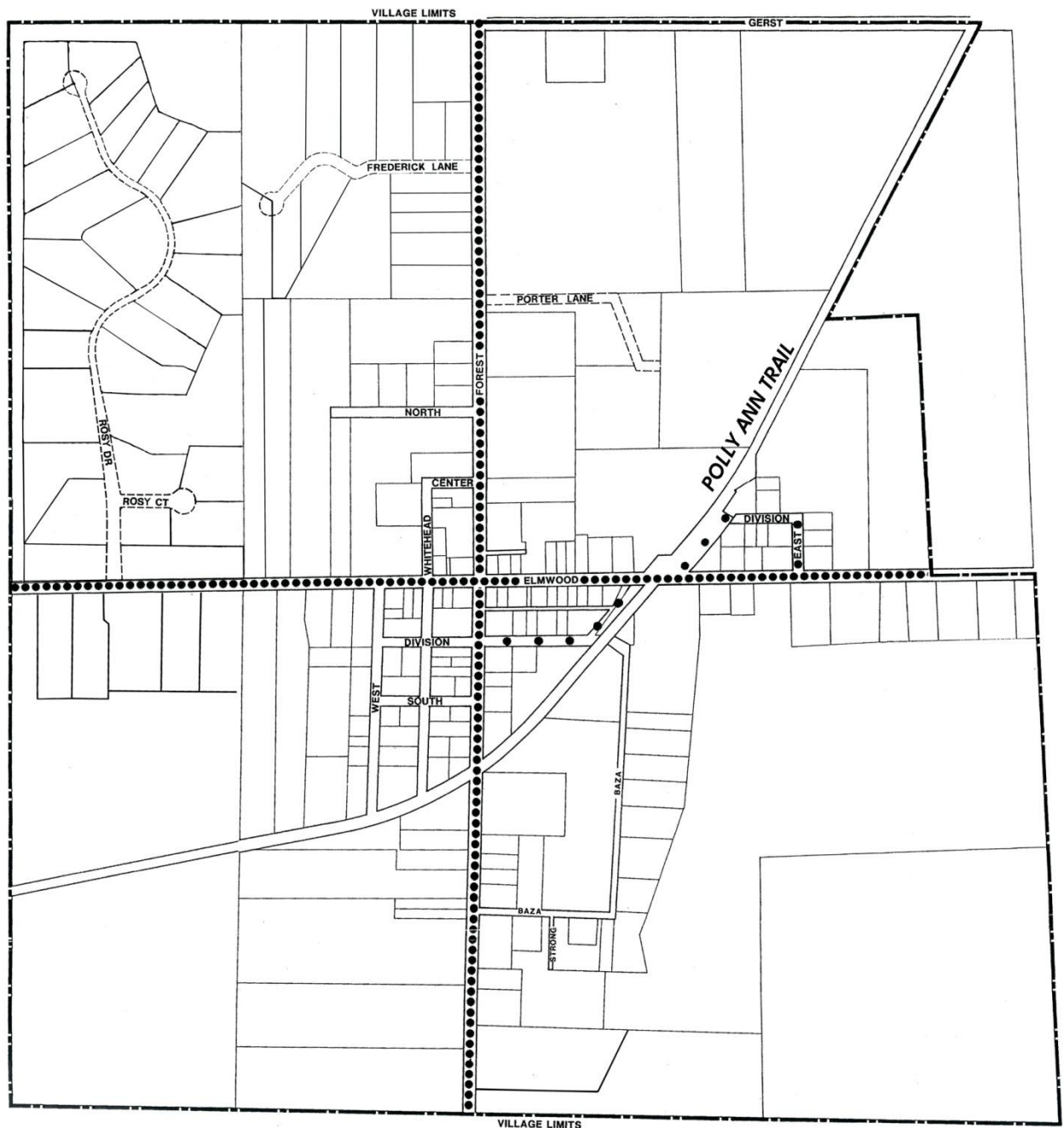
The Road Commission shares administrative responsibility over Gerst Road, at the northern edge of the Village. Maintenance responsibilities for Gerst Road are largely assumed by the county. All other public roads within the Village are under the jurisdiction of the Village DPW, which is responsible for their maintenance.

A funding mechanism is critical to the Village's administration and maintenance of its roadways. Act 51 of 1951, as amended, is the state law which establishes the process for the distribution of gasoline taxes collected at the pump and vehicle weight taxes. For villages, the current formula for allocating gas and vehicle weight tax revenues uses the following factors: miles of road by class, population, the category of community size, and a dollar distribution amount based on the funds available in the Michigan Transportation Fund. The dollar amount changes year to year.

The classification of roads for Act 51 funding is based upon standards similar to the classification for functional purposes, although there are fewer classes. These standards are detailed below. The Village has 2.34 miles of "major roads" and 1.44 miles of "local roads" totaling 3.78 miles (see Map 3). This mileage, along with the population of the community, is the basis by which the State distributes gas and vehicle weight tax revenues to the Village. Table 11 lists the classification of the roads in the Village.

TABLE 11
STATE ACT 51 CLASSIFICATION OF ROADWAYS
VILLAGE OF LEONARD, MICHIGAN

Local Major Roads		Local Minor Roads	
Forest		North	Baza
Elmwood		Center	Strong
North Division		Whitehead	Gerst
East		West	
Division, east of Forest		South	



- MAJOR ROAD/THOROUGHFARE
- MAJOR ROAD/COLLECTOR
- ===== LOCAL ROAD
- PRIVATE ROAD

MAP 3: **ACT 51 AND FUNCTIONAL** **CLASSIFICATIONS**

VILLAGE OF LEONARD **OAKLAND COUNTY MICHIGAN**



the **RURAL** VILLAGE CROSSROADS



FUNCTIONAL CLASSIFICATION

In addition to the administrative classifications of roads, right-of-way (ROW) are defined and planned for in terms of their current and future function. The volumes carried, connections to other roadways, types of traffic and position in the regional road system are all aspects of a road's function. The Michigan Department of Transportation, the Southeast Michigan Council of Governments (SEMCOG) and the Road Commission for Oakland County have established their own similar classification systems. In the Village, the existing roads can be classified by the following general functional types.

THOROUGHFARES

Thoroughfares interconnect with other thoroughfares and serve as a principal feeder routes within the Village and between adjacent communities. These roads place more emphasis on land access than do interstate highways and arterials, yet one of their key functions is to carry traffic to the next junction with a major arterial. The Road Commission for Oakland County recommends that thoroughfares be designed with a 120 foot right-of-way.

The two examples of this type of road in the Village are Forest and Elmwood. These roads are classed as major roads for Act 51 funding purposes.

For the period March 1, 2016 to February 28, 2017, the formula used for allocating funds provided \$93.47 per person and \$16,098.05 per mile for major roads, and \$21.14 per person and \$7,472.96 per mile for minor roads in the Village. For Leonard, this totaled \$46,188.64 during the Village fiscal year period cited of MDOT funding.

The Village has a number of private roads which were created through lot splits and small development projects. Private roads have traditionally become a maintenance problem for those who rely on them for access to their homes. Property owners on a private road often desire the same level of service available to those who live on dedicated and improved public streets. Private roads are privately maintained and funded by owners abutting them.

TABLE 12 Private Roads

Frederick Lane
Porter Lane
Rosy Drive
Rosy Court



COLLECTOR STREETS

Collector streets connect neighborhood areas with major and intermediate thoroughfares. They provide traffic movement between thoroughfares and local streets and afford direct access to abutting properties. Collector street design standards recommended by the Road Commission for Oakland County are a right-of-way of 66 to 86 feet, and 2 to 4 travel lanes. Collector streets also serve major activity centers, and carry traffic volume unsuited to local streets. Thus, North Division, East, Division east of Forest, and Division Streets act as collector streets, and are classed as major roads for Act 51 funding purposes.

LOCAL STREETS

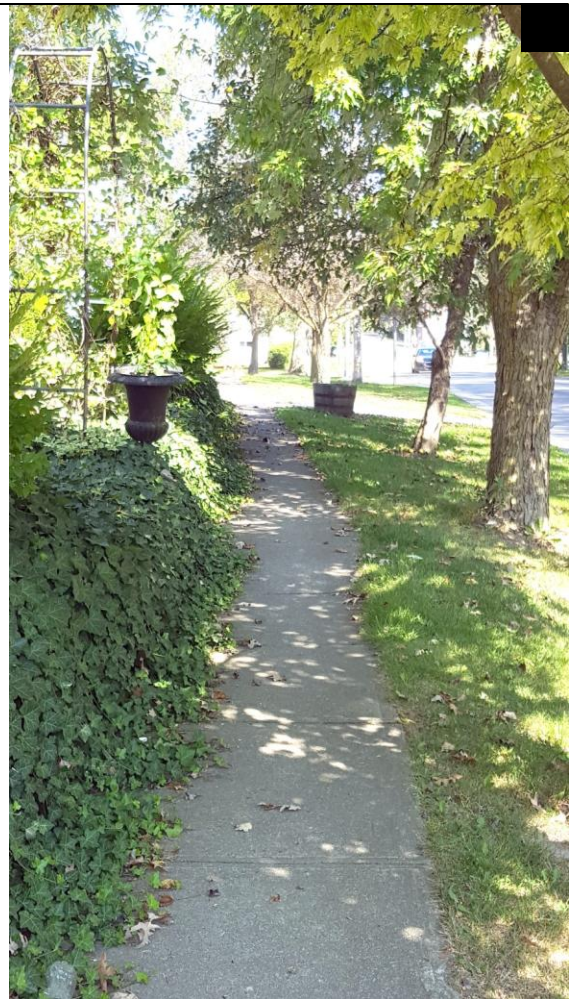
Local streets provide access from abutting properties to collector streets and thoroughfares and principally serve adjacent residential development. They are the main interior streets of the community. Movement of truck or through traffic is generally discouraged on local streets. The Road Commission for Oakland County recommends 66 feet of right-of-way for local streets. All of the remaining roads in the Village serve as local streets, both in functional and Act 51 terms.

PUBLIC TRANSIT

The Village of Leonard is a member community of the North Oakland Transportation Authority (NOTA). The Village residents are eligible for the transportation services available through NOTA. Transportation services are available for Senior Citizens, the disabled/handicap and other residents requiring alternate transportation. Appointment reservations are required as there are no regular routes and the NOTA service provides doorstep to doorstep pickup and delivery for residents. This service enables users to grocery shop, bank and otherwise avail themselves of services which are within the service area of NOTA.

NON-MOTORIZED TRANSPORTATION

The former Grand Trunk Western Railroad line, formally abandoned, is now owned by the Michigan Department of Natural Resources (MDNR). It has been converted to a pedestrian, bicycle and equine trail-way, also known as a linear park, as part of a regional "Rails to Trails" network assembled by the MDNR. This trail-way is now part of the Polly Ann Trail, linking Leonard with Dryden, Imlay City, the Village of Oxford and other existing and proposed trails. The MDNR transferred management of the Polly Ann Trail in Oakland County to the Polly Ann Trail Management Council (PATMC), and member communities manage the Trail by employing a Trail Manager and contracting for services required to maintain and promote the Trail. The Village of Leonard is a member community of the PATMC.



Circulation for pedestrian and bicycle traffic is limited in the Village of Leonard. There is a sidewalk system in the downtown which should be extended wherever possible. These sidewalks run on both sides of Elmwood east of Forest, and both sides of Forest south of Elmwood (see Map 2). Sidewalks should be required with all future development, particularly along paved streets.

VILLAGE CIRCULATION PROBLEMS AND ISSUES

A major factor influencing the future circulation decisions is the projected population change in the municipality and surrounding areas served by roadways in the municipality. While the growth rate of the Village itself should remain at acceptable levels, growth rates to the north and east could generate heavier demands on the main roadways of the Village. At present, the Road Commission for Oakland County has no plans for expanding Rochester Road adjacent to the Village.

The lack of an alternative route network is another concern. Virtually every local road feeds onto a major road within a short distance; in addition, most of the properties which border on Elmwood and Forest take access directly from these roads. The cumulative effect is that almost every trip involves getting onto either Elmwood or Forest, and vehicles are entering and exiting frequently along the length of these roads. This has a strong impact on the capacity and safety of these roads. Consideration should be given to access management in conjunction with new development. This would involve limiting the number of driveways taking access from the thoroughfares, as well as spacing the driveways and road intersections to minimize traffic conflicts.

Maintenance of roads in the Village is another important concern, both for the safety of Village residents as well as for the community's image. The responsibility for maintenance of public roads in Leonard lies with the Village DPW, so the Village must consider the fiscal consequences of all road work. Act 51 funding is available for maintenance, but construction or reconstruction of roads must generally be financed by other means.

The Village is at some distance from the major regional road links and only Rochester and Elmwood Roads are paved. This, along with the narrow tree-lined roads, accentuates the rural atmosphere of the Village.

At the same time, the Village should show the location of future streets as part of the Land Use Plan. This aspect of the Master Plan would then be used to plan for construction of new roads by the Village of Leonard, or to guide the location and design of circulation in proposed developments if and when property owners submit proposals to develop the more remote portions of the Village. The Village of Leonard will then be able to ensure that the new roads:

- 1) are built to adequate construction standards;
- 2) are designed to create a safe and efficient road network;
- 3) reinforce the existing compact form of Village residential areas.



COMMUNITY FACILITIES



Photo Courtesy of The Village of Leonard

VILLAGE HALL

Built in 1898, Rowland Hall is a center for administrative and legislative functions, and represents a major focal point in the Village of Leonard. The Village Hall facility is centrally located to the east of the intersection of Elmwood and Forest Streets in the Historic Rowland Hall. The facility is owned and maintained by the Village. The first floor of the two story building houses a meeting room, partial kitchen, rear storage area and two restrooms. The second floor is comprised of the Clerk's Office, a storage area and one occupied office for Polly Ann Trail use. The Village has no full-time personnel, but does employ part time positions, such as the Department of Public Works (DPW) and an Administrative Assistant to the Village Clerk. In years past, the Village has spent a portion of its Community Development Block Grant (CDBG) allocation to fund repairs, renovation and preservation of Rowland Hall.

The responsibility for providing public services to residents of the Village of Leonard is shared by several public entities, including the Village government itself, Addison Township, various Oakland County departments, the Oxford School District, and other agencies. Anticipated future changes in the age and household makeup of the community and residents' desires for improved quality of life are likely to create additional future public facility needs. This chapter of the Master Plan addresses certain community facility needs which are provided in part or in full by the Village of Leonard, or which are offered to Village residents.

VILLAGE ADMINISTRATION AND SERVICES

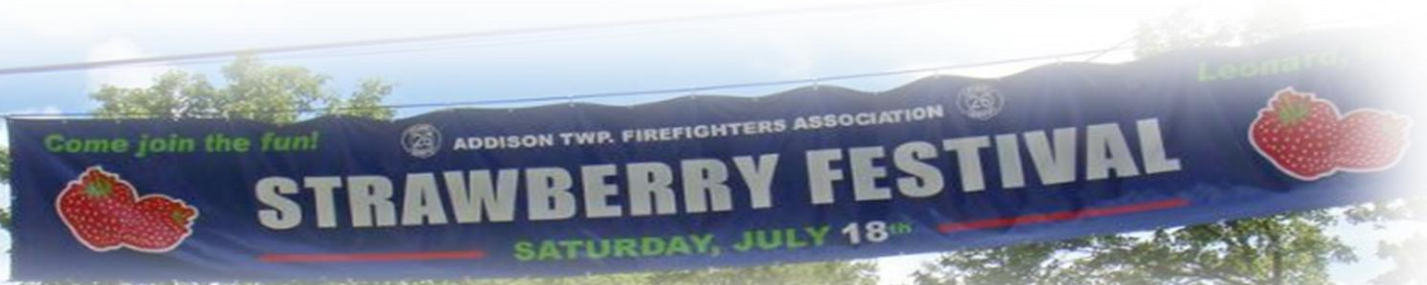
The Village government provides a number of essential services. These include: maintenance of Village-owned property and roads, garbage pick-up and disposal, and the administration of these functions. A number of other services as described below are provided by Addison Township for Village residents.

VILLAGE GARAGE & MAINTENANCE YARD

The Village garage and a maintenance building are located at the corner of Baza and Division Streets. The property, approximately two acres in area, is Village owned and is the storage site for Village equipment and supplies. The equipment at the site includes: a tractor, dump truck, salt spreader and a lawn mower.

All road maintenance, road construction and snow removal on public roads in the Village is the responsibility of the Village Street Administrator. The Street Administrator is an appointed official of the Village and is a paid position. Regular road maintenance includes grading of all unpaved roads about once a month and chloride treatments as needed during the summer months for dust control.

The garage is centrally located for convenience, however, the Village may want to consider paving or other improvements to facilitate access to the site and also create additional buffering and protection for neighboring residential areas.



FIRE PROTECTION

Addison Township provides fire protection services for the Village. The Township has two fire stations, which serve Township and Village residents. Station #1 is located on Forest Street just within the southern end of the Village limits. Station #2 is located on Rochester Road and is near the Addison Township Complex in Lakeville. The Township Fire Department is staffed by a full time Fire Chief, and both full time employees and part time, paid on call positions.



VILLAGE ANNEX

The former Addison Township Fire Station Number 1 was decommissioned and a new station built in the Village on Forest Street. The former fire station was deeded back to the Village and now serves as a storage space for Village decorations and is the central hub of the annual Addison Township Firemen's Strawberry Festival in the Village of Leonard. The facility also serves on occasion as an additional meeting location when Rowland Hall is unavailable due to multiple meeting date schedule conflicts.

POLICE SERVICES

Police protection for Leonard and Addison Township is provided by the Oakland County Sheriff Department. Addison Township contracts with the County Sheriff for 24-hour patrols and responses throughout the Township, including the Village. Local service is coordinated through the Sheriff's Department sub-station located in the Addison Township complex on Rochester Road in the Lakeville area.

LIBRARY

The Addison Township Public Library located at 1400 Rochester Road in Lakeville, is available for use by residents of the Village. The library has conventional volumes, internet access, reading programs and is currently operating near capacity. Additional space may be required as the Township grows in order to maintain the present level of service and to add additional services. Plans are being considered to build a new facility.



Courtesy C. J. Carnacchio / Oxford Leader



Addison Township Library

UNITED STATES POSTAL SERVICE OFFICE

A United States Post Office facility is located on the south side of East Elmwood Street, opposite the Village Hall. The Village facility contains post office boxes, service counter and is the central site for postal service for most Village residents. In 2013 the rural delivery routes were moved to the Lapeer County, Dryden Post Office. The Post Office property is about one quarter acre in size. Another facility is located in Lakeville in Addison Township, which consists of post office boxes and a service counter. There has been some talk of consolidating the two facilities at one site or building a new office in Leonard, but at present there are no definite plans.

UTILITIES.

Consumers Power Company supplies natural gas for home heating and cooking to the whole Village. Detroit Edison is the sole electricity supplier, and phone, cable and internet services are provided through a variety of deregulated service companies including AT&T and Charter Cable.

At present, water and sewer services are handled privately on-site with individual wells and septic systems. Thus, development in the Village is limited to a density that the soil conditions and on-site systems will bear. There are currently no plans to extend public water and sewer to the Village.

WASTE MANAGEMENT

The Village of Leonard is a member community of the Oakland County Solid Waste Management System. The Village Council authorizes and pays for a single waste and recycling hauler to perform curbside pickup and disposal of single family residential waste and recyclables once a week. Commercial, Industrial and multiple use residential occupancies and businesses are responsible for their own waste removal and cost attached to that service.

SIDEWALKS

In order to provide a circulation system that will accommodate pedestrians and bicyclists, the non-motorized modes of transportation, the Village has a number of sidewalks. Most of the sidewalks in the Village are located along Elmwood and Forest Streets, and have been installed by the Village of Leonard.

The existing system contains some breaks in continuity and expansion should be undertaken as funds become available. Since the preceding Master Plan, a new sidewalk was installed along the Polly Ann Trail, a linear park, (formally known as the Grand Trunk Western Railroad right-of-way), north of East Elmwood Street.

Similar new sidewalk installations were performed to install a sidewalk along East Elmwood Street, from the east part of Division to the Leonard Elementary School parking lot on the north side of East Elmwood Street. Several other sidewalks were constructed; one located along the east side Forest Street in front of Fire Station #1 and extending to Baza Street and another along the north side of West Elmwood Street in front of the Leonard Estates development.

The Village Council has also extended sidewalks on the south side of East Elmwood Street to the eastern Village limit, and plans to install a new sidewalk on the eastern side of Forest Street from Baza to meet with the Polly Ann Trail and Nature Park property.

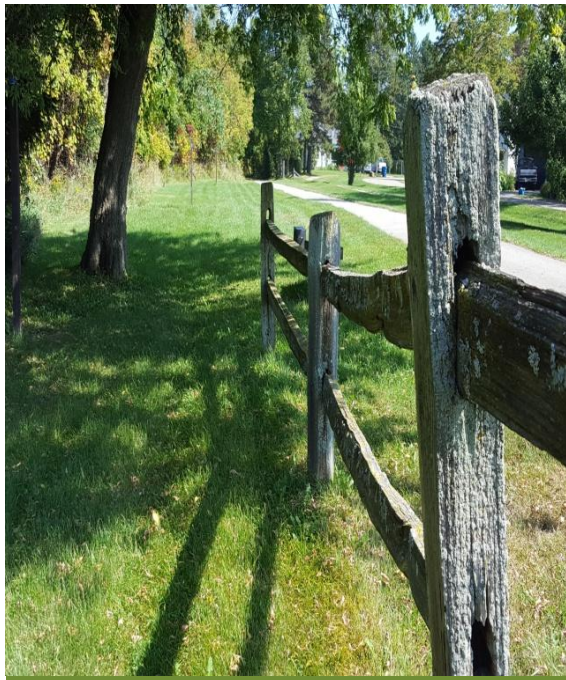


Present Day Post Office

Photo Courtesy of The Village of Leonard



Porter's General Store – Post Office



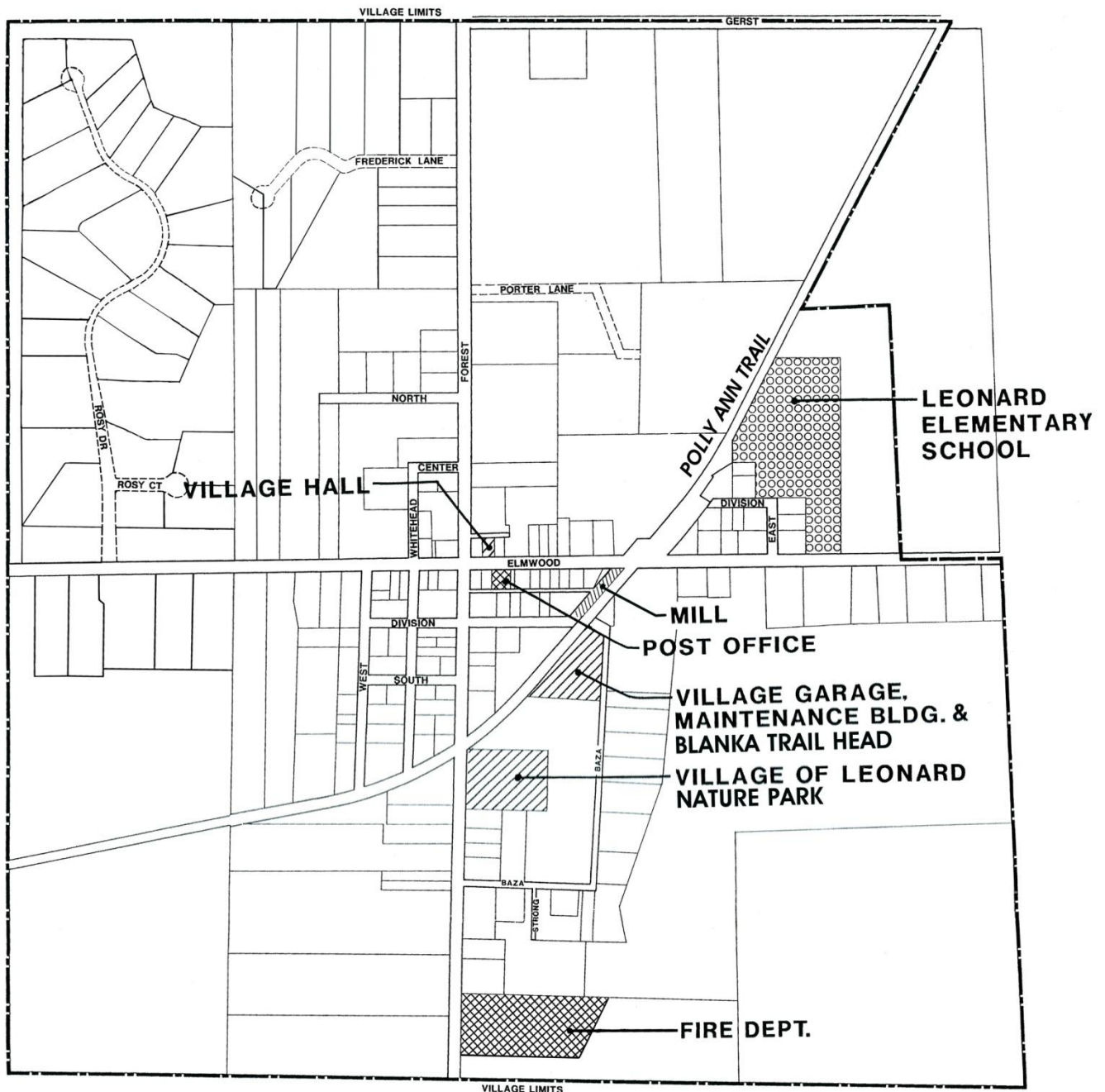
RECREATION & OPEN SPACE

PUBLIC RECREATIONAL FACILITIES

Recreation has an essential community role. The need for recreation facilities occurs at all age levels and in all areas. The Village has adopted a Master Recreation Plan identifying these needs and addresses deficiencies in recreation land and facilities. In addition, having a 5 Year Recreation Plan approved by the Michigan Department of Natural Resources qualified the Village for an acquisition grant from the MDNR Trust Fund and qualifies for Land and Water Conservation Funds and Quality of Life Recreation Bond Funds. The current 5 Year Recreation Plan was adopted in 2014, after the expiration of the previous Recreation Plan adopted in 2009.

The major source of public recreation in the Village of Leonard is at Leonard Elementary School, located off East Elmwood Street (see Map 4). Recreational facilities at the school include the gymnasium, multi-purpose room, playground, and baseball field. The outdoor recreation facilities are open to the Village residents when they are not in use for school activities. The indoor facilities are open to the public only on a rental basis where a custodian fee is charged. The Oxford School District, of which Leonard Elementary School is a part, also has a Community Education Program that includes enrichment classes and adult education classes, among other activities. Oxford Parks and Recreation also uses this facility for various programs during the school year.





VILLAGE OWNED PROPERTY



OTHER PUBLIC FACILITIES



PUBLIC SCHOOL FACILITIES

MAP 4: **COMMUNITY FACILITIES &** **OPEN SPACE INVENTORY**

VILLAGE OF LEONARD **OAKLAND COUNTY MICHIGAN**



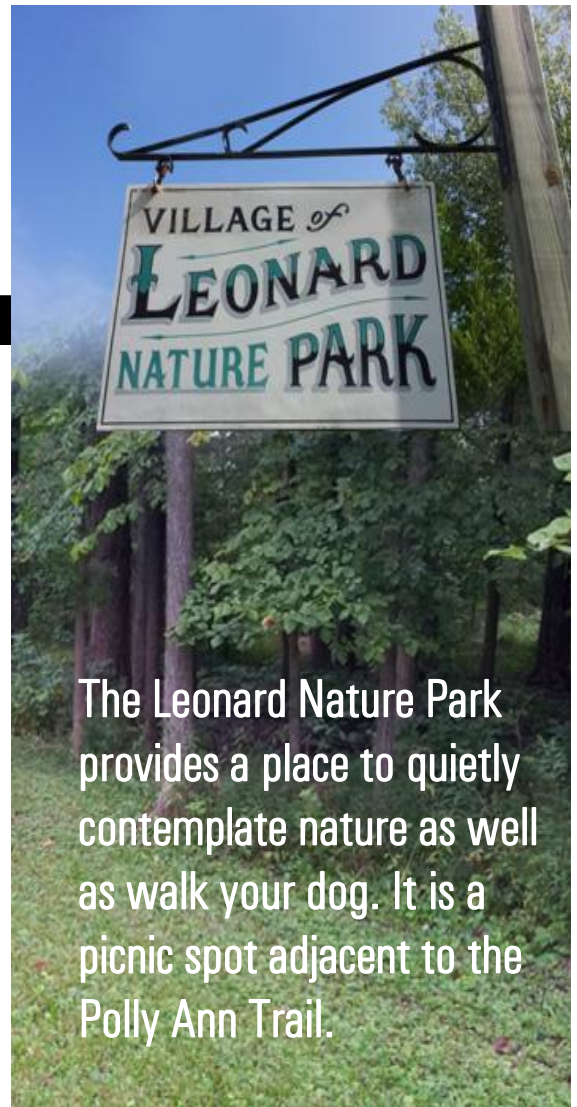
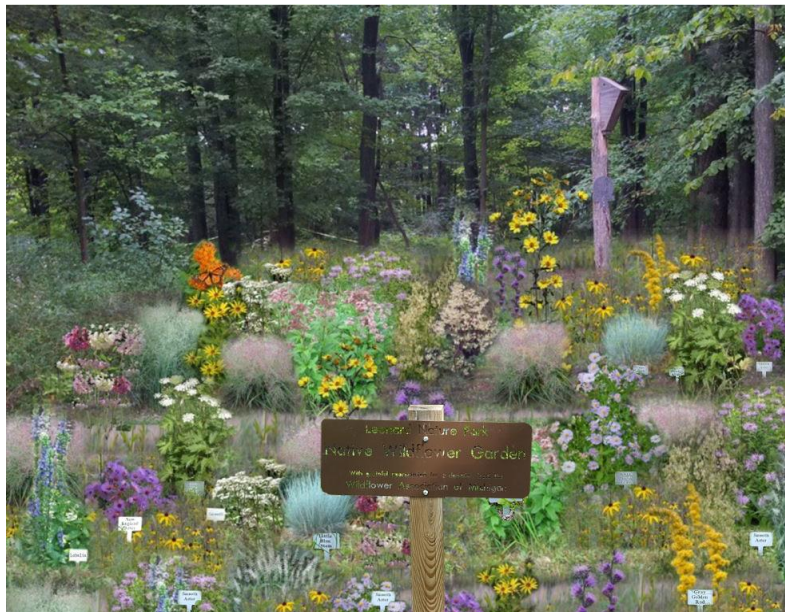
the LEONARD NATURE PARK



PRESERVING NATURE

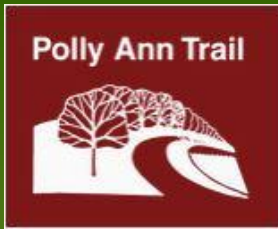
The Leonard Nature Park is a Village owned and operated 3.1 acre parcel within the Village limits, located on Forest Street, south of and abutting the Polly Ann Trail. This parcel contains hydric soils and wetlands, volunteer residents have been developing this area as a park for passive recreational activities. The uses include nature trails and other features conducive to activities such as nature observation, picnicking, nature walks and quiet enjoyment. A community service project in 2016 by an Eagle Scout candidate saw the completion of an observation deck overlooking the wetland and pond on the property.

This location meets the National Recreation and Park Association criteria for a neighborhood public park. In 2016 a Michigan Native Wildflower garden was planted. The Nature Park has a hiking trail system and includes flora and fauna identification markers for visitors. It is commonly referred to as the Leonard Nature Park, and was dedicated for public use in 2015.



The Leonard Nature Park provides a place to quietly contemplate nature as well as walk your dog. It is a picnic spot adjacent to the Polly Ann Trail.





the POLLY ANN TRAIL

The Polly Ann Trail brings visitors to our community to enjoy the natural beauty of the rails to trails pathway system.



The Polly Ann Trail stretches 34.7 miles and extends from Orion Township in Oakland County to Kings Mill in Lapeer County. The Oakland County section of the Polly Ann Trail is a 16.9 mile linear park that is open year round to hiking, biking, cross-country skiing, and horseback riding. The trail follows the former Pontiac, Oxford, & Northern Railroad right-of-way. The Polly Ann Trail way Management Council (PATMC), of which Leonard Village is a Charter Member, is in charge of making decisions on the day-to-day operations, maintenance, construction, and management of the corridor within Oakland County. The MDNR, PATMC, and Orion Township all own various sections of the trail. The trail is approximately 1.32 miles long (9.26 acres) within the Village limits and is owned by the DNR.



There is a trailhead area located along Baza Street that serves Polly Ann Trail users, and includes a public parking lot, temporary horse corral, picnic tables, trash receptacles, and a rustic, unisex restroom. Potable water is available from a well and water fountain and a bicycle repair station was installed in 2017. A portion of the Polly Ann Trail in the Village is a universal access design. This portion is paved and the maintained by the Polly Ann Trail way Management Council. There are six descriptive, permanent signs, which designate a trail map and rules, and are located along the entrances to the trail located in the Village, along with trash receptacles. The MDNR installed an Equestrian Friendly Trail surface for horses to use rather than the paved surface, increasing the safety and enjoyment for all trail users, human and equine.

the LEONARD MILL PARK



PRESERVING THE PAST



The Leonard Mill is bringing our community together by providing a recreation and gathering place for village residents and visitors.

The Village applied for and received a 2010 MDNR Trust Fund grant to acquire the structure and property commonly referred to as the Leonard Elevator and Mill for public recreational use. The property was acquired in May of 2014, and work has begun to clean up and preserve those parts of the structure which can reasonably be saved.

The Village of Leonard is working closely with Oakland County Economic Development Commission and Community Affairs on this project.

LOOKING TO THE FUTURE...

Artist rendering of renovated mill

The Village will continue to apply for public and private grants to make repairs and eventually restore the building as an educational tool and example of past historic use and community pride. The building is adjacent to the Polly Ann Trail, and is expected to draw trail users as well as the public who would be interested in the historical and aesthetic beauty of the area.

The proximity of the Mill to the downtown business district permits residents and visitors to avail themselves of a variety of services for refreshment as well as repair services via the local service station. The Leonard Mill is within an easy walking distance of the businesses and the Leonard Trailhead. Further exploration will lead the recreation enthusiast to travel about a mile to the west to visit the Lake George Nature Park and should they wish to travel further, the Addison Township Watershed Preserve is only another mile north of the downtown business district.



The Leonard Grist Mill Built in 1884

LEONARD MAIN STREET

PLANNING FOR THE FUTURE



Main Street Oakland County (MSOC) is a unique economic development program for downtowns, with a historic preservation philosophy and an emphasis on "sense of place." They help local government develop their downtowns as vibrant, successful districts that serve as the heart of their communities.

Main Street's mission is to maximize the economic potential and to preserve the heritage and sense of place of Oakland County's historic downtowns and commercial districts by encouraging and facilitating the use of the Main Street Four-Point Approach® that emphasizes comprehensive economic development within the context of historic preservation.

The four point approach of Organization, Design, Promotion and Economic Restructuring provides services of assessment, training and technical consultations, workshops, resources, design assistance, telephone and e-mail consultations, financial programs, and annual evaluations to monitor and measure progress. Main Street Oakland County is a program of the Oakland County Planning and Economic Development Services in affiliation with the National Trust Main Street Center, a program of the National Trust for Historical Preservation.

(Source: Oakland County Planning and Economic Development)

The Village of Leonard is currently an Associate Member Community in the Main Street Program and is working to utilize the tools and resources of the Main Street program to strengthen and support the downtown and business components of the Village economy.

LEONARDS MARKET was renovated in 2016 with the cooperation of the Main Street Program.





the LEONARD HISTORICAL COMMISSION

PRESERVING THE PAST

The Leonard Village Council is exploring the creation of a Historical District within the Village of Leonard.

The Historic Study Committee is comprised of volunteers who are knowledgeable in local history, genealogy and having a serious interest in the significance of history to the community. It also includes an architect / historian with professional familiarity with the Historical District guidelines.

The Historic Study Committee begins the research process by identifying buildings and structures which have historic significance. The buildings or structures may be associated with significant events and or people. They may also be considered if they hold architectural or engineering significances and even archeological significances.

Once the Historic Study Committee is satisfied that it has explored and identified the significant buildings within the Village, it decides which of the structures have the potential to be singled out as an individual resource worthy of consideration. The Study Committee then works with the State of Michigan Historic Preservation Office with the goal of determining which of the candidate resources should or should not be included in a historical district. It also identifies the bounds of the historical district including what is contiguous and what is not. All of this comes together in a report to the Village Council.

After the Village Council receives a report from the Historical Study Committee they hold two public hearings according to State law. After deliberation, the Village Council votes to either accept, reject or modify the committee recommendations and the Historic District can then be created.

The creation of a Historic District identifies an area of historical significance worthy of public awareness. The Village Council may then consider further actions based on the creation of a Historic District. The Village might then seek registration with the National Register of Historic Places.

The Village of Leonard works closely with Oakland County Economic Development Commission and Community Affairs on all historical projects.



EVALUATION OF EXISTING RECREATION SPACE AND FACILITY NEEDS

One determinant of recreation space adequacy is based on nationally accepted standards of acreage per 1,000 persons. Once these general space requirements are identified, it is necessary to determine if there are any recreational deficiencies based on existing development, proposed development and the desires and needs of the service area residents.

In terms of overall recreational standards for land, the Village of Leonard is not deficient from national standards. The National Recreation and Park Association recommend a total of 6.25 - 10.5 acres of developed open space per 1,000 people. With approximately 403 residents in 2010, the Village of Leonard has some limited access to about 4 acres attached to the Elementary School. However, there are no municipal, county or state recreation facilities operating within the Village. The Village Council has created a Park and Recreation Committee and is managing future recreational opportunities through an MDNR approved 5 Year Recreation Plan. The National Recreation and Park Association identify three categories of parks: mini-parks, neighborhood parks, and community parks. The service areas for each of these park types are: less than 1/4 mile radius for mini-parks, 1/4 to 1/2 mile radius for neighborhood parks, and a 2-mile radius for community parks. A review of the existing recreation facilities in the Village of Leonard indicates that the development of one neighborhood park-type facility near the center of town would serve almost the entire Village. The Nature Park will meet some of the needs for passive recreation, but there is no plan to create an activity based playground or ball fields as public facilities by the Village.

TABLE 13 - EXISTING RECREATION SPACE

Map No.	Name	Acres	Cross-Country Skiing	Hiking	Biking	Horseback Riding	Soccer Field	Court Games	Picnic Area	Playground	Restrooms	Trail	Parking	Accessibility Score
Village of Leonard Existing Parks Inventory														
1	Polly Ann Trail	9.26	●	●	●	●						●		4
2	Leonard Elementary School	9					●	●	●	●			●	3
3	Leonard Mill Park	0.27							●				P	1
4	Leonard Trailhead	2									●		●	2
5	Leonard Nature Park	3.1		●					●			●	P	2

P = Planned Future Improvement

1 = None of the facilities meet accessibility guidelines

2 = Some of the facilities meet accessibility guidelines

3 = Most of the facilities meet accessibility guidelines

4 = The entire park meets accessibility guidelines

5 = The entire park was developed/renovated using principles of Universal Design

GOALS & OBJECTIVES

PRESERVING THE PAST

The preceding analysis of existing conditions, circulation, trends and forecasted changes in population, housing and land use, accentuates a number of current and emerging issues in the Village of Leonard. Through the statement of general goals and objectives, the Village may gain guidance to address these issues and others that will arise in the future.

Goals are general in nature and, as related to community planning, are statements of ideals toward which the Village wishes to strive. They represent the ultimate purpose of an effort stated in a way that is broad and immeasurable. Goals also express a consensus of community direction to public and private agencies, groups, and individuals.

Objectives are more specific and are intended to present a means of attaining the stated goals. Objectives take the form of more measurable standards, or the general way in which the goals can be achieved. In some instances, they are specific statements which can be readily translated into detailed design proposals or action recommendations.


Together, the following goals and objectives provide the foundation of the Master Plan and a framework for future implementation strategies.

RESIDENTIAL DEVELOPMENT

GOAL Reinforce the single-family residential character of the Village, to ensure the long-term viability and stability of the community.

OBJECTIVES

1. Strengthen and protect the viability of residential neighborhoods by limiting non-residential intrusions into residential areas, and by separating commercial and industrial areas from residential areas with open space and other buffers.
2. Improve living amenities in all residential neighborhoods through high standards of housing design and construction, and by providing access to usable, convenient open space.
3. Encourage the maintenance of and/or improvements to local streets and sidewalks to ensure safe access to the Village's residential neighborhoods, while discouraging extraneous non-residential traffic. Conduct a feasibility study for sidewalk construction and replacement within the village. The Village Council has prioritized connecting the sidewalk at Baza Street and Forest Street with the Nature Park and Polly Ann Trail; and the sidewalk along Forest Street from West Elmwood to Whitehead Street.
4. Encourage the continued maintenance of and reinvestment in residential structures to protect existing housing from deteriorating.
5. Discourage the conversion of single family dwellings or non-residential structures to multiple family housing without appropriate investment in site improvements, provision of off-street parking, potable water supply, sanitary sewage disposal system, and adequate infrastructure.

-
- 
6. Preserve and enhance the older, small town residential character of the Village, including promoting the visual compatibility of residential buildings in size, setbacks and architectural features and providing design transitions between different types of buildings.
 7. Direct higher density housing development such as multiple family developments or mobile home parks to sites with good access, designed and at densities compatible with adjacent single family areas. Future residential development should be permitted only in accordance with the ability to provide necessary services, including water and sewage disposal, road construction and maintenance, police and fire services, and governmental administrative services.
 8. Conduct a study of Complete Streets.
 9. Conduct a study of Transportation Alternative Program (TAP)

COMMERCIAL DEVELOPMENT

GOAL

Promote and maintain a well planned commercial district to efficiently serve the needs and desires of Village residents while at the same time strengthening the Village's tax and employment base.

OBJECTIVES

1. Provide sufficient land for commercial uses based upon contemporary standards to serve the needs of Village residents.
2. Discourage strip commercial development and the unplanned location of isolated commercial activities so as to limit commercial uses to the existing downtown.
3. Promote commercial development and redevelopment on those sites with adequate depth and area for expansion, off-street parking and landscaping.
4. Maintain high standards of site design and encourage frontage beautification, sidewalks, and landscaping, along with attractive, controlled signage to promote long-term commercial stability.
5. Preserve and strengthen the existing downtown, encouraging the maintenance and preservation of older and historical commercial and non-residential structures, and promote architectural compatibility of new development.
6. Encourage commercial conversions, adaptive reuse or mixed use of older structures in accordance with the plan.
7. Encourage a high standard of maintenance in the downtown and for all non-residential properties.
8. Utilize Main Street Approach and Trail Town strategies to revitalize the Village Core.

INDUSTRIAL DEVELOPMENT

GOAL

Provide for the orderly location of industrial uses, minimizing potential adverse environmental impacts and encouraging diversity in the Village tax base.

OBJECTIVES

1. Discourage land-extensive industrial uses not in scale with a small town environment.
2. Require adequate setbacks for industrial operations, landscape buffers and greenbelts to minimize visual and environmental conflicts with adjoining areas.
3. Provide safe traffic flow for industrial uses, separated from residential areas.

CIRCULATION

GOAL

Provide and maintain a safe, efficient transportation system which promotes safe and efficient movement within and through the community and accommodates the vehicular and pedestrian circulation needs of Village residents.

OBJECTIVES

1. Develop and improve sidewalks, where possible, to link uses such as shopping, offices, and residential areas to parks, open spaces and activity centers.
2. Limit residential streets to local traffic, excluding through-traffic as much as possible, and diverting commercial or industrial uses.
3. Improve the function and appearance of local streets and streetscapes, providing adequate rights-of-way and appropriate improvements for the traffic volume.
4. Consider completion of platted, incomplete streets and linkages with the existing circulation system.
5. Ensure that all roads are built to at least County Class C standards.
6. Public streets only.

ENVIRONMENT

GOAL

Provide for the protection, maintenance, and balanced use of the Village's natural resources and environment to support local property values, natural beauty and character, ecological needs and historic significance.

OBJECTIVES

1. Encourage the preservation of existing woodlands and trees, and promote street tree planting to help preserve the residential character of the Village.
2. Provide for the protection of the Village's vital potable fresh water supplies from the dangers of pollution and mismanagement.
3. Promote protection and maintenance of the Village's natural landscape.
4. Promote the safe management and disposal of all waste materials, both hazardous and non-hazardous, which are generated within or transported through the Village, and cooperate with state and local agencies to ensure that any contaminated sites are returned to an environmentally safe condition.
5. Promote the installation of environmentally sound sewage disposal systems on proper soils and with sufficient area to function soundly and avoid contamination of ground and surface waters.
6. Encourage property owners to upgrade and maintain the environmental quality of their property. This includes removing and planting trees which are dead or dying due to non-native and invasive species and replacing and planting with native trees resistant to disease and insects.
7. Maintain and enhance the historic character of the Village's older residential, commercial and historic structures, and encourage the designation of historic buildings and sites.

RECREATION

GOAL

Provide adequate park, open space and recreation opportunities for all residents of the Village.

OBJECTIVES

1. Encourage the donation, purchase or development of parks and open spaces as opportunities arise, consistent with the needs of Village residents.
2. Encourage cooperative use of parks and recreational facilities between the Village, Addison Township and Oxford Schools.
3. Continue to encourage better development and maintenance of public school facilities as a recreational resource for Village residents.
4. Support trail management.
5. Continue rehabilitation of the Mill and development of the Polly Ann Trail Head.

COMMUNITY FACILITIES AND UTILITIES

GOAL

Provide all segments of the population with high quality and affordable community services and facilities.

OBJECTIVES

1. Maximize the efficient use of existing community facilities and encourage the addition to or reuse of community facilities which are consistent with the Village's plan.
2. Encourage regularly scheduled maintenance and development of adequate utility systems throughout the Village including underground utilities in order to achieve attractive developments.
3. Prepare and annually update a comprehensive capital improvements plan for Village facilities and major equipment expenditures.
4. Provide for adequate manpower to meet the safety and security needs of the Village.
5. Consider the development of a central public open space or image-setting feature for the Village.
6. Continue rehabilitation of the Mill.

PLANNING

GOAL

Ensure ongoing community planning and the implementation of recommendations of this plan.

OBJECTIVES

1. Review the Village Master Plan every five (5) years to update and make any revisions.
2. Provide for consistent zoning administration and compliance with site plan review standards.
3. Encourage community participation in the planning process.
4. Adopt a revised and up-to-date zoning ordinance and zoning map consistent with the plan.
5. Inform the public and citizen groups of master plan policies.
6. Cooperate with Addison Township and nearby communities through the exchange of information concerning development and redevelopment issues, such as community facilities and services, and other shared interests.
7. Planning Commission to prepare annual report to the Village Council.

RESOURCES & CONSTRAINTS

PRESERVING THE PAST

The future land use plan of the Village should reflect the patterns of existing uses; in addition this plan must recognize, utilize and protect the natural and man-made resources and constraints of the community. The Village possesses a number of resources which are valuable for their ability to encourage a positive Village identity. The challenge of the Master Plan is to build upon these resources. The constraints are chiefly environmental features which are protected by law, or which make the land unsuitable for development.

Map 5 shows the Village's Resources and Constraints.

RESOURCES

The resources of the community include: the available land which is suitable for residential development; the Village crossroads which evoke an image of the Village as an identifiable place; the older attractive buildings; the intimate scale and village character; the scenic views and landmarks; and the rural setting that outlines the Village and helps establish the edges.

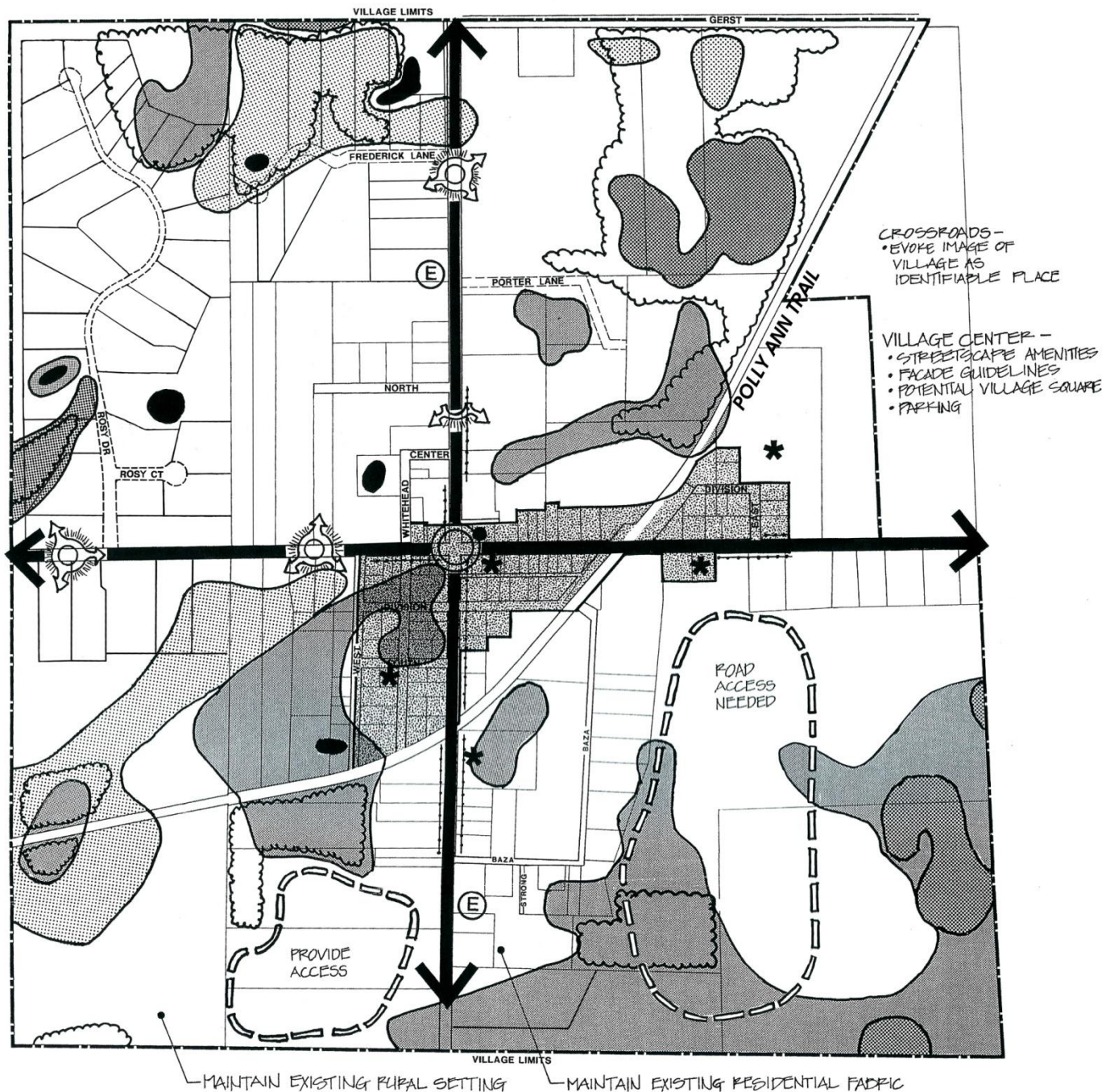
An important part of the Village's resources is its small scale residential character. The housing stock around the village core does much to define its center. It differs from suburban and rural buildings by the smallness of the lots, the closeness of the houses to the streets, and the prevalence of early twentieth-century structures. Across the United States, communities are rediscovering the value of those characteristics which the Village has always possessed. The Village crossroads have significant features that contribute greatly to a sense of place. Their existing intimate scale and character can be preserved and reinforced.

Another element of Leonard's visual environment is the impression a person gets arriving in the Village. The "entrances" to the Village are on Forest and Elmwood; what a person sees at these entrances is vital to the overall image, and the Village can take steps to ensure that the impression is as positive as possible.

Scenic views in the Village are valuable resources as well. The rises and dips in the roads north and west of the central intersection give the driver a succession of views, first of the farmlands and then of the Village Center. Proper planning can help to preserve these views which are an important amenity.

The character of the village is influenced by land uses within and outside its borders. The rural setting outlines the Village and helps establish the edges. Maintaining this existing character is important to the Village's identity. A "viewshed" district can be created to preserve the open appearance of these outlying areas. Such a district could permit a variety of land uses but such uses should be carefully planned as not to impinge on the rural appearance and natural character of the "viewshed".

The Village of Leonard possesses another natural resource of great value, its trees. The tree-lined roads and woodlands which are common in the Village of Leonard represent a quality of life which should be protected and enhanced. In many cases, the woodlands remain only in those areas which have wetlands; thus, their protection can be handled in a manner similar to that for wetlands. There are large areas outside the Village center with undeveloped acreage; to the northwest, southeast and southwest, where the soils are generally suitable for septic systems. These potential residential areas are a great resource for future development, or continued use as agricultural lands.



- | | |
|-----------------------|--------------------------------|
| MAJOR WOODED AREAS | VILLAGE CROSSROADS |
| SLOPES 10% OR GREATER | OLD VILLAGE DISTRICT |
| HYDRIC SOILS | VILLAGE ENTRY |
| WETLANDS | POTENTIAL RESIDENTIAL DISTRICT |
| ACTIVITY CENTERS | BREAK IN SIDEWALK CONTINUITY |
| LANDMARK | MAJOR CIRCULATION ROUTES |
| VIEWS & VISTAS | |

MAP 5: RESOURCES AND CONSTRAINTS **VILLAGE OF LEONARD** **OAKLAND COUNTY MICHIGAN**



CONSTRAINTS

Chief among the constraints to the use of land in the Village are the environmental characteristics of certain areas. Soils, sloped areas, and wetlands all present situations in which the use of land can be restricted or even precluded.

Hydric soils are soil types which in their undrained condition are flooded, ponded or have a sufficiently high water table to develop anaerobic or oxygen-depleted, conditions and which support certain types of hydrophilic vegetation. For a community which depends on private well water supplies and septic, these characteristics have a strong impact. The anaerobic or oxygen-depleted state of the soil means that conventional septic systems cannot operate effectively. Consequently, the groundwater and surface waters near the septic field can become contaminated. In addition, the high water table and periodic flooding characteristics of hydric soils make building difficult or unsafe. The source for the description of soil types is the U.S. Department of Agriculture, Soil and Conservation Service's Soil Survey of Oakland County, Michigan and Hydric Soils of the State of Michigan, 1985.

Other constraints shown on the map are wetlands, which are areas that not only have hydric soils, but are also part of a hydrological system capable of supporting wetlands vegetation and wildlife. Wetlands have been discovered to play a vital role in preventing flooding and drought, filtering pollutants, and supporting a high yield of vegetation and animal life per acre, much of what cannot survive on uplands. Development in and around wetlands is regulated by state and federal governments.

A third category of constraints for development is steeply sloped land. Sloped land can become severely eroded or unstable after development. Proposals to develop land in these areas must be carefully scrutinized, as careful engineering design can make some of these areas buildable.

COMPREHENSIVE DEVELOPMENT PLAN

PLANNING FOR THE FUTURE

The Comprehensive Development Plan for the Village of Leonard is based upon the foregoing analysis of existing conditions, development goals and objectives set forth to guide growth, and an assessment of development resources and constraints. The scope of the plan is comprehensive, as it deals with each element of a flexible development plan for the Village. At the same time, the Plan should be viewed as a framework for development, in which a suggested arrangement of land uses and circulation is identified, leaving flexibility however, for adjustment to accommodate changing needs and conditions. In other words, it must be recognized that the Plan represents an overall policy document, and that all elements and concepts cannot be achieved in the near term but only through continued effort and follow-through.

As shown on Map 6, there are six (6) different categories of planned land use: Single Family Residential, Multiple Family Residential, Village Commercial, Public/Semi-Public, Light Industrial, and Agricultural/ Natural resources. In addition, the Plan identifies Rights-of-Way.

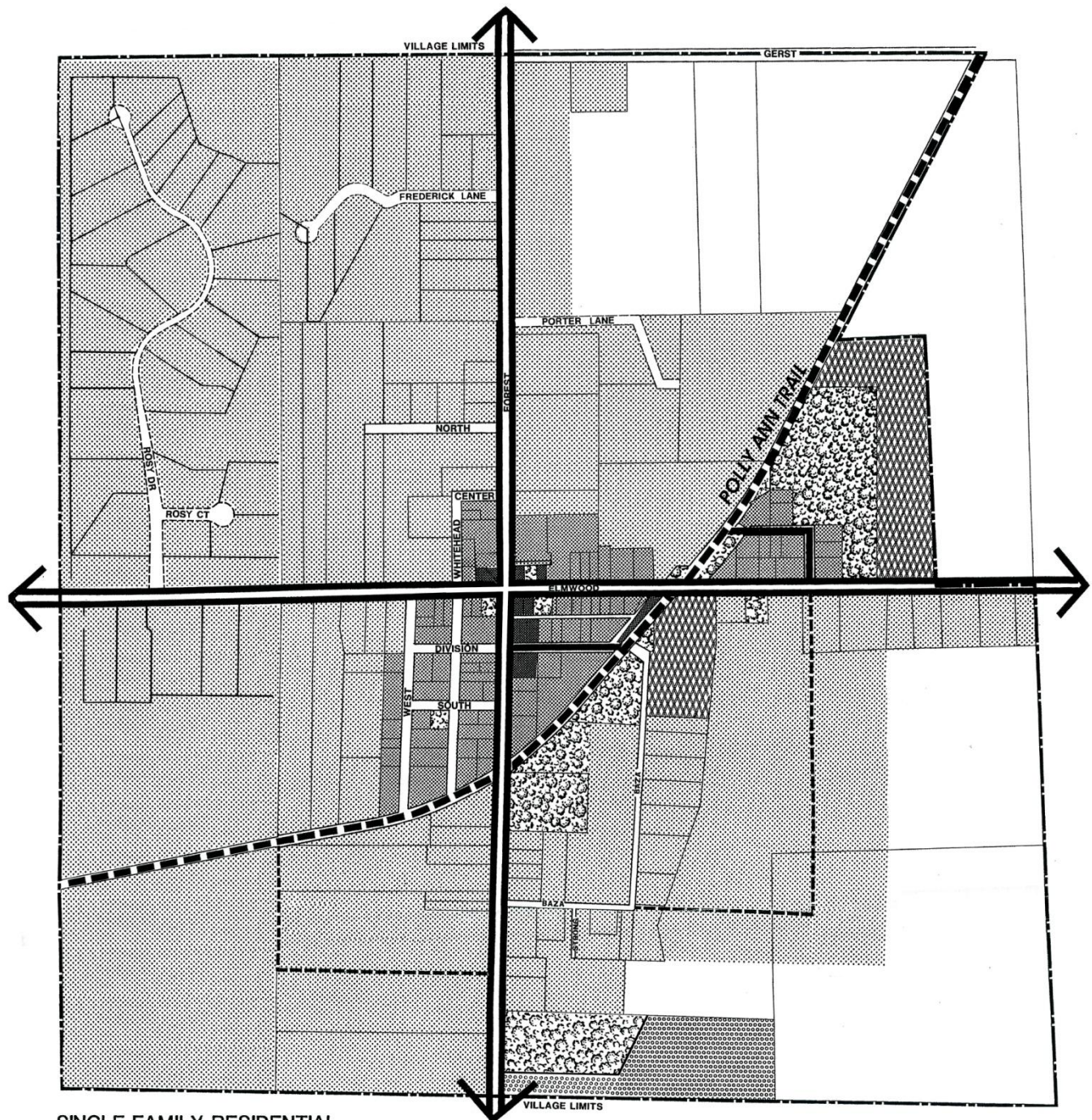
LAND USE

SINGLE FAMILY RESIDENTIAL

The most important and positive attribute of the Village of Leonard is its compact single family residential character. As the Plan indicates, two kinds of single family residential can be identified in the village: the smaller, village density lots around the Village center; and the larger, suburban density lots on the periphery. The Old Village district around the crossroads will maintain its smaller lots with 2-4 units/acre. The Village center is to remain that predominant character by encouraging programs and techniques to help maintain and improve neighborhood and housing conditions. In addition, development on vacant lots within this village density residential district should only occur if the character and scale is consistent with the surrounding neighborhood.

The suburban density residential with fewer than 2 units/acre is planned around the inner Village density residential area. The Plan indicates additional suburban density residential planned in large areas with undeveloped parcels. These are in the southwest, southeast, and northwest parts of the village. In addition, some suburban density residential is planned in the northeast part of Leonard. Suburban density residential of fewer than 2 units/acre is planned in these areas for a number of reasons, including:

1. The existing suburban density housing in these locations is well-established within the community.
2. These areas presently consist of undeveloped parcels with vacant/non-active agricultural or agricultural uses.
3. The soils in these areas are generally suitable for on-site sewage treatment. Also, there are no identified wetlands in these areas.
4. The former Grand Trunk Railroad right-of-way which runs diagonally across the Village will include road right-of-way for access to future development, in addition to some proposed local streets.



SINGLE FAMILY RESIDENTIAL

SUBURBAN DENSITY

VILLAGE DENSITY

MULTIPLE FAMILY RESIDENTIAL

VILLAGE COMMERCIAL

PUBLIC / SEMI-PUBLIC

LIGHT INDUSTRIAL

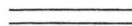
AGRICULTURAL / NATURAL RESOURCES



MAJOR THOROUGHFARE



COLLECTOR STREET



LOCAL STREET



POLLY ANN TRAIL



PROPOSED LOCAL STREET

MAP 6: COMPREHENSIVE DEVELOPMENT PLAN

VILLAGE OF LEONARD

OAKLAND COUNTY MICHIGAN



MULTIPLE-FAMILY RESIDENTIAL

The Plan indicates multiple density residential (i.e. townhouses, garden apartments, condominiums or 2-3 story apartments) at the southern edges of the Village limits. The density of this development type is planned not to exceed eight (8) dwelling units per acre. Multiple family housing is planned in this area for a number of reasons, including:

1. This type of housing can fill the needs of residents including the elderly, who cannot afford the more common single-family residential dwelling.
2. The Addison Township Master Plan proposes industrial uses at the southern edges. Multiple density residential at the site would thus serve as a transition between the single family residential uses on the north and the industrial uses on the south.

VILLAGE COMMERCIAL

This land use category is designed to satisfy the need for retail and service uses. The Plan does not indicate additional commercial growth in the Village. There are several reasons for this; chief among them is the population of the village itself. Also, the existing retail in the Village satisfies the day-to-day needs of the residents; other retail needs are met by nearby commercial areas. Another reason is that the Village residents would like to maintain and enhance their existing character as a small rural residential community and limit commercial growth.

The existing commercial uses around the crossroads will be retained. To maintain the village's rural feel, the historic structures require special care and maintenance. The Village should support and encourage property owners to retain their distinctive building characteristics which make the village unique.

PUBLIC / SEMI PUBLIC

Churches, parks, public schools, government buildings, and other public and semi-public uses comprise this classification on the Map.

To satisfy the need for a Village park, the Village plans include the Leonard Nature Park site of about 3.1 acres on Forest Street, near the Polly Ann Trail. The Village also is developing the Leonard Mill Park adjacent to the Polly Ann Trail along with the Polly Ann Trailhead across Baza Street. These parks will provide passive recreational opportunities while enhancing the active Polly Ann Trail.

The Plan shows part of the former railroad right-of-way as a linear open space to serve recreational needs. This area has been acquired by the Michigan Department of Natural Resources and is managed by the Polly Ann Trail Commission in Oakland County. It now serves as a non-motorized pedestrian, bicycle and horse trail. This trail is now known as the Polly Ann Trail with the Trailhead located within the Village limits and can be accessed from Baza Street. This linear recreation system forms a link between the various residential and public/semi-public uses within the Village, and is also a connection to regional recreation opportunities.

The maintenance of the present facilities and properties like Rowland Hall, United States Post Office, Leonard Elementary School, and the Village garage and maintenance yard, should continue as required by the village residents.

LIGHT INDUSTRIAL

The Plan indicates additional area for light industrial uses to the north and east of Leonard Elementary on East Elmwood. This is intended to allow for the expansion of the current facility or new light industrial operations. Short-term measures to improve the visual impact of the industrial sites on adjacent residential areas should be investigated. For example, where Cooper-Standard abuts the adjacent single-family residential neighborhood, sufficient buffering should be provided to protect these areas.

Also, industrial traffic should be kept away from the major residential traffic to avoid conflicts and protect the residential areas. Land-extensive industrial uses should not be permitted within the Village limits as their off-site impacts greatly detract from the quality of life on small, Village scale lots.

AGRICULTURAL / NATURAL RESOURCES

Vacant and agricultural lands presently define the Village's peripheral areas. This provides a rural setting that establishes Leonard's edges. To preserve this open setting that adds to Village identity, the Plan designates these areas as Agricultural / Natural Resources. These outlying parts of the village also contain environmentally sensitive areas such as wetlands, major wooded areas, and sloped areas. All these sites present situations in which the use of land should be restricted or even precluded. Another constraint for development in these areas are the hydric soils which have a strong impact on a community that depends on private water supplies and septic.

It is not the intent of this Plan to totally prohibit development of the periphery; however, any development that is permitted should be carefully designed so as to blend with the natural environment and not intrude on the view of this area from the road. In these areas techniques such as clustering of housing, access management and other devices may be appropriate. Agriculture, very low density residential and natural resource protection uses are envisioned.

CIRCULATION

The principal objective of the Circulation Plan is to develop and maintain a system of all types of traffic-ways that is integrated with all other elements of the Master Plan. Since the core of the Village of Leonard is mostly developed and the majority of its circulation system is established, emphasis is placed on developing solutions for existing traffic problems. However, to accommodate the circulation needs of the planned additional single family residential areas in the large areas of vacant land remaining, some future local streets are proposed in the plan.

The most significant circulation problems that were identified in the analysis phase are: pedestrian/vehicular conflicts due to a lack of sidewalk along certain roads within the Village; unpaved streets; and some substandard private roads.

This Plan recommends some future local streets serve the proposed residential areas in the southeast and southwest parts of the Village. These will provide access to additional residential parcels in those areas and create a safe and efficient road network.

All new roads shall be built to public road standards of construction. Consideration should be given to access management in conjunction with all new development in the Village. This would involve limiting the number of driveways taking access from the thoroughfares, as well as spacing the driveways and road intersections to minimize traffic conflicts.

The Plan recommends some pedestrian-oriented improvements. These are:

1. Replace or provide sidewalk in portions of the Village where sidewalk is deteriorated or does not exist. This will include the areas shown on Map 5, Resources and Constraints, where there are breaks in sidewalk continuity.
2. Investigate feasibility of providing additional sidewalk in other parts of the Village.

ENVIRONMENT

Community planning treats the physical environment as a dynamic entity that can be used only in a sensitive consideration of the processes and interrelationships of nature and human development. In considering the natural environment in the planning process, suitability of the environment to accommodate the artificial works of man is applied. The data on the natural environment was inventoried and shows that parts of the Village of Leonard contain environmentally sensitive areas such as wetlands, wooded areas and sloped areas. Diversity of tree species is essential due to the ongoing threat of non-native and invasive species. Hydric soils in some areas are another constraint for development, since they have a strong impact on a community that depends on private water supplies and septic. (See Map 5, Resources and Constraints).

Also, Leonard is essentially a rural residential community. Its location and limited accessibility make it somewhat remote from employment, commercial and cultural centers. Its value lies in its attractive natural environment as opposed to the artificial environment of the densely populated areas in southeastern Michigan.

In general, to protect the natural environment, all future development / redevelopment in the Village must be sensitive to and respect the environmental conditions of each site. The Village should require complete documentation that future development would not adversely impact the quality of life and natural environment in the Village. Such "documentation" would be in the form of an environmental impact statement which fully identifies: all existing environmental characteristics of the site; proposed alterations to the site regarding topography, vegetation, drainage, soils, water courses and wetlands; proposed land use, site access, and pertinent setbacks; location and type of site utilities; number of people to be housed and a estimate of vehicular traffic generated by the project. By requiring a developer to prepare an environmental impact statement, the Village places the "burden" on the developer to prove that no undesirable environmental impacts will result. In doing so, the Village obtains, in a complete and comprehensive manner, all the vital information on which to approve or disapprove a proposed project.

DEVELOPMENT GUIDELINES

The following development guidelines relating to the natural environment dictate the form of the Plan and are also useful for future planning decisions in Leonard. These guidelines were based on guidelines used in Addison Township.

WOODLANDS

Woodland growth, if preserved and maintained in an undisturbed and natural condition, will constitute important physical, aesthetic, recreation and economic assets to existing and future residents of the Village. Specifically, woodland growth protects public health through absorption of air pollutants and contamination and reduction of noise; it has a cooling effect in summer; is a windbreak in winter; and prevents soil erosion, silting and flooding.

Because environmental values, soil characteristics, tree growth, and related natural resource parameters are unique for each area or parcel of land in the Village of Leonard, the following criteria shall be considered and balanced with respect to each woodland area.

1. The preservation of woodlands, significant trees, similar woody vegetation and related natural resources and values shall take priority over all forms of development particularly commercial and industrial development, unless there are no location alternatives.
2. The impact of streets and other transportation corridors on the woodlands shall be seriously considered along with alternatives for new or expanded transportation routes and for the location of proposed development.
3. All development, including residential living units shall blend into the natural setting of the vegetative landscape for the absorption of noise, and for the protection of environmental values.
4. Density and intensity of development shall be reduced in woodland areas.

WETLANDS

Increasing development and its associated demands have the effect of encroaching upon, polluting or eliminating wetlands, and other natural hydrologic processes. Similar to woodlands, wetlands, if preserved and maintained in an undisturbed and natural condition, constitute important physical, aesthetic, recreational and economic assets to existing and future residents of the Village. Wetlands in the Village of Leonard shall be treated with the following criteria:

1. Development shall be limited to outdoor recreation, grazing, farming, forestry and the operation and maintenance of existing dams and other water control devices, and temporary alteration or diversion of water levels or circulation for emergency maintenance or agriculture purposes, and only in compliance with State, County and local statutes and regulations.
2. Conservation of soil, vegetation, water, fish and wildlife shall take priority over any of the aforementioned permitted development in a wetland area.
3. Less density and less intensive development shall be encouraged adjacent to areas considered to be wetland.

GROUNDWATER

Providing and maintaining adequate water supplies to maintain a hydrological balanced ecosystem is parallel with the importance of maintaining clean and safe water. Development often generates chemical by-products which can contaminate both surface waters and groundwater aquifers. Maintenance of groundwater is an essential element in the future of the Village of Leonard. The following criteria shall be considered in making land use decisions in areas adjacent to surface waters or areas of known critical groundwater supplies:

1. Increased minimum lot areas shall be imposed for single family residential areas adjacent to surface water or located in areas experiencing a high water table.
2. Septic systems and drain fields shall be located away from lakes, ponds and surface water.
3. Development shall be encouraged in conjunction with fixed densities and open space areas which absorb surface water, control run-off, filter surface nutrients and recharge groundwater supplies shall be encouraged.
4. On site retention and detention ponds to reduce nutrients and sedimentation and promote groundwater recharge shall be used where appropriate in consideration of the site size, surroundings and impact on the environment.
5. Filling and dredging activities that may destroy wildlife and aquatic habitats and seriously effect water table levels shall be discouraged.
6. All industrial and commercial developments shall include plans for waste disposal methods which prevent wastes from entering water-flow systems including groundwater, streams and wetlands.

TOPOGRAPHY AND SOILS

The existing grades and physical geography of the Village of Leonard can be retained by discouraging mass grading or extensive filling and land balancing. Soil erosion from housing construction, commercial and industrial development, road and recreation use improvements, mining and agriculture may result in sedimentation of soils and impede storm drains and road ditches. Sedimentation resulting from erosion is a major water pollutant, therefore, preventative soil erosion and sedimentation techniques shall be employed in reviewing all land use proposals.

1. Development proposals shall be designed to relate with the existing topography and soils of the site.
2. Improvements such as streets, storm drains or other features of the development, capable of carrying storm run-off in a safe manner, shall be scheduled for installation to the greatest extent possible before removing the vegetative cover from an area.
3. Whenever feasible, natural soil covers shall be retained and protected.
4. Temporary and permanent provisions shall be made to effectively prevent erosion and accommodate the increased run-off caused by changed soil and surface vegetation conditions during and after development.

IMPLEMENTATION

PRESERVING THE PAST

This section of the plan identifies a number of projects designed to maintain and improve the quality of life in the Village of Leonard. Implementation of these projects would have a positive impact on the character and vitality of the whole community and contribute towards implementation of the Master Plan. In total, such projects would help support and improve the image of the Village, and provide incentives and confidence for reinvesting in the Village.

This implementation strategy identifies a variety of potential projects, evaluates and then prioritizes those projects and funding sources (see Table 11, Project Evaluation Summary). Efforts need to be focused on those projects which will have significant positive impact on the Village of Leonard and have reasonable likelihood of coming to reality. To help make such determinations, each potential project was evaluated according to four general criteria:

1. The extent to which the project furthered the Village goals as contained in the Master Plan.
2. The availability and likelihood of securing financing of the project.
3. The degree of overall impact on improving conditions within the Village.
4. The general feasibility of actual implementation.

The foregoing criteria are admittedly generalized and difficult to quantify. However, the evaluation will help the Planning Commission focus on those projects which warrant the greatest attention.

PRIORITY PROJECTS

Those projects which received the highest relative priority rating are classified as "priority projects", projects which appeared to have a major impact on upgrading the Village and have a real chance for implementation within a shorter time frame. Projects in this category are:

- Village of Leonard Mill Park Improvements
- Village of Leonard Nature Park Improvements
- Residential Tree Planting
- Sewerage Study for downtown commercial and residential uses
- Rowland Hall Historic Register Listing, Repair and Restoration
- Leonard Elementary School Parking
- Sidewalks
- Main Street Oakland County Downtown Improvement

IMPLEMENTATION METHODS

A number of the tools and techniques available for the implementation of the plan and its proposals are described below:

CODES AND ORDINANCES

Without reasonable, firm codes and ordinances, a community cannot carry out the best of plans. With the use of police power, a Village can guide private development, redevelopment and rehabilitation in a coordinated plan of total effort. Among the more important codes which are adopted or could be adopted are:

1. ZONING ORDINANCE

The Village Zoning Ordinance is a principal tool for the implementation of the Plan. Substantial revisions are recommended to make the current Village Zoning Ordinance comply with changes in the State law and to reflect the recommendations of this Plan.

Zoning is the division of a community into districts for the purpose of regulating the use of land and buildings, their height and bulk, the proportion of lot that may be covered by them, and the density of development. Zoning is enacted under the police power of the State for the purpose of promoting health, safety, and general welfare and has long been supported constitutionally by the U.S. Supreme Court and the Michigan courts.

The purpose of zoning is to assist in orderly development and growth. It is also used to protect property values and investments. Because of the impact it can have on the use of land and related services, zoning must be related to the Master Plan. Zoning is an instrument for effecting that part of the Plan relating to the use and development of land. Through the process of site plan review, special approval of certain land uses, and administration, the Village implements its zoning in conformance with the Plan.

Depending on the rate of development and requests for change in the zoning map, an annual appraisal of the zoning map should be made. As necessary, amendments to improve the ordinance should be considered so as to carry out the objectives of the Master Plan. It is generally accepted practice to provide zoning on the basis of a five year land use projection, whereas the Plan is a twenty year projection.

2. SUBDIVISION REGULATIONS

To help guide the development of vacant land areas, the Village of Leonard should consider the adoption of subdivision regulations in accordance with the provisions of the Subdivision Control Act, Act 288, P.A. of 1967, as amended.

Under such regulations, the Village would review proposed subdivisions for such features as the arrangement and width of streets, particularly as to conformity with the Plan; the width and depth of lots; the provision of open space; the grading and surfacing of streets; and the sufficiency of easements for utility installations.

3. LOT SPLIT ORDINANCE

Much of the vacant land remaining in the Village is held as un-subdivided, acreage parcels. The common practice has been to divide such property into lots greater than ten (10) acres in size, or splitting into four (4) or fewer lots less than ten (10) acres in area so as to avoid the time delay and procedural requirements of the State Subdivision Control Act. Such land divisions are recorded at the County Register of Deeds, with no requirement for Village review or approval unless the Village has adopted lot split regulations.

4. PRIVATE ROAD ORDINANCE

The Village has eliminated the creation of new Private Roads, and eliminated future development of property which is not on a Public Road. This policy puts the cost for development of property and maintenance on the developer of the property, and future maintenance on the Village. After development, the Village bears the burden of funding and maintaining the public roads. Public Roads are to be built with concrete or asphalt for durability and low maintenance, and qualify for Act 51 money which the Village then utilizes to maintain Major and Local roads within the Village. Existing Private Roads will be unchanged by this ordinance, and responsibility for their maintenance and upkeep continues to be the responsibility of the property owners on the Private Road.

5. SIGN ORDINANCE

More than almost any other single feature, signs affect the appearance of commercial buildings and property. The Village has adopted a sign ordinance to regulate the size, height, and construction of signs.

6. HOUSING CODE

The Village is regulated by the State of Michigan Building Construction Code. The construction code can be used as a tool to upgrade and improve existing and new housing and to provide specific standards for such things as minimum floor space per occupant, basic sanitary facilities, light and ventilation, structural conditions of buildings, and a method to cause the vacation of dwellings unfit for habitation and their subsequent demolition.

7. ENVIRONMENT REGULATIONS

The Village should consider the adoption of regulations to protect the quality of the natural environment. Woodlands, wetlands, significant trees, slopes, surface and ground water are all features which significantly contribute to the character of the Village and quality of life for its residents.

In addition it is recommended that a process be established to assure the identification and review of potential environmental impacts of development prior to construction or establishment of new uses. Noise, odor, glare, dust, toxic materials, and other potential impacts should be identified through community impact assessment so that future development is compatible with the surroundings, in scale with the community and within the ability of the infrastructure and natural systems to support it.

CAPITAL IMPROVEMENT PROGRAM

To evaluate, prioritize and structure financing of public improvement projects, the Village can draft and annually update a capital improvement program. Such a program provides a basis for systematic Planning Commission review of proposed improvements related to the Master Plan and creates an opportunity to coordinate timing, location and financing of those projects. To that end, three objectives can be achieved: financial analysis can minimize the impact of improvement projects on the local tax rate; project scheduling can occur, given an advance picture of future need and development activities; and the Planning Commission can demonstrate its coordinating role in serving other elements of local government in formulating project recommendations.

Capital improvement programs are most often presented in terms of specific calendar or fiscal year listings, although there are some shown in terms of priority categories with a more flexible time schedule. Six-year programs are the most common period.

Generally, the capital improvement process includes the following steps:

- Inventory of potential projects as related to the Master Plan, including preliminary cost estimation and initial prioritization.
- Evaluation of projects proposed, in addition to those in the Plan, by various sponsors and Village departments.
- Financial analysis of the proposed projects in terms of the available community revenues.
- Project scheduling for six years.
- Recommendation of first-year projects to Village Council.
- Formal approval of the capital improvement budget.

Because capital improvement programming is fundamental political policy, the Village Council should establish spending levels and select the improvement projects for implementation. The role of the Planning Commission is primarily to coordinate material submitted by others and to work with financial officials in assembling facts for decision by the Village Council.

VILLAGE AND TOWNSHIP LIAISON

Any coordinated planning program requires good liaison between the Village Planning Commission, the Village Council and other Village boards, the School Board, citizen committees, etc. Recommendations by the Commission to the Village Council could aid in selection of sites or facilities for expansion, could help to prepare a program for rehabilitating specific districts, and could assist in decreasing the cost of development by spelling out in advance the needs and location of various functions, thereby avoiding duplication in expenditures. In addition, since many of the public services available to Village residents are provided by Addison Township, regular coordination with Township boards and commissions is important. The Village entered into a cooperative agreement in 2015 to cooperate and coordinate the usage of the Leonard Mill Park for Village and Township residents alike.

PUBLIC UNDERSTANDING AND SUPPORT

The necessity of citizen participation and understanding of the planning process and the Plan cannot be over-emphasized. A carefully organized public education program is needed to organize and identify public support for any community development plan. The lack of citizen understanding and support can seriously limit implementation of the planning proposals. The failure to support needed bond issues, failure to elect progressive officials, taxation litigation, special assessments, zoning, and public improvements are some of the results of public misunderstanding of long-range plans.

In order to organize public support most effectively, the Village must emphasize the reasons for the planning program and encourage citizen participation in the adoption of the Plan and the continued planning process. Public education can be achieved through an informational program involving talks, newspaper articles, and preparation of simple summary statements on plans for distribution. Participation by residents in various civic groups is evidence of community involvement. Periodic community opinion surveys should be considered as another means by which the Village government can gauge changing attitudes and priorities.

PROGRAMS AND FUNDING SOURCES

Successful implementation of these projects will depend on the ability of the Village to secure the necessary financing. Besides the general fund, there are several sources of revenues which the Village could utilize and should investigate in more detail. The primary sources of funding are summarized below:

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA)

Home Improvement Program. This program provides low interest loans for home improvements through local lending institutions. The Home Improvement Program (HIP) is not targeted to any specific area, but can be utilized Village-wide. Interest rates on loans are related to income. The property must be twenty years or older in age or in need of repair: to correct items that are hazardous to health and safety; or for items related to energy conservation.

Neighborhood Improvement Program. The Neighborhood Improvement Program (NIP) is another home improvement program developed by MSHDA, but it is directed toward specific revitalization areas. Loans, with interest rates dependent on income, are made available to homeowners within such areas. The program operates very similarly to the HIP with local lending institutions participating in the program.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

The Community Development Block Grant program is an annual allocation of the U.S. Department of Housing and Urban Development to local governments for wide range of community development activities, including housing rehabilitation, public and neighborhood improvements and economic development activities which primarily benefit low and moderate income persons. The Village receives funds through Oakland County.

DOWNTOWN DEVELOPMENT AUTHORITY (DDA), P.A. 197 OF 1975

A Downtown Development Authority (DDA) is a non-profit development corporation within the business district of the Village which exists for the purpose of promoting a desirable environment for businesses and residents and implementing economic revitalization projects. Projects can be implemented by the DDA through a variety of financing techniques, including bond issues, tax increment financing, and public and private contributions.

LOCAL DEVELOPMENT FINANCING ACT, PUBLIC ACT 281 OF 1986

Purpose: Prevent “conditions of unemployment” and promote economic growth. Properties eligible to be included in LDFA districts must be engaged in manufacturing, agricultural processing or high-technology activity. Business incubators also are eligible for inclusion.

HISTORIC NEIGHBORHOOD TIFA ACT, PUBLIC ACT 350 OF 2004

Purpose: Use tax increment financing to fund improvements in historic neighborhoods, including streets, pedestrian malls and other public improvements.

CORRIDOR IMPROVEMENT AUTHORITY ACT, PUBLIC ACT 280 OF 2005

Purpose: Prevent deterioration and redevelop run-down property in business districts. Encourage historic preservation.

NEIGHBORHOOD IMPROVEMENT AUTHORITY ACT, PUBLIC ACT 61 OF 2007

Purpose: Prevent property deterioration in neighborhoods and improve property. Promote residential and economic growth.

MICHIGAN BUREAU OF HISTORY

Historic Preservation grants are available through the Michigan Bureau of History under the Department of State. These federal funds are received from the National Park Service and administered by the Department of State. Grant funds can be used to inventory historic and archaeological sites, nominate eligible sites to the National Register of Historic Places, plan for the preservation of historic sites, and produce educational programs to promote the historic preservation program. A limited portion of the funds can be used for plans and specifications for properties listed on the National Register of Historic Places, but funds cannot be used to restore historic properties.

INTERGOVERNMENTAL COOPERATION

Public Act 425 of 1984 deals with inter-governmental land transfer for economic development projects, in a much looser context than annexation. In the past, if an economic development project expanded beyond one governmental unit's boundaries, it required annexation of land area from the neighboring unit. Implementation of Act 425 will permit this process to occur by a conditional transfer of property controlled by a written contract between affected units for renewable periods of up to 50 years.

This act allows two or more units of government to share a given land area, a type of joint custody, for purposes of economic development projects. The sharing may involve public services, taxes, and other generated revenue, as provided by contract, rather than the all or nothing approach of annexation. In addition, there are many other Michigan laws which provide for intergovernmental cooperation on mutually beneficial projects.

The numerous agreements and sharing of services between the Village and Addison Township is a good foundation for further intergovernmental cooperation. The two units should regularly communicate and share plans to maximize the benefits for their citizens. A cooperative decision could be made to designate Leonard as a commercial and population center in the Township, targeting specific types of growth and investment within the Village.

REHABILITATION ACT

Act 344 of the Public Acts of 1945 is the basic Michigan rehabilitation statute. It provides powers and procedures for local governments to acquire, assemble, and finance the redevelopment of blighted areas for general rehabilitation purposes.

HUD SECTION 202/8

This is a federally sponsored program which provides mortgage financing and rent subsidies for the construction and maintenance of elderly housing. Only non-profit, private organizations (such as churches, unions, fraternal and other non-profit organizations) are eligible sponsors, but local governments usually cooperate in the assembly of land, applications, public improvements and supportive actions. Such projects are tax exempt, but the State rebates an equivalent amount to local tax jurisdictions.

SPECIAL ASSESSMENT

This technique allows for the financing of public improvements, such as roads or street lights, through the assessing of property taxes, on an equitable basis, to the benefited property owners in a specific district.

LAND AND WATER CONSERVATION FUND

These grants are 50/50 matching grants for land acquisition or outdoor recreation development funding. Eligible projects could receive a reimbursement from the Federal government equal to half the total project cost. The other half would have to be in the form of cash outlay, donation of land, or by credit for certain locally assumed costs. To be eligible, the Village must have an approved, up-to-date recreation plan that has been formally adopted by the Village Council. Facilities which may be developed with these funds include, but are not limited to, picnic areas, beaches, boating facilities, fishing and hunting facilities, winter sports areas, playgrounds, ball fields, tennis courts.

MICHIGAN NATURAL RESOURCES TRUST FUND

This fund replaced the Michigan Land Trust Fund in October, 1985. All proposals for local grants must include a local match of at least 25 percent of total project cost. Projects eligible for funding include: acquisition of land or rights in land for recreational uses or for protection of the land for environmental importance or scenic beauty; and development proposals for public outdoor recreation or resource protection purposes (i.e., picnic areas, beaches, boating access, fishing and hunting facilities, winter sports areas, playgrounds, ball fields, tennis courts, and trails, etc.). Indoor facilities are considered only if their primary purpose is to support outdoor recreation. Examples include nature interpretive buildings and park visitor centers. Outdoor recreation support buildings such as restrooms and storage buildings are also eligible. Proposed local government fund recipients must have a recreation plan no more than five years old and approved by the Department of Natural Resources. Fund recipients have specific obligations following project completion. These include properly operating and maintaining properties and facilities, and keeping them available for use by all members of the public.

RECREATION BOND FUNDS

In November, 1988, Michigan voters approved the creation of a statewide Recreation Bond Fund. These monies will be available to local communities in the form of grants on a 75 percent state/25 percent local matching basis. Eligible projects include public park and recreation improvements in six areas: renovation of park infrastructure, expansion of park facilities, park development along waterfronts, tourism related recreation, environmental education facilities, and recreation development of abandoned manufacturing and industrial sites.

SHARED CREDIT RATING PROGRAM - MICHIGAN MUNICIPAL BOND AUTHORITY (MMBA)

This program created under Act 227 of 1985 offers municipalities the opportunity to take advantage of the State's improved credit rating. Because the MMBA is authorized to issue bonds to make loans to Michigan municipalities through the purchase of municipal obligations, the Authority allows municipalities to borrow funds for their capital and operating needs without going to the expense or trouble of entering the bond market on their own. Many small communities are at a disadvantage when issuing debt in the bond market because they frequently have no bond ratings and potential investors know little about their finances or economy. In addition, some communities tend to borrow infrequently, in small amounts. Because such debt issues are not particularly attractive to the financial markets, borrowing costs for such communities can be high.

The Authority sells tax-exempt bonds in the national municipal bond market. Proceeds from the sale are used to make loans to eligible Michigan communities by purchasing their bonds. In essence, the MMBA "bundles" smaller local debt issues into a larger, more attractive bond issue and then offer it to the national market. By consolidating numerous local bond issues, local units will save on printing costs, rating agency fees, and credit enhancements. As participating communities make principal and interest payments to the Authority to repay their debt, the Authority uses these payments to repay the Authority's bond.

TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

TAP is a competitive grant program that uses federal transportation funds for specific activities that enhance the intermodal transportation system and provide safe alternative transportation options. TAP was created by the Moving Ahead for Progress in the 21st Century Act (MAP-21), signed into law in July 2012. TAP is part of the Surface Transportation Block Grant Program with the passage of the Fixing America's Surface Transportation Act (FAST Act), signed into law in December 2015. The FAST Act specifies the following activities as eligible for TAP funding: Facilities for pedestrians and bicyclists, including traffic-calming and other safety improvements. Safe routes for non-drivers. Conversion and use of abandoned railroad corridors for trails. Turnouts, overlooks and viewing areas, historic preservation and rehabilitation of historic transportation facilities, vegetation management practices in transportation rights of way, archaeological activities, and environmental mitigation activities. Grants are available through the Michigan Department of Transportation (MDOT) Office of Economic Development (OED) and MDOT may partner with a local agency to apply for grant funding and project implementation. TAP funding requires matching funds of at least 20 percent of the eligible project cost. More information is available at www.Michigan.gov/tap or contact a grant coordinator at 517-335-1069.

COMPLETE STREETS

Complete Streets is an approach to transportation planning and design. Public Act 135 of 2010 defines Complete Streets as: "...roadways planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot, or bicycle."

The purpose of the new Act is to provide additional tools for communities to plan road projects and offers educational resources to make their communities more walkable. The law requires the Michigan Department of Transportation (MDOT) or the road commission to take the desires of a local community into consideration during the planning and design of a project within a municipality. The new legislation does not mandate any local road agency to adopt a Complete Streets policy or spend any additional dollars for non-motorized facilities.

Summary of the legislation Changes to Act 51 under PA 135: 1.) Requires counties, cities, villages, and MDOT to consult with one another when planning a non-motorized project affecting a transportation facility that belongs to another road agency. 2.) It identifies non-motorized facilities contributing to complete streets as eligible for funding. 3.) Requires the State Transportation Commission (STC), within two years, to adopt a Complete Streets policy for MDOT, and to make model Complete Streets policies available to municipalities and counties. 4.) Requires state and local road agencies to consult with each other and agree on how to address Complete Streets for projects that affect a roadway under another road agency's jurisdiction. 5.) Allows MDOT to provide technical assistance and coordination to local agencies in the development and implementation of their policies. 6.) Requires MDOT to share expertise in non-motorized and multi-modal planning in the development of projects within municipal boundaries. 7.) Allows agencies to enter into agreements with one another to provide maintenance for facilities constructed to implement a Complete Streets policy. Changes to the Michigan Planning Enabling Act under PA 134: 1.) Modifies the definition of "streets" to include all legal users, including bicyclists and pedestrians. 2.) Expands the elements that may be included in a master plan to encompass all transportation systems that move people and goods. 3.) Specifies that transportation improvements identified in a plan are appropriate to the context of the community and considers all legal users of the public right of way. 4.) Ensures that transportation elements of the master plan will be implemented in cooperation with applicable county road commission or MDOT.

FEMA - HAZARD MITIGATION

The Federal Emergency Management Agency (FEMA) was established in 1979 by President Jimmy Carter. FEMA falls under the administrative arm of the Department of Homeland Security. FEMA's mission statement is "Helping people before, during, and after disasters."

Addison Township Fire Department is capable of handling everyday medical and fire emergencies, when an incident becomes larger than can be mitigated, they are members of the Michigan State Mutual Aid Association (MABAS Division 3201). This membership provides access to resources to mitigate disasters. We also have the Oakland County Emergency Operations Center (EOC) as an additional resource. MABAS 3201's Incident Management Team (IMT) has the resources and knowledge to comply with FEMA's Disaster Plan.

For further information contact any of these agencies.

National level

Michigan is part of Region V of FEMA.
Federal Emergency Management Agency
536 South Clark Street, 6th Floor
Chicago, IL 60605
312-408-5500

County level

Oakland County Homeland Security
1200 N Telegraph Road
Pontiac, MI 48341
248-858-5550

Local level

Addison Township Fire Station
4026 Forest Street
(Rochester Road)
Leonard, Michigan, USA, 48367

248-628-5600

Oakland County Sheriff's Office
Addison Township Police Substation
1440 Rochester Road
Leonard, Michigan, USA, 48367

248-628-2998

Village of Leonard
23 Elmwood Street
PO Box 789
Leonard MI 48367

248-628-7380

<https://www.fema.gov>

<https://www.ready.gov>

<http://www.twp.addison.mi.us>

<http://www.villageofleonard.org>

<https://www.mabas3201.org>

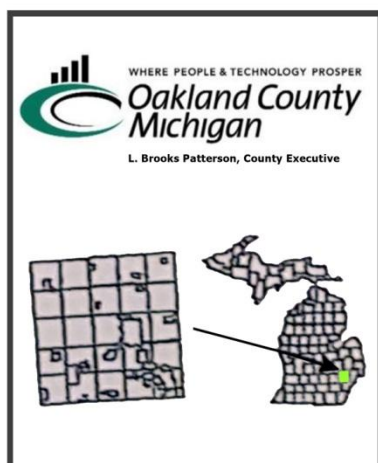
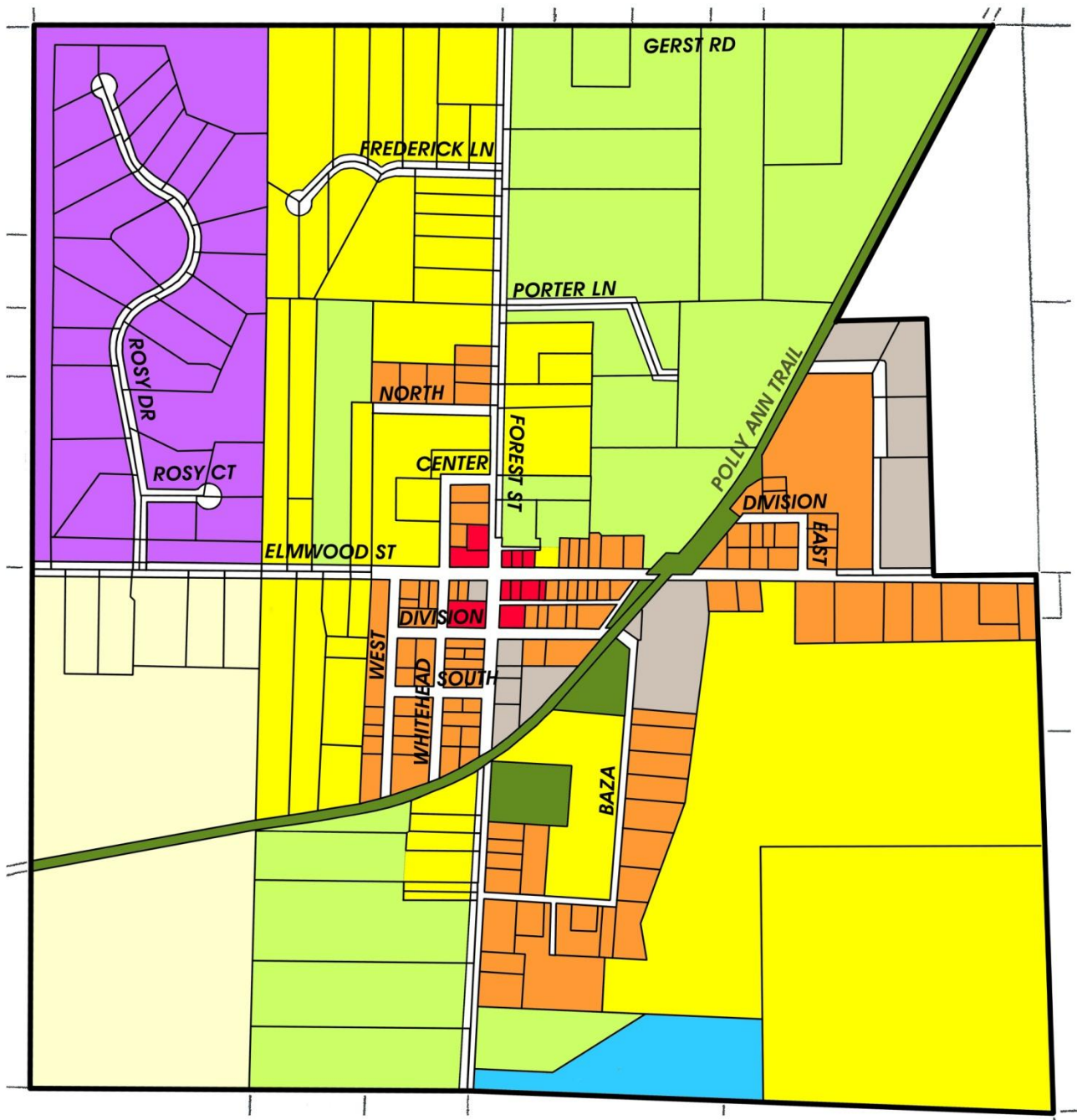
<http://www.twp.addison.mi.us/FireDepartment.aspx>

<https://www.oakgov.com/homelandsecurity/Pages/default.aspx>

<https://www.oakgov.com/sheriff/Pages/substation/addison.aspx>

CONTINUOUS PLANNING

A role of the Planning Commission is to provide recommendations to the Village Council and administration. This planning function is a continuous process which does not terminate with the completion of the Plan. Urban and Rural areas are in constant change and planning is an ongoing process of identification, adjustment, and resolution of the problems. In order to sustain the planning process and generate positive results, maintain momentum, and respond to change, the Plan should be reviewed and updated periodically.



Village of Leonard Zoning Map

0 250 500 750 1,000 Feet

Leonard Planning Commission 2017

Legend

- AG Agricultural
- R-1F Small Farm
- R-1 Single Family Residential
- R-2 Single Family Residential
- MD Multiple Family
- C Village Commercial
- LI Light Industrial
- PUD Planned Unit Development
- P&R Park and Recreational
- Right of Way

TABLE 14

**PROJECT EVALUATION SUMMARY
VILLAGE OF LEONARD**

PROJECT	MASTER PLAN PRIORITY	AVAILABILITY OF FUNDS	SIGNIFICANCE OF IMPACT	GENERAL FEASIBILITY	COMMENTS	POTENTIAL FUNDING SOURCES*
1. Village Square	Moderate	Low	High	Moderate	Develop a central public space to create a focus and identity for downtown. Acquire property design plaza including landscaping, benches, and lights.	PFS, DDA, CDBG, RBF, GF, TAP
2. Village Entry Signs	High	High	Moderate	High	Erected attractive, grand scale signs at entrances to the Village. Requires ongoing maintenance.	PFS, GF
3. Village Park Improvements	Moderate	High	Low	High	Design and install limited facilities on Village parkland on Forest Street; pursue land for expansion. Park Committee opened in 2015. Add Sidewalks.	CDBG, GF, LWCF, MNRTF, PFS, TAP
4. Downtown Parking	Moderate	Moderate	High	Moderate	Work with downtown property owners to locate additional parking for downtown businesses, considering on-street and off-street.	GF, DDA, CDBG, TAP
5. Downtown Revitalization Main Street Oakland County Associate	High	High	High	High	Encourage reinvestment, enhance village core and explore opportunities for mixed uses.	GF, DDA, CDGG, TAP
6. Downtown Streetscape Improvements	High	Moderate	High	Moderate	Design and implement streetscape for village commercial area (crossroads), to include lighting, landscaping, sidewalks, shoulder improvements, etc.	GF, SA, DDA, CDBG
7. Grand Trunk Western Road and Trail	High	Low	High	Moderate	Linear Trail known as Polly Ann Trail is complete with ongoing maintenance and upgrades. Used for pedestrians, bikes, horses, and non-motorized use.	SA, Act 51, LWCF, MNRTF, TAP

PROJECT	MASTER PLAN PRIORITY	AVAILABILITY OF FUNDS	SIGNIFICANCE OF IMPACT	GENERAL FEASIBILITY	COMMENTS	POTENTIAL FUNDING SOURCES*
8. Village and Residential Tree Planting	Moderate	High	Moderate	High	Ongoing program, grants received from DTE and Go Green Youth Alliance. A yearly program offers a variety of trees that can be ordered at substantial savings.	GF, PFS
9. Complete Sidewalk System	High	Moderate	High	Moderate	Ongoing programs to construct and repair sidewalks and to complete connections to activity centers. Solicit public opinion and coordinate with other future capital improvements (i.e., circulation and drainage improvements).	SA, GF, CDBG, TAP
10. Historic Register Listing for Village Hall and Other Structures	High	High	Moderate	High	Nominate Rowland Hall and other eligible structures for listing on State and National Register of Historic Places.	PFS, GF, MBH
11. Continue Repair and Modernization of Rowland Hall	Moderate	High	Moderate	High	Interior and exterior improvements, including upgraded office space, masonry work, etc. Universal access doors and ramps installed in 2013.	CDBG, GF, PFS
12. Widen Baza Street	Low	Moderate	Low	Low	Require dedication of additional right-of-way in conjunction with future development.	PFS, Act 51, SA, GF, TAP
13. Fire Station	Low	Low	Moderate	Moderate	Fire Station is located on Forest since 2003. Former Station is now Village facility.	GF
14. Upgrade and Protect Residential Neighborhood	High	Moderate	Moderate	Moderate	Adoption and strict enforcement of codes and ordinances (i.e., housing code, property maintenance code). Provide information on available loan and grant programs.	GF, PFS, MSHDA, O.C. Rehab.
15. Industrial Expansion	Moderate	Low	Low	Moderate	Assist in creation of industrial park or expansion of industrial facilities through participation in infrastructure improvements.	LDFA, SA, GF

PROJECT	MASTER PLAN PRIORITY	AVAILABILITY OF FUNDS	SIGNIFICANCE OF IMPACT	GENERAL FEASIBILITY	COMMENTS	POTENTIAL FUNDING SOURCES*
16. Screen Village Garage and Maintenance Yard	Low	Moderate	Moderate	Moderate	Provide greenbelt to buffer storage areas from residential; redirect truck traffic away from neighborhood streets.	GF, CDBG
17. Main Street Oakland County Associate Program	High	Moderate	High	High	Receive other communities mentoring services in order to revitalize historic commercial district	Public donations, GF, TAP
18. Village Website	High	Moderate	High	Moderate	The Village established a website at www.villageofleonard.org .	GF

***Funding Sources**

CDBG	Community Development Block Grant	RBF	DNR Recreation Bond Funds
GF	General Fund, Special Program	LWCF	DNR Land and Water Conservation Fund
SA	Special Assessment	MNRTF	DNR Michigan Natural Resources Trust Fund
MMBA	Michigan Municipal Bond Authority	O.C. Rehab	Oakland County Rehabilitation (CDBG)
PFS	Private Funding Sources - Homeowners, Developers, Local Lending Institutions, Civic Organizations, Business Owners	Act 51	Michigan Highway Law
HUD	Elderly Housing - Section 202	MBH	Michigan Bureau of History
MSHDA	Michigan State Housing Development Authority	DDA	Downtown Development Authority
		LDFA	Local Development Finance Authority
		TAP	Transportation Alternatives Program

PRESERVING THE PAST...EMBRACING THE FUTURE



VILLAGE OF
LEONARD
OAKLAND COUNTY • MICHIGAN



Our Community is Committed
to Maintaining the Village
Crossroads Feel of Our
Rural Small Town.