



# Village of Barryton Master Plan

February 2018

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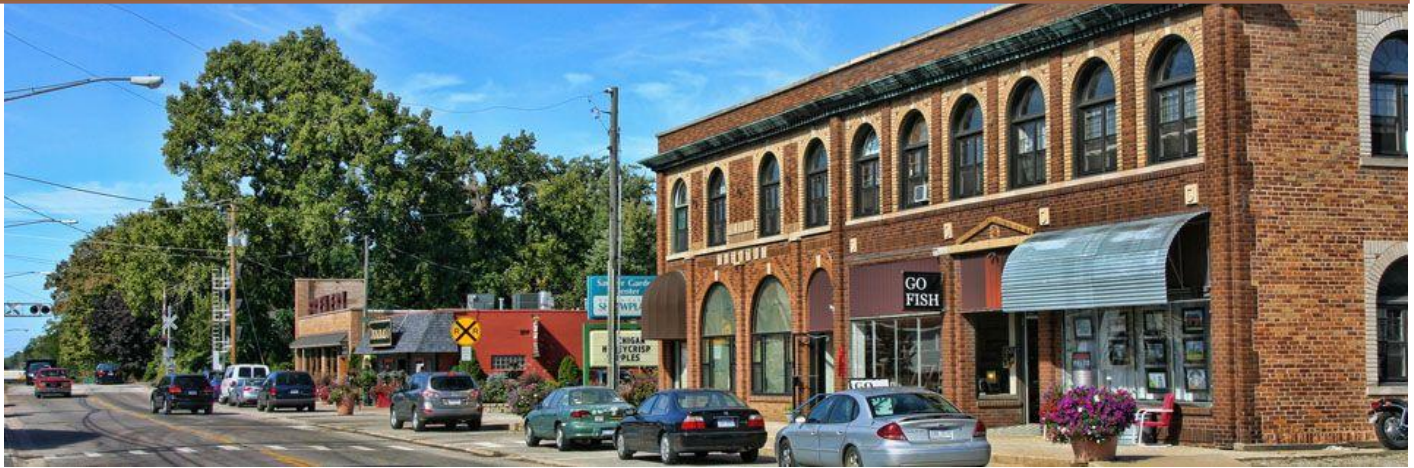
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# Vision





The Villagers of Barryton see their community growing in size, beauty, and vitality.

The business streets of the town are full and reinvigorated.

Residential areas are in excellent shape.

The village is clean, green, and safe.

The village parks have expanded with facilities for all including trails, playing courts, and other outdoor exercise opportunities in a healthy environment.

The village is a good place for young and old to have full and meaningful lives.

# Community Description



## History<sup>1</sup>

There is evidence of mankind being in Mecosta County 11,000 to 13,000 years ago. The rivers, streams, and plentiful wildlife were the attraction then and later to the Ottawa and Chippewa Indians who used the Little Muskegon, Muskegon, Chippewa Rivers, and many of the other tributaries before and after Europeans arrived. It is estimated that there were approximately 5,000 Native Americans from the Grand River in the Lower Peninsula to the Chocolate River in the upper peninsula of Michigan.

The earliest Europeans were traders, clergy, and soldiers. After 150 years Europeans, by benefit of guns, diseases, whiskey, and sheer numbers, came to dominate Mid-Michigan. The influx of settlers began after the Erie Canal opened in 1825 making migration by the Great Lakes as easy, or easier than, the Ohio River route which had led to the settlement of the lower Midwest much sooner than Michigan. This new immigration from the northeast is evident by the numbers of New Englanders and New Yorkers who were the early settlers of the area.

### Mecosta County Historic Timetable

- 1840 – Established county boundaries
- 1855 – First permanent settlers
- 1858 – County officially organized
- 1869 – City of Big Rapids was incorporated
- 1869 – First railroads entered the county
- 1881 – Paris Fish Hatchery opened
- 1884 – Ferris Industrial School established
- 1893 – County Jail established
- 1894 – Village of Barryton established

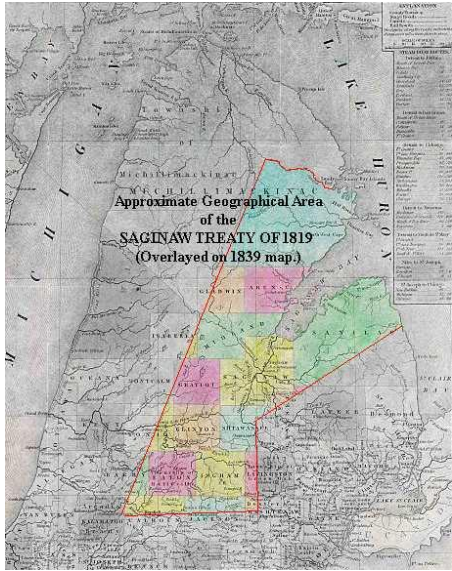


Mecosta County was originally part of Newaygo County and both Barryton and Fork Township were organized in the late 1860's. Fork Township's population in 1870 was 140 and in 1880 it was 343. The Village of Barryton was established in Fork Township at the juncture of the North and South Branches of the Chippewa River. Mecosta County was organized in 1858.

The timber boom in Michigan, which was to last through the end of the nineteenth century, had begun in the 1850's. The dam in Barryton was built to facilitate running logs down the Chippewa River to Saginaw.

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<sup>1</sup>Most of the information for this section of the Master Plan was taken from Salt of the Earth by Dorothy Langdon Yates, published in 1987 by the Midland County Historical Society of The Midland Center for the Arts, Inc., and Barryton My Home Town by Barbara G. Dean, 1950, and Village of Barryton, Michigan: Mecosta County 1894-1994; 100 Years Young; compiled by Norma & Everett Cope.

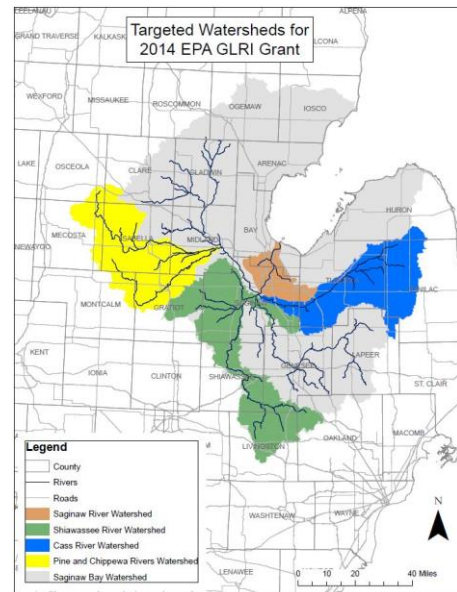


The Saginaw Bay watershed, which includes the Chippewa River, was used to float white gold (white pine logs) to sawmills in Saginaw, where they were converted to lumber and shipped on to the burgeoning East and Midwest. From 1851 to 1897, the last big year of this boom, the Saginaw River floated 25 billion board feet of lumber in pine logs, enough to build one million medium-sized homes. Michigan's green rush was worth a billion dollars more than California's gold rush.

During this time, the Tittabawassee Boom Company and the companies cutting the timber employed over 4,000 men and had as many as 130 miles of floating logs through Midland County to Saginaw. Waste wood was used to vaporize water from brine wells into salt as

Michigan supplied half the nation's salt during the lumbering era. As the timber was cut, agriculture and other enterprises began in earnest. It is claimed as much timber was burned by settlers as was cleared by lumberman. Trappers and hunters came to the area to take advantage of the wild animals such as bears, wolves, lynx, bobcats, deer, beavers, muskrats, and mink which provided food and a profitable fur trade.

The Graduation Act of 1854, Homestead Act of 1862, and the new railroads, which usually received six miles either side of their tracks as an incentive to construct the railroad systems, conjoined to bring waves of farmers into the region. Most of the early settlers homesteaded 80 acres of land through the land office in Ionia.



The construction of the Flint and Pere Marquette Railroads was the key that unlocked Central Michigan and helped to bring many early settlers to Fork Township. Flint and Pere Marquette Railroad promoters even maintained an agent in Germany to promote land sales. A sawmill was built in 1894 at the forks of the Chippewa River and in November, the first train arrived in Barryton. Lumber was then shipped by rail for the next decade until the mill closed. (The railroad continued operations until 1943 when the track was removed.)

Other early businesses that came to the area were a bank, hotels, grocers, and blacksmith shops, among others. Dr. Frank Berry came to the area in 1894 and opened a drug store on what would become Northern Avenue in Barryton. He purchased land and subdivided it creating the Village of Barryton. Two hotels were built soon after and the first saloon was



opened in 1894 as well. The Post Office, which had been at Disciple, was transferred to Barryton the same year. There was a flour and grist mill near the dam owned by John Settler, as well as a hoop and stave factory, and a shingle mill. An elevator was built on the railroad.

Unfarmable, cut-over lands went ultimately into tree farms, hunting and fishing businesses, or back to the State for non-payment of taxes. Many thriving timber towns in Mecosta County became ghost towns.

New settlers burned existing woodlands, used giant tripods and pulleys with horse teams to pull the huge white pine stumps, and sent hogs into the remaining woodlots to clear the rattlesnakes. With the invention of the steel plow (1830), the reaper (1834), and the tractor (1920), agriculture became the dominate land use in Mecosta County and the whole region. Various crops have predominated over the years from wild cranberries harvested by the Chippewa Indians through the mid-1800's to chicory in the 1910's. Dry beans were introduced after the Civil War and sugar beets in the 1890's and corn, as its productivity increased, became a major crop in the twentieth century. Locally produced crops included potatoes, beans, and cucumbers for pickles. Small dairy farms dotted the Mecosta County landscape.



The last major event in the area's early development was the discovery of petroleum oil in the twentieth century. Oil production in Mecosta County began in 1942. This production added to the area's wealth and its urbanization. Severance taxes went to local communities and the state. This economic dynamism also added further impetus to the newly developing companies in the region.

As the roads and highways in Michigan were improved, the influx of summer residents and tourists began to grow significantly. Cottages and campgrounds were built around the many lakes and rivers. Notable developments just to the east of Barryton and Fork Township were Canadian Lakes and the Blue Lake Lodge.

Agriculture still is an important part of the landscape and economy of Fork Township. Dairying is still active; hog rearing, cattle farming, and potatoes, corn, soybean, and other crops are currently pursued in the township. The township has a number of small manufacturing and other commercial enterprises. Township and village service and retail businesses cater to local residents, summer residents, and tourists.

## **“Items of Interest Concerning Fork Township”**

Marvin A. Rogers was the first white settler in Fork Township. In 1880 the population in Fork Township was 343. Mecosta County had a population of 13,973 and Big Rapids had 3,552 persons.

The equalized valuation of properties in Fork Township in 1868 was \$64,096.00. In 1883 the value had risen to \$122,705.00.

The first supervisor, William Creevy, was elected in 1867 and the total vote in November of 1882 was 43.

The first white child born in the township was on August 21, 1866 and the first death in the fall of 1869. The first marriage was solemnized in the fall of 1867.

The first framed building was erected in 1870 and the first schoolhouse was a log building also erected in 1870. Lewis Scott opened the first store in 1875 and the first post office was established in 1860 at Fork.

## Location

The Village of Barryton is in Fork Township located in the northeast corner of Mecosta County. The village is on M-66 where the north and south branches of the Chippewa River come together. It is the only village in Fork Township. The village encompasses approximately 1.04 square miles. It is bounded by 20 Mile Road on the north, 35<sup>th</sup> Avenue on the west, 19 Mile Road on the south, and 20<sup>th</sup> Avenue on the east.

There are several small cities within 40 miles of Barryton. Distances to these and other Michigan cities are listed in the table at the right.

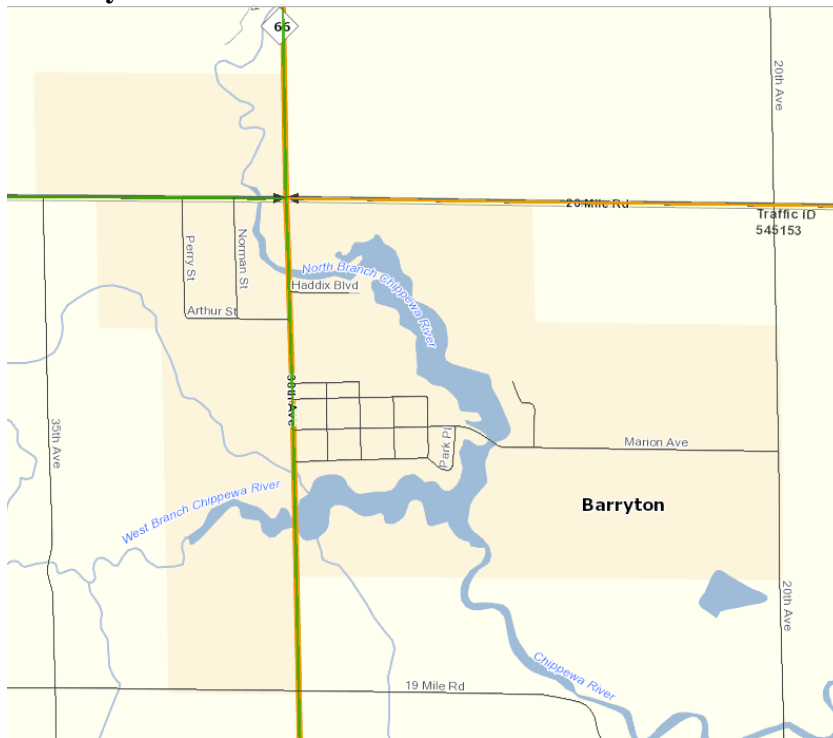
City/Village	Distance from the Village of Barryton (miles)
Big Rapids	21.1
Ewart	15.9
Reed City	29.4
Clare	23.6
Remus	10.8
Mt. Pleasant	29.7
Grand Rapids	76.1
Lansing	100
Detroit	185



Location Map

# Transportation

## Road Systems



There are four main roadways near the Village of Barryton. U.S. Highway 10 runs east-west through Osceola County about 12 miles north of the village and M-20 runs east-west through Remus about 12 miles south of the village. U.S. Route 131 runs north-south through Big Rapids in western Mecosta County. M-66 runs north-south through Barryton.

U.S. Highway 10, north of the village, is a two-lane undivided highway running through rural areas of western and central Michigan. U.S. 10 meets M-66 north of Barryton and meets U.S. 131 just west of Reed City. M-20 is a major east-west travel corridor in the central Lower Peninsula. The highway starts near Lake Michigan at U.S. 31 and goes east to Midland. U.S. Route 131, a north-south United States highway, starts at the Indiana state line and ends in Petoskey. M-66 is a north-south state trunk line highway in the Lower Peninsula. Most of the highway is two-lane rural highway. It runs from the Indiana state line to Charlevoix. M-66 runs through the western part of Barryton as a three-lane highway, two through lanes and a turn lane. The annual average daily traffic on M-66 through Barryton is 3,777 vehicles.

Almost all of the roads within the village limits are asphalt paved and are maintained by the Village Department of Public Works.

## Airports



Evert Municipal Airport is located one mile southwest of Evert. It is publicly owned and approximately 16 miles from Barryton. The runway is 3804' x 75' with an asphalt surface and has an average of 60 operations a month. There are five aircraft based at the field: one single engine airplane and four helicopters.



Roben-Hood Airport is located on the Durfey farm just north of Big Rapids. It is publicly owned and approximately 24 miles from Barryton. The runway is 4300' x 75' with an asphalt surface and an average of 77 operations a week. There are 19 single-engine airplanes, two multi-engine airplanes, one helicopter, and 1 ultra-light based at the airport.



Gerald R. Ford International Airport is located in Grand Rapids approximately 80 miles from Barryton. The airport is owned by Kent County and managed and operated by the Airport Authority under the direction of the Gerald R. Ford International Airport Authority Board. The airport has been operating since 1926. Today the airport has six airlines offering 120+ daily nonstop flights to 24 cities. Total annual operations include passenger, aircraft operations, and cargo.

## Public Transportation

Mecosta Osceola Transit Authority (MOTA) provides curb-to-curb service public transportation throughout Mecosta County. Operation hours are from 5:00 AM to 6:00 PM Monday through Friday with a fleet of ten lift-equipped vehicles.

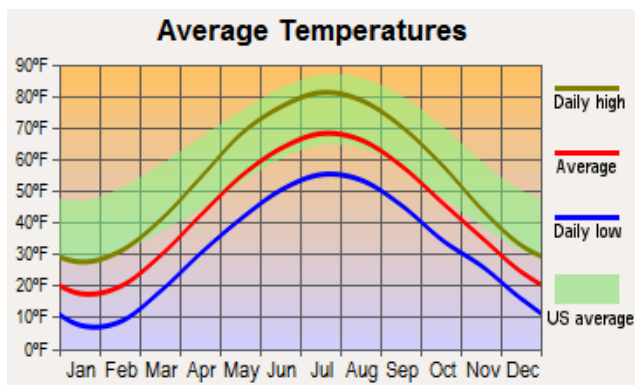
## Utilities

The Village of Barryton is served by a municipal sewer system and a storm water system that services most of the village. The storm sewers on M-66 are owned and maintained by the Michigan Department of Transportation. Property owners have individual wells for potable water.

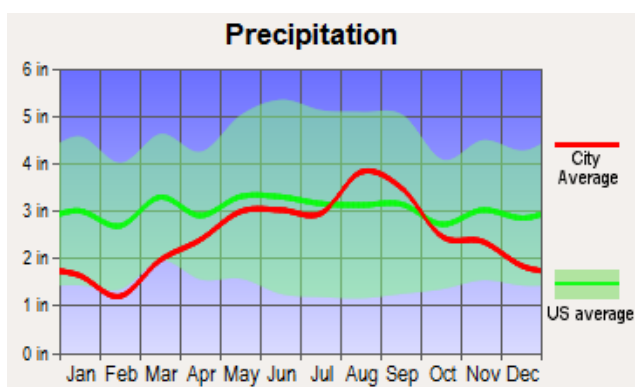
Consumers Energy provides electrical service to Barryton residents. DTE Energy provides natural gas service. Other residents rely on propane, woodstoves, or some other form of alternative heat.

Frontier Communications is the provider of local telephone and internet services for the village. There are currently 22 wireless communication towers located in Mecosta County providing both cell phone and internet service, a vital need in encouraging economic growth in rural areas such as the Village of Barryton. The local tower on 20 Mile Road is owned by Verizon. There are no cable services nor fiber optic service in the village.

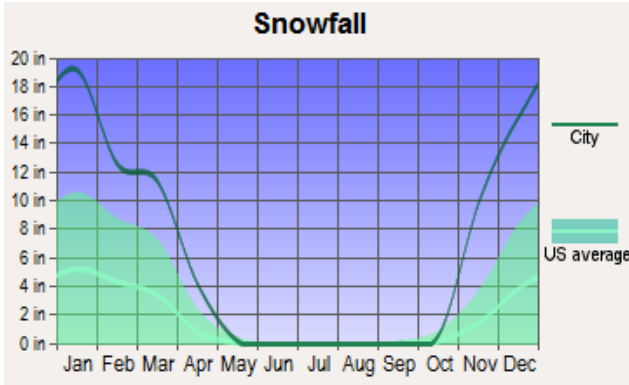
## Climate



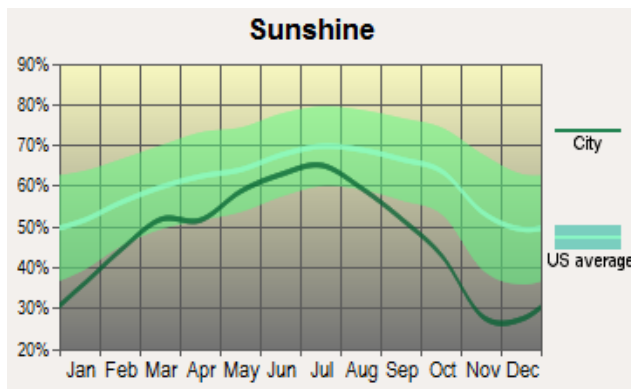
The temperatures in the Village of Barryton range from a daily average low temperature of 20.5°F in January to an average high temperature of 70°F in July. The lowest average temperature of the year is usually recorded in January. The average annual temperature for the area is 68.9°F. Average temperatures in the Village of Barryton fall below the United States averages for all months of the year.



Total annual average precipitation in the village is 32.1 inches. August and September tend to have the highest amounts of rainfall with averages of 3.6 to 3.9 inches. February has the lowest amount of precipitation with an average of 1.3 inches. Average precipitation in the Village of Barryton is consistent with the United States for most of the year.



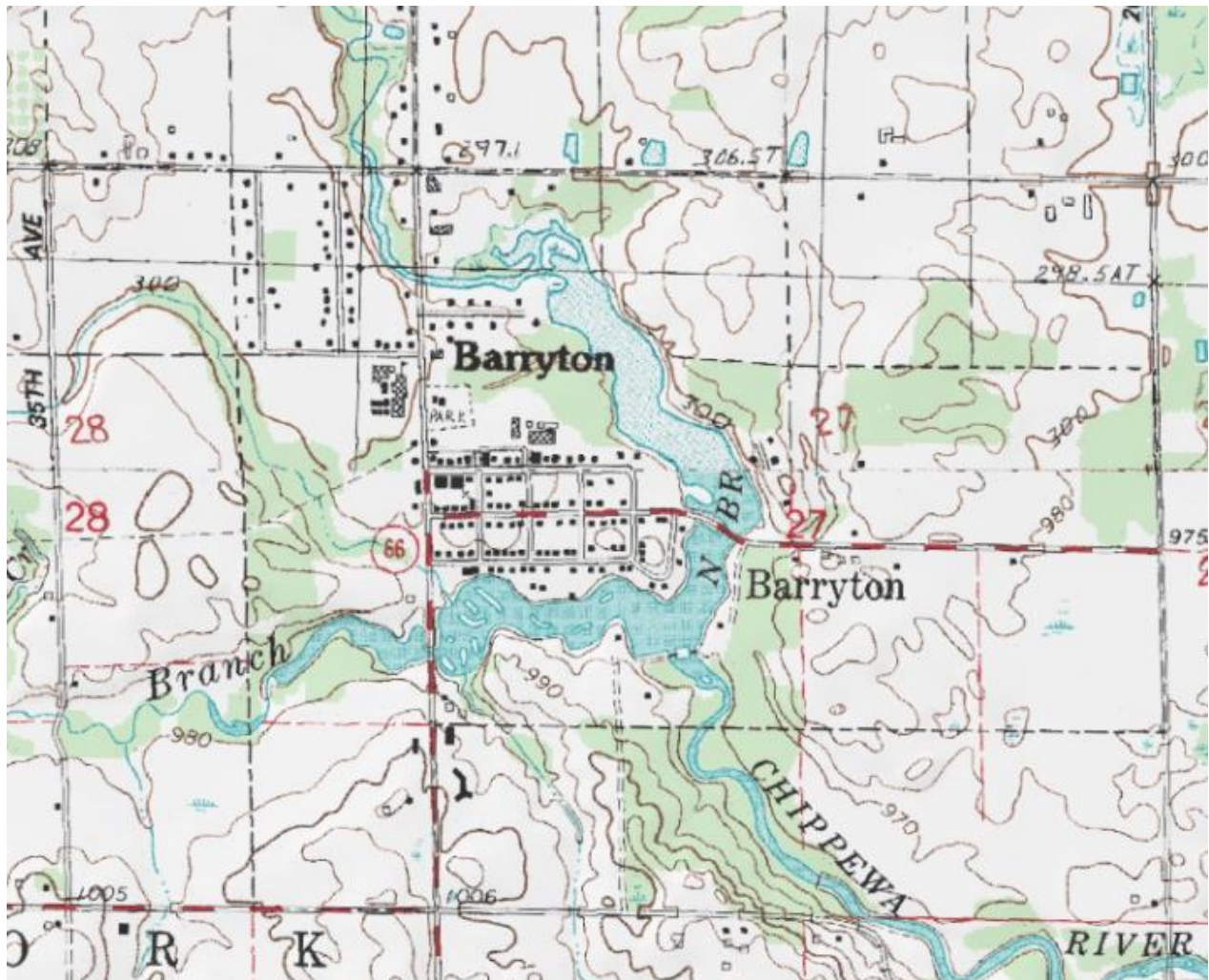
Normally, January has the most amount of snowfall with an average of 22 inches. The next highest snowfall month is December with 20.5 inches. Snowfall averages in the Village of Barryton are above the United States average for the year.



The month of July has the highest percentage of sunshine at 65%. The month of December has the lowest percentage of sunshine at 25%. The Village of Barryton is below the United States average for sunshine for all months of the year.

Above average snowfall makes the Village of Barryton and surrounding areas popular and desirable areas for snowmobiling, cross country skiing, and snowshoeing in the winter. These activities draw tourists and visitors to the area.

## Topography



The Village of Barryton has a total area of 1.1 square miles with 0.1 of it composed of water. Land features in the Village of Barryton are the result of two glacial basins. When Lake Michigan and Saginaw Glacial lobes began melting and depositing their debris, they left undulating to sloping moraines throughout most of Mecosta County creating a two to three-mile-wide valley known as the ancestral Muskegon River. Another outwash plain was formed by water from the Saginaw Lobe. The Little Muskegon and Chippewa Rivers are in these one to six-mile-wide plains. The glaciers left behind the Village of Barryton are sand and gravel deposits called Glacial Outwash Plain. The glacial till and outwash deposits formed soils that are loamy and sandy, from excessively drained to poorly drained, and nearly level to gently rolling and steep terrains.

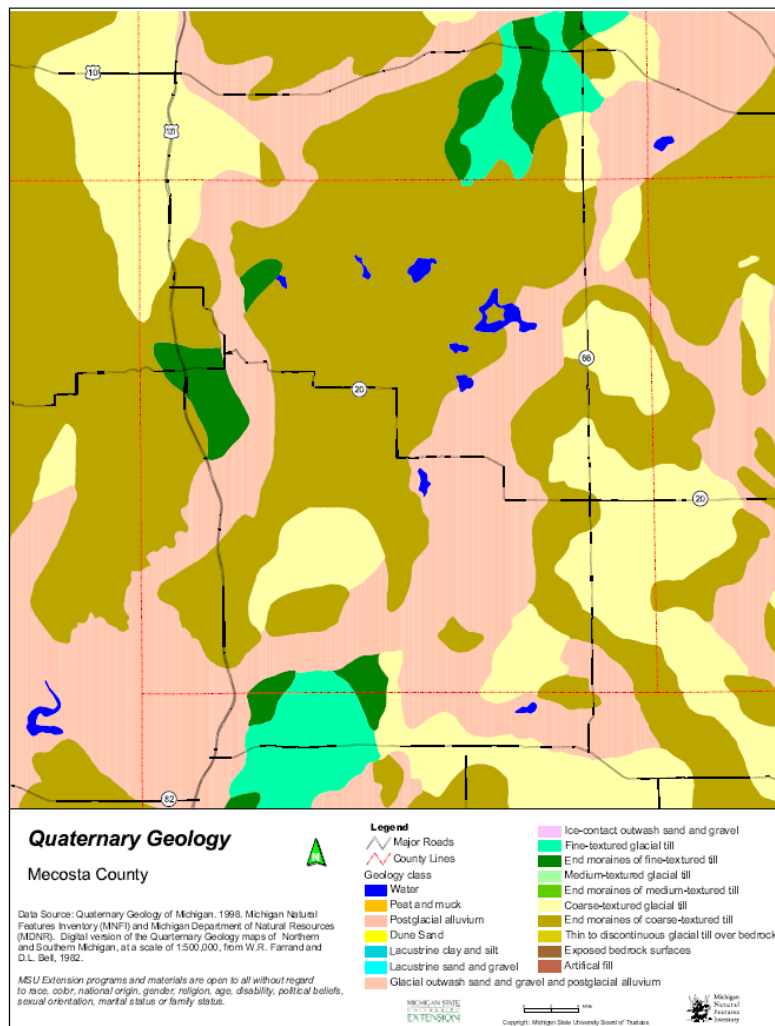


## Woodlands

Woodlands cover approximately 160,000 acres, 44% of Mecosta County. The soils in these woodlands are generally too wet, too sandy, or too steep for agriculture purposes. The vast majority of for forested land in Mecosta County is held in private ownership (78.70%). The State of Michigan holds the second largest amount of forestland (12.67%) with its various recreational and State Forest areas. Approximately 2,249 board feet of timber is harvested yearly in Mecosta County.

## Geology

Mecosta County was completely covered by a series of glaciers during the Pleistocene Epoch. The glaciers left deposits from 450' to 825' thick on the original bedrock of shale and limestone creating the present topography and soil material. The high concentration and abundance of gravel deposits make Mecosta County a great location for mining and mineral extraction operations.



## Surface water

Approximately 2% of the surface area in Mecosta County is covered with water in the form of lakes, rivers, ponds, streams, and creeks. With wetlands and flooded areas, the surface area increases to 16% coverage. The MSU Extension Office estimates there are approximately 399 lakes and ponds in Mecosta County with approximately 35 inland lakes 14 or more acres in size. There are over 480 miles of rivers and streams and an estimated 8,827 acres of natural and artificial lakes and ponds. The major river systems are the Muskegon River, Little Muskegon, and the Chippewa River. Major water resources are located in Canadian Lakes, the Martiny and Haymarsh Flooding Projects, and the Muskegon River.

## Wetlands

Mecosta County is located within three major watersheds: the Muskegon River Basin, Saginaw River Basin, and the Grand River Basin. These three major watershed basins extend to 34 sub-basins within the county. It is estimated that there are 51,922 acres of wetlands in Mecosta County. Approximately 29,960 acres of the wetland area in the county is forested. Haymarsh State Game Area, Canadian Lakes, and the Martiny Lakes are manmade flooding areas. Wetlands are mainly associated with floodplain areas along the rivers, streams, and lakes.

## Demographics & Economics

### Population

The population in the Village of Barryton was 404 according to the 2015 American Community Survey (ACS). The 2000 U.S. Census reported a population of 381 residents and 355 residents in 2010. Females account for 56.7% of the population and males account for 43.3%. The village is predominantly white (95.8%). The U.S. Census reported a median age of 37 in 2000 and 41.2 in 2010 indicating an aging population. The largest percentage of village residents are 25 to 34 years-of-age followed by those under the age of 5, and then those aged 65 to 74 years.

Population				
Municipality	2000	2010	2015	2000-2015 +/-
<b>Village of Barryton</b>	381	355	404	+6%
<b>Fork Township</b>	1,678	1,604	1,522	-9.3%
<b>Chippewa Township</b>	1,239	1,212	1,248	+1%
<b>Martiny Township</b>	1,606	1,625	1,710	+6.5%
<b>Sheridan Township</b>	1,357	1,393	1,484	+9.4%
<b>Mecosta County</b>	40,533	42,798	43,301	+6.8%
<b>Coldwater Township Isabella County</b>	737	777	767	+4%
<b>Orient Township Osceola County</b>	803	773	857	+6.7%
<b>State of Michigan</b>	9,983,444	9,883,640	9,900,571	+08%

The ACS shows a significant increase in village population between the 2010 Census and 2015. But the Fork Township population, in which Barryton is included, is shown to have decreased by 9.3%. The populations of most of the surrounding townships, as well as Mecosta County, are reported to have increased fairly significantly (4% to 9%+) while the State of Michigan population has grown slightly.

<b>Population Trends and Projections</b>				
<b>Municipality</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2010-2030 +/-</b>
<b>Village of Barryton</b>	355	338	322	-4.7%
<b>Fork Township</b>	1,604	1,348	1,447	-9.8%
<b>Chippewa Township</b>	1,212	1,284	1,356	+1.2%
<b>Martiny Township</b>	1,625	1,794	1,963	+21%
<b>Sheridan</b>	1,393	1,575	1,757	+26%
<b>Mecosta County</b>	42,798	47,285	51,772	+9.4%
<b>Coldwater Township (Isabella County)</b>	777	786	843	+8.5%
<b>Orient Township (Osceola County)</b>	773	807	840	+8.7%
<b>State of Michigan</b>	9,883,640	10,695,993	10,964,172	+10.9%

U.S. Census/American Community Survey/West Michigan Regional Planning Commission/East Michigan Council of Governments

The above chart shows population trends and projections for the Village of Barryton, surrounding municipalities, Mecosta County, and the State of Michigan. Projections above are based on trends from 2010 to 2020 and 2030. The projections show decreases in population forecasted for both the Village and Fork Township. All the other surrounding townships show moderate to substantial increases in population.

As indicated earlier, the Village of Barryton 2000 U.S. Census population was 381 and decreased to 355 in 2010. The 2015 American Community Survey indicated the population for the Village of Barryton rose to 404. Based on the trend projections, and even high projections, the ACS appears to overestimate the 2015 population for the Village. Despite the negative projections, the Planning Commission believes that actions proposed by the Village will attract more residents and businesses to the community.

## **Employment**

Out of a population of 404 in 2015 there were 134 residents of work force age in the Village, 103 were employed and 31 were unemployed. The unemployment rate in 2015 for the township was 23.1%. The main economic sectors in the Village of Barryton are Education, Health, and Social (31.0%), Manufacturing (22.3%), and Retail Trade (%11.7%). The mean

travel time to work is 28 minutes; 62.6% work in the county, 33.3% work outside the county, 4% work out of state, and 2% work at home. Of the 27 residents aged 18 to 24 years, six have less than a high school education, 13 have a high school diploma or equivalent, 8 have an Associate’s Degree or some college, and no residents have a Bachelor’s Degree or higher. Of the 270 residents aged 25 years or older, 32 have less than a 9<sup>th</sup> grade education, 15 have a 9<sup>th</sup> to 12<sup>th</sup> grade education but no high school diploma, 128 have a high school diploma or equivalent, 57 have some college education but no degree, 14 have an Associate’s Degree, 17 have Bachelor’s Degree, and 7 have a Graduate or Professional Degree.

<b>Unemployment (Labor force 16 years and over)</b>			
<b>Municipality</b>	<b>2000</b>	<b>2015</b>	<b>+/-</b>
<b>Village of Barryton</b>	10	31	+210%
<b>Fork Township</b>	39	78	+100%
<b>Chippewa Township</b>	55	28	-49%
<b>Martiny Township</b>	58	57	-1.7%
<b>Sheridan Township</b>	57	117	+105%
<b>Mecosta County</b>	2,301	2,444	+6.2%
<b>Coldwater Township Isabella County</b>	16	50	+213%
<b>Orient Township Osceola County</b>	21	41	+95%
<b>State of Michigan</b>	284,992	477,746	+68%

U.S. 2010 Census and 2015 American Community Survey

The Village of Barryton and its surrounding communities have all seen significant increases in unemployment from 2000 to 2015, as has the State of Michigan and Mecosta County. Chippewa Township and Martiny Township have decreases in unemployment from 2000 to 2015. The Village of Barryton showed the highest increase in unemployment. Despite these statistics, the trends in 2017-2018 seem to be toward greater employment and economic growth.

## Income

In 2010 and 2015 the incomes of Village of Barryton residents were reported as follows:

Income		
	2010	2015
Less than \$10,000	11	10
\$10,000 to \$14,999	3	8
\$15,000 to \$24,999	27	15
\$25,000 to \$34,999	25	12
\$35,000 to \$49,900	15	9
\$50,000 to \$74,999	17	11
\$75,000 to \$99,999	2	12
\$100,000 to \$149,999	6	4
\$150,000 to \$199,999	0	1
\$200,000 or more	0	0

2010 U.S. Census and 2015 American Community Survey

Forty-two percent of all residents in the Village of Barryton are at or below poverty level. Sixty-seven residents reported having no health coverage in 2015.

Median Household Income			
Municipality	2000	2015	+/-
<b>Village of Barryton</b>	\$23,333	\$22,857	-\$476
<b>Fork Township</b>	\$28,750	\$29,741	+\$721
<b>Chippewa Township</b>	\$33,859	\$53,393	+\$19,534
<b>Martiny Township</b>	\$31,681	\$39,803	+\$8,122
<b>Sheridan Township</b>	\$31,050	\$53,125	+\$22,075
<b>Mecosta County</b>	\$33,849	\$41,889	+\$8,040
<b>Coldwater Township Isabella County</b>	\$34,853	\$37,083	+\$2,230
<b>Orient Township Osceola County</b>	\$32,024	\$38,750	+\$6,726
<b>State of Michigan</b>	\$44,667	\$49,576	+\$4,909

2000 U.S. Census and 2015 American Community Survey

Most village incomes fall between \$15,000 and \$100,000. Median household income in the Village of Barryton showed a decreased in 2015. Fork Township showed a small increase in median household income in 2015. All other surrounding municipalities, the county, and the State of Michigan saw significant increases.

# Village Land Use, Infrastructure & Services



# Aerial Photo Map



## Existing Land Use

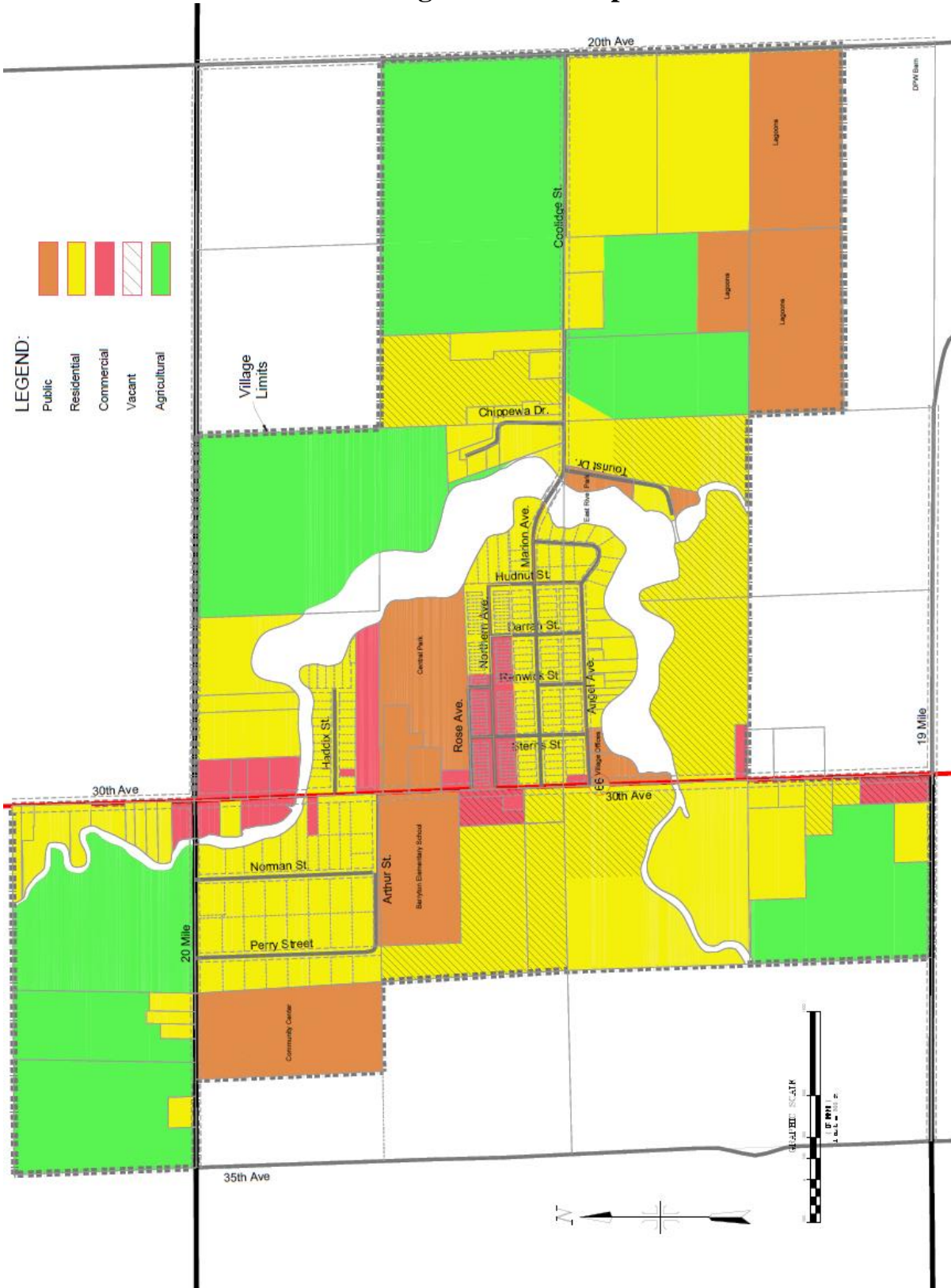
The following map illustrates the land uses in the Village of Barryton by category. The two main commercial areas are centered on M-66 and Northern Avenue. Northern Avenue is the downtown business areas of the village. Most homes and residential structures are found outside these districts, many along the Barryton Pond and the two branches of the Chippewa River that come together in Barryton. The Barryton Pond is formed by the dam at the southeast edge of the village. There are three village parks and the Fork Township Community Center within the village limits. The complete description inventory of the parks is included in the *Village of Barryton and Fork Township Recreation Plan* which is included here by reference.

Village streetscape plans were prepared for Northern Avenue and are included as well. Because of the limited right-of-way, two plans were created, one with trees and one without trees (see pages 40 & 41).

The vacant developable parcels within the village have been listed and mapped on pages 31-35. The eastern part of Central Park can also be included among potential development properties. This area is unimproved except for the walkway and pond overlook. Because there are extensive existing recreation facilities within the village, including village, township, and school facilities, this area might be used to provide retirement housing and additional recreational activities and facilities geared towards the older residents of the village and township.



# Existing Land Use Map



## Housing

As of 2015 there were 191 housing units in the Village of Barryton, 158 were occupied and 33 were vacant. The Village of Barryton unoccupied housing is 33% higher than the State of Michigan 15% and Mecosta County 27%.

The average household size for owner-occupied housing is 2.81 and 2.04 for renter occupied. The average household size for all units is 2.31. There are 158 one-unit detached dwellings, 8 three-to-four units, 6 twenty or more units, and 10 mobile homes. The average family size is 2.92. The village is reported to have 8 seasonal homes. The median household income is \$22,857.

Most of the Village's housing was built before 1960. Nine units were built from 2000 to 2009, 8 from 1990 to 1999, 10 from 1980 to 1989, 21 from 1970 to 1979, 35 from 1960 to 1969, 39 from 1950 to 1959, 17 from 1940 to 1949, and 52 1939 or earlier. The majority of residents heat with utility gas. Seventeen households have no land line telephone service.

Twenty-six renters in the village pay \$500.00 or less, 21 pay \$500.00 to \$999.00, and 5 pay \$1,000.00 to \$1,499.00.

## Commercial

The Village of Barryton has 23 commercial establishments: two restaurants, four auto service businesses, a tire store, a used car lot, two-dollar stores (one just north of the village limits), two convenience store/gas stations, a fitness gym, a dentist, a hardware, a butcher and grocery store, a laundromat, a craft variety shop, a bank, a hair styling business, a bar, a car wash, and an insurance agency.

The downtown also has the Fork Township Hall, the American Legion building, Barryton Senior Center, the U.S. Post Office and the Barryton Library. The Barryton Museum is located just north of Central Park and the Barryton Elementary School is across the street. The Village Hall is on the Barryton Pond just off M-66 on the south side of town. There is also a funeral home, a beauty parlor just south of the village limits on M-66. There is one church in the village and one just north of the village on M-66 and three other churches nearby. The village sewer lagoons are located on township properties southeast of downtown. The Department of Public Works building is in Fork Township just south of the lagoons. There are also a number of vacant parcels and buildings in the village (see Existing Land Use).

All of these enterprises and public and semi-public entities provide products and services to the village, township, and surrounding community residents that draw people to the village. The businesses and other establishments deliver a considerable diversity and variety of products and services for the community and contribute to a healthy and sustainable village economy

## Streets and Infrastructure

The Village of Barryton has approximately three miles of roads and alleys all of which are paved except for one block of Rose Street, one block of Darrah Street, and the alleyway between Northern Street and Marion Street from M-66 to The Pond (except for one paved lot). Most village streets have curbs and gutters and have storm sewers. The following streets do not have curbs and gutters, nor storm sewers:

- Perry Street
- Haddix Street
- Tourist Drive
- Coolidge Street
- Chippewa Drive
- Hudnut Street (partial)
- Rose Street (partial)

These storm sewers empty into the Barryton Pond at two different locations.

Michigan Highway M-66 traverses the village north/south. M-66 is maintained by the county, under contract, and by the State of Michigan. M-66 also has curbs and gutters and has storm sewers. These storm sewers discharge into the two branches of the Chippewa Rivers north and south of town.

The State of Michigan Department of Transportation provides guidance and permitting of access to M-66. Since most of the platting and subdivision of properties along M-66 occurred long ago, there are few measures that the village can now exercise. The design and various control devices in place provide very good traffic flow and access management: the speed limit through the village is reduced; there is a median turn lane through most of the village; there is a blinking, yellow light at Northern Avenue; and there are various caution signs along the route. Some possible actions for access management the village could implement are: reducing driveway widths, requiring interconnections between properties where possible, assessing access if a split of property is proposed. All of these may be incorporated into village site plan review requirements for new development or changes to existing uses.

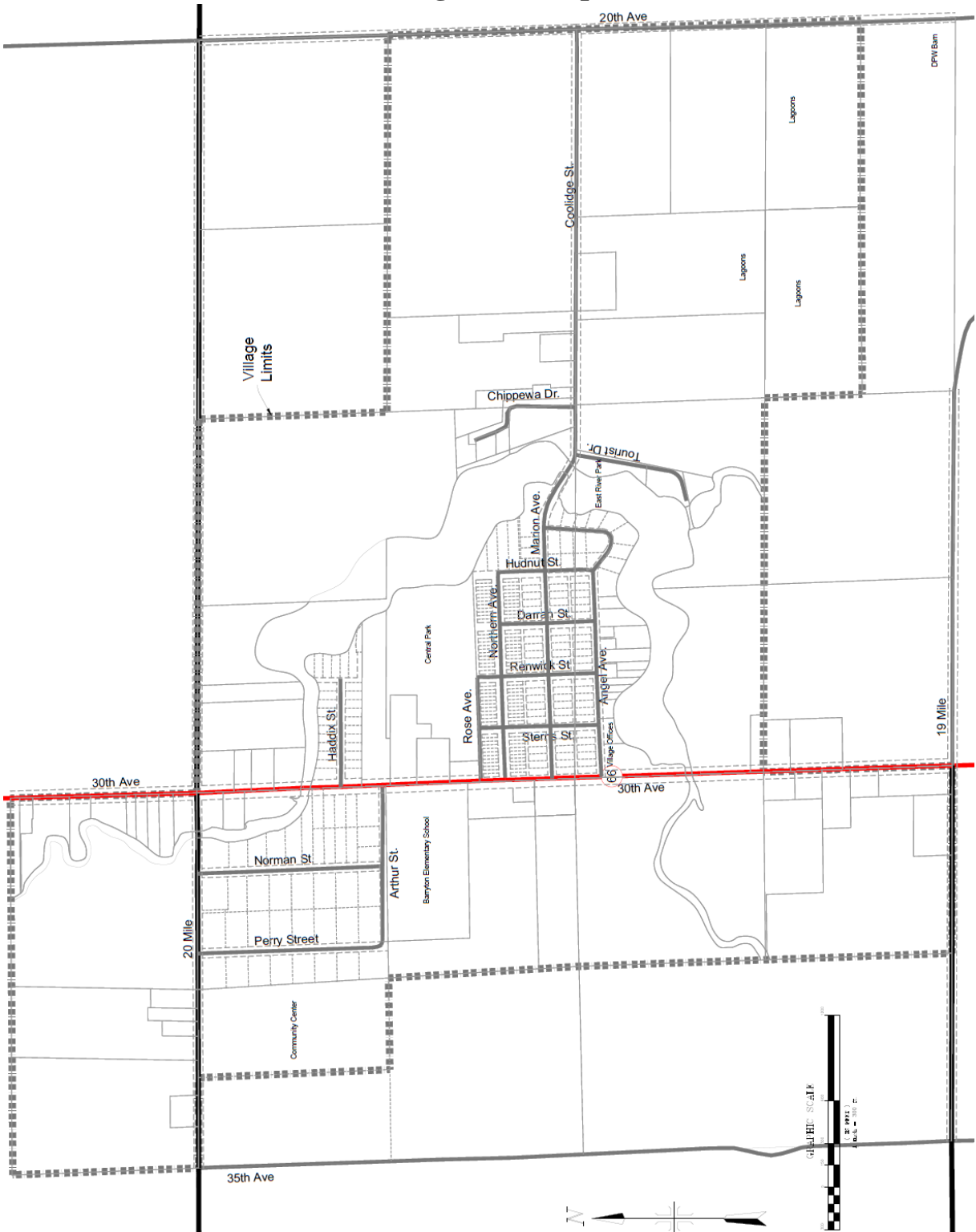
On the negative site, there are no sidewalks along M-66, north of Rose Avenue, especially in front of the elementary school. There is also no crosswalk for pedestrians across M-66 from the school to the main part of the village. These deficiencies should be corrected.

The village has a high-pressure collection system that carries waste southeast to the village lagoons. The village of Barryton maintains all these facilities. There is no public water system in the village. All residences, businesses, and other public entities have their own wells. There are two flowing wells in the village parks that many residents and other from surrounding communities use for household potable water.

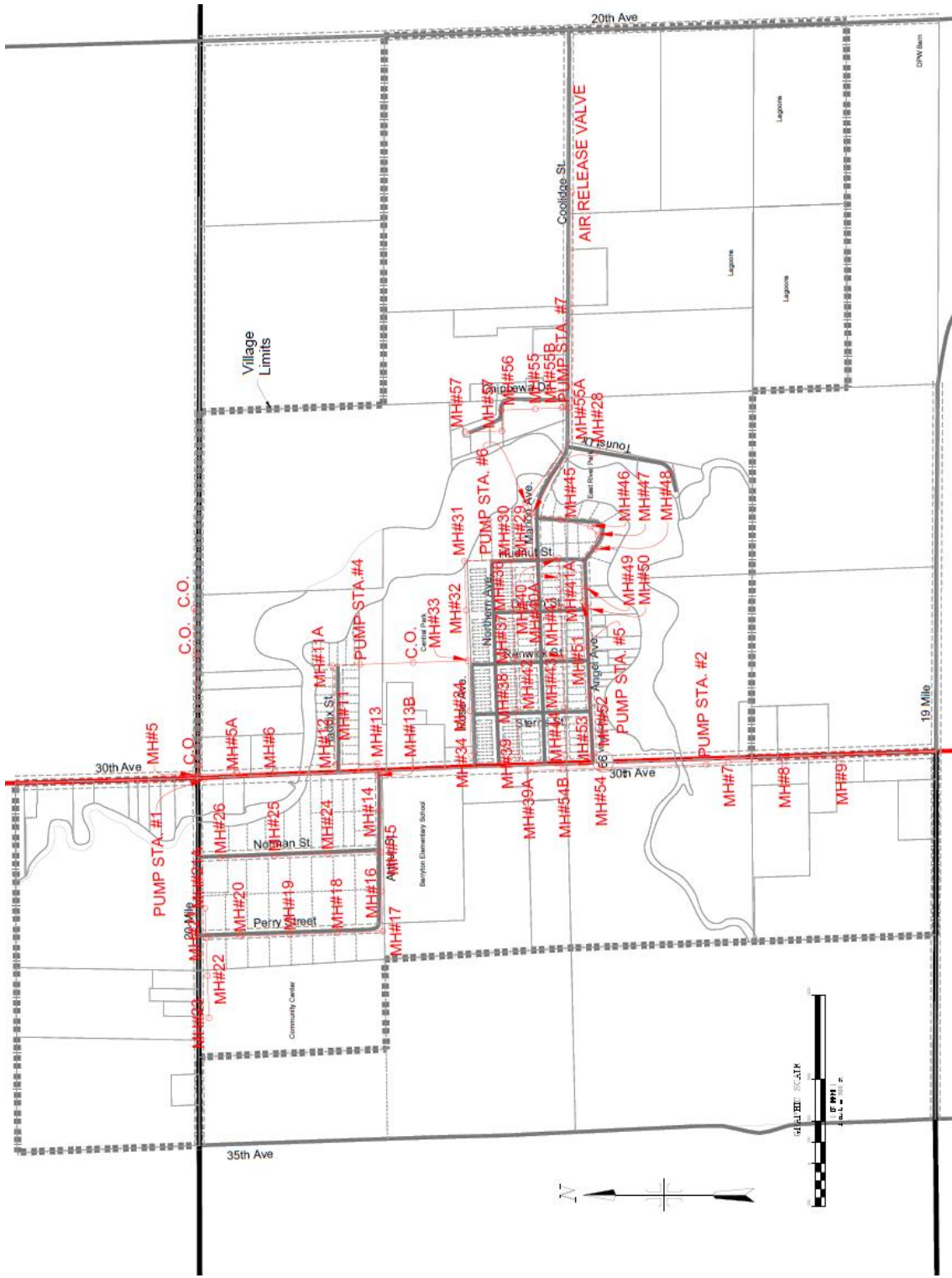
In addition to streets and sewers, the village has and maintains the Village Hall and Police State, four parks, Farmers Market, and the Department of Public Works barn.

Electric service within the village is provided by franchise with Consumers Energy. DTE provides natural gas. Telephone service is provided by Frontier Communications. Local cell phone service is provided by Verizon and Sprint. Internet service is provided by a number of firms including Frontier, Wild Blue, Comcast, Casair, and Dish Direct.

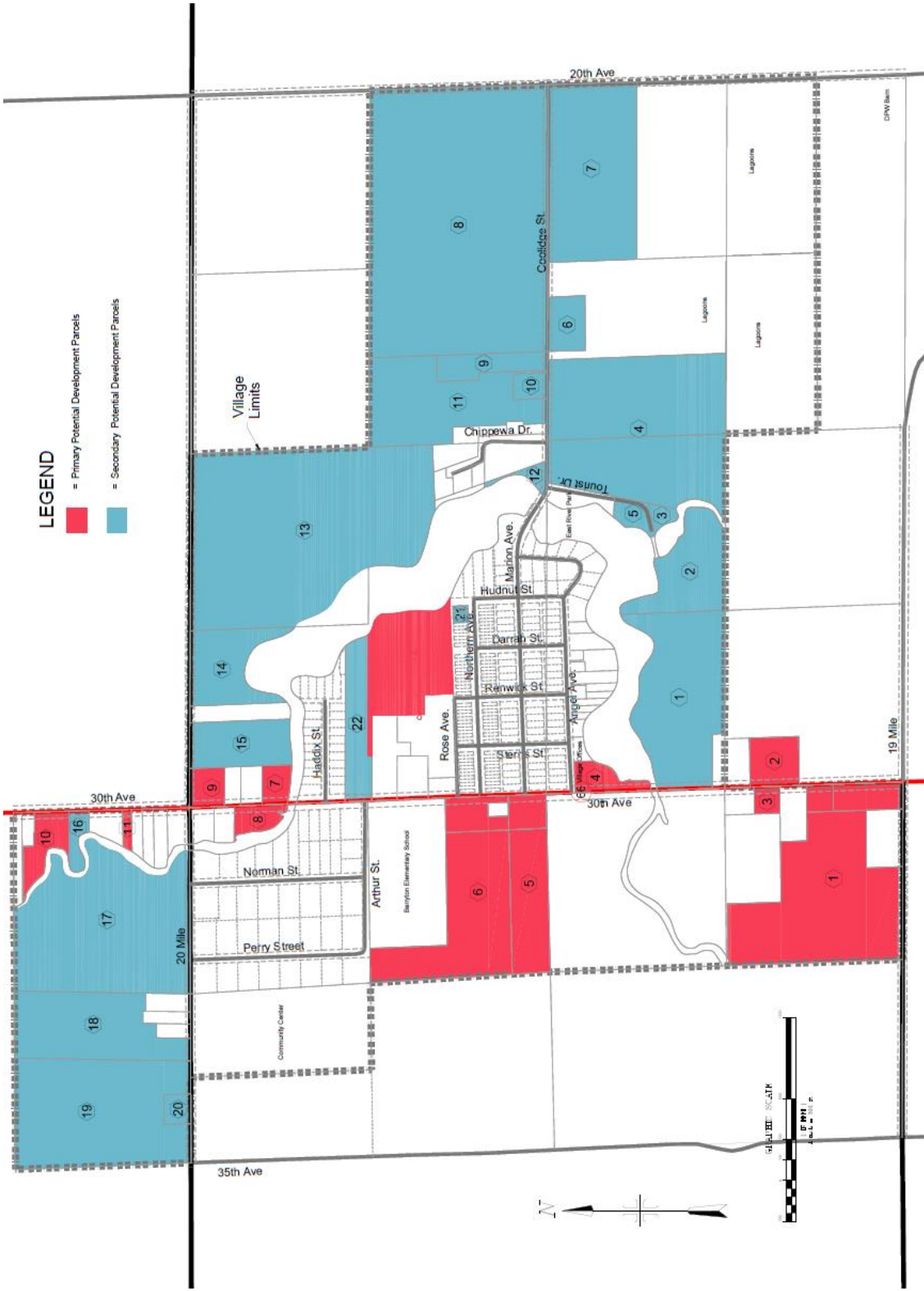
# Village Base Map



# Sewer Map



# Potential Development Map



## Primary Potential Development Properties

Number	Owner	Description
1	Steve & Virginia Huffman	19115 30 <sup>th</sup> Ave Northwest corner of 19 Mile & M66 401 Residential Parcel # 04891072002
2	Daggett Gilbert Funeral Home Inc.	19168 30 <sup>th</sup> Ave Old motel grounds 201 Commercial Assessed Value: \$18,100 Parcel # 04027004000
3	John & Ruby Crilly	19225 30 <sup>th</sup> Ave .859 acres Residential Assessed Value: \$10,200 Parcel # 04891073000
4	Village	Property Containing Village office 1.012 acres Parcel # 04891048000
5	Joe & Sandy Nott	19547 30 <sup>th</sup> Ave 8.5 acres Assessed Value: \$16,200 Parcel # 0489106500
6	Hanson Real Estate Properties LLC	15.4 acres 202 Commercial Assessed Value: \$23,900 Parcel # 04891064000
7	Dennis Vandam	7369 Hudden Forest Dr Hudsonville MI, 49426 1.42 202 Commercial Assessed Value: \$200 Parcel # 04891026002
8	Lehman Anne Revocable Trust	201 Commercial Assessed Value: \$36,300 Parcel # 04893003000
9	Barryton Building LLC	PO Box 237 Belleville MI 48112 1.731 acres 201 Commercial Assessed Value: \$55,000 Parcel # 04891022000



10	David & Marcia Richardson	20213 30 <sup>th</sup> Ave 1.756 acres 401 Residential Assessed Value: \$28,000 Parcel # 04891012000
11	Daniel & Mary Grein	20073 30 <sup>th</sup> Ave .417 acres Assessed Value: \$3,600 Parcel # 04891008000
12	Village of Barryton	Central Park East portion of Central Park Approximately 4 acres Parcel # 04891050000

### Secondary Potential Development Properties

Number	Owner	Description
1	Richard & Donna Collins	19286 30 <sup>th</sup> Ave PO Box 291 15 acres wooded with house and out buildings residential Assessed value: \$48,600 Parcel # 04891059000
2	Lonnie & Tamara Hanson	PO Box 35 10 acres wooded/vacant residential. West side of dam. Assessed Value: \$11,000 Parcel # 04891058000
3	David Shemansky	54401 Arrowhead Shelby Twp, 48315 .41 acres residential-vacant wooded. East side of dam. Assessed Value: \$12,000 Parcel # 04891057000
4	Gary & Sharon Hawkins	2495 Coolidge 33.68 acres residential with house and out buildings wooded and agriculture Assessed Value: \$77,200 Parcel # 04891029000

5	David Shemansky	382 Tourist Dr. Northeast side of dam beside park 1.016 acres Residential Assessed Value: \$96,200 Parcel # 04891056000
6	Steven & Teresa Mortensen	2359 Coolidge 2.88 acres residential – vacant Assessed Value: \$20,800 Parcel # 04891030004
7	Keith & Charlene Holliday	2100 Coolidge 19.99 acres with houses and out buildings, wooded Assessed Value: \$38,500 Parcel # 04891028002
8	Andrew Stanley	Corner of Coolidge & 20th avenue opposite Holliday's 60 acres agriculture – vacant Assessed Value: \$57,000 Parcel # 04891019000
9	Donald & Linda Foreman	2420 Coolidge 3 acres with house Assessed Value: \$108,000 Parcel # 04891017000
10	Julie Wilber	2430 Coolidge 1 acre with house between Foreman properties Assessed Value: \$35,300 Parcel # 04891016500
11	Donald & Linda Foreman	2420 Coolidge 13.5 acres residential – vacant Assessed Value: \$16,000 Parcel # 04891016500
12	Wood Insurance Agency	PO Box 64 .745 acres residential – vacant northeast side of Coolidge/Marvin Bridge Assessed Value: \$1,900 Parcel # 04891034000

13	Adam Snider	2529 20 Mile Rd 50 acres agriculture – imp with house and out buildings Assessed Value: \$49,600 Parcel # 04891020100
14	Alan Sherman	2815 20 Mile Rd. 7.5 acres residential with house and out buildings waterfront Assessed Value: \$42,000 Parcel # 04891021000
15	Charles Zuke	3060 19 Mile Rd 6.19 acres residential vacant behind pit stop Assessed Value: \$8,800 Parcel # 04891023000
16	Tony & Amy Case	20178 30th Ave .511 acres residential – vacant Assessed Value: \$3,700 Parcel # 04891010000
17	Doris Geobel	3186 20 Mile Rd 31.32 acres residential vacant Assessed Value: \$51,400 Parcel # 04891015000
18	Paul & Nancy Martin	3328 20 Mile Rd 13 acres residential with home and out buildings Assessed Value: \$24,800 Parcel # 04891001000
19	Timothy & Sherry Dennis	1125 Irishtown Rd. New Oxford PA 17350 24 acres agriculture – vacant dilapidated barn Assessed Value: \$23,200 Parcel # 04891001100
20	N/A	1 acre residential vacant Assessed Value: \$2,400 Parcel # 04891001200

21	Branda Jager & Donald Keller	355 Northern Ave .694 acres residential vacant Assessed Value: \$7,400 Parcel #:04892012000
22	Hobson Investments	19762 30th Ave 4.455 acres commercial improved business on front, wooded to river edge Assessed Value: \$61,600 Parcel # 04891036001

**Community Services**

The Village of Barryton provides a number of services for its residents and businesses. The council and the clerk provide planning and zoning, election supervision, and general management through its committees. The village has a police department with a chief and two deputies. The department has one police vehicle, up-to-date communication devices, and other customary police equipment. The Village Department of Public Works is headed by its director, who presently also administers building and zoning and is the licensed lagoon operator for the sewer system. He is also a reserve police officer for the police department. The DPW maintains all the village assets including streets, buildings, and infrastructure.

The Village of Barryton is covered by the Fork Township Fire Department for fire protection and for solid waste recycling. The Village contracts with Republic Services for curbside rubbish pickup.

**Equipment & Infrastructure Needs-Potential Capital Expenditures**

Although the streets and other infrastructure in the Village of Barryton are functional, many of the physical assets are in need of repairs and improvements. The Department of Public Works has prepared a list of needed and/or desired capital improvements which follow.

- Repair/resurface streets beginning with Northern Avenue
- Replace sidewalks beginning with Northern Avenue
- Install sidewalk along M-66 at least to elementary school cross walk
- Install additional handicapped accessible paths in Central Park and other parks
- Inspect and repair or replace storm sewers as necessary
- Update sanitary sewer lift station pumps
- Install a Scada monitoring and notification system at lift stations (sanitary sewer)
- Install standby generators at critical lift stations
- Install magnetic flow meter at lagoon discharge
- Replace lagoon liners
- Perform updates at Village Office
  - New commercial doors

- New flooring
- Install new furnace and air conditioning
- Pave parking lot
- Replace existing cobra head streetlights along Northern Avenue with decorative lights
- Install streetscape per conceptual design (
- Perform repairs to Barryton Dam indicated by DEQ and engineers
- Replace concrete at East Pavilion in Central Park
- Install concrete in east bay of Department of Public Works barn
- Procure needed equipment:
  - Backhoe
  - New snow plow for Chevy pickup
  - Wood chipper
  - Bucket truck (tree trimming, decoration installation, etc.)
  - Street sweeper / vacuum truck
  - Sidewalk sweeper
- Purchase new Christmas lights and other decorations

As is evident, there are many needed investments indicated for the Village. The Village Planning Commission should prepare a five-year capital improvement schedule to be able to plan for these in an efficient and rational way.

# Analysis & Conclusions

## Master Plan Analysis

The Village of Barryton has declined appreciably since its heyday in the 50's and 60's of the last century, yet it is still a vigorous community with a fairly young population. Much the same as other rural communities in Michigan, the nature of modern farming and the global world economy has profoundly affected the Village of Barryton. As the size of farms has grown and the number declined, agricultural inputs have been garnered from farther and farther afield. Most everyone travels further for goods, services, and entertainment. Young men and women from the village are seeking jobs in other larger communities in Michigan and beyond. Yet, Barryton continues to adapt to changing conditions. As indicated in the Existing Land Use section, the village has a very diverse commercial sector for a small town from small grocery stores and vehicle service garages to an exercise gym and a slaughter house. And, despite an aging group of villagers who have lived in Barryton all or most of their lives, there are many families with young children who live here. Indicative of this is the recent decision by the Chippewa Hills School District to rebuild the elementary school in the village and not remove it to another location remote from Barryton. Improvements and additions to the parks have been made recently. Celebrations and events are being added to those already held annually. The village streets and other infrastructure are in serviceable condition, but all are in need of repair and replacement within the near term and the village operates on a small budget because of diminished property values and limited growth within the community.

The Village of Barryton Council is determined to promote and expand the village. Developable properties within the village have been identified in this plan and potential uses have been put forth by the council and the planning commission. The village is working to be a "Redevelopment Ready" community in cooperation with the Michigan Economic Development Corporation. Projects such as veterans and retirement housing and campgrounds on the Chippewa River below the dam, among others, have been discussed. Numerous park and recreation improvements are being proposed, partly in partnership with Fork Township (*see the Village of Barryton & Fork Township Community Recreation Plan*). Streets, sewer, and other infrastructure improvements are being planned for in a new Capital Improvement Plan. These would include safety improvements along M-66 sidewalks and a crosswalk in conjunction with the construction of a new elementary school. A much enhanced and beautified main street has been designed and will be implemented. Improvements along M-66 may also be undertaken to entice the numerous travelers on the state highway to stop and visit beautiful Barryton.

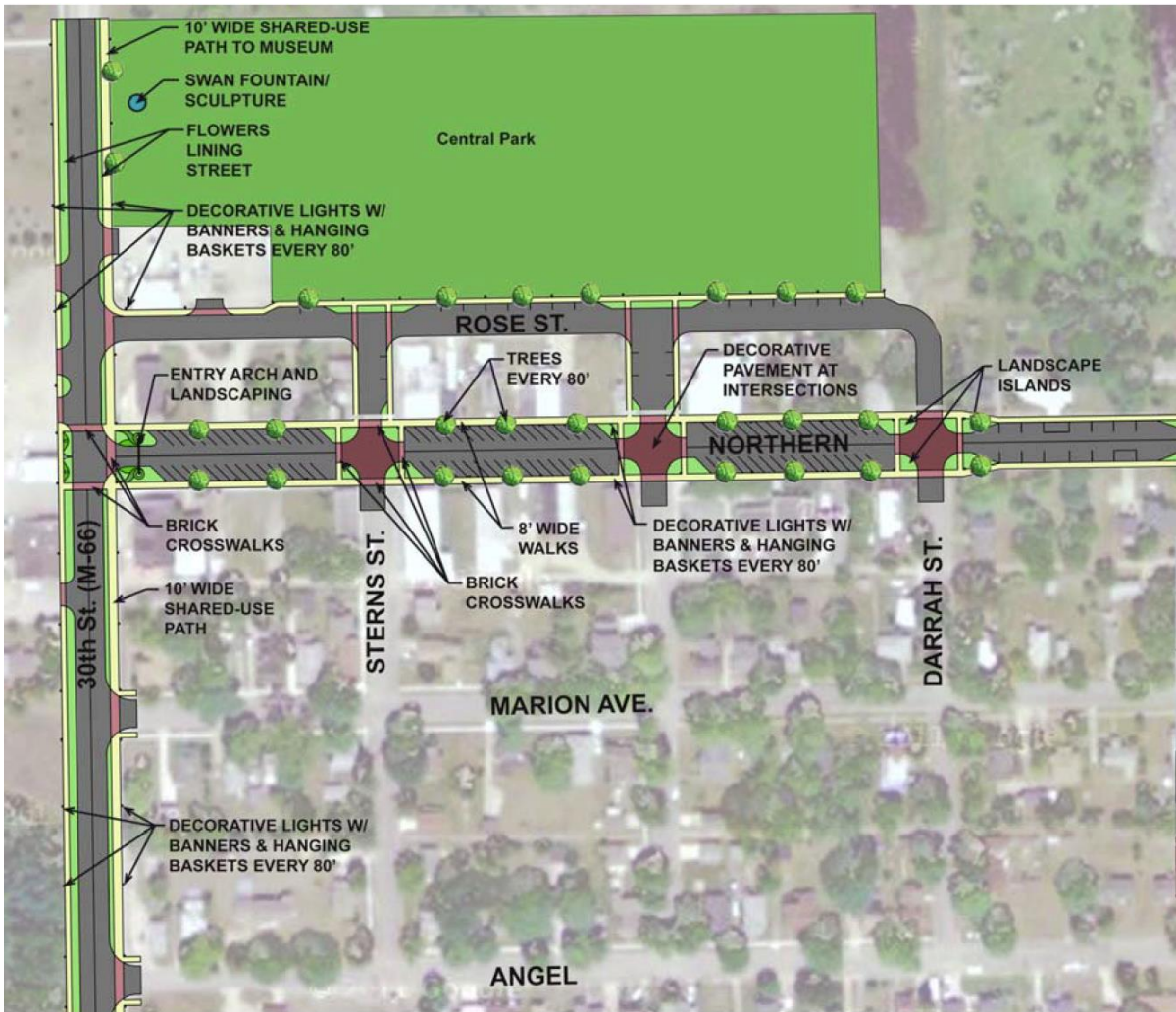
## Goals & Actions

The goal of this plan is to provide for the advancement of the Village of Barryton, to maintain it as a place of order, enjoyment, and opportunity, and energetically to foster appropriate development and growth. To achieve this goal, the following actions are set forth:

- Maintain village residential neighborhoods and promote new residential development
- Maintain and improve the village streets and infrastructure including implementing the proposed streetscape improvements
- Continue to make improvements and additions to the village parks and cooperate with Fork Township to undertake joint recreation projects
- Support existing businesses and promote new complimentary and needed enterprises
- Continue to work with the Michigan Economic Development Corporation to be “Redevelopment Ready,” making changes to ordinances and policies where appropriate, and gaining funding for improvements to make the village more appealing for residents and potential investors and entrepreneurs
- Market the village by any possible means to attract new residents and businesses and to draw visitors and tourists to support our businesses and the local economy
- Involve citizens and others in these activities to grow and promote the Village of Barryton



# Village of Barryton Streetscape Plan I

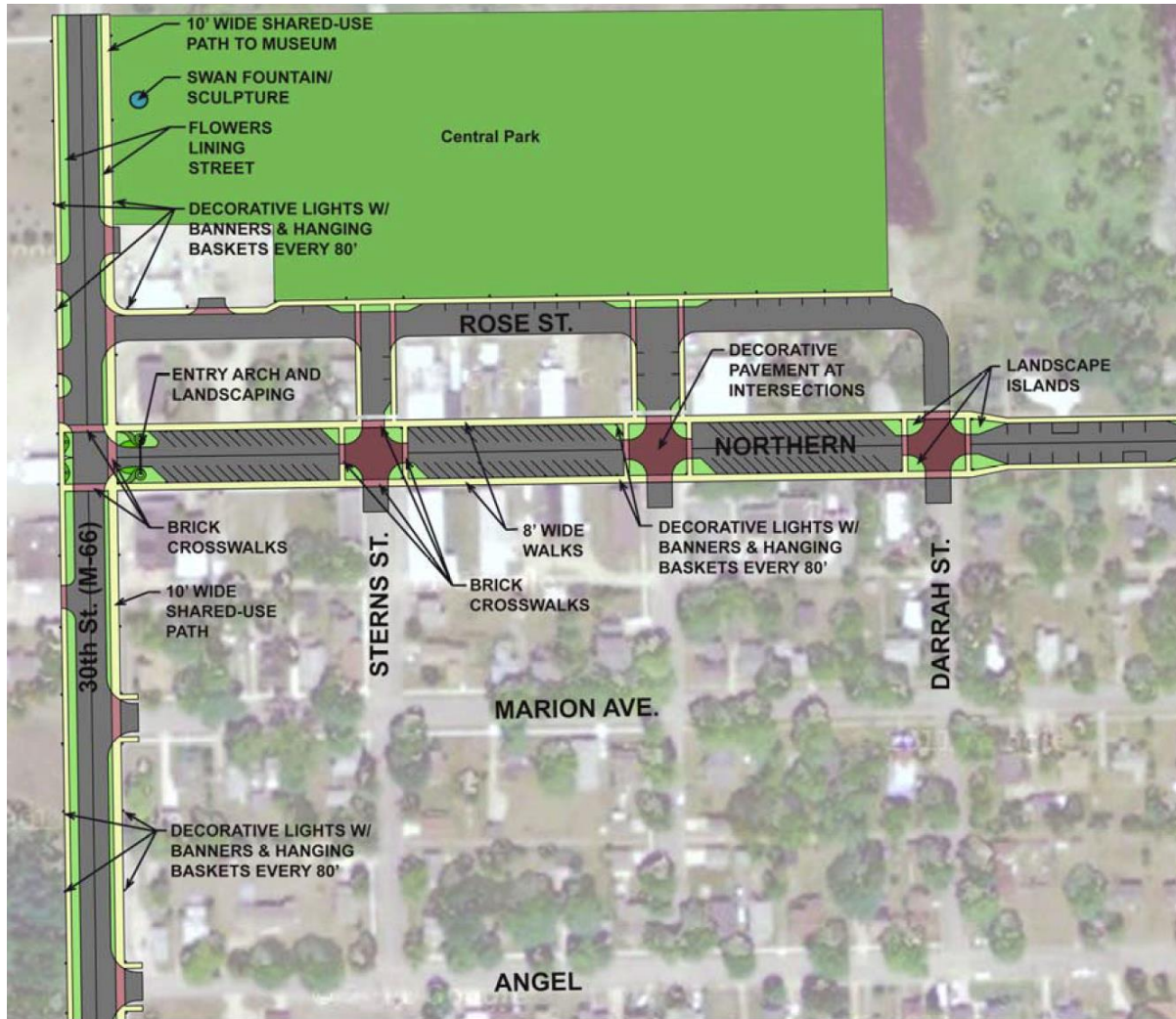


Before



After

## Village of Barryton Streetscape Plan II



Before



After

## Future Land Use

This master plan has laid out existing land uses in the village and designated both primary and secondary potential developable properties. The existing patterns of development are intended to continue except vacant lands in the eastern area of the village are designated for industrial development. These parcels are adjacent to or near the village sewer lagoons and north of the DPW garage. Some properties have access by Coolidge Street, a paved roadway. The others front on 20<sup>th</sup> Avenue. If development of these properties is proposed, the paving of 20<sup>th</sup> Avenue would be needed to facilitate access to 20 Mile Road, a major east-west route connecting the area with Big Rapids and US 131 to the west and Clare or Mt. Pleasant and US 127 to the east. Depending on the proposed uses, an all season road might be needed. There are also a few parcels along M-66 used for residential that have been designated for future commercial use.

The parcels identified as developable in the plan are primarily potential residential or recreational properties. Many of these parcels have Chippewa River frontage and are accessible by paved roads. As noted earlier, village park property may be used for high density residential development.

The Village Zoning Ordinance has set out most of the proposed land uses described and will be amended to reflect any differences necessary to affect this master plan.

# Future Land Use Map

