

# Village of Peck Master Plan



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## Village of Peck

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The Village of Peck Master Plan was adopted by resolution by the Peck Planning Commission on October 16, 2019, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding a public hearing for this Master Plan on October 16, 2019.

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# Chapter 1

## The Planning Process

### Introduction

The Village of Peck Master Plan is a policy document which reviews the current conditions in the Village, and based on that review and public input, provides goals and objectives for the future of land use planning in a 5 to 20-year time frame. The plan, used in conjunction with the Village Zoning Ordinance, will assist in guiding future land use decisions. The legal basis and rationale for the Master Plan are outlined in the Michigan Planning Enabling Act, PA 33 of 2008, as amended (MPEA).

This document is a culmination of the efforts by the Peck Planning Commission to create and adopt an official Master Plan. This process greatly valued the input from the community, and therefore the document is reflective of their wishes and concerns in regards to their community. It strives to retain and strengthen the quality of life in the Village, while planning ahead to anticipate and address changes. This document outlines the preferred future, or vision, of the Village of Peck.

### Planning Process

The Master Plan is constructed from a number of various components, including a community profile, natural resources inventory, existing land use, community input, goals and objectives, and a future land use plan. The initial inventories, community profile, natural resources, and existing land use, serve as an analytical tool to review the current conditions in the Village. One of the most important sections of the plan is the public input, which is an important tool to guide future decision-making and for developing goals. Finally, the goals in conjunction with the future land use section, strives to improve and strengthen areas of the community that the residents enjoy, and works to change areas and issues that have been identified as a concern.

To ensure the Master Plan is current, and adheres to the flux of current social and economic trends, the plan must be periodically reviewed. The MPEA requires that a Master Plan be reviewed by the Village once every five years.



The main purpose of a Master Plan is to guide and enable a community to establish the direction of development. Specifically, the Planning Act gives communities the authority to adopt an official Master Plan to serve as a guide for local officials when considering land development matters. The Master Plan considers all of the information listed above, and as such aims to:

- Guide the use of limited resources in an efficient manner.
- Promote public health, safety, and welfare.
- Preserve the quality of the environment.
- Guide future zoning decisions.

In April of 2018, the Village of Peck began creating their Master Plan. The Village contracted with Spicer Group of Saginaw to assist the Planning Commission with this process. The Planning Commission met with the Planning Consultant in 2018 and 2019 to work on the plan. Feedback from the community, as well as inventory data collected at the beginning of the process was the basis for the goals, objectives, and action items outlined in this plan.

A draft of this document was prepared in May of 2019 and delivered to the Planning Commission for review. In July, the Village Council submitted the draft plan to neighboring jurisdictions and to Sanilac County as required by the Planning Enabling Act. On October 16, 2019, the Planning Commission held a public hearing on the Master Plan, as required by the Planning Enabling Act. This provided an additional opportunity for public input on the Master Plan. The final Master Plan was adopted on October 16, 2019.

## Master Plans vs Zoning Ordinances

Often Master Plans and Zoning Ordinances are thought of as the same document, however a more accurate description would be that they are two different sets of tools that, when used in conjunction with one another, work toward the same purpose and goals. Even though the documents are working toward the same goals, they are actually somewhat different.

The Zoning Ordinance is the law, it regulates the use and development of land as it exists in the present. The Master Plan is policy, and should therefore be used as a guide to the future use of land and overall development in the Village. While the Master Plan outlines a community's vision for the future, the Zoning Ordinance contains the rules that govern the path to that vision.

The Michigan Zoning Enabling Act requires that a Zoning Ordinance be based on an adopted Master Plan. Often, once a community has updated their Master Plan, they will also review their Zoning Ordinance to ensure it aligns with the goals of the Master Plan.

Table 1 – Master Plan vs Zoning Ordinance

Master Plan	Zoning Ordinance
Provides general policies, a guide.	Provides specific regulations, the law.
Describes what should happen in the future-recommended land use for the next 20 years, not necessarily the recommended use for today.	Describes what is and what is not allowed today, based on existing conditions.
Includes recommendations that involve other agencies and groups.	Deals only with development-related issues under Village control.
Flexible to respond to changing conditions.	Fairly rigid, requires formal amendments to change.

## Using the Master Plan

The Master Plan will be used primarily by the Village Council, the Planning Commission, and the Zoning Boards of Appeals as a guide in making land use decisions. Applicants seeking approval from any of these bodies will also find the Master Plan to be a valuable tool for understanding the long-term goals of the Village. Likewise, the Master Plan can be used by other citizen committees to assist them in their review of land use related issues.

The Master Plan also acts as the starting point for all Zoning Ordinance updates and amendments. Michigan State Law requires that the Zoning Ordinance and zoning amendments be based upon a Master Plan. The Master Plan gives a legal basis for zoning and identifies how the community is protecting the health, safety, and welfare of the population. In the event that either the Zoning Ordinance or a decision of the Planning Commission is challenged in court, the Master Plan will help provide the planning rationale to support the land use regulation.

The Village Council, Planning Commission, and the public should continuously reference the Master plan in order to:

- Review development proposals – to confirm any given proposal meets all goals and objectives of the Master Plan.
- Review rezoning requests – to confirm that the request is consistent with the goals and policies of the Master Plan, and potential impacts on the Village.
- Provide a basis for amendments to the Zoning Ordinance and zoning map - to help realize and enforce plan goals.
- Understand expectations for the future land use patterns and desired land use types in the community – to inform potential residents and businesses about the Village and its future.
- Identify and recommend physical improvements – to provide direction for provision of roadways, entryways, non-motorized paths, parks, and community facilities.
- Provide specific design standards related to buildings, landscaping, and other site improvements – to guide development and redevelopment throughout the community.

# Chapter 2

## Learning About Peck

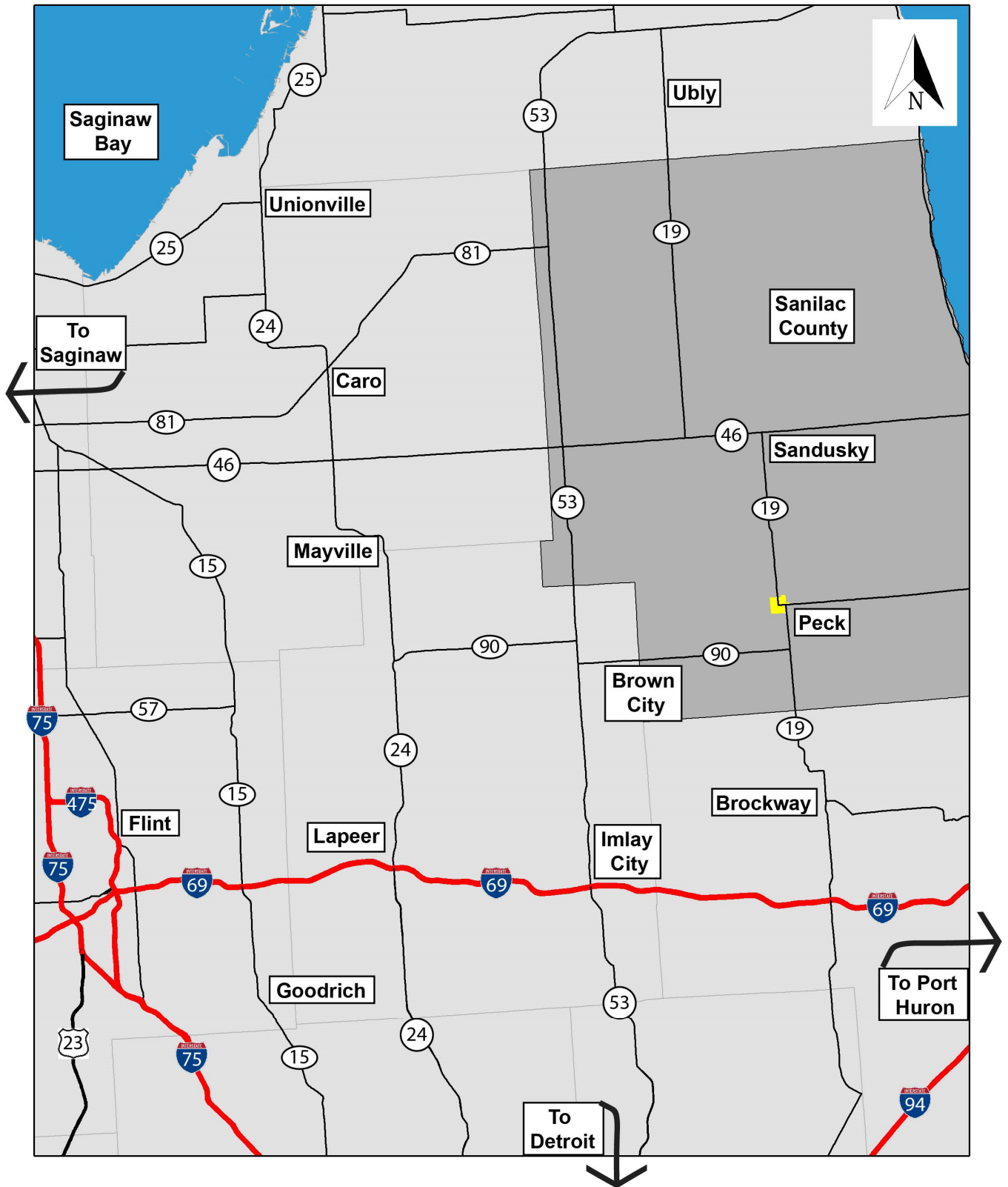
### Location

The Village of Peck is a small village located in southern Sanilac County, in Michigan's tri-county "Thumb" region. The Village is seated within Elk Township. Elk Township is surrounded by Speaker Township to the south, Flynn Township to the west, Watertown Township to the north, and Buel Township to the east. The City of Sandusky is located north of the Village and Croswell is located to the east. Map 1 illustrates the location of the Village in the greater region, and within the southern portion of Sanilac County.

State highway M-19 runs north and south through downtown Peck, and M-90 runs east and west through the downtown. The Village is approximately 50 miles east of I-75 and 20 miles north of I-69, the nearest highway. Also, the Village is approximately 45 miles northeast of Flint, and 25 miles northwest of Port Huron, two large regional shopping centers. The City of Sandusky, the seat of Sanilac County, is much closer, approximately 10 miles north of the Village.



Map 1 – Location



## Demographics

Information from the U.S. Census is used to analyze a community's current demographic conditions. In the following sections, Census-based data on overall population trends, housing characteristics, and economic information in the Village of Peck is analyzed. Chapter 2 is a summary of this data, presenting an overview of the demographic conditions within the Village.

The information presented in this chapter uses the most recent Census Data, from the 2010 Census and the 2010 American Community Survey (ACS). Appendix A contains a summary table of U.S. Census demographic data for the Village of Peck, Elk Township, Sanilac County, the State of Michigan, and the United States. This table is for comparison purposes. In the following sections, when any statistics are compared, these are the five geographies to which the text refers.

### Population Characteristics

Population growth is one of the most important factors influencing land use decisions in any community. Therefore, it is important for a jurisdiction to know these trends in order to be prepared for the future.

#### Historic Population

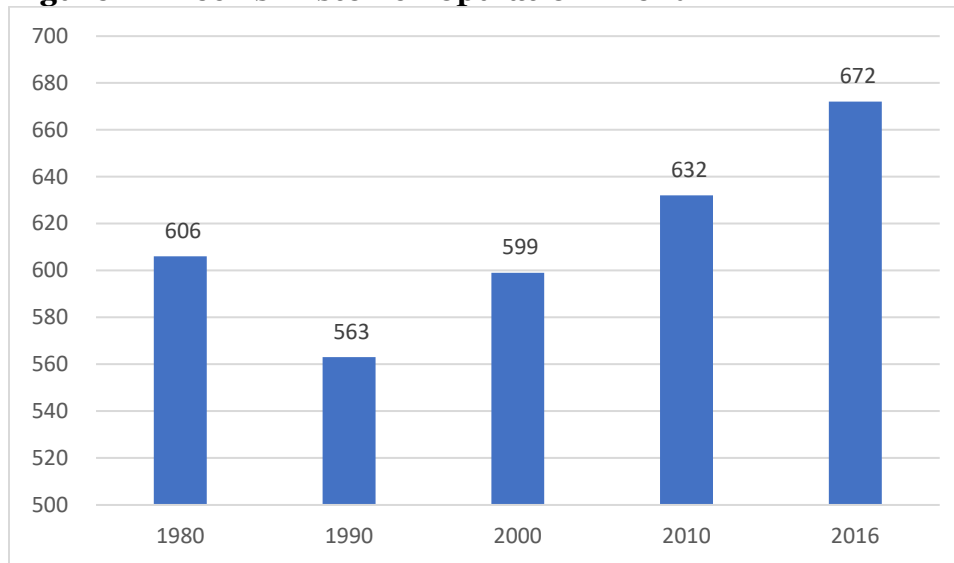
Between 1980 and 2016, Peck's population experienced a 10% increase overall, with only one instance of population decline. Aside from the 1990 Census counts, the population in Peck has had very steady increases, ranging from 30 – 50 people every ten years. Between 1980 and 1990, the Village lost approximately 40 people. According to the 2016 ACS estimates, the population in Peck is 672 residents. This is a increase of 40 residents, or 6% of the population, from the 2010 Census counts. This is similar to the 2000 to 2010 population change, which was an increase of 5.5% from 599 to 632 people.

Steady population increases is a fairly uncommon trend for small rural communities in Michigan. Most experience large population fluxations, and have seen population decline over the past decade. It appears the same population patterns to which Peck is accustomed have continued since the 2010 Census. However, it is important to remember the 2016 number is ACS data, which means it is estimated data, as compared to the Census which is a full population count. The Village will not have another full population count until the 2020 Census. Until that time, the Village should consider the trends indicated by the ACS data, but should not rely on them.

When comparing Peck's population change from 2000 to 2010 to the other communities, the Village was the only one, aside from the United States, to have a population increase. Figure 1 represents the historic population change in Peck, and Table 2 represents the historic population change of the various regional jurisdictions. Population change happens for many reasons, the most common reasons for population increase include more births than deaths,

good places to work, good schools, and a strong quality of life. All of these reasons could be the cause of the population growth in Peck. If the Village continues to grow, it will need to consider new Village services and housing options to properly coordinate a plan for updated features and amenities.

**Figure 1 – Peck’s Historic Population Trend**



**Table 2 – Historic Population**

	1980	1990	2000	2010	2016	% Change from 2000 to 2010	% Change from 1980 to 2016
<b>Village of Peck</b>	606	563	599	632	672	5.51%	10.89%
<b>Elk Township</b>	1,535	1,465	1,584	1,526	1,564	-3.66%	1.89%
<b>Sanilac County</b>	40,789	39,928	44,547	43,114	41,761	-3.22%	2.38%
<b>Michigan</b>	9,262,078	9,295,297	9,938,444	9,883,640	9,909,600	-0.55%	6.99%

## Population Age

Analyzing the age of the population is another useful way to understand the needs of a community. The following will focus on the age distribution within Peck, and the median age of the residents. Both are key indicators to determine how a population is changing over time.

Table 3, is representative of the age distribution from 2000 to 2010 for the Village, Elk Township, and Sanilac County. The master demographic sheet in Appendix A includes an additional comparison between these three jurisdictions, along with Michigan, and the United States. Overall, Peck did not have any drastic changes in the population distribution between 2000 to 2010. The largest changes were in the 25 – 44 and 45 – 64 age groups. The first (25 – 44) lost 3.1% of its population, while the latter (45 – 64) increased by 4%. Additionally, three other age groups increased in population: 5 – 19, 20 – 24, and 45 – 64. The remaining three age groups, 5 and younger, 25 – 44, and 65 and older, all decreased in the population. This trend is indicative of the population increases mentioned in the previous section because the schoolage children, family starting group, and family/empty nesters group all increased. Each of these groups translates, either directly or indirectly, to more children in Peck. This trend supports the hypothesis of population increase in the Village, as indicated by the 2016 ACS data.

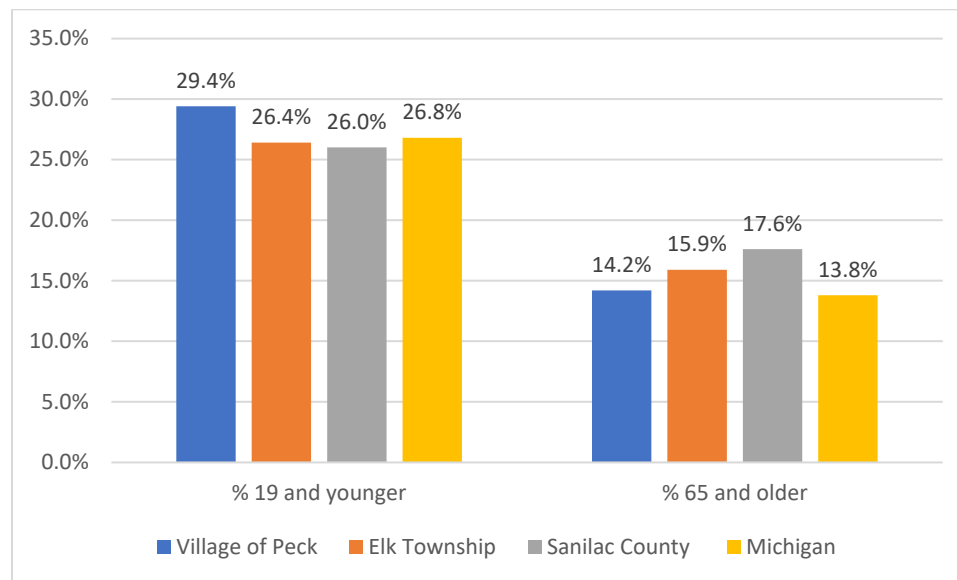
Overall, the age distribution trends in the Village are similar to those of the other regional localities. The most drastic change in age groups for the other jurisdictions occurred in the 25 – 44 and 45 – 64 age groups. In both cases, the 25 – 44 age group lost approximately 6%, and the 45 – 64 age group gained between 7 – 8%. Opposite of Peck, the Township and County both had an increase of the 65+ age group by at least 2%. Also opposite, were the trends in the 20 – 24 age group. Peck was the only jurisdiction to experience a population increase for this age group. The remaining age groups were similar to Peck's trends. As compared to Peck, the other localities had much more drastic trends in population changes. This indicates a more stable population in the Village. There was no large influx or exodus of people.

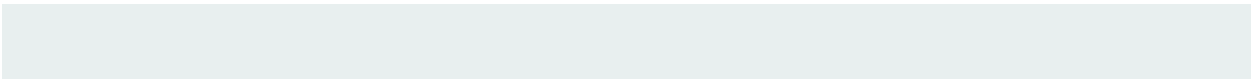
**Table 3 – Age Distribution**

Age Distribution						
	Village of Peck		Elk Township		Sanilac County	
	2000	2010	2000	2010	2000	2010
<b>Population age 5 years and younger</b>	7.85%	6.65%	6.82%	5.11%	6.54%	5.83%
<b>5 to 19</b>	22.20%	22.78%	24.37%	21.30%	22.87%	20.18%
<b>20 to 24</b>	6.68%	7.59%	5.18%	6.36%	5.09%	5.03%
<b>25 to 44</b>	27.38%	24.21%	27.78%	21.95%	27.04%	21.83%
<b>45 to 64</b>	20.53%	24.53%	21.91%	29.42%	23.05%	29.55%
<b>65+</b>	15.36%	14.24%	13.95%	15.86%	15.41%	17.58%

Another age comparison, highlighted in Figure 2, is between the oldest and youngest population groups. Peck has the largest percentage of residents who are 19 and younger, and the second smallest percentage of population that are 65 and older. It is important to have an understanding of the breakdown of age distribution in a community because each age group has very distinct needs. This is most true of the youngest and oldest generations because they have the most different needs of all. The younger individuals in the community will need places to play, good schools, and job opportunities. While the elderly population will need medical care options, assisted living facilities, and transportation assistance. These are all important factors to consider when planning for Peck's future.

**Figure 2 - Percent of Population 19 and Younger and 65 and Older (2010)**

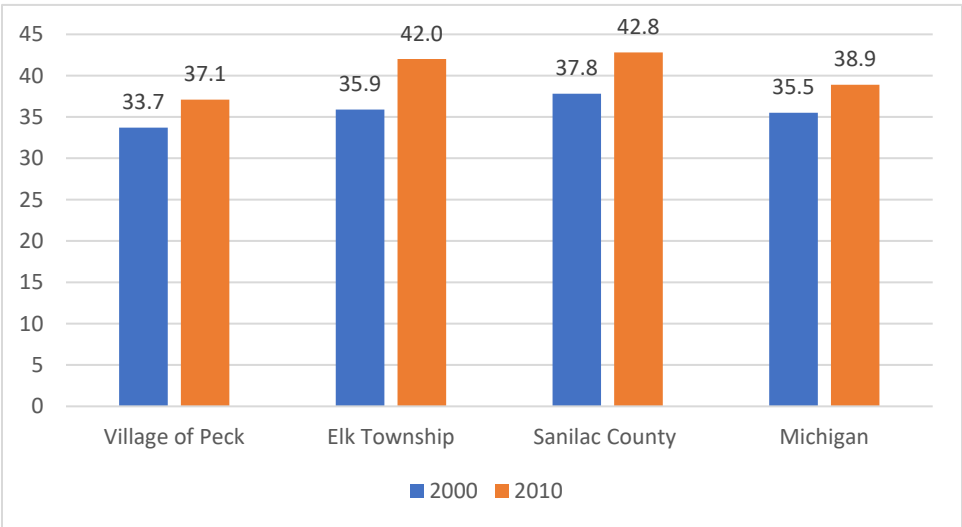




Median Age

Median age is another indicator of how slow or fast a population is aging over time. Figure 3 below, represents the change in median age between the 2000 and 2010 Census for four jurisdictions. All the geographies had an increase in median age. In 2000, Peck had a median age of 33.7, and in 2010 it increased to 37.1. This is an increase of 3.4 years. In 2000, Peck’s median age was the youngest of all the compared jurisdictions in Figure 3. This trend remained true in 2010, Peck still has the youngest median age. Similar to Peck, the State also had a 3.4 age increase, while the Township and County’s increase was much larger, at 6.1 years and 5 years respectively. This shows that Peck is youngest of all the compared jurisdictions and is aging at a similar rate to the State, whereas the Township and County are aging much faster.

Figure 3 – Median Age (2000 & 2010)





# Household Characteristics

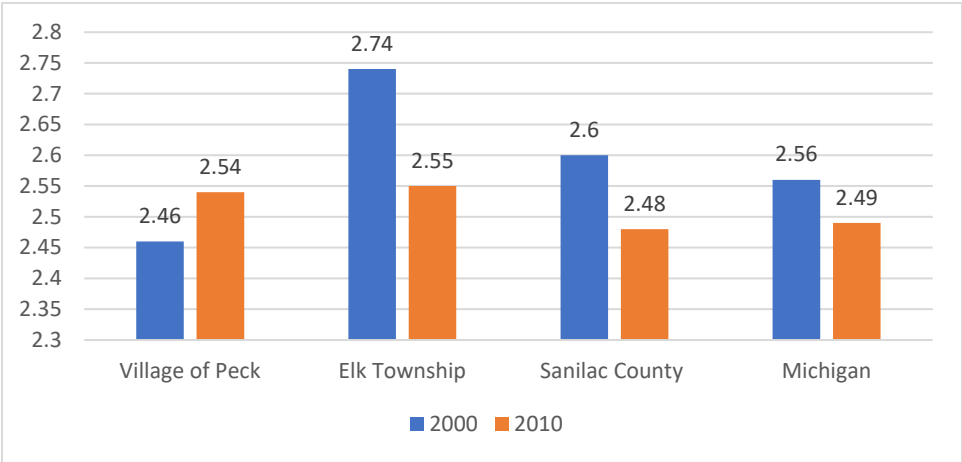
In addition to population demographics, the Census also measures various household and housing characteristics. The household characteristics analyze the human element of each household. These characteristics give a community a broader understanding of who lives within their jurisdiction, how they live there, and what family structures are present. In comparison, housing characteristics are more focused on the physical elements of housing in a community such as: occupancy, number, type, ownership, and value of the housing units within a jurisdiction.

## Average Household Size

Average household size is the number of people per household. This figure is indicative of several things, including the number of families and children, the change in family structures over time, and the number of residents living alone. In 2010, the average household size in Peck was 2.54, which is an increase from 2.46 in 2000. Of the four jurisdictions in Figure 4, Peck is the only community to have an increase in their average household size. Peck has the second largest average household size, behind Elk Township. The Township’s average household size is 0.01 year greater than Peck’s. From 2000 to 2010, the Township saw the most significant decrease in average household size of approximately 0.19 people. In 2000, Peck had the smallest average household size of the four jurisdictions in (Figure 4), in 2010 that figure switched. Now the County and Michigan have smaller average household sizes, and the Village is almost equal to the Township.

Throughout the State of Michigan, most small rural communities are seeing a decrease in average household size as younger families move away, and as baby boomers age. However, Peck stands out in this category as well. The average household size of the Village increased, which is in line with the population trends discussed in the previous section. If the population in Peck continues to grow, the Village will have to plan for housing to support families, while also considering other options such as apartments for the younger generation if they choose to stay in the area.

**Figure 4 –Average Household Size (2000 & 2010)**



## Household Type

The following information categorizes the type of family unit that lives in each household. The U.S. Census breaks families into 2 categories, with several sub-categories. The first category is family households, which includes the sub-categories of married couple families, male householder, and female householder. The second category is nonfamily households, which includes the sub-categories of living alone and not living alone. The 2000 and 2010 Census counted types of family units in different ways. In 2010, the new category of male householder was added, and accounts for the differences in Table 4 below.

Overall, 61.4% of the population in Peck is a part of a family household, and 38.6% of the population is a part of a nonfamily household. In the 10 years between 2000 and 2010, Peck had a decrease in family households. In 2000, 67.8% of the units in Peck were considered families. Of the family households, 51.9% were married couple families, which decreased to 46.3% in 2010. Logically, because the number of family households have decreased, the number of nonfamily households have increased. In 2000, nonfamily households accounted for 32.2% of family units, in 2010 they account for 38.6% of the family units in Peck. The majority of this population are householders living alone (29.7%). Table 4 highlights these family characteristics.

**Table 4 – Household Characteristics**

	2000		2010	
	#	%	#	%
<b>Village of Peck</b>	239	10.0%	246	10.0%
<b>Family Households</b>	162	67.8%	151	61.4%
<b>Married Couple</b>	124	51.9%	114	46.3%
<b>Male Householder</b>	-	-	7	2.8%
<b>Female Householder</b>	29	12.1%	30	12.2%
<b>Nonfamily Households</b>	77	32.2%	95	38.6%
<b>Householder living alone</b>	69	28.9%	73	29.7%
<b>Householder not living alone</b>	8	3.3%	22	8.9%

## Housing Characteristics

In addition to household characteristics, the U.S. Census also measures housing characteristics, or the occupancy, number, type, ownership, and value of the housing units within a jurisdiction. Once a community understands the way their population is changing, and the needs of the shifting population, then it is important to understand what housing options are available to its residents. Analyzing this information allows the community to see where there is a lack or gap of a certain type of housing, the conditions of the housing stock, and the cost of living. Understanding these changes will help Peck anticipate changes in the future.

### Housing Units and Tenure

According to the 2010 ACS, there are a total of 283 housing units in Peck, which is an increase from 253 units in 2000. Peck is similar to all of the jurisdictions in Table 5 because they each had an increase in housing units from 2000 to 2010. This trend is promising because residents in all the jurisdictions are choosing to build new construction where they live. By doing so, they are investing in the community and planning to set down roots. In Peck, 87% of the housing units are occupied, and 13% are vacant. Compared to 2000, the occupancy rates decreased by 7%, and therefore vacancy rates increased by the same amount. Overall, this change is very similar to the other jurisdictions. All the jurisdictions experienced similar trends in their occupied and vacant housing units. Overall, Peck has the second largest percentage of occupied units. In comparison, Sanilac County has 11% more vacant homes than the Village and Township, which can be explained by seasonally vacant homes in the County.

Of all the occupied units in Peck, 74% are owner-occupied, while the remaining 26% are renter-occupied. In 2000, the number of owner-occupied units in the Village was 77%, meaning there was a 2 percent decrease in owner-occupied housing units over the 10-year period. However, this trend is not uncommon, all the jurisdictions in Table 5 had a similar decrease in owner-occupied housing units between 2000 and 2010.

**Table 5 – Housing Units and Tenure**

	Village of Peck		Elk Township		Sanilac County	
	2000	2010	2000	2010	2000	2010
<b>Total Housing Units</b>	253	283	605	673	21,314	22,725
<b>% Occupied</b>	94.5%	86.9%	93.6%	87.5%	79.2%	75.4%
<b>% Owner-Occupied</b>	76.6%	74.4%	82.3%	80.0%	81.9%	80.2%
<b>% Renter Occupied</b>	23.4%	25.6%	17.7%	20.0%	18.1%	19.8%
<b>% Vacant</b>	5.5%	13.1%	6.4%	12.5%	20.8%	24.6%

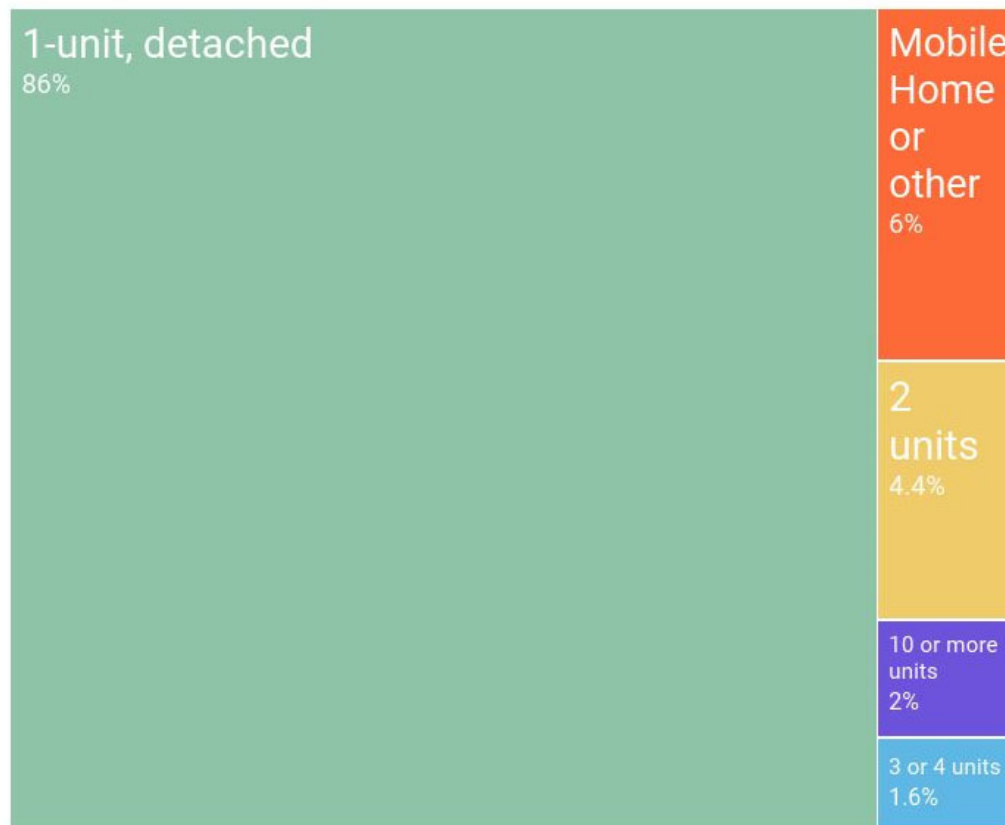
## Housing Types

The U.S. Census also collects data on the housing types within each jurisdiction. For clarification, a 1-unit, detached structure is a typical single-family housing unit. While a 1 unit, attached structure is a single-family housing unit that is attached to several other single-family housing units, (such as townhomes or row houses), but is a completely separate unit from the adjoining neighbors.

The majority of the housing units in the Village are single-family homes (86%), or 1-unit, detached structures, see Figure 5. The next largest categories include mobile homes or other (6%), 2 units (4.4%), 10 or more units (2%), and 3 or 4 units (1.6%). There are no 1-unit, attached structures or 5 – 9 units in Peck.

From 2000 to 2010, the percentage of single-family homes increased from 80% to 86%, this is a significant change compared to the other housing categories which had much smaller percentage changes. The only other distinct change was in the percentage of mobile home units, which increased from 2.7% in 2000 to 6% in 2010. Other changes to note are that in 2000, 5.9% of the housing was 10 or more units, in 2010 it is only 2%. In the future, the Village should consider policies that would allow for diversification of the housing market. Providing more housing options to Peck residents supports a broader housing market in Peck, which will be crucial in retaining residents over a long period of time.

**Figure 5 –Housing Types (2010)**



## Age of Housing

The age of the housing stock is a way to determine the quality of the existing structures and future need for new housing. Generally speaking, the economically useful age of residential structures is approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to include amenities considered standard for today's lifestyle is diminished.

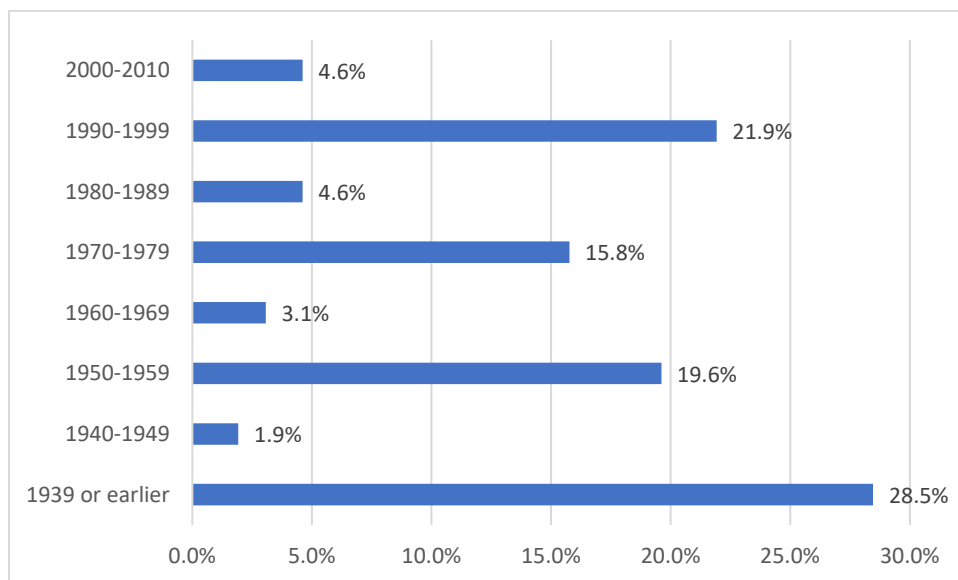
When a community's housing stock approaches that age, it is possible the need for rehabilitation and new construction will increase. However, there are exceptions to this rule, some of the older housing in a community might be very well built, as well as desirable because of historical or architectural value, while at the same time newer housing might not be of good quality.

It is important for a community to know if people are continuing to move into the existing housing stock or building new. If new residents are filling up the available housing stock, it is likely being repaired when necessary. However, if residents are always building new, older housing may fall into disrepair.

The following chart includes data up to the 2010 ACS counts, it does not account for any homes built after 2010. Figure 6 represents the percentage of the total housing structures built each decade from the ACS data. Peck's older housing, built before 1970, accounts for about 53% of the Village housing stock, meaning, the majority of the housing stock is 50 years or older. Approximately 20% of the housing stock was built between 1970 and 1989. Between 1990-1999, there were numerous homes built, accounting for 22% of the housing stock. Approximately 4.6% of the housing stock was built between 2000-2010.

The median age of a housing unit in Peck is 58 years old (1960).

**Figure 6 – Age of Housing Units (2010)**



## Economy

Economic characteristics comprise a major part of U.S. Census data. It is important to examine the economic status of a community to determine the ability to support future commercial, residential, and industrial development. The data exposes the strengths and weaknesses in the Village, while alluding to trends that may aid or hurt the economic future of the community. This economic analysis utilizes 2000 and 2010 U.S. Census data and 2010 American Community Survey 5-Year Estimates.

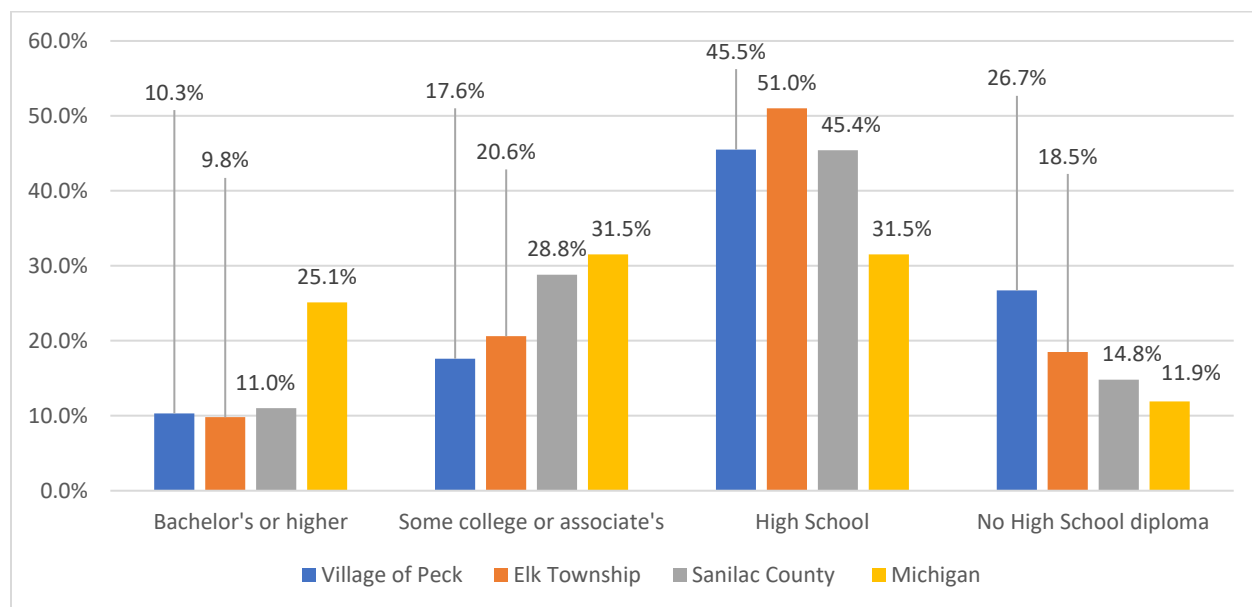
## Education

Educational attainment information from the Census measures the education levels of a community. This information is a good indicator of the skills and capabilities of the labor force, the economic vitality of the area, and the type of industry that would be most effective in that area. It also illustrates hierarchy of jobs which may be suitable or necessary for the residents of a community.

The U.S. Census reports on all levels of educational attainment. For the purpose of this plan, the categories have been condensed into: those who did not complete high school, those who earned a high school diploma or equivalent, those that attended some college or earned an associate degree, and those who earned a bachelor's degree or higher. The following data is representative of the individuals who are 25 and older.

Figure 7 is representative of the educational attainment levels for all the regional jurisdictions. Of the four compared jurisdictions, Peck has the second largest percentage of individuals who have earned their high school diploma, aside from Elk Township. Additionally, 17.6% of the population has earned their associate degree or attended some college, 10% have earned their bachelor's degree or higher, and 26.7% of the population does not have a diploma.

**Figure 7 – Educational Attainment (2010)**





## Income and Poverty

Income and poverty levels are measuring tools that can be used to determine the relative economic health of a community. Increases in income can show economic success while increases in the percent of individuals below the poverty level can show economic failure. Income is measured at three levels: median household income, median family income, and per capita income. Table 6 illustrates these three levels, as well as the percentage of individuals who rely on Social Security Income, and individuals below the poverty line. Measuring income is a way to measure wealth, or a relative measure of a population's willingness and/or ability to pay for infrastructure, housing, and discretionary municipal services.

Median household income is a measure of the total income of the people living in a single household. The median household income in Peck is \$43,333. This is less than the Township (\$48,833), but more than the County (\$40,181).

Median family income is a measure of the total incomes of family households. This number is normally higher than median household income for two reasons: families often have two individuals earning an income, and the category does not include single persons living alone. The median family income in Peck is \$57,708. This is over \$14,000 higher than the median household income. The median family income of Peck is greater than that of the County (\$49,005), but less than the Township (\$58,304).

Per capita income is the amount of income all individuals within the jurisdiction, regardless of age or employment, would receive if income was equally divided among all residents. This number is usually the lowest of the three measurements, and is a good indication of the overall wealth of a community. In Peck, the per capita income is \$19,305. This is the lowest per capita income of the three jurisdictions in Table 6 below.

Of the 3 jurisdictions, Peck has the lowest percentage of households that rely on Social Security for their income (29.2%). The County has the highest percentage of individuals on Social Security at 35.7%, and the Township has the second highest percentage at 35.3%. This category counts the population that earns an income in the following manner:

- Withdrawing from a personal retirement plan
- Withdrawing from a pension from an employer
- Based on marital history
- Based on health status
- Based on work, adult, and child disabilities

This category is a good indicator for the community because people living on a fixed income have very different priorities and needs than those that are working.

Poverty is the final factor used in determining the economic health of a community. The U.S. Census measures poverty by comparing the total income of a person's family with the threshold appropriate for the family size and characteristics. There are a total of 48 thresholds which determine the level of an individual's poverty. According to the 2010 ACS data, 7.4% of individuals in the Village live below the poverty line. This is the lowest of the three jurisdictions in Table 6.

**Table 6 – Income and Poverty Levels (2010)**

	Village of Peck	Elk Township	Sanilac County
<b>Median Household Income (\$)</b>	\$43,333	\$48,833	\$40,181
<b>Median Family Income (\$)</b>	\$57,708	\$58,304	\$49,005
<b>Per Capita Income (\$)</b>	\$19,305	\$20,143	\$19,645
<b>Households with Social Security Income (%)</b>	29.2%	35.3%	35.7%
<b>Individuals in Poverty</b>	7.4%	10.1%	14.8%

### Employment

Labor force characteristics indicate how people report their current or intended work status. It is important to note that labor force and income do not always vary directly, and the percentage of unemployed does not necessarily indicate a lower income community.

According to the 2010 Census, there are a total of 548 individuals in Peck over the age of 16. Of the 548 individuals, 285 are in the labor force and 271 are employed. The remaining population is not in the labor force (48%). Most often this means they are retired. This means 2% of the population in the Village is unemployed, and the remaining 263 individuals or 48% are not in the labor force. The Census asks respondents their current employment status at the time of response. There is no distinction between unemployed, in between jobs, or retired. To have a clearer picture of unemployment rates it is helpful to reference the Michigan Department of Technology, Management, and Budget (DTMB). According to the DTMB, the 2010 unemployment rate in Sanilac County was 15.4%, which is just slightly higher than Michigan at 12.6%.

Employment by industry measures the number of Peck residents who work in various industries. It is a good indicator of the stability of a job market and the job opportunities available to residents. It can also indicate people who travel to a specific destination for a job and the number of people who do not travel for work, such as farmers. From a land planning standpoint, these figures show trends in housing and traffic needs over time. Table 7 indicates the employment by industry for Peck.

The top three industries in Peck are educational, health and social services (24.7%), manufacturing (23.2%), and retail trade (21%). In 2000, manufacturing was the top employer (29%), educational, health and social services was second (22.6%), and retail trade was third (13.1%). The difference between the top three employers over that 10-year period was that manufacturing was in first place and educational, health, and social services was in second place in 2010. The opposite occurred with educational, health, and social services being in first, manufacturing in second, and retail trade in third place from 2000 to 2010. Retail trade increased from 13.1% to 21% in 2010, an increase of 7.9%. The other industries had smaller changes most ranging around 2%.

**Table 7 – Employment by Industry**

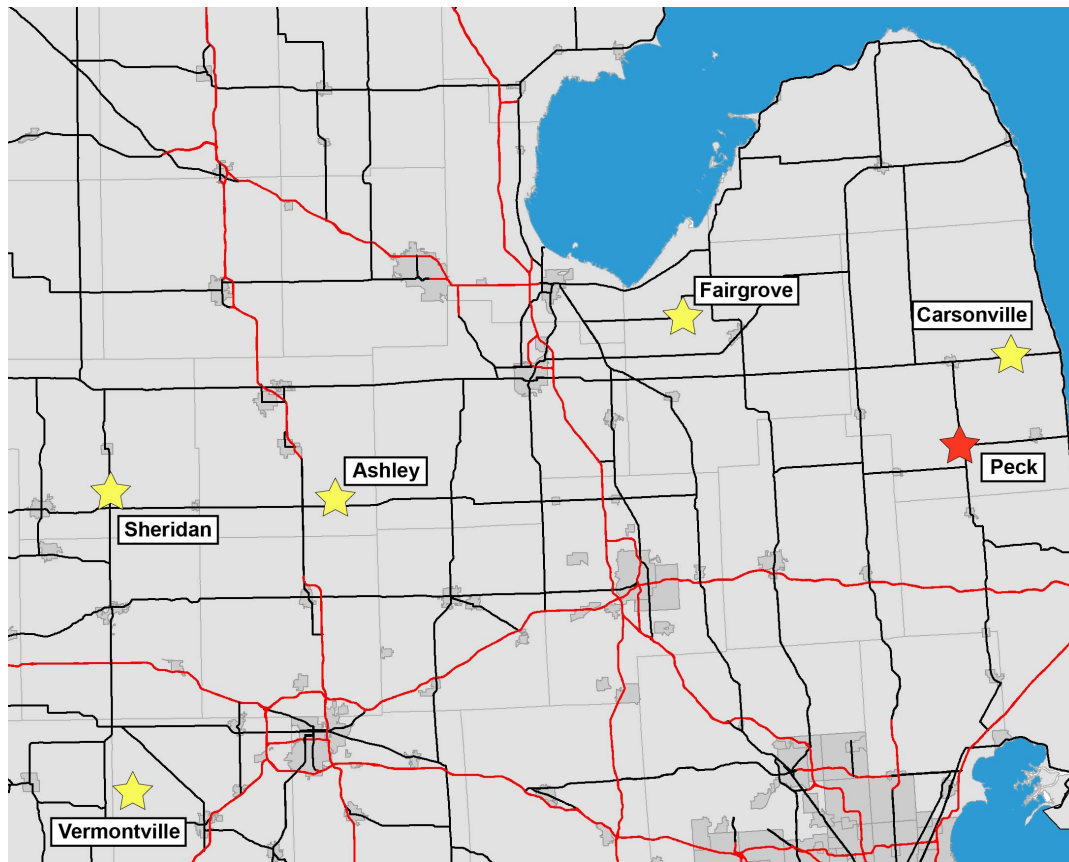
	<b>2000</b>		<b>2010</b>	
	#	%	#	%
<b>Agriculture, forestry, fishing and hunting, and mining</b>	4	1.6%	13	4.8%
<b>Construction</b>	31	12.3%	10	3.7%
<b>Manufacturing</b>	73	29.0%	63	23.2%
<b>Wholesale trade</b>	5	2.0%	0	0.0%
<b>Retail trade</b>	33	13.1%	57	21.0%
<b>Transportation and warehousing, and utilities</b>	13	5.2%	19	7.0%
<b>Information</b>	7	2.8%	13	4.8%
<b>Finance, insurance, real estate, and rental and leasing</b>	9	3.6%	4	1.5%
<b>Professional, scientific, management, administrative, and waste management services</b>	4	1.6%	4	1.5%
<b>Educational, health and social services</b>	57	22.6%	67	24.7%
<b>Arts, entertainment, recreation, accommodation and food services</b>	9	3.6%	9	3.3%
<b>Other services (except public administration)</b>	5	2.0%	6	2.2%
<b>Public administration</b>	2	0.8%	6	2.2%

## Comparison Communities

To fully understand the demographic characteristics of Peck, it is a worthwhile practice to benchmark them against other similar communities across Michigan. The five communities described below were chosen because they are similar to Peck in size. The following analysis compares communities similar to Peck to one another to determine any patterns or trends at a local level. This analysis is different from the previous comparison because those five jurisdictions, (Peck, Elk Township, Sanilac County, Michigan, and the United States) were representative of larger regions. This comparison, (Peck, Carsonville, Ashley, Fairgrove, Sheridan, and Vermontville) involves rural communities across the state, and aims to analyze more local trends by using data from other small towns, see Map 2. These trends indicate how rural areas in Michigan are changing, and how these trends are similar to the information previously described of Peck. The communities in this section of the Master Plan will be called Comparison Communities.

This analysis includes a comparative assessment to the economic, social, and demographic conditions. Data was collected from the 2000 and 2010 U.S. Census, and the 2010 American Community Survey (ACS).

**Map 2 – Comparison Communities**



**Table 8 – Comparison Communities**

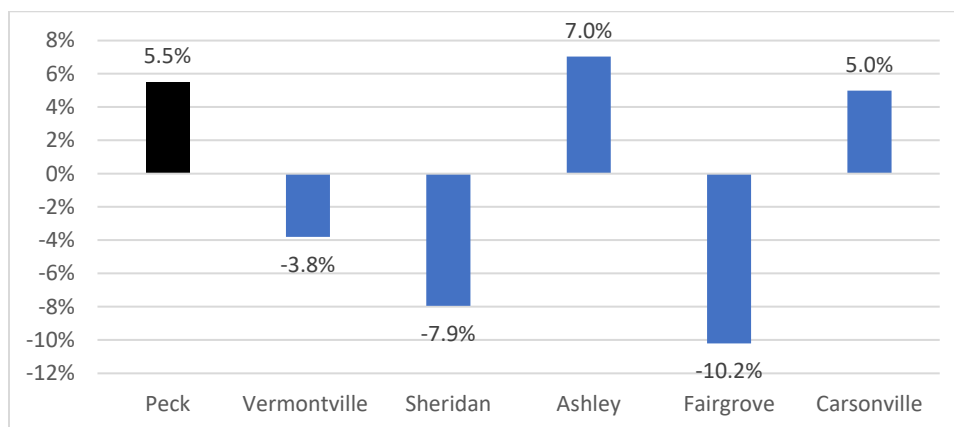
Community	County	Population
Village of Carsonville	Sanilac	527
Village of Ashley	Gratiot	563
Village of Fairgrove	Tuscola	563
<b>Village of Peck</b>	<b>Sanilac</b>	<b>632</b>
Village of Sheridan	Montcalm	649
Village of Vermontville	Eaton	759

Of the five comparison communities, the Village of Carsonville is the only other community located in Sanilac County. Carsonville and Fairgrove are included in this analysis because they are both located in the Thumb. These two communities should give a good picture of how Peck is changing compared to the other small communities in the surrounding region. Fairgrove is located in Tuscola County. The Village of Ashley is located in Gratiot County, and Sheridan is located in Montcalm County. Both of these towns are small rural communities in the center of the lower peninsula. Finally, Vermontville is located in Eaton County, southwest of Lansing. Each of the six communities are not directly connected to or near a major highway.

## Population

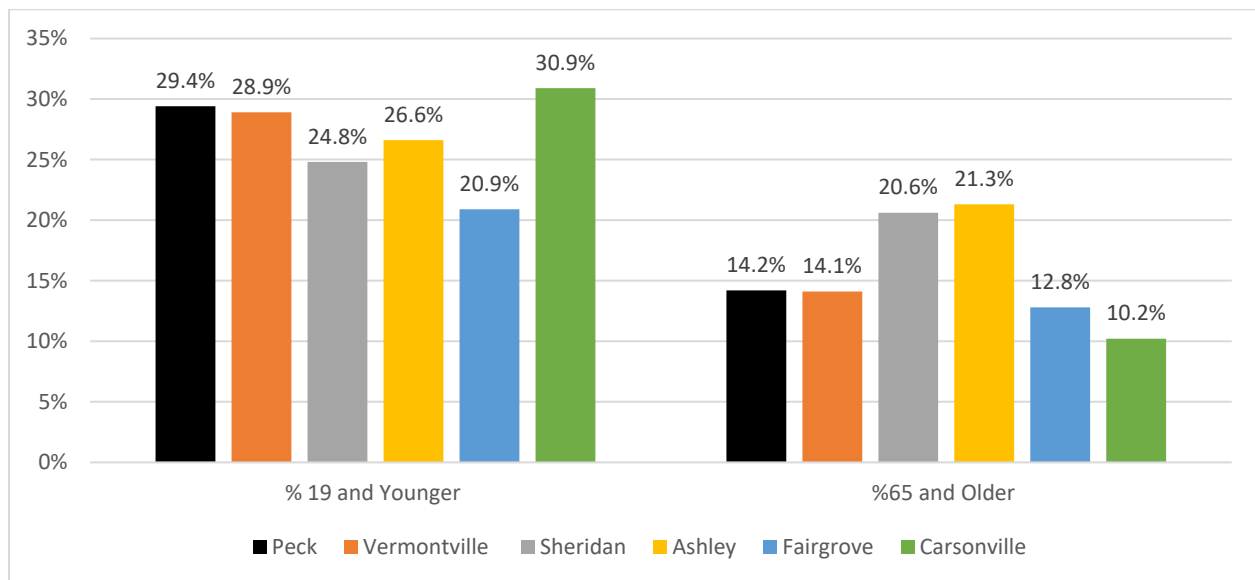
Of the six communities in Table 8, Peck is the fourth largest in population. It falls almost exactly in the middle of the comparison communities. The population of each comparison community ranges between 525 – 760 residents, compared to Peck’s population of 632. The change in population of each community varied from 2000 to 2010. Figure 8 represents population changes for each community from 2000 to 2010. Of the six comparison communities, half had population increases and half had population decreases. Of the three communities with population increases, Peck was in the middle at 5.5%. The Village of Ashley had a population increase of 7%, and the Village of Carsonville had a population increase of 5%. Vermontville, Sheridan, and Fairgrove all had population decreases ranging from -10% to -3%.

**Figure 8 – Population Change (2000 & 2010)**



While it is important to understand population gains or losses in a community, it is also very important to understand the breakdown of age in a population. Figure 9 below, represents the percentage of the population that is younger than 19 and older than 65 in all of the comparison communities. These two specific age groups are called out because they represent very distinct population groups with very distinct needs. As Peck grows and changes over time, the Village will need to prioritize projects suited to their population needs. Overall, Peck has the second largest population of children 19 and younger (29%), behind Carsonville at 30.9%. Vermontville is very similar to Peck at 28.9% of the population that is 19 and younger. Regarding the population that is 65 and older, Peck has the second smallest population in this age group behind Ashley (21.3%). The Village is behind Carsonville at 14.2% and Vermontville at 14.1%. Fairgrove has the smallest population of children and Ashley has the largest population of adults over 65. These trends will be reiterated in the following section which analyzes median age and average household size.

**Figure 9 - Percent of Population 19 and Younger and 65 and Older (2010)**

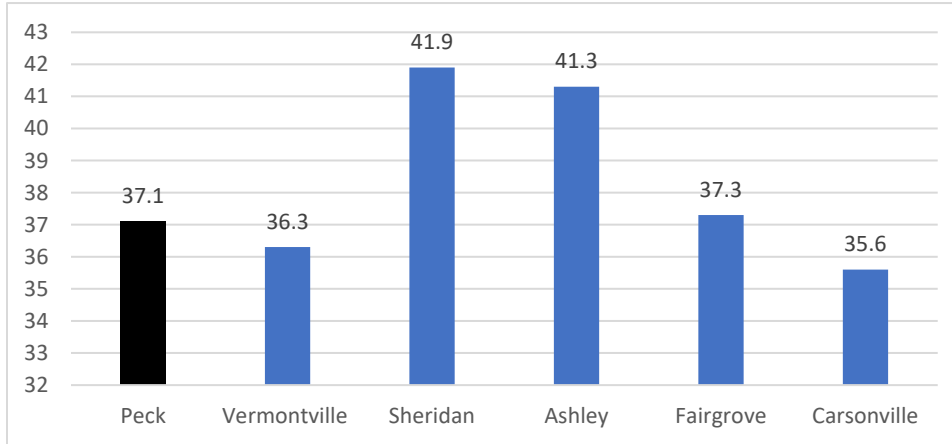




## Median Age and Household Income

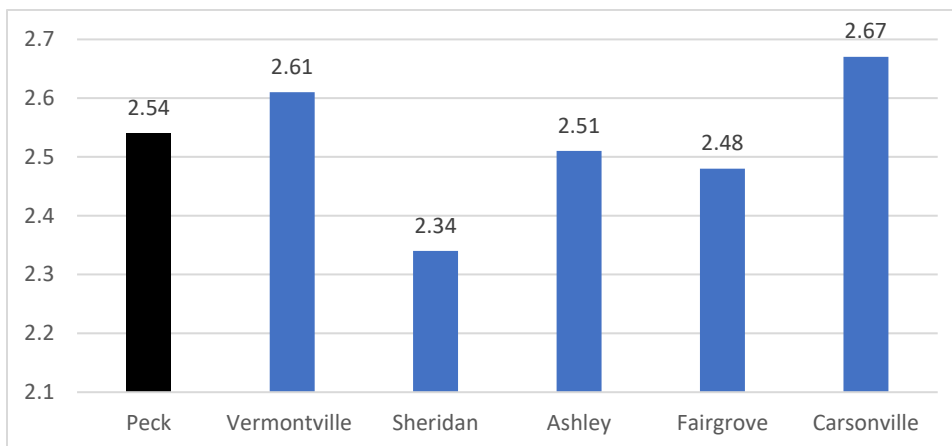
The median age in the Village of Peck is 37.1. This is similar to Fairgrove (37.3) and Vermontville (36.3). Carsonville (35.6) is the youngest of the six communities, meaning Peck has the third highest median age. Sheridan and Ashley both have a median age that is almost 5 years older than Peck, at 41.9 and 41.3 respectively. For reference, the median age in Michigan is 38.9 which is almost 2 years older than Peck, but three years younger than Sheridan and Ashley.

**Figure 10 – Median Age (2010)**



Household size indicates the average household size of a municipality. In this category, Peck, Ashley, and Fairgrove have similar average household sizes. Peck's average household size falls in the middle, as the third largest (2.54), behind Carsonville (2.67), and Vermontville (2.61). These trends hold true with the median age, because these three communities all had the youngest median age indicating larger families. If there is a larger household size, it could mean there are more children in the community, which is indicative of a lower median age. The average household size of Fairgrove is 2.48, Ashley's is 2.51, and Sheridan's is 2.34. Similarly, the two communities noted as having higher median ages, also have lower average household sizes.

**Figure 11 – Average Household Size (2010)**

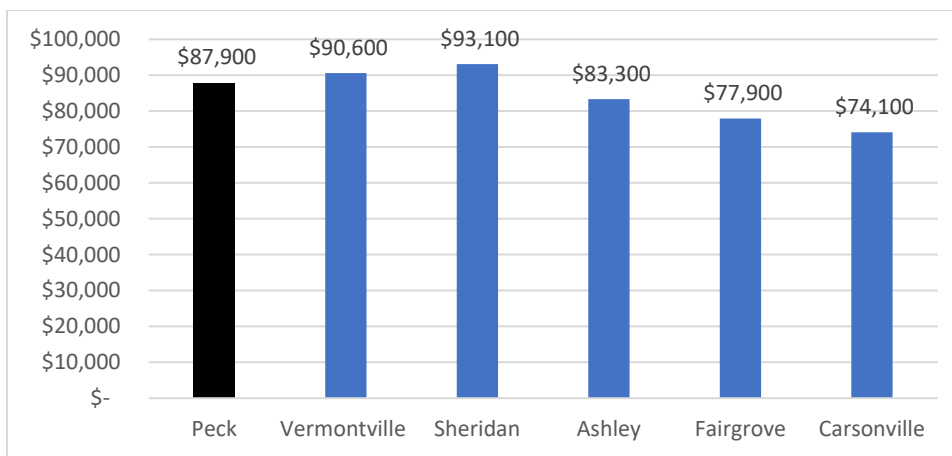


## Housing

Housing characteristics are very distinct and are often the most visible part of a community. The following analysis reviews the median housing value, the percentage of the housing stock built before 1980, and the owner vs. renter occupied housing rates.

Figure 12 depicts the median housing values of the six comparison communities. Of the six, Sheridan, has the highest median housing value at \$93,100. Peck has the third highest median housing value at \$87,900, Vermontville is slightly higher at \$90,600. Ashley, Fairgrove, and Carsonville all have median housing values lower than Peck, at \$83,300 (Ashley), \$77,900 (Fairgrove), and \$74,100 (Carsonville).

**Figure 12 – Median Housing Value (2010)**



Age of the housing stock is another defining characteristic because it is a visual indication of the age and condition of the community. Figure 13 illustrates the percentage of the housing stock built before 1980. Peck stands out in the category, with the smallest percentage of housing stock built before 1980, this means Peck has the newest housing stock of the six comparison communities. The remaining five communities have percentages ranging from 70% to 90%.

**Figure 13 - Percent of Housing Built Before 1980 (2010)**

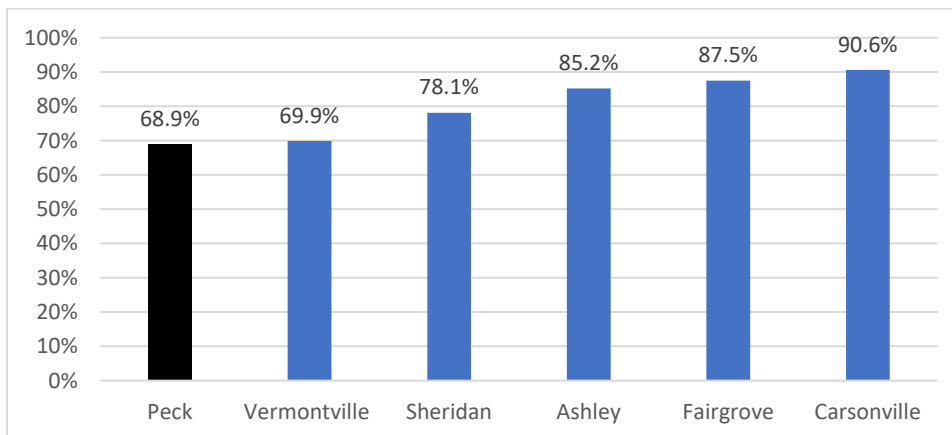
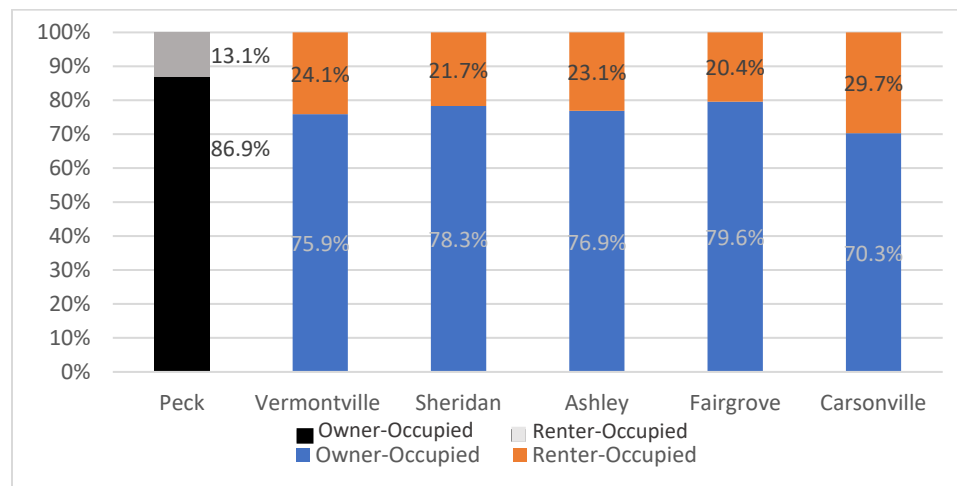


Figure 14 below illustrates the percentage of owner-occupied homes vs renter-occupied homes in all six communities. The six comparison communities have very similar home ownership rates, ranging from 70% to 87%. This shows each community values home ownership. Peck has the highest percentage of homeownership of all six comparison communities. The following is a ranking from highest to lowest for all six communities: Peck 86.9%, Fairgrove 79.6%, Sheridan 78.3%, Ashley 76.9%, Vermontville 75.9%, and Carsonville 70.3%. Because Peck has the highest percentage of owner-occupied homes, it has the lowest percentage of renter-occupied units.

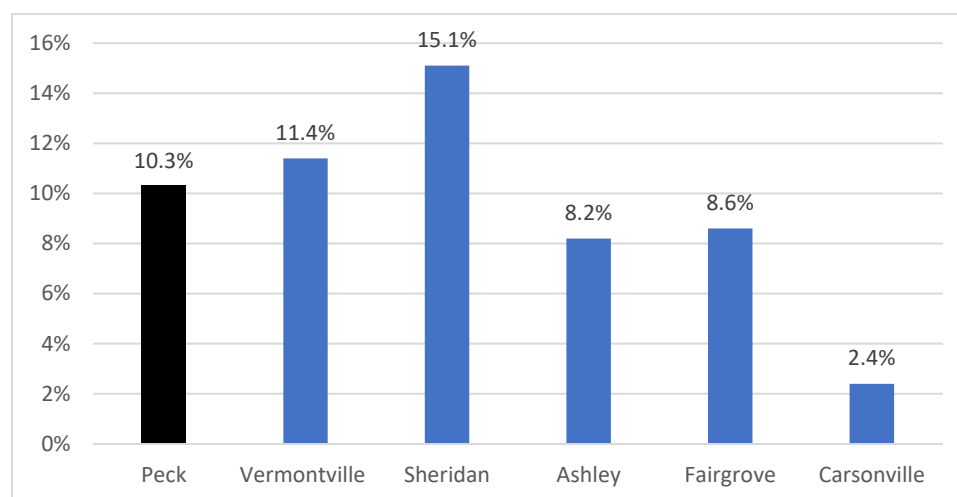
**Figure 14 – Percent Owner-Occupied and Renter-Occupied Housing Units (2010)**



## Education

Figure 15 depicts the percentage of the population in each comparison community which has earned a bachelor's degree or higher. Peck has the third largest percent of the population with a bachelor's degree or higher (10.3%). Sheridan has the largest (15.1%), and Vermontville has the second largest at (11.4%). Ashley, Fairgrove, and Carsonville all have smaller percentages than Peck, at 8.2%, 8.6%, and 2.4% respectively.

**Figure 15 – Percent of Population with a Bachelor's Degree or Higher**



## Income and Employment

Median household income and median family income are depicted below in Table 9. Of the six communities, Peck has the second highest median household income (\$43,333), only Ashley has a higher median household income at \$43,897. Aside from Carsonville, with an income of \$28,750, the three remaining comparison communities have incomes ranging from \$38,958 to \$39,861. Of all six comparison communities, Peck has the largest median family income at \$57,708. Similarly, to median household income Carsonville has the smallest income at \$33,021. The remaining comparison communities are as follows: Vermontville \$48,750, Ashley \$48,611, Fairgrove \$41,667, and Sheridan \$41,161.

**Table 9 – Median Household and Family Income (2010)**

	<b>Peck</b>	<b>Vermontville</b>	<b>Sheridan</b>	<b>Ashley</b>	<b>Fairgrove</b>	<b>Carsonville</b>
<b>Median Household Income</b>	<b>\$43,333</b>	\$39,861	\$39,276	\$43,897	\$38,958	\$28,750
<b>Median Family Income</b>	<b>\$57,708</b>	\$48,750	\$41,161	\$48,611	\$41,667	\$33,021

The industries that employ the largest percentage of people vary slightly between the six communities. In Peck the top three industries are educational, health and social services (24.7%), manufacturing (23.2%), and retail trade (21%). Educational, health and social services is also the top industry in Ashley and Fairgrove. Vermontville, Sheridan, and Carsonville all have manufacturing as the top industry. Other industries which appear in the top three list for the comparison communities include construction, professional, scientific, and management, and administrative and waste management services and arts, entertainment, and recreation, and accommodation and food services.

**Table 10 – Employment by Industry (2010)**

<b>Employment by Industry</b>			
	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>3<sup>rd</sup></b>
<b>Peck</b>	<b>Educational, health and social services (24.7%)</b>	<b>Manufacturing (23.2%)</b>	<b>Retail trade (21%)</b>
<b>Vermontville</b>	Manufacturing (26.8%)	Educational, health and social services (17.2%)	Retail trade (13%) and Construction (13%)
<b>Sheridan</b>	Manufacturing (20.5%)	Retail trade (16.9%)	Educational, health and social services (16.3%)
<b>Ashley</b>	Educational, health and social services (42.5%)	Retail trade (15.8%)	Arts, entertainment, and recreation, and accommodation and food services (11.3%)
<b>Fairgrove</b>	Educational, health and social services (22.4%)	Professional, scientific, and management, and administrative and waste management services (14.8%)	Manufacturing (13.8%)
<b>Carsonville</b>	Manufacturing (23.6%)	Educational, health and social services (20.2%)	Professional, scientific, and management, and administrative and waste management services (17.5%)

## Natural Features Inventory

The natural environment plays a major role in land development. It is important for a community to analyze and understand their existing land and natural features before any new development begins because the natural environment can both significantly impact development and be significantly impacted by development.

Land development can have a negative effect on the natural environment. For example, if a developer fills in a wetland, the water that is usually standing in that area and recharging an underground aquifer, suddenly has no place to drain. Therefore, the water spreads to a new area and causes flooding.

Included later in this document is a Future Land Use Plan that will guide the community in determining areas that could be developed in the future and areas that may be preserved. It is important to examine the natural environment to determine where future development is best suited, and where it should be discouraged.

Any environmentally sensitive area within a community is a place which development should be prevented. Environmentally sensitive areas are lands whose destruction or disturbance will affect the life of a community by either:

- Creating hazards, such as flooding or slope erosion.
- Destroying important public resources, such as groundwater supplies and surface water bodies.
- Wasting productive lands and non-renewable resources, such as prime farmland.

Each of these effects is detrimental to the general welfare of a community resulting in social and economic losses.

The purpose of this section is twofold. First, the goal is to identify areas in the Village that are most suited for development. The focus is on areas that will minimize development costs and provide amenities without adversely impacting the existing natural systems. The second goal is to identify land that should be preserved in its natural state, and is most suitable for open space or recreation purposes.

Topography, woodlands, and water resources are among the most important natural features impacting land use in the Village of Peck. Descriptions of each of these features follows.



## Topography

Topography in and around the Village of Peck is relatively flat, ranging from 750 feet to 800 feet, overall the noticeable topography changes occur along the banks of the drain that runs through Peck. There is also a gradual increase in elevation as you travel south through the Village, with the lowest point in the northeast corner of the Township just south of the lagoons, and the highest point in undeveloped land in the southwest corner of the Village. However, the changes are so gradual, there are no topographic barriers to development.

## Woodlands

Woodlands information for the Village of Peck is derived from the Michigan Geographic Data Library (MGDL) and Multi-Resolution Land Characteristics Consortium (MRLC). The forested areas are divided into three categories: mixed forest, evergreen forest and deciduous forest. Mixed forests are characterized as a temperate and humid biome with broadleaf trees such as oaks, maples, beeches, and birches with less than 75% of tree cover being evergreen or deciduous species. Evergreen forests consist of primarily evergreen trees and deciduous forests are characterized by trees that shed foliage according to the season such as maples, chestnut hickories, elms, oaks and others.

The Village has large tracts of open space at all four corners of the Village limits. These swatches of land are made up of primarily two types of land use, agriculture and open natural space such as wooded land. There are trees scattered throughout the Village, but the large areas of wooded land depicted on Map 3 are mostly located on the southwest and southeast corners of the Village. There are also smaller patches of wooded land in the northwest corner and at a Village park in the northeast corner. The majority of this wooded land is deciduous forest, however there are several small pockets of evergreen forest.

## Wetlands and Waterways

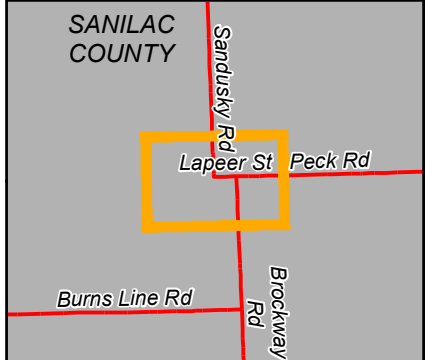
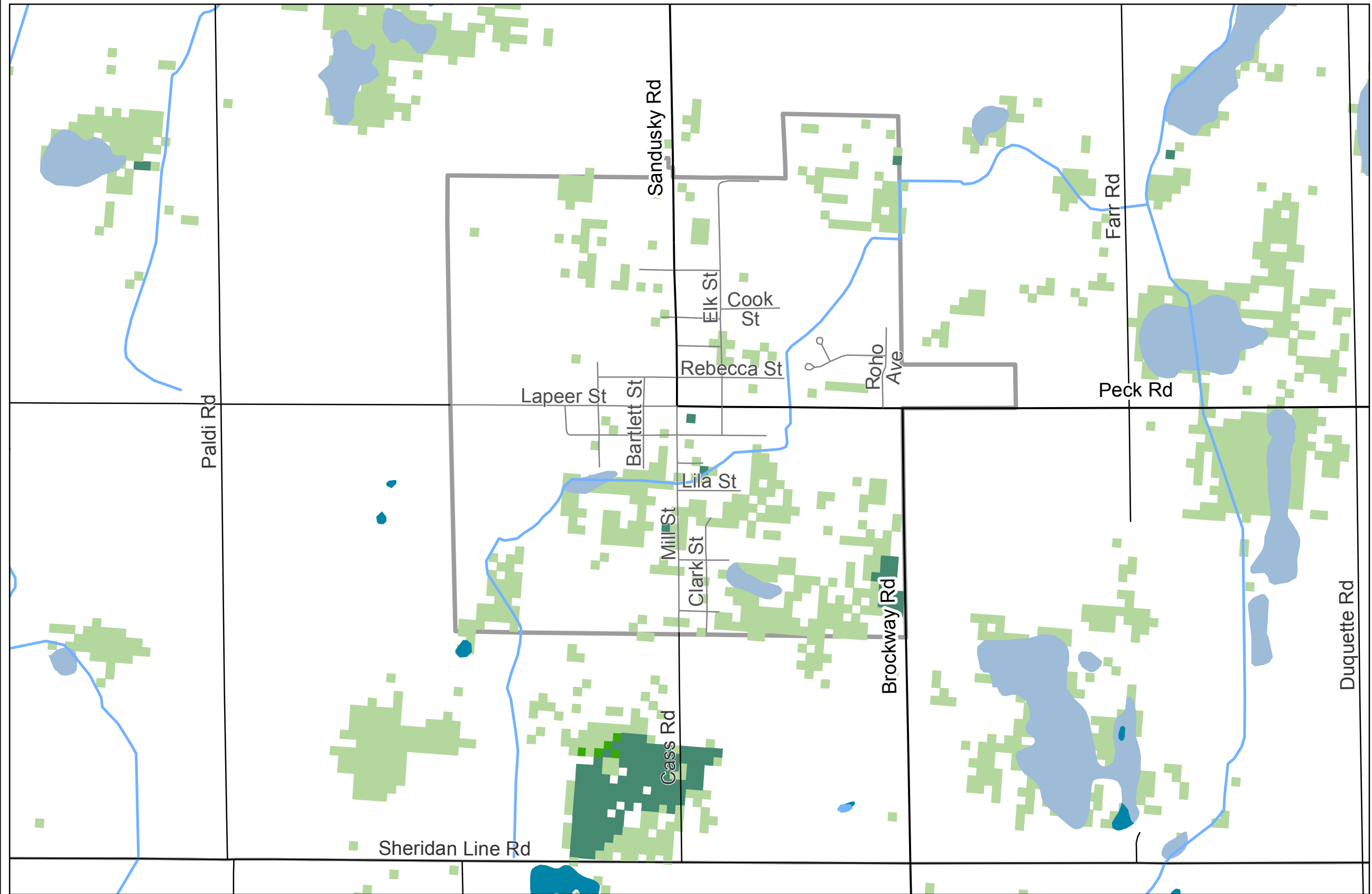
Wetlands are considered to be lands defined by the existence of water, either on or near the surface during a portion of the year. Poorly drained soils and water-loving vegetation may also be present. In the future, it will be important for the Village to consider wetlands when faced with development opportunities because these ecosystems are a vital part of the natural water cycle. When they are affected, and without proper mitigation, many problems such as water filtration, groundwater, aquifer recharge, and flooding will occur in unexpected areas. Therefore, wetlands are limiting to development, and each type and extent must be carefully examined before proceeding with any type of development.

Residents of Michigan are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve water quality of lakes and streams by neutralizing harmful bacteria and filtering polluting nutrients, organic chemicals, and toxic heavy metals similar to a highly efficient sewage treatment plant. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Similar, to woodlands, wetlands provide flood control and supports a variety of wildlife. In addition, wetland vegetation protects shorelines from erosion.

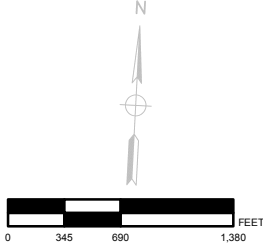
Wetlands information was also derived from the Michigan Geographic Data Library (MGDL). Wetland are classified into two categories: forested shrub/scrub wetland and emergent wetland. Forested shrub/scrub are areas dominated by shrubs and trees. An emergent wetland is anywhere that has shrubland and forest vegetation and the soil or substrate is saturated with or covered with water.

There are two pockets of wetlands in Peck, both are in the southern half of the Village on developed land, one is along the Spring Creek Drain just south of the Village Hall. The only water feature in the Village of Peck is the Spring Creek Drain, which traverses the Village from the northeast to southwest corners. There are no Federal Emergency Management Agency flood hazard zones in the Village of Peck.

MAP 3 - NATURAL FEATURES  
VILLAGE OF PECK, MICHIGAN  
Sanilac County, MI



AREA MAP  
NOT TO SCALE



LEGEND

- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Forested/Shrub Wetland
- Emergent Wetland

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## Community Facilities

In order to meet the needs of residents, a community is responsible for providing basic services. These services need to promote the safety, health, and well-being of every community member. This section will explain the basic public services the Village of Peck provides to its residents.

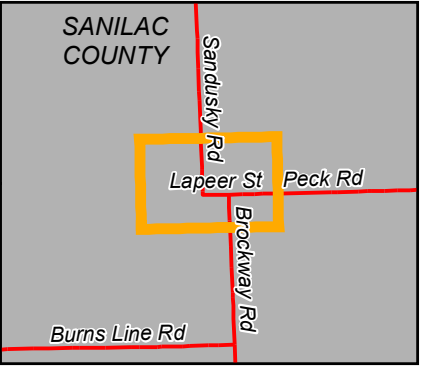
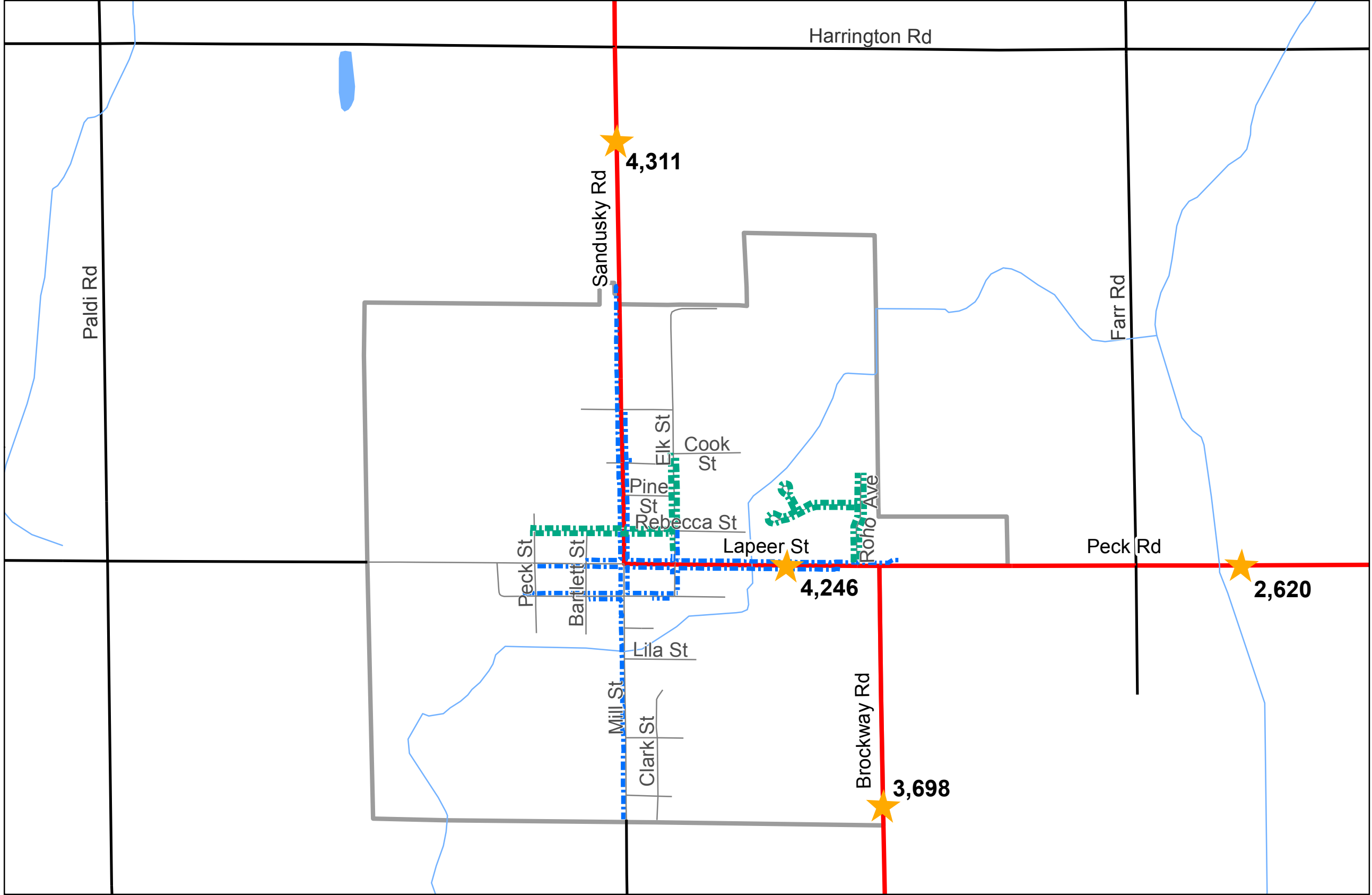
### Transportation

The roads and sidewalks that make up the transportation system in Peck are depicted in Map 4. The map highlights the state road, minor arterial roads, local roads, and sidewalks in the Village. The map also highlights the County roads just outside of the Village, and all the local roads within the Village limits.

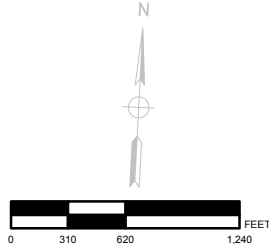
Peck is at the intersection of two state roads, M-19 and M-90. M-19 carries traffic north and south between M-46 north of Peck, and I-69 south of Peck. While M-19 is a north-south route, it jogs east and west through Peck before the route continues south to I-69. M-90 traverses the Village east and west. It connects to M-53 to the west, and M-25 to the east. Principal arterials generally carry long distance, through travel movements. They also provide access to important traffic generators. M-19 and M-90 both travel through the heart of downtown Peck. The Michigan Department of Transportation (MDOT) does annual traffic counts on their state highways, these are called average daily traffic counts, or ADT. ADT measures the total volume of vehicle traffic on a road or highway for an average day in the year. Map 4 highlights the ADT counts on M-19 and M-90 with four traffic count points around Peck. Two of the counts are within the Village limits, and the remaining two are north and east of the Village boundary. The traffic counts inside the Village limits are along Lapeer Road and Brockway Road. The traffic counts within the Village limits are similar to the traffic count north of the Village boundary, however they are significantly greater than the count to the east of the Village limits. Of all the counts, the most traffic is north of the Village limits.

In addition to the paved roads, another form of transportation in the Village is the existing sidewalk infrastructure. The Village has approximately 3.04 miles of sidewalks which are depicted on Map 4. Residents all benefit from having a safe place to walk along which is separated from motorized traffic. In addition to creating a safe walking area along roads and sidewalks provide many other benefits including mobility within the community for those unable to drive, a healthier environment, and a safe place for young and old to access the many benefits that the Village provides such as parks, library, shopping, playgrounds, ball fields, and schools to only mention a few.

MAP 4 - TRANSPORTATION  
VILLAGE OF PECK, MICHIGAN  
Sanilac County, MI



AREA MAP  
NOT TO SCALE



LEGEND

- ★ ADT
- State Roads
- County Roads
- Local Roads
- Railroad
- - - Sidewalks
- - - Proposed Sidewalks
- ▭ Village of Peck

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Date      October 2018

## Utilities/Services

The information in the following section provides an inventory of the existing utility system in the Village of Peck. The information presents any developers or Village officials with a complete map of utilities available in the Village. In the future, these maps will guide developers on opportunities in Peck. Further, any changes in the future could affect the maintenance and expansion of public utilities including sanitary sewers, water supply and storm water systems, for which the Village Department of Public Works is responsible.

### Water System

The Village of Peck Department of Public Works operates, maintains, repairs, and improves the drinking water system in the Village. The system is made up of a network of water mains ranging from 4 to 8 inches in diameter, three municipal wells located in the center of the Village, near the water tower, Memorial Park, and the DPW Department, and 50 fire hydrants. The Village provides water to all residents and businesses within the Village limits. Map 5 is a depiction of the existing water lines, wells, and fire hydrants. The Village water tower is located at the corner of Rebecca and Peck Streets. There are approximately 5.84 miles of water lines in the Peck system. In recent years, Peck has made improvements to the water system as needed.

### Sanitary System

The sanitary sewer in Peck is a mix of gravity-fed and force main pipes which pump into three lagoons in the northeast corner of the Village. The gravity-fed mains range from 8 to 10 inches in diameter and are made from VCP and PVC. There is approximately 4.8 miles of gravity-fed pipe and 0.5 miles of force main pipe in the system which collects waste from the residents within the Village limits, see Map 6. The sanitary sewer system appears to be adequate in terms of its capacity for the existing system, however if there were any new large developments the Village would have to evaluate the capacity of the lagoon system to handle the new load.

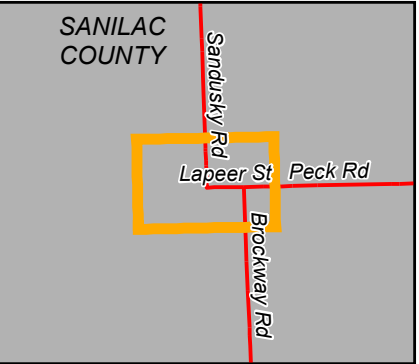
### Storm Water System

The responsibility for maintaining the storm drainage system within the Village belongs to the Department of Public Works, the Sanilac County Drain Commission, and MDOT. The existing storm drainage system, depicted on Map 7, within the Village includes pipes of various sizes. The system has approximately 3.6 miles of pipeline made up of ductile iron, PVC, HDPE, and reinforced concrete pipe. Recently the Village was awarded a Stormwater, Asset Management, and Wastewater (SAW) grant from the State to study its storm water system.

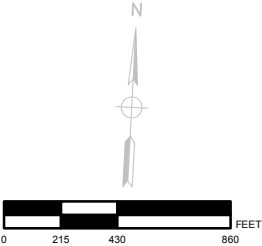
## Safety

In addition to basic utility services, the Village police and Elk Township fire departments are responsible for the safety of Village residents, and the DPW is responsible for the general upkeep of the Village. While police and fire presence provide a physical form of safety, the appearance and maintenance of the town also inspires pride in the Village, encourages residents to care for the community and one another, and implies a feeling of safety for residents.

MAP 5 - WATER MAINS  
VILLAGE OF PECK, MICHIGAN  
Sanilac County, MI

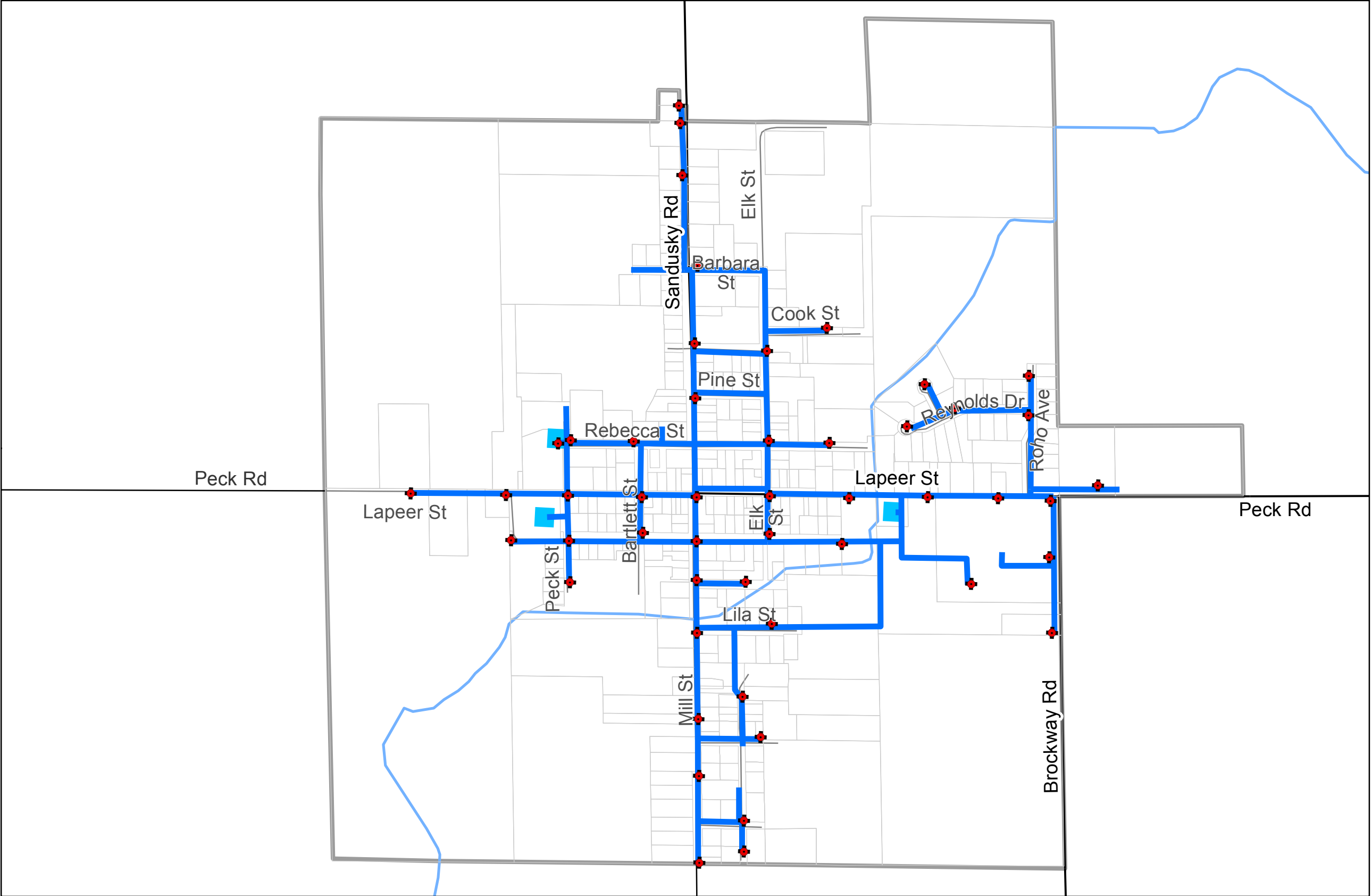


AREA MAP  
NOT TO SCALE



LEGEND

- Hydrants
- Water Mains
- Wells
- Natural Water



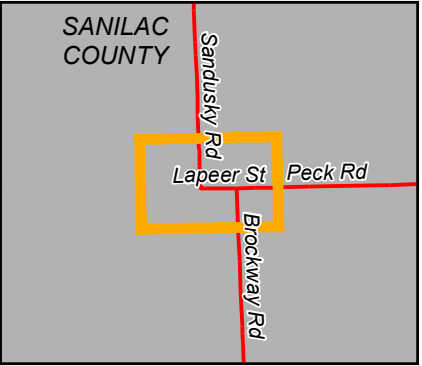
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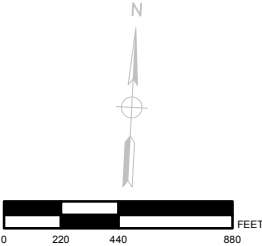
Date      October 2018



MAP 6 - SANITARY SEWER MAINS  
VILLAGE OF PECK, MICHIGAN  
Sanilac County, MI

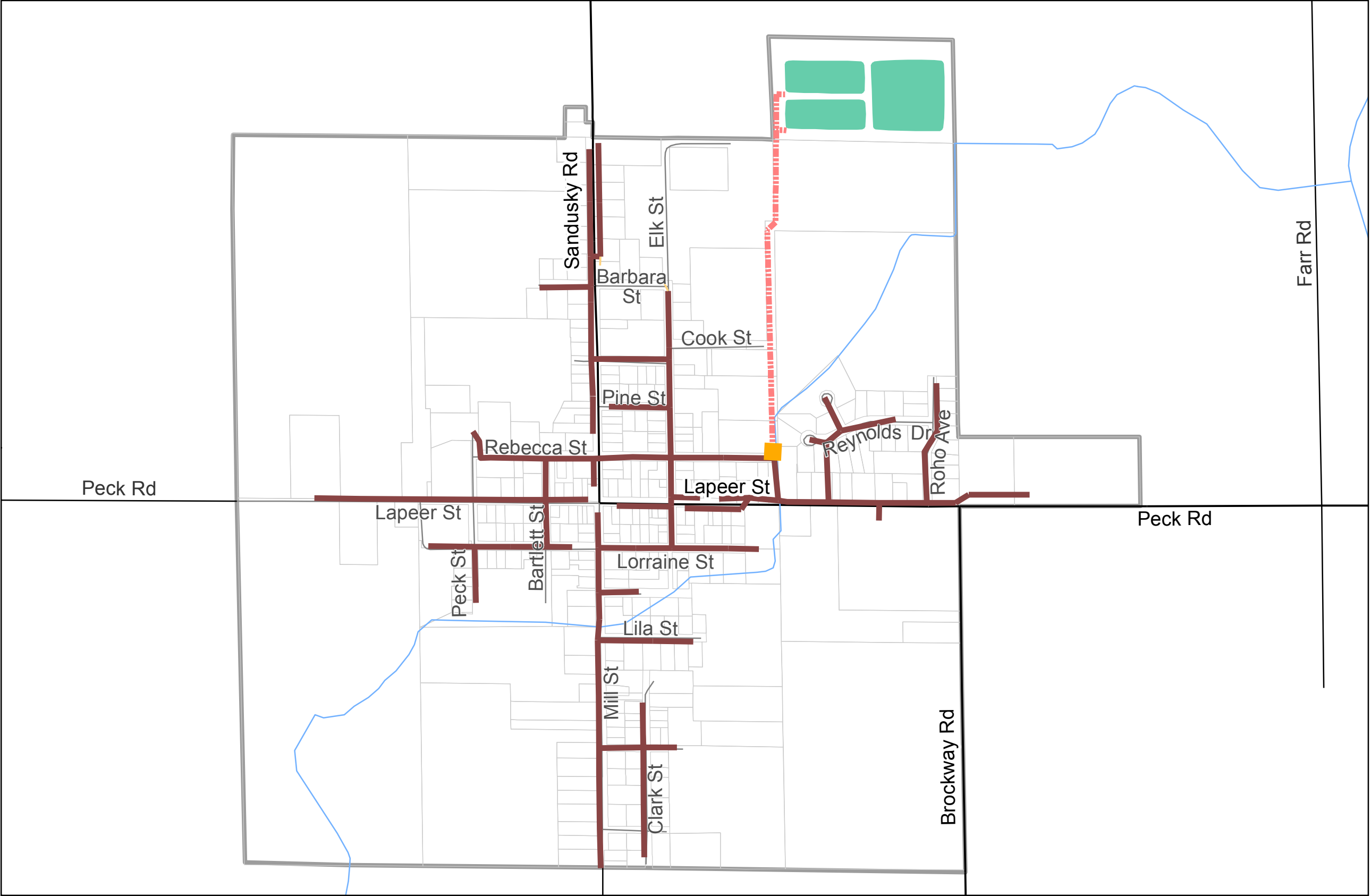


AREA MAP  
NOT TO SCALE



LEGEND

- Pump Stations
- Lagoon Surface
- Sanitary Mains
- Force Main
- Natural Water Features



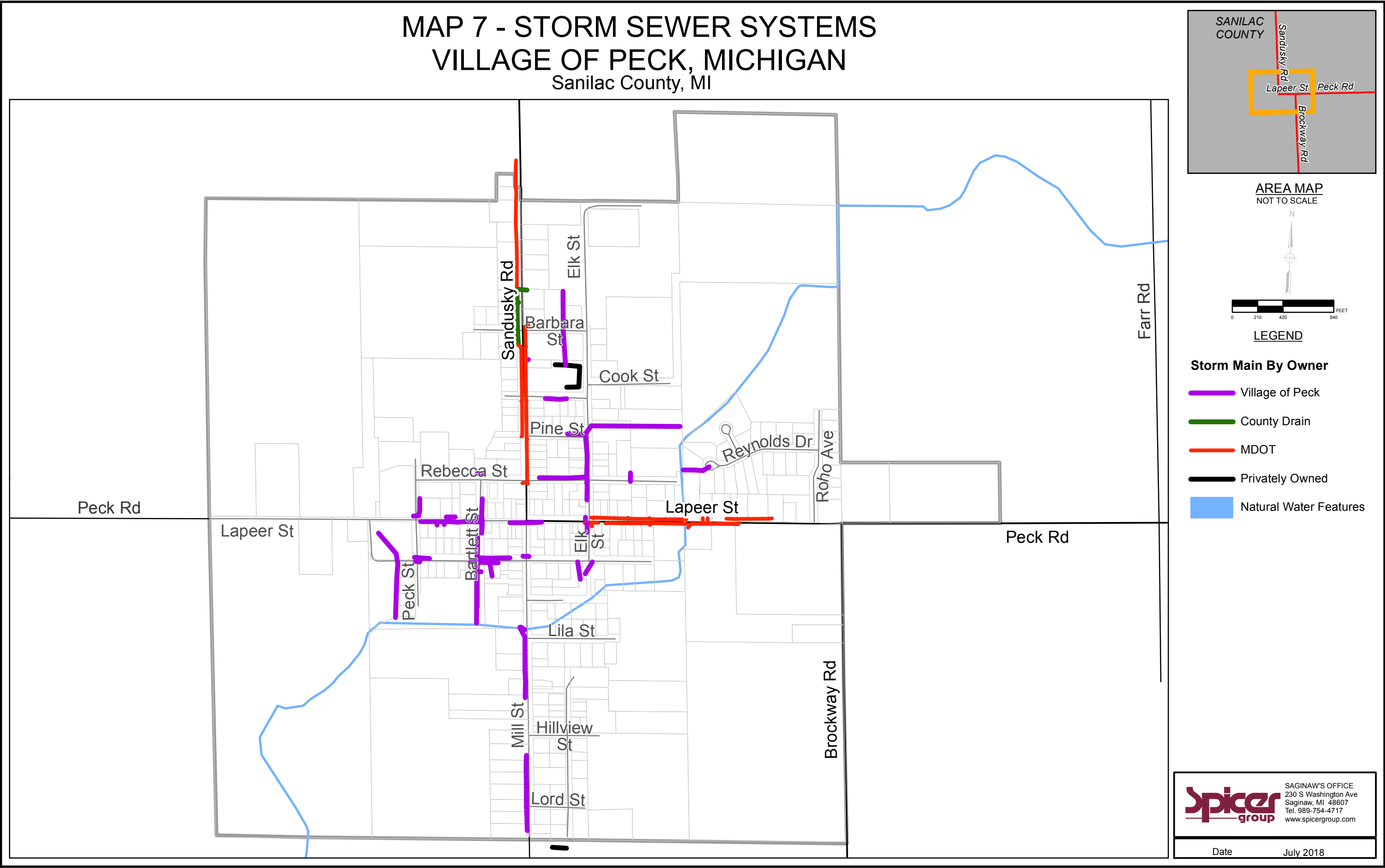
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## Education and Public Institutions

Quality of education has a strong bearing on a community's quality of life. A strong and successful education system is a significant consideration when attracting new residents and businesses. When families relocate to an area for job opportunities, they consider education options for their children, parents can easily compare schools and districts with online data regarding student achievement, class size, staff qualifications, extracurricular activities, college preparedness, and graduation rates.

### Public Schools

Peck is part of the Peck Community School District and both the elementary and junior/senior high schools are located in the Village. The district serves the geographic area of Peck, and parts of Elk Township, Buel Township, Flynn Township, Speaker Township, and Fremont Township. Map 8 highlights the school district boundary. In 2016, the district had a graduation rate of 96.5%, which is significantly higher than the state average at 80%.

As of the 2016 school year, there were a total of 356 students in the district. The following is the breakdown by schools:

- **Elementary School:** 164 students enrolled in grades K – 6
- **Junior/Senior High School:** 192 students enrolled in grades 7 – 12

In the 2010 school year, the district had 505 students enrolled in the elementary and junior/senior high school. Between 2010 to 2016, school enrollment decreased by 149 children.

In addition to the local public schools, St. Clair Community College is located throughout St. Clair County, with one school located just north of Peck and several other satellite locations located across St. Clair and Sanilac Counties. Additionally, there are traditional 4-year universities in Port Huron, Flint, and the northern metropolitan area of Detroit.

A well-educated public will help grow the economy by starting new businesses and entrepreneurial efforts. Similarly, a region's academic institutions provide a stable source of jobs, help attract research and technology businesses, and welcome visitors.

### Public Library

For each community across the United States a library represents a home or repository for printed text and a place of community gatherings. Libraries can also be pillars of learning, spaces for community engagement, civic educators, and cultural centers. They represent a safe, respected, and highly desired element of a community. The local library for the Village of Peck residents is located in Elk Township offices, which are located inside the Village limits.

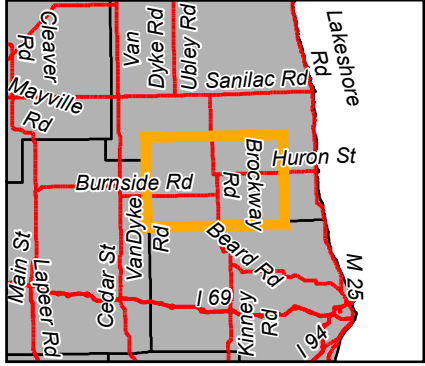
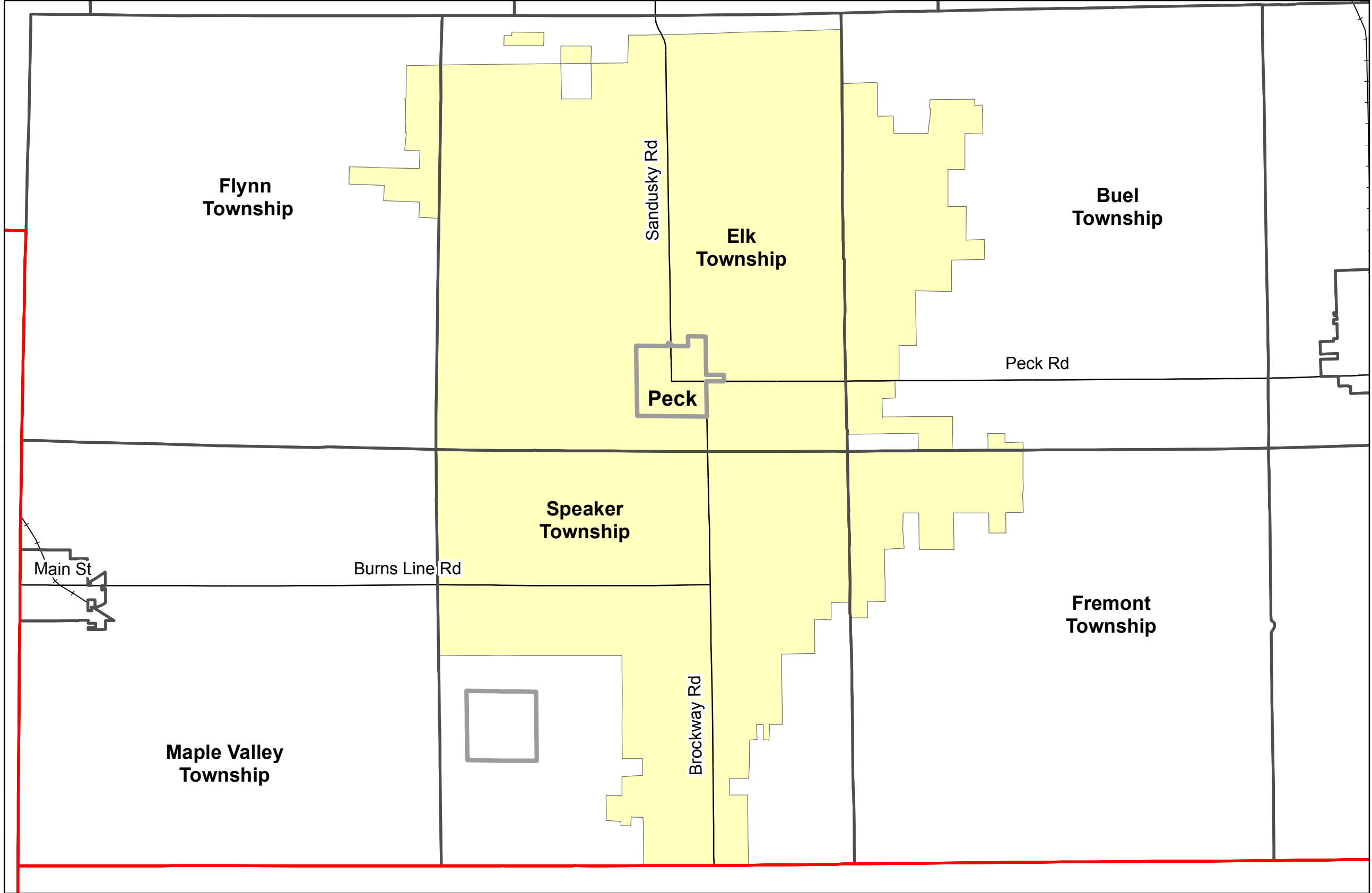
According to the Elk Township Public Library website, in 1938 William Cork, Sr. built and donated a building for library use. Under the Works Progress Administration, The Young Women's Civic Club of Peck established a new library. The 1960's saw the need for a new larger library. With much hard work by the Library Board, Librarian and volunteers, the lot next to the library was purchased and in 1969 a new library building was opened.



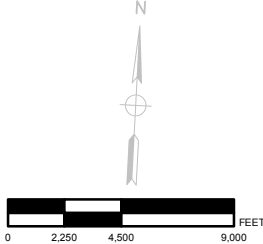
Twenty years later the library was again moved to a new building. The Elk Township Board built a new building to house all its divisions: Township offices and voting facilities, fire department and library. Opened in January 1980, the building remains the location for the Elk Township Library.

The library provides traditional books, ebooks, interlibrary loan services, audiobooks, free internet access, computer stations, printer, and copier and access to a fax machine, and tax information.

MAP 8 - SCHOOL DISTRICT  
VILLAGE OF PECK, MICHIGAN  
Sanilac County, MI



AREA MAP  
NOT TO SCALE



LEGEND

- Peck Community School District
- County Boundaries
- Municipality Boundary
- Village Boundary

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# Existing Land Use

## Introduction

Each City, Village, and Township across the United States is made up of a multitude of businesses, housing types, and public uses, the combination from one place to another is never the same, and the variety of uses are so diverse it is necessary to classify each parcel to understand the current land use conditions in the Village.

Communities often visually depict uses via the zoning map. However, zoning and existing land use are not the same classification system. Zoning regulations are laws which define minimum development standards. An existing land use map aims to be more specific than a zoning map, by illustrating the specific land use located at each parcel.

Each zoning district allows different uses by right or by special use permit, the existing land use map categorizes many more land use classifications than zoning districts. The existing land clarifies the type of housing, businesses, and industries in a community in a specific manner.

Peck's existing land use map was created in a two-step process. Initially, all the parcels were classified via a desktop analysis of land use using satellite imagery and local zoning information. Then, the consultants drove the streets of Peck to check their original analysis, and clarify any outstanding questions. After the first draft of the Existing Land Use map was presented to the Village Planning Commission, the Planning Commission members offered some key land use changes, and those parcels were reclassified. The existing land use map is located at the end of this Chapter.

One of the most important outcomes of a community's Master Plan is creating a Future Land Use Plan. Before the Future Land Use Plan can be created, the existing conditions and relations between land uses must be examined and understood. This knowledge aids in the decision-making process concerning future residential, commercial, industrial, and public land use activities. Future land use will be discussed more thoroughly in the future land use chapter.

**Table 11 - Existing Land Use Calculations**

Existing Land Use Category	Acres	Percentage
<b>Agricultural</b>	273.1	42.4%
<b>Single-Family Residential</b>	136.3	21.2%
<b>Open Space</b>	96.8	15.0%
<b>Recreation</b>	44.6	6.9%
<b>Public/Semi-Public</b>	33.4	5.2%
<b>Municipal</b>	26.8	4.2%
<b>Commercial</b>	12.3	1.9%
<b>Industrial</b>	5.1	0.79%
<b>Vacant</b>	12.6	1.96%
<b>Multiple-Family Residential</b>	2.9	0.44%
	643.9	

## Land Use Classification and Analysis

### Agricultural

Agricultural land is land being utilized for agricultural purposes such as crop production, land lying fallow, pasture and grazing land, sod farming and orchards. It also includes farmsteads and related agricultural buildings or single-family homes. This land use makes up approximately 273.1 acres or 42.4% of the land in the Village of Peck. It is primarily found in the west half of the Village, with several other parcels scattered along the outskirts of the east half of the Village. According to the National Resources Conservation Service (NRCS), parts of these existing agricultural lands are classified as prime farmland.

### Single-Family Residential

The single-family residential land use category includes all parcels in the Village occupied by a single-family home and the associated accessory structures. While the majority of the neighborhoods are of traditional design with grid streets and blocks, there is one area of the Village that offers larger lots along a cul-de-sac. The single-family land use makes up approximately 136.3 acres or 21.2% of the land in Peck. Single-family homes are located throughout the center of the Village.

### Open Space

The open space land use category pertains to land that is not developed and is also not being used for agriculture. These parcels are open natural areas which look undisturbed. There are several pockets of open space throughout the Village. This land makes up 96.8 acres or approximately 15.0% of the land in the Village.

## Recreation

Recreation land in the Village includes both Village parks and private recreation facilities. These parcels are located in the northeast corner of the Village and in the western half of the Village off Lapeer Street. Recreation makes up approximately 44.6 acres, or 6.9% of the land in the Village. The recreation opportunities in Peck include two Village parks, an open play field near the water tower, and one private facility. For a more detailed description on the parks, reference the Village of Peck Parks and Recreation Plan.

## Public/Semi-Public

The public/semi-public category includes places of worship, schools, the post office, and other civic-related uses available to the public. These uses are intergrated into the downtown area, in the east half of the Village off Lapeert Street, and in the north half of the Village off Sandusky Road. In Peck, the pubic/semi-public land use makes up 33.4 acres or 5.2% of the land.

## Municipal

Municipal land uses represent areas that are owned and operated for the daily function of government. In Peck, this includes the Village and Township Halls downtown and the lagoons in the northeast corner of the Village. This land is approximately 26.8 acres or 4.2% of the land in the Village.

## Commercial

Commercial includes all commercial uses that meet shopping, restaurant, entertainment, and service needs of the community and, in many cases, the region. Almost all the commercial land uses in the Village are located along Lapeer Street, with some exceptions located along Sandusky Road. The majority of Peck's commercial land uses are located in the traditional Village core. Commercial land use makes up 12.3 acres in Peck, or 1.9% of the land.

## Industrial

This land use is made up of both light and heavy industrial land uses. Light Industry uses are limited to operations that focus on warehousing, machine shops, and limited manufacturing and assembly of products. While these uses generate truck traffic, the operations typically have lower impacts in terms of noise and odors. They also generally operate completely within enclosed buildings and have little to no outdoor storage. Comparably, heavy industry supports a large range of industrial operations including manufacturing, assembling, grain elevators, salvage yards, and many other high impact activities. The industrial land use category makes up approximately 0.79% of the Village land, or 5.1 acres. It is located on the west half of the Village off Peck Road.

## Vacant

The vacant land use category includes all existing buildings that do not have any activity or vacant parcels that could be developed. There is approximately 12.6 acres of vacant land, and it makes up 1.9% of the land in the Village. Vacant parcels present the most opportunity for redevelopment so it's important to have a clear understanding of where each parcel is located in the Village.

## Multiple-Family Residential

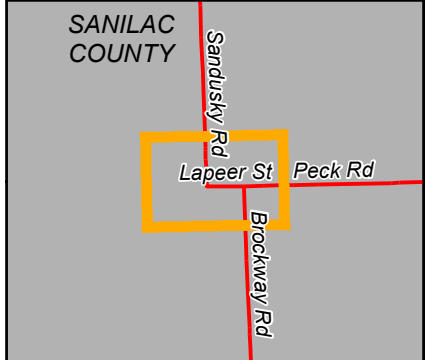
The multiple-family residential category includes all lots in the Village occupied by two-family dwellings, or duplexes and all types of housing which offer three or more dwelling units per structure. The two-family homes are located along Sandusky Road, near the center of town. These are valuable housing resources. They offer a more affordable, lower maintenance option within the context of a single-family neighborhood. The dwelling units of three or more units includes an apartment building off Rebecca Street. The multiple-family land use category makes up 2.9 acres of land in the Village or 0.44%.



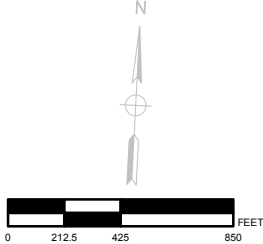
# MAP 9 - EXISTING LAND USE

## VILLAGE OF PECK, MICHIGAN

Sanilac County, MI

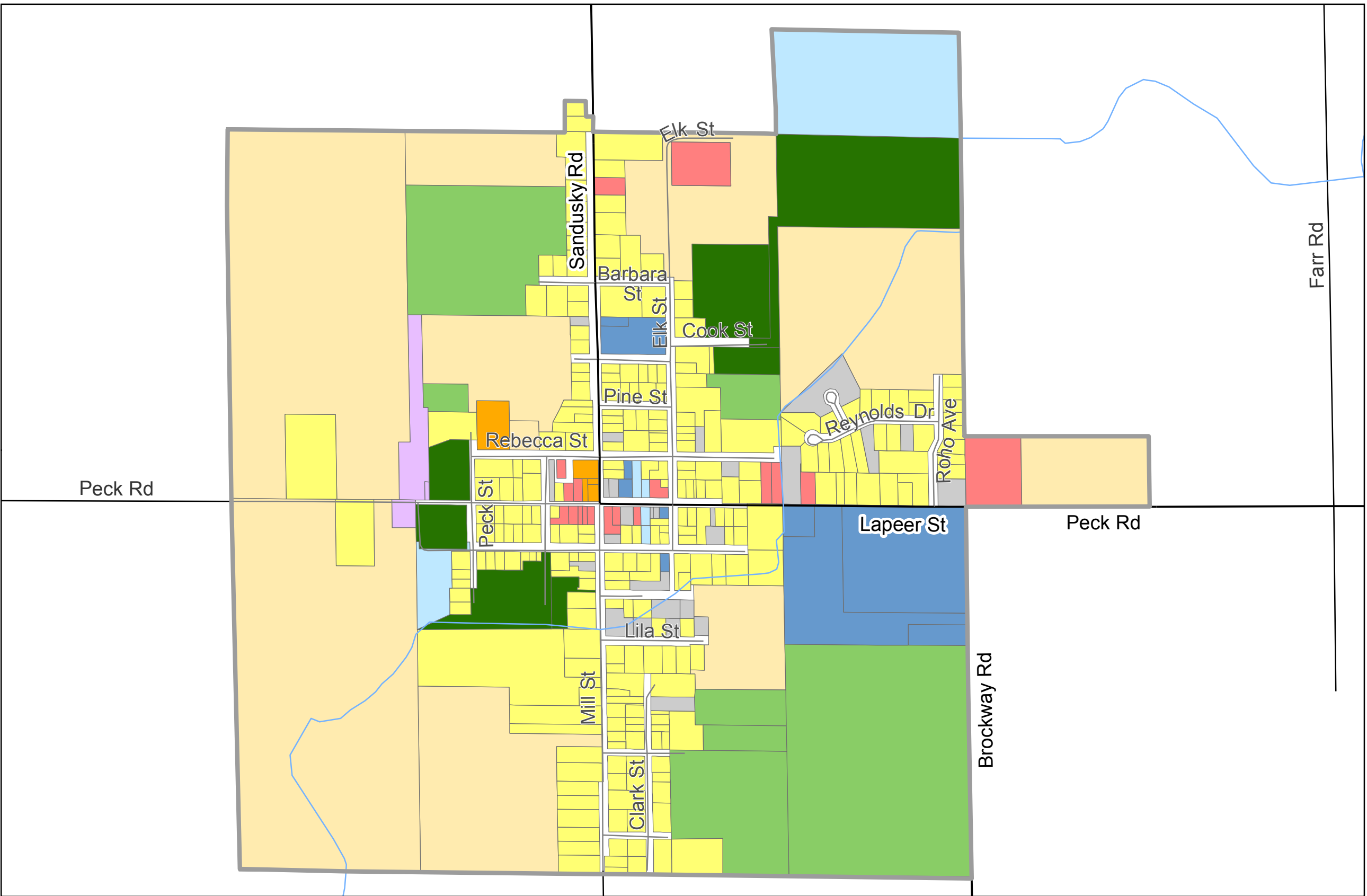


AREA MAP  
NOT TO SCALE



LEGEND

- Agricultural
- Commercial
- Industrial
- Single-Family Residential
- Multiple-Family Residential
- Public/Semi-Public
- Municipal
- Recreation
- Open Space
- Vacant



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# Chapter Three

## Listening to Peck

One of the most important aspects of a community's Master Plan is the inclusion of the residents' opinions pertaining to how they view the future of their parks and recreation system. The Village of Peck created a community survey that was used for both, the update of the Master Plan and the update of the Recreation Plan. The survey was in place to gather information to guide the Village Master Plan and Parks and Recreation policies. A complete tabulation of the results is available for review in Appendix C. The text below provides a description of the significant results for the questions pertaining to land use and overall aspects of the Village.

### Public Input Process

In the spring and summer of 2018, the Village Council developed a survey to gauge the needs and desires of those residents and community members. Survey results help guide the development of Village policies and goals that are a part of this Master Plan.

The survey was primarily an online community input survey, which was available at [www.pecksurvey.com](http://www.pecksurvey.com). However, to reach a wide range of Peck residents, there were also paper copies of the survey available at the Village Hall. The Village marketed the survey via a Facebook ad and a press release.

### Survey Results

Overall, the survey had 41 questions, and there was a total of 222 responses. Of the 41, there were several questions specific to parks and recreation and demographics of the survey respondents. This chapter summarizes important responses to those questions, Appendix C includes results from the entire survey.



## Survey Respondents

Of the 222 respondents, 64.7% were residents of Peck, 13.5% were residents of Elk Township, and the remaining 21% either lived in Sanilac County, worked in Peck, or owned property in the Village. The respondents have a long history and knowledge base of Peck, 51% of the respondents have lived in the Village for more than 20 years, and 19% have lived in the Village for 11 – 20 years. The respondents have experience in the community and understand the history of the area, it also means they are most likely committed to the community because they have lived there for so long. Finally, the age range of the survey respondents was representative of almost all the age groups in Peck. The age groups and survey participants are listed below:

- **Under 18:** 5.6%
- **Ages 18 – 25:** 11.7%
- **Ages 26 – 35:** 21.0%
- **Ages 36 – 45:** 18.7%
- **Ages 46 – 54:** 20.1%
- **Ages 55 – 64:** 14.0%
- **Ages 65 – 74:** 6.5%
- **Ages 75 and older:** 2.3%

## General Questions

In general, respondents are in favor of new development in Peck. While 33% support new development, the majority (58%) strongly support new development. Only 2% of the respondents disagreed with new development in Peck. Respondents are also in favor of Peck growing in population. When asked what the most important type of growth for Peck was, 42% of respondents believe it is commercial or retail growth, 25% believe it is industrial growth, and 21% believe it is residential growth. Overall, 32% strongly agree Peck should grow and 34% agree. The percent who disagree with population growth is similar to those who disagree with development, at 5% of respondents. However, significantly more people are neutral about population growth as compared to development growth.

Respondents generally feel Peck is about the same or better than it was 5 years ago. More than 30% of respondents think the road conditions, parks and recreation, and overall quality of life is better than it was 5 years ago. More than 10% of respondents believe overall Village service to citizens is much better than it was 5 years ago. In comparison, more than 10% of respondents believe traffic and blight is worse than it was 5 years ago. Table 12, on the following page, is a full tabulation of all the categories included in this question.

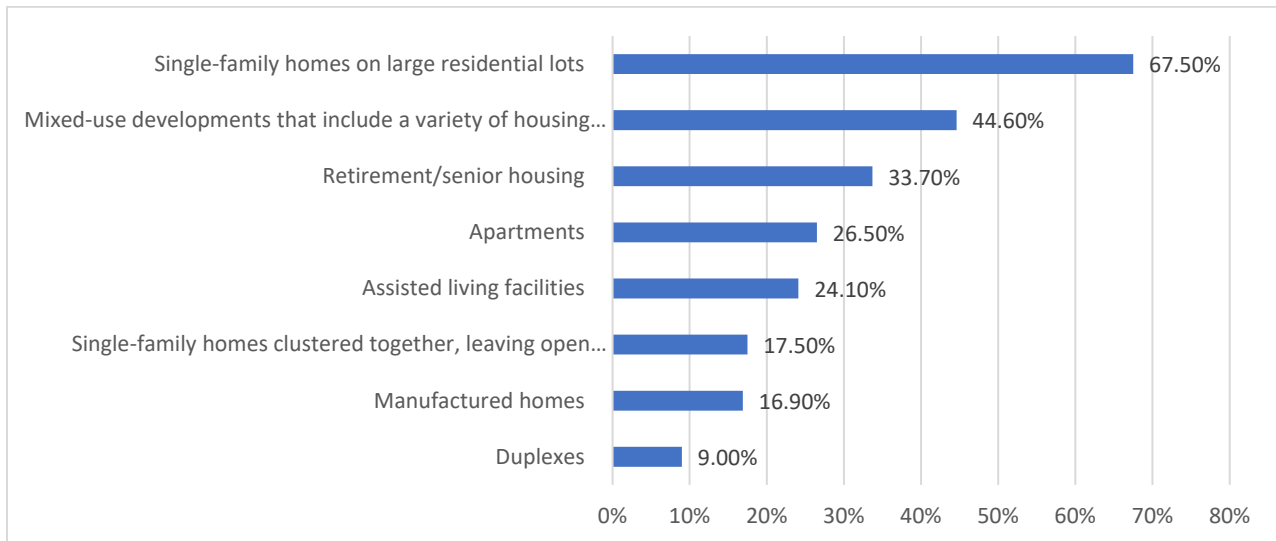
**Table 12 – Conditions in Peck Over the Past 5 Years**

	<b>Much Better</b>	<b>Better</b>	<b>Same</b>	<b>Worse</b>	<b>Much Worse</b>	<b>Don't know/ No opinion</b>
<b>Road Conditions</b>	7.0%	33.0%	42.8%	10.7%	1.4%	5.1%
<b>Infrastructure (Water, Sewer)</b>	7.9%	18.1%	43.7%	3.3%	0.9%	26%
<b>Traffic</b>	2.3%	16.4%	63.4%	12.7%	0.9%	4.2%
<b>Property Appearance (Blight)</b>	6.5%	29.3%	39.5%	11.6%	7.0%	6.0%
<b>Parks &amp; Recreation</b>	9.3%	35.5%	42.1%	7.0%	1.9%	4.2%
<b>Overall Village Service to Citizens</b>	10.7%	21.4%	44.2%	6.0%	3.3%	14.4%
<b>Overall Quality of Life</b>	9.8%	32.6%	40.9%	6.5%	3.3%	7.0%
<b>Public Safety</b>	8.0%	27.2%	48.4%	8.5%	1.9%	6.1%

## Residential Questions

If there is to be any new residential growth in Peck, the top three preferred housing types indicated by survey respondents are as follows: single-family homes on residential lots (67%), mixed-use development with a variety of housing types mixed with commercial or retail (44%), and retirement/senior housing (33%). Figure 16 represents all of the responses to this question.

**Figure 16 – Residential Land Use**



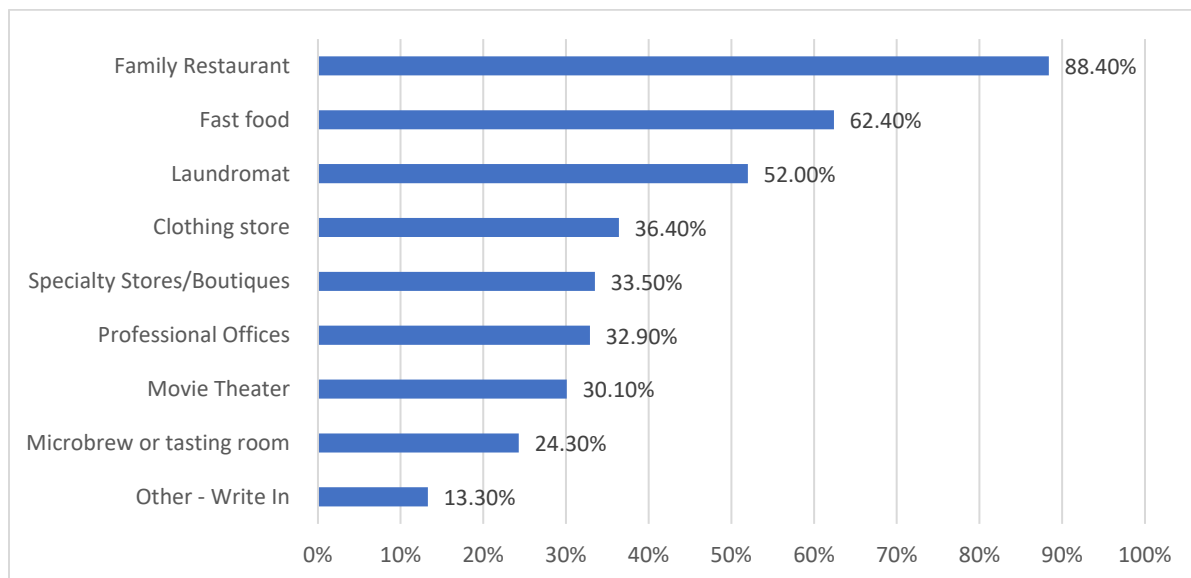
In addition to this question, 74% of respondents believe the Village should encourage housing for senior citizens. Additionally, while respondents believe blight and property appearance is better or the same as it was 5 years ago, 44% do support a millage to remove blighted structures in Peck, while 25% do not support this, and 31% are unsure.

Finally, respondents were asked one thing that would improve their residential neighborhood. This was an open-ended question that generated 85 responses. The following information is a summary of those results, the full tabulation is located in Appendix C. The most frequent response was to clean up blight and enforce the zoning ordinance. Many respondents feel that property owners should be held responsible for the care and keeping for their home and yard. Another very popular response was update the parks by adding additional amenities and other play opportunities. Respondents would also like to see more restaurants, an environment that is supportive of local business, new street lighting, traffic calming, and a focus on public safety.

## Commercial/Industrial Questions

Overall, respondents do not believe there are enough retail and service businesses in Peck (66% of respondents), and over the next 10 years 83% of respondents would like to see retail and service businesses encouraged in Peck. The majority of respondents believe any new development of this type should be focused on redeveloping the downtown area. In addition to development, respondents believe downtown is in need of new trash receptacles, flowers or street landscaping, improved lighting, and sidewalk upgrades. Figure 17, below, shows what types of businesses respondents believe Peck is missing. The top three responses were a family restaurant, fast food, and laundromat.

**Figure 17 – Additional Retail and Service Businesses in Peck**



Additionally, 82% of respondents support the development of industry and manufacturing in Peck and believe any future industrial businesses should be located on the east end of town.

## Open Ended Questions

The final two questions on the survey were open ended and wanted respondents to explain what they like best about Peck and one thing they would do to improve Peck. Each question had approximately 100 responses, the full tabulation can be found in Appendix C. The question pertaining to why respondents lived in Peck had several very common answers which included:

- The close-knit community
- Small town feel
- Nice people
- Quiet atmosphere

The responses indicating areas of improvement for Peck included:

- The need for a variety of stores and businesses
- Enforce the blight ordinance
- Promote downtown beautification efforts
- New jobs
- More access to affordable clean housing

# Chapter Four

## What Do We Want for Peck?

The purpose of this section is to describe the long-term vision for the Village of Peck. This chapter includes the goals and objectives that represent the overall vision for Peck. They will serve as the foundation for preparing appropriate and well thought out community improvements for the life of this Master Plan. The goals will also be the guiding principles for future land use decisions by Village officials and should guide all land use questions and rezoning decisions that arise. Implementation of these goals is a multi-faceted effort that will likely involve the zoning ordinance, other local ordinances, various Village departments, and other plans.

The goals are divided into broad categories and relate directly to these and other issues identified as priorities by the residents and the Planning Commission. These broad categories were devised to be clear and intentional, with a vision of bringing strength and vitality to the Village. The goal categories are meant to succinctly address issues related to Peck's economy, neighborhoods, quality of life, and Village efficiency. Each goal has a series of objectives, which are more specific action items that the Village can implement to achieve the goals.

It should go without saying that determining the direction for the Peck community for the next five to twenty years is a challenge. Determining what needs to be improved, what should be preserved, and what should be substantially changed is only successful when the changes are based on sound public participation and detailed analysis. Setting the goals for Peck was a process accomplished by the thorough review of existing characteristics in the Village and the results of the community input survey. The following goals and objectives are a major component of this Master Plan, which is intended to be the primary policy document for Village officials when considering matters related to land use, development proposals, and infrastructure improvements.



## Goal: Strengthen Peck's Economic Future

The following action steps, when implemented, will improve the business and investment climate within the Village. While the Village itself has limited capacity to create jobs and related opportunities, it can set policies in place to encourage desired activity.

- Preserve the small-town character and pedestrian-scale services and facilities in order to further support the long-term economic viability of the downtown area by encouraging state, federal, and private sector involvement.
- To the extent possible, the Village Council, Planning Commission, Zoning Board of Appeals, and the other boards and commissions that have an impact on growth and development in the Village should work toward the common goal of promoting positive economic development and redevelopment in the Village.
- Collaborate with area stakeholders on efforts to encourage businesses to locate downtown.
- Promote well-planned development and redevelopment of vacant commercial property with high-quality uses that expand the commercial options available to the residents of Peck.
- Review and revise the zoning ordinance to determine ways to simplify and streamline the permitting process and to make it more user-friendly.
- Develop Village procedures to establish internal development review roles, responsibilities, and timelines.
- Draft a development guidebook that includes flowcharts of the development process, including timelines, fee schedules, and explanations of Village policies, procedures, and steps to obtain approvals.
- Engage the Michigan Economic Development Corporation (MEDC) to determine how to bring the Redevelopment Ready Communities (RRC) program to Peck, which is a voluntary, no-cost, certification program designed to promote effective redevelopment strategies through a set of best practices.
- Examine the zoning designation of vacant/outmoded sites to ensure the redevelopment potential of those sites are optimized.



## Goal: Strengthen Peck's Neighborhoods

When examining how to retain and attract residents, Peck will need to work on ways to keep existing neighborhoods attractive. The following action steps are proposed to encourage new residents to move to Peck while providing opportunities for the young, seniors, long-term and short-term residents, and families.

- Encourage the preservation and revitalization of existing neighborhoods and the prevention of blight through code compliance activities and various neighborhood beautification, housing rehabilitation, redevelopment, and capital improvement programs.
- Ensure that, while meeting objectives for affordable housing and varied housing options, detached single-family homes remain the predominant housing type, and are not detrimentally encroached upon by higher density housing.
- Ensure that new, and infill, residential development reflects the scale and character of adjacent existing residential development and neighborhoods.
- Discourage the encroachment of nonresidential uses into established residential neighborhoods.
- Encourage higher density housing on lands that have, or are planned to have, the capacity to support such development by means of public roads and utilities.
- Draft a rental property ordinance and identify which staff would implement related enforcement and compliance activities.
- Update zoning ordinance to promote the development of senior housing opportunities in the Village of Peck.

## **Goal: Strengthen Peck's Quality of Life**

When it comes to municipal planning, communities that are perceived to have a good quality of life are typically safe, have available jobs and good schools, plenty of access to parks, a clean environment, abundant cultural and entertainment opportunities, and quality health care. The following action steps are proposed in order to improve the quality of life for residents.

- Provide the highest quality public facilities and services possible at an affordable rate for the residents of Peck.
- Promote compliance to the zoning ordinance, with reviews and updates as necessary.
- Maintain a safe and efficient transportation system throughout the Village, for vehicular as well as pedestrian and non-motorized circulation.
- Continue annual improvements to the Village's network of streets to meet the needs of Village residents and businesses.
- Improve Peck's recreation facilities to provide the community with parks that have desirable amenities.
- Pursue opportunities to improve parks and recreation in the Village based on the recommendations described in Peck's most current DNR-approved five-year Recreation Plan.
- Seek grants from the DNR to help implement the Village's Recreation Plan.

## **Goal: Foster a Supportive and Transparent Municipal Environment**

The following action items are internal steps the Village can take to improve public access to information and provide guidance for public figures.

- Provide for regular training of Village staff and appointed officials to foster knowledge and expertise.
- Assign roles and outline expectations for all committee or commission members at the beginning of their tenure.
- Follow Michigan statutes for meetings, e.g. Open Meetings Act.
- Upload all public documents to the Village website.

# Chapter Five

## How Will Peck Look?

One of the purposes of a Master Plan is to incorporate a future land use plan to guide the next 10 to 20 years of development in the Village. The land use plan outlined in this section of the Master Plan serves to reflect the community's desire to promote growth in specific areas while maintaining, enhancing, and protecting the natural resources present in the community. The map depicting the future land uses for the Village is shown at the end of this section. The proposed future land uses in the Village are divided into five categories, see Table 13.

The future land use map transforms the goals and objectives of the Master Plan into a graphic guide for land development and management in the Village. The future land use map serves as a guide to decision making – it does not specify how every lot, parcel, or site should be used or zoned. While the future land use map attempts to translate future land use categories to specific zoning districts, it is mostly intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission. For example, the future land use map may indicate a low-density single-family residential area, and yet it may not be zoned for residential until a property owner requests that zoning change and the Village adopts the rezoning request.

On the map, it should be noted, the future land use categories are slightly different from the existing land use categories. This difference is attributed to the fact that future land use is developed with an eye toward the zoning classification that will be needed to move toward the implementation of this plan. For example, while the existing land use map described vacant uses, these uses are not described on the future land use map. These existing land uses are combined into various other future land use categories because the future land use categories reflect how these vacant land uses should be utilized in the future, and hence should be zoned. Ultimately, the recommendations shown on the future land use map are intended to help Village officials, property owners, and residents make zoning and development decisions that are in the best interest of Peck. The future land use map seeks to guide residential, commercial, and industrial development into appropriate locations while maintaining the overall character and appearance of the Village. Descriptions of the future land use categories begin below. The future land use map is shown at the end of this section.

Table 13 - Future Land Use Categories

Future Land Use Category	Acreage	Percentage
<b>Residential</b>	287.8	44.7%
<b>Agricultural Residential</b>	219.2	34.0%
<b>Commercial</b>	76.7	11.9%
<b>Village</b>	46.1	7.2%
<b>Industrial</b>	14.1	2.2%
	643.9	

## Residential

The Village officials and residents believe an important aspect of preserving the character in the Village is encouraging single-family home development. The Residential category is intended predominantly for low-density single-family dwellings in residential neighborhoods. However, multiple-family dwelling units are also allowed in this district. The character of these neighborhoods would be quiet and free of unrelated or excess traffic. Though limited, other low-impact land uses may be allowed such as schools, churches or parks. The neighborhoods should have residential streets that are compatible with both pedestrian and automobile traffic. Allowing both single-family and multiple-family units in this district allows for different forms of housing that serve different populations. Multiple-family residential parcels provide good transition zones between the quiet single-family neighborhoods to a commercial area. Any multiple-family housing should be integrated into the surrounding area and compatible to the size and form of neighboring buildings. It should not detract from the adjacent neighborhood but provide, high-quality, less traditional housing options for all residents. The residential category makes up 287.8 acres or 44.7% of the land in the Village and is the largest land use.

## Agricultural Residential

The Agricultural Residential category represents areas that are appropriate for additional single-family home development on agricultural or undeveloped land in the Village. These parcels represent good opportunities for low-density residential expansion. If developed these areas should have a character similar to that of the residential category described above. These areas can also be developed for similar uses such as multiple family homes, parks, public buildings, and adult foster care/family group homes. These areas represent good spaces to continue this practice of low-density development while focusing on priorities such as connectivity and natural resource protection. Keeping any future development clustered will mitigate negative effects on the existing agricultural land and will help preserve the character of the community. This land use makes up 219.2 acres, or 34% of the land in the Village.

## Commercial

The Commercial (Business) category in Peck serves as the social and economic environment for all of Peck's residents and visitors. The traditional downtown core is along Lapeer Street. This area is intended to be walkable, with a street life, sidewalks, shops and businesses, and connection to recreation amenities. The original traditional downtown buildings even represent an opportunity for mixed uses with residential uses above existing stores. This category should have a continuous sense of character and sidewalks, pathways, and parking areas should pay attention to streetscape and landscape continuity with lighting. Uses allowed in this category include general retail, restaurants, small repair shops, professional offices, and auto stores. The commercial (business) category follows Lapeer Street through the center of the Village. It makes up 76.7 acres or 11.9% of the land in the Village.

## Village

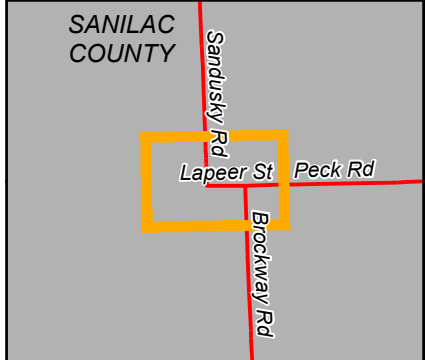
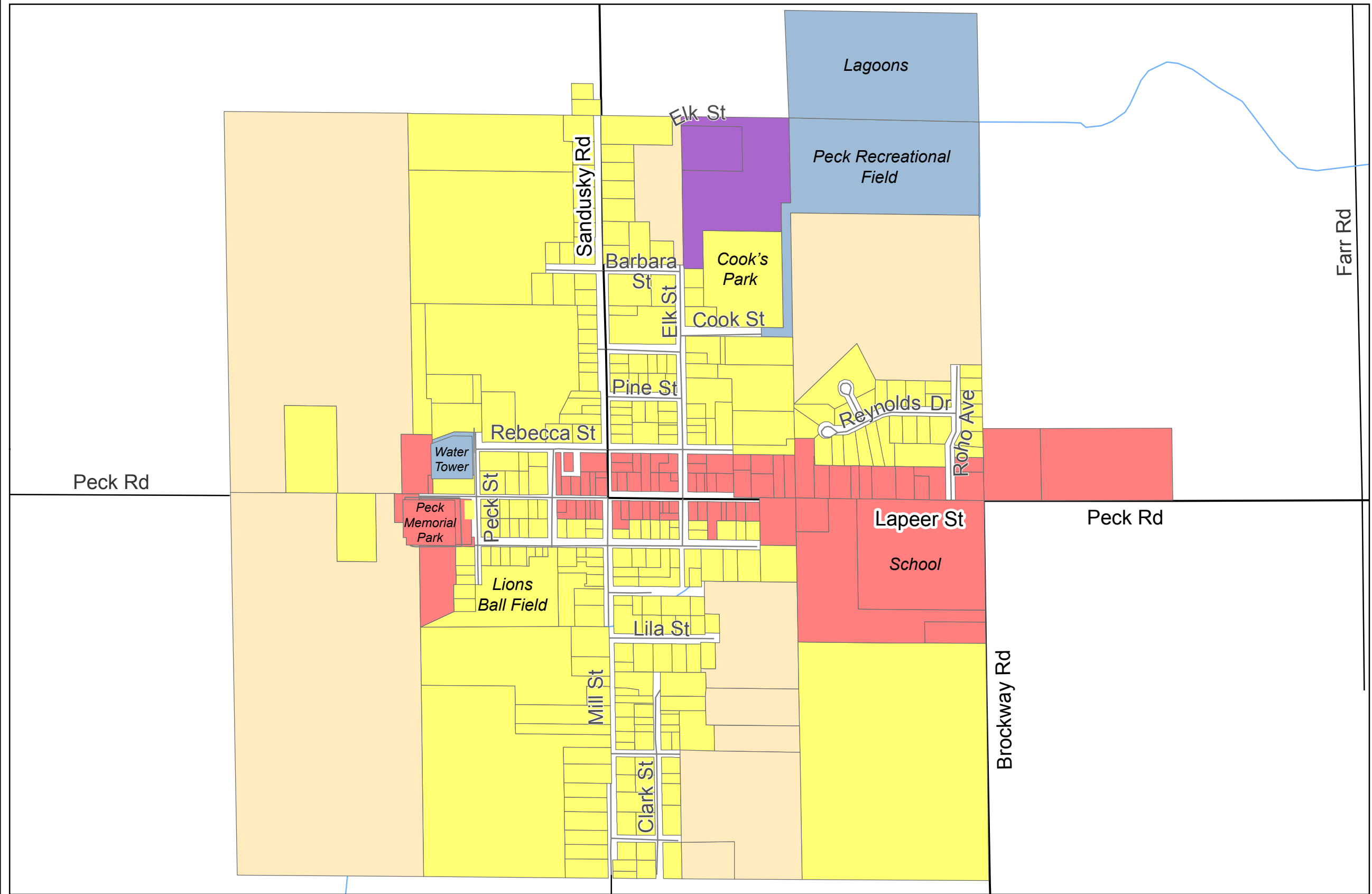
The Village category designates Village-owned property, which is intended for use by the public and is often thought of as community gathering spaces. This category includes parks, playgrounds, schools, community facilities, and Village-owned property. The Village facilities make up 46.1 acres or 7.2% of the land in Peck. It includes the school, parks, municipal offices, the lagoons, and water tower.

## Industrial

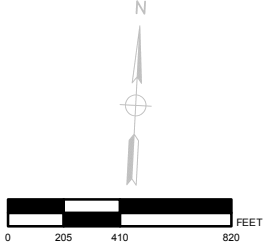
The industrial category is intended to accommodate manufacturing facilities, warehousing, substations, machine shops, and grain elevators. It is not intended for any type of heavy industrial uses. These uses are restricted to the physical area of the district and should be well-matched or adjacent to similar uses. The intent of this district is to provide sufficient space for the current and future needs for manufacturing while preserving the character of the community. The Industrial land use category makes up 14.1 acres or approximately 2.2% of the land in the Village.

# MAP 10 -FUTURE LAND USE VILLAGE OF PECK, MICHIGAN

Sanilac County, MI



AREA MAP  
NOT TO SCALE



## LEGEND

- Agricultural Residential
- Residential
- Commercial
- Industrial
- Village

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Date April 2019

# Chapter Six

## Checklist for Peck's Future

### Introduction

Master planning should be a continuous process. The objectives, policies, and recommended actions are based on the community's understanding of today's problems, technology and implementation procedures. A plan review and update procedure are necessary to address changes in community values, living patterns and perception. Therefore, the Plan will be monitored annually, updated periodically, and evaluated at a minimum of every five years. The only way to make a plan truly work is to use the plan, to reference it, and to correct it or change it when it is not accurately reflecting current changes and conditions.

The stakeholders in the monitoring and update process should include the Planning Commission, Village Council, staff, and a representative sample of interested citizens. Just as citizen involvement was an integral part of the process that culminated this plan, it continues to be necessary if the plan is to remain relevant to the aspirations and needs of the community. Representatives from the schools, business and development communities, and other public agencies and groups concerned with the Village should also be included in the review process.

The monitoring process to be conducted annually involves assessing factors such as socioeconomic data, development activity, changes in technology, and indicators of public opinion. Next, an evaluation of the relevancy of the plan in light of changing conditions is performed. Finally, the results of the monitoring are reported in the Planning Commission's Annual Report. When the monitoring process reveals changes in the community to a degree that seriously impacts the relevance of the plan, the Planning Commission will suggest a Plan update. The update is intended to address only those aspects of the Plan found to be outdated and no longer relevant.

Updates will be performed as needed, indicated through the monitoring process. After a minimum of five years, and again at minimum five-year intervals, a thorough review of the Plan will be performed to evaluate its effectiveness. The main feature of this review would be a study of all the action recommendations. Each recommendation will be examined for continuing relevance and success in implementation. The evaluation will involve two considerations. First, the effectiveness of the technique by which the recommendations were implemented will be examined. Then the action itself will be studied to determine whether the action achieved the desired objective. Those recommended actions not implemented will also be reviewed for continuing relevance and probability of implementation. This review will help the Planning Commission adjust the Plan to better achieve the goals and objectives, implement Village policies, and maintain the credibility of the Plan.

With a solid understanding of the goals to move Peck forward, a detailed and specific action plan follows. This action program provides a detailed checklist of action items by which progress can be measured. These action items are the next steps to be taken by the Village in order to implement this Plan.



## Implementation Tables

Economic Future	Timeframe			Leadership			
	Now	Near Future	Ongoing	Approvals Required	Funding Source	Progress	
	2020 & 2021	Complete by 2025	Ongoing			Initial & Date Below	
						Started	Completed
Preserve the small-town character and pedestrian-scale services and facilities in order to further support the long-term economic viability of the downtown area by encouraging state, federal, and private sector involvement.			X	Council, PC, ZBA, Pres	General Fund, Grants		
Work toward the common goal of promoting positive economic development and redevelopment in the Village.			X	Council, PC, ZBA, EDC, Pres	General Fund, Grants		
Collaborate with area stakeholders on efforts to encourage businesses to downtown.			X	Council, PC, ZBA, Local business owners, EDC, Pres	General Fund		
Promote well-planned development and redevelopment of vacant commercial property with high-quality uses that expand the commercial options available to the residents of Peck.		X		Council, PC, ZBA, EDC	General Fund		
Review and revise the zoning ordinance to determine ways to simplify and streamline the permitting process and to make it more user-friendly.	X			PC	General Fund, Grants		
Develop Village procedures to establish internal development review roles, responsibilities, and timelines.	X			Council, PC, Pres	General Fund		
Draft a development guidebook that includes flowcharts of the development process, including timelines, fee schedules, and explanations of Village policies, procedures, and steps to obtain approvals.		X		Council, PC, Pres	General Fund, Grants		
Engage the Michigan Economic Development Corporation (MEDC) to determine how to bring the Redevelopment Ready Communities (RRC) program to Peck, which is a voluntary, no-cost, certification program designed to promote effective redevelopment strategies through a set of best practices.	X			Council, PC, EDC, Pres	General Fund, Grants		
Examine the zoning designation of vacant/outmoded sites to ensure the redevelopment potential of those sites are optimized.	X			PC, ZA, EDC	General Fund		
<b>Key:</b> <b>PC</b> - Planning Commission, <b>Council</b> - Village Council, <b>Pres</b> - Village President, <b>ZA</b> - Zoning Administrator, <b>Road</b> - Sanilac County Road Commission, <b>DPW</b> - Peck Department of Public Works, <b>MDOT</b> - Michigan Department of Transportation, <b>EDC</b> - Sanilac County Economic Development Corporation							

Neighborhoods	Timeframe			Leadership			
	Now	Near Future	Ongoing	Approvals Required	Funding Source	Progress	
	2020 & 2021	Complete by 2025	Ongoing			Initial & Date Below	
						Started	Completed
Encourage the preservation and revitalization of existing neighborhoods and the prevention of blight through code compliance activities and various neighborhood beautification, housing rehabilitation, redevelopment, and capital improvement programs.			X	PC, ZA, Council, Pres, DPW	General Fund		
Ensure that, while meeting objectives for affordable housing and varied housing options, detached single-family homes remain the predominant housing type, and are not detrimentally encroached upon by higher density housing.		X		PC, Council	General Fund		
Ensure that new, and infill, residential development reflects the scale and character of adjacent existing residential development and neighborhoods.			X	PC, Council	General Fund		
Discourage the encroachment of nonresidential uses into established residential neighborhoods.		X		PC, ZA, Council	General Fund		
Encourage higher density housing on lands that have, or are planned to have, the capacity to support such development by means of public roads and utilities.	X			PC, Council, Pres, DPW	General Fund, Grants		
Draft a rental property ordinance and identify which staff would implement related enforcement and compliance activities.		X		PC, Council	General Fund, Grants		
Update zoning ordinance to promote the development of senior housing opportunities in the Village of Peck.	X			PC, Council	General Fund, Grants		

Key:

**PC** - Planning Commission, **Council** - Village Council, **Pres** - Village President, **ZA** - Zoning Administrator, **Road** - Sanilac County Road Commission, **DPW** - Peck Department of Public Works, **MDOT** - Michigan Department of Transportation, **EDC** - Sanilac County Economic Development Corporation

Quality of Life	Timeframe			Leadership			
	Now	Near Future	Ongoing	Approvals Required	Funding Source	Progress <i>Initial &amp; Date Below</i>	
	2020 & 2021	Complete by 2025	Ongoing			Started	Completed
Provide the highest quality public facilities and services possible at an affordable rate for the residents of Peck.			X	Council, PC, DPW, Pres	General Fund		
Promote compliance to the zoning ordinance, with reviews and updates as necessary.			X	PC, ZA	General Fund		
Maintain a safe and efficient transportation system throughout the Village, for vehicular as well as pedestrian and non-motorized circulation.			X	Council, PC, DPW, Road	General Fund		
Continue annual improvements to the Village's network of streets to meet the needs of Village residents and businesses.			X	Council, PC, DPW, Road	General Fund		
Improve Peck's recreation facilities to provide the community with parks that have desirable amenities.		X		Council	General Fund, Grants		
Pursue opportunities to improve parks and recreation in the Village based on the recommendations described in Peck's most current DNR-approved five-year Recreation Plan.		X		Council	General Fund, Grants		
Seek grants from the DNR to help implement the Village's Recreation Plan.		X		Council	General Fund, Grants		

Key:

**PC** - Planning Commission, **Council** - Village Council, **Pres** - Village President, **ZA** - Zoning Administrator, **Road** - Sanilac County Road Commission, **DPW** - Peck Department of Public Works, **MDOT** - Michigan Department of Transportation, **EDC** - Sanilac County Economic Development Corporation

Municipal	Timeframe			Leadership			
	Now	Near Future	Ongoing	Approvals Required	Funding Source	Progress Initial & Date Below	
	2020 & 2021	Complete by 2025	Ongoing			Started	Completed
Provide for regular training of Village staff and appointed officials to foster knowledge and expertise.		X		Council, PC, Pres, ZA	General Fund		
Assign roles and outline expectations for all committee or commission members at the beginning of their tenure.	X			Council, PC, Pres, ZA	General Fund		
Follow Michigan statutes for meetings, e.g. Open Meetings Act.			X	Council, PC	General Fund		
Upload all public documents to the Village website.		X		Council, Pres, PC	General Fund		

Key:

**PC** - Planning Commission, **Council** - Village Council, **Pres** - Village President, **ZA** - Zoning Administrator, **Road** - Sanilac County Road Commission, **DPW** - Peck Department of Public Works, **MDOT** - Michigan Department of Transportation, **EDC** - Sanilac County Economic Development Corporation

## Implementation: Additional Resources

The key to a well-planned community is the actual day-to-day use of planning documents, like this Master Plan. Because this Plan is to be the basis for future zoning and planning decisions, it is imperative that the Plan be available to Peck staff, elected and appointed officials, as well as business owners, developers, stakeholders from Sanilac County and the region, and the general public.

The implementation of this Master Plan depends on its continual use by the Planning Commission and the Village Council. In its best form, implementation of this Plan will result in the achievement of the goals. Implementation is often the most difficult portion of the planning process because, while the intentions of the Village, its residents, and stakeholders are clear, the legal ways and available planning tools are often not. The following provides a review of additional tools available to the Village and the ways in which they can be used to ensure that the goals of this Plan are met.

### Zoning Changes and Ordinance Updates

Zoning is integral to implementing the goals and actions of this Master Plan in part by providing the legal and spatial framework which promotes the orderly development of a community. With a new Master Plan in place, the Village has an opportunity to update its current zoning ordinance to reflect the goals adopted in this Plan. Many of the changes may be minor but provide a substantial benefit. For example, the Planning Commission may redefine permitted land uses in the Commercial zoning district to allow a mix of uses and mixed-use developments in the downtown area. Another change to the zoning ordinance may be larger in scope, taking a look at how the zoning ordinance is actually used and then finding ways to make it a more user-friendly document through the use of graphics and images. Another step may be to review the cases that have come before the Planning Commission to determine if there are trends that may need to be addressed in the zoning ordinance itself.

### Code Enforcement

The administration and enforcement of the zoning ordinance by Village officials is integral to its effectiveness, as with all Village codes. Enforcement must be thorough and consistent. Procedures such as building inspections, site plan review, and other ordinance administration tasks should be assigned to responsible entities, whereas more discretionary review authority should be assigned to the Planning Commission and more nondiscretionary measures may be assigned to the Zoning Administrator. All ordinance enforcement should be done regularly and thoroughly, and resourced with the staff levels and/or consulting assistance necessary to fulfill day-to-day functions.

## Identifying and Pursuing Capital Improvements

Given the reality of limited available funding at any given time, the Village should prioritize specific projects and create schedules for their initiation and completion. A Capital Improvements Program which serves as a schedule for implementing public capital improvements, which acknowledges current and anticipated demands, and which recognizes present and potential financial resources available to the community, should be regularly implemented by the Village. Long-range programming of public improvements should prioritize projects on the basis of community need, be developed within the Village's financial constraints, be based upon a sound financial plan, and allow for program flexibility. In order to guide the Planning Commission in this process, they should continually evaluate community conditions and development factors, and should continually review proposed improvements and related expenditures. The Planning Commission should ultimately review project proposals to assure conformity with the Master Plan and make recommendations regarding prioritizing projects and methods of financing.

## Local Financing Mechanisms and Co-Development

The Village of Peck has access to a number of possible local financing tools. The Village should prioritize and schedule its improvements through a capital improvements program. The Village may be able to use its general fund for some of the most important improvements. Revenue bonds and general obligation bonds may also be employed by the Village. A special assessment can also be used for infrastructure projects. The Village should seek ways to encourage joint public and private investments for a common purpose. This includes mechanisms where the Village can involve itself in the process of private development such as site location selection, service agreements, and local tax incentives and abatements. The Village should promote economic growth in the downtown area, halt property value deterioration, and increase property tax valuation partially by using Tax Increment Financing as a tool for generating revenue in a new Downtown Development Authority (DDA) boundary area. The Village should also explore opportunities to develop a Local Development Financing Authority (LDFA) to finance public facility improvements using Tax Increment Financing to encourage manufacturing, agricultural processing, or high technology activities on current or defunct industrial lands in the Village. The Village may also reach out to local foundations and area individuals for support for various civic projects. Additionally, the Village may seek to access a variety of government loan and grant programs available to local governments, as described below.

## Grant Opportunities to Support Proposed Capital Improvements

This Master Plan can be used to identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. At the Federal level, there is the Housing and Community Facilities Programs, the Public Works and Economic Development Program, Rural Business Enterprise Grants, and the USDA Rural Development Water and Wastewater Program, to name a few. At the State level, a funding source may be the

Michigan Department of Natural Resources, which offers grants from the Land and Water Conservation Fund, and the Michigan Natural Resources Trust Fund, and the Michigan Environment, Great Lakes, and Energy State Revolving Loan Fund (SRF/DWRF). Finally, the Michigan Department of Transportation also administers Federal funds appropriated under the Moving Ahead for Progress in the 21st Century Act (Public Law 112–141, MAP-21).

## Regional Cooperation

Development, growth, and changes within Sanilac County will affect quality of life and growth within the Village of Peck. Peck and its neighboring communities are interrelated in that trends in overall population loss and declining housing value affect the entire area. The Village has the opportunity to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Sanilac County. Cooperative relationships between and among Peck and neighboring communities can provide an opportunity for the full impact of new or expanding developments to be considered as well as provide an opportunity for communities to pool resources and skills to tackle similar challenges. At the least, the Village of Peck should actively participate in reviewing and evaluating their neighboring communities' Master Plans. Further, the Village should invite comment and suggestions from neighboring communities on major developments within Peck.

## Local Planning Capacity

Good planning practice and State law requires the Village to review its Plan every five years and update it if necessary. A cursory review of the Plan should take place annually by both the Planning Commission and the Village Council. This provides an opportunity to consider the goals and intent of the Plan against pending capital improvements, budget requests, and other developments that may impact the community. The Village provides important planning and development services with limited staff. When change confronts the community, it will be necessary to review the time and effort expended to address development proposals. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.

## Additional Implementation Tasks

Many of the steps necessary to ensure the successful implementation of this Master Plan might not be obvious or are not part of an established Village fund. The implementation efforts that have been described in this section focus on the residents, landowners, and other stakeholders in Peck. To date, Peck has taken steps to keep residents and others involved and informed regarding Village issues. The successful implementation of this Plan depends greatly on Village officials using the Plan and residents being aware of the Plan, knowing its purpose, and understanding how they might be able to use it. This can be accomplished by consistently referring to the document when making zoning decisions and even referencing the Plan, when appropriate, during site plan reviews and variance decisions. Further, the Village should keep a copy of the Future Land Use map on display and provide a copy of the Plan for review at the Village Hall at all times. Citizen participation should be strongly encouraged in a continuing

planning process. The successful implementation of planning proposals will require citizen understanding and support.

## Conclusion

The Village of Peck Planning Commission has spent a year discussing and examining issues regarding the future of the Village, in addition to receiving valuable input from Village residents in the form of a public survey.

As a result, the Planning Commission has compiled a complete, carefully prepared document that represents the data, efforts, and collective thoughts of Peck residents. This Master Plan is only the beginning of a program of action for the next 10 to 20 years. Because the future well-being of Peck depends upon rational, coordinated action, the Village stands ready to meet with any person or group interested in the future development of the area. The Village will be available to help and guide those who need advice or wish to be part of the Master Plan acted upon.

Carrying out the Master Plan is a task which is led by Village officials and the Planning Commission, but is also dependent upon every responsible citizen of the Village. By working together, Peck will continue to be a desirable, attractive, and convenient community.



# Appendix A

## Master Demographic Analysis

Village of Peck: Demographic Overview

	Peck				Elk Township				Sanilac County				Michigan				United States			
	2010		2000		2010		2000		2010		2000		2010		2000		2010		2000	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Population	632		599		1,526		1,584		43,114		44,547		9,883,640		9,938,444		308,745,538		281,421,906	
% Change in Population, 2000 - 2010		5.51%				-3.66%				-3.22%				-0.55%				9.71%		
Population age 5 years and younger	42	6.6%	47	7.8%	78	5.1%	108	6.8%	2,513	5.8%	2,913	6.5%	596,286	6.0%	672,005	6.8%	20,201,362	6.5%	19,175,798	6.8%
5 to 19	144	22.8%	133	22.2%	325	21.3%	386	24.4%	8,701	20.2%	10,190	22.9%	2,052,599	20.8%	2,212,060	22.3%	63,066,194	20.4%	61,297,467	21.8%
20 to 24	48	7.6%	40	6.7%	97	6.4%	82	5.2%	2,169	5.0%	2,267	5.1%	669,072	6.8%	643,839	6.5%	21,585,999	7.0%	18,964,001	6.7%
25 to 44	153	24.2%	164	27.4%	335	22.0%	440	27.8%	9,411	21.8%	12,044	27.0%	2,442,123	24.7%	2,960,544	29.8%	82,134,554	26.6%	85,040,251	30.2%
45 to 64	155	24.5%	123	20.5%	449	29.4%	347	21.9%	12,741	29.6%	10,268	23.0%	2,762,030	27.9%	2,230,978	22.4%	81,489,445	26.4%	61,952,636	22.0%
65+	90	14.2%	92	15.4%	242	15.9%	221	14.0%	7,579	17.6%	6,865	15.4%	1,361,530	13.8%	1,219,018	12.3%	40,267,984	13.0%	34,991,753	12.4%
Population age 19 and younger	186	29.4%	180	30.1%	403	26.4%	494	31.2%	11,214	26.01%	13,103	29.4%	2,648,885	26.8%	2,884,065	29.0%	83,267,556	27.0%	80,473,265	28.6%
Median Age	37.1	NA	33.7	NA	42.0	NA	35.9	NA	42.8	NA	37.8	NA	38.9	NA	35.5	NA	37.2	NA	35.3	NA
Average Household Size	2.54	NA	2.46	NA	2.55	NA	2.74	NA	2.48	NA	2.60	NA	2.49	NA	2.56	NA	2.58	NA	2.59	NA
Black & Hispanic Population	37	5.85%	7	1.17%	62	4.06%	43	2.71%	1,589	3.69%	1,363	3.06%	1,836,720	18.6%	1,736,619	17.47%	89,406,913	29.0%	69,964,008	24.86%
Foreign Born Population*	8	1.27%	19	3.17%	12	0.79%	26	1.64%	578	1.34%	708	1.59%	591,520	6.0%	523,589	5.3%	38,674,773	12.5%	31,107,889	11.1%
Total Housing Units	283	100.0%	253	100.0%	673	100.0%	605	100.0%	22,725	100.0%	21,314	100.0%	4,532,233	100.0%	4,234,279	100.0%	131,704,730	100.0%	115,904,641	100.0%
Occupied	246	86.9%	239	94.5%	589	87.5%	566	93.6%	17,132	75.4%	16,871	79.2%	3,872,508	85.4%	3,785,661	89.4%	116,716,292	88.6%	105,480,101	91.0%
Vacant	37	13.1%	14	5.5%	84	12.5%	39	6.4%	5,593	24.6%	4,443	20.8%	659,725	14.6%	448,618	10.6%	14,988,438	11.4%	10,424,540	9.0%
Owner-occupied	183	74.4%	183	76.6%	471	80.0%	466	82.3%	13,739	80.2%	13,815	81.9%	2,793,342	72.1%	2,793,124	73.8%	75,986,074	65.1%	69,815,753	66.2%
Renter occupied	63	25.6%	56	23.4%	118	20.0%	100	17.7%	3,393	19.8%	3,056	18.1%	1,079,166	27.9%	992,537	26.2%	40,730,218	34.9%	35,664,348	33.8%
Median Housing Value (\$)*	\$87,900	NA	\$74,400	NA	\$114,900	NA	\$82,800	NA	\$115,600	NA	\$91,000	NA	\$114,200	NA	\$110,300	NA	\$188,400	NA	\$111,800	NA
EDUCATIONAL ATTAINMENT: 25 years and older*																				
Bachelor's or higher	49	10.3%	24	6.1%	103	9.8%	66	6.4%	3,291	11.0%	2,915	10.0%	1,647,023	25.1%	1,396,259	21.8%	55,723,738	27.9%	44,462,605	24.4%
Some college or associate's	84	17.6%	110	28.1%	217	20.6%	286	27.8%	8,618	28.8%	7,542	25.8%	2,066,981	31.5%	1,944,688	30.3%	56,322,918	28.2%	49,864,428	27.4%
High School	217	45.5%	177	45.2%	537	51.0%	485	47.2%	13,585	45.4%	12,814	43.9%	2,066,981	31.5%	2,010,861	31.3%	57,920,731	29.0%	52,168,981	28.6%
No High School diploma	127	26.7%	81	20.7%	195	18.5%	191	18.6%	4,428	14.8%	5,926	20.3%	780,859	11.9%	1,064,133	16.6%	29,759,272	14.9%	35,715,625	19.6%
Median Household Income (\$)*	\$43,333	NA	\$29,063	NA	\$45,833	NA	\$38,550	NA	\$40,818	NA	\$36,870	NA	\$48,432	NA	\$44,667	NA	\$51,914	NA	\$41,994	NA
Median Family Income (\$)*	\$57,708	NA	\$36,023	NA	\$58,304	NA	\$42,176	NA	\$49,005	NA	\$42,306	NA	\$60,341	NA	\$53,457	NA	\$629,982	NA	\$50,046	NA
Per Capita Income (\$)*	\$19,305	NA	\$14,622	NA	\$20,143	NA	15,818	NA	\$19,645	NA	\$17,089	NA	\$25,135	NA	\$22,168	NA	\$27,334	NA	\$21,587	NA
Households with Social Security Income (%)*	29.2%	NA	29.1%	NA	35.3%	NA	27.9%	NA	35.7%	NA	32.6%	NA	29.8%	NA	26.2%	NA	27.5%	NA	25.7%	NA
Individuals below Poverty Level (%)*	51	7.4%	75	12.5%	155	10.1%	150	9.5%	6,404	14.80%	4,580	10.3%	1,444,004	14.6%	1,021,605	10.3%	40,917,513	13.3%	33,899,812	12.0%
OCCUPATION BY INDUSTRY*																				
Agriculture, forestry, fishing and hunting, and mining	13	4.8%	4	1.6%	53	8.1%	46	6.8%	1,279	7.2%	1,551	7.9%	54,946	1.3%	49,496	1.1%	2,634,188	1.9%	2,426,053	1.9%
Construction	10	3.7%	31	12.3%	24	3.7%	64	9.4%	1,431	8.1%	1,633	8.4%	230,305	5.3%	278,079	6.0%	10,115,885	7.1%	8,801,507	6.8%
Manufacturing	63	23.2%	73	29.0%	165	25.3%	209	30.8%	4,119	23.2%	5,283	27.1%	770,715	17.6%	1,045,651	22.5%	15,581,149	11.0%	18,286,005	14.1%
Wholesale trade	0	0.0%	5	2.0%	5	0.8%	17	2.5%	365	2.1%	480	2.5%	122,378	2.8%	151,656	3.3%	4,344,743	3.1%	4,666,757	3.6%
Retail trade	57	21.0%	33	13.1%	98	15.1%	90	13.3%	2,281	12.8%	2,390	12.2%	507,530	11.6%	550,918	11.9%	16,293,522	11.5%	15,221,716	11.7%
Transportation and warehousing, and utilities	19	7.0%	13	5.2%	35	5.4%	26	3.8%	706	4.0%	703	3.6%	181,648	4.2%	191,799	4.1%	7,183,907	5.1%	6,740,102	5.2%
Information	13	4.8%	7	2.8%	25	3.8%	11	1.6%	257	1.4%	257	1.3%	82,395	1.9%	98,887	2.1%	3,368,676	2.4%	3,996,564	3.1%
Finance, insurance, real estate, and rental and leasing	4	1.5%	9	3.6%	22	3.4%	16	2.4%	568	3.2%	671	3.4%	250,855	5.7%	246,633	5.3%	9,931,900	7.0%	8,934,972	6.9%
Professional, scientific, management, administrative, and waste management services	4	1.5%	4	1.6%	17	2.6%	18	2.7%	801	4.5%	656	3.4%	388,626	8.9%	371,119	8.0%	14,772,322	10.4%	12,061,865	9.3%
Educational, health and social services	67	24.7%	57	22.6%	135	20.7%	128	18.9%	3,430	19.3%	3,475	17.8%	1,012,153	23.2%	921,395	19.9%	31,277,542	22.1%	25,843,029	19.9%
Arts, entertainment, recreation, accommodation and food services	9	3.3%	9	3.6%	34	5.2%	25	3.7%	1,079	6.1%	918	4.7%	397,267	9.1%	351,229	7.6%	12,566,228	8.9%	10,210,295	7.9%
Other services (except public administration)	6	2.2%	5	2.0%	26	4.0%	22	3.2%	740	4.2%	896	4.6%	206,152	4.7%	212,868	4.6%	6,899,223	4.9%	6,320,632	4.9%
Public administration	6	2.21%	2	0.8%	12	1.8%	7	1.0%	704	4.0%	616	3.2%	164,815	3.8%	167,731	3.6%	6,864,046	4.8%	6,212,015	4.8%

\*2011-2015 American Community Survey 5-Year Estimates.

# Appendix B

## Adoption Documentation

## Resolution of Adoption

### Village of Peck Master Plan

#### By the Peck Planning Commission

**Whereas**, the Village of Peck Planning Commission has elected to draft and adopt a Master Plan, pursuant to the procedures set forth in the Michigan Planning Enabling Act, PA 33 of 2008, MCL 125.3801, *et seq*; and

**Whereas**, a community input survey was made available to residents during the spring and summer of 2018 for the purposes of gathering input from the public, and

**Whereas**, the draft Master Plan was made available for review from August 1, 2019, to October 16, 2019, and

**Whereas**, the Village of Peck Planning Commission held a public hearing on the proposed Master Plan, inclusive of the charts, maps, demographic data, future land use plan, and goals for Peck on October 16, 2019, at the Village Hall located at 30 East Lapeer Street, Peck, MI, 48466.

**Now Therefore Be It Resolved** that the Village of Peck Planning Commission hereby adopts this Master Plan.

Motion by: Jodie Jones Supported by: Adam Bullock

**Ayes:** MacMillan-I, Heiden-I, Bullock-I, Jones-I, Bennett-I

**Nays:** 0

**Absent:** VanConant

**Resolution declared adopted October 16, 2019.**

Carie Bennett

Chair

Peck Planning Commission



# THE CLASSIFIEDS- Where the Deals Are!

## LEGAL

Notice of Foreclosure by Advertisement  
NOTICE is hereby given pursuant to MCL 600.3212, that the following will be foreclosed by a sale of the mortgaged premises, or some part of them, at public auction at the place of holding the circuit court within Sanilac County, at 10:00 AM, on October 24, 2019:  
Name(s) of the mortgagor(s): Rachel M. Justa, A Single Woman  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns  
Foreclosing Assignee (if any): AmeriFirst Financial Corporation  
Date of Mortgage: July 22, 2016  
Date of Mortgage Recording: August 5, 2016  
Amount claimed due on date of notice: \$110,944.71  
Description of the mortgaged premises: Situated in Township of Worth, Sanilac County, Michigan, and described as: Commencing at the Southwest corner, Section 11, Town 9 North, Range 16 East, Worth Township, Sanilac County Michigan, Thence North 0 Degrees 36 minutes 59 Seconds West 1320.0 feet along the West Section line, Thence North 89 Degrees 16 Minutes 03 Seconds East 1002.38 feet to the point of beginning running Thence North 0 Degrees 39 Minutes 04 Seconds West 661.91 feet, Thence North 89 Degrees 08 Minutes 24 Seconds East 330.0 feet, Thence South 0 Degrees 39 Minutes 04 Seconds East 662.64 feet, Thence South 89 Degrees 16 Minutes 03 Seconds West 330.0 feet to the point of beginning, being part of the Southwest 1/4, Section 11, Town 9 North, Range 16 East, Worth Township, Sanilac County, Michigan, and containing 5.017 acres more or less as shown, easement commencing at the Southwest corner, Section 11, Town 9 North, Range 16 East, Worth Township, Sanilac County, Michigan, Thence North 89 Degrees 16 Minutes 03 Seconds East 930.0 feet along the South Section Line to the point of beginning running Thence North 0 Degrees 36 Minutes 59 Seconds West 1386.0 feet, Thence North 89 Degrees 16 Minutes 03 Seconds East 72.34 feet, Thence 80 Degrees 39 Minutes 04 Seconds East 1386.0 feet, Thence South 89 Degrees 16 Minutes 03 Seconds West 73.18 feet along the South Section line to the point of beginning, Being part of the Southwest 1/4, Section 11, Town 9 North, Range 16 East, Worth Township, Sanilac County, Michigan.  
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).  
If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.  
This notice is from a debt collector.  
Date of notice: September 25, 2019  
Trott Law, P.C.

1396439  
(09-25)(10-16)

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**MECHANIC,** Must have tractor/trailer experience. Benefits after 90 days-401K after 1 year. Call 586-752-4529 Ext. 1005. 5-6-20

**HEAVY DUTY DIESEL MECHANIC WANTED:**  
Experience preferred, 45+ hours with benefits. Competitive pay and holidays.  
Mail resume to:  
Van Alstine Truck  
PO Box 272  
Sandusky, MI 48471  
or email to: ruthie@vanalstinetruck.com

## STATE-WIDE

**HELP WANTED TRUCK DRIVER**  
**CDL-DRIVERS WANTED,** 3 MONTHS MINIMUM EXPERIENCE, EXCELLENT PAY, BENEFITS SIGN ON BONUS, 401k, DEDICATED ROUTES ROMEO AND WAYNE DISPATCH, CALL RON 586-752-4529 EXT 1028

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**DECKERVILLE MINI STORAGE:** Storage unit numbers 33, 34 and 36 will be auctioned off for delinquency. 10-2

## Legal Notice

**STATE OF MICHIGAN PROBATE COURT COUNTY OF SANILAC NOTICE TO CREDITORS**  
**Decedent's Estate FILE NO. 19-32944-DE**  
Estate of William Gilbert Kaatz.  
Date of Birth: August 9, 1943.  
**TO ALL CREDITORS:\* NOTICE TO CREDITORS:**  
The decedent, William Gilbert Kaatz, died September 14, 2019. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Michael G. Kaatz, personal representative, or to both the probate court at 60 W. Sanilac Ave., Sandusky, MI 48471, and the personal representative within 4 months after the date of publication of this notice.  
October 2, 2019

Timothy C. Wrathell  
Bar No. P71990  
P.O. Box 325  
Sandusky, MI 48471  
810-648-4070  
Michael G. Kaatz  
7015 Greenbush  
Lexington, MI 48450  
810-404-7571

## PLUMBING SER-

**WATER PUMP REPAIR & INSTALLATION:** Water pumps, water tanks, sump pumps and sewage pumps. Emergency service. Call Paul's Pump Repair, L.L.C. 989-673-4850 or 1-800-745-4851. 11-6

**SALT FREE IRON CONDITIONER AND WATER SOFTENERS:** 24,000 grain softeners, \$800. Free estimates. In-home service on all brands. Call Paul's Pump Repair, L.L.C. 989-673-4850 or 1-800-745-4851. 11-6



## FARM / GARAGE SALES

### FARM / SHED SALE 8:00 a.m. - 6:00 p.m. Friday & Saturday, October 11-12

Case 580D backhoe; Ford 5900 tractor; JD B tractor; enclosed snowmobile trailer; snowmobile; tonneau cover; plows; camper cover; truck/trailer tires; bumper; exhaust pipes; fuel tanks; tractor wheel/suitcase weights; log splitter, (needs cylinder); JD antique tractor parts/narrow front end; transmission jack; lots of jewelry wagon items; wrenches; tools; tire irons etc.

See Craigslist/Garage Sales/Eagle Sale. No early sales, no phone calls.

Gayla (Don) Eagle, 1½ miles south of Sandusky to Wedge Rd, 1 mile west, 604 Wedge Rd, Sandusky.

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## VILLAGE OF PECK PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the Village of Peck will hold a public hearing on Wednesday, October 16, 2019, at 6:00 pm, at Village Hall located at 30 East Lapeer Street, Peck, MI, 48466.

The purpose of the hearing will be to receive public comment regarding the proposed Village of Peck Master Plan.

All interested persons are encouraged to attend the public hearing to ask questions or to make comments. Written comments may be submitted to Carrie Bennett, President, Village of Peck, 30 E. Lapeer St., Peck, MI, 48466, (810) 378-5131, Fax (810) 378-5155.  
The Master Plan is available for review at the Village Hall located at 30 East Lapeer Street.

## Position Opening Cooks Helper

Hours: 2.5 Hours  
10:15 a.m. – 12:45 p.m.  
Rate: \$10.91 Per Hour  
Start Date: Immediately

Position contingent on successful completion and passing of Serv-Safe online course or possession of Serv-Safe certificate.

Interested applicants are to apply in writing to:  
Laura Vogel,  
Food Service Director  
2633 Black River Street  
Deckerville, MI 48427

Please submit your letter of application to Laura Vogel by noon on Thursday, October 10, 2019.

## Forester Township Synopsis Regular Board Meeting September 16, 2019

**Board Present:** Hoenicke, O'Mara, Grabitz, Daum and Daley  
**Guests:** Tom Prange and Jason Bezemek

**Motions on:**  
Minutes of August 12th  
Treasury Report: General Fund balance \$128,144.96, Water billing balance \$54,776.82 and SAD balance of all accounts \$782,358.39  
Alternate member of SEFA Board  
August Paid Bills report  
Bills to Pay  
Purchase of shelving for Hall

**Discussions on:**  
AED device  
Internet service for voter registration at hall  
Property complaint on rental and noise  
Land Use report  
Master meters and water tower inspection  
Assessor Audit Report  
Veteran Exemption affidavit filing  
Millage Renewal and Fire Protection millage request  
Budget review  
Meetings  
Communications

Motion to adjourn. Next meeting November 18th at the township hall at 7:30 p.m.

Marjorie J. Hoenicke  
Clerk

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large by the right  
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a. Total Number of Copies (Net press run)		1750	1750
b. Paid Circulation (By Mail and Outside the Mail)	(1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	195	181
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18. Signature and Title of Editor, Publisher, Business Manager, or Owner			Date 09/19/2019
I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).			
PS Form 3526, July 2014 (Page 3 of 4)		PRIVACY NOTICE: See our privacy policy on www.usps.com	

## Deckerville Community Schools Board of Education Regular Meeting Minutes August 26, 2019

The Deckerville Community Schools Board of Education met in regular session on August 26, 2019 in the high school library.  
The meeting was called to order at 7:02 p.m. by Board President, Amy Dumaw.  
**Members present:** Jon Block, Alysha Peruski, Spencer Osborne, Curt Vogel, Amy Dumaw, Jason McConnachie, Brandon Stolicker  
**Administrators present:** Michael Hugan, Josh Stern, Matthew Connelly  
Motion by Alysha Peruski, support by Jason McConnachie to adopt the agenda for the August 26, 2019 Regular Meeting. **Carried.**  
Motion by Alysha Peruski, support by Curt Vogel to approve the regular meeting minutes of July 22, 2019 and the Special Board Meeting minutes of August 13, 2019. **Carried.**  
Motion by Spencer Osborne, support by Jon Block to approve the General Fund bills in the amount of \$31,428.43 **Carried.**  
Motion by Spencer Osborne, support by Curt Vogel to approve the Fiduciary Fund payment in the amount of \$83.98. **Carried.**  
The Board heard a presentation from Robert Frost, REMC 10 Director/Information Systems Coordinator.  
The board toured the building.  
Motion by Curt Vogel, support by Spencer Osborne to approve the rejection of the enrollment petition of a resident 8th grade male student who is currently expelled from another district. **Carried.**  
Motion by Curt Vogel, support by Brandon Stolicker to approve the Operating Millage at 18 mills this year and the Debt Retirement millage of .54 mills. **Carried.**  
Motion by Jon Block, support by Spencer Osborne to accept, with regret, the resignation of JV Football Assistant Coach Justin Trowhill. **Carried.**  
Motion by Curt Vogel, support by Jon Block, to go into closed session to discuss personnel issues at 8:30 p.m. Roll Call: Jon Block – Yes, Spencer Osborne- Yes, Alysha Peruski – Yes, Brandon Stolicker – Yes, Amy Dumaw – Yes, Jason McConnachie – Yes, Curt Vogel – Yes. **Carried.**  
Motion by Curt Vogel, support by Spencer Osborne, to return to open session at 8:50 p.m. Roll Call: Jon Block – Yes, Spencer Osborne- Yes, Alysha Peruski – Yes, Brandon Stolicker – Yes, Amy Dumaw – Yes, Jason McConnachie – Yes, Curt Vogel – Yes. **Carried.**  
Motion by Spencer Osborne, support by Curt Vogel to accept Mr. Connelly's contract as presented. **Carried.**  
Motion by Jason McConnachie, support by Brandon Stolicker to accept Mr. Stern's contract as presented. **Carried.**  
Motion by Curt Vogel, support by Jon Block to adjourn at 10:04 p.m. **Carried.**

Respectfully submitted,  
Alysha Peruski, Secretary  
Board of Education

I hereby certify that this is a true copy of the adopted minutes of the regular board meeting held on the 26th day of August, 2019 and that said proposed minutes have been available for public inspection at the address designated at the posted notice of said meeting from and after the 27th day of September, 2019.

Respectfully submitted,  
Alysha Peruski, Secretary  
Board of Education

# Appendix C

## Community Input Results

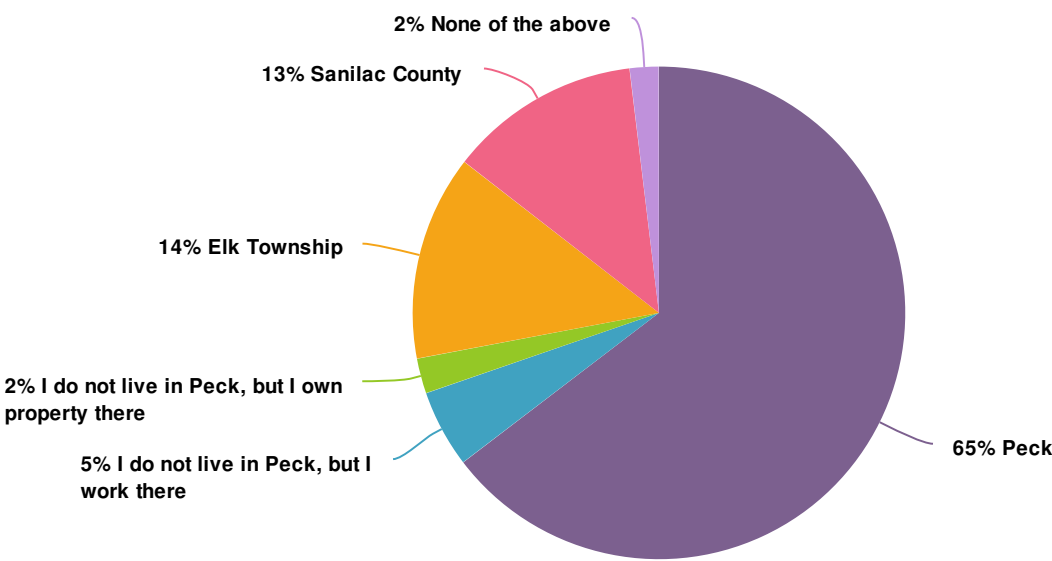
# Report for Village of Peck Master Plan

## Response Counts



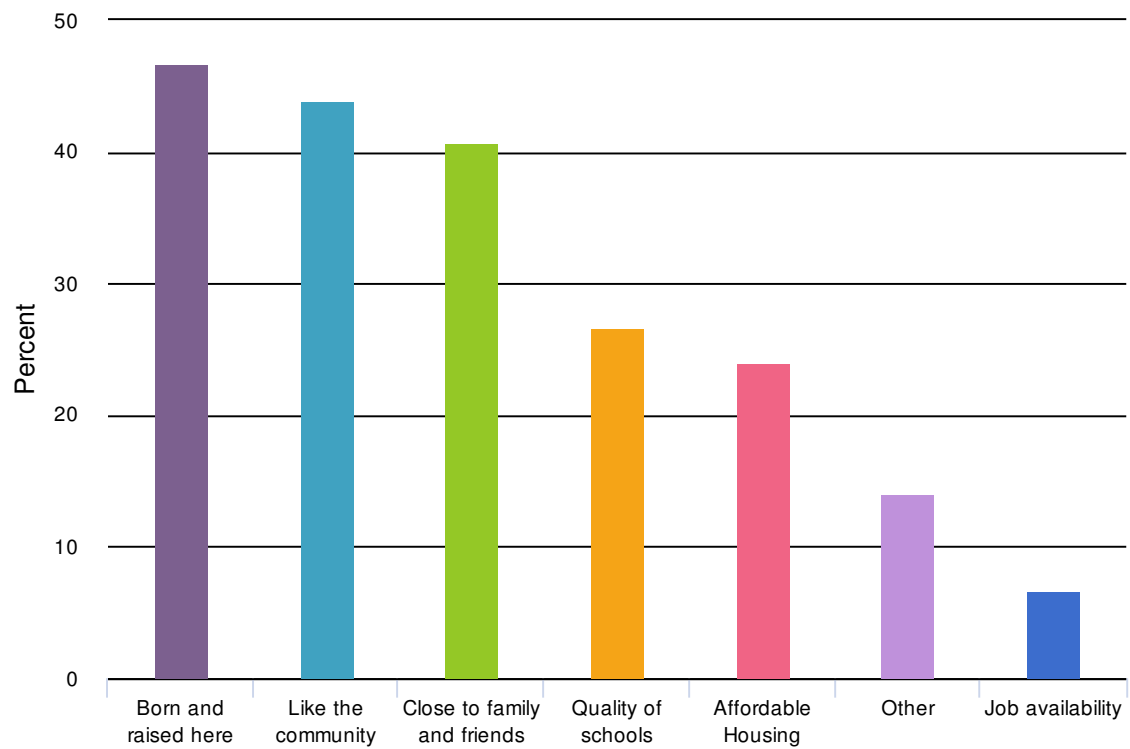
Totals: 222

## 1. Where do you live?










Value	Percent
Peck	64.7%
I do not live in Peck, but I work there	5.1%
I do not live in Peck, but I own property there	2.3%
Elk Township	13.5%
Sanilac County	12.6%
None of the above	1.9%

## 2. Why do you live or work in Peck? (Please check all that apply)





Value		Percent
Born and raised here		46.7%
Like the community		44.0%
Close to family and friends		40.7%
Quality of schools		26.7%
Affordable Housing		24.0%
Other		14.0%
Job availability		6.7%

## Other

Bought a house in Peck

Husband lived here

Husband wanted out of city of warren. What we could afford at the time 39 yrs ago

I was 11 at the time so my parents moved here

Lived here as a child wanted to come home

Married my husband who lives here

Moved back with my mother due to disability

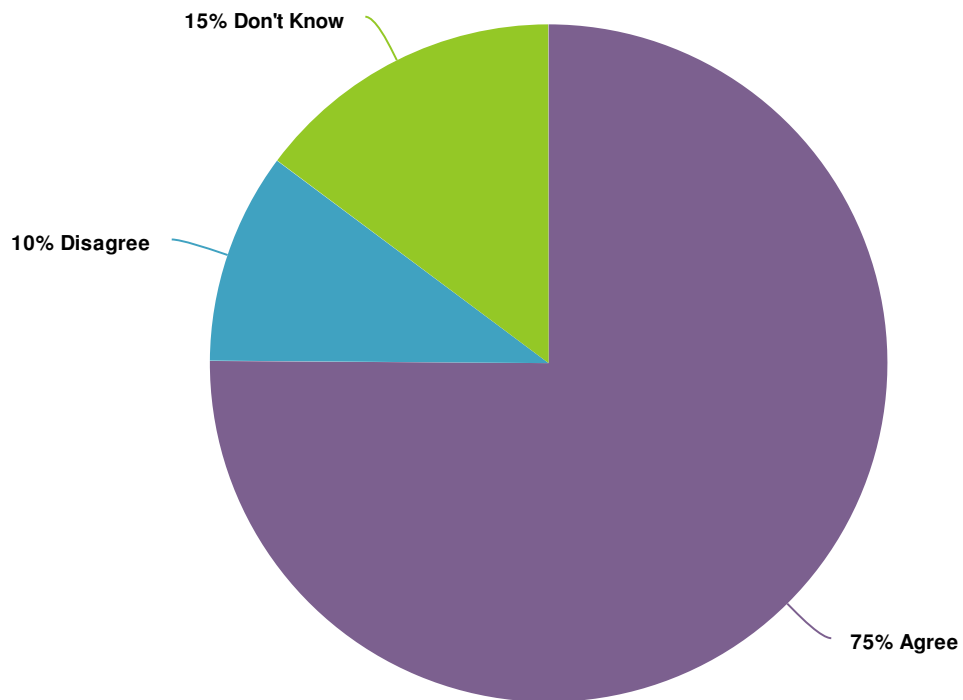
Moved from Melvin to Peck, in 2004.

Moved here

lived in the city wanted to move

moved here for work 40 yrs ago

3. Five years from now I see myself living or working in Peck.



Value

Percent

Agree



75.2%

Disagree



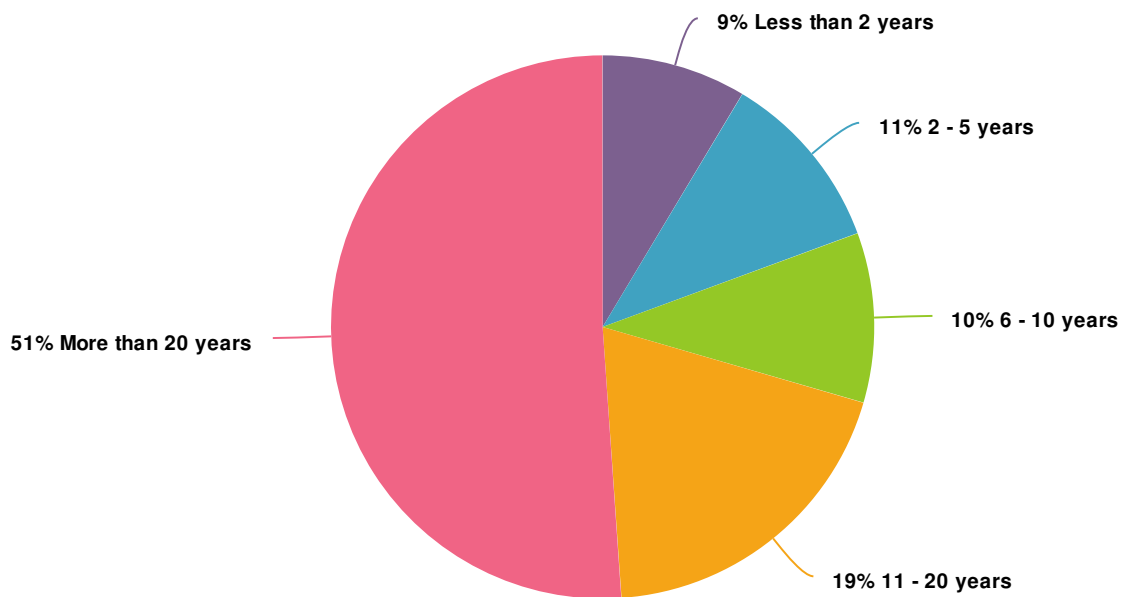
10.1%

Don't Know



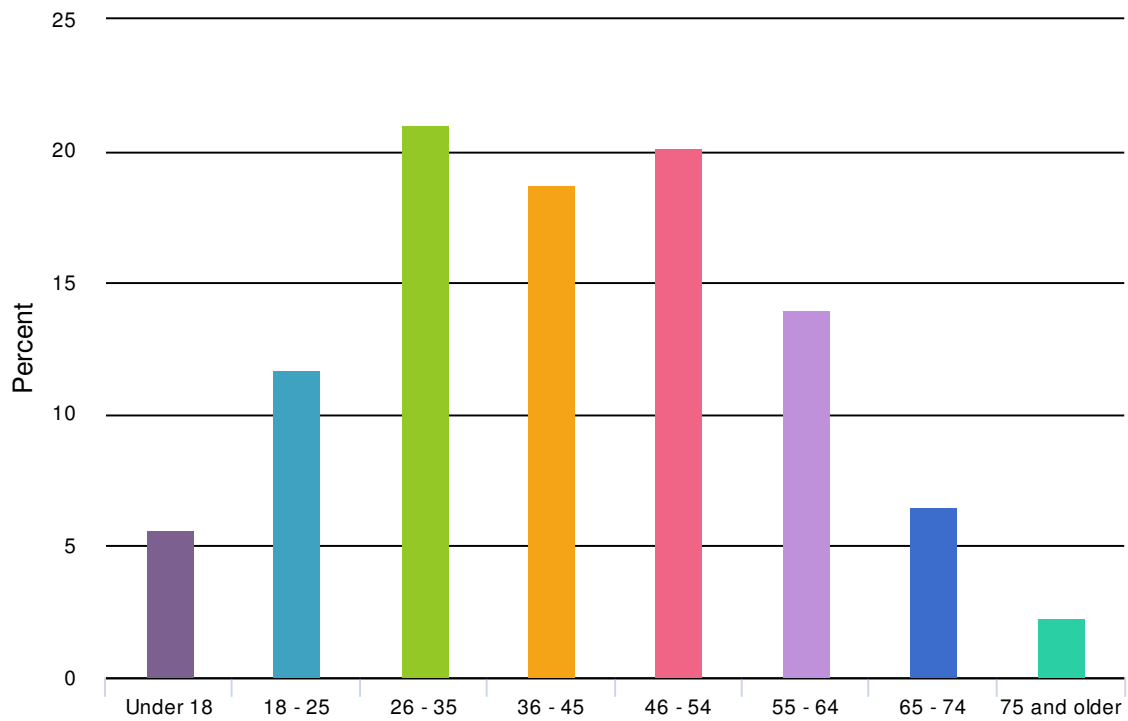
14.8%

4. How long have you lived in Peck?



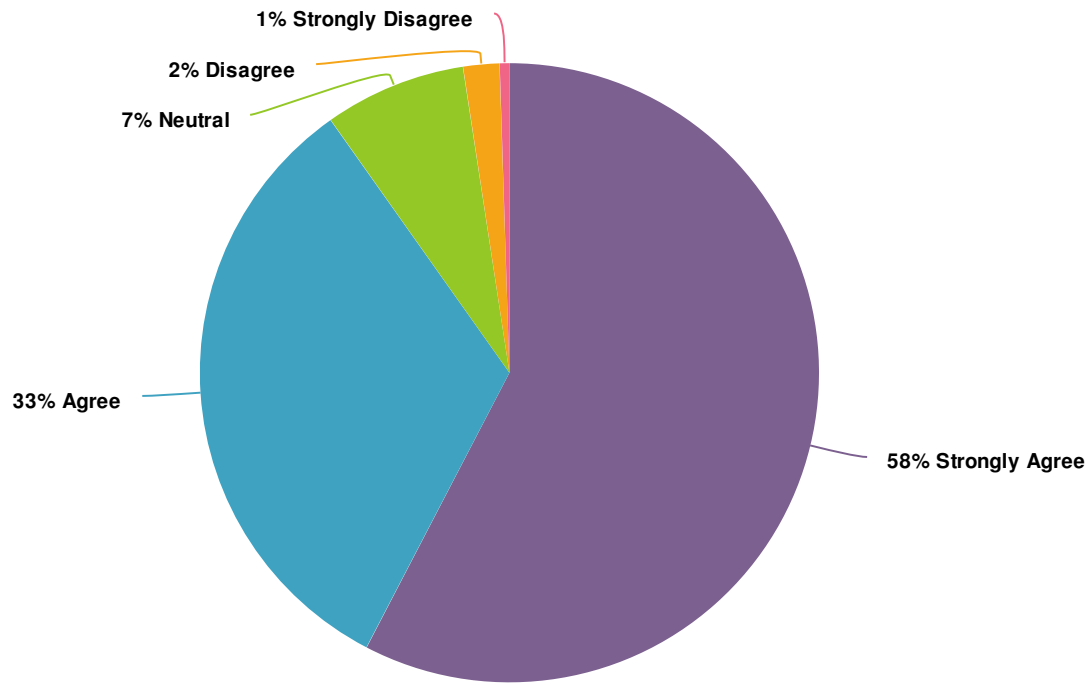
Value		Percent
Less than 2 years	<div><div></div></div>	8.6%
2 - 5 years	<div><div></div></div>	10.8%
6 - 10 years	<div><div></div></div>	10.1%
11 - 20 years	<div><div></div></div>	19.4%
More than 20 years	<div><div></div></div>	51.1%

5. What is your age?



Value		Percent
Under 18	<div><div></div></div>	5.6%
18 - 25	<div><div></div></div>	11.7%
26 - 35	<div><div></div></div>	21.0%
36 - 45	<div><div></div></div>	18.7%
46 - 54	<div><div></div></div>	20.1%
55 - 64	<div><div></div></div>	14.0%
65 - 74	<div><div></div></div>	6.5%
75 and older	<div><div></div></div>	2.3%

6. Peck should encourage new development.



**Value**

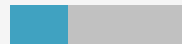
**Percent**

Strongly Agree



57.7%

Agree



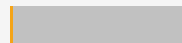
32.6%

Neutral



7.4%

Disagree



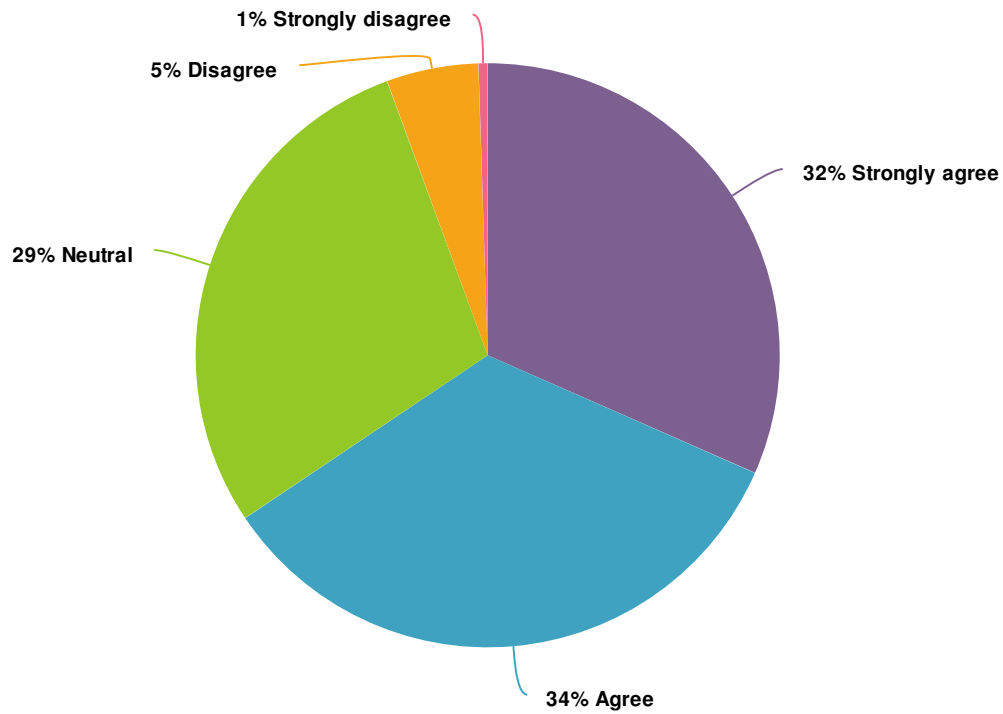
1.9%

Strongly Disagree



0.5%

7. Peck should grow in population.



Value		Percent
Strongly agree	<div><div></div></div>	31.6%
Agree	<div><div></div></div>	34.0%
Neutral	<div><div></div></div>	28.8%
Disagree	<div><div></div></div>	5.1%
Strongly disagree	<div><div></div></div>	0.5%

8. In the following categories, how do you feel Peck has changed in the past 5 years?

	Much Better	Better	Same	Worse	Much Worse	Don't know/No opinion	Responses
Road Conditions Row %	7.0%	33.0%	42.8%	10.7%	1.4%	5.1%	215
Infrastructure (Water, Sewer) Row %	7.9%	18.1%	43.7%	3.3%	0.9%	26.0%	215
Traffic Row %	2.3%	16.4%	63.4%	12.7%	0.9%	4.2%	213
Property Appearance (Blight) Row %	6.5%	29.3%	39.5%	11.6%	7.0%	6.0%	215
Parks & Recreation Row %	9.3%	35.5%	42.1%	7.0%	1.9%	4.2%	214
Overall Village Service to Citizens Row %	10.7%	21.4%	44.2%	6.0%	3.3%	14.4%	215
Overall Quality of Life Row %	9.8%	32.6%	40.9%	6.5%	3.3%	7.0%	215
Public Safety Row %	8.0%	27.2%	48.4%	8.5%	1.9%	6.1%	213
Totals Total Responses							215

9. Please rank each of the following factors in terms of its importance to the quality of life in Peck.

	Very Important	Important	Somewhat Important	Not Important	No Opinion	Responses
Local employment opportunities Row %	39.7%	42.1%	10.7%	5.6%	1.9%	214
Nice parks and recreation facilities Row %	45.6%	42.3%	9.3%	2.8%	0.0%	215
A variety of local commercial services Row %	32.6%	40.0%	22.8%	2.8%	1.9%	215
High quality schools Row %	78.1%	18.6%	0.9%	1.4%	0.9%	215
High-quality residential development Row %	31.6%	42.3%	20.5%	3.3%	2.3%	215
Active blight reduction program that reduces nuisances, eyesores, and other health/safety hazards Row %	48.1%	30.8%	14.5%	4.2%	2.3%	214
Elk Township Library Row %	33.5%	42.3%	12.6%	7.4%	4.2%	215
Totals Total Responses						215

10. Downtown Peck needs the following:

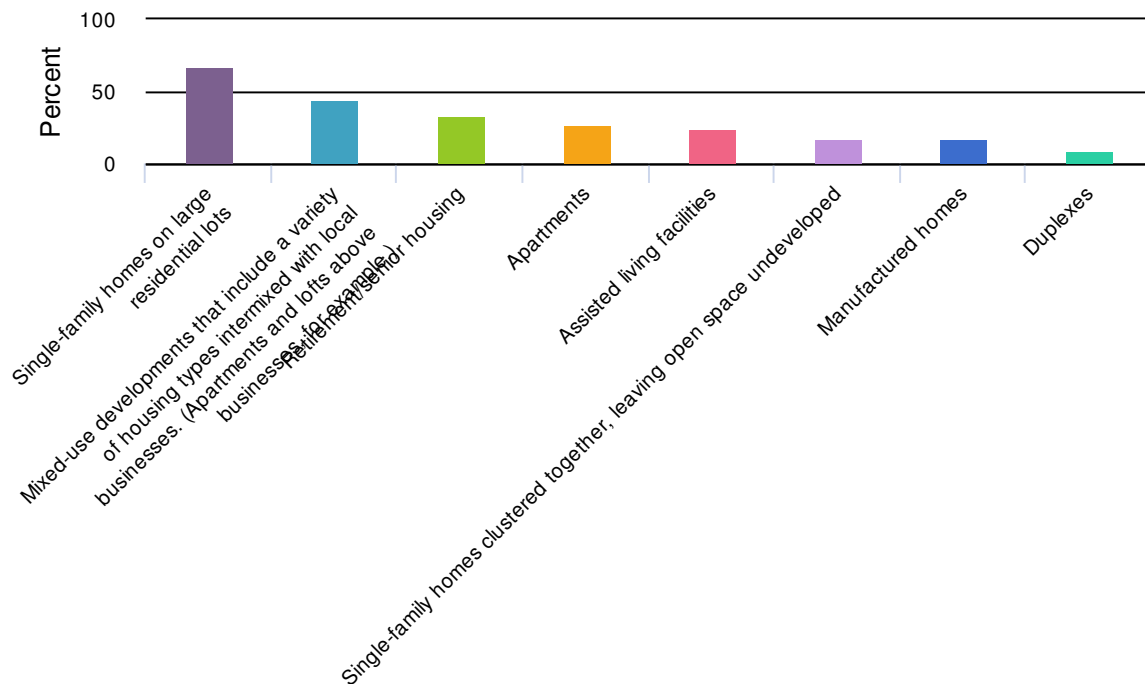










	Agree	Disagree	No Opinion	Responses
Sidewalk upgrades Row %	59.4%	22.2%	18.4%	212
More parking Row %	40.4%	36.2%	23.5%	213
Bike racks Row %	41.5%	29.7%	28.8%	212
Trash receptacles Row %	75.7%	13.6%	10.7%	214
Improved lighting Row %	63.4%	17.4%	19.2%	213
Flowers/street landscaping Row %	69.8%	14.9%	15.3%	215
Restaurants, decent car wash, pharmacy 24 hours grocery store hospital the pet clinic bike repair shop car repair shop bar Methodist Church Row %	100.0%	0.0%	0.0%	1
24 hour gas station Row %	100.0%	0.0%	0.0%	1
A blight officer Row %	100.0%	0.0%	0.0%	1
A diner that stays open Row %	100.0%	0.0%	0.0%	1
A laundromat Row %	100.0%	0.0%	0.0%	1
A restaurant / bar Row %	100.0%	0.0%	0.0%	1
An actual sustainable restaurant Row %	100.0%	0.0%	0.0%	1
Better drain system Row %	100.0%	0.0%	0.0%	1
Businesses with more curb appeal Row %	100.0%	0.0%	0.0%	1

	Agree	Disagree	No Opinion	Responses
Housing development and a major industrial anchor a place for us to work providing a living wage home rental restrictions to keep out undesirable people Row %	100.0%	0.0%	0.0%	1
Laundry mat Row %	100.0%	0.0%	0.0%	1
Less apartments in the former businesses and more businesses brought back to the empty storefronts. Row %	100.0%	0.0%	0.0%	1
Light at the four corners! Row %	100.0%	0.0%	0.0%	1
More Retail Stores Row %	100.0%	0.0%	0.0%	1
More businesses so there aren't so many empty building. Row %	100.0%	0.0%	0.0%	1
More elderly excess able store fronts Row %	100.0%	0.0%	0.0%	1
More nice places to get food Row %	100.0%	0.0%	0.0%	1
More options at park for toddler (ex slides) Row %	100.0%	0.0%	0.0%	1
More places to eat Row %	100.0%	0.0%	0.0%	1
Need to upgrade the park Row %	100.0%	0.0%	0.0%	1
Park needs to be updated. Row %	100.0%	0.0%	0.0%	1
Pick up dead animals on roads Row %	100.0%	0.0%	0.0%	1
Produce store Row %	100.0%	0.0%	0.0%	1

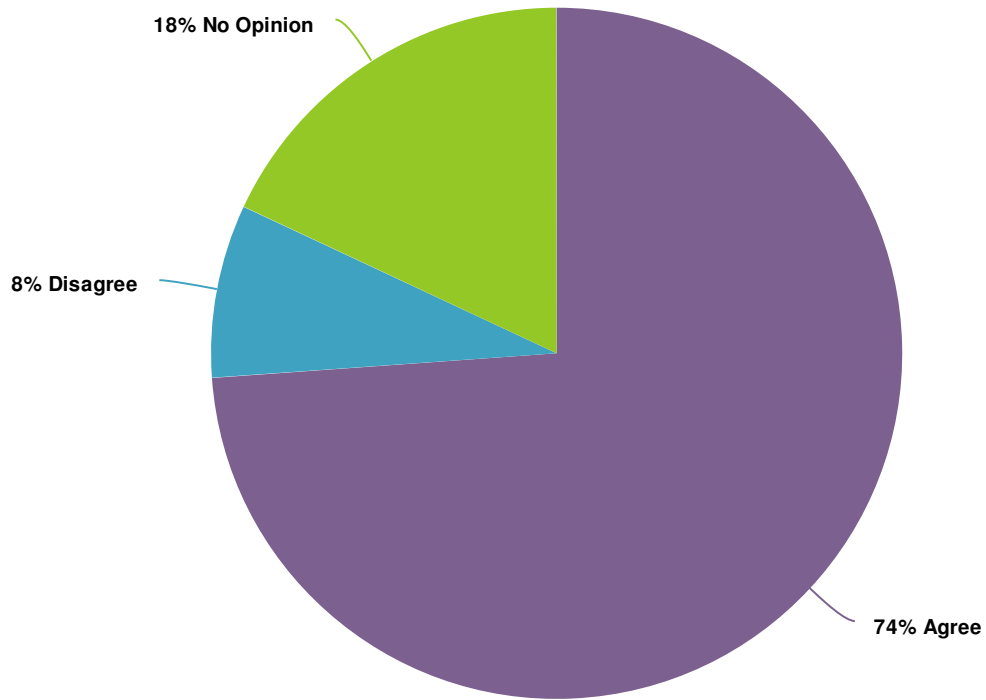
	Agree	Disagree	No Opinion	Responses
Public swimming pool Row %	100.0%	0.0%	0.0%	1
Restaurant's Row %	100.0%	0.0%	0.0%	1
Restaurants and stores Row %	100.0%	0.0%	0.0%	1
Something for kids to do Row %	100.0%	0.0%	0.0%	1
Splash pad Row %	100.0%	0.0%	0.0%	1
Splash pad at the park Row %	100.0%	0.0%	0.0%	1
Splash pad for kids Row %	100.0%	0.0%	0.0%	1
Stop light at four corners Row %	100.0%	0.0%	0.0%	1
Stop sign4 way at corner of Mill Row %	100.0%	0.0%	0.0%	1
Things for kids to do Row %	100.0%	0.0%	0.0%	1
Upgraded car wash, Kentucky fried chicken/ Taco Bell, bike path Row %	100.0%	0.0%	0.0%	1
Walking trail Row %	100.0%	0.0%	0.0%	1
reasonably priced full-time restaurant Row %	100.0%	0.0%	0.0%	1
Totals Total Responses				215

11. I prefer that new residential development include the following (please check all that apply):



Value		Percent
Single-family homes on large residential lots		67.5%
Mixed-use developments that include a variety of housing types intermixed with local businesses. (Apartments and lofts above businesses, for example.)		44.6%
Retirement/senior housing		33.7%
Apartments		26.5%
Assisted living facilities		24.1%
Single-family homes clustered together, leaving open space undeveloped		17.5%
Manufactured homes		16.9%
Duplexes		9.0%

12. Housing designed for senior citizens, including retirement communities, should be encouraged.



Value

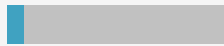
Percent

Agree



73.8%

Disagree



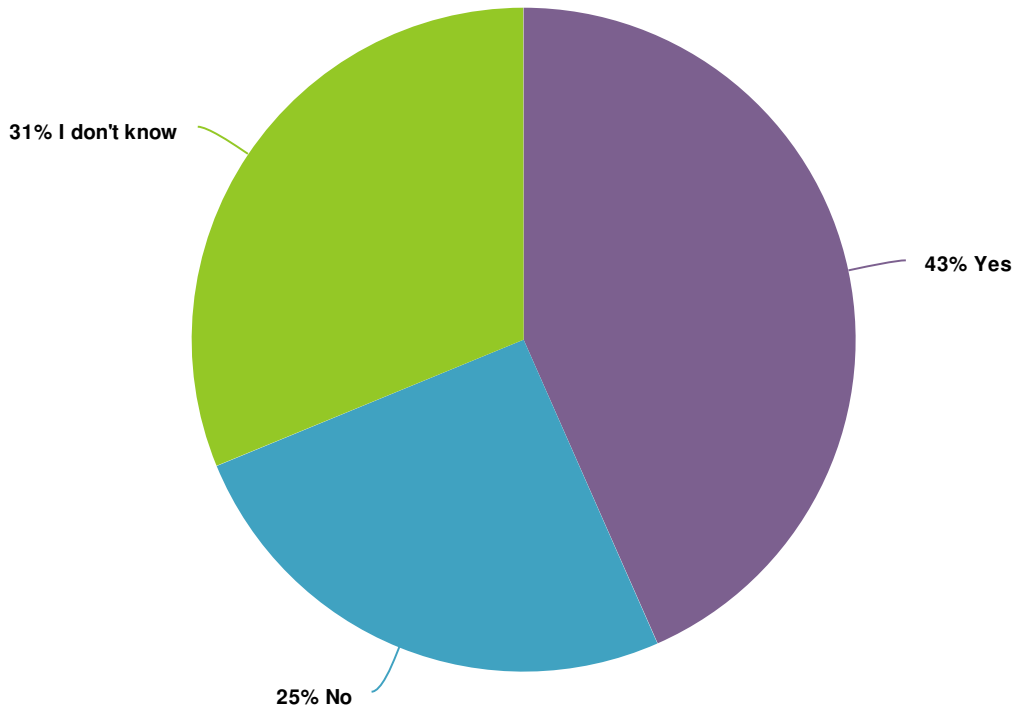
8.1%




No Opinion



18.0%

13. Would you support a millage increase for the purposes of removing blighted structures?



Value		Percent
Yes		43.4%
No		25.4%
I don't know		31.2%

14. What would you like to see happen to improve your neighborhood?



## ResponseID Response

14	A place to grab a quick bite to eat More things to do
17	More solar street lights, new track for the school
19	I would like to see more things added at the park. More playground equipment and maybe something for the youth and teenagers.
20	Better police
30	better parks and a 4 way stop at the Intersection of m19 and peck road. I have watched so many almost accidents. Pepe do not read the sign under the "stop" sign.
34	Remove all council members and get some new members in office. Also removing local fire department and contracting fire services out due to decline of members leaving due to moving and political conflicts inside within the dept.
36	More street lights, double sided sidewalks, park update for kids
38	Childrens reck center, flower and benches in town ,garbage cans around town
40	More community activities
41	I would love to see more apartments or rental properties, we have s great school system and I see people on the swaps all the time looking for homes to rent inPeck district it seems like there are none available
42	Bring businesses back into the empty buildings that were formerly a business.
43	Enforce lawn maintenance and blight.
48	Back ground checks made mandatory for all property owners before renting.
54	Take out the riff raff we see walking the streets from the apartments in and around Peck.
61	Get rid of houses that are in poor condition and not taking care of.
63	More places to shop and eat
68	More options at park for toddlers. Enforcing speed limit near park n on mill street
73	Cleaning up junk in yards and keeping grass cut
76	Well I live just outside of town but not far. I feel as though I live close enough for an easy walk into town but there needs to be a bike trail or something along those lines as I don't feel comfortable walking down Peck Rd. without there being a pedestrian path. I often see people walking into town from the east side on the side of the road. We are considered Peck, yet seem to be a tad excluded from other village things

## ResponseID Response

81	I would like the sidewalks to be fixed
83	More for everyone to do, park upgrades, walking trail, etc
86	Speed limits enforced, abandon houses tore down and crack down on the drug usage within the village.
89	More drug enforcement
90	Lasting restaurants
93	Businesses to secure local employment
94	Enforcement of blight laws for "EVERYONE" who lives in or around town! Especially, tire removal, weed/grass cutting, unused/inoperable vehicle(s) in the yard, piles of wood/trash, dilapidated housing, etc.
97	Decrease in crime
99	Removal of falling down homes, resident to take better care of their homes including their lawns
103	Abandoned houses or buildings cleaned up or removed
105	More nice places to get food, more places for teenagers to hang out, and places for the community it come together. Less eyesore homes, and more rules on pet laws
110	Bigger plans to put the trash and extra debris
114	Public security increase
115	More things for the kids to do ,like a water park or movie in the park for kids and everyone to injoy
116	Retirement facility's just a place for the elderly to go so they don't have to leave their home town. Perhaps something for the youth like a splash pad or something. Better street lights.
120	Splash pad in town
123	Better school
128	Remove blight.
136	My neighborhood is good. The East end of the village needs to cleaned up.
144	Splash pad



## ResponseID Response

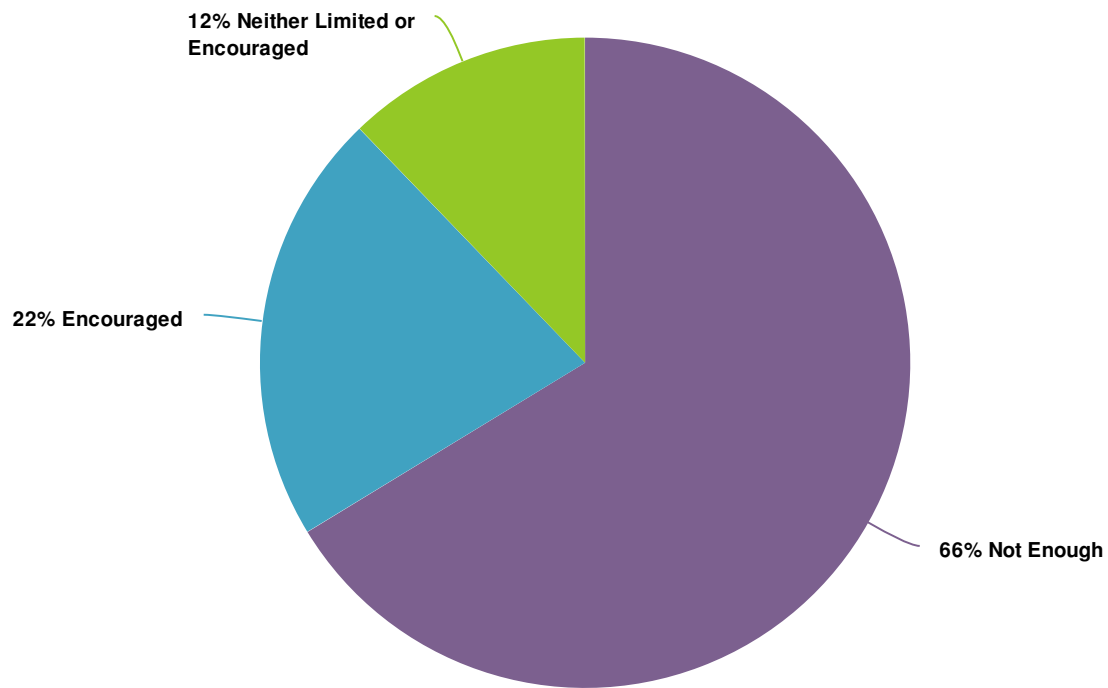
146	Splash pad added in the park. Large community garden
147	No more commercial business being built. Rumors are circulating that there may be a fast food joint being put in town (definitely doesn't make it true) but our small town has enough as it if. Two gas stations and a dollar general are plenty. If we get too much, any local and small businesses won't be able to compete.
148	I am very happy with my area of town.
151	School improvement
154	Update the town of peck
155	Better pizza.
158	More light entering peck
159	Splash Pad and better houses
160	Splash pad and more things at the community parks
161	Sidewalks improved
164	Less driving around by dpw and more work and pride. Solar street lighting.
165	More seating the recreational field and the ball fields and upgrade the park
166	The zoning laws enforced strictly
168	Cleaner streets, Dpw workers that work, more police patrols, fire department interaction with the community.
169	Eating places
170	I would love be to see a Splash pad put in for the kids to play in. More businesses put in like our Dollar General to create jobs for our teens. More summer events suchs as Dances for Adults and some Dances for teens. Bigger Mud bog area for a big mud fest not the little one we have had. Lower the rate for Hall rental for village residents for birthday parties and so on. Fitness place located in Peck with Daycare while working out would be awesome!
172	A splash pad at the park wud bring more business since Brown city doesnt have one and sandusky, croswell and the beach are abit of a drive.
175	Updated parks
176	Laundry mat

ResponseID	Response
178	Stop signs at main corners and increase security
180	Beautify the town, small IGA STORE, allow more shops in town
184	Sidewalks, better lighting
185	Bike paths, walking trails, splash pad, fresh produce market/farmers market, more shops and businesses like cafes, restaurants, a bakery, an ice cream shop! I would just let to see the abandoned buildings downtown being used and looking beautiful, I hate seeing my town looking so rundown! There are also abandoned homes and properties that are not being taken care of that are huge eye sores, I would love to see those cleaned up as well.
189	More housing
194	Local business encouraged and supported. Lower water rates for businesses.
195	More shops so residents don't have to go so far for necessities. The dollar general is a good start.
201	splashpad, new park playground equipmet
203	Remove blight structures if they are an eyesore and have been sitting undeveloped for more than six months.
204	Get rid of bad looking homes and get more business in our town. Offer tax incentives to new businesses. Encourage/support small business development.
206	Requirements to make citizens finish their building process in 12 months and not have to look at a pile of dirt neer the road for eternity concrete drive black top or gravel just finish it.
207	Clean up the blight. This village used to be one for the prettiest most beautiful towns in Michigan and then somehow that became less important. There are houses that need to be torn down before they fall down and yards that need to be cleaned up. It's not that hard to keep your property neat and clean.
208	Restaurants and Businesses move into town.
214	Do not tolerate houses that are not kept up on the outside.you have one right by the park, Wonder what people from other communitis think when they see the one over by the park with installation is hanging off of it.
215	Get rid of houses that are condemned. Get people to keep up there yards & pull there weeds.

## ResponseID Response

216	I would like to see the community grow as a whole while maintaining the small town feel. It might be nice to have a grocery store within city limits that offers a variety of products at a variety of prices to serve a larger income range.
217	More/better restaurants. More community events. Involve religious organizations.
218	Current residents repair their homes, better upkeep
219	Police patrol to slow traffic. I see cars and simi's doing 50 MPH IN 25 areas.
220	Air quality regulations observed. If i had known the manure oder was as strong as it is i would not have moved here. I am greatly offended that an entire community is held captive in our homes because the stench is too overwhelming to go outside. I've cancelled family get togethers because the smell was so bad that a family member actually vomitted. If you want to improve our neighborhood...improve our air quality!!!
221	Neighbors animals out of my yard A less expensive store than dollar general Gas stations not owned by family members so pricing is fair
225	Fix broken and non working lights including solar.
226	More street lighting and police presence. Areas kept mowed and cleaned up. Encourage small businesses to come in and feel welcome.
228	More things for kids to do, splash pad at park would be nice , a play area for younger kids with fence around it, somewhere to eat that has good food but not pricey.. more businesses on the Main Street in the empty buildings .. needs to be cleaned up on Main Street, is it a busy street & we need our town to look nice .. maybe do the building looking like cute & clean place to visit & live..
229	I would like my road brined more than once a year. The current practice is not effective, therefore not cost efficient.
230	Blighted structure taken care of. Ordinances enforced and problem would be resolved.
231	people drive to fast on m19 noise

15. Which describes how you view the amount of retail and service businesses in Peck?



Value		Percent
Not Enough	<div><div></div><div></div></div>	66.3%
Encouraged	<div><div></div><div></div></div>	21.5%
Neither Limited or Encouraged	<div><div></div><div></div></div>	12.2%

16. If you leave Peck for certain services/products, what are you looking for and where do you go?



## ResponseID Response

14	Places to eat Grocery shopping
15	Groceries, shopping in general, dining out. Sandusky, port Huron, lapeer.
17	Food I go to Walmart. Clothes, go to resale shops
18	Groceries, I go to Meijer in Fort Gratiot. Restaurants, we go to Sandusky, Fort Gratiot, or Imlay City.
19	Produce, meats and prescriptions. Dollar general has saved me lots of trips! Also fast food, McDonald's, Dairy Queen, etc.
20	Groceries and restaurants
21	Restaurants, Entertainment, Fresh produce, Clothes. Sandusky or Port Huron
23	Restaurant. Surrounding towns Fresh produce. Surrounding towns
24	Big shopping centers like Kroger's, meijers, Walmart, any clothing store
25	Grocery shopping Out to eat Bar Hair salon
26	Groceries and restaurants- port Huron
29	Groceries oil changes and other parts of your car to be fixed I would go to Sandusky mich
30	groceries and house items and I travel to Sandusky Walmart or port Huron.
33	Groceries and restaurants to Sandusky.

## ResponseID Response

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34 Groceries and go to either Imlay City or Sandusky

36 Better schooling for kids, job opportunities

38 Places to eat, shopping

40 Groceries, clothing

41 More restaurants

42 Automobile repair, pharmacy produce and meats. Sandusky.

43 Grocery stores, retail, restaurants and pet supplies.

45 Groceries

48 Restaurants and groceries. Sandusky

53 Grocery, household shopping

54 Grocery shopping

59 Fresh produce Clothing Entertainment Sandusky or Port Huron

60 Clothes Walmart

61 Groceries, hardware, food. Port Huron and Sandusky

62 Restaurants and groceries. Port Huron, Sandusky, Imlay city.

63 Sandusky, Yale, Brown City, Marlette

65 Food, home improvement material

68 Clothing sandusky Meats sandusky

73 Grocery store Walmart and Aldi

75 Groceries! I go wherever the prices are lowest. Dollar General is not a substitute for a grocery store.

## ResponseID Response

76	I usually will travel outside of town for things I don't need often like pharmaceutical needs since there isn't a pharmacy in town. Now that there is a Dollar General I have less need to leave town but I do my major grocery shopping elsewhere, also dining out we go out of town now because there is no permanent decent restaurant in Peck, and for summer days especially when it's hot, I need to leave town to take my kids to the splash pad as there is nothing like that in Peck
81	A good restaurant or a movie theater
82	Auto parts, we have to go to Sandusky to get parts.
83	Basically have to go somewhere to do anything. Having the dollar general and 2 has stations is nice but would be nice to see more to do recreationally
84	Sandusky for all
85	Sandusky or yale
86	Restaurant, groceries, Port Huron or Sandusky
89	Food
90	Groceries, clothes, hardware Sandusky or Brown City
91	Sandusky. Walmart and restaurants
92	Variety of stores, food, retail. YMCA, Medical Dr's
93	Grocery stores, restaurants. Sandusky or port Huron. Also need a splash pad!
94	For reasonably priced groceries, we go to Sandusky. We have to leave town for restaurants, as well.
95	Port Huron
97	Walmart, food
99	Grocery store, go to Sandusky or Port Huron
101	Groceries sandusky walmart
103	Groceries, gas, restaurants, movies
104	groceries, pharmacy, clothing, dining almost everything except maybe gas and party supplies - Sandusky, MI or Port Huron, MI

ResponseID	Response
105	Looking for groceries and good clothing places and we would go to Sandusky or port huron
107	Groceries and food
111	Groceries. Auto repair. Home improvement.
114	Groceries, clothing... anything other than a must have that I just ran put of at home.
115	Food and veggies,dinning out we go to Sandusky,port Huron.
116	Groceries, Or to go to doctors and usually go to Sandusky or brown city
118	Everything: food clothes medical care etc...
119	Laundromat , coffee shop, grocery
120	Sandusky for the kids to play somewhere a walking trail in town and fast food and stores that are open later
121	Groceries
122	Groceries, prepared food. Yale, Sandusky, Brown City
123	Groceries, restaurants, entertainment Port Huron or Sandusky
124	Wal mart
126	Restaurant/Bar....garage services...
127	Foods meat
128	Banking, groceries, restaurants, dog grooming
129	Sandusky, port Huron. Every thing, groceries, clothes
130	food delivery and prescriptions Nobody delivers anything here.
133	Cheaper gas, groceries and general retail items
136	Groceries==Sandusky Restaurants = nearby towns
139	Meat, produce
144	Groceries, insurance, fast food
146	Groceries, clothing, salon, home maintainence.



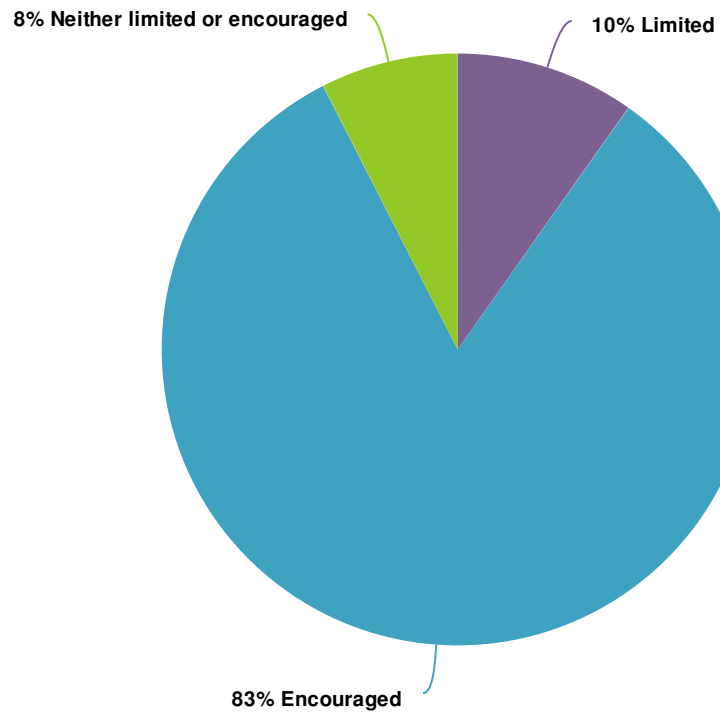
**ResponseID    Response**

147	Groceries, gas (mainly because BP has been known for bad gas and Marathons owner isn't always the most pleasant encounter. Not to mention they hike the prices higher than many neighboring towns. Peck used to have the cheapest gas but not anymore.) and food/restaurants.
148	Groceries and prescriptions. Usually go to Sandusky.
151	Hardware, menards in port huron Groceries, Walmart in Sandusky
154	We need a grocery store ,clothing store ,restaurants ,fast food and a drugstore so we can get prescriptions filled and medicine when needed
155	All the other surrounding communities
156	grocery store...Sandusky, Brown City
157	Groceries
158	Closer to work
159	Everything- Groceries, restaurants.. Sandusky or Croswell
160	Laundromat
161	Sandusky. Walmart and restaurants.
162	Sandusky and Pt. Huron
165	Groceries with fresh produce and other food options
166	A place to eat
168	Port hurion
169	Grocery Store, restaurants, clothing
170	Groceries, retail clothing, fast food, family fun such as arcade or splash pad.
171	Sandusky, Cromwell brown city
172	More product supply such as groceries, and i go to sandusky or croswell, or Brown city
173	Groceries, Sandusky
174	Walmart-groceries
175	Groceries and food. Typically go to Port Huron

ResponseID	Response
176	Laundry mat.
178	Grocery Sandusky restaurants Sandusky or Croswell grooming Lexington
180	Local chain restaurants
181	food, restaurant and grocery, auto parts, auto service, rental vehicles and equipment
184	Other than fuel there is nothing here
185	Groceries, fresh produce, automotive services like oil changes or repairs, out to a restaurant for a meal, to the movies, to the gym. I usually go to Sandusky, or Port Huron for these ssrvices.
186	Home supplies- groceries Clothing items Everyday needs Restaurant
188	Food
189	Sandusky
191	Sandusky for groceries. Port huron for specific pet needs and croswell for horse needs.
192	Groceries, sporting goods
195	Looking for groceries, clothing and prescriptions
196	Groceries Sandusky
201	groceries in Sandusky
203	Restaurants for food anywere.
204	Clothing, FOOD - we need more restaurants!! Support small businesses offer them tax incentives to come to the village.
206	Pretty much if it isn't in a party store we have to travel
207	Groceries. I go to Sandusky
208	Groceries, Restaurants, Medical Sandusky, Port Huron, Croswell
211	Sandusky for groceries
214	Groceries and dinning out.Sandusky and Brown CITY.
215	Groceries and eat out.

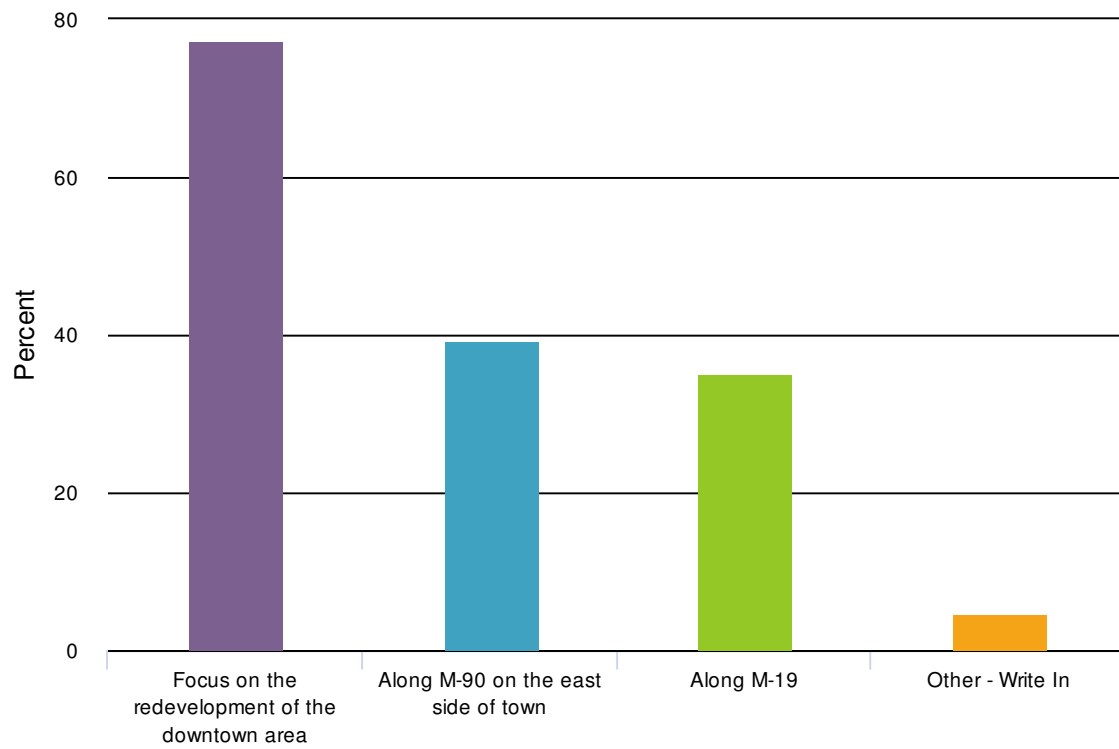
ResponseID	Response
216	Groceries- Walmart in Sandusky or Jeff's in Croswell Other- Amazon.com
217	Food. prepared and grocery Entertainment Good Cell service.
218	Fresh produce, groceries
219	Groceries, clothing, I go to Sandusky and Lapeer
220	Going out to eat creates a problem. We usually have to go to Port Huron, Sandusky or Lapeer because there is nothing here. Same with grocery shopping so usually have to go to Sandusky or Port Huron.
221	Have neighbors whose animals don't come in my yard More less expensive shopping Gas stations not owned by family for competitive prices
223	Restaurants, including Fast food, groceries
224	Groceries, auto parts, lumber yards - Sandusky, Brown City
225	Everything, too small to rely on all needs.
226	We leave Peck for almost everything we do. The Dollar store has helped tremendously, but for almost every products we need on a daily basis we go to Sandusky or Port Huron.
227	groceries sandusky or port huron
228	Household items, groceries , somewhere to eat, paint, & stuff for the yard
229	Groceries - Sandusky or Port Huron Car maintenance - Sandusky or Port Huron
230	Restaurants, groceries, general merchandise.
231	food
233	Groceries, every day items, clothing. Port Huron or Sandusky

17. In the next ten years, commercial growth in Peck should be:



Value		Percent
Limited	<div><div></div></div>	9.8%
Encouraged	<div><div></div></div>	82.7%
Neither limited or encouraged	<div><div></div></div>	7.5%

18. Future commercial development should be located: (Please check all that apply.)



## Value

## Percent

Focus on the redevelopment of the downtown area



77.2%

Along M-90 on the east side of town



39.2%

Along M-19



35.1%

Other - Write In



4.7%

## Other - Write In

Along M-90 west side of town

Anywhere they can make a go of it!

Both east and west side

Industrial park

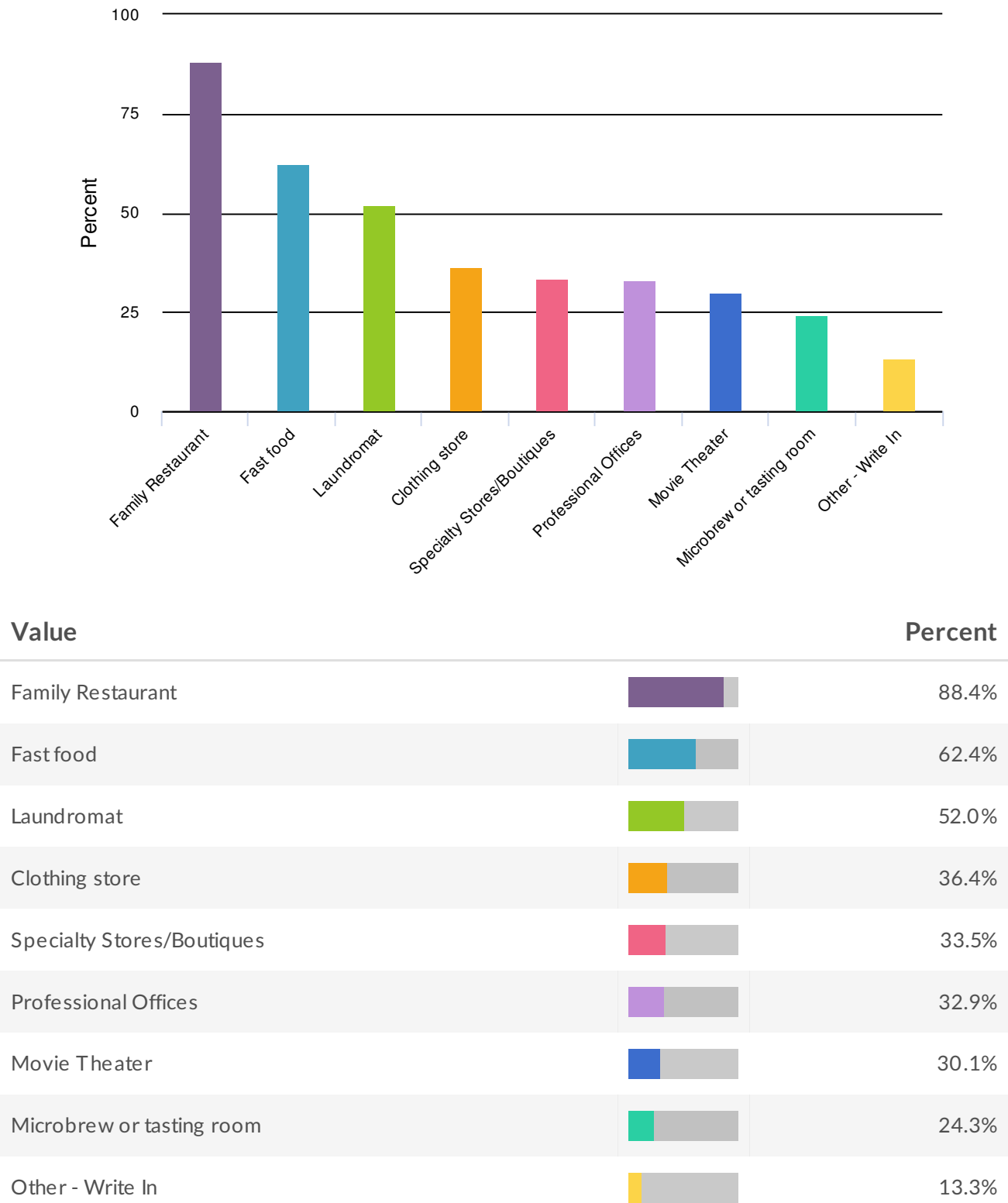
Park

Should focus on using existing buildings.

Throughout the whole town on 90 and 19

West of downtown

19. What kind of businesses are we missing in Peck? (Please check all that apply)



## Other - Write In

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Grocery store

grocery store

Aldi

Automotive Parts/Repair Shop

Fresh produce, ice cream bakery

Grocery

Gym

Gym, Tanning Salon

Major industrial employer

Pet store that deals in multiple animals

Pharmacy

Small Pharmacy.

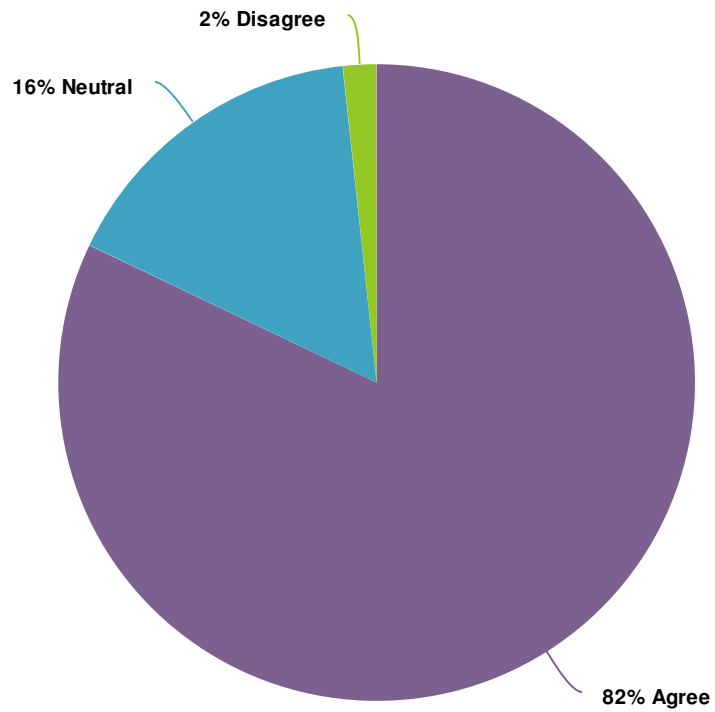
Somewhere kids can go

Splash pad

auto parts/service

grocery store and hopefully Cork Hardware stays open.

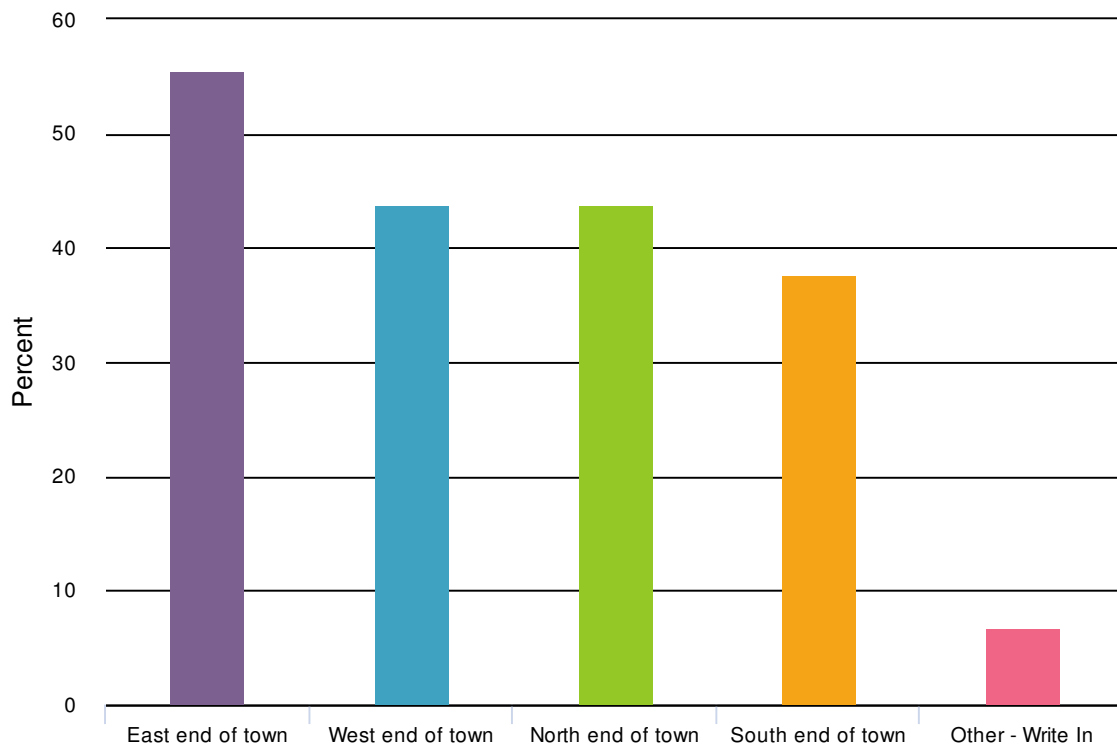
20. Generally speaking, I support the development of industry and manufacturing in Peck.



Value		Percent
Agree	<div><div style="width: 82.1%;"></div></div>	82.1%
Neutral	<div><div style="width: 16.2%;"></div></div>	16.2%
Disagree	<div><div style="width: 1.7%;"></div></div>	1.7%

21. Future industrial growth should be located in the following areas. Please check all that apply.





## Value

## Percent

East end of town



55.6%

West end of town



43.8%

North end of town



43.8%

South end of town



37.7%

Other - Write In



6.8%

## Other - Write In

All over the town

Anywhere they will be successful

Downtown like where the Peck Bar or Penfields is

Industrial park

Neer town

Wherever possible

downtown

industrial park

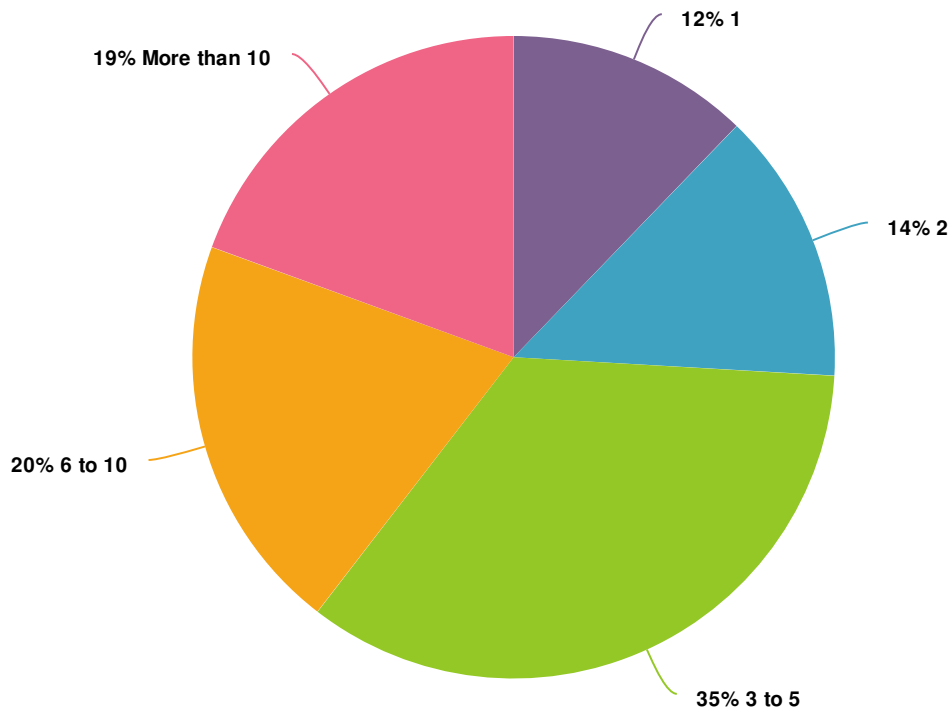
where ever it makes the most sense. Industry will boost the town in every way. Without it there is no way to offer the types of things that keep a town strong and growing.

where feasible

22. Have you visited any of these Village parks in the past year? Please check all that apply.

	Yes	No	Responses
Peck Memorial Park Row %	85.8%	14.2%	162
Peck Recreational Field Row %	72.9%	27.1%	155
Peck Ball Diamond Row %	64.7%	35.3%	156
Totals Total Responses			162

23. Peck Memorial Park - Please indicate how many times you've visited Peck Memorial Park in the past year.

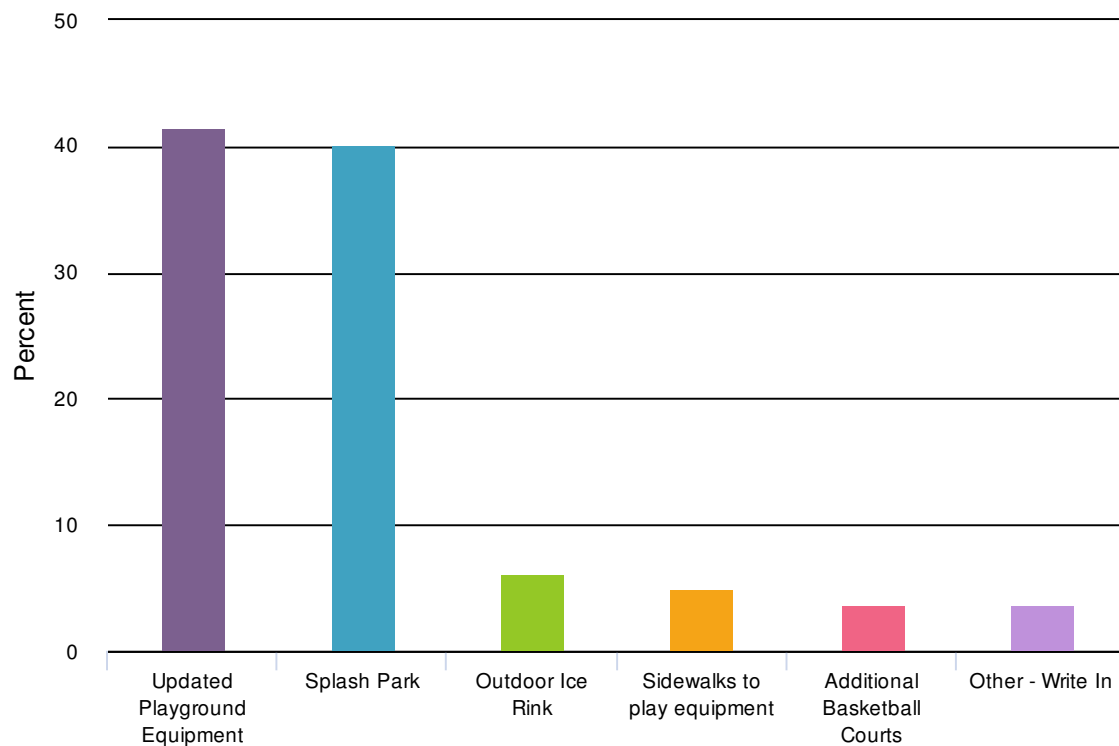








Value		Percent
1	<div><div></div></div>	12.2%
2	<div><div></div></div>	13.7%
3 to 5	<div><div></div></div>	34.5%
6 to 10	<div><div></div></div>	20.1%
More than 10	<div><div></div></div>	19.4%

24. Peck Memorial Park - Please evaluate the following aspects of Peck Memorial Park:

	Very Good	Good	Neutral	Poor	Very Poor	No Opinion	Responses
Variety of Facilities/Amenities Row %	11.7%	45.3%	31.4%	8.8%	2.2%	0.7%	137
Maintenance and Appearance Row %	23.9%	52.9%	15.9%	5.8%	1.4%	0.0%	138
Safety and Security Row %	17.3%	46.8%	28.1%	5.0%	1.4%	1.4%	139
Handicap Accessibility Row %	10.1%	43.2%	25.9%	7.2%	2.2%	11.5%	139
Totals Total Responses							139

25. [OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?



Value		Percent
Updated Playground Equipment		41.5%
Splash Park		40.2%
Outdoor Ice Rink		6.1%
Sidewalks to play equipment		4.9%
Additional Basketball Courts		3.7%
Other - Write In		3.7%

## Other - Write In

Pick up the garbage before they mow. A tin can was shredded that could have cut someone so I picked it up.

Swimming pool

## Peck Memorial Park - New Amenities

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
14	Splash Park	
15	Splash Park	
16	Updated Playground Equipment	
17	Updated Playground Equipment	
18	Updated Playground Equipment	
19	Updated Playground Equipment	
20	Sidewalks to play equipment	

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
21	Splash Park	
22		
23	Sidewalks to play equipment	
24	Splash Park	
25	Splash Park	
26	Updated Playground Equipment	
27	Updated Playground Equipment	
28		
29		
30	Updated Playground Equipment	
31		
32		
33	Splash Park	
34		
35	Updated Playground Equipment	
36	Splash Park	
37		
38	Splash Park	
39		

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
40	Updated Playground Equipment	
41	Splash Park	
42	Outdoor Ice Rink	
43	Splash Park	
44	Updated Playground Equipment	
45	Splash Park	
46	Outdoor Ice Rink	
47	Updated Playground Equipment	
48	Splash Park	
49		
50		
51		
52		
53	Splash Park	
54	Splash Park	
55		
56	Splash Park	
57		
58		

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
59	Updated Playground Equipment	
60		
61	Updated Playground Equipment	
62	Updated Playground Equipment	
63	Outdoor Ice Rink	
64	Updated Playground Equipment	
65	Updated Playground Equipment	
66		
67		
68	Splash Park	
69		
70		
71		
72	Splash Park	
73	Other - Write In	
74	Outdoor Ice Rink	
75		
76	Splash Park	
77	Splash Park	



ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
78	Splash Park	
79		
80		
81	Outdoor Ice Rink	
82	Updated Playground Equipment	
83	Splash Park	
84	Splash Park	
85	Splash Park	
86	Other - Write In	
87		
88		
89	Updated Playground Equipment	
90	Updated Playground Equipment	
91		
92		
93	Updated Playground Equipment	
94		
95	Updated Playground Equipment	
96		

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
97		
98		
99	Splash Park	
100		
101	Updated Playground Equipment	
102		
103	Additional Basketball Courts	
104	Splash Park	
105	Additional Basketball Courts	
106		
107	Sidewalks to play equipment	
108		
109		
110	Splash Park	
111	Splash Park	
112	Updated Playground Equipment	
113		
114	Updated Playground Equipment	
115	Splash Park	

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
116		
117		
118		
119	Splash Park	
120	Splash Park	
121	Updated Playground Equipment	
122	Splash Park	
123	Updated Playground Equipment	
124	Updated Playground Equipment	
125		
126	Updated Playground Equipment	
127	Updated Playground Equipment	
128	Updated Playground Equipment	
129		
130		
131		
132		
133	Splash Park	
134	Splash Park	

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
135	Sidewalks to play equipment	
136	Additional Basketball Courts	
137	Updated Playground Equipment	
138	Updated Playground Equipment	
139	Updated Playground Equipment	
140		
141	Updated Playground Equipment	
142	Other - Write In	
143		
144		Splash Park Outdoor Ice Rink
145		
146		Updated Playground Equipment Splash Park Outdoor Ice Rink
147		Tennis Courts Splash Park
148		Splash Park Outdoor Ice Rink
149		
150		

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
151		Updated Playground Equipment Sidewalks to play equipment Splash Park
152		Updated Playground Equipment Splash Park Outdoor Ice Rink
153		Updated Playground Equipment Sidewalks to play equipment Splash Park Outdoor Ice Rink
154		Updated Playground Equipment Sidewalks to play equipment Tennis Courts Splash Park Additional Basketball Courts Outdoor Ice Rink
155		Updated Playground Equipment
156		Updated Playground Equipment Sidewalks to play equipment Splash Park
157		Updated Playground Equipment Splash Park
158		
159		

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
160		Updated Playground Equipment Splash Park
161		Updated Playground Equipment Sidewalks to play equipment Splash Park Outdoor Ice Rink
162		
163		Updated Playground Equipment Splash Park Outdoor Ice Rink
164		Tennis Courts
165		Updated Playground Equipment Sidewalks to play equipment Splash Park
166		Splash Park Outdoor Ice Rink
167		
168		Updated Playground Equipment Sidewalks to play equipment Outdoor Ice Rink
169		Updated Playground Equipment Splash Park

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
170		Updated Playground Equipment Splash Park Other - Write In
171		
172		Sidewalks to play equipment Tennis Courts Splash Park Outdoor Ice Rink
173		
174		Updated Playground Equipment Splash Park
175		Updated Playground Equipment Tennis Courts Splash Park
176		
177		
178		
179		
180		
181		
182		Splash Park
183		

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
184		Updated Playground Equipment Splash Park
185		
186		Updated Playground Equipment Splash Park Additional Basketball Courts Other - Write In
187		
188		
189		Sidewalks to play equipment
190		
191		Updated Playground Equipment Splash Park Other - Write In
192		Updated Playground Equipment Splash Park
193		
194		Sidewalks to play equipment Tennis Courts Outdoor Ice Rink
195		Sidewalks to play equipment
196		Updated Playground Equipment Sidewalks to play equipment

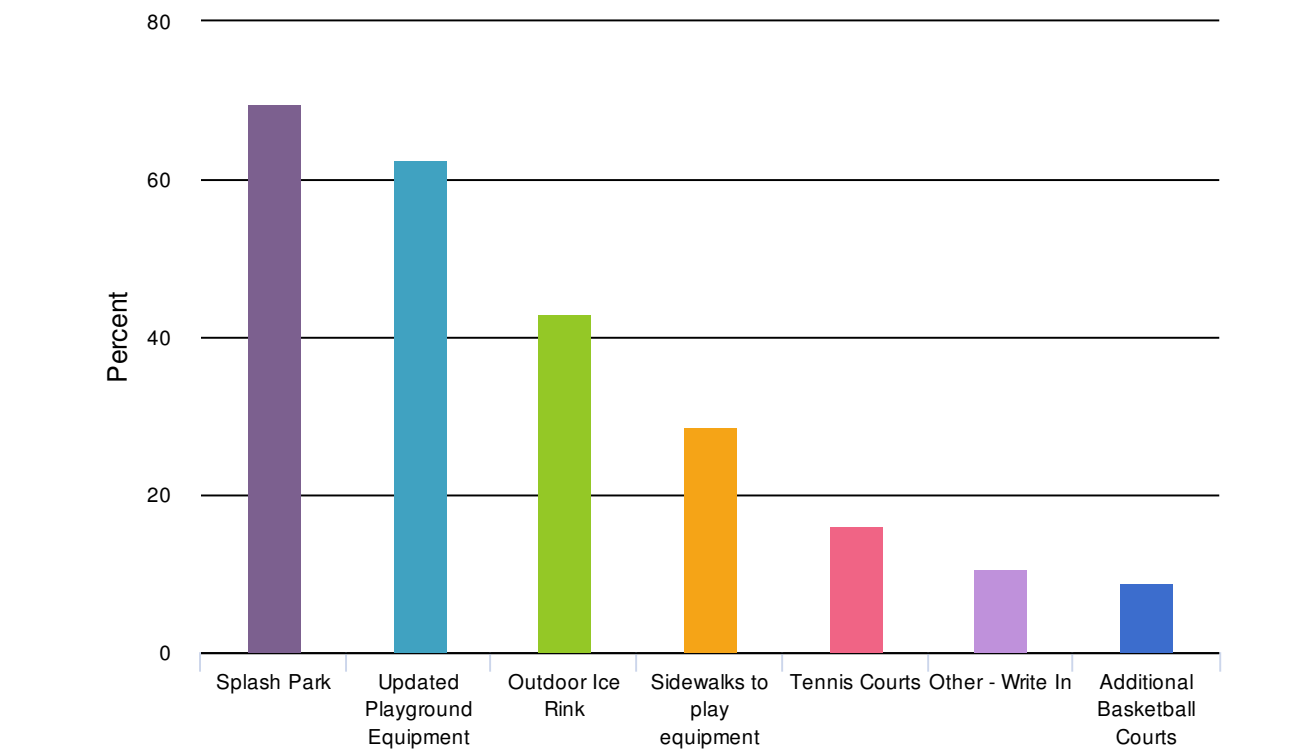


ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
197		
198		
199		
200		Splash Park
201		Updated Playground Equipment Sidewalks to play equipment Splash Park Outdoor Ice Rink
202		
203		
204		Updated Playground Equipment Sidewalks to play equipment Splash Park Outdoor Ice Rink
205		
206		Tennis Courts Additional Basketball Courts
207		
208		Updated Playground Equipment
209		Updated Playground Equipment Sidewalks to play equipment Tennis Courts Splash Park Outdoor Ice Rink

ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
210		Splash Park Outdoor Ice Rink
211		
212		
213		
214		Splash Park Other - Write In
215		Updated Playground Equipment Splash Park
216		
217		Outdoor Ice Rink
218		Outdoor Ice Rink
219		Outdoor Ice Rink
220		Updated Playground Equipment Splash Park Outdoor Ice Rink
221		Updated Playground Equipment Splash Park Additional Basketball Courts Outdoor Ice Rink
222		Updated Playground Equipment
223		Updated Playground Equipment

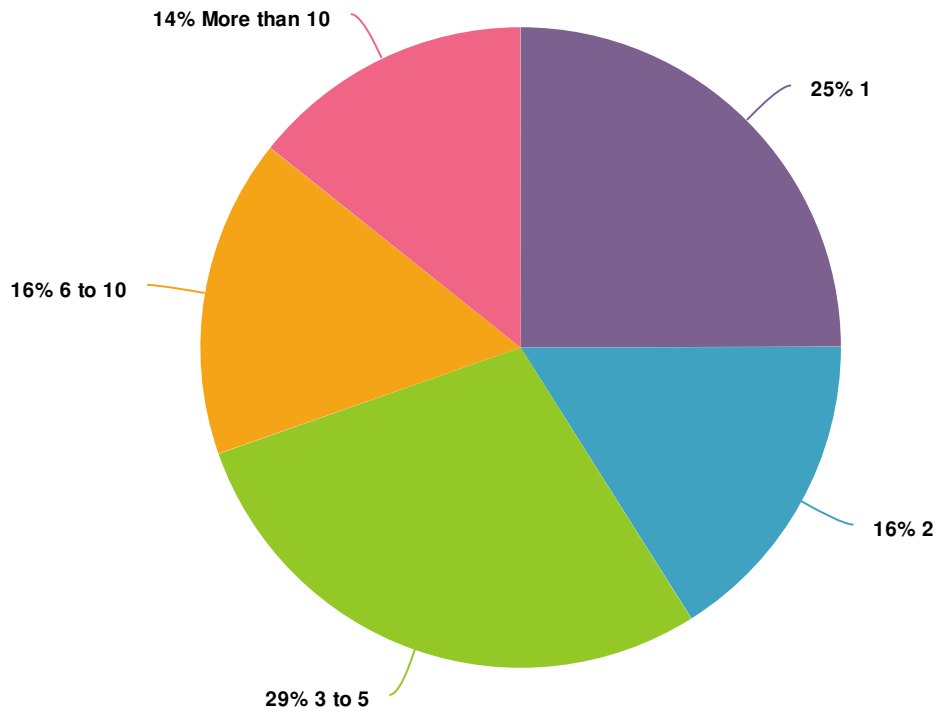
ResponseID	[OLD VERSION] Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?	Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?
224		Updated Playground Equipment
225		Updated Playground Equipment Tennis Courts
226		Splash Park
227		Splash Park Outdoor Ice Rink
228		Updated Playground Equipment Splash Park Outdoor Ice Rink Other - Write In
229		Splash Park Additional Basketball Courts Outdoor Ice Rink
230		Updated Playground Equipment Other - Write In
231		
232		
233		Sidewalks to play equipment Splash Park
234		
235		

26. Peck Memorial Park - What amenities would you like to see added or improved at Peck Memorial Park?



Value		Percent
Splash Park	<div><div></div><div></div></div>	69.6%
Updated Playground Equipment	<div><div></div><div></div></div>	62.5%
Outdoor Ice Rink	<div><div></div><div></div></div>	42.9%
Sidewalks to play equipment	<div><div></div><div></div></div>	28.6%
Tennis Courts	<div><div></div><div></div></div>	16.1%
Other - Write In	<div><div></div><div></div></div>	10.7%
Additional Basketball Courts	<div><div></div><div></div></div>	8.9%

27. Peck Recreational Field - - Please indicate how many times you've visited Peck Memorial Park in the past year.



Value

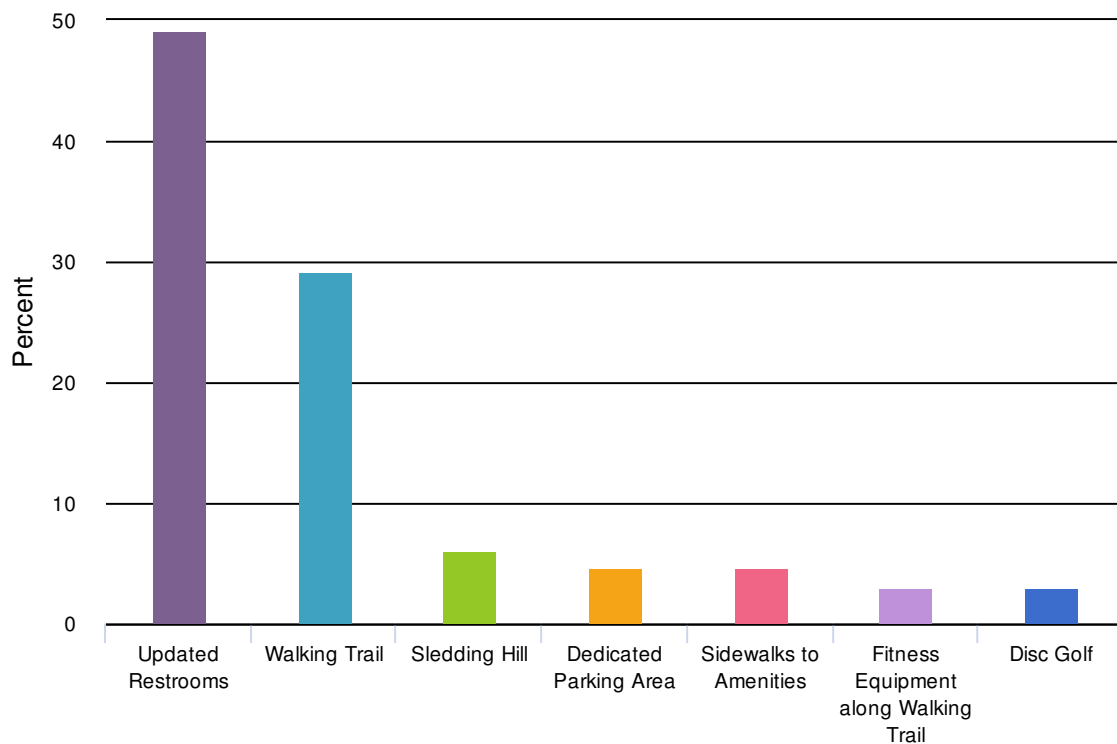
Percent


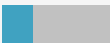





1	<div><div></div></div>	25.0%
2	<div><div></div></div>	16.1%
3 to 5	<div><div></div></div>	28.6%
6 to 10	<div><div></div></div>	16.1%
More than 10	<div><div></div></div>	14.3%

28. Peck Recreational Field - Please evaluate the following aspects of Peck Recreational Field.

	Very Good	Good	Neutral	Poor	Very Poor	No Opinion	Responses
Variety of Facilities/Amenities Row %	12.4%	49.6%	25.7%	10.6%	0.9%	0.9%	113
Maintenance and Appearance Row %	13.3%	56.6%	20.4%	8.0%	0.9%	0.9%	113
Safety and Security Row %	11.5%	48.7%	27.4%	9.7%	0.9%	1.8%	113
Handicap Accessibility Row %	5.3%	41.6%	34.5%	9.7%	2.7%	6.2%	113
Totals Total Responses							113

29. [OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?



Value		Percent
Updated Restrooms		49.2%
Walking Trail		29.2%
Sledding Hill		6.2%
Dedicated Parking Area		4.6%
Sidewalks to Amenities		4.6%
Fitness Equipment along Walking Trail		3.1%
Disc Golf		3.1%

## Other - Write In

### Peck Recreational Field - New Amenities

ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
14		
15	Walking Trail	
16	Updated Restrooms	
17	Updated Restrooms	
18	Updated Restrooms	
19		
20	Updated Restrooms	
21	Updated Restrooms	
22		

ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
23	Walking Trail	
24		
25	Updated Restrooms	
26	Updated Restrooms	
27	Walking Trail	
28		
29		
30	Disc Golf	
31		
32		
33		
34		
35	Updated Restrooms	
36	Dedicated Parking Area	
37		
38	Walking Trail	
39		
40	Dedicated Parking Area	
41	Updated Restrooms	
42		



ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
43	Sledding Hill	
44	Updated Restrooms	
45	Updated Restrooms	
46	Walking Trail	
47	Updated Restrooms	
48		
49		
50		
51		
52		
53	Walking Trail	
54	Walking Trail	
55		
56	Walking Trail	
57		
58		
59	Updated Restrooms	
60		
61		
62	Updated Restrooms	

ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
63	Fitness Equipment along Walking Trail	
64	Walking Trail	
65	Sidewalks to Amenities	
66		
67		
68	Updated Restrooms	
69		
70		
71		
72	Dedicated Parking Area	
73	Updated Restrooms	
74	Sidewalks to Amenities	
75		
76	Sidewalks to Amenities	
77	Fitness Equipment along Walking Trail	
78		
79		
80		
81	Walking Trail	
82		

ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
83		
84		
85	Updated Restrooms	
86		
87		
88		
89	Updated Restrooms	
90	Walking Trail	
91	Updated Restrooms	
92		
93	Sledding Hill	
94		
95	Updated Restrooms	
96		
97	Disc Golf	
98		
99	Updated Restrooms	
100		
101	Updated Restrooms	
102		

<b>ResponseID</b>	<b>[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?</b>	<b>Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?</b>
103	Walking Trail	
104		
105	Walking Trail	
106		
107		
108		
109		
110	Updated Restrooms	
111	Walking Trail	
112		
113		
114	Walking Trail	
115		
116	Updated Restrooms	
117		
118	Walking Trail	
119	Sledding Hill	
120		
121	Updated Restrooms	
122	Walking Trail	

ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
123		
124	Updated Restrooms	
125		
126	Updated Restrooms	
127	Updated Restrooms	
128	Sledding Hill	
129	Walking Trail	
130		
131		
132		
133	Updated Restrooms	
134	Updated Restrooms	
135	Updated Restrooms	
136		
137	Updated Restrooms	
138	Walking Trail	
139		
140		
141		

ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
142		
143		
144		Updated Restrooms Walking Trail Fitness Equipment along Walking Trail
145		
146		
147		Walking Trail Sledding Hill Disc Golf
148		Updated Restrooms Sledding Hill
149		
150		
151		
152		Fitness Equipment along Walking Trail
153		Updated Restrooms Dedicated Parking Area Sidewalks to Amenities Walking Trail Fitness Equipment along Walking Trail Sledding Hill

ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
154		Updated Restrooms Dedicated Parking Area Sidewalks to Amenities Walking Trail Fitness Equipment along Walking Trail Sledding Hill Disc Golf
155		Updated Restrooms Dedicated Parking Area Walking Trail Sledding Hill
156		
157		Updated Restrooms Walking Trail Disc Golf
158		
159		
160		Updated Restrooms Dedicated Parking Area
161		Updated Restrooms Dedicated Parking Area Sidewalks to Amenities Walking Trail Sledding Hill

ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
162		Updated Restrooms Dedicated Parking Area
163		Updated Restrooms Walking Trail
164		Updated Restrooms Walking Trail Sledding Hill Disc Golf
165		Updated Restrooms Dedicated Parking Area Sidewalks to Amenities Sledding Hill
166		Updated Restrooms
167		
168		Updated Restrooms Dedicated Parking Area Sidewalks to Amenities
169		
170		Updated Restrooms Fitness Equipment along Walking Trail Other - Write In
171		



ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
172		Updated Restrooms Dedicated Parking Area Sidewalks to Amenities Walking Trail Sledding Hill
173		
174		
175		Updated Restrooms Walking Trail
176		Updated Restrooms
177		
178		Updated Restrooms Sledding Hill
179		
180		
181		
182		
183		
184		
185		
186		Updated Restrooms
187		

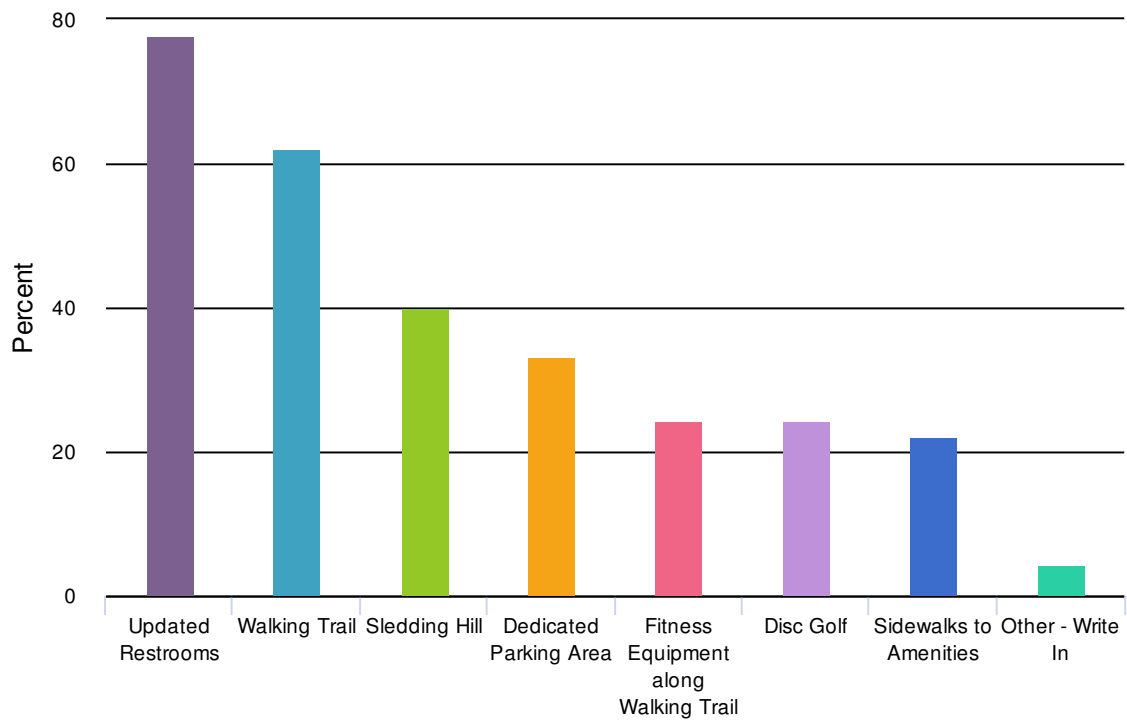
ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
188		
189		Updated Restrooms Sidewalks to Amenities
190		
191		Walking Trail Other - Write In
192		Updated Restrooms Disc Golf
193		
194		Updated Restrooms Dedicated Parking Area Sidewalks to Amenities Walking Trail Fitness Equipment along Walking Trail Sledding Hill Disc Golf
195		
196		Updated Restrooms Walking Trail
197		
198		
199		
200		Updated Restrooms
201		

ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
202		
203		
204		Updated Restrooms Walking Trail Fitness Equipment along Walking Trail
205		
206		
207		Updated Restrooms Sidewalks to Amenities Walking Trail
208		Updated Restrooms Dedicated Parking Area Sledding Hill
209		Sidewalks to Amenities Walking Trail Fitness Equipment along Walking Trail
210		Walking Trail Sledding Hill Disc Golf
211		
212		
213		
214		

ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
215		Updated Restrooms
216		
217		Walking Trail Disc Golf
218		Fitness Equipment along Walking Trail
219		
220		
221		Updated Restrooms Walking Trail Sledding Hill Disc Golf
222		Walking Trail
223		
224		Updated Restrooms Dedicated Parking Area Walking Trail
225		Updated Restrooms Dedicated Parking Area Walking Trail Sledding Hill
226		Updated Restrooms Dedicated Parking Area Walking Trail

ResponseID	[OLD VERSION] Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?	Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?
227		Walking Trail Fitness Equipment along Walking Trail Sledding Hill Disc Golf
228		Walking Trail Sledding Hill Disc Golf
229		Updated Restrooms Dedicated Parking Area Walking Trail Fitness Equipment along Walking Trail Sledding Hill
230		Updated Restrooms Walking Trail
231		
232		
233		
234		
235		

30. Peck Recreational Field - What amenities would you like to see added or improved at the Peck Recreational Field?

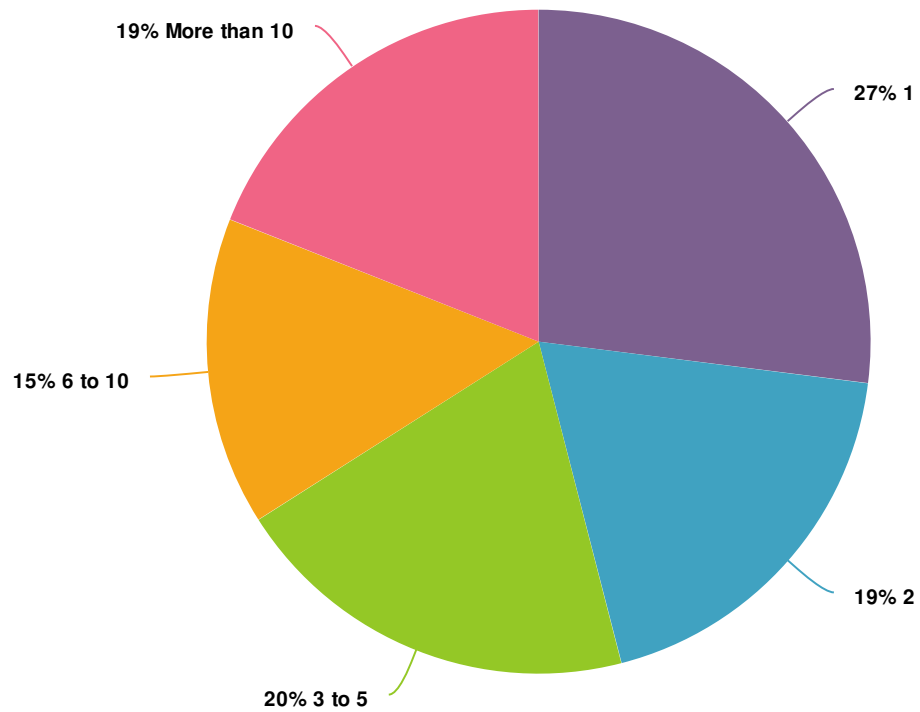


## Value

## Percent

Updated Restrooms		77.8%
Walking Trail		62.2%
Sledding Hill		40.0%
Dedicated Parking Area		33.3%
Fitness Equipment along Walking Trail		24.4%
Disc Golf		24.4%
Sidewalks to Amenities		22.2%
Other - Write In		4.4%

31. Peck Ball Diamond - Please indicate how many times you've visited Peck Memorial Park in the past year.

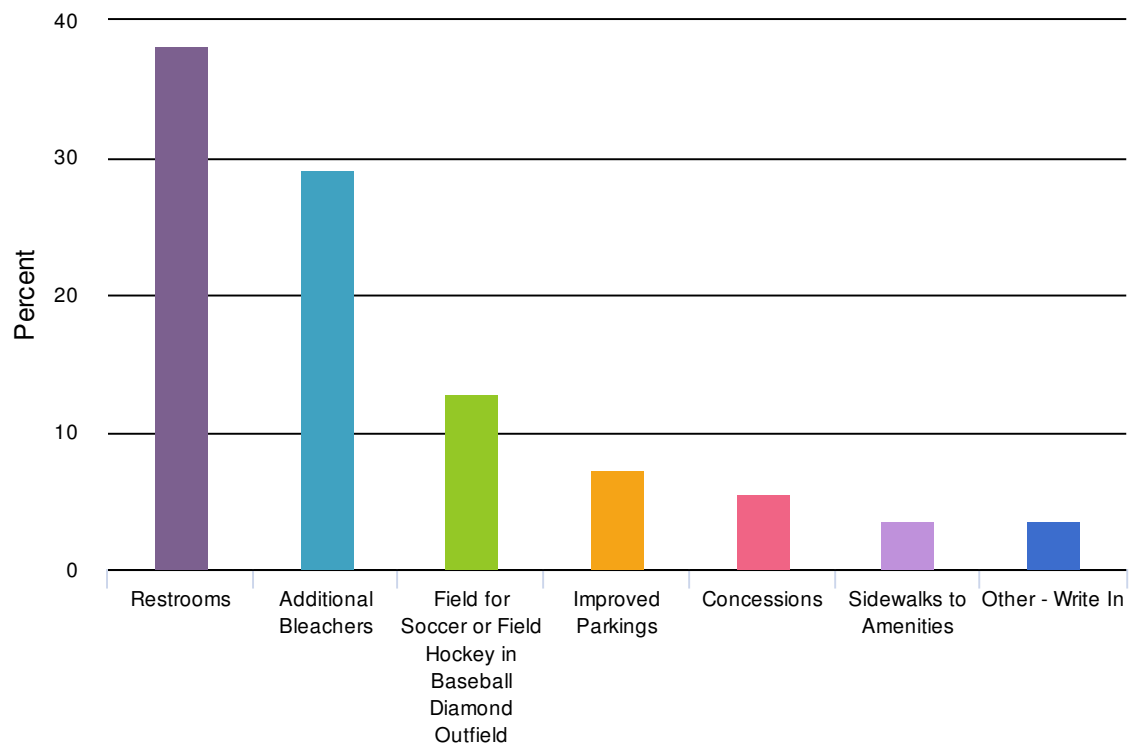


Value	Percent
1	27.0%
2	19.0%
3 to 5	20.0%
6 to 10	15.0%
More than 10	19.0%








32. Peck Ball Diamond - Please evaluate the following aspects of the Peck Ball Diamond.

	Very Good	Good	Neutral	Poor	Very Poor	No Opinion	Responses
Variety of Facilities/Amenities Row %	8.9%	43.6%	30.7%	9.9%	2.0%	5.0%	101
Maintenance and Appearance Row %	12.9%	49.5%	26.7%	5.9%	1.0%	4.0%	101
Safety and Security Row %	8.9%	46.5%	32.7%	5.0%	2.0%	5.0%	101
Handicap Accessibility Row %	6.9%	38.6%	31.7%	10.9%	4.0%	7.9%	101
Totals Total Responses							101

### 33. [OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?





Value		Percent
Restrooms		38.2%
Additional Bleachers		29.1%
Field for Soccer or Field Hockey in Baseball Diamond Outfield		12.7%
Improved Parkings		7.3%
Concessions		5.5%
Sidewalks to Amenities		3.6%
Other - Write In		3.6%

## Other - Write In

Restrooms and bleachers

## Peck Ball Diamond - New Amenities

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
14	Concessions	
15	Additional Bleachers	
16	Restrooms	
17		
18		
19		
20	Improved Parkings	
21		

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
22		
23		
24		
25		
26	Improved Parkings	
27	Field for Soccer or Field Hockey in Baseball Diamond Outfield	
28		
29		
30	Additional Bleachers	
31		
32		
33	Additional Bleachers	
34		
35	Restrooms	
36		
37		
38	Restrooms	
39		
40	Additional Bleachers	
41	Restrooms	

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
42		
43	Additional Bleachers	
44		
45	Restrooms	
46	Field for Soccer or Field Hockey in Baseball Diamond Outfield	
47	Restrooms	
48	Additional Bleachers	
49		
50		
51		
52		
53		
54	Improved Parkings	
55		
56	Restrooms	
57		
58		
59	Restrooms	
60		
61		

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
62	Additional Bleachers	
63	Additional Bleachers	
64	Field for Soccer or Field Hockey in Baseball Diamond Outfield	
65	Other - Write In	
66		
67		
68	Sidewalks to Amenities	
69		
70		
71		
72	Restrooms	
73	Restrooms	
74	Improved Parkings	
75		
76	Additional Bleachers	
77	Restrooms	
78	Additional Bleachers	
79		
80		

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
81	Additional Bleachers	
82		
83		
84		
85		
86		
87		
88		
89	Field for Soccer or Field Hockey in Baseball Diamond Outfield	
90	Additional Bleachers	
91	Additional Bleachers	
92		
93	Restrooms	
94		
95		
96		
97	Additional Bleachers	
98		
99	Restrooms	
100		

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
101	Additional Bleachers	
102		
103	Restrooms	
104		
105	Other - Write In	
106		
107	Field for Soccer or Field Hockey in Baseball Diamond Outfield	
108		
109		
110	Additional Bleachers	
111		
112		
113		
114	Concessions	
115		
116		
117		
118	Field for Soccer or Field Hockey in Baseball Diamond Outfield	
119	Restrooms	

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
120		
121	Concessions	
122	Restrooms	
123		
124	Restrooms	
125		
126		
127	Restrooms	
128		
129		
130		
131		
132		
133	Restrooms	
134	Restrooms	
135	Field for Soccer or Field Hockey in Baseball Diamond Outfield	
136		
137	Restrooms	
138	Sidewalks to Amenities	

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
139		
140		
141		
142		
143		
144		Concessions
145		
146		
147		Field for Soccer or Field Hockey in Baseball Diamond Outfield
148		Restrooms Additional Bleachers Concessions
149		
150		
151		
152		Restrooms Concessions
153		
154		



ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
155		Restrooms Improved Parkings Additional Bleachers Concessions
156		
157		Restrooms Additional Bleachers
158		
159		
160		Restrooms Additional Bleachers Concessions
161		Restrooms Improved Parkings Sidewalks to Amenities Additional Bleachers Concessions
162		Concessions
163		Improved Parkings Additional Bleachers Field for Soccer or Field Hockey in Baseball Diamond Outfield Concessions
164		

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
165		Restrooms Improved Parkings Additional Bleachers Field for Soccer or Field Hockey in Baseball Diamond Outfield Concessions
166		Restrooms Improved Parkings
167		
168		Restrooms Improved Parkings Sidewalks to Amenities Additional Bleachers Field for Soccer or Field Hockey in Baseball Diamond Outfield
169		
170		Restrooms Improved Parkings Additional Bleachers Field for Soccer or Field Hockey in Baseball Diamond Outfield
171		
172		Restrooms Improved Parkings Additional Bleachers Field for Soccer or Field Hockey in Baseball Diamond Outfield Concessions

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
173		
174		
175		Restrooms Additional Bleachers Concessions
176		Restrooms Concessions
177		
178		
179		
180		
181		
182		
183		
184		
185		
186		Restrooms Improved Parkings Sidewalks to Amenities Additional Bleachers Concessions
187		
188		

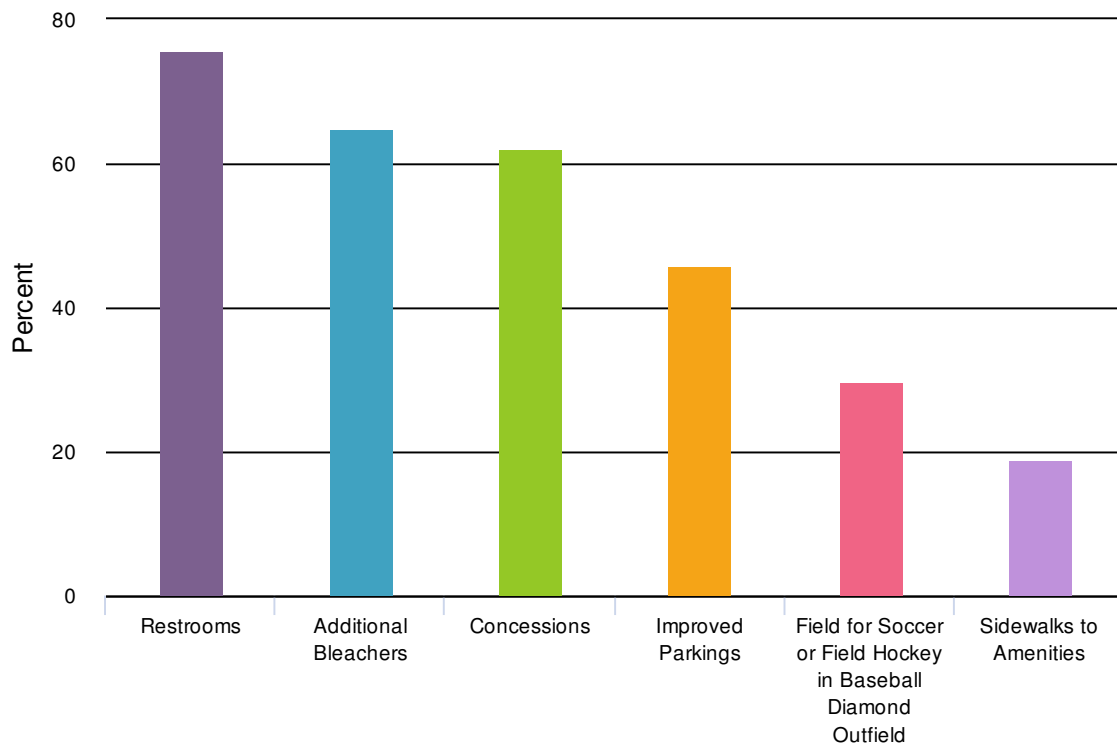
ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
189		Restrooms
190		
191		
192		Restrooms Improved Parkings Additional Bleachers
193		
194		Restrooms Improved Parkings Sidewalks to Amenities Additional Bleachers Field for Soccer or Field Hockey in Baseball Diamond Outfield Concessions
195		
196		Restrooms Concessions
197		
198		
199		
200		Restrooms Additional Bleachers Concessions
201		

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
202		
203		
204		Restrooms Additional Bleachers Concessions
205		
206		Additional Bleachers Concessions
207		Restrooms Improved Parkings Sidewalks to Amenities Additional Bleachers Field for Soccer or Field Hockey in Baseball Diamond Outfield Concessions
208		Restrooms Improved Parkings Additional Bleachers
209		Restrooms Improved Parkings Sidewalks to Amenities Additional Bleachers Field for Soccer or Field Hockey in Baseball Diamond Outfield Concessions
210		

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
211		
212		
213		
214		
215		
216		
217		Concessions
218		Sidewalks to Amenities
219		
220		
221		
222		Restrooms Additional Bleachers
223		Restrooms Improved Parkings Concessions
224		Restrooms Improved Parkings
225		
226		Restrooms Improved Parkings Additional Bleachers

ResponseID	[OLD VERSION] Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?	Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?
227		Additional Bleachers Field for Soccer or Field Hockey in Baseball Diamond Outfield Concessions
228		Restrooms
229		
230		Additional Bleachers Field for Soccer or Field Hockey in Baseball Diamond Outfield
231		
232		
233		
234		
235		

34. Peck Ball Diamond - What amenities would you like to see added or improved at the Peck Ball Diamond?



## Value

## Percent

Restrooms



75.7%

Additional Bleachers



64.9%

Concessions



62.2%

Improved Parkings



45.9%

Field for Soccer or Field Hockey in Baseball Diamond Outfield



29.7%

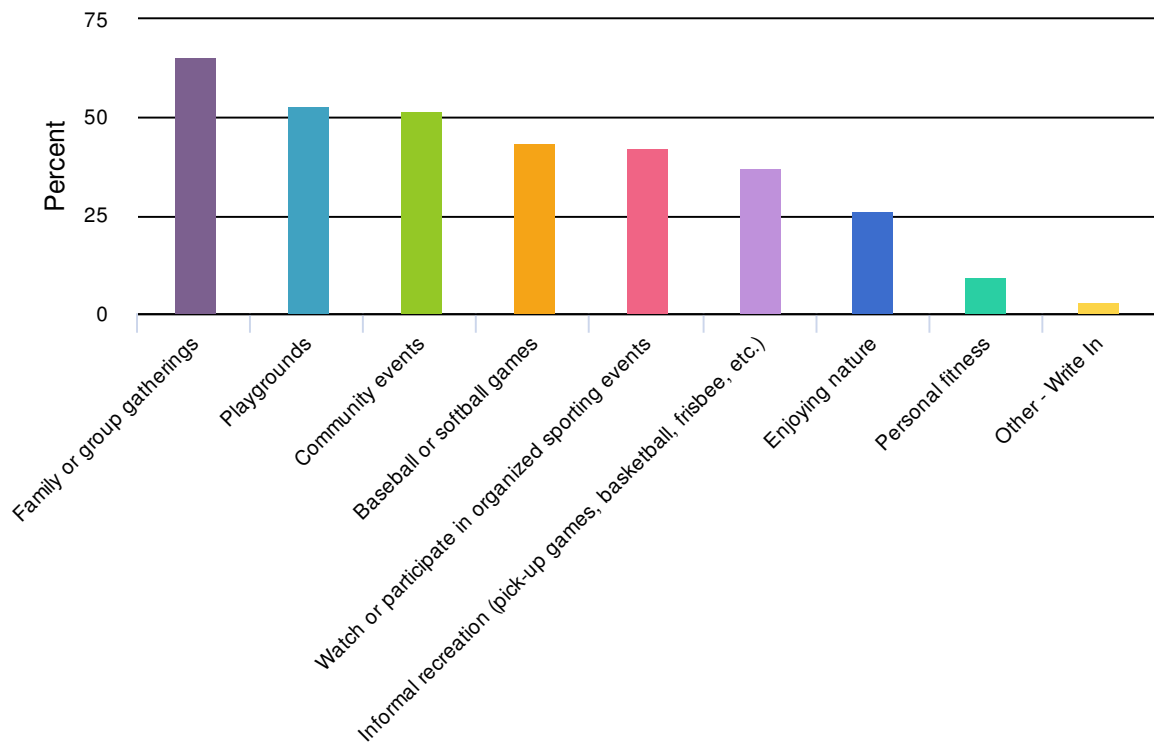
Sidewalks to Amenities



18.9%

35. Why do you visit parks in Peck? Please check all that apply.





## Value

## Percent

Family or group gatherings



65.4%

Playgrounds



53.2%

Community events



51.9%

Baseball or softball games



43.6%

Watch or participate in organized sporting events



42.3%

Informal recreation (pick-up games, basketball, frisbee, etc.)



37.2%

Enjoying nature



26.3%

Personal fitness



9.6%

Other - Write In



3.2%

## Other - Write In

Grandkids

Pickleball

Picnic

Play with my son

Religious events

36. What additional recreation and support facilities are needed in Peck?



## ResponseID Response

14 Water park/ splash pad

15 A splash park would be amazing

17 A 24 hour gym

19 Something for the youth and teenagers. I don't know what though.

20 Soccer fields bike trails

30 Concessions, more restrooms, running track, public pool.

33 Not sure if "ball diamond" you referred to in questions means. Cooks Field or not.

**ResponseID    Response**

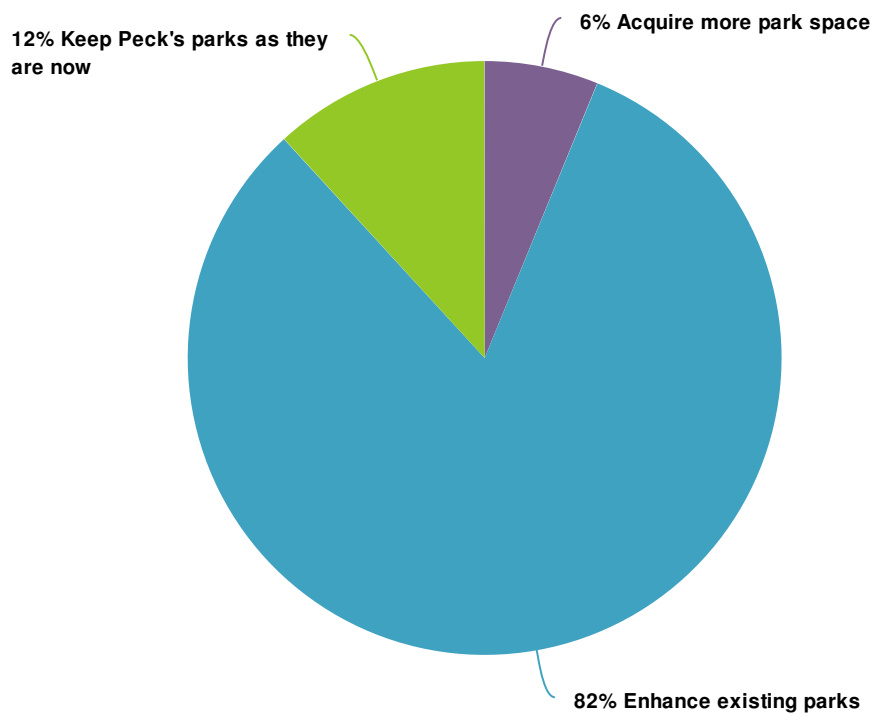
36	Splash pad for kids, up to date play equipment.
40	Soccer fields
41	I would love to see a splash pad
43	Teen community center with fitness equipment, games, concessions, table hockey/pingpong, etc
48	Bleachers at the ball field
53	Fitness center
54	Walking trails and better grounds for playing basketball .
59	I would love to see playground equipment at the ball diamonds for children who are attending siblings' games
61	More pickleball courts
68	Splash pad, sidewalks at ball field and recreational field for handicapped people, actual bathrooms at ball field and recreation field.
76	I would like to see a splash pad put in at the park with the playground and perhaps more shaded areas for those sensitive to the sun and heat.
81	A walking trail. Exercise equipment. Splash pad
83	Gym, walking trail, volleyball, splashpad. Something to bring people here.
93	Play structures that are handicap accessible. Playground equipment that can be accessed by wheelchairs (using rubberized sidewalk material instead of mulch/pea stone)
94	more accessible senior-citizen indoor activities
97	None
103	Fitness trail
105	Not sure, and indoor ice rink would be nice
110	A skate park, also a facility where youth groups can come to discuss religion orgin
114	An extended hour open gym would keep the community healthier and kids from being bored/getting into trouble.

ResponseID	Response
115	More for the kids to do of all ages . Not just under 10.
116	Gym, pool or splash pad
124	A walking path would be great
128	Bathrooms at the ball diamonds.
147	A walking/running trail
151	Splash pad
154	Anything to keep the kids busy at night on the weekends and all summer long
159	Splash Pad
168	Walking and biking trails
170	Volleyball court or area would be very nice! A fixed tether ball, and a smaller slide for toddlers who can't climb high.
175	None
178	Splash pad
191	Handicap play equipment.
201	tetherball
204	Movies and or concerts in the park. Bring back the street dances. Offer FREE events for kids and the elderly.
206	Shooting range all inclusive types
207	Splash pad or water park
217	none
218	Longer walking/biking path
221	Answered that with previous questions....
224	Walking trail
226	Enhance those that we presently have until a steady growth comes to the community. Then look to expend in area and facilities.

## ResponseID Response




228	Splash pad, more stuff for kids to do ( small & big) walking trail, more & newer play ground Equipment ,
229	Walking trails
230	Nice pickleball court, resurface blacktop, added fence and advertising that it is available in Peck.

37. Considering the resources and funds available, which of the following is most important for Village parks in the next five years?



## Value

## Percent

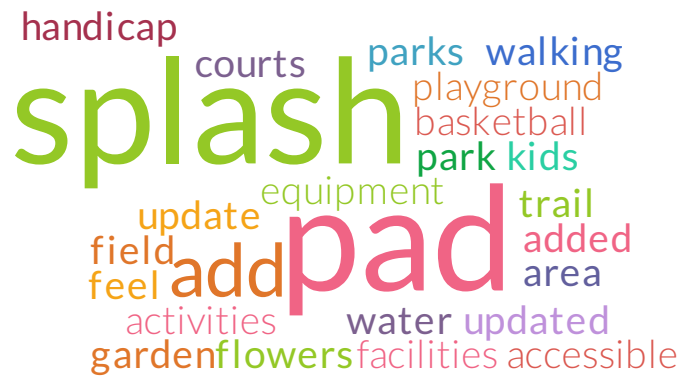
Acquire more park space		6.2%
Enhance existing parks		82.0%
Keep Peck's parks as they are now		11.8%

38. The Village Community Center is located at 125 W. Lorraine Street and provides a space for community gatherings in Peck. What type of senior citizen-related activities would you like to see at the Community Center in the future?



ResponseID	Response
23	Regular activities, meals, cards
42	No opinion.
53	Since it was initially intended for the senior citizens I think they should be provided a monthly "meals on wheels" type luncheon. A monthly card or game night/day, bingo etc.
94	open daily for morning coffee and gatherings.
111	Monthly pot luck. Weekly card party's. Weekly exercise program.
126	function during week only
136	Monthly sr. pot luck Card playing
148	Cards or lunches
154	Card night, dances ,bingo , potluck dinners
180	Didn't know there was a community center
215	Cards,bingo, potluck
222	Bingo or card games night.
226	Just a place to gather and talk, play cards, do puzzles and greet new town arrivals. Maybe provide some technology training for senior citizens with using computers and all the things that they can accomplish with them.
230	Weekly card games.

39. What is one thing you would do to improve parks and recreation in Peck?



ResponseID	Response
------------	----------

15	Add a splash pad
----	------------------

17	Tighten slides, have volley ball nets
----	---------------------------------------

19	Add updated playground equipment.
----	-----------------------------------

20	Splash pad
----	------------

23	Hiking options
----	----------------

26	Restrooms
----	-----------

30	Update equipment, add equipment, make it more young child/ toddler friendly.
----	--

36	Add splash pad
----	----------------

40	More flowers, playground equipment
----	------------------------------------

42	Can't think of anything at this time. Maybe hitching posts for horses.
----	--

43	Splash pad, water fountain, update basketball court.
----	--

54	Better improve basketball courts.
----	-----------------------------------

59	Keep them beautified and inviting. A splash pad in the area would be great in the summer as well
----	--

61	More playground equipment
----	---------------------------



ResponseID	Response
68	Splash pad
73	Build a inground pool
76	I honestly think a splash pad would do nicely.
81	Have more things to do
83	Make more activities available
86	Add better lighting and maintain them better, possibly add wood chips around the equipment so kids don't get hurt.
90	Upgrade existing playground equipment
92	Better traffic route for to the recreation field. It disturbs too much residential neighborhood streets to access. They should have their own entrance north of town, off of M-19. Especially for those participating in events that require them to haul trailers. It's too noisy and traffic doesn't abide by stop signs and speed.
93	Update playground equipment and make it handicap accessible
97	Better equipment
103	Add things that will draw people more regularly
105	The restrooms should be improved and better playground equipment
107	Walking trail and updated equipment
111	So me kind of water fiture
115	More swing , a pool that we all can use
120	Update the equipment there and put a fence all around it all if not especially rate where the main road
123	Update play equipment
126	the Memorial area
128	More surveillance and drive throughs with police. More safety.
139	Splash pad
144	Splash pad

**ResponseID    Response**

146            Community Garden

147            Make sure they are handicap accessible and add a walking/running trail.

148            Splash pad for summer and ice skating for winter activities.

151            Add a splash pad and upgrade playground equipment

155            Look at surrounding parks to determine need to better what is in existence

157            Splash pads newer equipment

164            Trash cans throughout.

168            Parking. Two parks parking is just dirt and grass and sidewalks . We're in the country but don't have to be Hicks

170            Splash pad and volleyball courts added along with more toddler size play equipment...slides play houses ect.

172            Add a slash pad that has a reuse filter system so no water is totally wasted .

174            Splash pad

175            Updated look and feel

178            Splash pad

181            Survey parents of kids enrolled in Peck schools and ask them this question. From my perspective the parks and rec field are nice, well kept facilities.

183            Rock garden or nature attractions.

184            Better stuff

189            Buy land north of the park for park expansion

201            put in a plash park

204            Do more with them!!!!

206            Restore tennis courts and basketball

207            Splash pad or water park

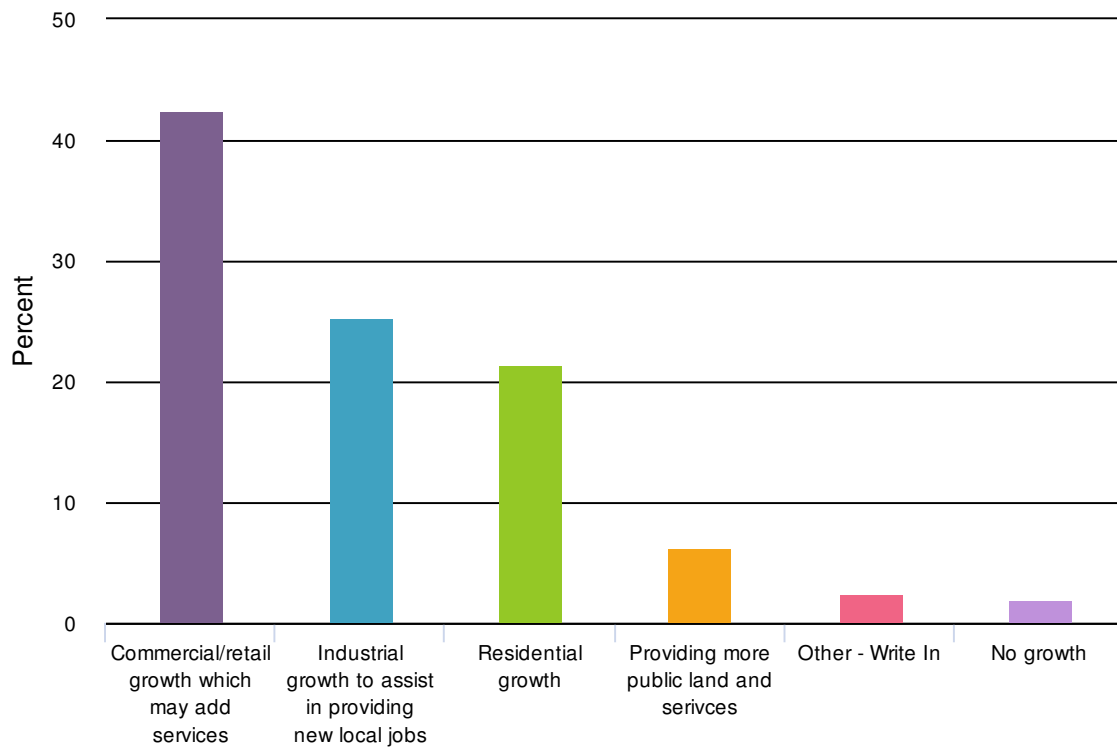
208            More equipment at the park.

ResponseID	Response
217	none
219	Added signs about parents supervision and not being in the park at 2 am playing basketball waking the residents of near by homes
221	Splash pad and updated equipment
222	Make sure rowdy kids aren't playing basketball past midnight.
224	improve parking areas
226	Keep them all spruced up so that people feel welcome to use the facilities.
228	More benches, flowers & activities For families to enjoy
229	Walking trail

40. What is your opinion regarding the extent of these issues in Peck?

	Not an issue	Somewhat of a problem	A big problem	Responses
Too many under-utilized properties Row %	27.3%	46.8%	26.0%	154
Overgrown weeds/tall grass Row %	56.3%	34.2%	9.5%	158
Housing quality Row %	33.1%	53.1%	13.8%	160
Junk cars in yards Row %	50.9%	39.0%	10.1%	159
Nuisance animals Row %	55.3%	27.7%	17.0%	159
Quality of rental residential units Row %	31.4%	50.0%	18.6%	156
General property upkeep Row %	47.5%	41.9%	10.6%	160
Totals Total Responses				160

41. What is your highest priority for any future growth in Peck?



## Value

## Percent

Commercial/retail growth which may add services		42.4%
Industrial growth to assist in providing new local jobs		25.3%
Residential growth		21.5%
Providing more public land and services		6.3%
Other - Write In		2.5%
No growth		1.9%

## Other - Write In

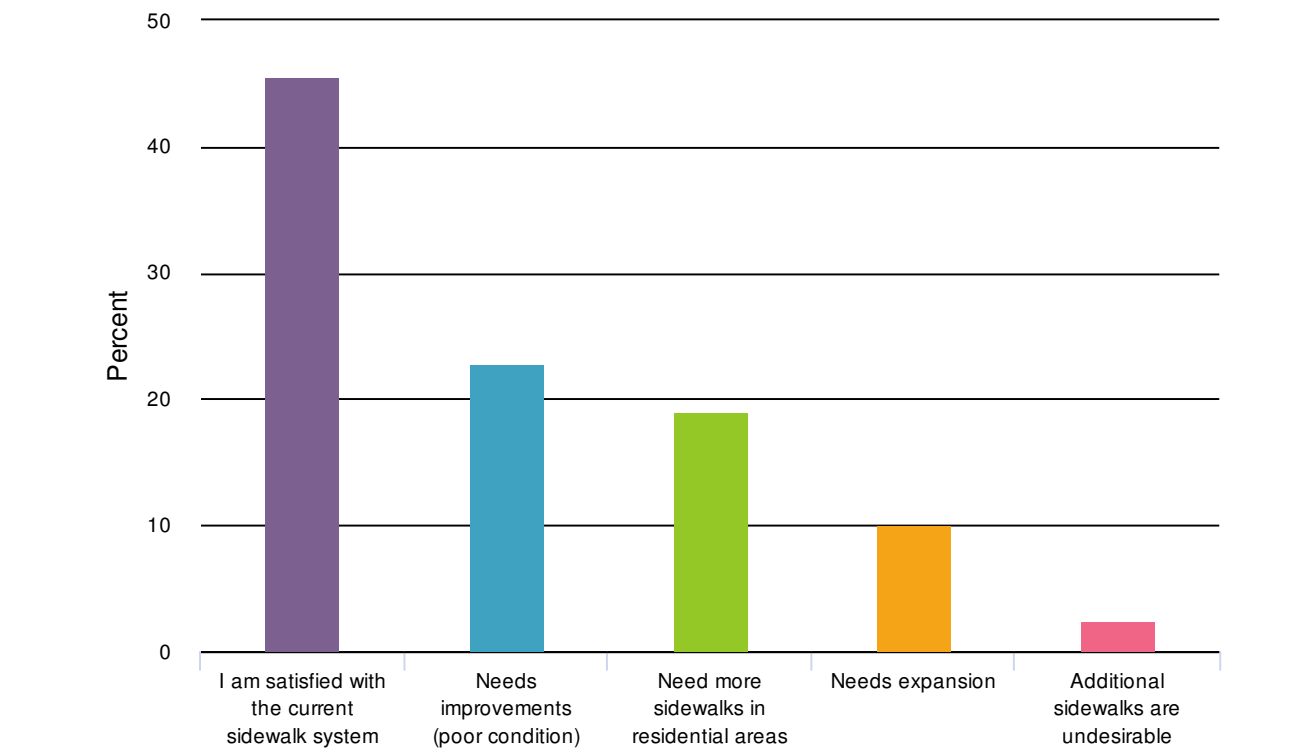
Limited, selective growth. Dollar General was an extremely poor choice. Unfortunately, it appears there will be more poor choices to come.

Providing spiritual guidance

Residential & commercial

splash park to keep the kids happy

42. What is your opinion on the sidewalk system in Peck?



Value		Percent
I am satisfied with the current sidewalk system	<div><div></div></div>	45.6%
Needs improvements (poor condition)	<div><div></div></div>	22.8%
Need more sidewalks in residential areas	<div><div></div></div>	19.0%
Needs expansion	<div><div></div></div>	10.1%
Additional sidewalks are undesirable	<div><div></div></div>	2.5%

43. What do you like best about Peck?



## ResponseID Response

15 Small town and nice people

17 Seeking to improve and expand with out over burdening the residents with laws. Get better internet for the community. Everything in walking distance.

19 It's my hometown community. Most of us know each other. It's quiet and there is not much crime. Everyone looks out for each other.

20 It's a great family community

23 Small town atmosphere

26 Love this community

30 nice quiet country town. I feel safe knowing the community is there for everyone.

34 Small town

35 Size, friendly

36 Being from a small town everyone knows everyone, keep the small town living. Allow children to grow and see what we all seen growing up. Bring back outdoor play!

40 The community

41 I love the community

42 Small town atmosphere.

43 Hometown quaint atmosphere.

## ResponseID Response

44 Sense of community

52 Great snow removal

53 Small town setting, friendly neighbors, pride in community.

54 Small town atmosphere. Community togetherness.

59 Small community and the school and community working together

61 Family community

63 The people

68 Close knit community

76 The small town community. I'm from Applegate originally and have chosen Peck to be my home for raising my children. I always lived out in the country as I still do now, though not as country as I'd like, and I do like that Peck has that small town charm yet has business necessities very close that are not overbearing. I'll never have to travel far to get gas but town still isn't overbearing busy

81 The gas stations

84 Small town community.

85 Small town people with big hearts. One school building k to 12

90 Connected community

91 Small town with a big heart

93 The community is a family

94 Small-town values and family-like environment

95 Friendly

97 Friendly environment

99 The small town community, the school system is improving

101 The people



**ResponseID    Response**

103            The small town atmosphere. People enjoy being here. Though change can be necessary, it should not cause our town to be on the same track as Croswell or Sandusky.

104            It's home, close to family and friends

105            The community and how quite it can be

107            The citizens

110            A great community, great business owners and law enforcement

111            Quiet community. Pretty safe area to live.

112            Its quiet for the most part

115            Small town feel, clean and we'll keep.

116            The small town feel

118            Small town friendliness

120            People and back are very nice and friendly I love how it's so clean and how they have been adding new and more things to peck

121            Small home town

122            Small town, friendly people

124            How we all look out for each other.

126            addition of the Dollar General, keeps me in town.

127            People

128            The location. It's located between small towns that have jobs.

136            Very friendly community.

146            Playground/park

147            It's a small town where most people care for one another.

148            I Love the close knot family atmosphere that this small town has. Everyone is willing to help each other in pretty much any situation.

154            Nothing

ResponseID	Response
155	The small country feel.
156	The friendliness of the community.
157	Small quiet community everyone knows each other and says hi while walking the streets
159	Small town feel
160	It's a hometown community
162	no traffic
164	Small, police coverage, convenience stores, reasonable council, community pride.
165	The small town feel
166	Small town atmosphere
168	The church I use to attend before people moved away and had to close. Question is any more what is Peck just a place we're few people live because they're stuck two gas stations, hardware that don't carry anything modern no restaurants no bar what is their really
170	It's small but has a lot of life in it! Love to just walk to everything. The ppl most are very nice.
174	The people & it's quiet - safe place to live
175	The small community feel
178	Schools and town pride
180	Nothing
181	I like that Peck is still a small town. Access to public officials is great and taxes are reasonable. Growth for the purpose of expanding Peck should be discouraged but utilization of existing buildings, land, and facilities should be encouraged.
183	Bowers Pizza and Dollar General
184	Honestly, not a lot. Live here because we haven't found new location
186	It's my home and it's where I belong ❤️🏡
189	Peaceful

## ResponseID Response

195	I like the small town feel and would like it to stay as small as possible. And for me it is home my grand parents lived here and my mother was born in Peck
196	The community
201	It's a great little town.
203	The residents there are nice and friendly
204	It's a small town but residents need to take care of heir properties. And we need to do more like Yale for example concerts in the park. There should be more to show Peck off so to speak. Offer tax incentives for your businesses.
206	Security at the same time worried about slum lords
207	Small safe tight knit community
208	The community.
215	Most people are very friendly.
217	Friendly and safe community.
218	Good school
221	My inexpensive home
222	Mostly quiet at night (no dogs barking) or rowdy parties.
223	Quiet community that supports the schools
224	friendly people, business owners
225	Tight knit
226	Peck is a great family values village, but in the past 10 years, people have seemed to come and go without setting their roots. There is nothing to keep our young people here and nothing to draw people to this community. The school needs to improve and once again become the mainstay of Peck. We must show outsiders that Peck is a great place to live, be educated and make it their home.
227	small town family atmosphere everyone is freindly
228	It's a great friendly place to live, really like the school system we have ..
229	The caring community of people, the slow pace, and wide open space 😊

ResponseID	Response
230	Location
231	size

44. What is the one thing you would do to improve Peck?



ResponseID	Response
15	Improve access to fresh foods for residents like fruit and vegetables
17	Have a scheduled newsletter of what's going on in Peck, not from other towns. For example things discussed at town meetings and school meetings, any work that is going to be done at the school.
19	A fast food restaurant. New playground equipment at the park.
20	Get more stores in Peck
23	Increase businesses offered
26	Add more housing and developments
30	better parks a few more stores to buy groceries from.
34	Get rid of fire dept and council members
35	People need to support the local business, we have lost so many, very sad.

## ResponseID Response

36	Playground updates! Make it fun to live here again!! Get rid of unused buildings bring in ones that will benefit the people of peck!
40	More restaurants
43	Add additional landscaping downtown and upgrade the conditions of the downtown buildings.
52	See it grow
53	Peck needs quality area jobs. When people have the funds, they take pride in keeping up appearances of everything they own.
54	Weed out all the rental people within the village and out lying areas. The big White House on M-19 houses several living facilities with sexual offenders that constantly are walking up M-19 and into town.
59	We need better, affordable, open housing for new families to move in to help increase our population
61	Make Peck a better visual town. Peck doesnt like inviting when driving thru.
63	Bring in more business for jobs
68	Summer activities
76	I'm not sure.
78	More police. Been a lot of break-ins and drug use.
83	Make more available
84	Bigger library, more things for families to do in town, bike path from peck to Sandusky
86	Get the drugs out of town
90	I would love to see more job opportunities and housing to accommodate for families and not just single apartments. We need to connect families and increase the community. Give people a way to work hard and earn an honest living!
91	Jobs! People can't afford to stay there if there are not any jobs.
93	Bring jobs and local restaurant.
94	EXCESSIVE DPW WORKFORCE AND PAYROLL COULD BE BETTER AND MORE EFFICIENTLY UTILIZED!

ResponseID	Response
95	Restaurant
97	Na
99	Get rid of the eyesores of houses and empty buildings
101	Nothing I love my little town
103	Clean up the apartment houses
104	business services to encourage people to want to move here, which will mean more people, more kids for our school (to be able to continue operation)
105	Keep my house nice looking and volunteer my time to help peck
107	Encourage more people to move here but we need more housing for people to be able to move here
115	Have more to do in town for the kids ,more dinning ,
116	Bring in jobs be it industrial or commercial
119	Sidewalks on both sides of 90
120	The service, I never have any phone service when I go through town I was at the dollar store and I had an important phone call try to come through but it couldn't because the service stinks so bad in Peck I have AT&T
121	Businesses
122	Businesses
124	A restaurant- a good one
126	promote more commercial growth
128	Clean up the blight and beautify neighborhoods.
133	There is too many stray cats!!!
136	Need more stores, not so many apartments in the old stores. Downtown area looks unkept.
146	Improve quality of housing and be appealing to those seeking homeownership.

## ResponseID Response

147	Stop letting Fred take over the town. Where Dollar General and the Marathon is located, houses keep getting bought and tore down to build other unnecessary things and it's disrupting the way of life for the people that have called that area home. They don't feel safe/happy there anymore so they move away. We don't want that for our small town.
154	Get out the slums and more business to provide jobs and improve the town
155	Maybe the houses along M19 the north end get some blight tickets for all the SHIT being in their yard. Tear down vacant abandoned buildings.
157	Add more new things for kids and families to do together. I would rather spend an evening in peck then the bigger more crowded towns
159	More places to eat and shop
162	minimize low income housing
164	Value added dpw employees. No smoking on company time.
166	Make home owners keep their yards up
168	Bring in business factories restaurants fast food lumberyard hardware
170	Add fast food services
175	Update the overall appearance of Peck
178	Make peck a destination with more business. We are 20 mins from everyone in county!!
180	Friendlier : welcome new people to the town ( if u r not born & raised here u r not greater with a Smile u r ignored)
181	I would lower the Village taxes on "operating" businesses on a sliding scale of some sort according to how long the business has been operating in Peck to encourage their staying in Peck. Vacant and underutilized commercial properties should be taxed higher. Small businesses should be a top priority and should be promoted more during Peck Days and other local events. We need more "open" signs. Too many businesses sitting empty.
183	Encourage craft breweries and historical tours.
184	New businesses
189	Lower taxes for seniors
194	Nothing I can do but as a community it would help it not die out
195	More shops and restaurants

## ResponseID Response

201	splash park or fill some empty buildings
203	Take care of the blight issue.
204	Make residents take care of their properties and get rid of empty buildings. GET MORE BUSINESSES in this town let's GROW.
206	Promotion of places like corks hardware pantry door red barn elevator signage type promotion on the edge of town
207	Fix the blight
208	More businesses.
214	GET RID OF THE BLIGHT IT STARTS THERE.
215	Stop speeders on mill street & make sure everyone has insurance & proper plates on there vehicles
217	Slow traffic through town, especially big trucks.
218	Better upkeep
221	Answered already previously
222	Getting rid of blight and better upkeep of residential property.
223	Industrial and commercial growth that would allow the village to improve overall services and opportunities for the community as a whole.
226	Welcome new businesses and provide opportunities for new growth so that people will come to Peck to stay and not leave. Support the school system so children have most the the same opportunities as other districts can provide.
227	encourage businesses to come and open and stay family resteraunts, pharmacys, laundry mat, rec center for kids internet cafe, ice cream shop etc
228	Make the Main Street business redo the front of their stores , make it look like a nice cozy place to live .. hopefully get a good family restaurant & more activities For kids and families
229	Encourage more business/industry development.
230	The blight situation, it is a discouragement to the community. Enforcing the ordinances which would take care of the blight.



ResponseID	Response
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231	how fast people drive though town
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