



## 2026 MASTER PLAN



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# ACKNOWLEDGEMENTS

## Honoring Our Community Members

We would like to extend a special thanks to all the community members, elected officials, and others who contributed their time, energy, and enthusiasm. Their voices ensured this plan reflects who Grand Blanc was, is, and desires to be.

### Planning Commission

- John Creasey, Mayor
- Matthew Wurtz, Public Works Director
- Robert Courneya, Chairman
- Don Becker
- Chris Douglas, City Council Rep.
- John Freel
- Susan Soderstrom
- Terry Stanfill
- Ryan Kuptz

### City Council

- Norm Williams
- Andrew Nyquist
- Jamie Weasel
- Chris Douglas
- Chris Carr
- Julie Nielsen

### City Staff

- Wendy Jean-Buhrer, City Manager
- Christina Irwin, Assistant City Manager

### Consultants

SmithGroup and SAFEbuilt Studio



# RESOLUTION OF ADOPTION

CITY COUNCIL

RESOLUTION #26-0601

MASTER PLAN ADOPTION AUTHORITY

## CITY OF GRAND BLANC, GENESEE COUNTY, MICHIGAN

**WHEREAS**, Michigan Public Act 33 of 2008, the Michigan Planning Enabling Act, requires a community to adopt a master plan and sets forth the procedures for such plan, and;

**WHEREAS**, Section 43(3) of Michigan Public Act 33 of 2008 states the legislative body may assert the right to approve or reject a plan prepared by the Planning Commission in the form of a resolution, and; **WHEREAS**, the City of Grand Blanc Planning Commission is currently developing a Master Plan, and; **WHEREAS**, the City Council believes such plan is an important tool in furthering the development and success of the community, provides a sound basis for zoning and other requirements, and desires the opportunity to be involved in the planning process and development of the document.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council shall assert its authority to approve or reject the City of Grand Blanc Master Plan once it is presented to them by the Planning Commission, in accordance with plan preparation and adoption procedures set forth in Michigan Public Act 33 of 2008, as amended.

Motion by Douglas supported by Weasel to approve the proposed Grand Blanc City Master Plan Update. Motion carried.

Yeas: 5

Nays: 0

Absent: |

STATE OF MICHIGAN}

COUNTY OF GENESEE}

Mary B. Hopkins

I, Mary B. Hopkins, City Clerk of the City of Grand Blanc, hereby certify this to be a true and complete copy of the Resolution approving the 2026 Master Plan of the City of Grand Blanc, duly adopted at a regular meeting of the City Council held on the 10th day of June, 2026



# EXECUTIVE SUMMARY

The City of Grand Blanc is a well-established, suburban community known for its strong neighborhoods, excellent schools, diverse businesses, safe environment, and a quality of life that residents deeply value. People choose Grand Blanc because it feels like home - stable, connected, and full of the everyday amenities that make life work.

But even stable communities evolve. Over the past several years, Grand Blanc residents have experienced shifting economic conditions, rising household costs, changes in how and where people work, and new pressures on housing, mobility, and downtown vitality.

Over the course of 2025 and 2026, the Grand Blanc community collaborated to create a unified vision for the future of the City to meet these evolving needs. This plan provides a path to make that vision into a reality.

The Master Plan is the City's long-range guide for land use, development, reinvestment, and community well-being. The plan also includes actionable steps to guide decision-making, budget priorities, zoning updates, infrastructure planning, and investments.

**The Master Plan outlines how Grand Blanc will be a community that evolves with purpose, sustaining a strong sense of identity and a high quality of life for generations to come using seven key goals to guide the way.**

## Goal 1

Support Strong  
Neighborhoods  
and Housing  
Choice

## Goal 2

Guide Land Use  
and  
Development

## Goal 3

Strengthen  
Downtown as  
the Heart of the  
Community

## Goal 4

Preserve  
Natural  
Features as  
Community

## Goal 5

Improve  
Mobility,  
Safety, and  
Connectivity

## Goal 6

Sustain Parks  
and Recreation  
Areas

## Goal 7

Provide High-  
Quality  
Services

# CHAPTER 1: INTRODUCTION

The City of Grand Blanc is a well-established, suburban community known for its strong neighborhoods, excellent schools, diverse businesses, safe environment, and a quality of life that residents deeply value. People choose Grand Blanc because it feels like home - stable, connected, and full of the everyday amenities that make life work.

But even stable communities evolve. Over the past several years, Grand Blanc residents have experienced shifting economic conditions, rising household costs, changes in how and where people work, and new pressures on housing, mobility, and downtown vitality. Through the master plan engagement process, community members shared hopes for a more vibrant downtown, safer and more connected streets, stronger parks and recreational opportunities, and a wider range of housing choices that meet the needs of seniors, families, and future generations.

This Master Plan update builds on those voices. It provides a framework to help Grand Blanc remain welcoming and resilient - ready to address today's challenges while protecting the suburban character and sense of community that residents treasure.

## A. Purpose of the Master Plan

### A Roadmap for Grand Blanc's Future

The Master Plan is the City's long-range guide for land use, development, reinvestment, and community well-being. It outlines how Grand Blanc will grow and adapt in ways that reflect what residents value most. It provides direction on:

- Where people will live
- How people will move around the city
- How residents will connect to outdoor amenities and green spaces
- How businesses and entrepreneurs can thrive
- How the community's distinct identity can be celebrated and strengthened.



The plan also includes actionable steps to guide decision-making, budget priorities, zoning updates, infrastructure planning, and investments. While it sets the overall vision, it works in coordination with other City plans - such as transportation, parks and recreation, and economic development - to ensure all systems work toward the same future.

## Why Update the Master Plan Now?

### New State Requirements, Post-Pandemic Realities, and a Community Ready to Shape What Comes Next

The City's Master Plan is authorized by the Michigan Planning Enabling Act (33 of 2008) and requires that a community's Master Plan must be reviewed every five years. Several major shifts make this an especially important moment for Grand Blanc to update its plan.



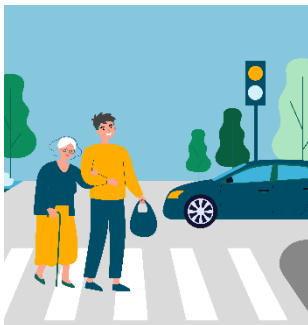
#### New State Law Requires Housing to Be Central to Master Plans

In 2024, Governor Whitmer signed **House Bill 5557**, amending the Michigan Planning Enabling Act to explicitly require communities to address housing needs - including the range of housing types, attainability, affordability, and suitability for residents of different ages and incomes. This update ensures Grand Blanc complies with the new statute and is equipped to meet future housing demands. Support from **MSHDA's Housing Readiness Program** further strengthens the City's ability to analyze conditions, understand gaps, and develop effective strategies.



#### Redevelopment Ready Communities (RRC) Requirements

As a community committed to **Redevelopment Ready Communities (RRC)** best practices, Grand Blanc maintains the responsibility to keep a clear, accessible, and implementation-focused plan that supports economic competitiveness and predictable development processes.



#### Post-Pandemic Shifts

Grand Blanc's update is also shaped by post-pandemic realities - shifting housing and shifting economic conditions, changes in commuting patterns, and new expectations for public spaces and local services. These trends have influenced how residents live, move around the community, and what they need from their neighborhoods.

Together, these factors make now the right - and necessary - time for a comprehensive plan update that reflects changing conditions, statutory requirements, and the community's vision for its future.

## Relationship to Zoning

### How the Master Plan and Zoning Ordinance Work Together

The Master Plan is a **policy guide**, not a law. It sets the long-term vision for how Grand Blanc should grow, evolve, and invest in its future. The Zoning Ordinance, by contrast, is the **legal tool** that implements that vision. While the Master Plan describes what the community wants to see happen, zoning determines what is actually permitted on the ground today.

City officials and staff use the Master Plan to shape zoning amendments, review development proposals, and guide public investments. The Future Land Use Map and the Plan's goals provide the foundation for evaluating rezonings and development requests, ensuring day-to-day decisions align with the community's long-term aspirations.

Together, the Master Plan and the Zoning Ordinance form a coordinated system: the Master Plan establishes *direction*, and zoning provides the *regulations* to carry it out.



#### Master Plan

Provides general policies and long-range guidance

Used as a guide

Describes what should happen in the future

Recommends land use patterns for the next 5–10 years

Flexible and able to respond to changing conditions



#### Zoning

Provides specific regulations that are legally enforceable

Functions as law that must be followed

Describes what is or isn't allowed today

Based on current conditions and zoning districts

More rigid, requiring formal amendment to change

## B. Planning Process

### How was the 2025 Plan Created?

#### A Collaborative, Data-Driven Process Rooted in Community Voice

The Grand Blanc Master Plan update began with a simple but essential commitment: to understand the community as it is today and to work alongside residents, staff, and local partners to shape a shared vision for tomorrow. This was not just a technical update - it was a collaborative effort to ensure the plan reflects the experiences, priorities, and aspirations of the people who live and work here.

From the beginning, the process focused on clarity, inclusiveness, and alignment. Each step was designed to build understanding, confirm direction, and translate community values into practical strategies for the future.

- **Listening to the Community:** We reached out through surveys and pop-up events to understand residents' experiences, priorities, and aspirations. Their insights shaped every step of this plan.
- **Collaborating with City Staff and Leadership:** City staff and leadership provided essential insights about daily operations, infrastructure needs, and long-term priorities, helping ensure the plan is both aspirational and achievable.
- **Reviewing Past Plans:** We studied previous master plans and key City documents to understand long-standing goals, ongoing challenges, and lessons learned.
- **Analyzing Data and Trends:** We examined current demographic, economic, housing, mobility, and land-use data to understand how Grand Blanc is changing and what pressures or opportunities exist today.
- **Conducting a Deep Dive into Housing:** We evaluated housing supply, affordability, demand, and future needs to ensure the plan aligns with new state requirements and local conditions.
- **Understanding Land Use and Development Trends:** We reviewed land use, market conditions, zoning, redevelopment opportunities, and obstacles to investment to determine where change is feasible and where additional intervention thought the master plan is needed.
- **Synthesizing Goals, Policies, and Actions:** Finally, we translated all insights - community voice, data, market conditions, and staff input - into clear goals, detailed policies, and practical implementation strategies that will guide decisions for years to come.



## **Planning History**

### **An Iterative Approach to Planning in Grand Blanc**

Planning in Grand Blanc has evolved over more than five decades. Each effort responded to the conditions and priorities of its time, while building on earlier work. Together, these plans form the foundation for the 2025 Master Plan update.

### **Future Land Use Plan for the Grand Blanc Area | 1970**

The first formal planning document for the area, prepared for the Grand Blanc Regional Planning Commission. It established early land-use concepts before regional planning responsibilities shifted to individual city and township planning commissions.

### **Comprehensive General Community and Economic Development Plan | 1981**

Adopted after the City's Planning Commission was formally established, this plan combined traditional land-use planning with an explicit focus on economic development. It evaluated demographics, existing land use, and growth potential while introducing one of the City's earliest economic strategy frameworks.

### **Grand Blanc 2020 Vision | 1990**

A grassroots, community-driven planning effort involving residents, business owners, and civic leaders. While not an official regulatory document, it articulated shared community values and long-term goals that influenced subsequent master plans and policy decisions.

### **Grand Blanc Community Master Plan | 1991**

Prepared jointly by the City and Township Planning Commissions, this comprehensive plan addressed land use, transportation, environmental resources, and community facilities. It replaced the 1981 plan and included the Hill Road Corridor Study, signaling increasing attention to transportation corridors and coordinated growth.

### **Downtown Strategic Vision Plan | 2000**

Developed to strengthen Downtown Grand Blanc as a community and economic focal point. The plan emphasized pedestrian-oriented development, reinvestment, and a more cohesive downtown form, setting the stage for future zoning and design guidance.

### **Downtown Design Manual | 2001**

Translated the downtown vision into practical design guidance. The manual established expectations for building placement, pedestrian access, streetscapes, signage, and architectural character - supporting a more walkable and visually cohesive downtown environment.

### **Grand Blanc Community Master Plan Update | 2007**

Updated the 1991 plan to reflect changing development patterns and reaffirm community goals as the City continued to mature and build out.

### **Grand Blanc Master Plan Update | 2018**

Modernized land-use policies, strengthened alignment with zoning and Redevelopment Ready Communities best practices, and reinforced Downtown revitalization and infill development as key priorities.

### **Economic Development Strategy | 2019**

Focused on strengthening and diversifying the local economy by analyzing market conditions, workforce trends, and regional positioning. The strategy identified redevelopment opportunities, implementation actions, and priority sites - particularly within and near downtown.

### **Downtown Development Authority (DDA)**

#### **Development and TIF Plan | 2019**

Established priorities for public investment within the downtown district. The plan outlined infrastructure projects, redevelopment tools, and tax-increment financing strategies to catalyze private investment and improve public spaces.

### **Parks and Recreation Master Plan | 2022**

A five-year plan guiding park improvements, recreation programming, and capital investments. It is grounded in inventory analysis, accessibility reviews, and public input, ensuring parks and recreation continue to support quality of life and community health.

### **Mobility Study | 2023**

Evaluated parking supply, pedestrian safety, bicycle infrastructure, and wayfinding - particularly in Downtown Grand Blanc. The study identified short- and long-term actions to improve walkability, safety, and overall mobility.

## Community Engagement Summary

### What We Learned Through the Survey and Pop-Ups

Grand Blanc engaged the community using two simple but effective tools. These methods provided clear insights into what residents value most and where they want to see change.

### How We Engaged

- Citywide Survey (print + online) offered broad access and captured detailed feedback from residents across the city.
- Pop-Up Engagement at community events enabled quick conversations and allowed residents to share priorities in their daily environments.



Survey Summary

From December 2024 to June 2025, the City of Grand Blanc gathered input through a citywide survey to understand residents’ experiences today and their priorities for the future. A total of **191 residents participated**, with a strong **77% completion rate**, and **98% of respondents live in Grand Blanc**, providing a reliable picture of local perspectives. Survey participants were primarily **ages 40–79**, long-term residents with household incomes most commonly between **\$75,000 and \$149,999**, closely reflecting the city’s broader demographics.

| What the Community Said                                                                                                                          | How the Master Plan Responds                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Survey respondents highlighted a strong desire for vibrant, walkable downtown with diverse businesses, cultural amenities, and social spaces.    | The plan prioritizes Downtown reinvestment, focusing on walkability, redevelopment of vacant sites, improved streetscapes, and support for a mix of businesses and uses. |
| Access to parks, open spaces, and natural features is highly valued, with strong interest in trails and recreational amenities.                  | The plan calls for continued investment in parks, trails, and recreation to support access, programming, and quality-of-life improvements.                               |
| Traffic congestion, especially on Saginaw Street, along with sidewalk gaps and safety concerns, were among the most frequently cited challenges. | The plan emphasizes safer and more connected mobility through improvements to streets, sidewalks, crossings, and traffic management.                                     |
| Residents expressed concern about housing affordability, housing costs, and limited options for seniors and younger households.                  | The plan guides housing policies and land-use strategies to support a broader range of housing options while maintaining neighborhood stability.                         |
| Respondents want more local businesses, entertainment, and amenities and expressed concern about competitiveness with nearby communities.        | The plan supports economic development and placemaking strategies that strengthen local identity and attract a diverse mix of businesses and activities.                 |

These considerations directly inform the Master Plan’s goals, land use strategies, and implementation steps, ensuring the plan responds to what residents said matters most.

*Note: Detailed engagement summary is available in Appendix A; This section only provides an overview of the survey results.*

## C. Plan Framework

### Vision: The Future We Are Working Toward

**Grand Blanc will be a community that evolves with purpose, sustaining a strong sense of identity and a high quality of life for generations to come.**

This vision reflects what residents shared throughout the engagement process: Grand Blanc is a place people value for its character, familiarity, and livability, and they want to see those qualities carried forward. Looking ahead 20 years, the community expressed a desire for thoughtful progress that strengthens - not replaces - what makes Grand Blanc feel like home.

### Values: How Decisions Are Made

The Values represent the shared expectations residents have for how growth, investment, and policy decisions should be approached over time. Drawn directly from recurring themes in community feedback, they serve as consistent standards for evaluating choices as circumstances change.

#### Character

Preserve what makes Grand Blanc feel like Grand Blanc - its neighborhoods, downtown, and sense of place.

#### Livability

Prioritize everyday quality of life, including safety, mobility, parks, and access to services.

#### Choice

Provide housing, transportation, and lifestyle options that support residents at different life stages.

#### Stewardship

Care for natural features, infrastructure, and public investments responsibly.

#### Strategic

Direct growth and investment to locations where they strengthen the community most.

## Goals: What We Aim to Achieve

The community engagement process did not redefine Grand Blanc's core priorities - it clarified them. Residents consistently elevated a small number of issues that matter most to everyday life, shaping a more focused and people-centered set of goals for the plan.

### Goal 1

Support Strong  
Neighborhoods and  
Housing Choice



### Goal 2

Guide Land Use and  
Development Through  
Strategic Decision  
Making



### Goal 3

Strengthen Downtown  
as the Heart of the  
Community



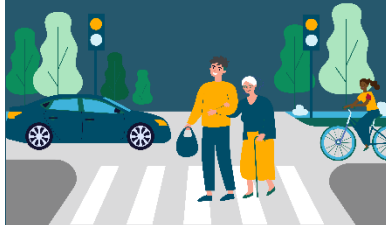
### Goal 4

Preserve Natural  
Features as  
Community Assets



### Goal 5

Improve Mobility,  
Safety, and  
Connectivity



### Goal 6

Sustain Parks and  
Recreation Areas



### Goal 7

Provide High-Quality  
and Resource-Efficient  
Services



## Policies: How Decisions Will Be Guided

Policies translate the community's goals into clear direction for decision-making over time. They establish what Grand Blanc will prioritize, support, and protect as the City considers growth, reinvestment, and change.

## Strategies: How Policies Will Be Put into Practice

Strategies are the targeted, practical approaches that put each policy into action. They describe the specific ways the City and its partners can advance a policy ensuring implementation is realistic, coordinated, and measurable.

Across the plan, each goal is supported by a set of curated policies, and each policy is paired with strategies that outline the recommended actions needed for implementation. Together, they connect long-range priorities to practical steps that can be advanced over time.



## D. Plan Organization

- **Chapter One | Introduction** welcomes people to the plan.
- **Chapter Two | The Community Profile** is a review of what is happening in Grand Blanc now that could impact the future.
- **Chapter Three | Housing** was another major focus for this version of the Master Plan, assessing the demand for housing, what that housing should look like, what it would need to cost, and where it could be located.
- **Chapter Four | Land Use** describes how areas of the city could be used in the future to maintain a high quality of life and where development opportunities could land. This chapter also focuses on opportunities to revitalized in invest in Downtown, one of the key areas of focus for this update to the Master Plan.
- **Chapters Five | Mobility and Chapter Six | Community Facilities** reflect recent trends in the city in addition to offering a general summary of other related planning documents. These chapters are intended to supplement the other planning documents, and the reader is referred to those documents for more information.
- **Chapter Seven** | To keep track of implementation, this chapter provides a table which describes tools and methodology for implementation. This is to assist the City with fundamental strategies on the most efficient and effective methods of accomplishing the policies and recommendations set forth in the Plan.
- **Appendices** | Demographic and existing land use information is located in the Appendices. This data helps to provide a general picture of the community that serves as the foundation for policies and recommendations.



**With each chapter,  
Grand Blanc gets  
one step closer to  
realizing its hopes  
for the future.**

## User Guide

### How Different Users Can Engage with the Plan

The Master Plan is designed to serve many audiences. While each group interacts with it in different ways, the plan provides shared direction for decisions, investments, and daily work across the community.



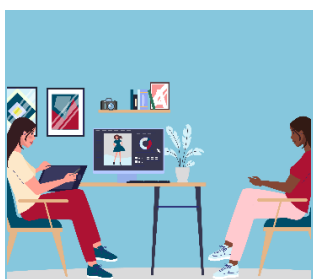
#### City Staff, Council, & Committees

- Provide a unified framework and common set of values for all future planning efforts.
- Guide policy discussions and decisions.
- Inform changes to regulations, including zoning updates over the next 10–20 years.
- Shape the City’s resource allocation and budget priorities.
- Evaluate and measure progress toward City-wide goals.
- Strengthen applications for state, regional, and federal funding opportunities.



#### Community Members

- Discover strategies to enhance housing, parks, open spaces, and other public amenities.
- Learn City programs, services, and planned improvements.
- Understand the long-term direction for neighborhoods and how future decisions may impact them.



#### Non-Profits & Business Owners

- Identify where to expand, open, or relocate within the City.
- Understand strategies for attracting new businesses and services to Downtown and key corridors.
- Highlight opportunities to strengthen and promote the community’s cultural and economic identity.



#### Developers & Builders

- Identify ideal locations for new development, infill, redevelopment, or adaptive reuse projects.
- Understand expectations for design, character, and development quality.
- Align proposals with the City’s long-range vision.



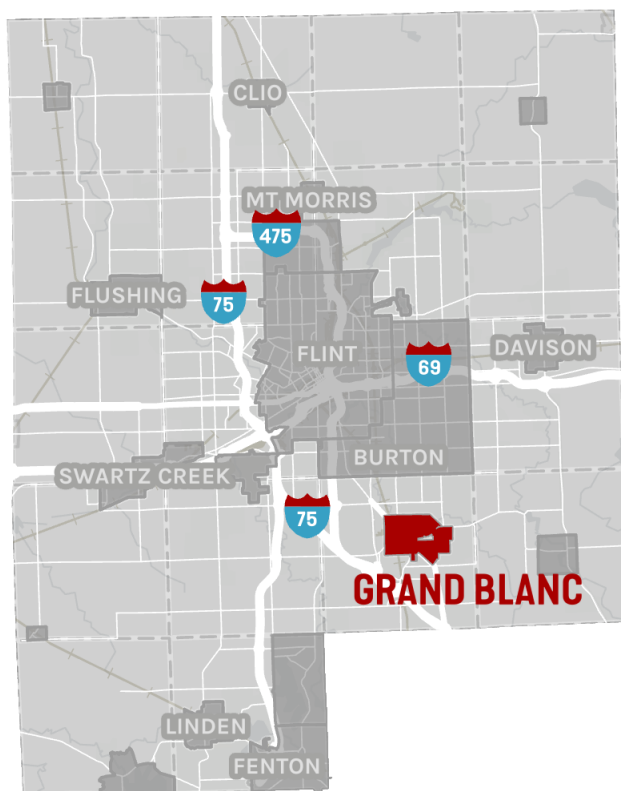
# CHAPTER 2: COMMUNITY PROFILE

## A. Community Context

### Regional Location and Development History Shape Current Conditions

Grand Blanc is located in central Genesee County and operates within a broader regional context defined by its proximity to Flint, access to regional transportation corridors, and its relationship to surrounding townships. These locational factors influence commuting patterns, development pressures, and regional growth dynamics.

Grand Blanc, meaning “Great White” in French, was originally settled by Chippewa Indians. French traders arrived prior to 1800 and named the area, followed by pioneer families who established trading posts and agricultural settlements by 1823. The arrival of the railroad supported continued growth throughout the 1800s. Grand Blanc adopted its City Charter on March 4, 1930 and developed primarily as a residential community.



**Over time, Grand Blanc transitioned from a growing settlement to a largely built-out city. This development pattern now shapes population trends, housing options, and fiscal conditions and provides important context for understanding current demographic and economic conditions.**

## B. Existing Conditions

### A Snapshot of Grand Blanc Today

Understanding current conditions is the foundation of effective planning. The demographic, social, and economic characteristics of Grand Blanc describe how the city functions today. These conditions provide essential context for understanding long-standing challenges, emerging pressures, and the constraints and opportunities that influence future planning decisions. The following sections summarize key demographic and economic characteristics using available census data to establish a clear baseline for the master plan.

# Demographics

## Population Change

### A Stable Population in a Built-Out City

The City of Grand Blanc grew steadily between 1970 and 2010. Around the time of the COVID-19 pandemic in 2020, the city began experiencing a slight population decline.

This decline is projected to continue through 2040, with modest growth potentially occurring afterward. While Grand Blanc Township and Genesee County are projected to grow more consistently during this period, the City of Grand Blanc is nearly built out, limiting opportunities for significant population increases. Overall, population trends indicate that the city’s population is generally stable.



Population Over Time

|                      | 1970    | 1980    | 1990    | 2000    | 2010    | 2020    | 2025    |
|----------------------|---------|---------|---------|---------|---------|---------|---------|
| City of Grand Blanc  | 5,132   | 6,848   | 7,760   | 8,242   | 8,276   | 8,091   | 7,981   |
| Grand Blanc Township | 19,229  | 24,413  | 25,392  | 29,827  | 37,508  | 39,846  | 37,524  |
| Genesee County       | 445,589 | 450,449 | 430,459 | 436,141 | 425,790 | 406,211 | 402,253 |

Population Change Over

|                      | Percent Change<br>in Population<br>from 2000-2010 | Percent Change<br>in Population<br>from 2010-2020 | Projected Percent<br>Change in Population<br>from 2020-2045 |
|----------------------|---------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------|
| City of Grand Blanc  | 0.41%                                             | -2.24%                                            | -1.11%                                                      |
| Grand Blanc Township | 25.75%                                            | 6.23%                                             | 0.29%                                                       |
| Genesee County       | -2.37%                                            | -4.60%                                            | 0.41%                                                       |

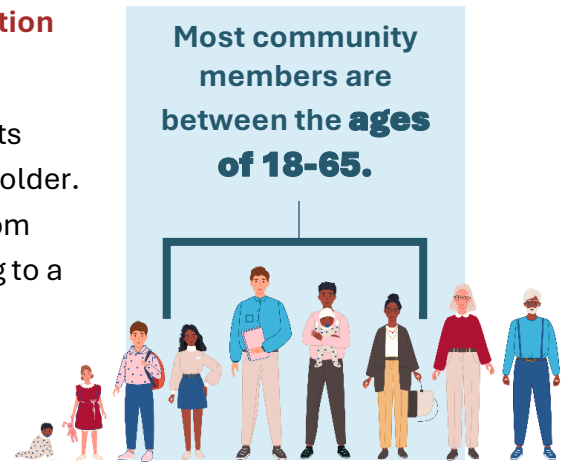
Data Sources: Population from 1970 to 2010 provided via the prior City of Grand Blanc Comprehensive Plan. 2020 population provided via the 2020 United States Decennial Census Table B1. Population projections provided via the Genesee County Metropolitan Planning Commission 2045 Population Projections Methodology Report.

## Age

### Changing Age Structure within a Stable Population

While total population remains stable, the age composition is changing. In 2022, 22% of residents were under the age of 18 and 17% were age 65 or older. The share of residents ages 18 to 65 increased from 58% to 60% between 2015 and 2022, contributing to a decrease in the average age from 42 to 38.

*Data Sources. 2022 and 2015 American Community Survey Estimates Table B01001.*

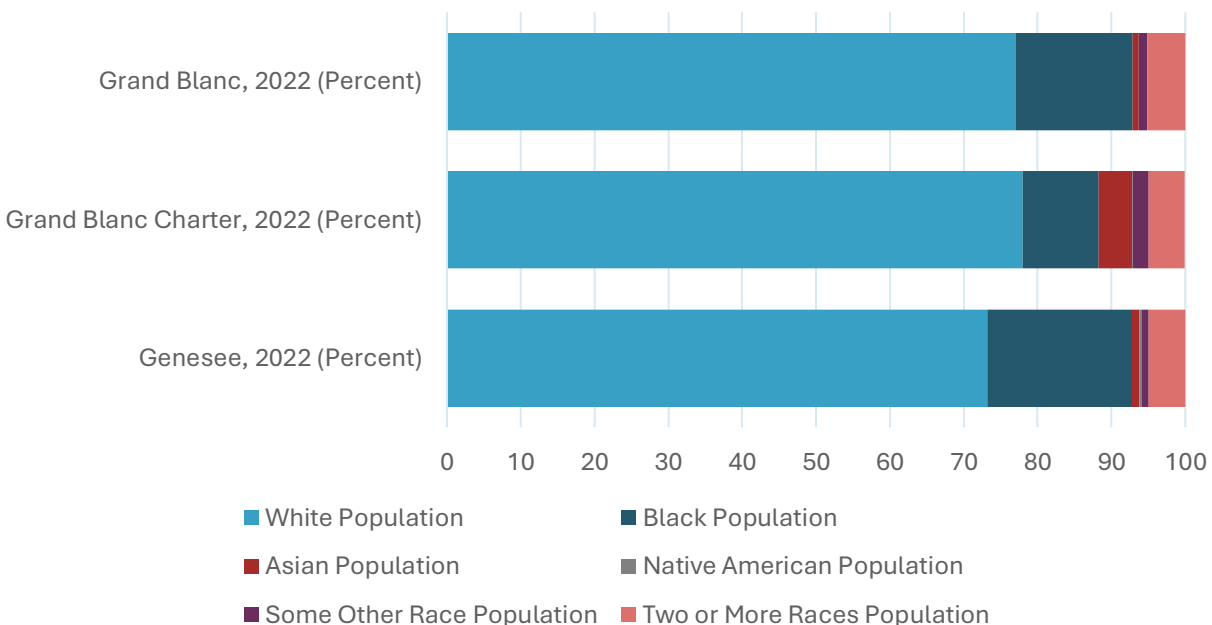


## Race and Ethnicity

### Gradual Increases in Diversity

Grand Blanc has become more diverse over the past several years. The share of residents identifying as White shifted from 84% in 2015 to 77% in 2022. Despite this change, the city remains a predominantly White community, reflecting demographic patterns similar to the surrounding region.

Population by Race, 2022



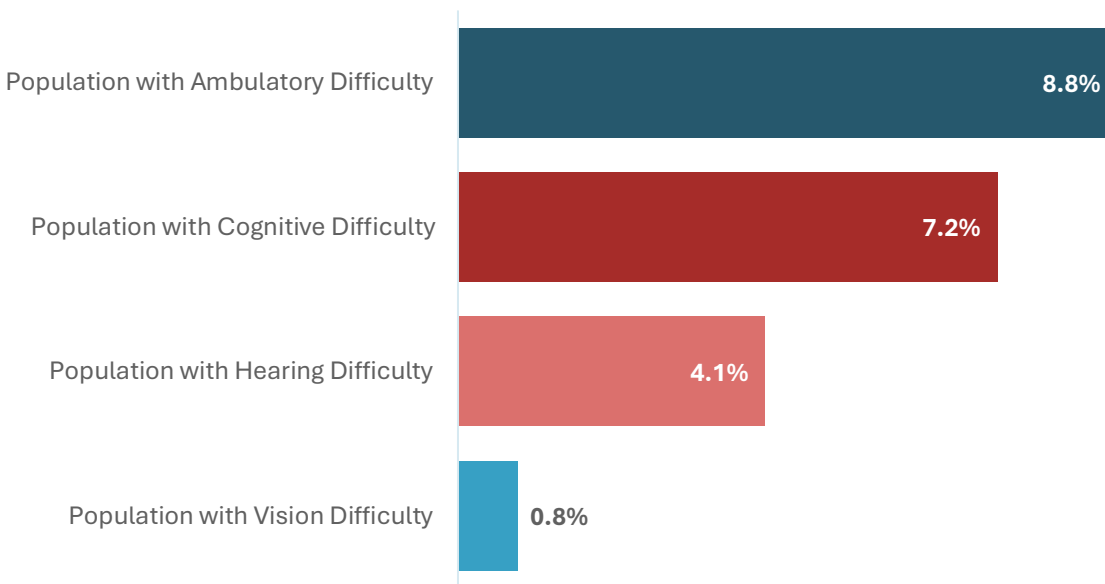
*Data Sources: 2022 and 2015 American Community Survey Estimates Table B02001.*

## Disability

### Notable Accessibility Considerations

In 2022, 15.4% of Grand Blanc’s population reported having a disability, with 8.8% reporting ambulatory difficulties. Understanding the prevalence and type of disabilities present in the community provides important context for evaluating accessibility needs related to housing, transportation, parks, and public facilities.

**City of Grand Blanc Percent of Population with a Disability, 2022**



*Data Sources: 2022 American Community Survey Estimates Table B18101.*

## Demographic Implications for the Master Plan

These demographic conditions provide important context for future planning decisions:

- A stable population and limited land availability shape how growth, redevelopment, and service demand are evaluated.
- Shifts in age composition influence future needs related to housing types, mobility, public services, and community facilities.
- A significant share of residents with disabilities highlights the relevance of accessibility considerations in the built environment.

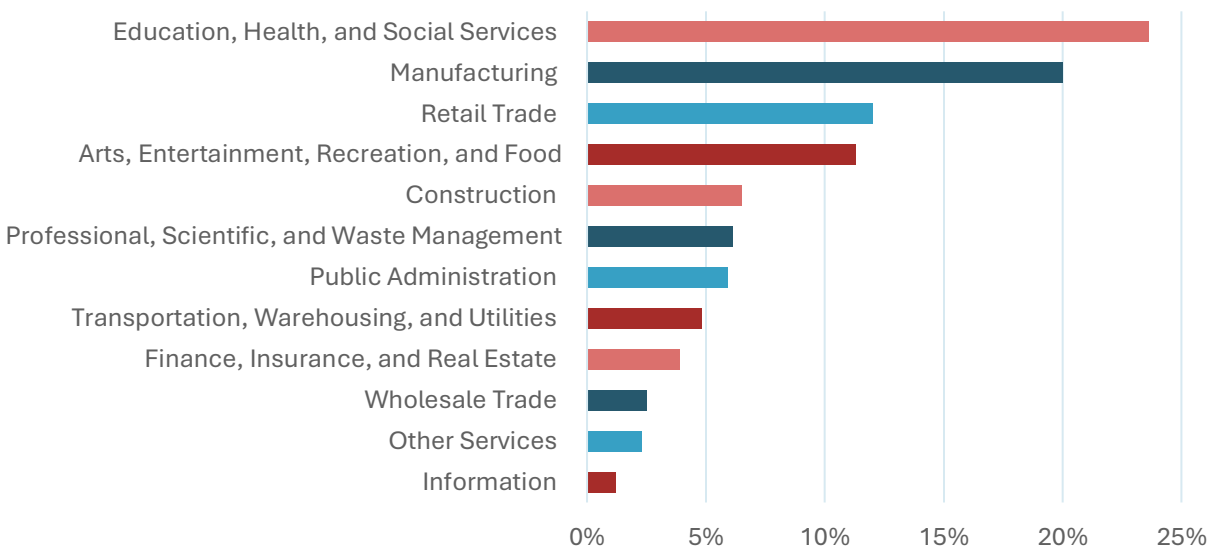
## Economics

### Employment

#### A Diverse Employment Base

In 2022, Grand Blanc’s unemployment rate was 6%, down from 10% in 2015. Employed residents work across a variety of industries, with the largest shares in Education, Health, and Social Services (24%), Manufacturing (20%), and Retail Trade (12%). No single employment sector exceeds 25% of total employment, indicating a relatively diverse occupational base.

**City of Grand Blanc Percent of Population by Occupation, 2022**



*Data Sources: 2015 and 2022 American Community Survey Estimates Table B23025.*

### Income and Poverty

#### Rising Incomes and Declining Poverty

The share of Grand Blanc residents living below the federal poverty line declined from 17% in 2015 to 8% in 2022. During the same period, median household income increased from \$61,863 to \$75,586. In 2022, the city’s median household income exceeded that of Genesee County (\$62,805) and the State of Michigan (\$73,428).



*Data Sources. 2015 and 2022 American Community Survey Estimates Tables B19013 and B17001.*

Education

High Levels of Educational Attainment

Educational attainment among Grand Blanc residents age 25 and older is high when compared to state and regional benchmarks and is closely comparable to nearby Grand Blanc Township.

Percent of Population by Education, 2022

|                      | High School<br>Diploma or Higher | Bachelor's Degree<br>or Higher |
|----------------------|----------------------------------|--------------------------------|
| Grand Blanc Township | 95%                              | 43%                            |
| City of Grand Blanc  | 94%                              | 41%                            |
| Genesee County       | 91%                              | 23%                            |
| State of Michigan    | 92%                              | 31%                            |



Data Sources: 2015 and 2022 American Community Survey Estimates Table B15003.

Economic Implications for the Master Plan

These economic conditions help frame planning considerations moving forward:

- Industry diversity contributes to economic stability, while requiring continued awareness of how changes in major sectors could affect local employment.
- Rising incomes and declining poverty levels inform discussions around housing affordability, reinvestment, and fiscal capacity.
- High educational attainment may influence workforce characteristics, housing preferences, and expectations for community amenities and services.



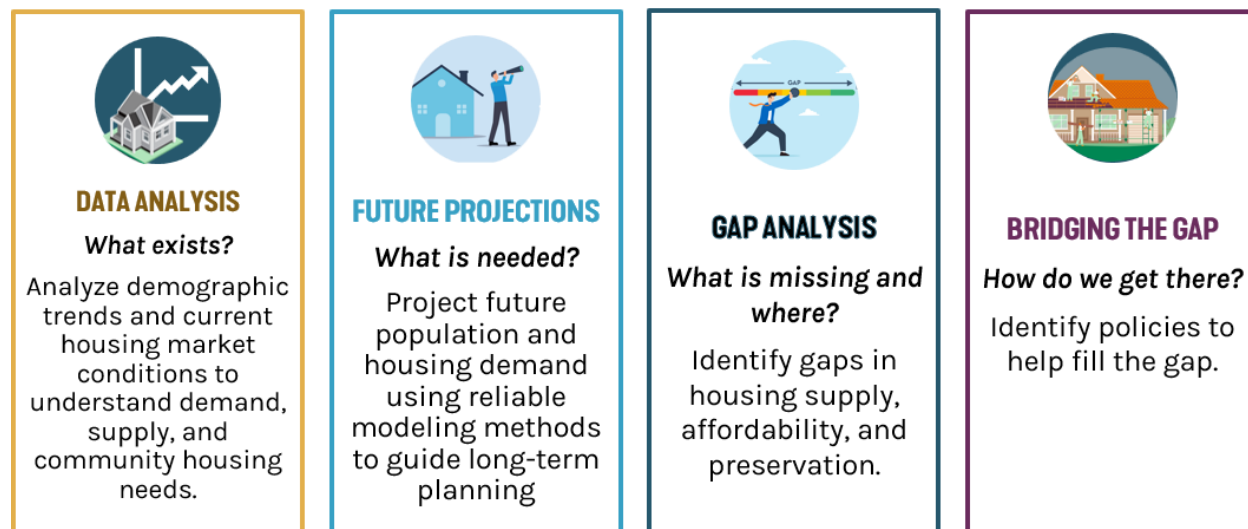
# CHAPTER 3: HOUSING

## Housing Conditions Shape Community Stability and Growth

Understanding Grand Blanc’s housing conditions establishes the factual foundation for long-range planning decisions. The housing assessment directly informs the Master Plan update, fulfills the requirements of the Michigan Housing Readiness Program grant, and supports compliance with the Michigan Planning Enabling Act amendments (2024), which require master plans to address housing diversity, affordability, and accessibility across ages and income levels. This analysis also connects existing and emerging housing conditions to stated community priorities related to affordability, accessibility, and reinvestment.

### A. Housing Assessment Process

Grand Blanc’s housing analysis is structured around four key elements that collectively define housing demand, supply, and market conditions.



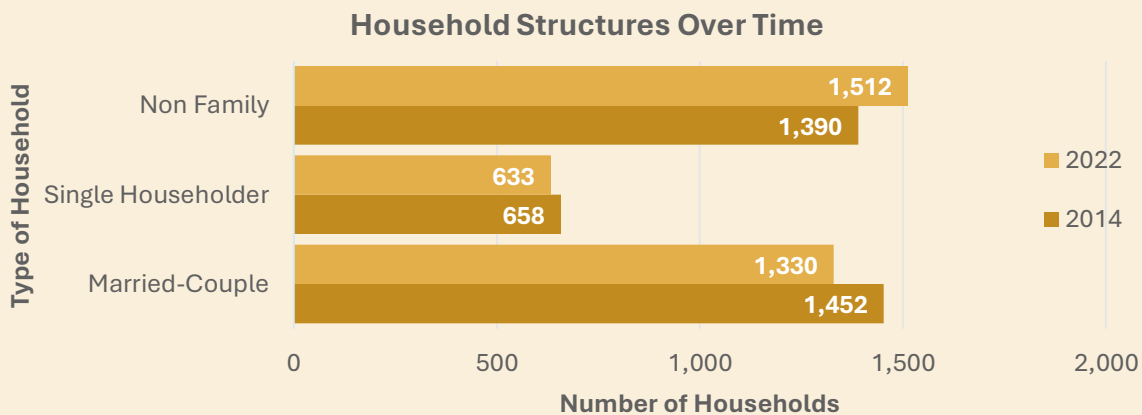
## B. Housing Demand

### Household Composition

#### Smaller Household Size and Rising Non-Family Households

As of 2022, Grand Blanc had 3,494 households. Over the past decade, household composition has shifted:

- The median household size is 2.56 people down from 2.98 people in 2014.
- Owner households are larger at 2.74 people, while renter households average 1.69 people.
- Approximately 120 people lived in group housing.



*Data Sources: 2022 American Community Survey Estimates, Tables S1101 and B26001.*

### Householder Age

#### Homeownership Concentrated Among Older Residents

The city's median age was 38.3 years in 2022. Approximately 75% of homeowners were age 45 or older, while only 10% were under age 35. In contrast, the largest share of renter householders is under 35 years old.

Nationally, the median age of first-time homebuyers reached 56 years in 2024, reflecting rising entry barriers to homeownership. Income typically increases with age, contributing to higher ownership rates among older residents. Younger households may rent due to preference or financial constraints such as high housing costs or limited savings. This distinction is critical when evaluating housing demand.

*Data Sources: 2022 American Community Survey Estimates Tables B1903 and DP05. 2025 National Association of Realtors.*

## Household Income

### Clear Income Difference Between Owners and Renters

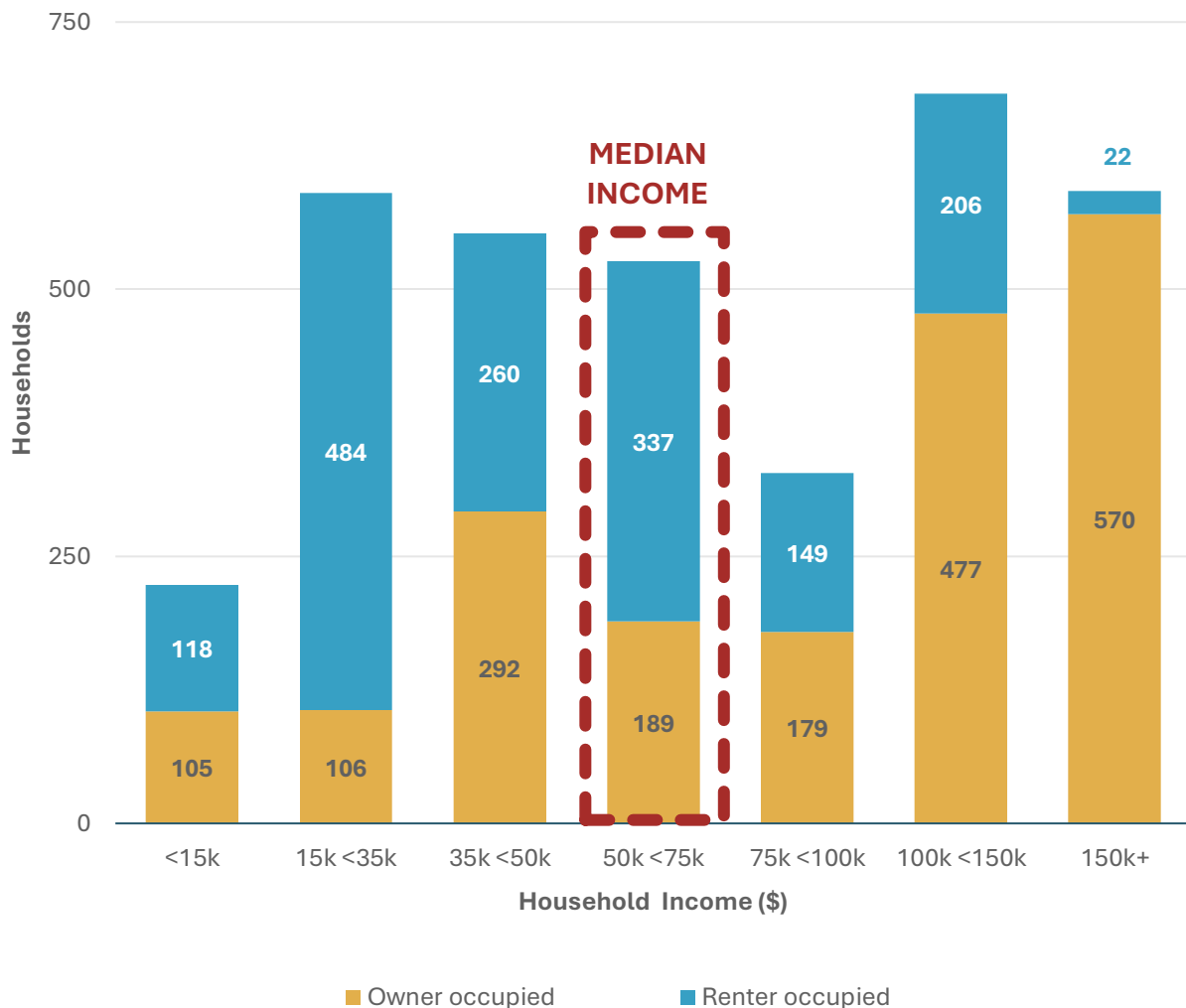
Median household income for the city was \$70,518. Owner households, which are larger on average, reported more than double the median income of renter households. Higher-income households were more likely to be homeowners, while lower-income households were more heavily represented among renters, indicating a segmented housing market serving distinct income groups.



The median household income of owner-occupied units is \$106,546.

The median household income of renter-occupied households is \$41,629.

Distribution Of Households and Income, 2022



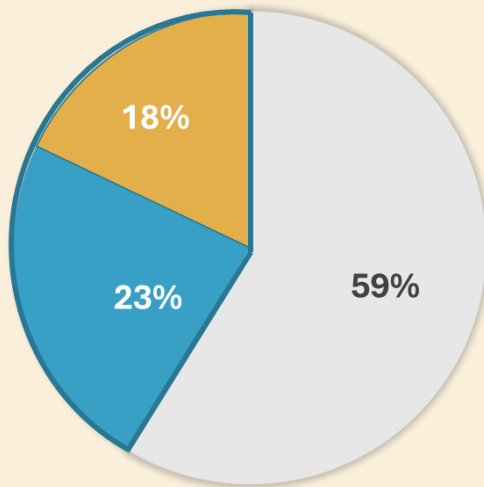
Data Sources. 2022 American Community Survey Estimates Tables B25119, B25010, and B25003.

## Housing Affordability

### Rental Households Experience Higher Cost Burdens

Housing affordability is commonly measured using the U.S. Department of Housing and Urban Development (HUD) standard, which defines affordable housing as housing costs that do not exceed 30 percent of a household's gross income, including utilities. Housing affordability pressures are more pronounced among renters. In 2022, 41% of renter households were cost-burdened or severely cost-burdened, compared to 18% of owner households.

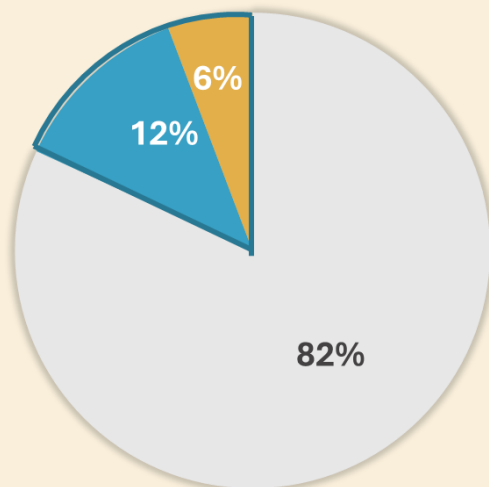
**Renter Affordability, 2022**



Affordable units

Unaffordable units (30-50% of their income)

**Owner Affordability, 2022**



Extremely Unaffordable units (over 50% of their income)

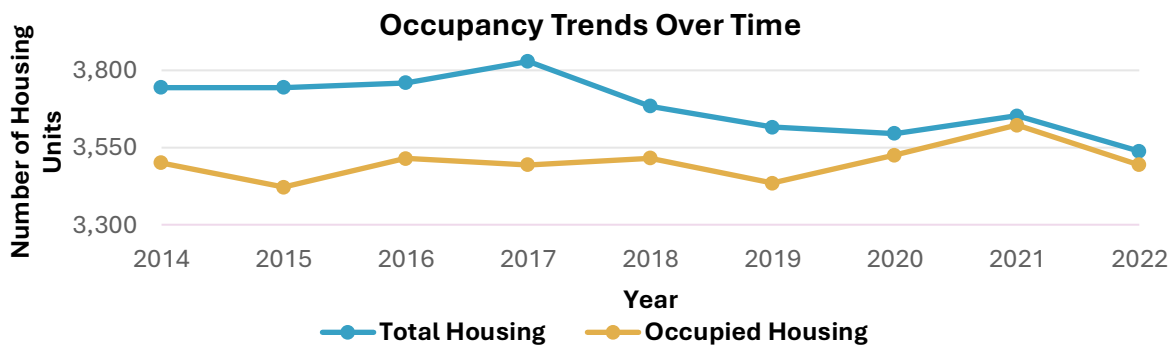
*Data Sources: 2022 American Community Survey Estimates Tables B25070 and B25091.*

## C. Housing Supply

### Housing Occupancy

#### High Occupancy Despite a Declining Unit Count

In 2022, Grand Blanc had 3,538 housing units, of which 3,494 (Roughly 99%) were occupied. Owner-occupied units accounted for 55% of the housing stock, while renter-occupied units comprised 45% percent. The reason for the decline in total housing units over time remains unclear.

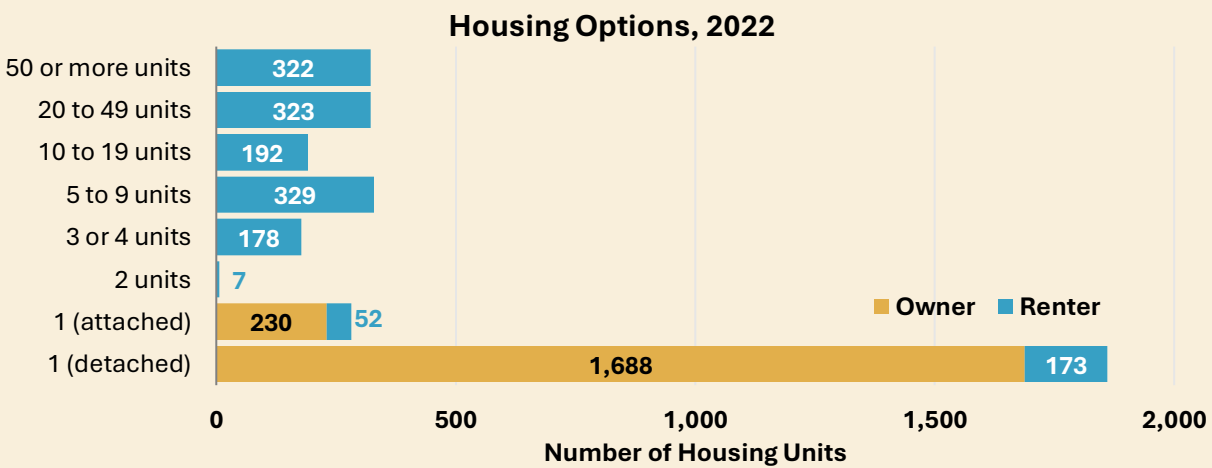


Data Sources: 2014-2022 American Community Survey Estimates Table B25002.

### Housing Types

#### Single-Family Homes Dominate Owner Units

Single-family detached homes represent 52% of all housing units in the city. Among owner-occupied units, 80% are single-family detached homes. Renter-occupied units exhibit greater diversity, including single-family homes, triplexes, and fourplexes.

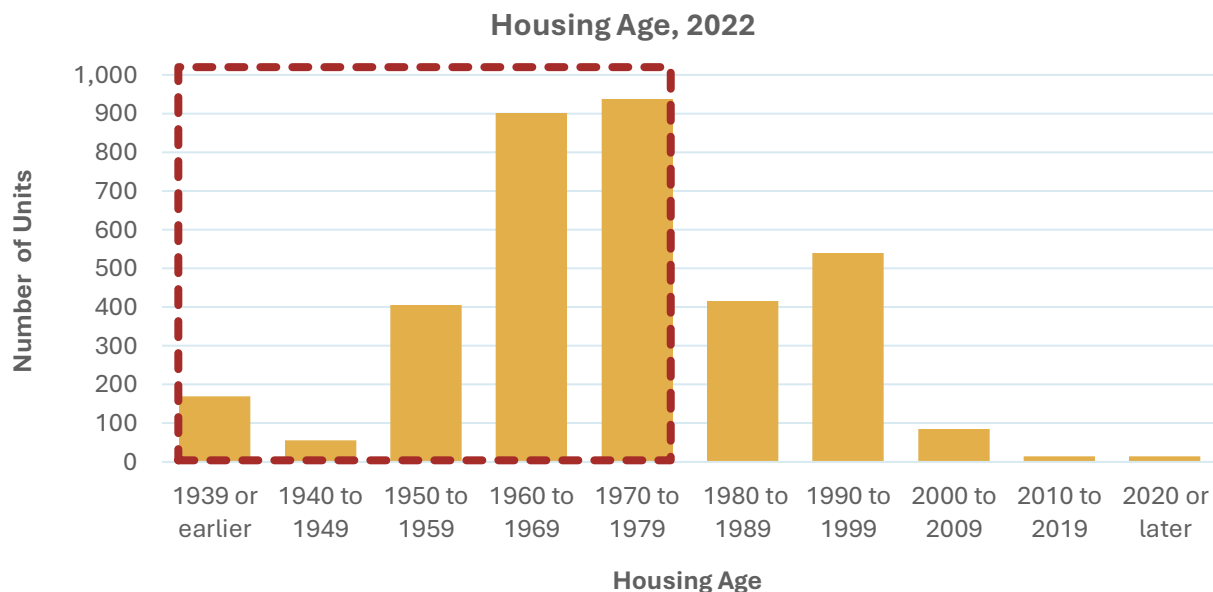


Data Sources: 2022 American Community Survey Estimates Table DP04.

## Housing Age

### An Aging Housing Stock with Rising Maintenance Needs

Nearly 70% of housing units in Grand Blanc were constructed before 1980, making them at least 45 years old. While no substandard housing units were identified, the age of the housing stock suggests increasing maintenance and reinvestment needs over time.



*Data Sources: 2022 American Community Survey Estimates Table DP04.*

## Vacancy

### Extremely Limited Housing Availability Across Tenure Types

Vacancy rates in Grand Blanc are substantially below levels typically associated with balanced housing markets limiting housing choice and affordability. In 2022, owner-occupied housing recorded a vacancy rate of 0%, while rental housing vacancy was 1.2%. Low vacancy rates reflect strong demand and contribute to increasing housing costs through heightened competition.

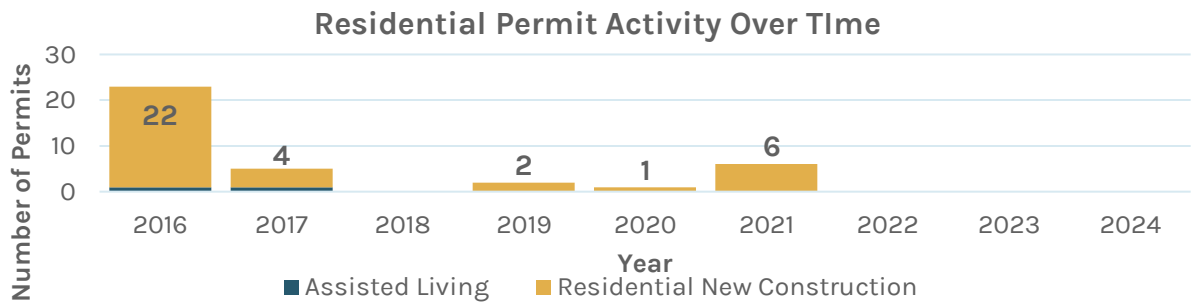
A vacancy rate between 4–7 % is generally considered supportive of healthy market allowing turnover, reinvestment, and alignment with changing household needs. Nationally, homeownership vacancy rates stood at approximately 1.5%, while rental vacancy rates averaged 8.9%.

*Data Sources. 2022 American Community Survey Estimates Table B25004. 2024 National Comprehensive Housing Study Analysis, HUD.*

# Residential Development

## Modest Recent Construction Alongside an Active Development Pipeline

Residential construction activity has slowed significantly since 2016. More residential building permits were issued in 2016 than in all subsequent years combined. Since that time, 13 new residential units have been constructed, and 7 residential demolitions have occurred.



*Data Sources. 2016-2025 City of Grand Blanc Permits.*

However, several approved projects in the Grand Blanc’s development pipeline are anticipated to proceed, with permit issuance expected around Spring 2026. These projects represent a potential addition of approximately 325 new housing units, which would meaningfully expand the city’s housing supply.

### OWNER UNITS

- 152 single-family detached units as part of a golf course development.
- 20 upper-level residential units.
- 5 units in the Garden Building, in 2025
- 48–50 units at the Perry Road site.

### RENTAL UNITS

- 98 units in Grand Oaks Phase 2, consisting of rental townhouses

# Housing Market

## Competitive Market with Rising Prices

Grand Blanc’s housing market remains constrained by limited inventory and sustained demand. As of September 2024, the median home sales price reached \$278,300, representing a 3.3% increase over the prior year. Contributing factors include elevated interest rates, prolonged underdevelopment, and rising construction costs.

*Data Sources. 2024 Zillow.*

# D. Future Housing Demand

## Projected Need for 200–350 Additional Housing Units

Grand Blanc’s housing need estimates are based on the assumption that the city’s population will remain stable at approximately 8,000 residents over the next 20 years. Using this population baseline and an assumption of 4% vacancy rate, preliminary 20-year housing need estimates range from 200 to 350 additional housing units. This translates into an annual target of 10-18 units. With approximately 325 units currently in the development pipeline, Grand Blanc appears positioned to address this range of demand.

Grand Blanc Housing Demand and Targets

|                         | Description                                                                                                                                           | Owner   | Renter | Total   |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|---------|
| Baseline Housing Demand | What the market is looking for                                                                                                                        | 120-248 | 32-181 | 152-484 |
| 20-Year Target          | A 20-year goal set for how much of the projected housing demand the community aims to meet - could be below, at, or above the total projected demand. | 150-200 | 50-150 | 200-350 |
| Annual Target           | An annual goal for how much of the projected housing demand the community aims to meet                                                                | 7-10    | 3-8    | 10-18   |

Data Sources: SmithGroup Analysis, Conducted 2025. Note figures reflect a 4% vacancy rate and exclude cost-burdened households.



## E. Implications for the Master Plan

Viewed together, housing demand, supply, and market conditions in Grand Blanc reveal a constrained housing system shaped by stable population levels, evolving household characteristics, limited inventory, and affordability pressures. The following implications synthesize these findings into the core considerations that inform housing-related policy direction within the Master Plan.

- **Stable population with shifting age and household characteristics reframes housing demand.**

While overall population levels are projected to remain steady, an increase in older working-age households, declining household size, and a growing share of non-family households influence the types, sizes, and tenures of housing most relevant to long-range planning.

- **Income and tenure patterns structure access to housing choice.**

Distinct income differences between owners and renters, combined with age-based tenure patterns, highlight how affordability and access to homeownership vary across the community and shape housing demand at multiple price points.

- **Extremely low vacancy constrains turnover and intensifies market pressure.**

Near-zero vacancy rates across both ownership and rental housing indicate a highly constrained market, limiting housing choice, restricting turnover, and contributing to affordability challenges through increased competition.

- **Despite recent low construction levels, the development pipeline signals a shift in housing supply composition.**

While residential construction levels have remained low since 2016 and much of the housing stock predates 1980, approved projects in the development pipeline reflect emerging momentum toward increased housing production and a broader mix of housing types, shaping the future balance of supply in an otherwise built-out community.

## F. Housing Direction: From Need to Strategies

To meet Grand Blanc’s housing needs over the next 20 years, future development will need to include a wider range of housing types and styles. Housing demand projections also help clarify the scale of the challenge by identifying the approximate number of additional units needed over time (200-350); the policies and strategies that follow describe how Grand Blanc can realistically achieve that target.

### Goal 1: Support Strong Neighborhoods and Housing Choice

Residents value the stability of existing neighborhoods while also expressing concerns about affordability, aging in place, and limited housing options. This goal focuses on maintaining neighborhood character while expanding choice to meet evolving needs.

See *Chapter 7: Implementation* to learn how the City and key stakeholders will turn these policies into actionable strategies over the next 20 years.

- Policy 1.1 — **Expand housing choice** by aligning land use and zoning with changing household needs.
- Policy 1.2 — **Support housing production** by making development review predictable, timely, and focused on infill and redevelopment.
- Policy 1.3 — **Increase affordability** and **improve access to housing options** across income levels and life stages.
- Policy 1.4 — **Reinforce neighborhood stability** by protecting quality, strengthening reinvestment, and ensuring compatible transitions.





# CHAPTER 4: LAND USE

## A. Land Use Overview

### A Framework to Meet Community Needs

The City of Grand Blanc seeks to sustain a balanced, efficient, and adaptable mix of land uses that responds to community priorities while positioning the city for long-term success. Land use decisions shape how residents live, work, gather, and move through the city, influencing economic vitality, environmental health, and public investment. This chapter establishes a clear framework for organizing land in a way that reinforces community character, strengthens key assets, and allows flexibility as conditions evolve. A core focus of this framework is reinforcing downtown as the heart of the community while recognizing natural features as foundational to Grand Blanc’s long-term resilience.

Together, the Existing and Future Land Use analyses inform the goals, policies, and strategies in this chapter. These elements translate the community’s vision into clear guidance for land use decisions, zoning updates, redevelopment efforts, and public investments—promoting compatibility, predictability, and long-term sustainability.

Implementation of the Land Use chapter is expected to:

- Strengthen and diversify the tax base through high-quality development and reinvestment
- Align zoning regulations with the Future Land Use Plan
- Improve clarity and consistency in land use and development decisions
- Reinforce downtown as Grand Blanc’s primary civic, social, and activity center
- Support protection and integration of natural features to enhance community resilience and quality of life

## B. Existing Land Use

### Limited Vacant Land and Strategic Redevelopment Potential

**Grand Blanc is nearly built-out, with a limited amount of undeveloped land remaining within the city.** Vacant land represents a small share of the city’s total land area, some of which is unbuildable for environmental reasons, reinforcing the importance of strategic land use decisions focused on reuse, infill, and compatibility rather than outward expansion. Residential uses continue to comprise the largest share of land use in Grand Blanc, while industrial uses occupy a minimal footprint, reflecting the city’s primarily residential and service-oriented character.

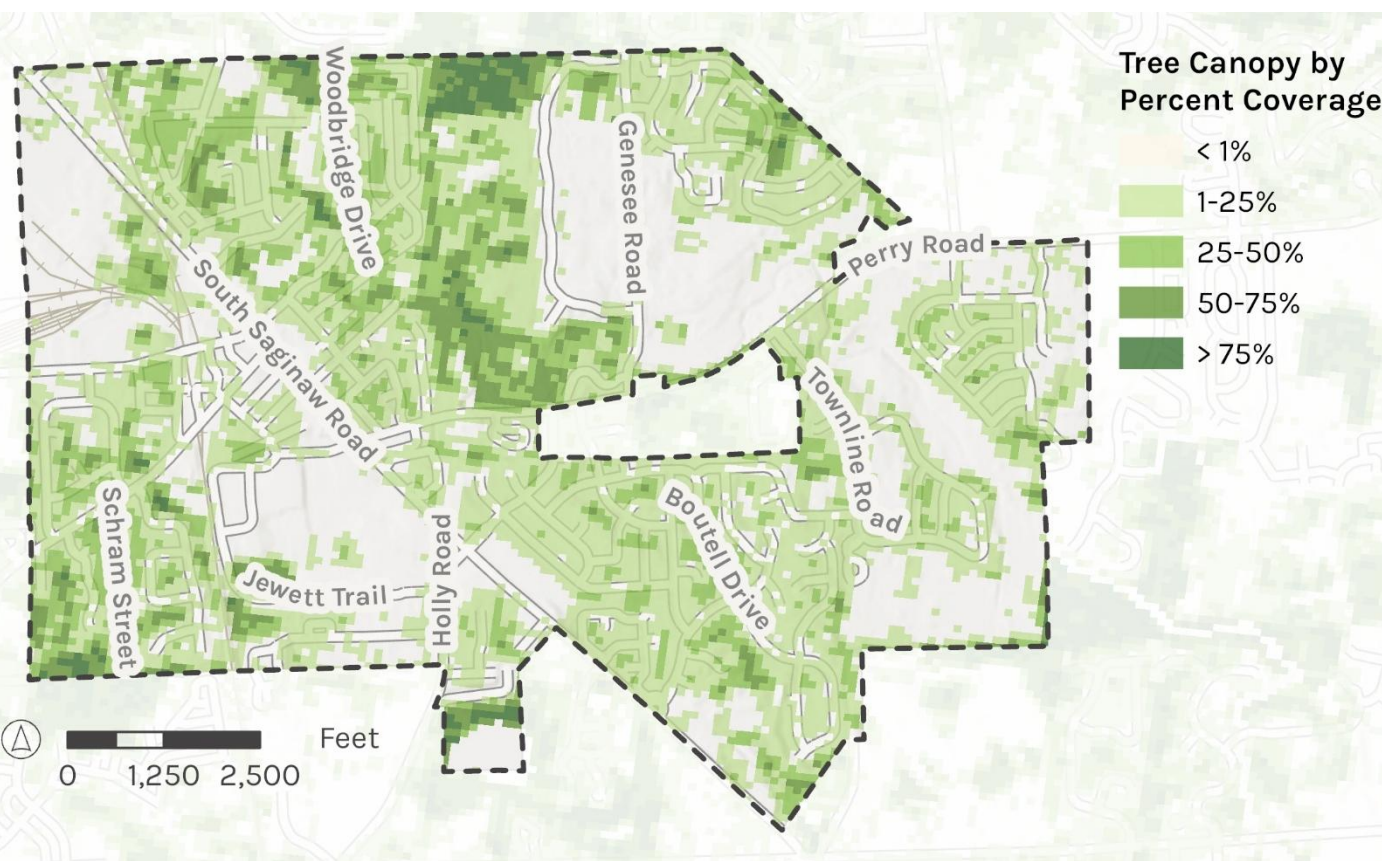
## Natural Features and Environmental Conditions

### Natural Features as a Foundation for Resilience

Grand Blanc's natural features—including water bodies, floodplains, wetlands, woodlands, and open spaces—are essential components of the city's existing land use pattern. Viewed through a resilience lens, these features support the city's ability to manage environmental risks, adapt to change, and maintain a high quality of life. The location and condition of natural systems play an important role in shaping where development has occurred, where it is constrained, and where thoughtful integration can enhance community character and environmental health.

### Trees and Woodlands

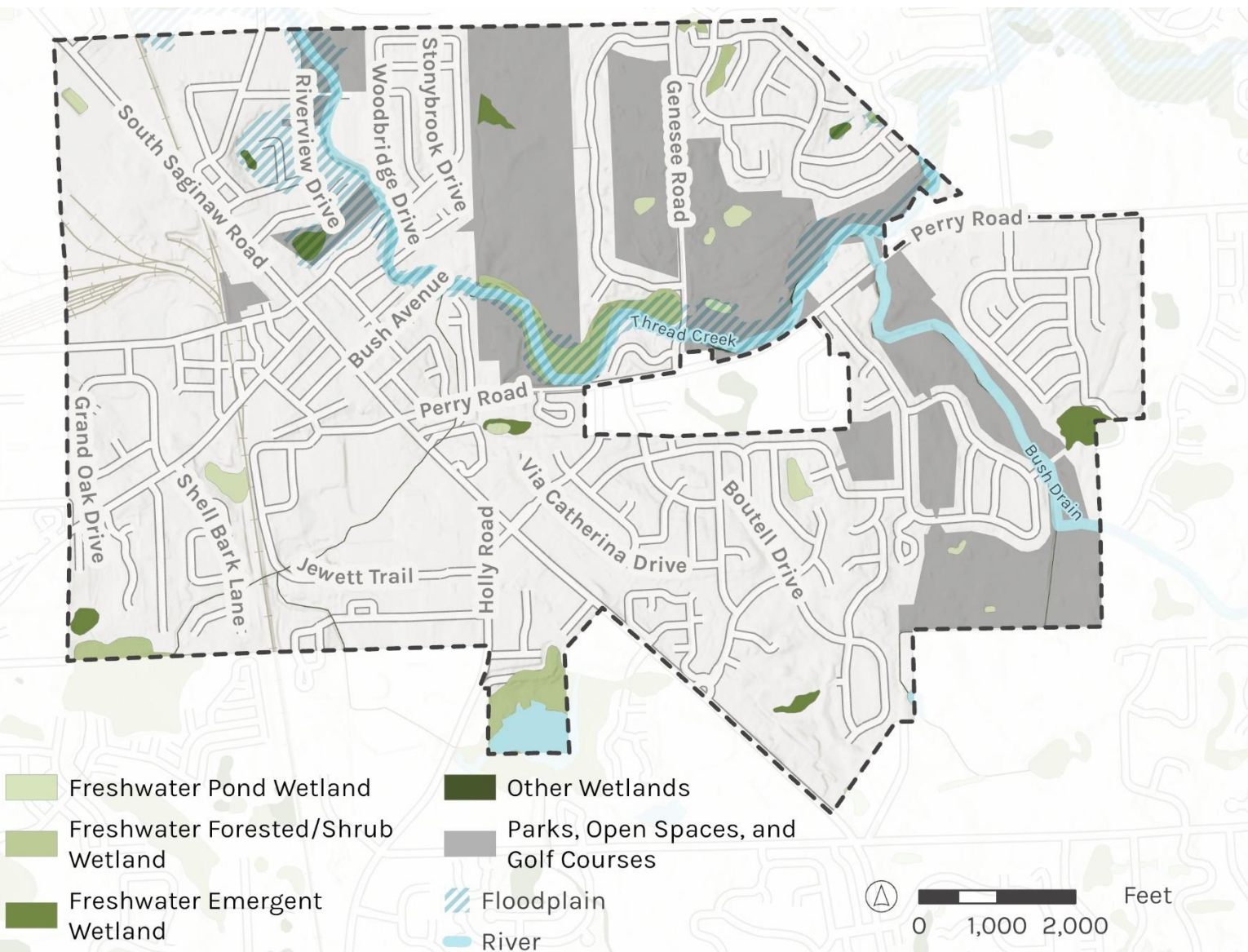
Woodlands and mature trees are distributed throughout Grand Blanc's neighborhoods and open spaces. They contribute significantly to the city's visual character and livability. Beyond aesthetics, they provide measurable benefits, including moderating temperatures, improving air quality, reducing noise, supporting wildlife habitat, and helping manage stormwater runoff. These features are an important consideration in redevelopment and infill decisions, particularly in established neighborhoods.



Data Sources: 2025 USA Legacy National Land Cover Database Tree Canopy Cover from the U.S. Forest Service

## Floodplains and Wetlands

Floodplains and wetlands are primarily located along Thread Creek and in adjacent residential areas and parklands. These natural systems play a critical role in managing flooding by storing and slowly releasing stormwater, reducing erosion, improving water quality, and supporting diverse plant and wildlife habitats. In many cases, floodplains and wetlands have already been incorporated into the city's park system and open space network, contributing to both environmental function and recreational value. Due to their ecological importance and regulatory constraints, development has generally been directed away from floodplain and wetland areas. Where development occurs nearby, these features should be integrated into site design and stormwater management systems to enhance functionality while protecting natural resources.

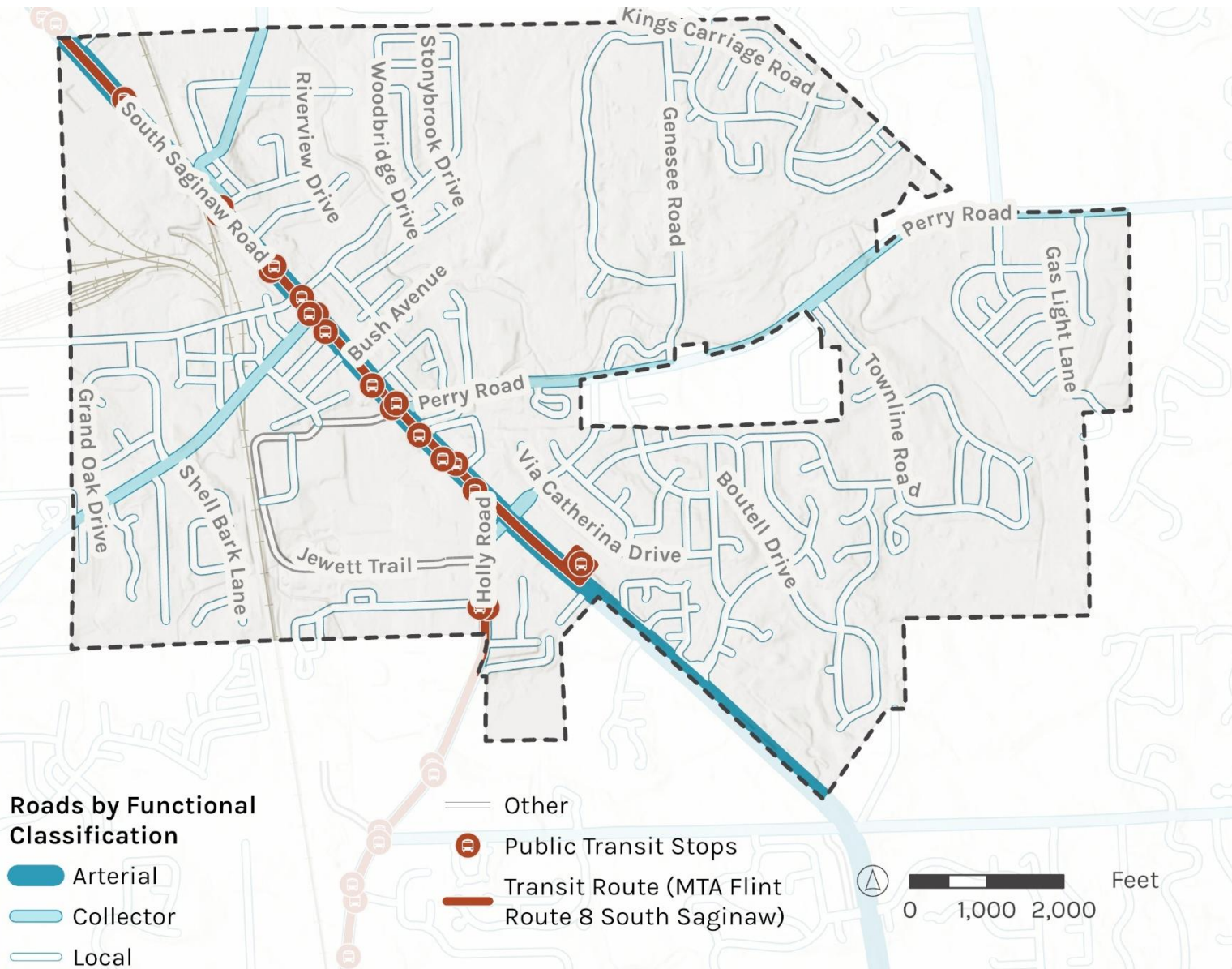


Data Sources: 2024 U.S. FEMA. 2024 U.S. Fish and Wildlife National Wetland Inventory.

## Mobility

### Enhancing Density Along Transit Corridors

Another important consideration for future land use is where to allow more dense housing and mixed-use construction, which is heavily influenced by mobility networks. Transit systems thrive off density, which helps increase ridership and make transit systems run more efficiently. Arterial and collector roads, which are wider to allow more traffic, also become safer when larger buildings fronting the road provide a visual cue to slow traffic. Allowing density along primary corridors like South Saginaw Road will set Grand Blanc up for future success.



Data Sources: 2026 City of Grand Blanc Assessor and 2024 MDOT Roads by Functional Classification.

## C. Future Land Use

### Planning for the Next 20 Years

The Future Land Use Plan illustrates Grand Blanc’s long-term vision for how land should be used and organized over the next 20 years. It represents a desired pattern of development—not an immediate or prescriptive schedule—and acknowledges that change will occur incrementally over time. The plan provides a generalized framework to guide zoning, development review, and public investment in a coordinated and predictable manner.

The Future Land Use Plan and accompanying map depict the preferred composition and arrangement of land uses citywide. This framework was developed through careful consideration of community priorities and key planning factors, including land use compatibility, mobility and access, development intensity, public facilities and services, and community character. The plan builds on previous planning efforts while responding to current conditions and anticipated needs.

#### COMPATIBILITY



Organize land in a way that reduces conflicts with nearby uses and supports nearby activity.

#### MOBILITY



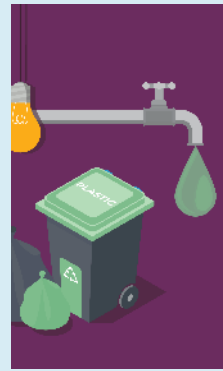
Organize land in a way that creates dense corridors and neighborhoods that promote walkability and transit.

#### INTENSITY



Organize land in a way that provides areas from high activity to low activity to meet different lifestyle needs.

#### FACILITIES



Organize land to promote development near existing community facilities to limit environmental and capacity strain.

#### COMMUNITY



Organize land in a way that promotes close-knit communities and a strong sense of local identity.

To create future land use, this plan considers several key pieces of information:



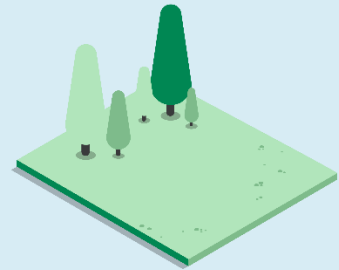
### **EXISTING LAND USE AND ZONING**

Future land use considers the requirements, or zoning, of land. Future land use should allow existing neighborhoods to thrive while ensuring any future uses on the land maintain a provide opportunities for redevelopment to meet the community's vision.



### **MARKET TRENDS**

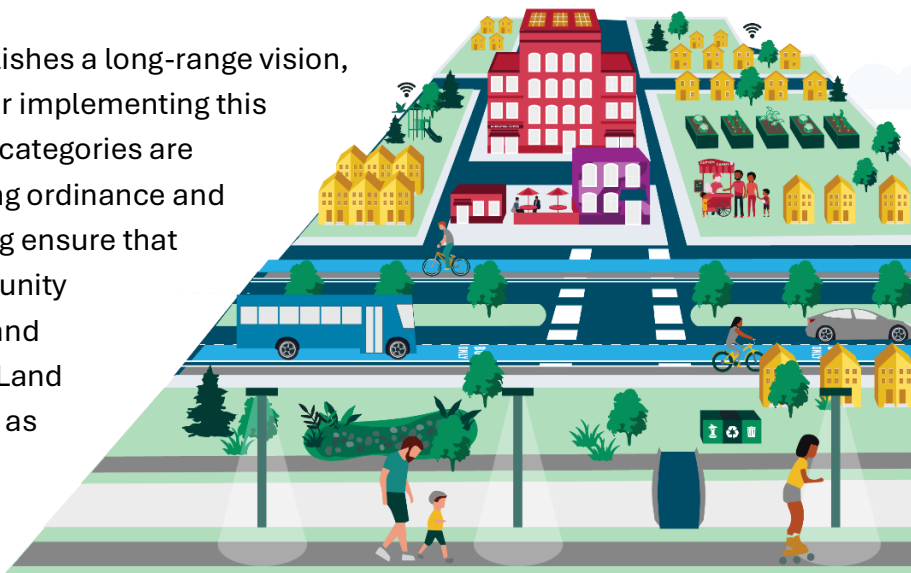
Future land use considers future population changes that would impact housing demand, schools, or businesses.



### **DEVELOPMENT, REDEVELOPMENT, AND VACANCY**

Where there is vacant or underused land that does not strongly support the plan's vision, the future land use strategy needs to encourage development that is compatible with surrounding areas.

While the Future Land Use Plan establishes a long-range vision, zoning is the primary regulatory tool for implementing this vision over time. The Future Land Use categories are intended to guide updates to the zoning ordinance and inform development decisions, helping ensure that future development aligns with community character, infrastructure availability, and long-term goals. Together, the Future Land Use Plan and zoning regulations serve as complementary tools to achieve the quality and pattern of development envisioned by the community.



## Future Land Use Categories

The Future Land Use Plan includes several land use categories, each with general guidance on the type and intensity of development anticipated. These categories are described below and illustrated on the Future Land Use Map.

### Single-Family Residential Neighborhood

This category represents the predominant land use pattern in Grand Blanc and includes established single-family residential neighborhoods throughout the city. Older neighborhoods, particularly those closer to Downtown, are generally characterized by smaller lots and building footprints, while newer subdivisions tend to have larger lots and homes.

#### *Land Use Intent*

Single-Family Residential Neighborhoods are intended to maintain and strengthen stable neighborhoods while accommodating reinvestment and compatible infill. Existing neighborhood patterns—particularly smaller lot sizes and traditional development forms—should be preserved where they contribute to community character.

#### *Development Considerations*

While this category primarily supports detached single-family homes, limited residential development may occur in select locations through sensitive site design and clustering that preserves open space, views, and neighborhood character.

#### *Zoning Relationship*

This category generally corresponds to the R-1 Single-Family Residential and R-2 Single-Family Residential zoning districts. Over time, residential zoning districts may be simplified with a greater focus on building form and site standards rather than minimum lot size alone.

#### *Goals*

- Promote reinvestment in existing neighborhoods
- Ensure infill and replacement housing complements the scale and massing of surrounding homes

### Attached Residential Neighborhood

Attached Residential Neighborhoods are located in areas that serve as transitions between lower-density single-family neighborhoods and more intensive land uses or major roadways.

### ***Land Use Intent***

This category is intended to accommodate low-density attached residential that provides additional housing options while maintaining compatibility with adjacent neighborhoods.

### ***Development Considerations***

Development should respect the scale, height, and massing of nearby residential areas and serve as an effective buffer between differing land use intensities.

### ***Zoning Relationship***

This category generally corresponds to the R-3 Single-Family Attached Residential District.

### ***Goals***

- Support neighborhood-scaled reinvestment
- Ensure compatibility with adjacent residential uses

## **Mixed Residential Neighborhood**

Mixed Residential Neighborhoods include areas suitable for a broader mix of housing types, such as single-family homes, duplexes, townhomes, and low-rise multi-family development.

### ***Land Use Intent***

This category allows greater flexibility in housing type and density to support housing diversity and respond to changing demographic and market needs.

### ***Development Considerations***

Development intensity should be appropriate to surrounding uses and aligned with infrastructure capacity and available public services.

### ***Zoning Relationship***

This category generally corresponds to the R-T Two-Family District and the Low- and High-Density Multiple Family Residential Districts (LDMF & HDMF).

### ***Goals***

- Promote a flexible mix of housing options
- Support housing diversity across the city

## **Downtown**

Downtown is envisioned as the civic, social, and economic heart of Grand Blanc—a vibrant, walkable center that brings people together and reflects the community's

identity. Community engagement consistently identified downtown vitality as the city's top priority, with residents and stakeholders expressing a strong desire for a downtown that serves as a focal point for community life, public spaces, and local activity. Downtown functions as a key destination for residents and visitors and plays a central role in reinforcing Grand Blanc's sense of place.

### ***Land Use Intent***

The Downtown category is intended to support reinvestment and placemaking that strengthens community identity and supports local businesses. Downtown should continue to evolve as a compact, engaging environment that accommodates civic functions, employment, housing, and cultural activity in a manner that is responsive to changing market conditions. Flexible land use and zoning approaches are encouraged to support desired redevelopment while maintaining high standards for quality and character.

Downtown supports a diverse and complementary mix of uses, including retail, restaurants, personal services, offices, civic and cultural facilities, and residential development. Residential uses—such as upper-floor housing, mixed-use buildings, live/work units, and townhomes—are encouraged to support activity throughout the day and year. Automotive-oriented uses are generally discouraged within the downtown core and are more appropriately located along corridor areas.

### ***Development Considerations***

Development and redevelopment should emphasize buildings oriented to the street, active ground-floor uses, high-quality public spaces, and a strong pedestrian environment. Design expectations should reinforce walkability, human-scaled development, and compatibility with surrounding buildings while remaining practical and achievable for a range of development types. As travel preferences continue to shift, improving non-motorized connectivity is a key priority. Strengthening pedestrian and bicycle connections between downtown, surrounding neighborhoods, parks, cultural facilities, and employment areas will be essential to supporting long-term vitality.

### ***Zoning Relationship***

This category generally aligns with the City's Central Business District Overlay and associated underlying zoning districts. Zoning and redevelopment tools are key mechanisms for implementing the Downtown vision and should provide sufficient flexibility to encourage reinvestment while guiding building form, site design, and land use mix.

### **Goals**

- Promote an authentic, vibrant downtown that serves as the community's focal point
- Encourage walkable, engaging street environments and improved non-motorized connectivity
- Support mixed-use development and upper-floor residential opportunities
- Preserve historic character while accommodating compatible infill and reinvestment

### **Corridor Mixed-Use**

This category applies to major commercial corridors such as Saginaw Street, Perry Road, and Holly Road.

#### ***Land Use Intent***

Corridor Mixed-Use areas are intended to provide goods, services, and employment opportunities while supporting a balanced tax base along major roadways.

This category intends to support a variety of uses including retail, restaurants, services, offices, and auto-oriented businesses. Over time, redevelopment should incorporate improved site design and consider residential uses as part of mixed-use development.

#### ***Development Considerations***

Redevelopment should prioritize access management, improved walkability, enhanced site design, and transitions to adjacent neighborhoods. These corridors also function as gateways into the city and Downtown.

#### ***Zoning Relationship***

This category generally corresponds to the B-2 Community Business District, B-3 General Business District, and OS-1 Office Service District. Future zoning updates may consolidate business districts with an emphasis on form standards and spacing of auto-oriented uses.

### **Goals**

- Support corridor reinvestment and modernization
- Improve walkability and site design
- Encourage mixed-use redevelopment where appropriate

## **Mixed-Use Campus**

The Mixed-Use Campus category includes large, historically industrial sites, including the former General Motors site and adjacent properties. These areas represent some of the most significant long-term redevelopment opportunities in Grand Blanc due to their size, location, and potential to accommodate coordinated, master-planned development.

### ***Land Use Intent***

This category is intended to support flexible, campus-style redevelopment that can adapt to changing economic and market conditions over time. Mixed-Use Campus areas are envisioned as employment-focused environments that may include a complementary mix of light industrial, research and development, office, institutional, and residential uses in a cohesive setting.

### ***Supported Uses***

Supported uses may include modern manufacturing, research and development, technology-oriented employment, offices, warehousing, and limited residential uses such as live/work units or attached housing that supports on-site employment. Uses should be coordinated as part of a comprehensive development approach rather than developed incrementally on a parcel-by-parcel basis.

### ***Development Considerations***

Redevelopment should be carefully planned to ensure compatibility with Downtown and surrounding neighborhoods, preserve significant natural features, and incorporate open space and amenities where feasible. Development intensity and site design should reflect the unique characteristics of the site and support efficient movement of people and goods. Public infrastructure and street improvements necessary to support redevelopment should be coordinated with development and include appropriate developer participation.

### ***Zoning Relationship***

This category may require planned or flexible zoning approaches to allow for coordinated redevelopment, site-specific design standards, and a mix of uses not accommodated by conventional zoning districts.

### ***Goals***

- Support transformational redevelopment of large, underutilized sites
- Promote employment-generating uses and innovation-oriented development
- Ensure compatibility with Downtown and surrounding land uses
- Integrate natural features and open space into redevelopment

## **Institutional**

Institutional areas include public and quasi-public facilities such as schools, municipal buildings, libraries, places of worship, and similar uses.

### ***Land Use Intent***

Institutional uses support essential community services and often function as neighborhood anchors.

### ***Development Considerations***

Sites may include multiple buildings, shared parking, and landscaped open space, and should be designed to be compatible with surrounding uses.

### ***Goals***

- Support high-quality civic and institutional facilities
- Ensure compatibility with surrounding neighborhoods

## **Conservation / Open Space**

This category includes public parks, preserved natural areas, and lands suitable for open space conservation.

### ***Land Use Intent***

The primary purpose of this designation is to preserve natural features and provide recreational opportunities while allowing limited, strategically designed development where appropriate.

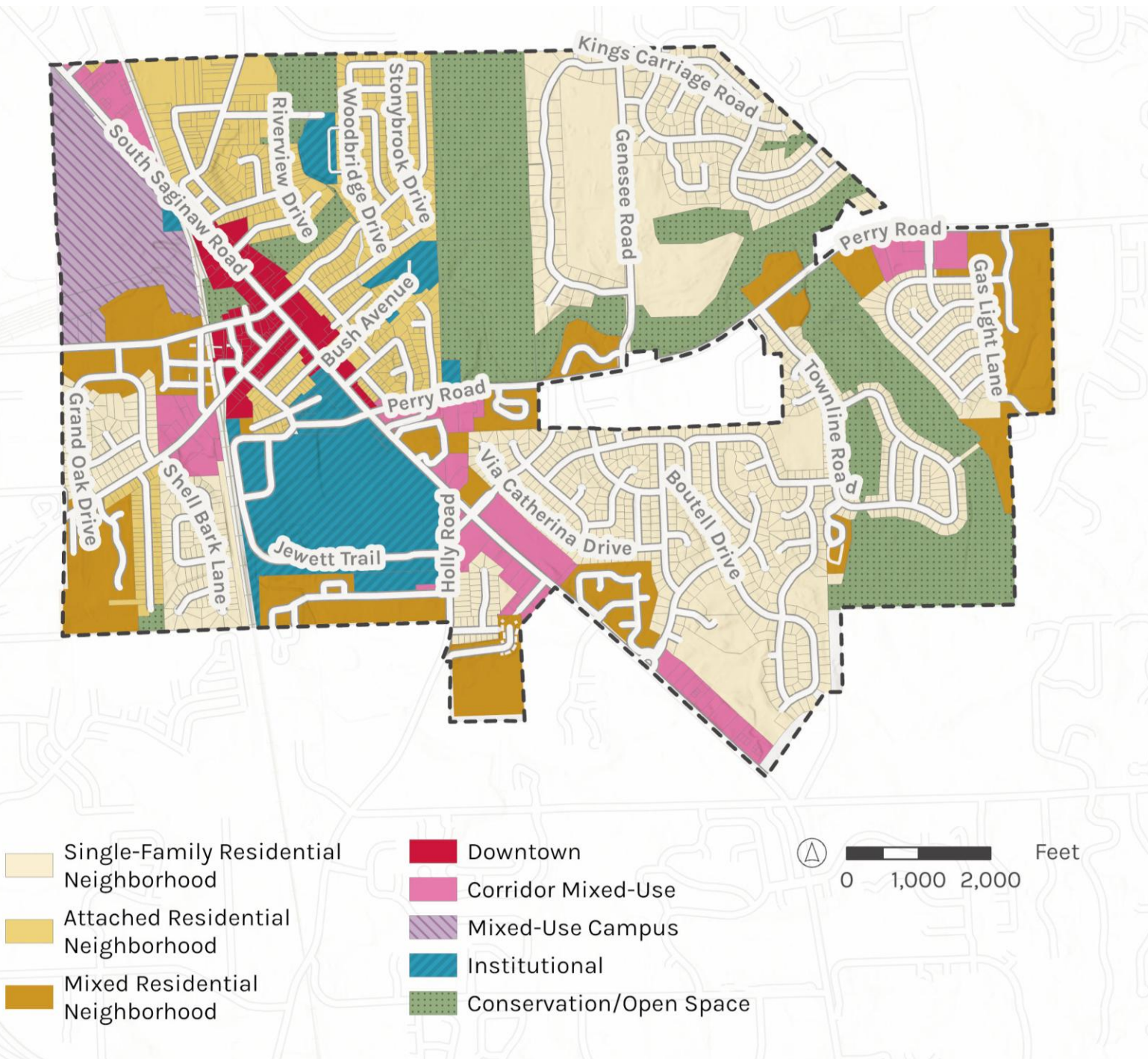
### ***Development Considerations***

Low-density, clustered residential development may be considered in select areas to preserve open space. Public Park improvements are guided by the Parks and Recreation Master Plan.

### ***Goals***

- Conserve natural features as community assets
- Support resilience and environmental quality
- Maintain access to parks and open space

## Future Land Use Map



Data Sources: 2026 City of Grand Blanc Assessor and SmithGroup.

## D. Land Use Direction: Framework for Decision-Making

This section translates the Existing and Future Land Use analyses into a clear framework for decision-making. While the Future Land Use Plan establishes the long-term vision for how land in Grand Blanc should be used and organized, this section provides the goals, policies, and strategies needed to guide day-to-day land use decisions and long-term implementation.

This framework is intended to be used by City staff, elected and appointed officials, developers, and residents as a reference when evaluating rezoning requests, development proposals, capital improvement priorities, and updates to regulatory tools. The Land Use Direction section emphasizes coordination across departments and plans, helping ensure that individual decisions contribute to broader community goals and advance the Future Land Use Plan over time.

### Goal 2: Guide Land Use and Development Through Strategic Decision-Making

Rather than growth for its own sake, this goal emphasizes strategic land use, development, and investment decisions that deliver clear and equitable public benefit. It focuses on directing development and reinvestment to appropriate locations, supporting a diverse mix of compatible uses, and strengthening the City's ability to sustain high-quality facilities and services over the long term.

See *Chapter 7: Implementation* to learn how the City and key stakeholders will turn these policies into actionable strategies over the next 20 years.

- Policy 2.1 — Prioritize land use and development decisions that **advance long-term public benefit** citywide.
- Policy 2.2 — Promote **strategic reinvestment and redevelopment** in areas where it can strengthen community function and performance.
- Policy 2.3 — Use the regulatory framework to **ensure compatibility, manage transitions, and guide long-term land use change**.



### Goal 3: Strengthen Downtown as the Heart of the Community

Community input consistently identified downtown vitality as the top priority, emphasizing redevelopment, walkability, public spaces, and activity that reinforces downtown as Grand Blanc’s civic and social center.

See *Chapter 7: Implementation* to learn how the City and key stakeholders will turn these policies into actionable strategies over the next 20 years.

- Policy 3.1 — Focus **public and private investment** in Downtown.
- Policy 3.2 — Create a **high-quality, walkable, and visually cohesive** environment.
- Policy 3.3 — Strengthen **placemaking, public spaces, and community connections** in Downtown.

### Goal 4: Preserve Natural Features as Community Assets

Grand Blanc’s natural features are not only key assets that attract residents to the city, but also vital for community members’ health, well-being, and long-term resilience to help weather Michigan increasingly colder winters, hotter summers, and frequent storms.

See *Chapter 7: Implementation* to learn how the City and key stakeholders will turn this policy into actionable strategies over the next 20 years.

- Policy 4.1 – Maintain the **health of Grand Blanc’s natural features, tree canopy, and wetlands** as vital parts of the City’s infrastructure.





# CHAPTER 5: MOBILITY

Streets are among the City’s most important public infrastructure and placemaking elements. They shape how residents, workers, and visitors experience Grand Blanc and influence safety, accessibility, economic vitality, and overall community character. While the automobile remains the dominant mode of transportation, the City seeks to provide a balanced and coordinated multimodal transportation system that supports walking, bicycling, driving, and other travel modes.

Comprehensive improvements across all modes of travel can help make streets safer and more efficient while accommodating ongoing growth and development. This Plan builds on prior transportation studies and is intended to complement—not replace—more detailed technical analyses.



---

## *An Integrated Approach to Transportation Planning*

*The City and Township adopted a community-wide Transportation Master Plan (2000) that documents existing conditions, projects future traffic volumes, and evaluates alternatives for meeting the community’s transportation needs. The plan includes detailed technical information such as roadway configurations, signal locations, traffic volumes, levels of service, and crash analysis. The Genesee County Metropolitan Planning Commission Transportation Authority has since conducted several additional regional studies to ensure Grand Blanc is connected to regional resources.*

*In addition, corridor and pathways plans for Holly Road, Baldwin Road, and Saginaw Road were prepared in the 2010s to address non-motorized travel.*

*A Downtown Mobility Study (2023) focuses specifically on connectivity and parking strategies within the City’s core. Please refer these plans for detailed information.*

---

## A. Mobility Context

### System Constraints, Community Concerns, and Planning Considerations

Several factors currently affect transportation services in the City and will continue to influence mobility in the future. Streets must function safely and efficiently to support the livable character sought throughout Grand Blanc, while also accommodating through-traffic and local access.

Community members have expressed concerns about traffic congestion at several locations, most notably at key intersections along Saginaw Street. Several major streets terminate at Saginaw Street, directing a significant amount of east–west traffic onto the corridor and contributing to congestion along this north–south route. While this pattern reflects the City’s street network and the fact that Saginaw Street is Grand Blanc’s only arterial roadway, it also places additional pressure on the corridor and affects adjacent neighborhoods.

Traffic volumes are closely tied to land use decisions, particularly the intensity and location of development within the surrounding Township. As a result, coordination with Grand Blanc Township and the Genesee County Road Commission is essential to address traffic impacts and manage system performance.



## B. Tools for Better Mobility

### Relationship to Land Use

Land use and transportation are closely linked.

Slower-speed streets in residential neighborhoods enhance safety, support family-friendly environments, and strengthen connections among neighbors. Higher-capacity streets near City edges and larger employment or commercial areas support goods movement and business operations.

Increasing density near activity centers and along transit corridors can reduce travel distances and support more frequent and reliable transit service.

The land use recommendations in this Plan have been intentionally paired with transportation considerations and street types to promote safer, more connected, and more efficient neighborhoods across the City.



### Safe Streets for All

State law requires comprehensive plans to address transportation facilities for users of all modes. The Safe Streets for All concept is based on balancing the needs of motorists with those of pedestrians, bicyclists, transit users, and others who share the public right-of-way.

Because not every street has the physical space to accommodate all users at the same level of service, it is important to evaluate Safe Streets for All designs using context-sensitive measures that reflect the role and function of each street within the overall transportation network.



### Vision Zero

Vision Zero is a strategy focused on eliminating traffic fatalities and serious injuries while increasing safe, healthy, and equitable mobility for all users. The approach recognizes that transportation systems should account for human error and be designed to reduce crash frequency and severity.

## C. Mobility Direction: Framework to Coordination

### Mobility Priorities and Implementation

#### Goal 5: Improve Mobility, Safety, and Connectivity

Concerns about traffic, pedestrian safety, sidewalks, and access to destinations emerged clearly during engagement. The Master Plan aims to advance the goals and priorities of the City of Grand Blanc Parks and Recreation Master Plan to ensure continued investment in accessible, high-quality parks, public spaces, and natural features that enhance community well-being.

See *Chapter 7: Implementation* to learn how the City and key stakeholders will turn these policies into actionable strategies over the next 20 years.

- Policy 5.1 — **Manage and maintain the street system** to support safe and efficient travel.
- Policy 5.2 — **Expand multimodal travel choices** and support an interconnected pedestrian, bicycle, and transit network.
- Policy 5.3 — **Implement the Grand Blanc Mobility Study (2023)** through coordinated action and partnership.





# CHAPTER 6: COMMUNITY FACILITIES & SERVICES

Community facilities and services play a critical role in shaping Grand Blanc’s quality of life. Homebuyers, entrepreneurs, and employers consistently consider a municipality’s ability to deliver reliable, cost-effective public services when deciding where to live, invest, or grow. Grand Blanc’s high-quality facilities—parks, utilities, streets, public safety, and civic institutions—have long supported steady growth and reinvestment. As technology advances and community expectations evolve, the City must continue adapting, upgrading, and coordinating its facilities and services to meet future needs.

## A. Factors Shaping Community Facilities

### Infrastructure Needs, Strategic Partnerships, and Evolving Community Expectations

A range of interrelated issues identified through the Master Plan process will continue to influence how the City invests in, maintains, and delivers community facilities and services. These factors shape the policies and strategies necessary to meet present and future community needs.

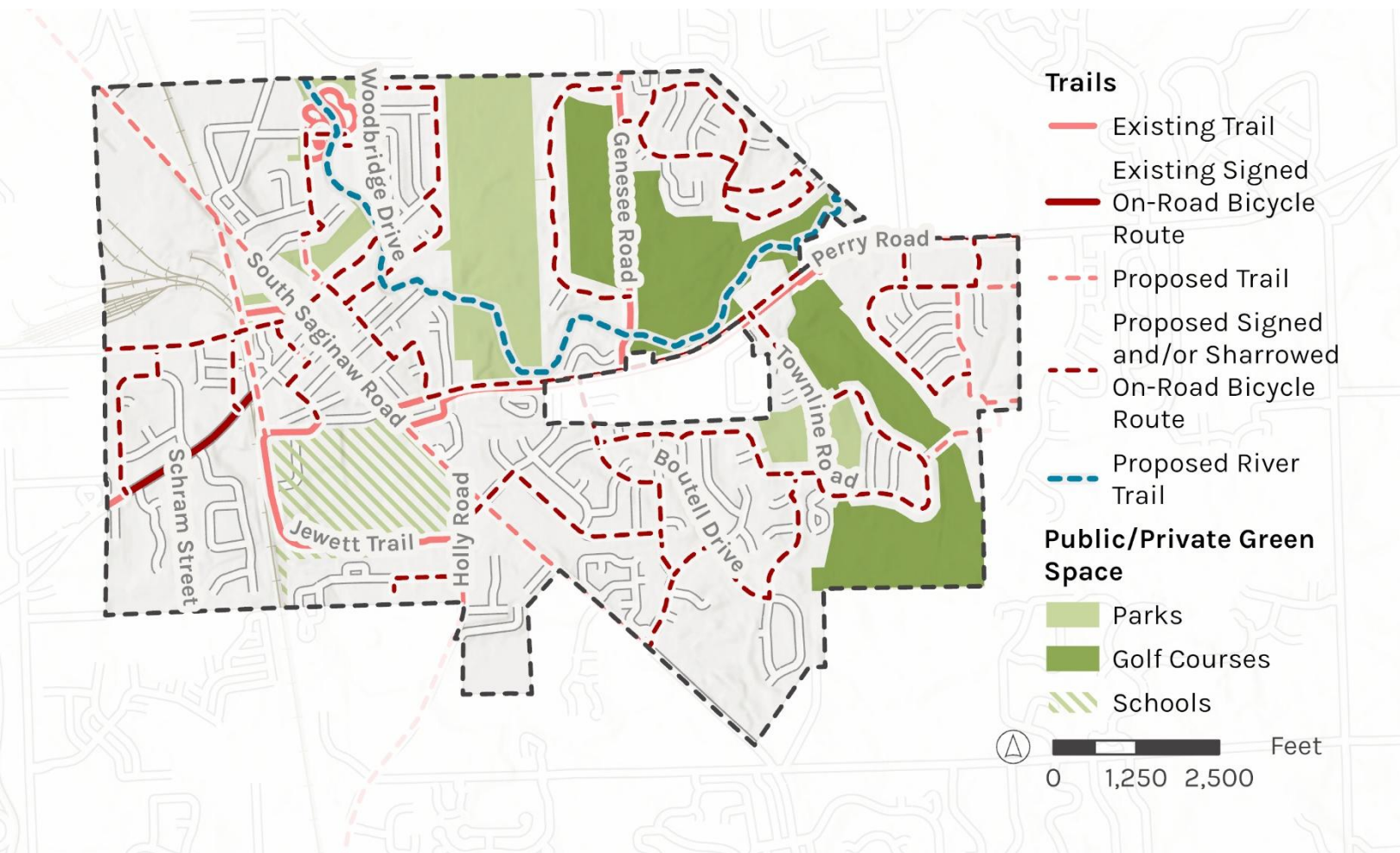
- **High-quality recreation depends on sustained investment in public spaces.**  
Maintaining and enhancing parks, pathways, and other shared public areas is essential to ensuring that Grand Blanc’s recreation system remains inviting, accessible, and well-programmed for all residents.
- **Delivering quality municipal services requires modernization of core infrastructure.**  
Priorities include improvements to the water plant—such as introducing water-softening capabilities—advancement of a comprehensive stormwater and sanitary sewer collection systems master plan, continued mitigation of inflow and infiltration issues, and ongoing annual rehabilitation of both local and major streets.
- **Strong intergovernmental partnerships remain vital to effective service delivery.**  
Continued collaboration between the City and Township supports efficient, coordinated provision of community services, reduces duplication, and helps ensure that shared resources are aligned with long-term regional goals.

## B. Summary of Community Facilities

This section provides a concise overview of the community facilities and services that support Grand Blanc's residents, businesses, and overall quality of life. It highlights the City's key assets—including parks, public utilities, schools, libraries, and other essential services—and summarizes their current role within the community. A detailed inventory of all facilities is available in Appendix B.

### Parks and Recreation

Grand Blanc's three signature parks—Rust, Physicians, and Grand Blanc Commons—provide recreation, social connection, ecological value, and community identity. These sites, along with regional resources such as golf course lands, school playgrounds, and acres of shared open space across the City and Township, form a substantial and interconnected recreational system. Expanding connections between these parks through trail enhancements and greenway links can further support active living and environmental stewardship.



## Regional Resources

Grand Blanc’s public schools, McFarlen Library, and community parks serve both City and Township residents. Collectively, the Grand Blanc community offers more than 380 acres of parkland, plus 191 acres of school-based recreation areas.

# 570+

acres of parks,  
recreation, and  
playgrounds.



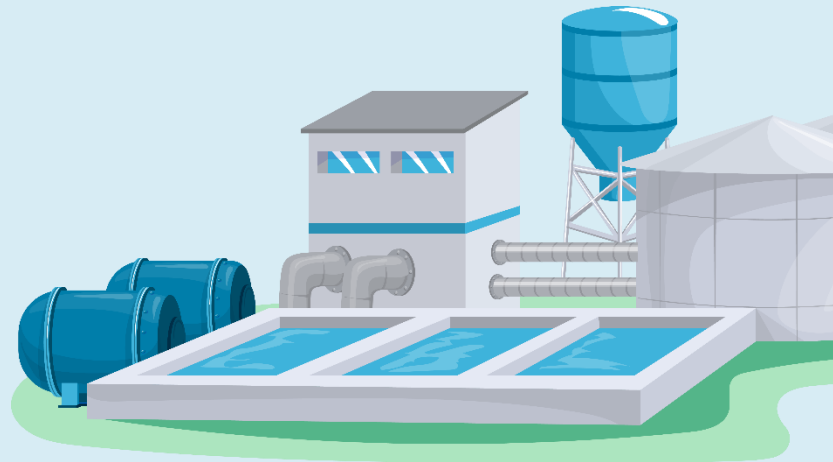
## Public Schools

The Grand Blanc Community Schools continue to provide quality education to residents from kindergarten through high school across its 13 facilities and a private Catholic School also serves pre-Kindergarten through eighth grade students.



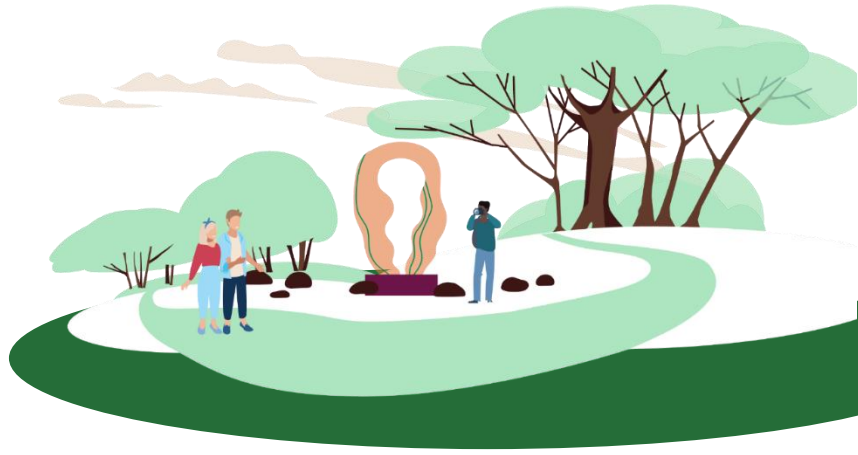
## Public Utilities

The City owns and operates its water treatment and distribution system, as well as its sanitary and storm sewer collection systems. All properties within the City are served by these utilities. The Department of Public Works maintains the utility network, public streets, and rights-of-way, ensuring reliable service delivery and infrastructure performance.



## C. Community Facilities & Services Direction: Sustainable and Reliable Resources

Grand Blanc’s high-quality community facilities—from parks to utilities to public safety—are a source of community pride and a driver of long-term stability. The City remains committed to delivering services that are reliable, cost-effective, environmentally responsible, and responsive to community needs. The goals, policies, and strategies below will guide future investment and stewardship.



### Goal 6: Sustain Parks and Recreation Areas

Grand Blanc’s parks and recreation system strengthens community identity, supports active and healthy lifestyles, preserves natural habitats, and provides spaces for gathering, play, and exploration. Continued investment in parks and open spaces is an investment in Grand Blanc’s residents.

See *Chapter 7: Implementation* to learn how the City and key stakeholders will turn this policies into actionable strategies over the next 20 years.

- Policy 6.1 — Continue to **implement the City of Grand Blanc Parks & Recreation Plan (2022).**

### Goal 7: Provide High-Quality and Resource-Efficient Services

Grand Blanc’s telecommunications network, utilities, and public services support everyday needs—including learning, remote work, business operations, and community safety. Enhancing digital access, maintaining infrastructure, and protecting natural resources are essential to long-term community well-being.

See *Chapter 7: Implementation* to learn how the City and key stakeholders will turn these policies into actionable strategies over the next 20 years.

- Policy 7.1 — **Expand digital access.**
- Policy 7.2 — Provide public services and utilities in a **timely, resource-efficient, and environmentally responsible manner.**



# CHAPTER 7: IMPLEMENTATION

## Turning Vision into Action

For the Master Plan to remain a practical and impactful guide over the next 20 years, it must be paired with clear and achievable steps for putting its ideas into motion. This chapter translates the policies and strategies from each chapter into an actionable framework that City leaders can use to prioritize work, allocate resources, and measure progress. Designed as a quick-reference tool for the Planning Commission and other decision-makers, it functions as both a roadmap and a checklist—ensuring that Grand Blanc’s long-term vision is advanced consistently, collaboratively, and with accountability.



## A. Tenants of Successful Implementation

### Commit

Successful implementation will be directly related to committed leadership. While elected and appointed officials will have a strong leadership role, others will be instrumental in supporting the plan: department directors, City staff, leaders from community institutions, residents, developers, and business owners. All must unite toward the plan’s vision.

### City Council

The City Council must be solidly engaged in the process of implementing the plan. Their responsibilities will be to prioritize various action items including potential changes to municipal code. They must also consider and weigh the funding commitments necessary to realize this plan’s vision, whether involving capital improvements, facility design, municipal services, targeted studies, or changes to development regulations.

### Plan Commission

The Plan Commission is charged with overseeing plan implementation and is empowered to make ongoing land use decisions. Therefore, many tasks in the Action Plan are the responsibility of the Plan Commission. In other instances, Plan Commission plays a strong role as a "Plan Facilitator" overseeing the process and monitoring its progress and results.

Together, City staff and the Plan Commission must be held accountable, ensuring this plan impacts their daily decisions and actions.

## **Prioritize**

Successful implementation of this plan will require prioritizing actions that advance the community's shared vision, align with available staff capacity, and address identified needs. It aims to balance competing interests. Input from community members highlighted several recommendations that should be prioritized based on timing, staffing, and funding.

## **Partner**

City staff wear many hats and fulfill a variety of tasks to keep the City of Grand Blanc running. The actions identified in this plan cannot be implemented by planning staff alone. Instead, staff help guide the team of implementors across internal departments and make connections between resources locally and regionally. Champions for projects and initiatives can extend beyond staff to dedicated partners and City of Grand Blanc leaders.

Preparing for future staff turnover requires an emphasis on documentation and processes. Records and institutional memory should be documented to ensure future staff have the resources they need. Digitizing records and permits should be a priority so staff can most efficiently do their job. (See more about strengthening internal City Systems in the Housing Development Policy Guide).

## **Guide**

This plan is designed for routine use and should be consistently employed during any process affecting the community's future. Private investment decisions by developers, corporations, and landowners should consider the plan's direction as it is the guide for economic growth and stability of the community and supports the goals and strategies of the overall comprehensive plan.

## **Evaluate and Monitor**

This plan has been developed with a degree of flexibility, allowing nimble responses to emerging conditions, challenges, and opportunities. To help ensure the plan stays fresh and useful, periodic reviews and amendments may be required. This will ensure goals, strategies, and actions reflect changing community needs, expectations, financial realities, and other plans that get adopted along the way.

## **B. Key Tools**

Tools to implement the Plan generally fall into one of four categories. Each tool has a different purpose toward Plan implementation. Some suggest specific immediate changes, some are long term policies, and others involve on-going activities.

### **Land Use Regulations**

Land use regulations are derived from police powers. The purpose of the primary tools for Plan implementation, such as the Zoning Ordinance and other land use regulations, are summarized below. The City also has a number of other codes and ordinances to ensure that activities remain compatible with the surrounding area, such as noise, blight and nuisance ordinances, and to control impacts on the environment and infrastructure.

### **Capital Improvement Programs**

Capital Improvement Programs (CIP) are derived from budgetary powers. The CIP lists recommend improvements, timing, estimated costs and funding for infrastructure (streets, bikeways, sidewalks, sanitary sewers, waterlines, storm sewers and drainage) and community facilities (public buildings, fire, police and parks). Capital projects have been identified and constructed to help support and promote desired development, and to meet the needs of residents and businesses already in the City.

### **Revenue Generation Policies**

Revenue generation policies derived from taxing powers are the purview of the Grand Blanc City Council, within the confines of Michigan law. In addition to traditional sources, the City has the ability to raise revenues or capture the increment in revenues within a specific geographic area for specific purposes.

### **Public Private Partnerships**

Municipal/Non-Profit Public Private Partnerships (P3) allow a municipality or non-profit agency the ability to partner with a for-profit builder to develop new projects in Downtown. By partnering on publicly owned land, the developers or builders to get land at a lower cost, thereby reducing total construction costs that may help the project “pencil out.” In theory, the municipality/non-profit could hold the land, reducing holding costs and taxes while the project is under construction. The P3 could also be instrumental with infrastructure development on the property and eventually recuperate initial costs upon final sale of property.

## **C. Funding**

Several funding tools can support the implementation of this plan.

### **Michigan Transportation Economic Development Fund**

The mission of the Transportation Economic Development Fund (TEDF) is to enhance the ability of the state to compete in an international economy, to serve as a catalyst for economic growth of the state, and to improve the quality of life in the state. The funds are available to road agencies for immediate highway needs relating to a variety of economic development issues.

Similar to the Business Development Program identified above, this is a great tool to help communities improve transportation routes supported by large economic development projects.

### **Business Supports**

#### **Brownfield Redevelopment Authority (BRA)**

Grand Blanc has two brownfields located along the prominent Saginaw Road, the Grand Blanc Marathon and Grand Saginaw Plaza, which stand as strong examples of the impact redevelopment can have in the community. \$4 million dollars were invested in what is now Grand Saginaw Plaza in 2014 to transform the site from a long closed gas station into two buildings where businesses can now thrive. The BRA can be utilized across the entirety of the City and can be utilized in conjunction with any other incentives offered by the DDA or other agencies.

#### **Business Development Program (MBDP)**

The MBDP is an incentive program available from the Michigan Strategic Fund, in cooperation with the MEDC. The program is designed to provide grants, loans or other economic assistance to businesses for highly competitive projects in Michigan that create jobs and/or provide investment.

Grand Blanc could utilize this program in partnership with the DDA and MEDC to aid with business retention and attraction. This tool can work great for companies looking to expand or relocate within Downtown that are adding new and retaining existing jobs.

# Housing Supports

The entirety of Grand Blanc south of Saginaw Road is a Michigan Opportunity Zone. This zone lets developers who hold their investment for 10 years or more access three different types of tax incentives to help make a return on their investment. There are also several state and federal funding sources that could also provide financial support to projects.

- HUD Section 202:** Capital advances and rental assistance to non-profit developers building affordable supportive housing for very low income elderly residents and non-elderly disabled individuals, offering services like cleaning, meals, and transportation so residents can live independently.
- MSHDA Housing Readiness Grant:** Funding to implement actions that will lead to increasing housing supply and affordability. The City received funding in 2025 through this program.
- HUD PRO Housing Grant:** The pathways to remove obstacles to housing grant provides funds to activities that will relieve barriers to affordable housing production, and increase accessible and available units, focusing on high opportunity areas. Wayne County is identified as a PRO Housing eligible and a priority community.
- HOPE IV Main Streets:** Funding to rejuvenate older, Downtown business districts, retaining historic character. Allows for reconfiguring obsolete structures into rent producing affordable housing.

| FUNDING SOURCE                          | TARGET POPULATION |            |                           |           |
|-----------------------------------------|-------------------|------------|---------------------------|-----------|
|                                         | Senior            | Low Income | Mixed-Use or Mixed-Income | Ownership |
| HUD Section 202                         | ●                 |            |                           |           |
| MSHDA Housing Readiness Incentive Grant | ●                 | ●          |                           | ●         |
| HUD PRO Housing Grant                   | ●                 | ●          | ●                         |           |
| HOPE IV Main Streets                    |                   |            | ●                         |           |



## D. Implementation Matrix

The implementation tools outlined above are available and should be used to achieve the goals and objectives of the Master Plan. Comprehensive implementation strategies have been developed to organize and apply these tools. Under each implementation recommendation, specific actions and a timeframe for implementation should be identified. The details of the recommendations to implement the Master Plan are specified in the accompanying table, with the highest priority strategies listed first.



## Housing

### Goal 1: Support Strong Neighborhoods and Housing Choice

*Policy 1.1 — Expand housing choice by aligning land use and zoning with changing household needs.*

| Implementation Recommendations                                                                                                                                                                                                                          | Short Term | Long Term | Ongoing | Responsible Party                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-----------------------------------------------|
| Consider reducing minimum lot size requirements in appropriate residential districts to expand housing choice, support smaller-scale and missing-middle housing, and better align zoning standards with changing household sizes and market conditions. |            | X         |         | Planning Commission, City Council, City Staff |
| Ensure zoning regulations continue to permit townhomes and multifamily housing by right within the CBD Overlay District in a manner consistent with adopted land use goals.                                                                             |            |           | X       | City Staff                                    |
| Monitor and support mixed-use housing patterns in and near Downtown to ensure continued alignment with economic development and placemaking goals.                                                                                                      |            |           | X       | City Staff                                    |

*Policy 1.2 — Support housing production by making development review predictable, timely, and focused on infill and redevelopment.*

| Implementation Recommendations                                                                                                                                                        | Short Term | Long Term | Ongoing | Responsible Party                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-----------------------------------------------|
| Engage local housing stakeholders to identify barriers, refine local housing supply goals, and align public and private actions.                                                      |            |           | X       | City Staff                                    |
| Monitor the development review process, including submittal requirements, interdepartmental coordination, and review procedures, to identify opportunities to reduce approval delays. | X          |           |         | Planning Commission, City Council, City Staff |

| Implementation Recommendations                                                                                                                                                                                         | Short Term | Long Term | Ongoing | Responsible Party                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-----------------------------------------------|
| Consider revisions to the Zoning Ordinance to clarify that uses permitted by right are subject to administrative approval, rather than Planning Commission review, in order to streamline approvals and reduce delays. | X          |           |         | Planning Commission, City Council, City Staff |
| Promote infill and redevelopment by updating zoning districts, supporting reuse of underutilized sites, and providing preapplication guidance for priority areas.                                                      |            |           | X       | Planning Commission, City Council, City Staff |
| Coordinate process improvements with the active development pipeline so anticipated projects can move efficiently from approval to permitting and construction.                                                        |            |           | X       | City Staff                                    |

*Policy 1.3 — Increase affordability and improve access to housing options across income levels and life stages.*

| Implementation Recommendations                                                                                                                                                                                        | Short Term | Long Term | Ongoing | Responsible Party |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-------------------|
| Prioritize reinvestment programs (grants/loans and other tools) that support rehabilitation, weatherization, accessibility improvements, and energy upgrades—especially for older households and aging housing stock. |            |           | X       | City Staff        |
| Coordinate housing support with code enforcement so the City protects neighborhood conditions while also helping residents complete needed repairs and improvements.                                                  |            |           | X       | City Staff        |
| Strengthen partnerships with housing organizations, service providers, and regional agencies to expand resident access to counseling, resources, and housing stability supports.                                      |            |           | X       | City Staff        |

*Policy 1.4 — Reinforce neighborhood stability by protecting quality, strengthening reinvestment, and ensuring compatible transitions.*

| Implementation Recommendations                                                                                                                                                  | Short Term | Long Term | Ongoing | Responsible Party           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-----------------------------|
| Continue to provide high-quality municipal facilities, services, and parks citywide to support neighborhood desirability and long-term housing value.                           |            |           | X       | City Staff                  |
| Maintain neighborhood infrastructure — streets, sidewalks, street trees, utilities, lighting, and entry features — with a focus on safety, function, and long-term performance. |            |           | X       | City Staff                  |
| Strengthen neighborhood connectivity through sidewalks, pathways, and bike facilities that connect homes to parks, schools, downtown, and daily needs.                          |            |           | X       | City Staff, Genessee County |
| Use code enforcement, community education, and reinvestment funding to encourage ongoing home improvements and prevent deterioration of the housing stock.                      |            |           | X       | City Staff                  |

## Future Land Use

### Goal 2: Guide Land Use and Development Through Strategic Decision-Making

*Policy 2.1 — Prioritize land use and development decisions that advance long-term public benefit citywide.*

| Implementation Recommendations                                                                                                                                         | Short Term | Long Term | Ongoing | Responsible Party                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-----------------------------------------------|
| Support a balanced mix of uses that contribute to a stable and resilient tax base.                                                                                     |            |           | X       | Planning Commission, City Council, City Staff |
| Direct development and redevelopment to locations where it can best leverage existing public investments and support the efficient use of infrastructure and services. |            |           | X       | City Staff                                    |
| Protect significant public investments by ensuring that land use decisions do not overburden utilities, transportation systems, or public facilities.                  |            |           | X       | Planning Commission, City Council, City Staff |
| Align land use decisions with the Future Land Use Plan to ensure consistency with long-term community priorities.                                                      |            |           | X       | Planning Commission, City Council, City Staff |

*Policy 2.2 — Promote strategic reinvestment and redevelopment in areas where it can strengthen community function and performance.*

| Implementation Recommendations                                                                                                                                                  | Short Term | Long Term | Ongoing | Responsible Party                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-----------------------------------------------|
| Encourage reinvestment and redevelopment of underutilized, vacant, or obsolete sites through zoning flexibility, streamlined review processes, and targeted incentives.         |            |           | X       | Planning Commission, City Council, City Staff |
| Prioritize public investments—such as infrastructure upgrades, streetscape improvements, and public facility enhancements—in areas positioned to catalyze private reinvestment. |            |           | X       | Planning Commission, City Council, City Staff |

| Implementation Recommendations                                                                                                                                          | Short Term | Long Term | Ongoing | Responsible Party                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|------------------------------------------------------------------------------|
| Improve the quality and performance of commercial and employment areas through updated site design, landscaping, lighting, and signage standards.                       |            | X         |         | Planning Commission, City Council, City Staff                                |
| Target key opportunity sites, including large vacant or underutilized properties, through coordinated planning, marketing, and solicitation of redevelopment proposals. |            |           | X       | City Staff, Grand Blanc Brownfield Authority, Downtown Development Authority |

*Policy 2.3 — Use the regulatory framework to ensure compatibility, manage transitions, and guide long-term land use change.*

| Implementation Recommendations                                                                                                                                                                                                | Short Term | Long Term | Ongoing | Responsible Party                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-----------------------------------------------|
| Evaluate the nonconforming zoning standards to ensure clear, consistent approaches for addressing nonconforming uses, including gradual transition, redevelopment, relocation, or site improvements to improve compatibility. |            | X         |         | Planning Commission, City Council, City Staff |
| Explore formalizing the Central Business District as its own district in the zoning ordinance instead of an overlay to provide clarity and consistency.                                                                       |            |           | X       | Planning Commission, City Council, City Staff |
| Coordinate major land use decisions and zoning changes with Grand Blanc Township and other partners, particularly along community borders, to ensure aligned outcomes.                                                        |            |           | X       | City Staff                                    |

### Goal 3: Strengthen Downtown as the Heart of the Community

*Policy 3.1 — Focus public and private investment in Downtown.*

| Implementation Recommendations                                                                                                             | Short Term | Long Term | Ongoing | Responsible Party                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-----------------------------------------------------------------------------------------------------------------|
| Prioritize reinvestment in Downtown and other established commercial areas before permitting new competing commercial centers.             |            |           | X       | City Staff, Council, Grand Blanc Brownfield Authority, Downtown Development Authority                           |
| Encourage moderate- to high-density residential development within and adjacent to Downtown to expand business support and daily activity. |            |           | X       | Planning Commission, City Council, City Staff, Grand Blanc Brownfield Authority, Downtown Development Authority |
| Coordinate with regional partners on business attraction and economic development efforts.                                                 |            |           | X       | City Staff, City Council, Downtown Development Authority                                                        |
| Continue targeted public investment in streets, public spaces, and civic assets to reinforce Downtown as a priority reinvestment area.     |            |           | X       | City Staff, Downtown Development Authority                                                                      |

*Policy 3.2 — Create a high quality, walkable, and visually cohesive environment.*

| Implementation Recommendations                                                                                                                                    | Short Term | Long Term | Ongoing | Responsible Party                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-----------------------------------------------------------------|
| Apply design guidelines to new development and expansions in Downtown, emphasizing traditional character, mixed-use design, and pedestrian orientation.           |            |           | X       | Planning Commission, City Council, City Staff                   |
| Improve Downtown’s visual quality and functionality through coordinated standards for streetscape elements, lighting, signage, landscaping, and site furnishings. |            |           | X       | City Staff, Downtown Development Authority, Planning Commission |
| Examine Reid Road for potential streetscape enhancements and amend zoning standards as needed, including consideration of reduced setbacks.                       | X          |           |         | City Staff, Downtown Development Authority                      |
| Continue to reinforce Downtown identity through coordinated gateway features, banners, ornamental lighting, and entry treatments.                                 |            |           | X       | City Staff, Downtown Development Authority                      |

*Policy 3.3 — Strengthen placemaking, public spaces, and community connections in Downtown.*

| Implementation Recommendations                                                                                                                                                  | Short Term | Long Term | Ongoing | Responsible Party                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|------------------------------------------------------|
| Refresh, expand, and activate public gathering spaces, parks, and plazas through programming, events, and improved facilities.                                                  |            |           | X       | City Staff                                           |
| Support arts-, entertainment-, and culture-based uses and events that attract multiple generations and draw activity Downtown.                                                  |            |           | X       | Downtown Development Authority                       |
| Improve connections between Downtown and parks, including Physicians Park and Grand Shelly Shoppes through enhanced lighting, landscaping, crossings, and pedestrian amenities. |            |           | X       | City Staff, Downtown Development Authority           |
| Provide infrastructure and equipment to support year-round activation of public spaces.                                                                                         |            |           | X       | City Staff                                           |
| Collaborate with schools and other institutions to strengthen Downtown connections while mitigating traffic, access, and site-design impacts.                                   |            |           | X       | City Staff, City Council, Grand Blanc Public Schools |

**Goal 4: Preserve Natural Features as Community Assets**

*Policy 4.1 – Maintain the health of Grand Blanc’s natural features, tree canopy, and wetlands as vital parts of the City’s infrastructure.*

| Implementation Recommendations                                                                                                                                 | Short Term | Long Term | Ongoing | Responsible Party |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-------------------|
| Encourage the use of wetlands to help mitigate on-site stormwater runoff and incorporate as part of site design.                                               |            |           | X       | City Staff        |
| Seek to achieve Gold Level status through participation in the Michigan Municipal League’s Michigan Green Communities (MGC) Challenge.                         | X          |           |         | City Staff        |
| Preserve quality trees, woodlands and wetlands through site design and site plan review by limiting the amount of tree clearing to the minimum area practical. |            |           | X       | City Staff        |
| Continue to replace diseased trees and maintain a healthy tree canopy of City-owned property.                                                                  |            |           | X       | City Staff        |
| Update the Landscaping Standards of the Zoning Ordinance to align with latest best practices.                                                                  |            | X         |         | City Staff        |

## Mobility

### Goal 5: Improve Mobility, Safety, and Connectivity

*Policy 5.1 — Manage and maintain the street system to support safe and efficient travel.*

| Implementation Recommendations                                                                                                                                                                                                                                          | Short Term | Long Term | Ongoing | Responsible Party                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-----------------------------------------------|
| Monitor traffic operations and pavement conditions through regular traffic counts, speed studies, and pavement management to identify deficiencies, prioritize improvements, address issues with enforcement, neighborhood education, and design-based traffic calming. |            |           | X       | City Staff, Genesee County                    |
| Maintain and reconstruct streets and sidewalks as part of an ongoing capital program improvements to emphasize safety, function, and long-term performance.                                                                                                             |            |           | X       | City Staff, Genesee County                    |
| Project future traffic values and evaluate congestion mitigation alternatives by coordinating with the Genesee County Road Commission, Genesee County Planning, and MDOT on corridor specific and community wide modeling.                                              |            |           | X       | Genesee County, MDOT, City Staff              |
| Encourage shared driveways and cross access connections by removing, consolidating, or redesigning access points to reduce conflict points along major streets — particularly along the north and south ends of Saginaw Street.                                         |            |           | X       | City Staff, Planning Commission, City Council |

*Policy 5.2 — Expand multimodal travel choices and support an interconnected pedestrian, bicycle, and transit network.*

| Implementation Recommendations                                                                   | Short Term | Long Term | Ongoing | Responsible Party          |
|--------------------------------------------------------------------------------------------------|------------|-----------|---------|----------------------------|
| Work with Genesee County to implement and periodically update the Genesee County Trailways Plan. |            |           | X       | City Staff, Genesee County |

| Implementation Recommendations                                                                                                                                                                                                                     | Short Term | Long Term | Ongoing | Responsible Party                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-----------------------------------------------------------------|
| Provide consistent streetscape design along major corridors, including Saginaw, Grand Blanc, Perry, Reid, and Holly Roads, using elements such as sidewalks, street trees, ornamental lighting, signage, and underground utilities where feasible. |            |           | X       | City Staff, Genesee County                                      |
| Ensure direct, safe pedestrian connections between building entrances and the public sidewalk or pathway system.                                                                                                                                   |            |           | X       | City Staff, Planning Commission                                 |
| Use public and private funding to fill pathway gaps, widen substandard segments, and improve high-priority pedestrian and bicycle connections.                                                                                                     |            |           | X       | City Staff                                                      |
| Support transit use through transit-oriented design on MTA-served corridors and by encouraging compact, mixed-use development near transit routes.                                                                                                 |            |           | X       | City Staff, Planning Commission, Downtown Development Authority |
| Continue to reduce reliance on vehicle parking by lowering parking minimums—especially Downtown—and encouraging shared parking agreements and curbside parking strategies.                                                                         |            |           | X       | City Staff, Planning Commission                                 |
| Encourage redevelopment along major corridors to be located close to the street, or where front-yard parking is necessary, ensure it is screened with landscaping or street walls.                                                                 |            |           | X       | City Staff, Planning Commission                                 |
| Coordinate with the railroad to improve the appearance of the railroad overpass along North Saginaw Road.                                                                                                                                          |            |           | X       | City Staff                                                      |
| Consider adopting a Safe Streets for All policy to emphasize safety through design, education, analysis, and enforcement.                                                                                                                          |            |           | X       | City Staff                                                      |

*Policy 5.3 — Implement the Grand Blanc Mobility Study (2023) through coordinated action and partnership.*

| Implementation Recommendations                                                                                                                                                                                                           | Short Term | Long Term | Ongoing | Responsible Party |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-------------------|
| Partner with community stewards, Friends of the Grand Blanc Grid, the Downtown Development Authority, property owners, regional agencies, and other stakeholders identified in the Mobility Study to support coordinated implementation. |            |           | X       | City Staff        |
| Use the Mobility Study’s prioritized action tables to guide near-term, mid-term, and long-term decisions related to parking, non-motorized facilities, transit amenities, signal timing, and wayfinding.                                 |            |           | X       | City Staff        |
| Integrate recommendations from the Mobility Study into capital improvement planning, zoning updates, redevelopment planning, and Downtown implementation efforts.                                                                        |            |           | X       | City Staff        |

## Community Facilities & Services

### Goal 6: Sustain Parks and Recreation Areas

*Policy 6.1 — Continue to implement the City of Grand Blanc Parks & Recreation Plan (2022).*

| Implementation Recommendations                                                                                                    | Short Term | Long Term | Ongoing | Responsible Party                         |
|-----------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-------------------------------------------|
| Update the Parks & Recreation Plan every five years.                                                                              | X          |           |         | City Staff, Parks Committee, City Council |
| Pursue MDNR and other grant funding to support improvements to park facilities and open spaces.                                   |            |           | X       | City Staff                                |
| Partner with community stewards and organizations identified in the Parks & Recreation Plan to ensure coordinated implementation. |            |           | X       | City Staff, Parks Committee               |
| Upgrade recreation facilities to improve resiliency to extreme weather events.                                                    |            | X         |         | City Staff                                |
| Prioritize funding for park improvements that raise ADA accessibility scores and enhance inclusive design.                        |            |           | X       | City Staff, City Council                  |

**Goal 7: Provide High-Quality and Resource-Efficient Services***Policy 7.1 — Expand digital access.*

| Implementation Recommendations                                                                                | Short Term | Long Term | Ongoing | Responsible Party |
|---------------------------------------------------------------------------------------------------------------|------------|-----------|---------|-------------------|
| Seek funding to establish public Wi-Fi hubs in parks and at City Hall to expand digital access for residents. |            | X         |         | City Staff        |
| Continue to update the disaster preparedness communication plan that identifies dedicated emergency contacts. |            |           | X       | City Staff        |

*Policy 7.2 — Provide public services and utilities in a timely, resource efficient, and environmentally responsible manner.*

| Implementation Recommendations                                                                                        | Short Term | Long Term | Ongoing | Responsible Party        |
|-----------------------------------------------------------------------------------------------------------------------|------------|-----------|---------|--------------------------|
| Maintain and replace water and sewer lines as needed to ensure system reliability.                                    |            |           | X       | City Staff               |
| Require the burying of utility lines where practical to improve reliability and aesthetics.                           |            |           | X       | City Staff               |
| Improve stormwater quality through updated regulations, best-practice construction techniques, and public education.  |            |           | X       | City Staff               |
| Protect groundwater resources through wellhead protection programs and related studies.                               |            |           | X       | City Staff               |
| Continue contracting high-quality waste, recycling, and composting services to maximize diversion from landfills.     |            |           | X       | City Staff               |
| Continue providing high-quality police and fire services, including facilities, equipment, and response capabilities. |            |           | X       | City Staff, City Council |

# APPENDIX A. COMMUNITY ENGAGEMENT SUMMARY

## The Importance of Community Engagement

Community engagement plays a vital role in shaping the City of Grand Blanc’s 2025 Master Plan. Engagement is a vital part of the Master Planning process to ensure inclusion, shared ownership, and a vision set by community members to inform future city investments, policies, and decisions. By actively involving residents, business owners, and stakeholders, the planning process is guided by the community’s shared vision and priorities.



# How Grand Blanc Engaged the Community

## Engagement Period

The City of Grand Blanc engaged the public from December of 2024 to June of 2025 to learn community members' experience in the city today as well as their aspirations for the future. This extended engagement period was designed to capture feedback from as many community members as possible, ensuring the Master Plan is informed by a broad and representative cross-section of the city.

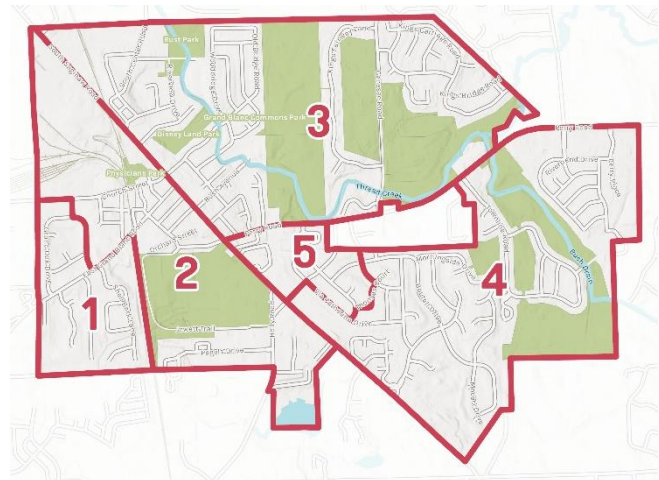
## Engagement Methods

To maximize participation, the City offered the survey in both print and digital formats. The City also hosted pop-up stations at community events for in-person engagement. Residents could complete the survey online or in person, ensuring broad input from all neighborhoods and age groups.



## Who Participated in the Engagement Process

A total of 191 community members participated in the survey, ensuring their voices and perspectives were included in the planning process. The survey had a completion rate of 77%, meaning that 77% of participants got to the end of the survey, ideally, answering all or most questions. Nearly 98% of all respondents (187 respondents) lived in Grand Blanc and majority of respondents indicated they lived in area 3 or 4 (see right).



The survey included demographic questions to assess how closely respondents reflected the city's overall population. The majority of respondents were ages 40–79 years, identified as White, and had a household income most commonly between \$75,000–\$149,999. These trends align with the broader demographic patterns of the City of Grand Blanc.

## Summary of Findings

### Community Vision

Respondents described Grand Blanc today with a mixture of adjectives. Words like “growing,” “busy,” “crowded,” and “home” were common. Looking ahead 20 years, the community’s aspirations are clear. The most frequent words were “community”, “unique” “thriving,” “vibrant,” and “progressive”, which reinforce livability and quality of life. Residents envision Grand Blanc as a place that maintains its distinct identity while balancing growth with affordability, fostering economic vitality and cultural vibrancy.



### Community Values

When asked what they value the most from a list of planning themes, three themes were most commonly selected.

- **Activating Downtown**

This was the most valued theme, highlighting a strong desire for a vibrant, walkable downtown with diverse businesses, cultural amenities, and social spaces.

- **Promoting Access to Parks, Open Spaces, and Natural Features**

Residents placed high importance on green spaces and recreational opportunities, reinforcing the need for improving park access, outdoor amenities, and recreational programming.

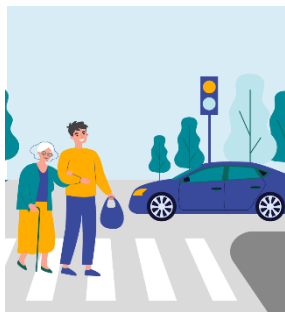
- **Creating Complete Neighborhoods**

There was significant interest in neighborhoods that offer walkable access to essential services and facilities, supporting a sense of community and convenience.

These priorities were integral in shaping the goals, policies, and action plan of the Master Plan, ensuring that community values guide future development and investment decisions.

## Key Challenges

When asked what Grand Blanc's challenges were, several themes emerged.



Residents felt Grand Blanc faces challenges related to **traffic congestion and mobility**, particularly along Saginaw Street, which residents described as a major barrier to walkability and downtown vibrancy. Poor traffic flow, unsafe pedestrian crossings, and limited transportation alternatives were recurring concerns. Respondents also highlighted the need for better sidewalks, lighting, and street connectivity to improve safety and accessibility for all age groups.



Another critical issue mentioned was **downtown development and community identity**. Residents expressed frustration with a disjointed, congested downtown dominated by chain stores and fast-food restaurants, calling for a more vibrant, walkable core with unique businesses, cultural amenities, and public spaces.



Coupled with this is the challenge of **economic vitality**, as respondents emphasized attracting and retaining businesses that offer dining, entertainment, and professional services to compete with neighboring cities.



**Housing affordability and diversity** also emerged as a major concern, alongside infrastructure and quality-of-life issues. High taxes, rising costs, and limited housing options for seniors and young families were frequently mentioned.



Respondents also noted the lack of **entertainment, cultural activities, and family-friendly amenities**, as well as the need to maintain Grand Blanc's small-town character.

These challenges underscore priorities for the Master Plan: revitalizing downtown, diversifying housing, improving infrastructure, and fostering inclusive growth to create a livable, future-ready community.

## Areas for Improvement

Survey respondents highlighted **five key areas for improvement** in Grand Blanc.

### 1. Entertainment and Retail Options

The strongest community desire was for a more vibrant downtown, with nearly 60% of residents wanting additional restaurants, small businesses, and diverse retail choices.

### 2. Recreational Facilities and Programming

Over 40% of participants sought expanded recreational opportunities, such as more play areas, trails, and community programs.

### 3. Pedestrian Infrastructure

Safety and walkability were major concerns, with 41% of respondents prioritizing better sidewalks and safer crossings. Residents want to feel secure moving around the city, whether walking or biking, and believe improved pedestrian infrastructure will help create a more connected and accessible community.

### 4. Parks and Open Spaces

Almost 40% of respondents valued the preservation and enhancement of parks, open spaces, and natural features.

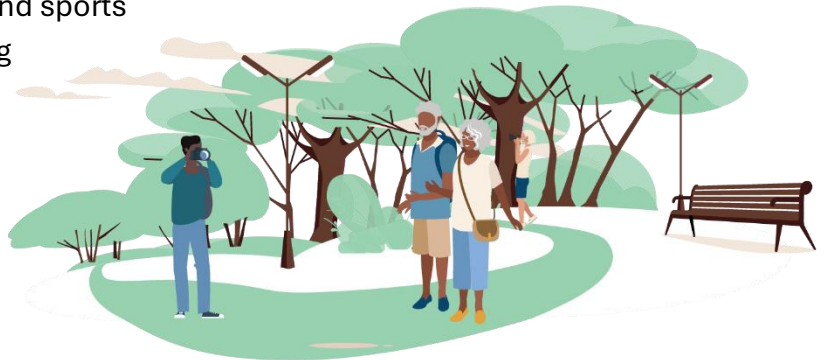
### 5. Road Quality

About one-third of respondents identified road improvements as a key need, citing issues with traffic congestion and maintenance.

Write-in responses further emphasized the need for unique attractions, locally owned businesses, and solutions to traffic congestion, especially on Saginaw Street.

## Parks and Open Spaces

If a new park were proposed, residents expressed strong interest in a variety of amenities. Walking and biking trails were the most popular (85%), followed by restrooms (69%), picnic shelters (50%), play areas (41%), and birdwatching (29%). Other desired features included splash pads, disc golf, pickleball courts, and sports fields. Additional suggestions included dog parks, community gardens, fitness courses, and natural spaces, reflecting a desire for diverse recreational opportunities.



## Housing

Survey results show that Grand Blanc is a community of long-term homeowners. An overwhelming 98% of respondents owned their homes. Notably, 39% have lived in their current home for more than 20 years.

### Home Selection Priorities

When choosing their current home, respondents most frequently prioritized neighborhood quality (57%), cost of housing (41%), and housing characteristics such as design and typology (31%). Proximity to work (28%), walkability (20%), and access to major roads or transit (19%) were also important. Write-in responses emphasized proximity to family and quality schools as additional factors.

### Housing Affordability & Concerns

Perceptions of housing affordability were mixed. While 44% of respondents strongly agreed or agreed that housing in Grand Blanc is affordable for their household, 26% disagreed or strongly disagreed; 29% remained neutral. The most significant concerns regarding housing were the cost of taxes (70%), utilities (43%), and mortgage payments (32%). Other concerns included the adequacy and diversity of housing options (16%), and whether housing types and designs met community needs (9%). Write-in feedback highlighted the need for affordable housing for young families and seniors and concerns about neighborhood upkeep.

### Housing Preferences

Single-family detached homes were the dominant housing type, with 47.5% of respondents currently living in them and 23% expressing a preference to live in them in the next 20 years. When asked about comfort with adding different housing types to their neighborhood, 60% supported single-family detached homes, 65% duplexes, 40% townhomes/rowhomes, and 30% mixed-use units. Support for apartments was lower: 16% for medium apartments, 13% for large apartments, and 8% for small apartments.

### Takeaways & Opportunities

The survey feedback underscored the importance of preserving Grand Blanc's stable, homeowner-oriented neighborhoods while proactively addressing affordability and expanding housing choices. Efforts to improve affordability - especially regarding taxes and utilities - diversify housing options and enhance walkability and amenities will be critical to meeting the evolving needs of residents while maintaining the community's character and cohesion.

## Downtown

The area was a vibrant hub for residents, with 38% visiting daily and 40% visiting weekly—nearly 80% overall. This high level of engagement highlighted Downtown’s importance as a community gathering place.

## Reasons for Visiting Downtown

Dining was the primary attraction, drawing 75% of visitors to downtown restaurants, cafes, and bars. Retail shopping (42%), events and entertainment venues (34%), personal services such as salons and fitness centers (34%), and professional offices (26%) also contributed to downtown’s appeal. Additional mentions included parks, the library, and other community spaces, reflecting the diverse reasons residents frequent the area.

## Desired Improvements

Residents saw significant opportunities for enhancing Downtown Grand Blanc. Top priorities included:

- **Redeveloping vacant properties:** Supported by 68% of respondents, indicating strong interest in transforming underutilized spaces.
- **Improving sidewalks and streetscapes:** 50% wanted better pedestrian infrastructure and more attractive public spaces.
- **Upgrading building character and facades:** 52% supported aesthetic improvements to storefronts and buildings.
- **Enhancing parking, landscaping, and safety:** 47% valued more greenery and improved safety measures, while 34% sought better parking options.
- **Expanding bike infrastructure and lighting:** 36% wanted more bike-friendly amenities and 17% prioritized improved lighting for safety.

Write-in suggestions further emphasized the need for parks, unique non-chain restaurants, and more weekend events and programming, reflecting a desire for spaces that foster community interaction and support local businesses.

## Takeaways & Opportunities

Downtown Grand Blanc was well-used and valued by the community, with nearly 80% of residents visiting regularly. However, residents saw clear opportunities for growth and improvement, particularly in diversifying businesses, enhancing public spaces, and making downtown more accessible and welcoming for everyone.

## **Transportation & Mobility**

Survey responses showed that personal vehicles were the primary mode of transportation in Grand Blanc. Most residents drove alone for work, school, and errands, while smaller segments used carpooling, public transportation, biking, or walking. This pattern highlighted limited use of alternative transit options and a reliance on cars for daily mobility.

### **Street & Sidewalk Quality**

Residents expressed concerns about the condition of local infrastructure. Only 1% rated street quality as excellent, with 34% considering it good. The largest share (43%) described street quality as fair, and 22% rated it poor or very poor. Sidewalks received similar feedback: just 3% rated them excellent, 34% good, and 43% fair, while 19% considered sidewalks poor or very poor. These results indicated a clear need for improvements in both road and pedestrian infrastructure.

### **Access to Community Destinations**

Improved access to key destinations is a recurring theme. Residents most frequently expressed a desire for better access to downtown, parks and open spaces, and schools. Write-in responses emphasized the need for more restaurants, additional sidewalks, safer crossings, and improved retail options, reflecting a desire for a more connected and vibrant community.

### **Safety & Ease of Getting Around**

When asked what would make it easier and safer to get around Grand Blanc, residents prioritized more sidewalk connections (66%), better quality sidewalks (43%), and improved street crossings (48%). Other frequently mentioned improvements included enhanced lighting, more stop signs and signage, slower traffic, and expanded bike facilities. Write-in suggestions called for better traffic flow, improved roads, and increased police presence.

## **Takeaways & Opportunities**

These findings indicated that while Grand Blanc residents relied heavily on personal vehicles, there was significant demand for improved pedestrian and bike infrastructure, safer streets, and enhanced access to community amenities. Investments in road and sidewalk quality, expanded recreational facilities, and thoughtful traffic management will be key to supporting mobility, safety, and quality of life in the community.

# APPENDIX B. COMMUNITY FACILITIES & SERVICES

## Public Schools

The Grand Blanc School District encompasses the City of Grand Blanc, Grand Blanc Township, portions of the City of Burton and Atlas, Holly and Mundy Townships.

The Grand Blanc community currently has twelve school facilities to serve the community's needs. Student enrollment sat at 7,571 in the 2023-2024 school year. Grand Blanc School District facilities include:

- Anderson Elementary (K-2)
- Cook Elementary (K-2)
- Perry Center (Preschool)
- Mason Elementary (3-5)
- McGrath Elementary (3-5)
- Myers Elementary (K-5)
- Reid Elementary (K-5)
- Indian Hill Elementary (K-5)
- Grand Blanc Middle School East and West Campuses (6-8)
- Grand Blanc Elementary School Brendel (k-5)
- Grand Blanc High School (9-12)

## Private Schools

Holy Family School is the only private school in the City. The school, which first opened its doors in September of 1956, teaches Pre-Kindergarten through eighth grade. Enrollment for the 2026 school year was just under 500 students.

## McFarlen Library

Located at the northeast corner of Perry Road and Curwood Drive, this centrally located library serves the needs of both Township and City residents and is part of the Genesee District Library system. The library was developed in part through contributions from local residents.

# Parks and Recreation

## Publicly Owned Facilities

The Grand Blanc Community has over 380 acres of parkland in the City and Township. These include both active parks with athletic fields and programming to more passive or natural parks and commons. Municipal parks and recreation programs are run by the Grand Blanc Parks and Recreation Department, which is spearheaded by Grand Blanc Township. City and Township residents are eligible to attend activities. Grand Blanc Schools provide an additional 191.4 acres of park and playgrounds. Facilities include:

- **Creasy Bicentennial Recreation Complex.** Located in western Grand Blanc Township, this complex encompasses over 200 acres. Amenities include a playground, picnic areas, pavilion, nature/hiking trails, adult and youth softball fields, tennis courts, concession facilities, football/soccer field, fitness area, nature study area, horseshoes, bicycling path, basketball courts and in-line skating area.
- **Grand Blanc Commons.** Located partially in the City and partially in the Township, on Perry Road behind McFarlen Library, Grand Blanc Commons encompasses 137 acres. The park is largely undeveloped to accommodate wildlife view and nature trails. Thread Creek runs through the park and is used for canoeing.
- **Rust Park.** A sixteen-acre park located on Rust Park Drive in the northern end of the City of Grand Blanc. Rust Park is equipped with playground equipment, baseball/softball diamonds, tennis/pickle-ball courts, picnic area/shelter, multiple gardens and a bicycling path.
- **Physicians Park.** The 3-acre park located on Reid Road in Downtown Grand Blanc recently underwent major renovations. Amenities include playground equipment, picnic area/shelter, walking path, splash pad/ ice-skating area and warming hut.
- **Senior Activity Center.** The Senior Activity Center is located in the center of the community off of Pagels Drive in the City. This facility provides organized programs and events for the senior community living in Grand Blanc.
- **Grand Blanc Schools Property.** The Grand Blanc Board of Education operates facilities that are utilized by youth sport organizations and adjacent neighborhood residents.

## **Privately Owned Facilities**

Several privately owned facilities in the Grand Blanc area provide recreational activities to the community. These facilities include soccer fields at the Maple Road Soccer Complex and multiple gyms. The community is also served by private golf courses; Warwick Hills Country Club and the Woodfield Golf Club.

A number of improvements are planned to enhance the quality of recreation within the community. The Parks and Recreation Plan is currently being updated and will propose updates to recreational facilities within the City and Township of Grand Blanc.

## **Emergency Services**

### **Police**

The City of Grand Blanc Police Department occupies the west wing of the City Hall. The Department is a 24-hour 7-days a week full-time police service provider. The Department is a member of Genesee Central Communications and relies on this service for 24-hour emergency dispatch services. Currently the City of Grand Blanc Police Department has 18 members, of which 16 are sworn officers and 2 are support staff.

### **Fire**

The City of Grand Blanc Fire Department is located at 117 High Street. The department has a full-time Fire Chief and 25 paid on-call firefighters. The Department is a member of Genesee Central Communications and relies on this service for 24-hour emergency dispatch services.

## **Public Utilities**

The City of Grand Blanc owns and operates a water treatment and distribution system, along with sanitary and storm sewer collection systems. All lands within the City limits are served by these utility networks. The City's Department of Public Works maintains the utilities along with all public streets and their associated right-of-way in the City.

## Water System

The City of Grand Blanc water system draws water from a number of ground water wells. The water system consists of four active and two standby production wells, two 500,000-gallon storage tanks and forty miles of water main. The well water is treated at iron removal and reverse osmosis where filtration, softening, and disinfection take place. Treated water capacity in the City is over 3,500,000 gallons/day while consumption averages 1,200,000 gallons/day with a range of 900,000 gallons/day to 3,000,000 gallons/day.

Water quality is related to the conditions around the wellhead. The City completed a Wellhead Delineation Study and Map to assess the vulnerability of ground water supplies. The delineation found that all of the City's wells were within well-confined aquifers, which provide a safe drinking water source.

Water system improvements are reviewed and discussed each year during budget planning. Water main replacement and other system projects directly improve public health and safety by increasing the reliability, quality of water for consumption and fire flow.

Following the recent Flint water crisis, it is important to educate residents and visitors of the quality of Grand Blanc's water supply and distribution.

## Sanitary Sewer System

The sanitary sewer system consists of over forty miles of gravity flow pipe and two lift stations with 0.2 miles of force main. The City's collection system flows into interceptor lines owned and operated by the Genesee County Water and Waste Department. All wastewater treatment is performed at the Ragnone Treatment Plant in Montrose, Michigan.

## Storm Sewer System

The storm sewer system is designed to move storm water runoff as quickly and efficiently as possible without causing flooding or other water problems within the community. Recognizing the important role storm water management plays in the quality of life for all citizens, many improvements to infrastructure are planned to minimize flooding and protect water quality. The City will be engaged in the following:

- Participation in the Genesee County wide application process for the NPDES Phase II, a system designed to reduce water pollution and educate the public
- Storm Water Master Plan
- FEMA funded flood prevention projects
- Enlarge and extend storm sewer service



CITY OF  
GRAND BLANC

City Hall Offices  
Police Station  
Heritage Museum