



CITY OF GIBRALTAR
Master Plan
WAYNE COUNTY, MICHIGAN

OCTOBER 17, 2023



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October 17, 2023

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Acknowledgments

October 17, 2023

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Introduction



The Gibraltar Master Plan 2023 was adopted on October 17, 2023, updating the City’s 2002 Master Plan. This Plan has been designed to guide development and redevelopment in the City of Gibraltar during the next 10 to 20 years. The Master Plan contains analyses and recommendations regarding population, housing, economic development, community and recreation resources, transportation, and future land use patterns.

The planning process provided several opportunities for input and participation of City residents. A Master Plan survey was open and available for completion from Thursday November 18, 2021 through Tuesday January 4, 2022. The Master Plan Steering Committee discussed the preparation of the Master Plan over several meeting that were open to the public. Finally, the Planning Commission discussed Master Plan preparation and progress at several regular meetings. These activities were in addition to the State of Michigan mandated public hearing held by the Planning Commission on Tuesday, September 18, 2023.

The Master Plan builds on the features that residents find most appealing - the City’s nautical small town atmosphere, with emphasis on the goals of:

1. Supporting downtown development
2. Improving nonmotorized connectivity
3. Developing a resiliency culture
4. Continuing to support residential development and expanding housing choice



5. Furthering the development of the City's Superfund site
6. Preserving and leveraging the City's wetlands
7. Enhancing the boating and outdoor lifestyle
8. Expanding children's activities.

This Master Plan is designed to allow development and redevelopment to meet current and future needs, while preserving open space and the community's natural features.

A Master Plan was prepared in 1977 and adopted on April 24, 1978. This plan was subsequently replaced in 2002 by the City of Gibraltar Master Plan, prepared by McKenna and Associates, Incorporated. This current modest update to the City's 2002 Master Plan was initiated by the Planning Commission in late 2021 with the revised plan being adopted in October 2023.

Chapter 1: Regional Context



Frank and Poet Drain

The City of Gibraltar is located in Southeast Michigan in southern Wayne County, Michigan. See Map 1 - Regional Context. Gibraltar is considered part of the Detroit metropolitan region, which collectively contains approximately 4.4 million (4,392,041) people in the Metropolitan Statistical Area, which includes Wayne, Lapeer, Livingston, Macomb, Oakland, and St. Clair counties. With the addition of Canada's Essex County, which includes Windsor, the Detroit Metropolitan region's population reaches nearly 4.9 million.

Gibraltar is considered one of Detroit's Downriver communities, which is a sub-region of Metro Detroit. Adjacent Downriver communities include the City of Trenton to the north, Grosse Ile Township to the northeast, Brownstown Township to the south and west, the City of Flat Rock further to the west, the City of Rockwood and South Rockwood to the south. Major urban centers less than a one (1) hour drive from Gibraltar include the cities of Ann Arbor, Detroit, Monroe, Toledo (Ohio), Windsor (Ontario), and Ypsilanti. See **Map 1 - Location Map**

Location along the I-75 corridor, M-85 (Fort Street), and along multiple mainline railroads, make Gibraltar very accessible for commerce, business and residential development. The City is bordered by the Detroit River and Lake Erie to the east.



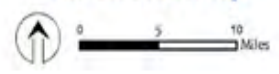
City of Gibraltar
MASTER PLAN



April 2022
 Data sources: City of Gibraltar; Wayne County

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Location Map



Even though Gibraltar is part of the Detroit metropolitan region, the City has maintained its small town character and charm. The City's location, at the mouth of Detroit River where it enters Lake Erie, the interstate highway system, and nearby industry and employment centers, continues attracting new residences and commercial operations.

Chapter 2: Historical Context



Battle of Brownstown State Historical Marker and War of 1812 Memorial

The earliest residents of Gibraltar were Native Americans. Depending upon the year, differing tribes lived in the Gibraltar area. At the turn of the first millennium AD, the Hopewell civilization was flourishing in the Midwest and within the Mississippi River basin. Remnants of one of the mounds remains at Fort Wayne in Detroit while several other mounds in the Delray and Springwells neighborhoods of Detroit were destroyed in the late 19th Century.

First contact with Westerners on the East Coast and Canada had ripple effects on Indian tribes all the way west into Michigan and throughout the Midwest. Disease, trade, and dislocation had far reaching impacts into the territory that would eventually become Michigan. Circa 1600, the Kickapoo lived in the Downriver area in and around Gibraltar. By 1760, the Pottawatomie were located in the Downriver area and west, the Ojibwa were to the north of Detroit, and the Ottawa/Wyandot were to the south in Ohio. The area was under French influence until the British captured Detroit in 1760.

The area was known as Chenal da la Presque Isle on early French maps. This roughly translates to standing or upright rock. It is reported that when the English began to settle in the area, they called it Gibraltar, which in their opinion, was the greatest rock of all. When original land plats were registered for the area, the spelling was Gibraltar. It was not until 1900, that the spelling was changed to its current spelling.



View of the Detroit River

canal that would open up navigation across the southern Michigan counties to Muskegon County on Lake Michigan. Several sections were partially dug from 1836-1838 between Gibraltar and Flat Rock but the project eventually failed in 1838. The work was never finished but evidence of the canal maybe still be seen today. With news of this construction project, people began to settle Gibraltar.

Gibraltar was platted and recorded on March 14, 1837, by Peter Godfroy, Benjamin B. Kerchival, and Joshua Howard, all Trustees of the Land and Canal Company. Amos Dunbar became the first Postmaster on October 2, 1837. The post office was renamed, Woodbury on December 8, 1838, but was named back to Gibraltar by May 13, 1839.

In 1807, the Treaty of Detroit, was signed between the United States and the Ojibwe, Ottawa, Potawatomi, and the Wyandot, which opened up the southeastern portion of Michigan for survey, European formal settlement, and new roads. West Jefferson follows along an old Native American trail that traveled along the Lake Erie/Detroit River shoreline from Ohio north to Detroit. It is said that in the spring, the Native American families would travel north and leave their horses on what is now Horse Island to foal. The horses would live the summer on the island to feed and mate, and were retrieved by the Native Americans on their return trip south, in the fall. The Native tribes took advantage of the abundance of natural resources in the area, such as wildlife, fishing, and native plants.

Most of the early European settlers arrived here by boat. Many came from the east coast by way of the Erie Canal, which opened in 1825, and then across Lake Erie from Buffalo. It was the safest and easiest method of travel, because of the undeveloped territory in between and the poor condition of early 19th Century roads.

With the success of the Erie Canal, several canal projects were started in the United States. In 1836, the Gibraltar-Flat Rock Land Company was commissioned to dig a

As with most of the communities in the area, farming, lumber, and shipbuilding became important economic products. Scottish shipwrights, French woodsmen, and Irish laborers poured into Gibraltar to build schooners. The men in the woods, cut the lumber needed for the sawmill. Most of the houses took in sailors and workers as boarders, and the two-and-a-half-story hotel was always full. The lumber provided planks for the ships and material for the basket shop. A coppersmith shop was also in operation. Sand and cement for the shipyards were brought in by water.

One of the shipyards was owned by R. Linn, who was born in Scotland. He came to Gibraltar in 1841, where he became a shipbuilder. He was joined in business in 1866 by Captain J. Craig, who was from New York. They became pioneers in building merchant vessels in the area. Other shipbuilding names during this period, from about 1860 through 1894 were, Alford, Calkins, Clark, and Morgan. The shipyards stretched from Grandview north on the river front. Records indicate at least 23 vessels were built in Gibraltar from 1863 to 1882. They included 11 propeller, 6 barges, and 6 schooners.

There were about 30 steamboats cruising the Great Lakes by 1837. As lake travel increased, the importance of providing aids to navigation was becoming more critical. The U.S. Congress appropriated \$5,000 on March 3, 1837, to build a lighthouse at the mouth of the Detroit River in Gibraltar. In 1868, Coast Guard records show extensive repairs needed at the original Gibraltar Lighthouse. In 1869, it was reported that the dwelling and tower were in very bad condition and a new building was necessary. In 1871, an appropriation of \$10,000 was recommended, and on June 10, 1872, it was approved. The new building occupied the land of the previous lighthouse and was completed on February 1, 1873. The Gibraltar lighthouse operation was discontinued in 1879. In 1895, the buildings and grounds were sold at public auction with the lantern and iron stairway of the tower being removed.

Gibraltar's modern marina industry began just before World War II. The Chalk Boat Works was open on North Gibraltar Road in 1939, where E. Chalk operated boat wells, repair facilities, and offered storage. It is no longer there, however. By 1946, the Gibraltar Boat Yard began with the business being operated by Fred Blakely and Hazen Munro. The facility originally consisted of about 20 boat wells, and later added gas pumps and marine accessories and parts. It was later sold to Jack Buhl in 1968.

Heinrich Marine (currently Humbug Marina) was opened in 1954 by E. W. Heinrich. He purchased the property on Middle Gibraltar Road from William Lawson, when it was only a large swampy area. After a couple years of dredging, there was room for about 100 boat wells. The business was sold in 1964 to Evertte Hedke and renamed, Humbug Marina.

It wasn't until 1954 that Gibraltar became incorporated as a village. Gibraltar had its own police patrol by 1956, and by 1961, had a population of 2,187, becoming the "second smallest" city in Michigan.

The residents of Gibraltar have lived through many floods over the years. The most remembered occurred in 1952, 1972-73, 1985, and 2019. The Army Corps of Engineers had built stone dikes along the water's edge throughout Gibraltar, in 1973, as a result of the floods in late 1972. These dikes are several feet high and limited the water view from most of the houses. These dikes remained in the City until the wood framework rotted and they began to fall, or the property owners tore them down, preferring a nice view of the water, to a potential flood. The floods in early 1985,

convinced most property owners that clay dikes along their property were necessary, with many being constructed by the City in 1986.*

Before a community can actively plan for its future growth and development, it must first set certain goals and objectives that define the boundaries of its needs and aspirations. These goals and objectives must reflect the type of community desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints.

* The source for much of the above historical information is the Michigan Local History Network and Michigan Roots. Much of the historic context is attributed to Linda Ball.

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Chapter 3: Population



City Hall Park

A. Population Analysis.

As part of the master plan process, population characteristics and trends are analyzed. Gibraltar's population and demographic characteristics are compared with those of neighboring communities and Wayne County to gain insight into the City's past, present, and future.

In this section, a number of different aspects of Gibraltar's population will be analyzed. Population is estimated and projected and compared with the 1990, 2000, and 2020 US Population Census data for surrounding communities, the County and Southeastern Michigan region.

For the current Master Plan update, the U.S. Census Bureau's American Community Survey data has been used. In addition, occupational characteristics, income, and educational attainment will be evaluated. The following paragraphs and tables provide insight as to what the future may hold for Gibraltar. The Census numbers found herein describe Gibraltar as a mature community that is experiencing little growth while retaining a large number of people who prefer the small town experience (sense of community) and living in a waterfront community.

TABLE 1 - POPULATION TRENDS

| | 1970 | 1980 | 1990 | 2000 | 2010 | 2020 |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| City of Gibraltar | 3,842 | 4,458 | 4,297 | 4,264 | 4,601 | 4,997 |
| Brownstown Township | 7,088 | 18,302 | 18,811 | 22,989 | 29,352 | 33,194 |
| Grosse Ile Township | 8,306 | 9,320 | 9,781 | 10,894 | 10,504 | 10,788 |
| City of Rockwood | 3,225 | 3,346 | 3,141 | 3,442 | 3,323 | 3,240 |
| City of Woodhaven | 3,566 | 10,902 | 11,631 | 12,530 | 12,862 | 12,941 |
| Wayne County | 2,670,368 | 2,337,843 | 2,111,687 | 2,061,162 | 187,362 | 1,793,561 |
| Michigan | 8,875,083 | 9,262,070 | 9,295,297 | 9,938,444 | 9,952,687 | 10,077,331 |

Source: 1970 - 2000 U.S. Census; 2020 U.S. Census, 2006-2010 American Community Survey 5-Year Estimates

The 2020 population of Gibraltar, as reported by in the 2020 US Census, is at 4,997 people, an increase of 396 (or an 8.6% increase) from the 2010 U.S. Census as compared to a 7.9% increase between 2000 and 2010 as compared to a less than 1 percent decline between 1990 and 2000. Much of the City’s growth can be attributed to new residential construction. As shown in Table 1, except for Brownstown Township, all of the City’s neighbors have been relatively steady in population since 1990. During this same period, Wayne County has lost population that can be accounted for by the large population declines in the City of Detroit and several of the inner ring suburbs.

The plan talks about several projects and locations relating to the City of Montrose. Some key subjects include a multi-use trail extending along Vienna Road into the City and several potential corridors and trailheads originally laid out by the Genesee County Metropolitan Planning Commission in their 2007 Regional Trail Plan. The potential locations include an extension of the Trolley Line Trail from Clio, a proposed rail line trail, and a trailhead at the Montrose Depot site within the City.

Providing population projections in Michigan has been difficult over the last 40 years due to several macro-economic forces that has been impacting the State’s economy and its residents including: major shifts in the auto industry; reduction in the manufacturing and construction sectors; younger adults desiring to live in vibrant urban communities; a nearly decade-long single state recession, and substantial national demographic shifts from the American Midwest to the South and Southwest.

There are several external factors also operating including ongoing globalization, impacts of technology, spread of broadband, impacts of climate change, changes in the American family, and changes to U.S. immigration policy that are not factored into these projections.

TABLE 2 - POPULATION PROJECTIONS

| City of Gibraltar | | | |
|--------------------------|-------|-------|-------|
| 2030 | 2035 | 2040 | 2045 |
| 4,942 | 4,917 | 4,998 | 5,276 |
| 4,942 | 4,917 | 4,998 | 5,276 |

Source: SEMCOG

Table 2 illustrates these challenges as the table includes the projections from the 2002 Master Plan, which ranged from 4,196 to 5,175. The Percentage Linear Growth model projected the lowest, which is based on the previous ten years of growth and projects that same growth rate forward. SEMCOG’s project of 4,409 for the period from the 2000-2020 period utilizes their demographic models that take into a variety of factors including birth and death rates, in and out-migration, and other demographic trends. The New Home Start Model was the closest projection to actual population of 4,997 persons in 2020, projecting 5,175 residents, and this was based upon calculations that looked at the housing starts trend and factoring in the planned and proposed new developments.

Current projections for Michigan are for modest growth through 2040 with certain areas growing while other areas in decline. With all of the extenuating factors (inter-US migration and continued shrinking American family) remaining the same, a conservative estimate is that Gibraltar will see modest growth until 2040, and the City’s Future Land Use Map will accept this growth. The SEMCOG projections are for a stagnate population that fluctuates a few dozen people through 2040 with modest growth by 2045.

The City of Gibraltar is maturing in its development phase with limited land available for new housing construction in the developed parts of the City. There are a few small development sites that could receive new housing developments along with some undeveloped residential lots still available throughout the City, so modest growth can be accepted.

TABLE 3 - AGE DISTRIBUTION

| | City of Gibraltar | Wayne County | Michigan |
|--|-------------------|--------------|-----------|
| 0 - 4 Years Old | 134 | 115,383 | 571,094 |
| 5 - 19 Years Old | 943 | 343,370 | 1,875,898 |
| 20 - 44 Years Old | 1298 | 568,208 | 3,137,938 |
| 45 - 64 Years Old | 1309 | 465,851 | 2,713,992 |
| 65 Years and Older | 851 | 264,487 | 1,666,343 |
| Source: 2015-2019 American Community Survey 5-Year Estimates | | | |

This demographic illustrates that the City is maturing. An older population includes fewer people in the childbearing years that require additional City services and housing types. The decrease in number of younger residents will also have an impact on schools and future city services such as parks and recreational programming. However, services for older citizens including transportation, recreational, and health services increase with an aging population. In addition, to age in place, there

will be an increasing need for housing for senior citizens to be able to remain within the City as they age.

TABLE 4 - MEDIAN AGE

| | City of Gibraltar | Wayne County | Michigan |
|--|-------------------|--------------|----------|
| 2010 | 41.2 | 36.5 | 38.1 |
| 2019 | 42.4 | 37.9 | 39.7 |
| Source: 2015-2019 American Community Survey 5-Year Estimates; 2006-2010 American Community Survey 5-Year Estimates | | | |

Table 4 illustrates that Gibraltar residents have a median age of 42.4 years, which is older than the median age of Wayne County residents. In Michigan, the populations of most communities are becoming older as the baby boom generation is becoming older and Michigan continues to have increased outmigration of its youth.

At this stage of a municipality's development cycle, it often translates to less volatile developments, and the more traditional demographically based models like SEMCOG will likely be more accurate. If large redevelopment takes place in the Marina district or new multi-use multi-story buildings are built in the Downtown, this may not be reflected in demographic projections, but these developments would be accommodated within this plan.

Since 2010, the racial and ethnic diversity of Gibraltar as increased with the percentage of Blacks increasing from less than one percent (0.6%) to four percent (4.0%) in 2020. Other racial groups also saw gains during the same period while the number of Hispanics remained the same.

B. Demographic Characteristics.

The City's age distribution demographics are relatively similar to Wayne County and the State of Michigan with minor differences in the 0-4 Years Old where the City only has 3.0% while the County and the State are respectively 6.6% and 5.7%.

In the prime child-rearing years from 20-44, the City generally lags the County and the State except for a modest 1-2% increase in the 5-19 Years Old category. The City has higher percentages of individuals aged 45-64 Year Old and 65 Years and Older, which is reflected in the City's Median Age that is between 2.7 and 4.5 years older than either the State or the County respectively.

TABLE 5 - RACE & ETHNICITY DISTRIBUTION

| City of Gibraltar | | |
|--------------------------------------|-------|-------|
| | 2010 | 2020 |
| White | 4,315 | 4,251 |
| Black or African American | 28 | 198 |
| Asian | 0 | 17 |
| American Indian and Alaska Native | 9 | 50 |
| Native Hawaiian and Pacific Islander | 0 | 0 |
| Some Other Race | 178 | 19 |
| Two or More Races | 71 | 240 |
| Hispanic or Latino, Any Race | 220 | 222 |
| 2010 & 2020 U.S. Census | | |

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Chapter 4:

Housing Characteristics



Private boat slips along a city canal

To fully understand the community characteristics of Gibraltar, it is important to have an understanding of the households that comprise it including information about household size and characteristics, type and cost of housing units found within the City, and household tenure. This information is important to understand because communities with higher rates of rentals require different types of housing services to ensure the ongoing maintenance of the housing stock. Other key factors include housing affordability, is the population aging, percentage of school-age children and is it steady/growing/declining, general condition of the housing stock, etc. Each of these factors help to shape the residents within the community and types of services that they require. Communities with higher percentages of young families will require a different set of municipal services as compared to communities with larger percentages of aging residents.

Even though Gibraltar is a relatively small community, it does contain a moderate variety of housing types:

- Older, wood-frame housing is found throughout the City's residential areas, primarily on the City's numerous islands and south of Navarre Street.
- Newer conventional subdivisions are found north of Middle Gibraltar Road, across from Parsons Elementary School, as well as west of the Frank and Poet Drain.

- Cottage-type dwellings are scattered throughout the City's residential areas, on both waterfront and inland lots.
- Newer and larger homes are replacing some of the older cottage-type dwellings as they are torn down due to land values increasing faster than building values and changing demand for larger homes.
- Higher density multiple-family housing is located in various locations, generally in proximity to the major roads, such as Middle Gibraltar Road and West Jefferson Avenue.
- The Meadowlands manufactured housing park development was started in 2003 on western edge of the City, south of Gibraltar Road and west of the easterly railroad rights-of-way for the Conrail and Canadian National railroads.

to be more transient not requiring a significant amount of services while the older household is likely requiring increasing services. Larger households are often families with dependent children that require recreational and school services.

As seen in **Table 7**, an average of 2.73 residents lived in each household in Gibraltar in 1990. By 2000, that figure declined to 2.45 people in each household. Lower birth rates and single-parent families partially explain the gradual decline in the number of persons per household. This number continued to drop to 2010 but increased significantly in 2020 to 2.62 persons per household, illustrating likely a demographic shift within the City of new younger residents replacing older residents. The 2020 American Community Survey found that Gibraltar and Wayne County statistically had the same number of persons per household.

TABLE 6

| HOUSEHOLD SIZE - 2019 | | | | | HOUSEHOLD SIZE - 2010 | | | | |
|--|--------------|--------------|--------------|------------------|--|--------------|--------------|--------------|------------------|
| | 1-Person | 2-Person | 3-Person | 4-or-more-person | | 1-Person | 2-Person | 3-Person | 4-or-more-person |
| | % | % | % | % | | % | % | % | % |
| City of Gibraltar | 25.7% | 34.5% | 20.0% | 19.8% | City of Gibraltar | 23.5% | 42.2% | 22.1% | 12.1% |
| Brownstown Township | 24.9% | 34.2% | 16.6% | 24.4% | Brownstown Towns | 23.2% | 30.2% | 15.1% | 31.5% |
| Grosse Ile Township | 19.9% | 47.2% | 13.5% | 19.4% | Grosse Ile Township | 23.1% | 40.3% | 14.0% | 22.6% |
| City of Rockwood | 28.4% | 42.1% | 13.1% | 16.4% | City of Rockwood | 32.1% | 30.3% | 12.8% | 24.8% |
| City of Woodhaven | 32.4% | 36.2% | 13.3% | 18.1% | City of Woodhaven | 27.6% | 33.0% | 14.1% | 25.3% |
| Wayne County | 34.0% | 30.1% | 15.0% | 20.9% | Wayne County | 31.9% | 29.3% | 15.5% | 23.3% |
| Source: 2015-2019 American Community Survey 5-Year Estimates | | | | | Source: 2006-2010 American Community Survey 5-Year Estimates | | | | |
| *Household size for occupied housing units | | | | | | | | | |

Household size is an important representation of the make-up of the household. Does the community have a lot of 1-person households where the householder is either a young adult just starting out or is it a single senior citizen? Both are single householders, but one is likely

TABLE 7 - HOUSEHOLD SIZE

| | 1990 | | 2000 | | 2010 | | 2020 | | Percent Change (Total Households) 2010-2020 | Percent Change (Persons Per Household) 2010-2020 |
|---|------------------|-----------------------|------------------|-----------------------|------------------|-----------------------|------------------|-----------------------|---|--|
| | Total Households | Persons Per Household | Total Households | Persons Per Household | Total Households | Persons Per Household | Total Households | Persons Per Household | | |
| City of Gibraltar | 1,444 | 2.72 | 1,699 | 2.45 | 1,819 | 2.38 | 1,714 | 2.62 | -5.80% | 10.10% |
| Wayne County | 780,535 | 2.67 | 788,873 | 2.53 | 378,341 | 2.7 | 373,729 | 2.63 | -1.20% | -2.60% |
| Source: 2010 American Community Survey 1-Year Estimates (Persons per Household 2010), 2006-2010 & 2015-2019 American Community Survey 5-Year Estimates. Persons per household reflect an average household size for owner-occupied units. | | | | | | | | | | |

| | Married-Couple Family (householder 35 years and older) | Nonfamily Households | Households with related children under 18 years |
|--------------------------|---|-----------------------------|--|
| City of Gibraltar | 45.5% | 31.9% | 26.6% |
| Brownstown Township | 48.4% | 28.5% | 29.8% |
| Grosse Ile Township | 68.0% | 22.1% | 26.6% |
| City of Rockwood | 42.1% | 37.6% | 24.9% |
| City of Woodhaven | 45.4% | 37.1% | 23.4% |
| Wayne County | 31.6% | 39.4% | 29.2% |

Source: 2015-2019 American Community Survey 5-Year Estimates
*Totals will not equal 100.0%

To additionally understand the City’s housing characteristics, demographers also review the household characteristics. This information includes the number of married couple householders, households with related children under 18, female headed households, and nonfamily households that include individual households and households with unrelated people living together (e.g. roommates).

Since 1980, there is a substantial increase in the total households in Gibraltar. There were 280 more households in Gibraltar according to the 1990 Census as compared to the 1980 Census, an increase of 10.5%. SEMCOG estimated that the total number of households would increase by 10.9% by the year 2000, which it actually increased by 7.1%. The number of housing units increased again between 2000 and 2010, but dropped by 105 households between 2010 and 2020, or 5.8%.

Table 6 shows that in 2010, Gibraltar had generally the lowest number of one and four or more person households while it had the highest number of two person households. By 2019, the number of one and four person households increased to the middle of its neighboring communities while the number of two person households declined to the middle of the pack, further illustrating some generational shifting within the City.

Table 8 illustrates Gibraltar’s household characteristics and the neighboring communities.

Besides Grosse Ile, Gibraltar’s housing characteristics are comparable to its neighboring communities in regard to household make-up with just under half of the households being traditional married couples and the City has a lower number of single female headed households when compared with Wayne County as a whole.

Understanding the type of housing stock, age, and condition of the housing stock are also important items in regard to having a deeper understanding of the housing market. One key characteristic is the type of housing stock – is it stand-alone or is it included in a small or larger rental structure or complex. **Table 9** illustrates that 84% of the City’s housing stock is comprised of single-family units, either a stick-framed or mobile home with mobile home units comprising 16.0% of all housing units within the City.

| | 1-Unit | 2-4 Units | 5 to 9 Units | 10-19 Units | 20 or More Units | Mobile Home or Trailer Units |
|--------------------------|---------------|------------------|---------------------|--------------------|-------------------------|-------------------------------------|
| City of Gibraltar | 66.95% | 2.80% | 7.63% | 3.20% | 2.29% | 17.13% |
| Brownstown Township | 76.65% | 3.02% | 7.28% | 4.43% | 3.41% | 5.21% |
| Flat Rock | 61.52% | 9.45% | 8.02% | 2.09% | 1.92% | 17.01% |
| Rockwood | 70.37% | 7.11% | 7.94% | 4.83% | 5.46% | 4.28% |
| Trenton | 78.70% | 4.65% | 9.66% | 3.12% | 3.06% | 0.81% |
| Woodhaven | 68.70% | 3.83% | 17.50% | 3.71% | 1.22% | 5.03% |
| Wayne County | 75.54% | 6.75% | 4.14% | 3.33% | 8.56% | 1.68% |

Source: 2015-2019 American Community Survey 5-Year Estimates

TABLE 10 - HOUSEHOLD TENURE

| | Owner-Occupied | Renter-Occupied |
|-------------------|----------------|-----------------|
| City of Gibraltar | 78.8% | 21.2% |
| Wayne County | 62.1% | 37.9% |

Source: 2015-2019 American Community Survey 5-Year Estimates

Another important housing statistic is the percentage of owner-occupied versus rental-occupied housing units are located within a community. Having a sufficient number of rental units is important to have because not all households desire living in owner-occupied housing units. There are several factors that may affect desire for/capacity to be a homeowner: flexibility at this point in their life is important; inability to financially or physically maintain a house, lack of desire to own, and others all support the need for a community to include a mixture of tenancy options.

Table 10 shows that the City has a owner-occupied household tenure of 79% with 21% of the City’s housing being renter-occupied. In 1990, the 2002 Master Plan reported that the renter-occupied rate for the City was 25% so there has been more single-family homes built in the City since then than renter-occupied units. The 2019 ACS reported that the neighboring counties have similar rental rates as Wayne County with Washtenaw County the lowest at 61.1% while Oakland and Macomb Counties are similar at 71.0% and 73.3% respectively while Lenawee and Monroe having the highest owner-occupied percentages at 77.5% and 79.7%. The City’s owner-occupancy rate at 78.8% is approximately one percentage point lower than the highest county, Monroe.

One judge of the health of the housing market is the percentage of vacancies within the community. Too low of a vacancy rate can drive up rental rates and housing prices while too high of a vacancy rate can illustrate a weakness in housing demand and potentially structural problems with the local housing market.

TABLE 11 - OCCUPANCY STATUS

| | Occupied | Vacant | Seasonally Vacant | Percent Seasonally Vacant |
|-------------------|----------|---------|-------------------|---------------------------|
| City of Gibraltar | 1,777 | 190 | 46 | 24.2% |
| Wayne County | 682,282 | 132,820 | 3,371 | 2.5% |

Source: 2015-2019 American Community Survey 5-Year Estimates

Table 11 illustrates both the vacancy rate and seasonal vacancy rates for housing units. The City has a 9.7% housing vacancy rate, which is a little higher than desired; however, with the seasonally vacant units removed from the total, the actual vacancy rate for both owner-occupied and rental-occupied units drops to 7.3%, which illustrates a more balanced housing market.

The City of Gibraltar is rather unique in Wayne County in the fact that there is seasonally occupied housing located within the City. Seasonally occupied units are not occupied year-round, and this situation is more often found in Northern Michigan where there are a high number of vacation homes that are only occupied part of the year in many communities.

Another important housing statistic is the year in which the structure was built. This information is important for several reasons. Older housing stock will have higher maintenance burden as compared to a newer structure. Unless recently renovated, older structures will require significant investment to upgrade the aging systems including plumbing, heating/cooling, roof, windows, interior finishes, etc. or additional funds must be set aside to pay for the higher maintenance costs in older buildings. Older buildings may also have lead-based paint, lead or cast-iron water service lines, or asbestos within them that may require to be remediated, which may be expensive. **Table 12** shows that over half of the City’s housing stock is less than 50 years of age.

| | 1949 or Earlier | 1950 to 1969 | 1970 to 1989 | 1990 to 2009 | 2010 or Later |
|--------------------------|-----------------|--------------|--------------|--------------|---------------|
| City of Gibraltar | 15.9% | 30.1% | 21.5% | 23.2% | 0.4% |
| Wayne County | 36.5% | 35.8% | 15.0% | 11.4% | 1.3% |

Source: 2015-2019 American Community Survey 5-Year Estimates

Building permit statistics from SEMCOG, U.S. Census Bureau, and U.S. Department of Commerce report that 569 units were built in the 1970s while the next busiest decade was the 1960s with 325 units. This data means that a large majority of the City’s housing stock is approaching or at the life expectancy of many of the house systems, and these structures will require significant upgrades.

| | Median Value | Median Rent |
|--------------------------|------------------|--------------|
| City of Gibraltar | \$158,100 | \$942 |
| Wayne County | \$113,000 | \$875 |
| Michigan | \$154,900 | \$871 |

Source: 2006-2010 & 2015-2019 American Community Survey 5-Year Estimates

Table 13 shows that the City’s home values are significantly higher than Wayne County’s. One of the contributing factors is likely due to the large number of houses within the City that have waterfront or canal-front access. A good portion of the housing stock has also been built since 1980 so they will tend to have the more modern conveniences and would tend to have a larger square foot size than houses built earlier.

Housing Market Analysis

Projected Long Term Housing Demand.

The SEMCOG population projection set forth in the Population Analysis indicates that the population of Gibraltar is currently projected to increase by 279 residents to 5,276 by the year 2045. To accommodate a net population increase, an additional 106 (at the current household size of 2.62 persons per unit) housing units would have to be constructed by the year 2045, if Gibraltar maintains its existing vacancy rate.

There are several vacant undeveloped lots spread across the City that could receive a new single-family structure and a few locations where additional apartment buildings could be constructed at existing developments, but from cursory review of aerial photographs of the City, there wouldn’t be enough building sites available to meet the 106 unit projection on existing residentially zoned property. If this becomes reality, it would cause a scenario where the housing demand would outstrip the local supply, which would put additional pressure on housing prices, driving them up.

If the existing percentage of renter and owner-occupied housing is maintained in the future (approximately 21 percent of housing units are renter occupied), the expected 2045 demand would break down with 22 new rental units. Due to the

constrictions on land within the City that is not contaminated, part of the Detroit River International Wildlife Refuge, wetlands, or zoned for commercial or industrial development, it would be reasonable for Master Plan to be reevaluated in a decade to determine if some non-residential land should have its land use designation changed from non-residential to residential. Higher residential land costs and desire for non-single-family housing stock may increase the demand for condo, live-work, and other higher-density housing choices that could be accommodated within the Downtown and the Marina districts that may lessen or eliminate the need to identify new lands for residential housing.

Analysis of Multi-family Housing Needs.

Over the last two decades, the City has developed more owner-occupied housing than rental housing so the percentage of rental housing dropped from more than 27 percent of the housing within the City consisted of multiple-family housing in 2002 while the rental-occupied rate has declined to 21.2% in 2019. According to statistics from <https://ipropertymanagement.com>, almost 28% of households within Michigan rent, and rental vacancy has been declining steadily since 2005. Demand for multi-family housing will remain strong within Michigan (4.4% rental vacancy rate) and Detroit-Warren-Dearborn vacancy rate of 3.3%. Having a balance of rental and for-sale housing is important, especially for less affluent and younger households.

Analysis of Manufactured Housing Park Needs.

The Meadowlands manufactured housing park occupies 85 acres of land south of Gibraltar Road, at the eastern entrance to the City. This development has over 300 manufactured housing units, which constitutes approximately 16 percent of the City’s total housing stock, which is significantly greater than the proportion that has been accepted by the courts as a reasonable supply of manufactured housing park units (10 percent) and far greater than the proportion of manufactured housing park units county-wide (approximately 1.5 percent).

The proportion of the City’s housing stock of manufactured housing park units should not be increased beyond the number provided in the Meadowlands development, because it is desirable to maintain a balance in the supply of various types of housing units within the City. Manufactured housing park units do not pay property tax on the value of the home, and thus do not contribute to pay for municipal services and facilities in a manner equivalent to site-built homes, which pay property tax on the value of the structure. Because of the existing supply of manufactured housing park units and the high proportion of the total supply of housing in the City, this Plan does not designate any additional sites for manufactured housing.

Analysis of Single Family Housing Needs.

The City has sufficient variety and number of single-family homes within City to meet demand. New suburban tract homes have been built in the City with the recent completion of the Island Estates subdivision located in the northern part of the City, north of Middle Gibraltar Road. Other quality single family residential developments have been proposed as well.

Need for a Variety of Housing Types.

The preponderance of housing in the City consists of detached single-family residential units. City residents will require a wider range of choices in housing types due to changing demographics and lifestyles. The population is getting slightly older, with the median age increasing to 42.4 years old, which is 2.7 years older than Wayne County. The City’s median age increased 0.8 years since 2010. By 2019, the U.S Census ACS numbers showed that 18.8%

of the City’s population is over 65 years of age, and this group will be desiring to move into a smaller house with little or no maintenance. Townhouses and condominiums are becoming desirable housing types to the mature and to young families who do not have time for house and yard maintenance.

An older population includes fewer people in the child-bearing years that require additional City services and housing types. The decrease in number of younger residents will also have an impact on schools and future city services such as parks and recreational programming. Nationally and regionally, the population of most communities is becoming older as the baby boom generation is becoming older.

The City is practically devoid of elderly housing, and maturing residents are currently forced to look outside the community for housing that will accommodate their needs. For example, the Flat Rock Senior Towers would be a common place into which a senior citizen could move. However, seniors may choose to remain in their existing home and bear the burden of upkeep and maintenance. This could impede younger residents from occupying existing housing within the community or searching outside the community for housing that would meet their needs. Both assisted care and independent care facilities are needed. These types of facilities will allow the elderly population to “age in place” within community next to their friends, family, and loved ones.

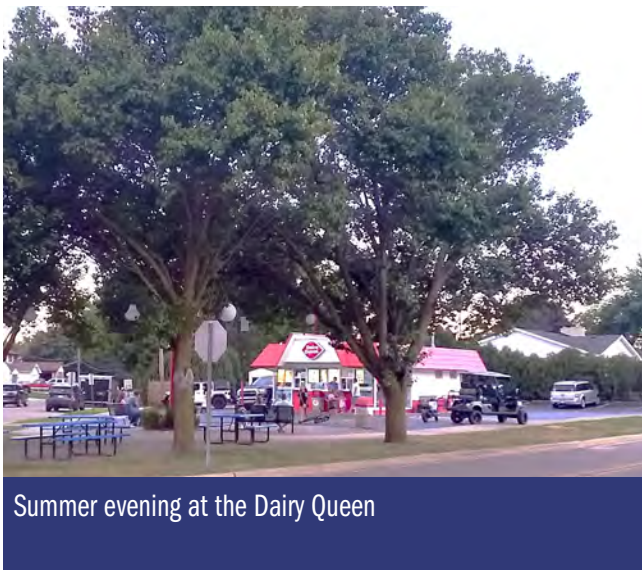
Need for Variety of Housing Stock.

As new residential developments are proposed in the future, the City should explore allowing a variety of housing types and designs to be available including missing middle housing, live-work housing, and mixed-use buildings in the Downtown that permit residential units above ground-floor commercial uses. The option to allow redevelopment of a portion of the marina district should be considered where multi-story residential units may replace some of the upland boat-storage uses. Due to the average small size of the City’s residential lots, the opportunity to allow for accessory dwelling units should be carefully considered and possibly piloted in less dense portions of the City first. High quality residential design should be strongly encouraged, as should variety in design and appearance.



One of Gibraltar’s local roads of single-family homes

Chapter 5: Employment and Income Characteristics



Having an understanding of the employment status and condition of the community’s workforce is another important factor in having a broad understanding of the community. This information includes the type of work that residents may hold, what sectors of the economy do they work, and how far they may have to commute to work each and every day.

Table 14 provides some general information about resident employment status. These statistics are based upon the civilian population over 16 years of age.

According to the most recently available U.S. Census statistics from Southeastern Michigan Council of Government’s 2017-2021 ACS employment data, 4.9% of the population was unemployed in 2021 with this rate over four points (4.3%) lower than Wayne County’s rate and 1.7% below the SE Michigan region’s unemployment rate of 6.6%. Over 35% of the City’s employment age population is not in the labor pool. They’ve either chosen not to work or they’ve retired. According to SEMCOG’s 2021 data, the labor participation rate was 63.5% while the County’s rate was at 59.2%. The City’s higher median age may be one of the causes of this lower labor participation rate.

| TABLE 14 - EMPLOYMENT STATUS | | |
|--|-------------------|--------------|
| | City of Gibraltar | Wayne County |
| Employed | 2,199 | 744,194 |
| Unemployed | 165 | 75,426 |
| Not in Labor Force | 1,285 | 566,886 |
| Unemployment Rate | 7.0% | 9.2% |
| *Data Refers to civilian population 16 years and over | | |
| Source: 2015-2019 American Community Survey 5-Year Estimates | | |

TABLE 15 - EDUCATIONAL ATTAINMENT (%)

| | Less than 9th Grade | 9th to 12th Grade, no diploma | High School Graduate (includes equivalency) | Some College, no degree | Associate's Degree |
|--------------------------|---------------------|-------------------------------|---|-------------------------|--------------------|
| City of Gibraltar | 0.2% | 9.3% | 31.5% | 30.5% | 11.4% |
| Brownstown Township | 2.1% | 7.0% | 31.7% | 25.3% | 9.6% |
| Grosse Ile Township | 0.4% | 1.9% | 15.8% | 21.3% | 12.3% |
| City of Rockwood | 0.8% | 5.2% | 34.7% | 26.8% | 14.2% |
| City of Woodhaven | 2.6% | 3.5% | 32.8% | 25.2% | 11.9% |
| Wayne County | 4.2% | 9.3% | 30.1% | 24.1% | 8.4% |

*Data refers to the population 25 years and older

Source: 2015-2019 American Community Survey 5-Year Estimates

Of the neighboring communities, the City of Gibraltar lags its surrounding communities in the number of high school and college graduates.

Tables 17 & 18 allow for an analysis of the City's workforce to be conducted. Table 17 shows that the two

TABLE 16 - EDUCATIONAL ATTAINMENT BENCHMARKS (%)

| | High School Graduate or Higher | Bachelor's Degree or Higher |
|--------------------------|--------------------------------|-----------------------------|
| City of Gibraltar | 90.5% | 17.1% |
| Brownstown Township | 90.9% | 24.3% |
| Grosse Ile Township | 97.7% | 48.3% |
| City of Rockwood | 93.9% | 18.2% |
| City of Woodhaven | 93.8% | 23.9% |
| Wayne County | 86.5% | 23.9% |

*Data refers to the population 25 years and older

Source: 2015-2019 American Community Survey 5-Year Estimates

largest employment sectors by industry are Manufacturing and Educational Services and Health Care and Assistance, each making up nearly 23% of the City's workforce. The next two largest industries employing Gibraltar residents are the Transportation and Warehousing and Utilities industries at 13.2% and the Professional, Scientific, and Management, and Administrative and Waste Management Services industries making up 12.5% of the employment. The remaining nine industries account for about 30% of the remaining employment.

Educational attainment is a valuable employment metric as it is an indicator of employment with more highly educated workers often earning higher wages than those with less education. Table 15 provides specific granularity while Table 16 breaks the over 25 population into two general categories: those with a high school diploma or higher and those with an undergraduate degree or higher.

A second well-used employment metric to understand the workforce is by dividing the employment by the sector of the economy in which the employees work. Table 18 shows the largest number of occupations are in the Management, Business, Science and Art sectors, making up over 31% of the occupations while occupations in Production, Transportation, and Material Moving sector account for almost 22% of all jobs.

TABLE 17 - EMPLOYMENT BY INDUSTRY

| | City of Gibraltar | | Wayne County | |
|---|-------------------|---------------|----------------|---------------|
| Agriculture, Forestry, Fishing, Hunting, and Mining | 0 | 0.0% | 1,502 | 0.3% |
| Construction | 93 | 5.6% | 20,969 | 4.1% |
| Manufacturing | 374 | 22.7% | 113,913 | 22.5% |
| Wholesale Trade | 53 | 3.2% | 14,523 | 2.9% |
| Retail Trade | 105 | 6.4% | 41,611 | 8.2% |
| Transportation and Warehousing, and Utilities | 218 | 13.2% | 34,858 | 6.9% |
| Information | 5 | 0.3% | 7,259 | 1.4% |
| Finance, Insurance, and Real Estate/Rental/Leasing | 57 | 3.5% | 34,991 | 6.9% |
| Professional, Scientific, and Management, and Administrative and Waste Management Services | 207 | 12.5% | 55,952 | 11.0% |
| Educational Services, and Health Care and Assistance | 376 | 22.8% | 107,641 | 21.2% |
| Arts, Entertainment, and Recreation, and Accommodation and Food Services | 101 | 6.1% | 34,166 | 6.7% |
| Other Services, except Public Administration | 39 | 2.4% | 20,041 | 4.0% |
| Public Administration | 23 | 1.4% | 19,741 | 3.9% |
| TOTAL | 1,651 | 100.0% | 507,167 | 100.0% |

*Data Refers to civilian employed population 16 years and over

Source: 2015-2019 American Community Survey 5-Year Estimates

TABLE 18 - EMPLOYMENT BY SECTOR

| | City of Gibraltar | | Wayne County | |
|--|-------------------|---------------|----------------|---------------|
| | | | | |
| Management, Business, Science, and Arts Occupations | 691 | 31.4% | 245,797 | 33.0% |
| Service Occupations | 400 | 18.2% | 146,290 | 19.7% |
| Sales and Office Occupations | 411 | 18.7% | 159,517 | 21.4% |
| Natural Resources, Construction, and Maintenance Occupations | 215 | 9.8% | 49,576 | 6.7% |
| Production, Transportation, and Material Moving Occupations | 482 | 21.9% | 143,014 | 19.2% |
| TOTAL | 2,199 | 100.0% | 744,194 | 100.0% |
| *Data Refers to civilian employed population 16 years and over | | | | |
| Source: 2015-2019 American Community Survey 5-Year Estimates | | | | |

Commuting habits are also an important dataset to evaluate. The commuting statistics bear out that the City has limited job opportunities within its borders. There are some manufacturing facilities located along Fort Street/M-85 and at the Ferrolux Metal Company facility, but as mainly a bedroom community, most residents do have to leave the City for employment. **Table 19** shows that over 75% of the population has to commute between ten minutes and an hour.

An important income metric is to understand the buying power of each individual housing unit. The household median income is a simple and well used metric that divides the community’s household income distribution into two equal groups with one half of the households above and the other half below that median point.

The estimated median household income for Gibraltar residents in 2000 was approximately \$56,319, which is considerably higher than the \$36,428 median household income for Wayne County. In 2019, the same was true with Gibraltar’s median household income almost \$23,000 higher than the County’s. The median household income in

TABLE 19 - TRAVEL TIME TO WORK

| | Less than 10 minutes | 10 - 29 Minutes | 30 - 59 Minutes | 60 Minutes or More | Mean Travel Time to Work (minutes) |
|--|----------------------|-----------------|-----------------|--------------------|------------------------------------|
| City of Gibraltar | 14.8% | 41.5% | 33.6% | 10.0% | 31.0 |
| Wayne County | 9.2% | 54.2% | 31.2% | 5.5% | 25.4 |
| Source: 2015-2019 American Community Survey 5-Year Estimates | | | | | |
| *Totals may not equal 100.0% due to rounding | | | | | |

The mean travel time to work for Gibraltar residents is 31 minutes, which is over five minutes longer than Wayne County as a whole. Part of this may be related to the location of Gibraltar on the SE corner of Metropolitan Detroit, and residents do have to drive approximately five minutes just to reach I-75. Due to the large amounts of wetlands located within the City and the Superfund site, there are limited locations within the City where new industry would be able to viably locate.

Gibraltar increased \$15,100 or 36.3 percent between 1990 and 2000. Between 2000 and 2019, the City’s income increased 24.4% during that period; however, according to www.in2013dollars.com, when calculated for inflation during the same period (estimated to be 2.10% annually), the median family income is falling behind the 48.5% cumulative price increase during the same period.

The median household income in Gibraltar exceeds the Wayne County median income by nearly \$27,000 and the statewide average by over \$2,000. **Table 20** indicates that the City’s residents are financially performing better than others in the County and the State.

| TABLE 20 - MEDIAN HOUSEHOLD INCOME | |
|--|-----------------|
| City of Gibraltar | \$70,078 |
| Wayne County | \$47,301 |
| State of Michigan | \$67,951 |
| Source: 2015-2019 American Community Survey 5-Year Estimates | |

Another important economic indicator is the number of individuals in poverty. This statistic illustrates those individuals who are struggling to pay for housing and basic necessities. Key indicators of number of total residents in poverty and the number of residents who are over 65 years of age in poverty.

Table 21 illustrates that the City's poverty rate for both individuals and for those over 65 is significantly lower than the Wayne County's poverty rates.

| TABLE 21 - POVERTY STATUS (%) | | |
|--|---|--|
| | Total Population Below Poverty Level | 65 Years & Over Below Poverty Level |
| City of Gibraltar | 5.1% | 2.5% |
| Wayne County | 22.3% | 12.8% |
| Source: 2015-2019 American Community Survey 5-Year Estimates | | |

Chapter 6: Existing Land Use



Development of Gibraltar has included primarily single family residential development on all of the City's interconnected island areas, mixed residential development in the mainland portions of the City's residential area, mixed commercial development in the City's Downtown Area (centered on the intersection of North, Middle, and South Gibraltar Roads), thoroughfare-oriented commercial and industrial development along Fort Street and West Jefferson, and a vacant Superfund landfill development in the City's northwestern quadrant.

The City is bisected by two (2) major railroad rights-of-way, which serve to divide the City physically. The northeast (the Humbug Marsh) and southwest (Gibraltar Wetlands) sections of the City are part of the Detroit River International Wildlife Refuge and protected via perpetual conservation easements. The majority of the City's primary east-west thoroughfare, Gibraltar/Middle Gibraltar Road, remains undeveloped along both sides, including nearly all of the land abutting it in the area west of the intersection with West Jefferson Avenue.

Through establishment of a Downtown Development Authority (DDA) and adoption of and subsequent amendments to the DDA's Tax Increment Financing and Development Plan, the

City has taken an active step toward improving the visual quality and features of its commercial core. Through the DDA, the City has proceeded with property acquisition, assisted financially with the construction of the new City Hall, and ongoing marketing and promotional efforts.

The City of Gibraltar encompasses some 2,162.1 acres, or 3.4 square miles of land area. The existing land uses in the City have been surveyed, and grouped into the following 11 categories, as depicted on **Map 6 - Existing Land Use** on page 27.

- Vacant, including land without buildings and that may or may not be unbuildable
- One and Two Family Residential, including single family dwellings and duplexes
- Multiple Family Residential, including 3 or more housing units per structure
- Downtown Commercial
- Thoroughfare Commercial
- Marine Commercial
- Industrial
- Former Landfill
- Institutional
- Open Space

While Gibraltar is considered to be maturely developed community, less than half of the land area of the City is built upon. This has resulted from a combination of factors, including conservation easements protecting certain wetlands properties, large tract ownership by single owners, large contaminated parcels, and numerous natural features limitations that arise due to the City's proximity to the Detroit River. See **Map 2 – Natural Features, Map 3 - Soils, Map 4 – Topography, Map 5 - Flood Hazards** for additional information in this regard.

Despite documented natural features limitations, however, the generally increasing price of land combined with the continuously growing demand for new development will eventually impact some of the remaining undeveloped property in the City of Gibraltar.

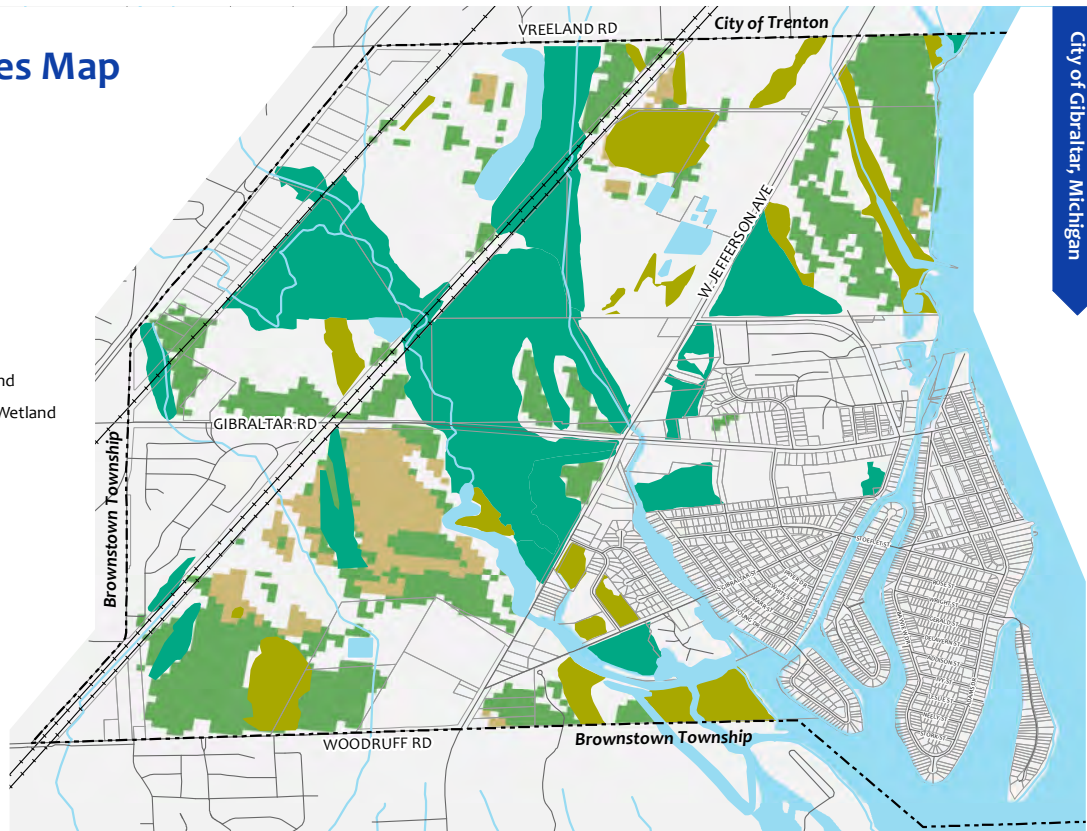
Natural Features Map

Base Data

- Municipal Boundary
- Roads
- Railroads
- Parcels
- ☁ Water Bodies

Natural Features

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Deciduous Forest
- Shrub/Scrub



January 2022



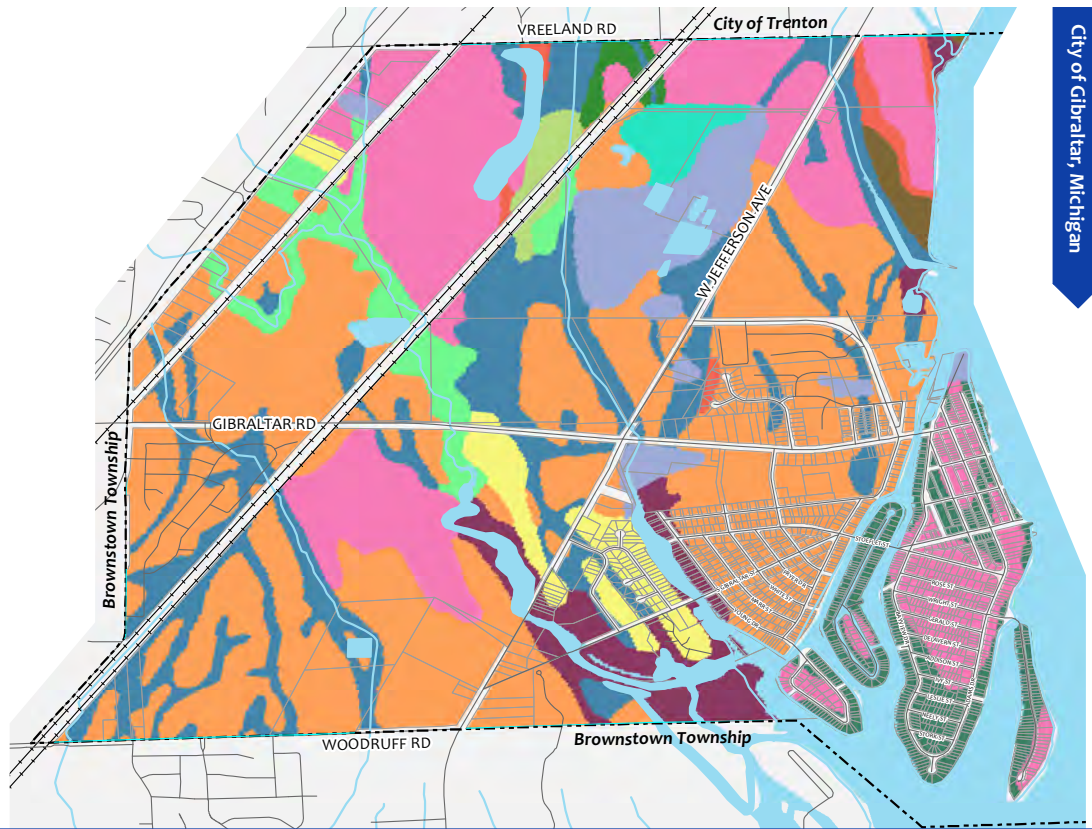
Soils Map

Base Data

- Municipal Boundary
- Roads
- Railroads
- Parcels
- Water Bodies

Soils

- Blount loam
- Corunna fine sandy loam
- Cut and fill land
- Glynwood loam
- Made land
- Marsh
- Metamora sandy loam
- Metea loamy sand
- Morley loam
- Nappanee silt loam
- Pewamo loam
- Selfridge loamy sand
- Shoals silt loam
- Sloan silt loam
- Ziegenfuss clay



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500 Griswold Street, Suite 2500
Detroit, MI 48226
313.961.3650



0 0.5 1 Miles
Data sources: City of Gibraltar; Wayne County; Michigan Open Data; gNATSO_MI

City of Gibraltar

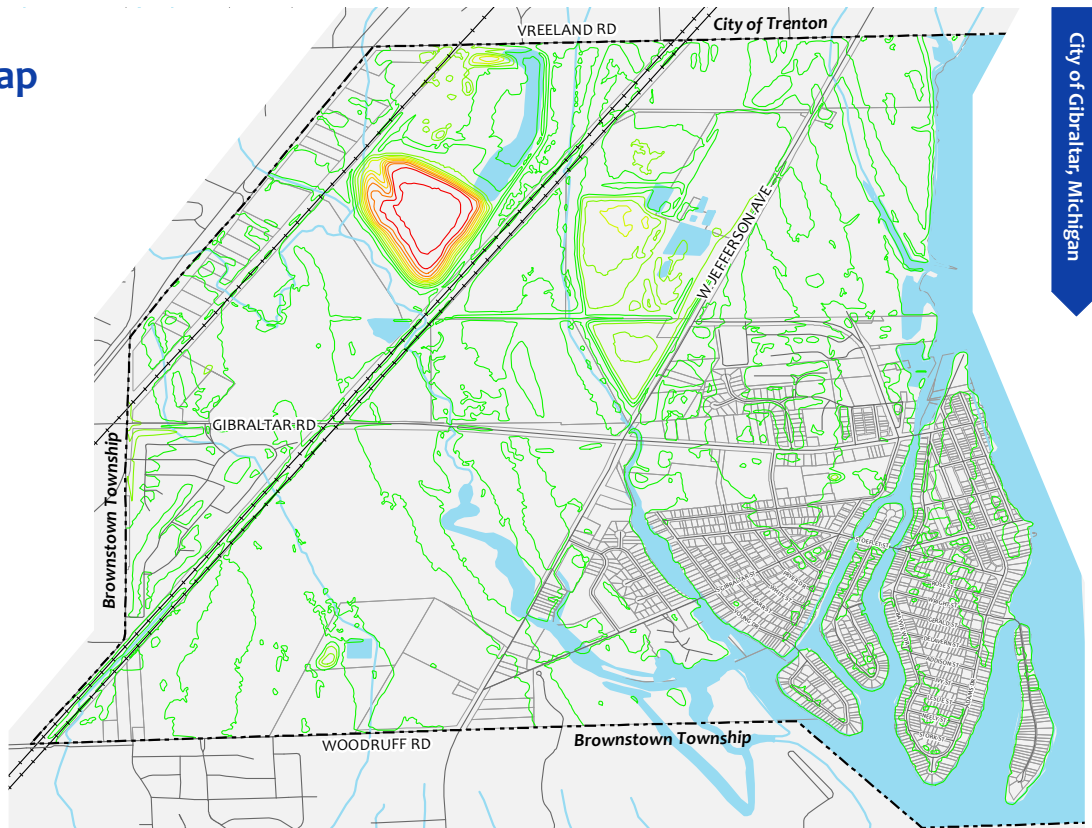
Topography Map

Base Data

- Municipal Boundary
- Roads
- Railroads
- Parcels
- Water Bodies

Elevation Contours

- 575 feet to 585 feet
- 586 feet to 595 feet
- 596 feet to 605 feet
- 606 feet to 615 feet
- 616 feet to 625 feet
- 626 feet to 635 feet



January 2022

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313.961.3650



0 0.5 1 Miles
Data sources: City of Gibraltar; Wayne County; Michigan Open Data; USGS

City of Gibraltar

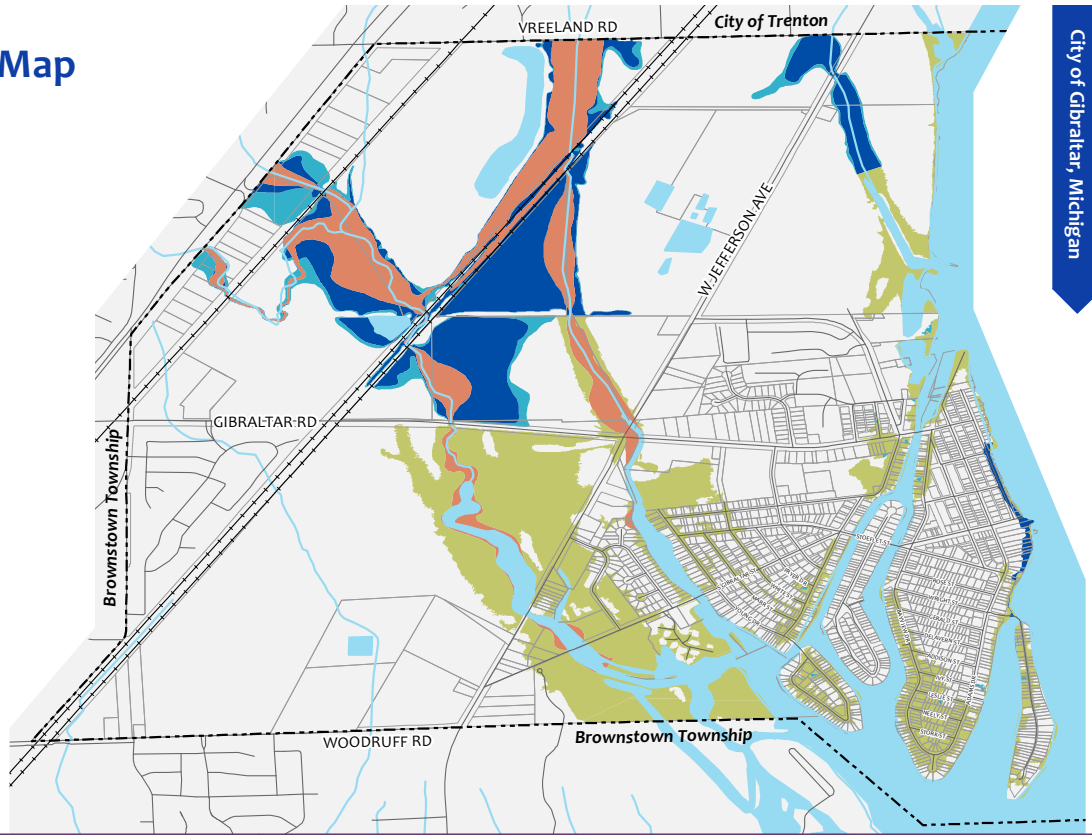
Flood Hazards Map

Base Data

- Municipal Boundary
- Roads
- Railroads
- Parcels
- ☁ Water Bodies

Flood Hazards

- 100-Year Floodplain
- 500-Year Floodplain
- Coastal Floodplain
- Floodway



City of Gibraltar, Michigan

July 2022

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0 0.5 1 Miles
Data sources: City of Gibraltar; Wayne County; Michigan Open Data; FEMA



A description of each of the 11 existing land use categories follows:

- a. **Vacant.** Land in this category includes several undeveloped Fort Street parcels, nearly all land north of Gibraltar Road between the westerly railroad right-of-way and West Jefferson Avenue, several undeveloped West Jefferson parcels, and scattered parcels throughout the rest of the City. 337.7 acres
- b. **One and Two Family Residential.** All land in this category is currently located east of West Jefferson and south of North Gibraltar Road and includes a mix of older waterfront and mainland, as well as newer subdivision-style and mobile home developments. 395.0 acres
- c. **Multiple Family Residential.** All land in this category also located east of West Jefferson and south of North Gibraltar Road and is located along or near the City's major thoroughfares. Concentrations of multiple family residential uses exist along North Gibraltar, Middle Gibraltar Road, and South Gibraltar Road, as well as along Kingsbridge Drive between South Gibraltar Road and West Jefferson Avenue, north and east of the Brownstown Creek. 53.8 acres

- d. **Downtown Commercial.** Land in this category includes various parcels in the City's traditional downtown district, centered at the intersection of North Gibraltar, Middle Gibraltar, and South Gibraltar Roads. 1.6 acres
- e. **Thoroughfare Commercial.** Land in this category includes various parcels located outside the City's traditional downtown district and along the City's major thoroughfares, including West Jefferson Avenue and Fort Street. 46.4 acres
- f. **Marine Commercial.** Land in this category includes many of the parcels north of Middle Gibraltar Road and east of North Gibraltar Road, which contain uses focused on serving the boating community, including residents and nonresidents. 31.1 acres
- g. **Industrial.** Land in this category includes office as well as light and heavy industrial parcels, including several developed Fort Street parcels, one (1) developed Gibraltar Road parcel, and developed portion of the former McLouth Steel parcels, primarily that which is east of the Frank and Poet Drain and north of the intersection between North Gibraltar Road and West Jefferson Avenue. 154.6 acres

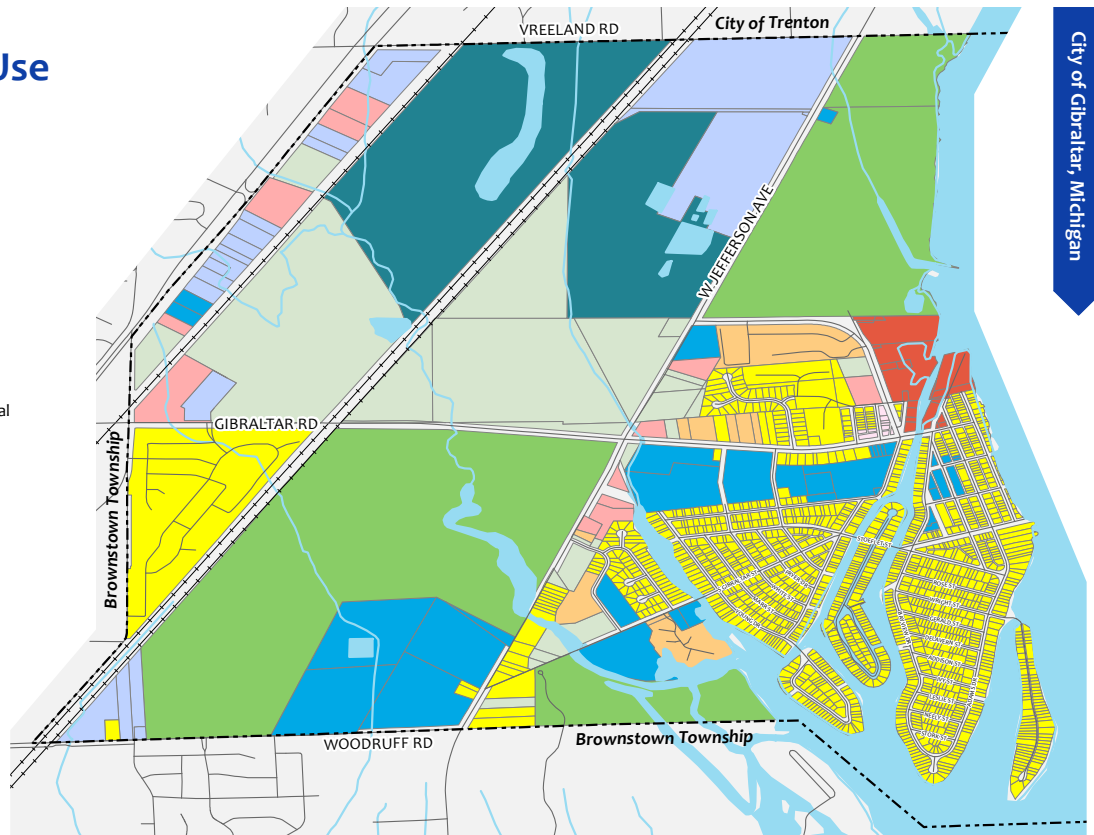
Existing Land Use

Base Data

- Municipal Boundary
- Roads
- Railroads
- Parcels
- ☁ Water Bodies

Land Uses

- Vacant
- One & Two Family Residential
- Multiple Family Residential
- Downtown Commercial
- Thoroughfare Commercial
- Marine Commercial
- Industrial
- Former Landfill
- Institutional
- Open Space



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0 0.5 1 Miles

Data sources: City of Gibraltar; Wayne County; Michigan Open Data; National Wetland Inventory; MRIS



h. Former Landfill. The only land in this category includes the City’s Superfund site. The landfill was located in the City’s northwestern quadrant, the area south of Vreeland Road, north of the Brownstown Creek, and between the railroad rights-of-way that bisect the City. One portion of the former McLouth Steel facility was used as a landfill and is also a Superfund site. 304.5 acres

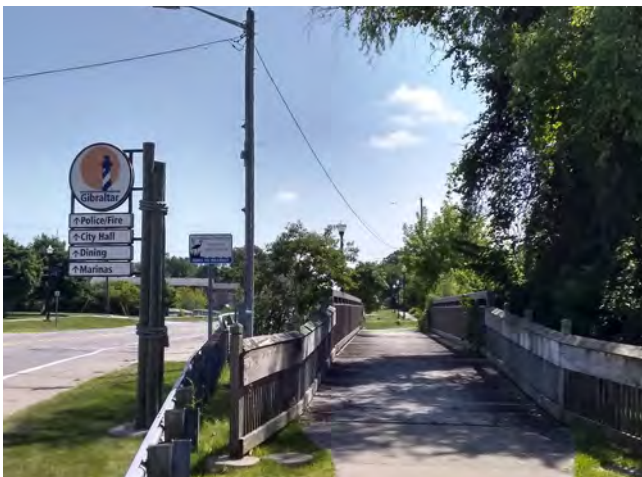
i. Institutional. Land in this category includes the current City Hall and DPW Building, the Gibraltar Community Park, cemetery, the elementary and high school parcels, and a few remaining public, religious, and institutional parcels. 186.8 acres

j. Open Space. The land currently in this category includes the portion of the Lake Erie Metro Park located within the City, generally south of South Gibraltar Road and the Brownstown Creek, and east of West Jefferson Avenue and the Humbug Marsh and Gibraltar Wetlands units of the Detroit River International Wildlife Refuge. 586.8 acres

Existing land uses within the City were surveyed and mapped as part of the 2001 Master Plan Update. As part of the 2022 Update, the entire Existing Land Use Map was updated via observation, input from the Master Plan Steering Committee, and use of aerial photography. These categories were relatively stable over that period of time.

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Chapter 7: Circulation



Middle Gibraltar Road bikdpath crossing the Frank and Poet Drain

Overview

Each year, the highways and rail lines that traverse the City move millions of people and hundreds of thousands tons of goods. Along with the nearby airports, these transportation systems collectively make up a vital part of the infrastructure that fuels one of the largest regional economies in the country. Even though these transportation systems connect Gibraltar to the rest of the region and even the rest of the country, the City has little control or jurisdiction over them. Wayne County and the State of Michigan control and maintain most all of the regional roads.

The local network of streets and thoroughfares is of vital importance for the overall well-being of the City and its residents. The most basic function of local streets is to provide a circulation system by which people and goods can move within and through the City.

Roads and road rights-of-way also provide locations for public utilities, such as water, sewer, gas, electric, and communications lines. Roads provide the means by which emergency and public services are delivered to residents. Road rights-of-way provide locations for landscaping and parking along commercial strips. Most important, the road system establishes the basic form and character of the City and has significant impact on the local economy and environment.

It is important, therefore, to identify and understand deficiencies in the circulation system, and to prepare solutions to address those deficiencies. To better understand transportation network, it is important to understand that the system is designed as a hierarchical network with different types of streets playing differing functions in the road network.

Road Classification/Jurisdiction

The Federal Highway Administration (FHWA) developed the National Functional Classification (NFC) to classify all highways, streets, and roads according to their function. This system was introduced in 1968 and Federally supported roadways had to be classified by the early 1970s. It is recognized as the road classification system used by all transportation engineers and planners across the country.

The roads within the City of Gibraltar are under the jurisdiction of one of three agencies: the Michigan Department of Transportation (MDOT), the Wayne County Office of Public Services, and the City of Gibraltar. The following section describes each category in the NFC and its characteristics.

Interstates and Other Freeways and Expressways:

Freeways are the prominent road type in the NFC hierarchy intended to carry the major portion of trips entering and leaving urban areas, as well as a majority of the trips bypassing an area. Principal arterials have planned rights-of-ways of 120 feet or greater, and provide high speed, uninterrupted travel with limited access or restricted access to regionally important urban areas and amenities, such as airports. This system is a major source for interstate travel and fall under the jurisdiction of the Michigan Department of Transportation (MDOT). No road in the City is classified as a freeway.

Principal Arterials:

Principal Arterials are the second most prominent road type in the NFC hierarchy and are generally known as state highways. These roads also make up the state trunkline system. These roads serve major metropolitan centers focusing on providing a high degree of mobility and may also serve rural areas. These roadways provide both through and local traffic, and they do provide access to abutting land uses.

Fort Street is the only principal arterial within Gibraltar. See Map 6 – Transportation Network for additional information in this regard.

Minor Arterials:

Major Arterials serve a similar in function to principal arterials, but they generally carry less traffic and connect to smaller urban centers. The minor arterial system interconnects with and augments the principal arterial system by providing for trips of moderate length with less traffic mobility. Accessibility is greater but stops are more frequent due to signalized intersections. Minor arterial streets are generally spaced from 1/8 – 1/2 mile in the central business district to 2 – 3 miles apart in the suburban fringes, but are normally not more than 1 mile apart in fully developed areas. Minor arterial planned rights-of-ways are usually 120 feet wide and fall under the jurisdiction of the Wayne County Department of Public Services.

Vreeland Road, and Gibraltar Road, are examples of east- west minor arterials, and Fort Road and West Jefferson Avenue as north-south minor arterials. See Map 6 – Transportation Network for additional information in this regard.



South Gibraltar Road looking towards downtown

Overall, the state trunkline system provides excellent north-south transportation for City residents. The north-south orientation of regional circulation system has affected business, employment, shopping patterns, and the local economy in general. The circulation system facilitates interaction with businesses in the Detroit or Toledo metropolitan areas, rather than with businesses to the west.

The east-west regional transportation network is less than adequate. The closest east-west freeway routes are I-94 to the north and M-50 in Monroe County.

Major Collectors:

Major collector roads are important intra-county travel corridors and provide service to county seats not on an arterial route, to larger towns not directly served by the higher systems, and to other traffic generators of equivalent intra-county importance. Planned rights-of-way for these roads are generally 120 feet. Major collectors in Gibraltar include Adams Drive between Middle Gibraltar Road and Stoefflet Street, North Gibraltar, Middle Gibraltar, and South Gibraltar Roads, and Woodruff Road. See Map 6 – Transportation Network for additional information in this regard.

Such roads are generally spaced at one mile intervals and provide the circulation framework within the City. These roads generally link local residential roads to the principal and minor arterial road networks. This system also serves as a framework for the location of more intensive land uses.

Minor Collectors:

Minor collectors are identified to collect traffic from local roads and private property and bring all developed areas within a reasonable distance of a major collector or arterial road. These roads provide service to less intense land uses and link to locally important traffic generators such as major collectors and arterials.

Minor collectors are generally spaced at half mile intervals in densely populated Cities. No roads within the City are identified as Minor Collectors. See Map 6 – Transportation Network for additional information in this regard.

Local Roads:

Local roads primarily provide direct access to abutting land and to minor collector roads. Movement of through traffic is usually discouraged on local roads. All roads not identified as any of the above classifications are local roads. See Map 6 – Transportation Network for additional information in this regard.

Funding and State of Michigan Act 51 Classification

Michigan's Public Act 51, PA of 1951, as amended, is the mechanism under which the State of Michigan shares state gas tax revenues for road maintenance with its municipalities. Eligible units of government are awarded funds based on the mileage of roadway within their boundaries. Wayne County Department of Public Services has jurisdiction over some of the major roads within the City of Gibraltar.

The State of Michigan retains a portion of the gas tax revenues, which are allocated to MDOT for maintenance and upgrading of the interstate highways and state trunklines within the local jurisdictions. The remaining funds are allocated to local units of government by a set formula, and ultimately, the allocation depends upon the length of roadway in each classification.



Coral Drive looking east towards the Detroit River

Under Act 51, Michigan's roads are divided into five categories – State Trunkline Highways, County Primary Roads, County Local Roads, City Major Streets and Local Streets. The Wayne County of Public Services is responsible for the middle two categories – County Primary and County Local. In the City of Gibraltar, Gibraltar Road, West Jefferson Avenue, Old Fort Street, Vreeland Road, and Woodruff Roads are County Primary Roads while Ostreich Road and the stub of Old North Gibraltar Road ending at the International Wildlife Refuge are County Local Roads. The last two designations are significant for the City as these fall under its responsibility. Designed to carry higher volumes and heavier weighted vehicles at greater speeds, City Major Streets receive more funding per mile than Local Streets which typically serve only residential areas.

Gibraltar's City Major Streets include North, Middle and South Gibraltar Roads; Adams Drive; Bayview Drive; Coral Street between Munro Street and Adams Drive; Grandview Drive between Bayview and Adams Drives; Fryer Drive between Middle Gibraltar and South Gibraltar Roads; Kingsbridge Drive between West Jefferson Avenue and Windsor Drive; Munro Street between Middle Gibraltar Road and Bayview Drive; Stoefflet Street between South Gibraltar Road and Adams Drive; Windsor Drive between Kingsbridge Drive and South Gibraltar Road; Worth Street; and Young Avenue between South Gibraltar Road and Worth Street.

As of June 30, 2020, the City had 6.87 miles of Major Streets and 8.86 miles of Local Streets.

Circulation System Deficiencies

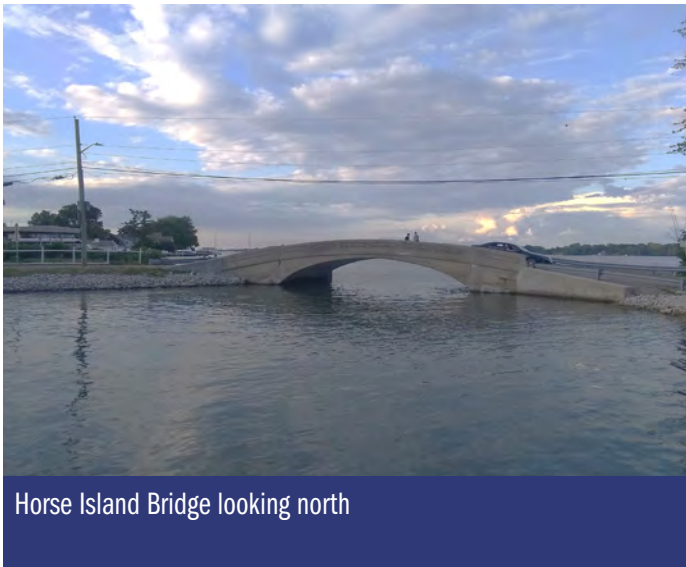
The ability of people and goods to efficiently flow without unexpected stops or unprecedented congestion is an important part of the quality of life in a community as well as a vital part to a community's economic wellbeing and growth. For example, the lack of good access to some areas of a City may limit desired residential, commercial, and industrial development while in other areas, continued development without necessary road improvements may result in increasing congestion and traffic conflict on local streets. The status of the local road system has important consequences in terms of the future land use plan. An inadequate road system can impact on whether the City achieves its development objectives. However, vehicular circulation and traffic impediments are not a serious problem in the City at this time.

Due to the location of the City and lack of surround development pressure, this situation is likely not going to change during the planning horizon of this Master Plan. The major north south connectors through Wayne and Monroe Counties are located inland from the City, and through traffic would choose I-75, Fort Street/Dixie Highway, or M-24/Telegraph Road are west of the City. Presently, there is significant remaining capacity for these roads. There is only limited land available for residential and local serving commercial development to occur south of the City in Brownstown Township. With the Lake Erie Metro Park occupying a major of the Lake Erie waterfront in Brownstown Township, only limited inland development is possible so the local road network shouldn't see significant changes in capacity. It is the same scenario in Berlin Township with much of the Township's waterfront land occupied by the Pointe Mouillee State Game Area.

The existing east-west roads are more than sufficient to carry the local traffic to the west of the City towards the County's major north-south arteries. To increase flow and improve safety, there are center left turn lanes at the major intersections and West Jefferson Avenue includes a center turn lane through a majority of the City.

Downtown Improvements -

Continued street improvements as identified in the updated DDA Plan would further transform the look, feel, and use of portions of several streets throughout the DDA area, including North and Middle Gibraltar Roads. On-street parking and additional streetscaping including street trees, burial of overhead power lines, and decorative lighting and furniture are proposed. These improvements, with the Zoning Ordinance's DDA District Design Standards, and subsequent additional Zoning Ordinance amendments, will further the district's development.



Railroad Rights-Of-Way –

One constraint is the presence of three railroad rights-of-way along the west side of the City. These form a physical barrier and may be periodically blocked by train traffic. Improvements to railroad crossings at Fort, Gibraltar, Ostreich, and Vreeland Roads will be important in order to facilitate better traffic flow not only along the primary east-west roads in the City, but also between the City and adjacent and nearby communities, as well as I-75.

Pavement of Roads –

Road maintenance is an important municipal responsibility as poor roads impact safety, aesthetics, and general community desirability. There has been limited sources of funding for road maintenance in the City over the term of the past Master Plan, so quality of the roads has been declining since the turn of the Millennium. The only remaining unpaved road in the City is Ostreich Road. Paving of Ostreich Road will remain a City goal from the 2002 Master Plan.

Resources available to the City include traffic congestion data from SEMCOG and accident reports. These reports should be monitored on a yearly basis to determine the safety and total activity, primarily along the West Jefferson and Gibraltar/Middle Gibraltar corridors.

Resources for Road Improvements

The City's roads are generally in fair condition. Road repair should be prioritized based on condition, safety and use. Reductions in State revenue sharing, ongoing Headlee roll-backs, the negative impacts of the Great Recession on municipal finances, and frozen gas taxes have severely limited the available funding for Wayne County to maintain the County roads within the City and Gibraltar to maintain the City roads within the community during the previous 20 years. With large amounts of funding available from Washington in response to the COVID-19 pandemic, the City should seek additional grant money than what is provided under Act 51 to pay for road improvements and bridge reconstruction. An additional option would be for the City to raise funds through a special road maintenance assessment, but this action would require the residents to vote to approve such a millage.

The City should identify roads that need improving, turning movement enhancements, and other traffic management techniques such as signalization of intersections and turning restrictions.



Former Detroit Toledo Shoreline Railroad

Active Transportation.

Demand for sidewalks and nonmotorized pathways has been increasing for the last couple of decades for a number of reasons including desires for exercise and/or reduction in vehicular use along with just enjoyment. Active transportation is any mode of travel that is self-propelled including walking, biking, and rolling (wheel-chair, roller skates/blades, skateboards, scooters, etc). As demand has been increasing throughout the United States, increased attention has been given to expanding nonmotorized facilities.

The most well-known nonmotorized facilities include sidewalks, side-paths (ten-foot wide paths adjacent to the roadway), bikepaths (ten-foot wide paths not in a road right-of-way), shared roadways, bike lanes, sharrows (shared lanes), and blueways (also known as watertrails).

One of their main benefits is that these facilities serve all residents equally including the young, old and disabled that cannot drive or those who are unable to have access to a car for a variety of personal or financial reasons.

Since 2000, important nonmotorized connections have been made to the north and south of the City. A nonmotorized sidepath has been installed along West Jefferson Avenue from North Gibraltar Road to the City's northern limits, providing connectivity to the City of Trenton and the Detroit River International Wildlife Refuge welcome center. This pathway connects into the North Gibraltar Road sidepath that runs the entire length of North Gibraltar Road, terminating at Middle Gibraltar Road. There is one minor missing segment along North Gibraltar Road at the Watersway Drive intersection where a gap in the sidepath extends north for 530 feet along Old North Gibraltar Road. South of town, a bikepath connection to the Lake Erie Metro Park has also been constructed along with a connection to Carlson High School. The Downriver Linked Greenway's southernmost east-west pathway travels west from Carlson High School along Woodruff Road at the terminus of the Downriver Linked Greenway's N-S Jefferson Avenue connector.



Opportunity for nonmotorized pathway along Gibraltar Road

Sidewalk Network

Since 2000, new sidewalk connections have been made in several locations across the City including along Middle and South Gibraltar Roads. However, there are still significant gaps within the City's existing sidewalk network. Over the term of this Master Plan, efforts to close the sidewalk network gaps should be made.

Building out a complete sidewalk network would be extremely difficult and expensive in Gibraltar. When many of the City's early homes were constructed, the City didn't require sidewalks to be installed when the homes were built. This led to parts of the City on Edmond, Hall, Horse, and Main Islands to have no or few sidewalks. One benefit to the City's location on several islands, there is limited nonlocal traffic that comes into the community and no traffic that is cutting through the community except for West Jefferson Avenue. This unique situation does minimize the negative impacts of not having a complete sidewalk network. However, where certain gaps exist, the City should focus resources on:

1. Eliminate existing small gaps where sidewalks currently exist on parts of a block
2. Filling identified priority gaps along busy nonmotorized transportation routes by finishing sidewalks on one side of as many streets as possible, in areas where sidewalk segments may exist
3. Identifying important sidewalk spine connections where there is the potential for significant nonmotorized traffic and these routes would serve as needed connectors from population centers to destinations including Parsons Elementary School with residents living on Hall and Main Islands. These priority spine streets would include: Stoefflet Street southeast of South Gibraltar Road; Grandview Drive; and Adams Drive from Stoefflet Drive south to the entrance to Horse Island. These sidewalk connectors would bring sidewalks adjacent to areas where it will be extremely difficult and/or expensive to build sidewalks even on one side of the street.

No variances should be given from Chapter 30 of the City's Code of Ordinances requiring sidewalks as detailed within that chapter.

The goal is to build out as complete of a sidewalk network as possible because most youngsters under the age of eleven do not have the situational awareness to be able to safely walk or ride their bikes by themselves in the street; however, they're perfectly capable to walk or ride a bike on a sidewalk and cross streets at well-marked pedestrian crossings by themselves. To allow for children's mobility and safety and for those with mobility issues including seniors, a separate sidewalk is necessary to allow them to utilize it to visit friends, go to the park, or take a trip to buy candy or ice cream on their own. Youth and those with mobility issues should also not be walking in active streets. They are best served by a more complete sidewalk network.

Nonmotorized Pathway Network

Several portions of the City's nonmotorized network have already been completed including along West Jefferson Avenue from the northern City limits to North Gibraltar Road and continuing along North Gibraltar Road to Middle Gibraltar Road. A southern connection has also been made from the Lake Erie Metro Park north to the intersection with South Gibraltar Road. Finally, the southern-most east-west connector of the Downriver Linked Greenway system does connect along the City's southern boundary from Carlson High School west along Woodruff Road to just west of I-75, before heading north to Commerce Drive, just south of Gibraltar Road in the city of Flatrock.

This is a good basis for the City's nonmotorized network; however some key links are still missing:

1. Pathway connections along West Jefferson Avenue to the Downtown along both Middle Gibraltar and South Gibraltar Roads
2. Complete connection along West Jefferson Avenue from the City's southern boundary to North Gibraltar Road
3. Connection along Gibraltar Road west from West Jefferson Avenue to the City limits.

Sidewalks currently exist along South Gibraltar Road, but they are only five foot wide that do not support two-way movement of faster moving nonmotorized users. Groups of riders also do not prefer to ride along narrow sidewalks, and there are greater chances of collisions between slower moving walkers and faster moving wheeled users.

As a part of the Downtown Development Authority's (DDA's) development efforts, the Authority has incorporated completing all of the City's nonmotorized network that exists within the DDA boundaries into its 2022 Development Plan. Completing the nonmotorized network for the City is an important economic development tool as it would benefit the City's traditional downtown by improving access to the downtown from: all parts of the City, adjoining communities, and nearby major tourist destinations.



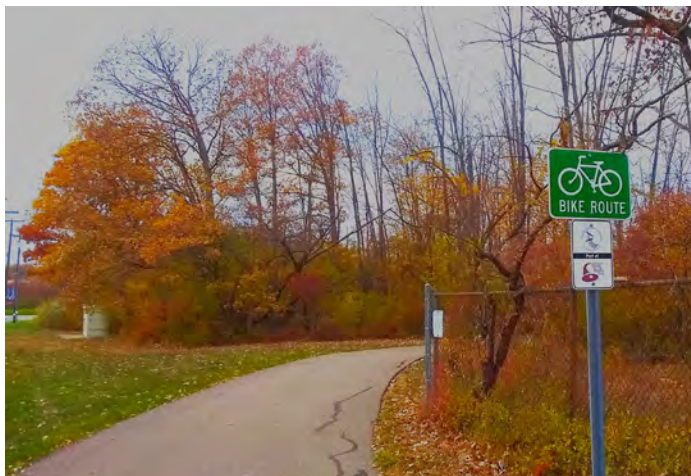
Example of a pedestrian crossing island

Due to the state-enabling legislation, the DDA is not permitted to expend its funds outside of its boundaries; however, much of the City's missing pathway network falls within the DDA district.

DDA is proposing to install side-paths along Middle Gibraltar Road, along West Jefferson Avenue from Brownstown Creek north to the Humbug Marsh Trail where leaves West Jefferson Avenue at the intersection with North Gibraltar Road, and along Gibraltar Road west to the first pair of railroad tracks west of West Jefferson Avenue.

The remaining gaps outside of the DDA district are found along South Gibraltar Road, the stretch of Gibraltar Road west of the Canadian National and Conrail railroad tracks west to the City limits at Old Fort Street; and parts of West Jefferson Avenue between South Gibraltar Road and Kingsbridge Drive.

Eliminating the missing Gibraltar Road segment is the biggest priority as it would connect the residents of the Gibraltar Meadowlands development with the rest of the residential portion of the City and the school complexes. This connection would also support the future development of vacant lands on the northside of Gibraltar Road. This connection is also important in that it would provide the City with a connection west to the commercial area located in Brownstown Township on Gibraltar Road between Fort Street/M-85 and I-75.



West Jefferson bike path north of North Gibraltar Road

These improvements would complete the Downriver Linked Greenway system within the City of Gibraltar by completing the proposed north-south West Jefferson Avenue system spine while also providing added connectivity east to the historical downtown and west along Gibraltar Road while connecting into the existing Downriver Linked Greenway’s east-west route along Woodruff Road.

Linking bike paths to adjacent communities and neighborhoods is highly sought after by most residents which increases community cohesion while supporting recreational participation.

To pull together all of the active transportation investments, Figure X illustrates the Gibraltar Nonmotorized Transportation Vision. This map illustrates the improvements to the pedestrian network through closing gaps, installation of sidewalks on one side of the street in priority areas, and construction of sidewalk linkages in the island areas of the City where the development of a complete pedestrian sidewalk network isn’t feasible. The vision also illustrates the existing nonmotorized network within the City and the proposed side path network. The Gibraltar Nonmotorized Transportation Vision includes improved signage for both motorists and nonmotorized users and improved crosswalks, pavement markings, and accessible ramps.

As a part of the physical roadway and pathway improvements, the City should also consider all of the appropriate nonmotorized support infrastructure that should be incorporated at the same time as the pathway development including:

- Bike racks and required bike parking areas
- Street trees
- Street furniture
- Benches
- Trash receptacles
- Drinking fountains
- Restrooms
- Trailhead parking
- Signage – both safety and directional
- Bike storage – with advent of expensive e-bikes
- Pedestrian lighting
- Enhanced safety crosswalks
- Traffic calming features
 - Protected intersections
 - Crossing islands
 - Bump-outs/Curb extensions
 - Narrow turning radii
 - Street alignment changes/Chicanes
 - On-street parking
 - Mini-roundabouts
 - Planting and trees
- Bike repair stations
- Safety signals

In 2014, the Southeastern Michigan Council of Governments (SEMCOG) found that one third of Michigan residents do not have access to a vehicle. Currently, every other transportation dollar spent on motorized transportation provides little or no accommodations for those one third of Michiganders who, for whatever reason, cannot drive. Complete Streets that accommodate all users are safer, improve public health, increase independence, creates sense of place, and supports economic development.



Gibraltar's Detroit River Blueway kayak launch

Public Transit.

Currently, the City of Gibraltar is not served by either local public transit or intercity buses; however, there are services that are located in close proximity to the City.

Transit -

Metro Detroit's SMART bus system's Route 160 bus does provide weekday and Saturday service to the Detroit River International Wildlife Refuge headquarters just north of the City's border. The 160 Route and 830 Routes also run east west along West Road between Grange Road and West Jefferson Avenue before heading north.

Intercity Buses -

Michigan's intercity bus network does pass within close proximity of the City with stops in Detroit and Monroe.

Through the City's Recreation Department, senior and disabled residents are able access the City's dial-a-ride program to schedule shopping and doctors office trips from 9 AM to 3 PM weekdays.

Air Transportation -

Detroit Metro Airport is located approximately ten miles northwest of Gibraltar, and it is one of the United States' major international gateways. Additional regional air service is provided at Toledo Express Airport and Windsor International Airport. The closest general commercial airports by proximity are Grosse Ile's Muni Airport, Monroe's Custer Airport, Willow Run Airport, and Detroit City Airport.

Rail Traffic -

Though the City is traversed by two of three major Class 1 railroads operating in Michigan, there are no active sidings located within the City. The Norfolk Southern and Canadian National operate in the City along with one of the remnants of the Conrail network. The nearest passenger railroad stations are located in the Ann Arbor, Dearborn, the New Center district in Detroit, and Toledo, Ohio.

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Chapter 8:

Municipal Facilities and Services



Gil Talbert Gibraltar Community Center

Overview

Local community facilities and recreational facilities were inventoried during site visits and by compiling data from previous City of Gibraltar Master Plans, telephone interviews, and internet queries.

Community facilities exist for the benefit of the citizens of Gibraltar. City Hall, the schools, and various community facilities provide access to city services and recreation. The purpose of this section is to review and inventory the existing community and recreational facilities in the City.

City Hall and Administrative Services

The City with assistance from the Gibraltar Downtown Development Authority constructed a new City Hall in 2004 that houses the professional administrative staff of the City, the Police Department, and Fire Department. City Hall includes municipal offices for the City Administrator, City Clerk, Finance Department, Assessor, and Mayor. The City Council Chambers are also located in City Hall.



City of Gibraltar
MASTER PLAN

Public Safety

The City employs its own Police and Fire Departments, each headed by their own chiefs. The Fire Department provides both Fire and Emergency Medical Technician services.

Department of Public Works and Water Facilities

The City's Department of Public Works (DPW) is located in a stand-alone circa 1950s facility within the municipal complex on Munro Street. The DPW provides water service and maintains the City's streets. The Great Lakes Water Authority provides treated drinking water while the Southern Huron Valley Wastewater Utility Authority treats the City's sanitary flows. Sanitation services are provided by an outside contractor and recycling may be brought to the City Hall complex and placed in a single-stream container located adjacent to the DPW yard. The DPW also operates stormwater pumps located throughout the City during wet-weather events. The Wayne County Drain Commissioner is responsible for the maintenance of County drains located within the City.



Recreation Department

The City operates its own Recreation Department based out of the Gibraltar Community Center, which is located in the Gibraltar Community Park. The City purchased the old St. Victor's Catholic Church in 2016, and opened the Cooke Community Center in the former sanctuary building in 2018. The department provides a variety of youth and adult programming throughout the calendar year.

The greatest single recreation resource in the City of Gibraltar is Lake Erie and the Detroit River, which provides approximately 5 miles of waterfront along the City's eastern boundary. The waterfront attracts both local citizens and persons from the surrounding communities for boating, fishing, picnicking and other leisure activities. This waterfront access and number of inhabited islands and canals exudes a maritime feel to the City.

The City operates three parks:

Gibraltar Community / Hy Dahlka Park

The 14.1 acre community park includes the Gibraltar Community Center, Cooke Community Center (the former St. Victor's Church), Boblo Boat Pavilion, softball field, two picnic shelters, playground equipment, and skateboard park. The park is named for noted conservationist Percy Harold "Hy" Dahlka, who was a major instigator in the State's purchase of Pointe Mouillee State Game Area and the then Village's first president.

Gibraltar Municipal Complex Park

The approximate 2-acre neighborhood park at City Hall includes a gazebo and play equipment.

Horse Island Park

This newly created 0.28 acre mini-park provides a fishing platform and short boardwalk.

The Gibraltar Rotary Club also supported the construction of an accessible kayak launch, which is located at the southeastern corner of the intersections of North, Middle, and South Gibraltar Roads.

Gibraltar Public Schools operates two school complexes within the City that provide playgrounds and ballfields with a competitive pool at the high school.

The City is sandwiched between two waterfront regional parks – the Humbug Unit of the Detroit River International Wildlife Refuge which is located in the northeastern quadrant of the City and extends north into the City of Trenton including the refuge’s welcome center and Lake Erie Metropark, which starts at the City’s southern boundary and extends south along the Lake Erie shoreline for approximately three miles. Lake Erie Metropark is over 1,600 acres, and its facilities include large pool, boat launch, miles of nonmotorized paths, golf course, picnic shelters, playgrounds, and museum. The Gibraltar Wetlands Unit of the Detroit International Wildlife Refuge is located southwest of the West Jefferson Avenue/Gibraltar Road intersection. These two regional parks provide the City with great additional recreational opportunities while limiting any future development of the waterfront north or south of the City.

Additional detailed information about the City’s parks and recreational programs may be found in the City’s adopted Parks and Recreation Master Plan – 2020-2024.

Gibraltar Cemetery

The City operates a small one-acre cemetery along South Gibraltar Road that accepts both in-ground and columbarium internments.

Gibraltar Historical Museum

The museum, opened in 2012, is located on the second floor of the City Hall, and it has regular visiting hours one Sunday per month. The museum highlights the history of the City of Gibraltar, the City and region’s maritime history, and the War of 1812.

Municipal Court

The City is part of the Michigan’s 33rd District Court, with Brownstown Township, Flat Rock, Grosse Ile Township, Rockwood, Trenton, and Woodhaven. The Court is located on Van Horn Road in Trenton, and it hears general civil cases under \$25,000, landlord-tenant disputes, small claims up to \$6,500, and criminal and traffic offenses.

Public Schools

The City is served by the Gibraltar School District, which covers all of Gibraltar and Rockwood, and parts of Woodhaven and Brownstown Township. In the 2020-21 school year, the school district had an enrollment of over 3,583 students, which is a decline of 120 students from 2013 – 2014 school year.



Oscar A. Carlson High School

Three public schools - Cleo Parsons Elementary, Helen C. Shumate Middle, and Oscar A. Carlson High - are located within Gibraltar. Parsons is located on the south side of Middle Gibraltar Road, midway between West Jefferson Avenue and the Middle/North/South Gibraltar intersection. Shumate and Carlson are located on the west side of West Jefferson, at the south end of the City. Two additional elementary schools are located in adjacent communities.

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Chapter 9: Economic Development Trends



Trends Analysis

Various local, regional, and national trends affect current and future growth of the commercial and industrial sectors in Gibraltar. Their existing and future impacts of major economic trends are described in the following paragraphs:

General Growth Patterns in Downriver

The general direction of growth in Downriver indicates that will be generally stagnate until 2040 and then modest growth through the 2045 projection horizon. This is in stark contrast to the growth patterns in the 1980s and 1990s, that saw opportunities for economic growth in the region to be strong. A 1990 analysis of regional projects and development opportunities found that a significant band of development was taking shape in the central third of the downriver area, generally along the I-75 corridor (Downriver East-West Trunkline Study, 1987, vol. 2 - Data Inventory). This development did come to pass with new suburban housing and new warehousing/logistics facilities along the I-75 and I-275 corridors.



City of Gibraltar
MASTER PLAN

Changes in the Methods of Retailing

When the 2002 Master Plan was written, the big box retailing trend was actively growing and supplanting many of Downriver's Mom and Pop stores that were the basis of much of the area's retailing. Big box stores expanded greatly during the early aughts with their large inventories and seas of parking. The regional mall trend was beginning to show signs of weakness, but the big box retailing trend is now stagnating. Online shopping first identified in the 2002 Master Plan for the copious amount of information that was now available has grown exceptionally with Amazon leading this trend, and many other online retailers shipping deliveries through package services.

Changes in Industrial Processes and Industrial Development Standards

The 2002 Master Plan identified the changes in industrial operations that have changed substantially in the past two decades, creating growth opportunities and rendering certain industrial operations obsolete. Small industrial plants on cramped sites fail to meet the standards of modern industries. In terms of function, most small and medium-size industries no longer rely on rail transportation. Modern industries are most concerned about cost of operations including availability of space for loading/unloading, availability of space for expansion, and isolation from incompatible residential or commercial uses. Most new industrial development occurs in planned industrial parks, and until the 2020 COVID pandemic, one of the major industrial trends was the off-shoring of industrial activities to low-cost and low-environmental controlled communities. In addition to these macro-economic issues, Gibraltar has several land use constraints including wetlands and contaminated sites that limit the developable land available to compete for major new industry.

Growth in the Service Sector

Increasingly, industrial commodities are being replaced by knowledge-based, information-based, or service sector jobs. The result of this trend is the growth of the service sector, including such businesses as information processing, transportation, communications, insurance, financial services, accounting, legal counseling, management consulting, advertising, design services, real estate, marketing, health care, retail, and so forth. The growth of the service sector creates opportunities for development of non-industrial jobs. There may be some small-scale opportunities for economic development in this field due to the fact that it does not require large tracks of land.

Proximity to Metro Airport, Detroit, and Toledo

These locational factors favor the development of other types of commercial, service, and industrial facilities in the Downriver area. For example, retailers have realized that by locating their warehouse near the I-75/I-275 interchanges, they have direct access to all portions of the metropolitan area. Similarly, industrial suppliers located in the Downriver area can serve industries in both Detroit and Toledo.



McLouth Steel Gibraltar facility - 1957, NETROnline image

New Economy versus the Old Economy

It is important to view local economic statistics in the context of nation-wide and international economic trends. Recent American trends suggest that a “new” economy has emerged which differs substantially from the pre-21st Century economy. The book, *The Economics of Place: The Value of Building Communities Around People* compares the key characteristics of the New Economy with the Old Economy, which is shown in **Table 22**.

The new economy is a shift to a knowledge-based economy from a manufacturing-based economy, which has resulted in a number of social and societal changes. In contrast to the Old Economy, where a typical economic development strategy was to subsidize infrastructure and provide tax breaks to attract large manufacturers, the new economy requires an economic development strategy that makes investments aimed at attracting and retaining the next gen-

eration of workers. These new workers, particularly skilled workers and young entrepreneurs, drive local economies, as jobs and industrial development come to places where these workers are located.

Communities that want to succeed in the New Economy should look toward providing the fundamental conditions necessary to attract the key drivers of the New Economy. Therefore, “placemaking” is a key economic development strategy where a community with a high quality of life that exudes a strong sense of place will be significantly more competitive for luring and retaining knowledge-based workers compared to ubiquitous suburban communities

| Key Features of the Old Economy | Key Features of the New Economy |
|--|---|
| Inexpensive place to do business was key. | Being rich in talent and ideas is key. |
| Attracting companies was key. | Attracting educated people is key. |
| A high-quality physical environment was a luxury, which stood in the way of attracting cost-conscious businesses. | Physical and cultural amenities are key in attracting knowledge workers. |
| Success = fixed competitive advantage in some resource or skill. The labor force was skills dependent. | Success = organizations and individuals with the ability to learn and adapt. |
| Economic development was government-led. Large government meant good services. | Bold partnerships with business, government, and non-profit sector lead change. |
| Industrial sector (manufacturing) focus. | Sector diversity is desired, and clustering of related sectors is targeted. |
| Fossil fuel dependent manufacturing. | Communications dependent, but energy smart. |
| People followed jobs. | Talented, well-educated people choose location first, then look for or create a job. |
| Location mattered (esp. relative to transportation and raw materials). | Quality places with a high quality of life matter more. |
| Dirty, ugly, and a poor quality environment were common outcomes that did not prevent growth. | Clean, green environment and proximity to open space and quality recreational opportunities are critical. |
| Connection to global opportunities not essential. | Connection to emerging global opportunities is critical. |
| Source: <i>The Economics of Place: The Value of Building Communities Around People</i> . Edited by Colleen Layton, Tawny Pruitt & Kim Cekola. Michigan Municipal League. 2011. | |

| TABLE 23 – STRATEGIES TO ATTRACT THE DRIVERS OF THE NEW ECONOMY | | |
|--|--|---|
| Targeted Population Group | Characteristics of the Targeted Population Group | Strategic Improvements to Attract the Targeted Population Group |
| Young Creative Talent Age 25-34 | <ul style="list-style-type: none"> This group mostly grew up in the suburbs and would rather live downtown in the nearby big city – until they pair up and start to have children and decide to move to the suburbs for better schools and homes with yards Lack of specific amenities may impair their choice to stay in the suburbs | <ul style="list-style-type: none"> Improve transportation options, especially trips between home and work Improve restaurant and entertainment options Build infill housing with greater variety of types Attract mixed-use developments Create more bike paths and links to parks, green and blue infrastructure both within the suburb and connect to more urban and more rural places a few miles away |
| Knowledge Workers Age 35-54 | <ul style="list-style-type: none"> This group is for the most part, already well served by the suburbs which were designed for them They appreciate the wealth of jobs and other opportunities that a large city and its suburbs provide, but, the suburbs may be “boring” and they do not like the time delay and stress associated with suburb-to-suburb traffic movement and the lack of intergovernmental infrastructure cooperation | <ul style="list-style-type: none"> Maintain good schools Provide a wide range of sports at good recreational facilities and other activities for youth and families Maintain good shopping areas Improve transportation options Attract mixed-use developments Create more bike paths and links to parks, green and blue infrastructure both within the suburb and connect to more urban and more rural places a few miles away Target regional scale quality of life improvements that cannot go downtown such as major airports, amusement parks, regional scale parks, certain sports teams, etc. |
| Pre-Retiree Age 55-64 | <ul style="list-style-type: none"> Few apartments and elderly housing complexes Lack of evening activities and social opportunities Few entertainment and cultural opportunities Limited mobility choices | <ul style="list-style-type: none"> Improve transportation options Increase apartment and elderly housing options Increase access to cultural centers Attract mixed-use developments Create more bike paths and links to parks, green and blue infrastructure both within the suburb and connect to more urban and more rural places a few miles away |
| Adapted from: The Economics of Place: The Value of Building Communities Around People, Edited by Colleen Layton, Tawny Pruitt & Kim Cekola, Michigan Municipal League, 2011. | | |

comprised of strip mall and uniform subdivisions. The State of Michigan has been supporting these types of efforts as a part of the state’s economic development model for several years. Simplified, the idea of placemaking is to celebrate those elements that define a community -- the spaces, the culture and the quality of life -- to make the place a desirable community to call home that is unique and provides a variety of amenities, which in turn attracts a range of new businesses and investments.

considered by the City in the development of policies and strategies related to land use and development.

Moving forward, the City should employ a balanced economic development strategy that celebrates the unique waterfront aspects already present in Gibraltar while making investments and implementing policies that enhance that quality of life. Specifically, Gibraltar should implement improvements that are desired by targeted populations who are the drivers of the New Economy, as follows:

- Young creative talent (ages 25-34)
- Knowledge workers (ages 35-54)
- Pre-retirees (ages 55-64)

Table 23 outlines key characteristics of each of these targeted populations along with strategies that can be employed by Gibraltar to attract these populations. The Downtown and the marina district have the potential to create a quaint and unique district that could support specialty restaurant and retail without losing its small-town charm that many residents also appreciate.

These strategies should be

Redevelopment Ready Community Sites

With input from both the Master Plan Steering Committee and the Planning Commission/DDA Board, five priority redevelopment sites in the downtown have been identified for their ability to stimulate the area development market. These five opportunity sites have been identified so that the City would be more easily able to engage the assistance of the Michigan Economic Development Corporation (MEDC) through its Redevelopment Ready Communities program. This program requires each community to complete several steps of analysis and process improvement to reduce the municipal government's impediments to investment within the community.

Review and process improvements include analysis of the community's Master Plan and Zoning Ordinances to ensure communities have created documents that support development, analysis of the development review processes, and identification of sites that could have catalytic effects on development within the core of community.



Bobla Pavilion - Redevelopment Ready Community Site H

The City of Gibraltar Master Plan 2023 meets or exceeds all of the program's minimum requirements. Many of the Redevelopment Ready Community (RRC) program's desired Zoning Ordinance changes have been incorporated into this plan's Zoning Plan as well. Continued implementation of this Master Plan through completion of the revisions to the Gibraltar Zoning Ordinance would bring the City closer to full compliance with the RRC program requirements.

One final RRC program activity is the identification of several redevelopment sites in or adjacent to the community's downtown district. In selection of these sites, the primary selection criteria are: location (in or adjacent to commercial district), vacant or blighted, undeveloped (including surface lots and vacant upper stories), and offer an opportunity for significant impact. Other selection criteria considered include: community goals, available resources and capacity, market feasibility, current land conditions, site challenges, and interested land ownership. The program's primary goal is select sites that will benefit from marketing support from the MEDC and the redevelopment of these sites will have catalytic impacts that will ripple out beyond the specific site.

The Master Plan Steering Committee has selected eight sites that have been identified as having significant redevelopment opportunities. The selected site's characteristics are either undeveloped, underperforming, or blighting.

Gibraltar Redevelopment Ready Communities Site Identification Map



- E. 13880 Middle Gibraltar Road
- F. 29025 N. Gibraltar Road
- G. 13400 Middle Gibraltar Road
- H. 13835-13855 Middle Gibraltar Road

These eight properties are important redevelopment opportunities within the downtown district, and dynamic urbanistic redevelopments would have catalytic impacts on the downtown district and the City as a whole.

No actions are anticipated at this time by the City of Gibraltar to acquire or redevelop these properties. The master planning process has only identified properties that meet the MEDC's RRC program goals for site identification.

All of these Redevelopment Ready Sites could provide further opportunities that have been identified within the Master Plan by supporting the redevelopment of the downtown district.

The eight Gibraltar Redevelopment Ready Sites are:

- A. Parcel 36009990004706
- B. 28709 N. Gibraltar Road
- C. 29098 N. Gibraltar Road
- D. 29005 and 29041 N. Gibraltar Road and one parcel immediately south

Conclusions - Potential for Future Growth.

Office-Research-Technology Development

The previous 2002 Master Plan highlighted the concept of preparing for and expecting Office-Research-Technology developments to come to areas that were planned for it. This proposition was unreasonable as Metro Detroit and most of Michigan isn't identified with this type of development. Proximity to large research universities and highly skilled workforces drive this type of investment. There are pockets of this development in Washtenaw County and Kent County in Michigan, but the State's Old Economy legacy limits the amount of large-scale investments of these types. This plan does recognize that communities are competitive for other reasons solely based on taxes, housing stock, and schools. The quality of life found in these communities has become drivers for their local economic development.

Quality of Life

Gibraltar has several important physical assets that support the lifestyle that many local residents desire and that can be leveraged to further improve the City's overall desirability.

Water-Access

Built on several islands, the City is blessed with an abundance of water access that allows for a large number of residents to have direct waterfront access from their homes.

Nautical Character

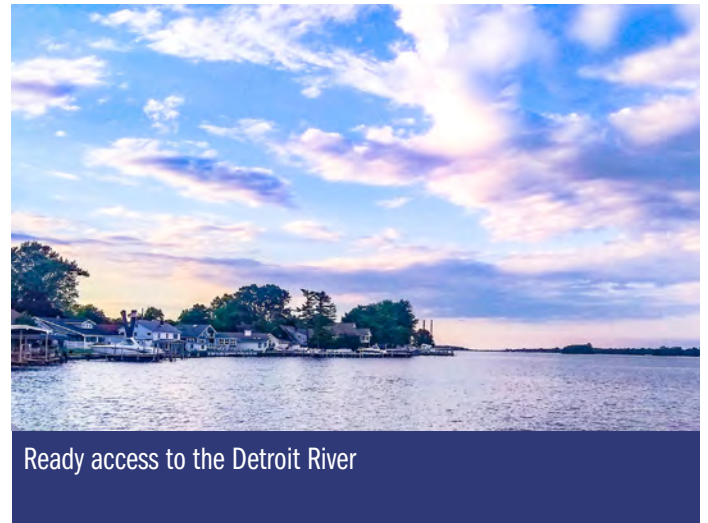
The islands, channels, and the Detroit River gives the City a nautical character with many residents owning boats.

Location

The City's location is generally off the beaten path with no throughfares passing through the community, but the City's proximity to I-75, West Jefferson Avenue, and Fort Street provide residents with easy access to most all of Wayne County. Washtenaw, Oakland, and Macomb Counties are also accessible. The City serves as the gateway to Lake Erie from boaters traveling from the Detroit River while also serving at the gateway to the Detroit River for boaters coming from Lake Erie.

Downtown

The City has the foundation of a great small downtown district at the intersection of the Gibraltar Roads and north along North Gibraltar Road that could be redeveloped to provide the community with a small Downtown district that addresses the desires of the community for more local retail, restaurant, and entertainment uses without impacting the community's existing character. This would include zero lot line mixed use developments within the Downtown, redevelopment of the Wilson Street area, and public access to the marina area.



Ready access to the Detroit River

Marinas

These facilities support the community's water character and can be further leveraged with careful development of upland portions of the existing marinas that can support mixed-use development options.

Open Space

The City is sandwiched between two major regional recreational assets, the Detroit International Wildlife Refuge and the Lake Erie Metropark

Retail and Commercial Development

Given current market trends for retail and commercial development, it is unlikely that Gibraltar will experience any development on a large scale in terms of shopping and office space. Large scale commercial developments are suffering from overdevelopment and shifting consumer preferences. In addition, the following constraints are also present in Gibraltar:

The Market - Development is directly related to population and average household income. Growth potential is critical in the retail site selection process. While Gibraltar's amount of expendable income is high, there is little room for future growth in the community.

Competition - Even the smallest of shopping centers- the Neighborhood Shopping Center- requires a support population of 2,500 to 40,000 people. Given existing developments in nearby Brownstown Township, Woodhaven, Flat Rock, and Trenton, it is unlikely that any development of this nature could capture an adequate market share.

Opportunities for lighter, neighborhood-oriented retail do exist in Gibraltar. According to community survey, this is a desire for more shopping within the community. There are three areas with commercial/retail potential. Retail businesses and services would be focused on the Downtown, West Jefferson, and marine commercial areas. The Downtown could support specialty, pedestrian-oriented retail, services, and entertainment, while the West Jefferson location could service auto-oriented development. The marine commercial area would focus on river uses, such as access and entertainment opportunities.



Landscaped Welcome to Gibraltar signage

Accessibility and Visibility - Shopping centers thrive on auto-oriented convenience. As a result, large tracts of land are required with direct freeway/major arterial access. Due to its off-the-beaten path location, Gibraltar doesn't have any sites that offer the desired accessibility or visibility required for larger scale commercial developments.

Chapter 10: Public Engagement



Gibraltar Harbor

Community Survey

As a component to the public engagement efforts, a community survey was open from Thursday November 18, 2021 to Tuesday January 4, 2022. The results of the survey were a tool to guide the development of the Master Plan. The Master Plan Steering Committee assisted in refining the land use questions for the survey and identifying issues specific to the City of Gibraltar.

The online survey engagement tool, www.surveymonkey.com was utilized to host the Master Plan update survey. To raise awareness to the availability of the survey, several differing outreach efforts were employed. A press release was developed and sent out to the area newspapers. Special postings were made to social media pages of area interest groups announcing the availability of the survey and requesting people complete the survey. The Steering Committee was asked to email their social networks and post on social media about the survey availability, and the City posted the survey on its website and had hard copies available at City Hall.



City of Gibraltar
MASTER PLAN

Over 270 surveys were collected including 250 by individuals who own home in the City and nine renters. The other respondents own property in the City, work in the City, or meet more than one of the answer choices. Though this survey was not scientific in nature, ensuring a representative sample of the City residents, 5.2 percent of the City's population responded.

The survey wanted to garner responses about how the residents felt about their City (both positive and negative); what local issues concerned them; where they went for shopping and entertainment; how they felt about the City's housing market; raised questions about the City development priorities; requested thoughts about how to increase Gibraltar's quality of life; and closed with several demographic questions.

Following is a summary of Community Survey results:

What are Gibraltar's most positive aspects? (Top five choices)

Small town atmosphere; safe neighborhoods and community; access to the Detroit River/Lake Erie; waterfront living options; quality of school district

What are Gibraltar's least favorite aspects? (Top five choices)

Flooding; Lack of shopping/dining options; Downtown district is not vibrant enough; vehicle/boat storage in front yard; poor roads and bridges

The positive responses from the 2002 survey were similar in nature to the above survey: Small town; Close to the water; Low crime; Quiet; Beauty; Boater access. This contrasts with the least favorite aspects: City politics; Lack of a downtown/business district; Humbug threat; Landfill; Lack of public areas; Zoning code out of date – where the concern regarding the vitality of the Downtown remains the same.

Respondents were also asked to rank a number of community and land use issues. The highest ranking was property taxes followed by condition of the roads. One of the reasons that may have elevated the property tax issue in the minds of the respondents is due to the fact that an infrastructure millage was on the City's ballot just before the survey was released. Depth/shalowness of the City's canals and increasing property taxes were the next highest following concerns. The most recurring concerns in the written comments were the high utility/water bills and lack of public waterfront access.

City of Gibraltar Master Plan Citizen Survey NOW OPEN - Thru Tuesday January 4th



HELP DEFINE THE FUTURE OF GIBRALTAR

The Master Plan Steering Committee wants to hear from you about what you find special and important in the City!

The Gibraltar Planning Commission is in the process of updating its Master Plan. This land use plan will guide development of the City over the next 15-20 years. Public input is vital to developing a plan that meets the needs and desires of the community.

Follow this link to complete the survey:

<https://www.surveymonkey.com/r/GibraltarMasterPlanSurvey>

Survey is open until Tuesday January 4th. It will take approximately ten minutes to complete the survey. Hard copies of the survey are available at City Hall.

Results of the survey and a public open house, to be held in spring 2022, will be used by the Steering Committee in the development of the plan's:

- 1) Overall vision
- 2) Goals and objectives
- 3) Proposed Future Land Use map
- 4) Action plan and zoning plan.



Due to the limited shopping/dining/entertainment options, Woodhaven, Trenton, Wyandotte and Brownstown Township all receive the bulk of the City's shopping/dining/entertainment income prior to the respondents identifying the City itself.

Regarding housing options, the survey asked several questions, and the respondents voted in all cases that they were not interested in significant changes to the existing housing options. This response seems to be typical of most communities, even those with high numbers of seniors, including Gibraltar with nearly 50% of the population over the age of 45 with 44% of the responses over the age of 55. The concern for communities with higher older resident age is that there are not enough housing options available for elder residents to age in place within the community. Seniors often are no longer physically or financially able or interested in owning a single-family house and would prefer to relocate within the community an apartment, condo, senior housing building, or retirement communities that offers a range of levels of assistance to its residents, but this is not reflected in the responses. There may be several reasons that may attribute to these types of responses that are contrary to the residents own needs.

Regarding commercial development, the highest ranking items were to improve the appearance of existing commercial developments with increased design and landscape controls while enhancing the Downtown as the commercial center of the City was the next highest ranked result. When asked for the highest development priorities, eliminating blight and vacant homes and preserving natural features scored the highest with improving the appearance of single-family homes ranked the next highest priority. In the written comments, two of the recurring remarks included retaining the small-town/community atmosphere and bringing more vitality to the Downtown district.

Of those completing the survey, over 79% have lived within the City six or more years while 45.5% of the residents have lived in the City more than twenty years.

Nearly 74% of the respondents do not plan to move from the city within the next five to ten years. In the written comments section of this question, the most recurring responses as to why people would leave were retirement and the City's high taxes.

In summary, it is clear that the citizens who responded to the Community Survey are satisfied overall with the City of Gibraltar and the City's direction. The main issues identified were the desire for the preservation of the City's existing small-town atmosphere juxtaposed with the desire for a livelier Downtown. A large majority of residents purchase, shop and conduct personal business outside of the city. These results indicate that there is not an adequate amount of commercial business in the area.

Though the most recent U.S. Census population is showing an increase in the number of younger families within the City, there is still a large number of older residents remaining. It would be appropriate to focus some of the City's efforts over the term of this Master Plan on providing additional services and residential options for this demographic that would appreciate the opportunity to be able to age-in-place within the City without having to remain within their single-family home.

As noted earlier, these Community Survey results, although non-scientific, are likely representative of the opinion of the City's general population.

Public Hearing

At the conclusion of the 63-day review period for State-mandated review agencies (adjoining communities, public utilities, public transportation and transit bodies, and other entities), the Planning Commission held a public hearing on Tuesday September 19, 2023. Feedback was received from several speakers including questions about the draft, the former landfills, and amount of acreage of proposed Future Land Uses.

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Chapter 11: Future Land Use



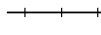




As part of preparation of this Master Plan, the Master Plan Steering Committee focused its discussions on the items identified during the Community Survey. This provided a reasonable starting point for the committee's conversations as it identified the characteristics that the community would like to see preserved/maintained/enhanced while also identifying those issues of the greatest concern to the community.




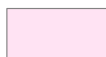




Map 9 - Future Land Use represents the Steering Committee and the Planning Commission's recommendations for future development and redevelopment in the City. Important to note is that, while various areas may have certain future land use designations, the goal of these designations is not to prevent the City - or other entities as deemed appropriate by the City - from implementing goals and objectives outlined in this Plan. The Planning Commission recognizes that all goals and objectives may not be able to be practically met and that, in some cases where such goals and objective cannot practically be met, future land use designations represent the least unacceptable result and not the ideal solution. For example, because aggressive goals and objectives regarding Downtown development are not assured of success, this Plan cannot be entirely based upon or depend solely upon the success of those goals and objectives.

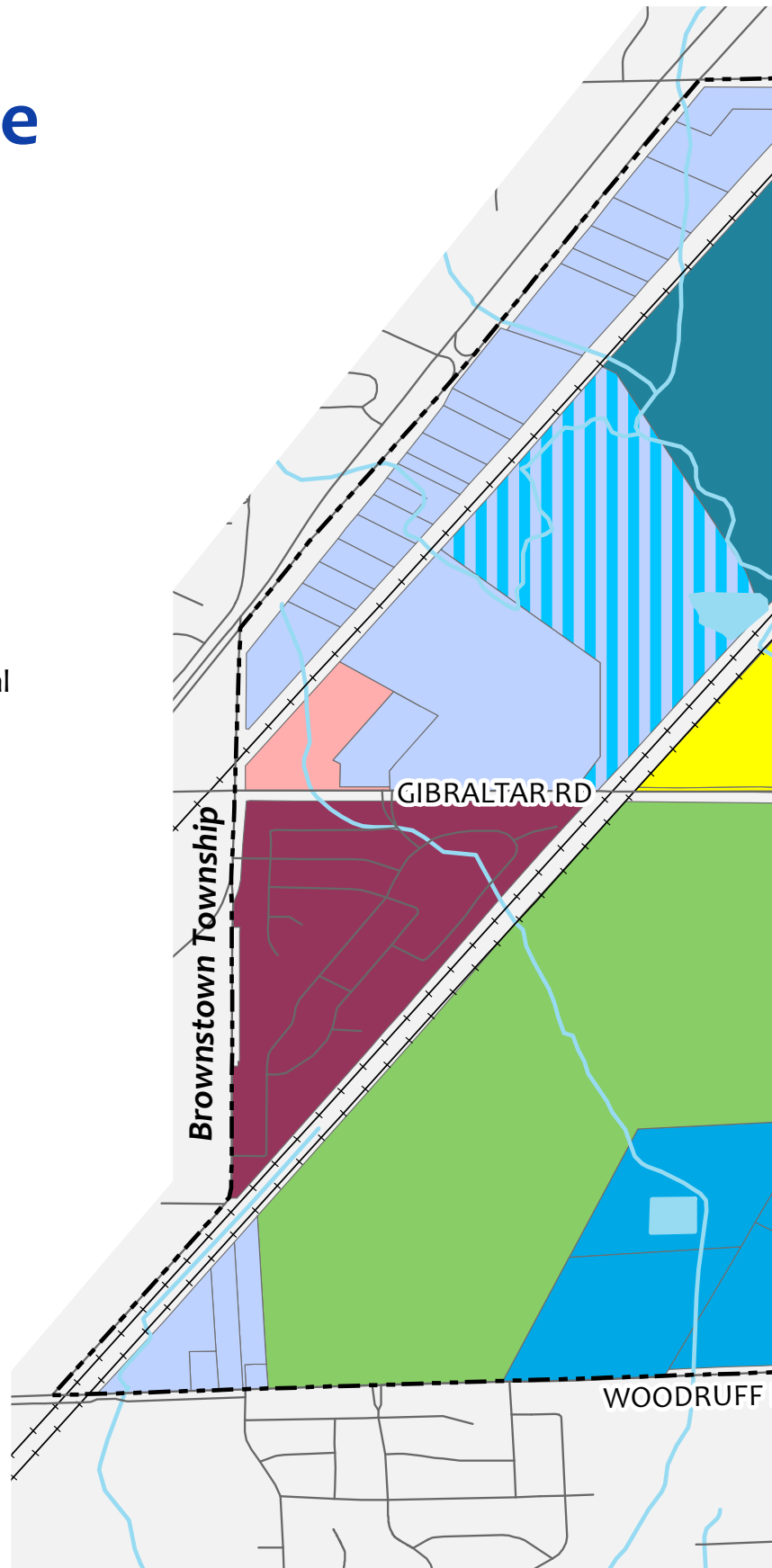
Future Land Use

Base Data

-  Municipal Boundary
-  Roads
-  Railroads
-  Parcels
-  Water Bodies

Land Uses

-  One & Two Family Residential
-  Multiple Family Residential
-  Manufactured Housing Park
-  Downtown Commercial
-  Thoroughfare Commercial
-  Marine Commercial
-  Industrial
-  Former Landfill
-  Public/Semi-Public
-  Open Space



October 2023



**WADE
TRIM**

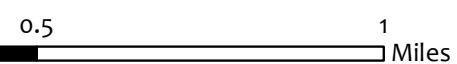
500 Griswold Street, Suite 2500
Detroit, MI 48226
313.961.3650

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Data sources: City of Gibraltar; Wayne County; Michigan Open Data; National Wetland Inventory



County;
Inventory; MIRIS



The Future Land Use Map includes ten land use categories. In some instances, the names and categories have been modified, to delete and combine previously duplicative and unnecessary categories, and to create some new categories that reflect current and future trends in the City. The Office-Research-Technology and Low Density Residential categories have been eliminated and the Institutional category has been replaced by the Public/Semi-Public category. A Landfill use has been created to identify these land areas that will likely not be redeveloped during the term of this Master Plan.

The Office-Research-Technology category has not been successful in attracting any development over the term of the previous Master Plan, and the City's location and resident characteristics are unlikely to be successful to lure knowledge-based companies to select the City for significant investments in this sector. The Low Density Residential land use has been eliminated because the sites identified in the 2002 Master Plan for this use are now part of the Detroit River International Wildlife Refuge, and all new residential is anticipated to be at densities higher than ½ lots envisioned in the earlier plan. The 2002 Institutional category has been expanded to include both public and private sector uses are larger in nature.

The 2023 categories are depicted on **Map 9 – Future Land Use**:

- Medium Density Residential**
- High Density Residential**
- Manufactured Housing Park**
- Downtown Commercial Thoroughfare Commercial**
- Marine Commercial**
- Industrial**
- Former Landfill**
- Public/Semi-Public**
- Open Space**

Purposes for preparation of this Plan have been multi-faceted and have ranged from providing for economically positive development in remaining undeveloped areas of the City, to conserving and preserving natural resources in those same areas, to encouraging and accommodating redevelopment of existing developed areas in a manner that contributes to the City's economy and meets unresolved resident needs. The changes in the Future Land Use Map reflect the acknowledgment of development and redevelopment potential throughout the City. A description of each of the ten future land use categories follows:



Medium Density Residential land use - Single family homes

Medium Density Residential

Preferred uses in Medium Density Residential areas on the Future Land Use Map include residential and related uses, at a density not exceeding an equivalent of six (6) units per acre, with preservation of open space and natural features recommended. This does not mean 7,200 sq. foot lots specifically, but rather development with smaller lots, including attached and detached dwelling units of various sizes, with a density not exceeding that recommended in this Plan, and with the balance of the land respected, conserved, and preserved. Appropriate zoning requirements will need to be drafted to implement this recommendation.

Areas within this future land use category include the residential core of the City, which is nearly fully developed and built-out. As land and housing values rise, however, it will be important to ensure that the character of existing residential areas is protected and promoted. Excessively or uncharacteristically dense development should not be permitted to occur as infill and redevelopment of existing residential areas. Remaining undeveloped areas should be developed consistent with the character of existing developed residential area in this category.

On the Future Land Use Map, approximately 498.2 acres, or 23.7% of the area of the entire City is designated for Medium Density Residential uses.

High Density Residential

Preferred uses in High Density Residential areas on the Future Land Use Map include residential and related uses, at a density not exceeding an equivalent of ten (10) units per acre, with significant preservation of open space and natural features recommended. This does not mean 4,300 square foot lots, but rather development with smaller lots, including attached and detached dwelling units of various sizes, with a density not exceeding that recommended in this Plan, and with the balance of the land respected, conserved, and preserved. Appropriate zoning requirements will need to be drafted to implement this recommendation.

Areas within this future land use category include existing multiple family residential developments in the City, primarily along North Gibraltar, Middle Gibraltar, South Gibraltar, West Jefferson, and Kingsbridge. No additional land is anticipated to be developed in this category. Future development and redevelopment should be consistent with this Plan, and should be more in keeping with the amount of high density residential development needed in the City.

On the Future Land Use Map, approximately 71.3 acres, or 3.4% of the area of the entire City is designated for High Density Residential uses.

Manufactured Housing Park

The Meadowlands manufactured housing park was developed on land identified in the 2002 Master Plan for this land use. No additional land has been identified for the development of additional manufactured housing parks in the City.

On the Future Land Use Map, approximately 84.7 acres, or 4.0% of the area of the entire City is designated for Manufactured Housing Park uses.



Downtown Commercial

Preferred uses in Downtown Commercial areas on the Future Land Use Map include a mix of commercial, office, and residential uses, developed in a manner consistent with the City's DDA Plan and the City's DDA District Design Standards. Multi-story buildings, located close to the street, with first floor retail commercial uses and other uses above, along with shared accessory parking both on-street and to the rear of the buildings, will best fit in this category. Appropriate zoning requirements, in addition to those already in place at this time, will need to be drafted to implement this recommendation.

Areas within this future land use category include mostly developed, as well as a few undeveloped parcels along North, Middle, and South Gibraltar Roads. Coordinated and consistent development and redevelopment will need to occur to achieve the goals of the Cities DDA Plan, as well as those of this category.

On the Future Land Use Map, approximately 16.0 acres, or 0.8% of the area of the entire City is designated for Downtown Commercial uses.

Thoroughfare Commercial

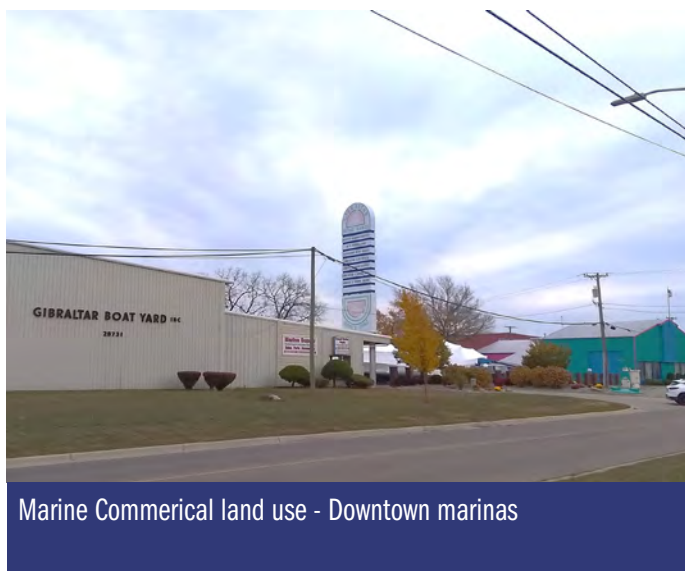
Preferred uses in Thoroughfare Commercial areas on the Future Land Use Map include a mix of primarily auto-oriented commercial uses, with some accessory office and other uses where appropriate, developed in a manner consistent with the Cities DDA Plan and the Cities DDA District Design Standards. Single or multi-story buildings, located close to the street, with coordinated parking and access, will best fit in this category. Appropriate zoning requirements, in addition to those already in place at this time, will need to be drafted to implement this recommendation.

Areas within this future land use category include mostly undeveloped, as well as a few already developed, parcels along West Jefferson and Gibraltar Roads, primarily centered around the West Jefferson/Gibraltar/Middle Gibraltar intersection. Natural features, including the Brownstown Creek, the Frank and Poet Drain, and significant woodland and wetland areas, will need to be incorporated into any development that occurs. Development, as well as any redevelopment, should utilize these natural features as amenities, rather than disturb, remove, and/or mitigate them.

On the Future Land Use Map, approximately 35.1 acres, or 1.7% of the area of the entire City is designated for Thoroughfare Commercial uses.

Marine Commercial

Preferred uses in Marine Commercial areas on the Future Land Use Map include a mix of primarily water-oriented commercial uses, some (like boat storage) that are heavy commercial in character and even resembling light industrial or warehousing type uses. Efforts should be made, however, to provide for and attract lighter and more retail commercial uses - such as restaurants, mixed use developments, and other waterfront attractions with waterfront access - in these areas. Multi-story buildings, located close to the water, with on-street and street side coordinated parking, and with provisions for outdoor use and enjoyment, will best fit in this category. Appropriate zoning requirements, in addition to those already in place at this time, will need to be drafted to implement this recommendation.



Areas within this future land use category include mostly developed parcels along North and Middle Gibraltar Roads, extending out to the Detroit River. Additional development and redevelopment should expand the concept of marina and boat storage facility to include retail commercial and entertainment uses.

On the Future Land Use Map, approximately 31.1 acres, or 1.5% of the area of the entire City is designated for Marine Commercial uses.

Industrial

Preferred uses in Industrial areas on the Future Land Use Map include light industrial and warehousing and storage uses, as well as other uses which meet future performance standards to minimize adverse impacts. Commercial uses may be located along the frontage of industrially designated properties as long as the commercial use is located along and accessed from roads designated as Principal or Minor Arterials. Appropriate zoning requirements will need to be drafted to implement these recommendation.

Areas within this future land use category include areas along the Fort Street corridor, which have excellent proximity to rail networks, as well as easy access to I- 75 and the regional transportation network. Areas include a mix of developed and undeveloped parcels, and requirements should be modified to maximize land use and land cover for land in this category, not only to attract new industry, but also to accommodate the growth of existing industry on existing parcels.

On the Future Land Use Map, approximately 315.7 acres, or 2.6% of the area of the entire City is designated for Industrial uses.

Former Landfill

Two closed landfills exist in the City and redevelopment of these sites due to their significant contamination are unlikely to occur in the foreseeable future. The City should work with the property owners and regulators to ensure that these sites are closely monitored to limit the potential for contamination to migrate offsite. Efforts should be made to ensure that buffering of these sites is provided to limit the potential for blighting impacts to adjacent properties.

On the Future Land Use Map, approximately 304.5 acres, or 14.5% of the area of the entire City is designated as Former Landfill use.



Public/Semi-Public

Preferred uses in Public/Semi-Public areas on the Future Land Use Map include municipal uses including the City Hall, Community Center, and other City facilities; parks and playgrounds; schools; cemeteries; churches; hospitals; and small private recreation areas. Efforts should be made, however, to provide for growth of municipal, school, and other public facilities. In particular, the City should initiate discussion with the School District regarding accommodation of renovations and expansions of existing schools within the City limits. Appropriate zoning requirements may need to be drafted to implement this recommendation.

On the Future Land Use Map, approximately 229.0 acres, or 10.9% of the area of the entire City is designated for Institutional uses.

Open Space

Preferred uses in Open Space areas on the Future Land Use Map include conservation, large parks, and other passive uses, primarily focused upon the land and its natural features, and without built facilities and other improvements. Land in this future land use category includes the Metro Park near the south end of the City and the two units of the Detroit River International Wildlife Refuge. This category could be expanded in the future, should land be acquired by the City and/or other parties for other permanent conservation and preservation purposes. The limits of land included in this future land use category should in no way be interpreted as an assumption by the City of no public desire for open space conservation and preservation, but rather as a necessary recognition of the rights of current property owners throughout the City. Appropriate zoning requirements may need to be drafted to implement this recommendation.

On the Future Land Use Map, approximately 586.3 acres, or 27.9% of the area of the entire City is designated for Open Space uses.

Chapter 12: Zoning Plan



According to requirements within Michigan Planning Enabling Act, PA 33 of 2008, all master plans are to include a Zoning Plan when the community utilizes zoning to control land development. This portion of the plan serves as a clear connection between the community's Master Plan and the Zoning Ordinance, which underpins the community's power to regulate land through the use of zoning. This section provides that legal nexus between the two documents and protects the City from potential litigation regarding application of the Zoning Ordinance.

One requirement is the Zoning Plan must correlate the zoning district's height, area, bulk, location and uses with the land use designations within the Master Plan while also explaining how the land use categories on the Future Land Use map correlate with the Zoning districts shown on the Zoning Map.

To meet this requirement, the following table matches the Master Plan's land use categories with the City's Zoning districts, and the height, area, bulk, and uses allowed within the Zoning Ordinance would be appropriate for corresponding land uses.

TABLE 24 - LAND USE ZONING DISTRICT COMPARISON TABLE

| Land Use Designation | Zoning District |
|----------------------------|---|
| Medium Density Residential | R-1 One-family Residential R-1T One-family Residential R-2 Transitional Two-family Residential PRD Planned Residential Development PUD Planned Unit Development |
| High Density Residential | R-3 Multiple-family Development R-3A Low Density Multiple-Family Residential PRD Planned Residential Development PUD Planned Unit Development |
| Manufactured Housing Park | MHP Manufactured Housing Park |
| Downtown Commercial | C-1 Local Business PUD Planned Unit Development |
| Thoroughfare Commercial | C-2 General Commercial POD Planned Office Development PCD Planned Commercial Development PUD Planned Unit Development |
| Marine Commercial | C-3 Marine Commercial |
| Industrial | M-1 Light Manufacturing M-2 Medium Manufacturing M-3 General Manufacturing PUD Planned Unit Development |
| Former Landfill | M-3 General Manufacturing |
| Public/Semi-Public | R-1 One-family Residential C-2 General Commercial |
| Open Space | R-1 One-family Residential PUD Planned Unit Development |
| Source: Wade Trim | |

A second and valuable component of the Zoning Plan is identifying recommendations of the Master Plan that will require changes to the Zoning Ordinance to be implemented.

The number of Zoning Districts within the City should be evaluated to determine if some of these districts shouldn't be collapsed into each other. There are several instances where Zoning Districts have not been mapped or mapped in very limited areas. Districts to be evaluated include R-1T, R2, R-3A, and M districts. In addition, the option for PUD designations should be evaluated. Currently, there are four separate types of Planned Developments. The Planning Commission should evaluate if all of these options are necessary and if the Planned Development option should be offered, as it is often used by developers to avoid the regulations identified within the carefully considered districts.

The first recommendation is that the Planning Commission have a Zoning Ordinance Audit conducted to: ensure compliance with the Michigan Zoning Enabling Act of 2006; compliance with various State and Federal Statutes; ensure consistency with recent court cases; identify fragmented or inconsistent zoning ordinance language; identify incorrect or irrelevant cross references; recognize contradictory or redundant policies; illustrate effectiveness, or lack thereof of, Ordinance to address emerging technologies; verify effectiveness of Ordinance in addressing emerging planning trends including zoning reform efforts; assist with the development of workforce housing; and ensure effectiveness in addressing local issues and concerns.

Following the Zoning Ordinance Audit, utilize the results to draft new zoning language to complete a major overhaul to the City's Zoning Ordinance, which ensures that the goals of the Master Plan begin to be implemented while regulations that do not support the Plan's implementation are removed.



Horse Island Park

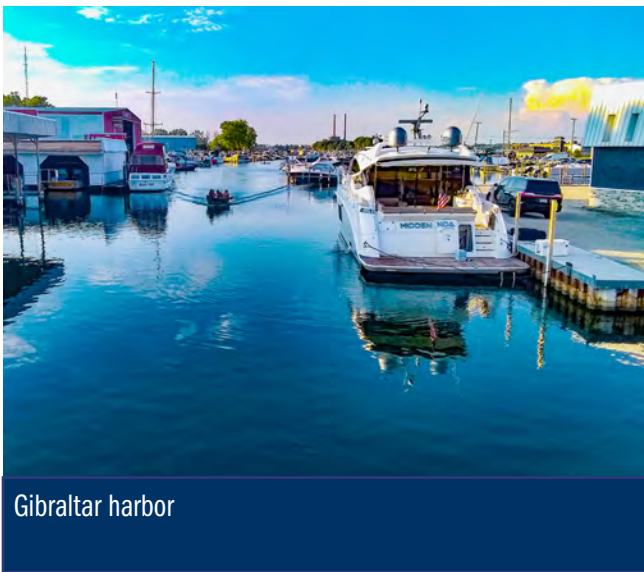
Master Plan topics to be addressed include:

- Support redevelopment by:
 - Evaluate simplifying the Zoning Ordinance districts by reducing the number of districts and eliminating some or all of the Planned Development district options
 - Increase the number of As-a-Right developments within all districts
 - Permit Administrative Site Plan Review for developments that meet certain standards
- Support development in the Downtown by evaluating if Live-Work Spaces on the ground floor should be permitted within the Downtown
- Support rezonings that will better align the Future Land Use map with the Zoning Map
- Support the Planning Commission's involvement in the City's Capital Improvement Plan
- Evaluate allowing duplexes and fourplexes to be built as-a-right within the R-1 and R-2 zoning districts
- Evaluate allowing for accessory dwelling units on properties that meet a minimum size requirement and do not infringe into any waterfront yard areas
- Revisions to the M Districts to reduce the number of districts to M-1 Light Manufacturing and M-2 General Manufacturing and to limit the uses permitted within the M-1 district to light manufacturing, warehousing, and logistics uses.

While the Zoning Ordinance that will result from this effort will go a significant way towards implementing the many concepts of this Plan, additional efforts by the Planning Commission and the City Council will be necessary to assist in achieving the vision created here.

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Chapter 13: Implementation



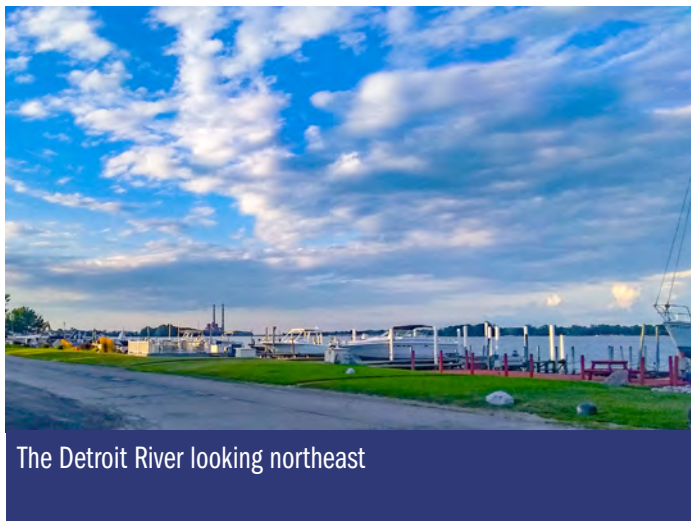
This chapter sets forth goals for the Gibraltar Master Plan. These goals resulted from discussion with the Master Plan Steering Committee, Planning Commission, and the Community Survey.

Traditionally, a long list of goals and objectives have been included within these sections of master plans. Many of presented goals have not been directly related to land use or they do not fall under the purview of the Planning Commission, City Council, or administrative staff. Time and again, these long lists of broad concepts and objectives are beyond the capacity of the community to implement, leading to most community master plans never being implemented after adoption. To combat this from occurring, this Master Plan is detailing a shorter list of specific goals to be addressed while broader concepts have been instilled throughout the plan and will provide guidance to decision makers during plan implementation.



City of Gibraltar
MASTER PLAN

The general goals of the Master Plan are to preserve and enhance the water-based recreational activities and quiet community character that so many residents enjoy. This will be accomplished by implementation sound planning and zoning principles that will maintain complementary land use relationships which promote a harmonious, attractive community; preserve natural resources, and promote a sound tax base. Ensuring that the City has sufficient resources to address blight is an important issue amongst the residents.



The Detroit River looking northeast

Specific implementation goals should include the following:

1. Conduct a Zoning Ordinance Audit to identify needed changes to implement the goals of this Master Plan and then immediately embark upon a thorough review and update of the City's Zoning Ordinance
2. Enhance the thoroughfare commercial and industrial buffering requirements
3. Continue efforts to support the redevelopment of the Downtown district to become a center point of the community with the objective to develop a unique district with a small-town atmosphere through targeted investments and supportive public policies
4. Implement the City's Nonmotorized Vision Plan to connect main bike routes through the City to the north, south, and west while also focusing on closing sidewalk gaps wherever possible

5. Address inconsistencies within City General Ordinances, the Zoning Ordinance, and the Master Plan, including revising the road right-of-way setback distances to reflect the realities of future road development
6. Work with partner organizations including the Huron-Clinton Metropark Authority, Detroit River International Wildlife Refuge, Gibraltar School District, and the Wyandot of Anderdon Nation regarding development of their facilities and to connect these facilities directly to the City
7. Work with developers and large property owners to develop large vacant sites in the City with developments that support the City's vision of itself as a quiet family orientated gateway to the Detroit River and Lake Erie
8. Leverage opportunities to more fully utilize the Frank and Poet Drain and the Brownstown Creek as environmental and recreational community assets and continue to explore options to identify new public access points to the Detroit River, marina, and channels
9. Adoption of a Complete Streets Resolution by the City Council
10. Work with property owners to provide new opportunities for attraction of restaurant and entertainment uses to nonresidential waterfront areas within the City, to capitalize on the Detroit River as an economic and natural resource.



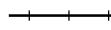


To ensure that the Master Plan is implemented during its planning horizon, the Planning Commission should review the Plan every three to five years to evaluate progress on plan implementation and identify work items that it should undertake to bring the Plan to fruition.

Appendices





- 1) Master Plan Maps
- 2) Master Plan Survey Results
- 3) Planning Commission Resolution of Adoption No. 01-23

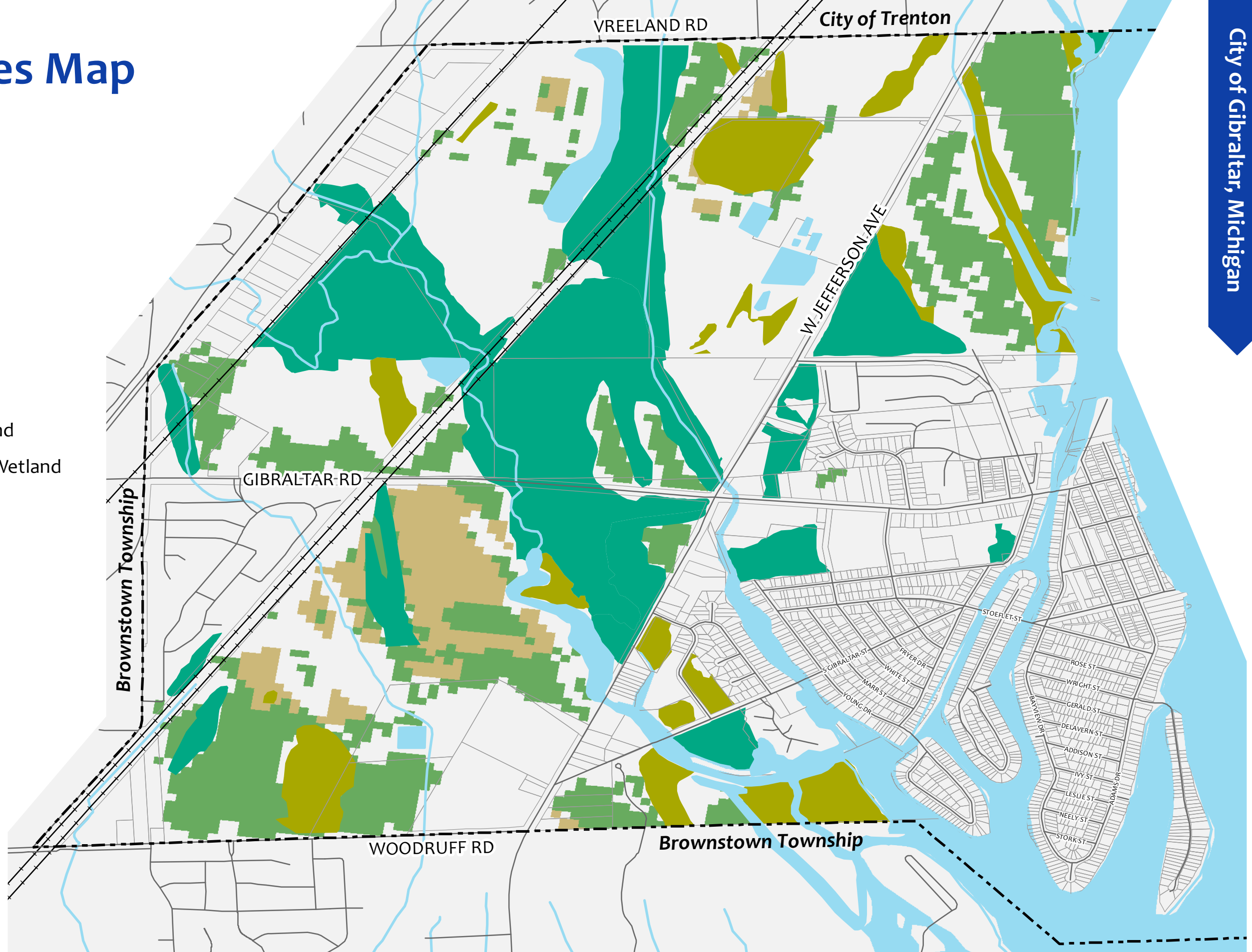
Natural Features Map

Base Data

-  Municipal Boundary
-  Roads
-  Railroads
-  Parcels
-  Water Bodies

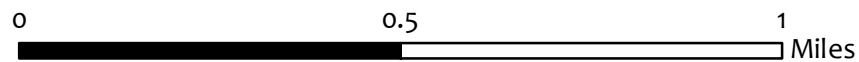
Natural Features

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Deciduous Forest
-  Shrub/Scrub



City of Gibraltar, Michigan






January 2022


















Data sources: City of Gibraltar; Wayne County; Michigan Open Data; National Wetland Inventory; MIRIS

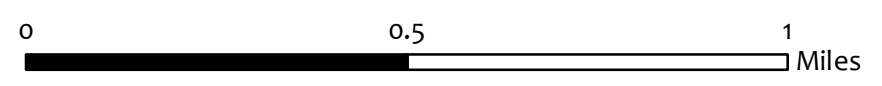
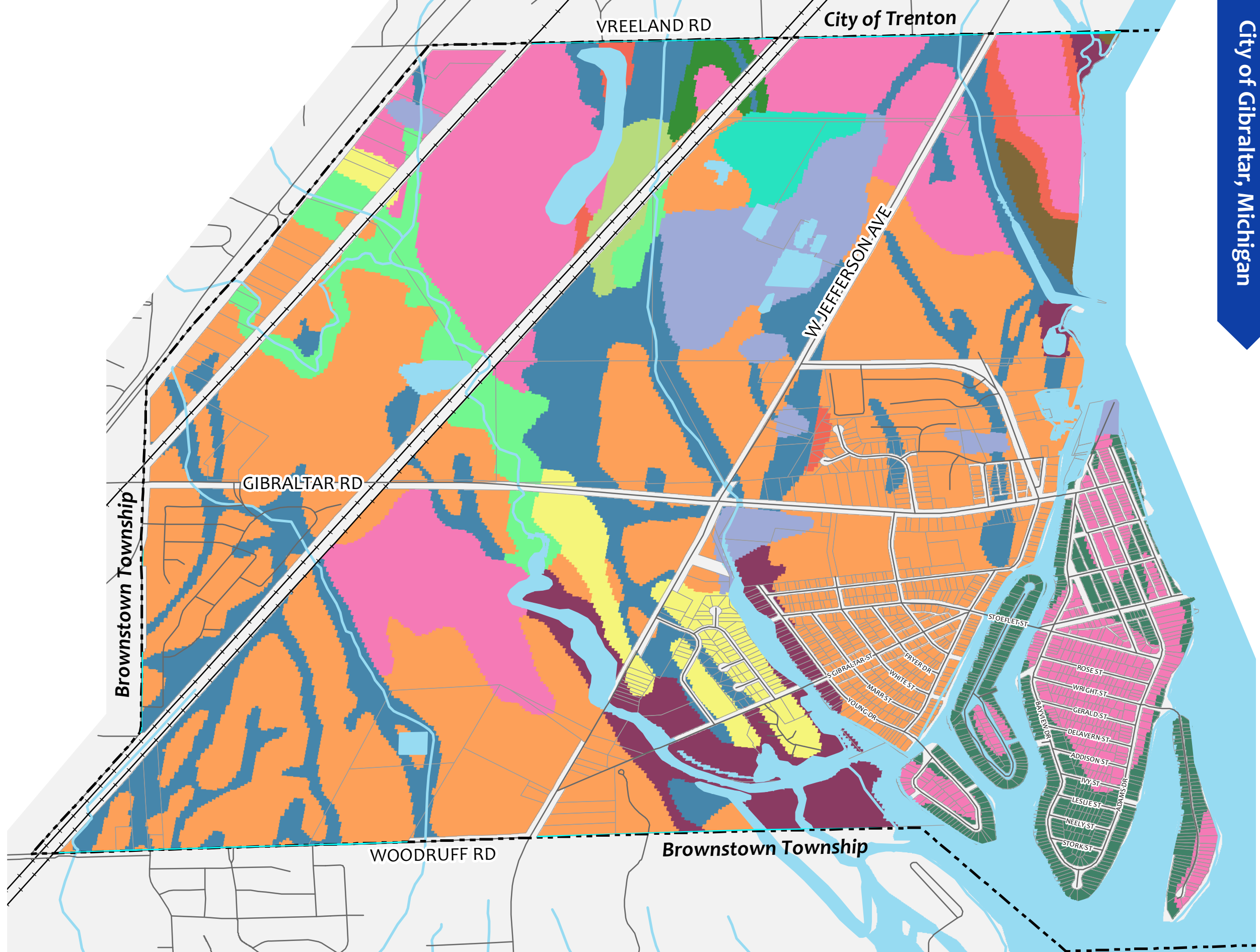
Soils Map

Base Data

-  Municipal Boundary
-  Roads
-  Railroads
-  Parcels
-  Water Bodies

Soils

-  Blount loam
-  Corunna fine sandy loam
-  Cut and fill land
-  Glynwood loam
-  Made land
-  Marsh
-  Metamora sandy loam
-  Metea loamy sand
-  Morley loam
-  Nappanee silt loam
-  Pewamo loam
-  Selfridge loamy sand
-  Shoals silt loam
-  Sloan silt loam
-  Ziegenfuss clay



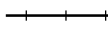




Data sources: City of Gibraltar; Wayne County; Michigan Open Data; gNATSO_MI







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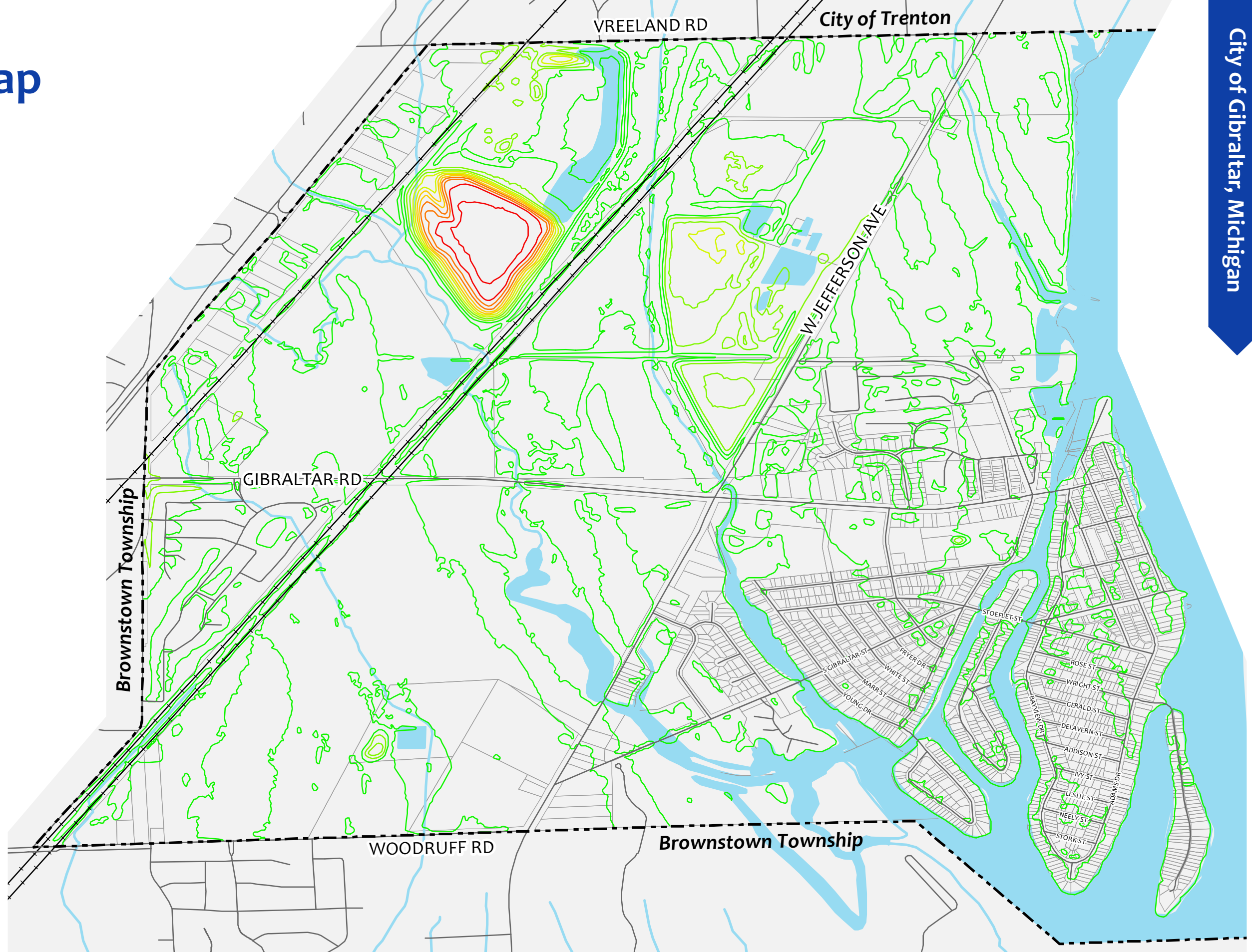
Topography Map

Base Data

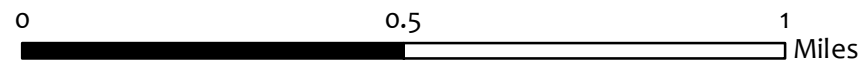
-  Municipal Boundary
-  Roads
-  Railroads
-  Parcels
-  Water Bodies

Elevation Contours

-  575 feet to 585 feet
-  586 feet to 595 feet
-  596 feet to 605 feet
-  606 feet to 615 feet
-  616 feet to 625 feet
-  626 feet to 635 feet








January 2022







Data sources: City of Gibraltar; Wayne County; Michigan Open Data; USGS

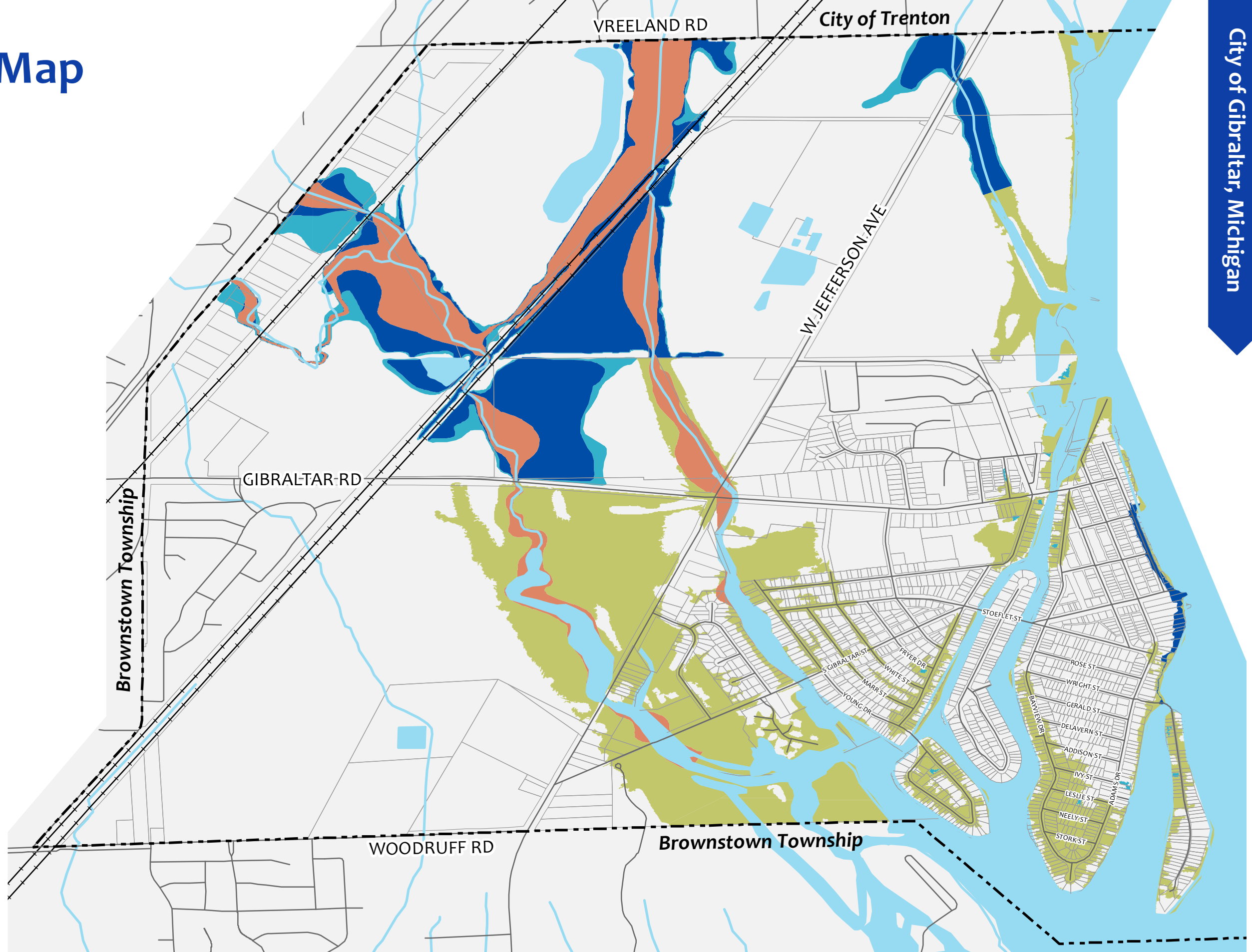
Flood Hazards Map

Base Data

-  Municipal Boundary
-  Roads
-  Railroads
-  Parcels
-  Water Bodies

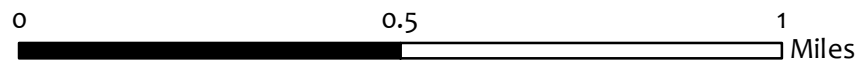
Flood Hazards

-  100-Year Floodplain
-  500-Year Floodplain
-  Coastal Floodplain
-  Floodway



City of Gibraltar, Michigan

July 2022



Data sources: City of Gibraltar; Wayne County; Michigan Open Data; FEMA

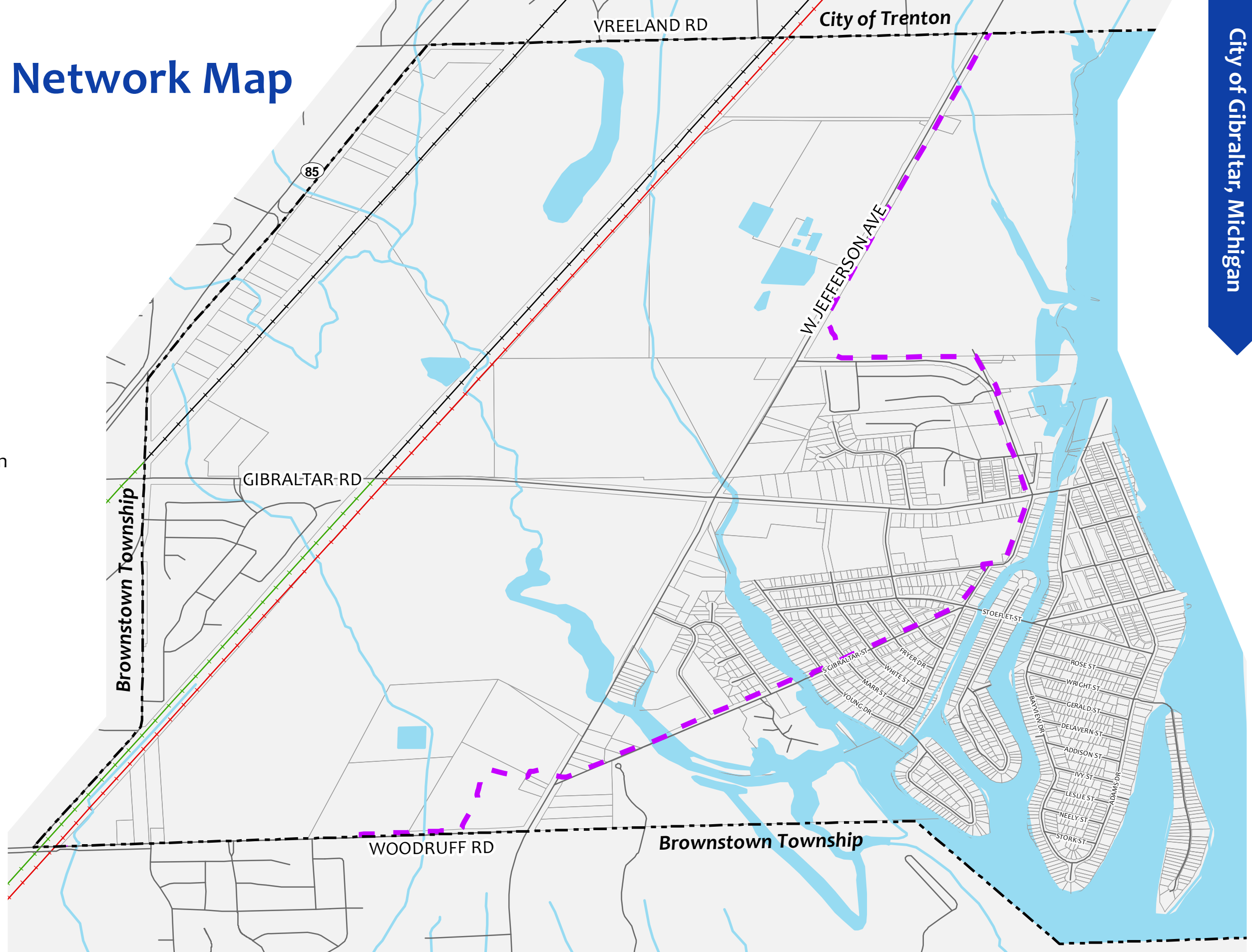
Transportation Network Map

Base Data

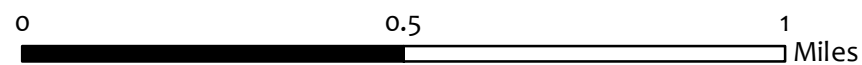
- Municipal Boundary
- Roads
- ▭ Parcels
- 🌊 Water Bodies

Transportation

- +— Canadian National Railway
- +— Consolidated Rail Corporation
- +— Norfolk Southern Railway
- - - DNR Designated Bicycle Trail








January 2022



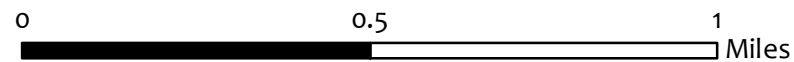
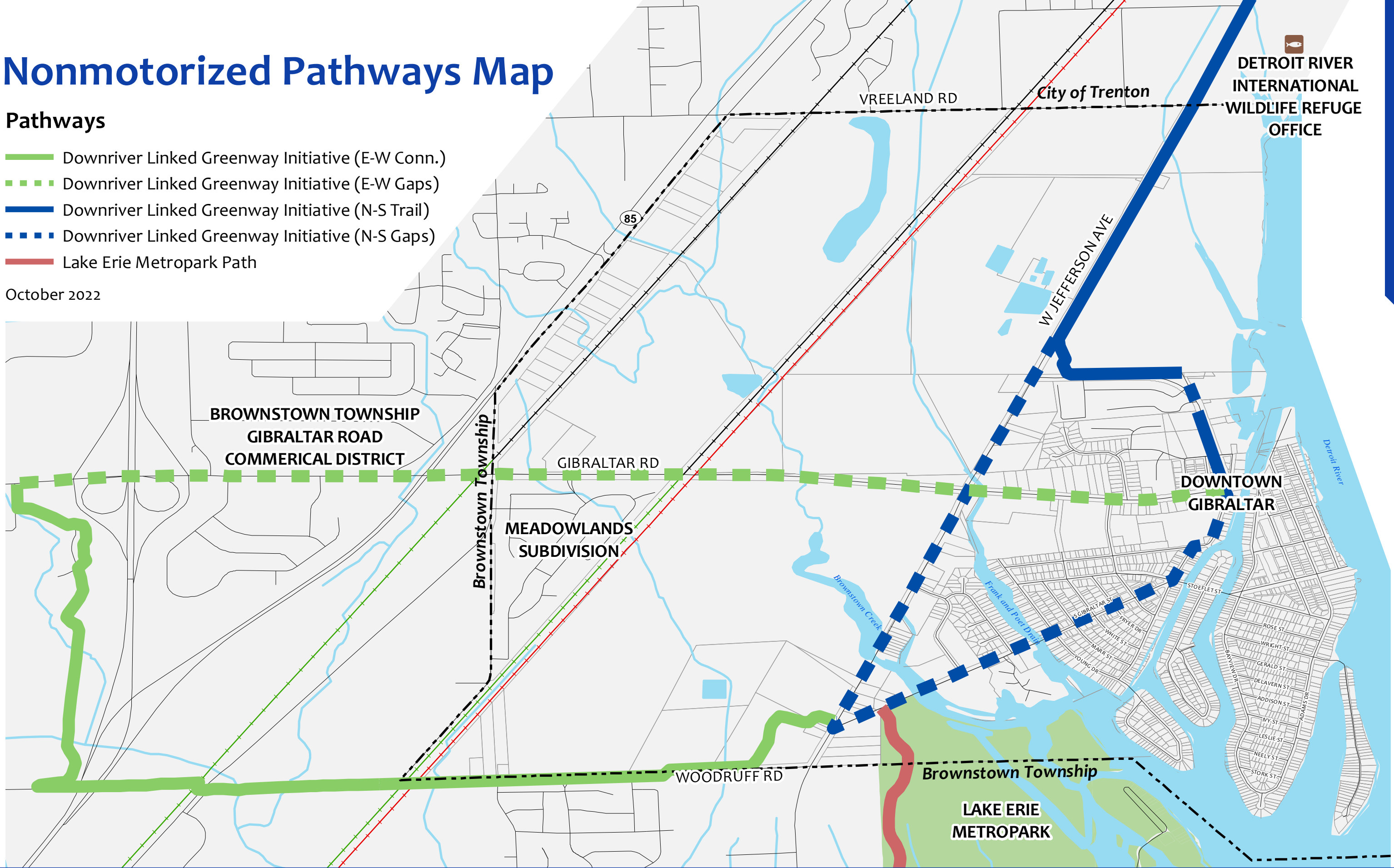
Data sources: City of Gibraltar; Wayne County; Michigan Open Data.

Nonmotorized Pathways Map

Pathways

-  Downriver Linked Greenway Initiative (E-W Conn.)
-  Downriver Linked Greenway Initiative (E-W Gaps)
-  Downriver Linked Greenway Initiative (N-S Trail)
-  Downriver Linked Greenway Initiative (N-S Gaps)
-  Lake Erie Metropark Path

October 2022



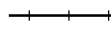




Data sources: City of Gibraltar; Wayne County; Michigan Open Data.

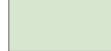











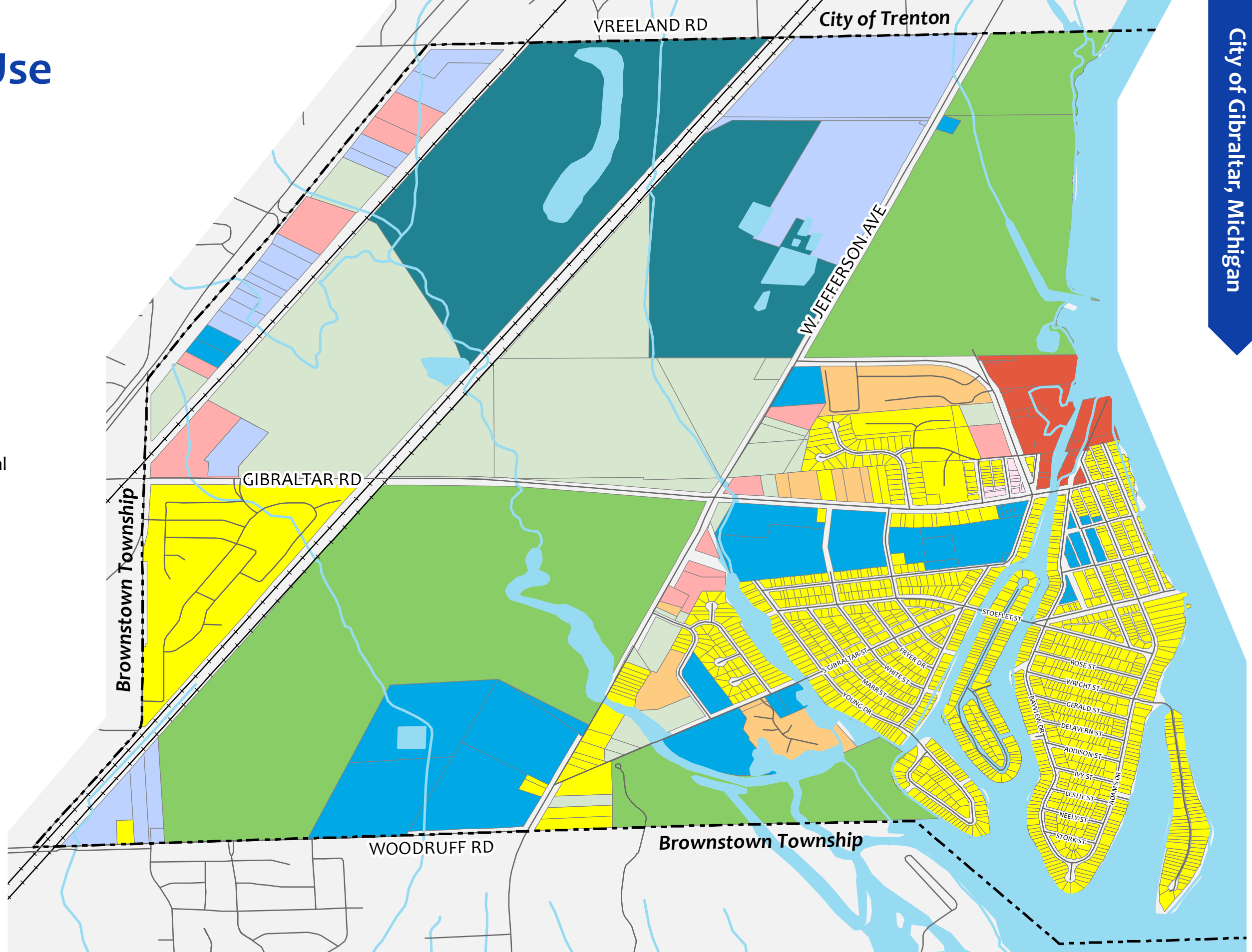
Existing Land Use

Base Data

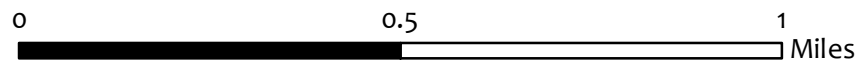
-  Municipal Boundary
-  Roads
-  Railroads
-  Parcels
-  Water Bodies

Land Uses

-  Vacant
-  One & Two Family Residential
-  Multiple Family Residential
-  Downtown Commercial
-  Thoroughfare Commercial
-  Marine Commercial
-  Industrial
-  Former Landfill
-  Institutional
-  Open Space





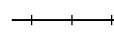


January 2022






Data sources: City of Gibraltar; Wayne County; Michigan Open Data; National Wetland Inventory; MIRIS

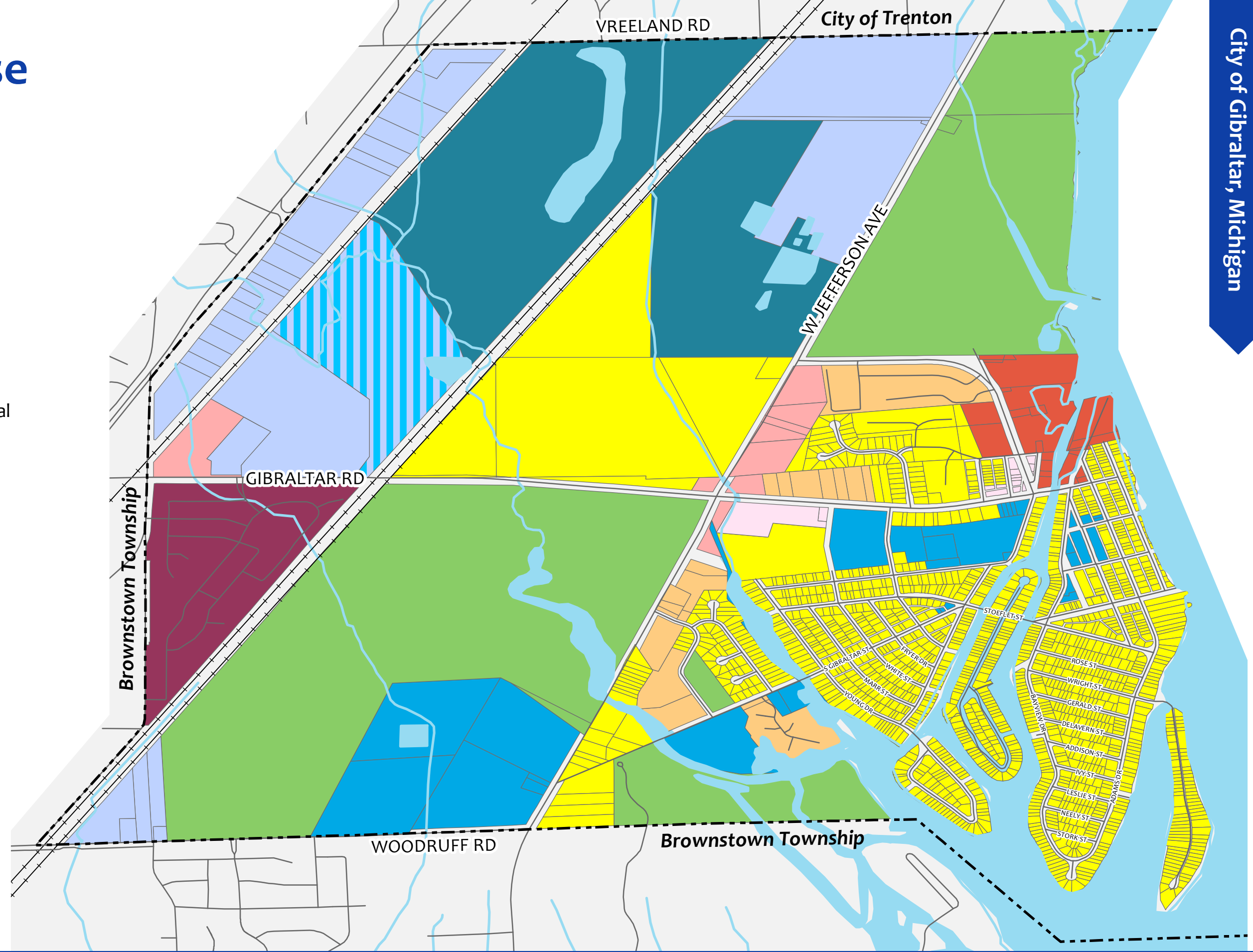
Future Land Use

Base Data

-  Municipal Boundary
-  Roads
-  Railroads
-  Parcels
-  Water Bodies

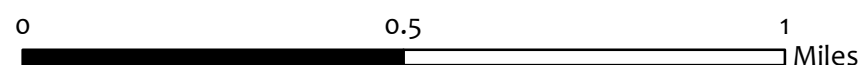
Land Uses

-  One & Two Family Residential
-  Multiple Family Residential
-  Manufactured Housing Park
-  Downtown Commercial
-  Thoroughfare Commercial
-  Marine Commercial
-  Industrial
-  Former Landfill
-  Public/Semi-Public
-  Open Space



City of Gibraltar, Michigan

October 2023

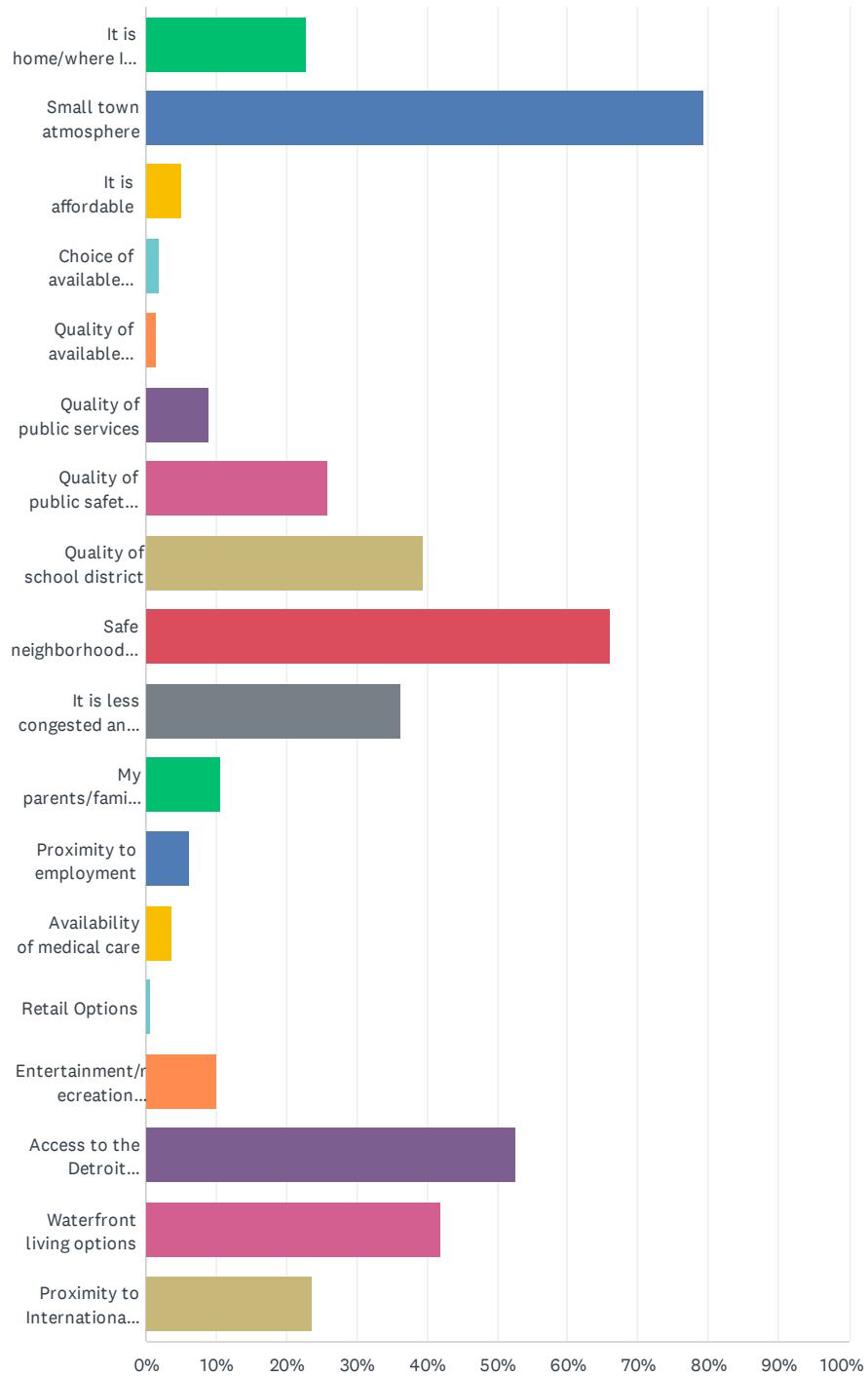


Data sources: City of Gibraltar; Wayne County; Michigan Open Data; National Wetland Inventory; MIRIS

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Q1 What are Gibraltar's most POSITIVE aspects? (select no more than five).

Answered: 271 Skipped: 0

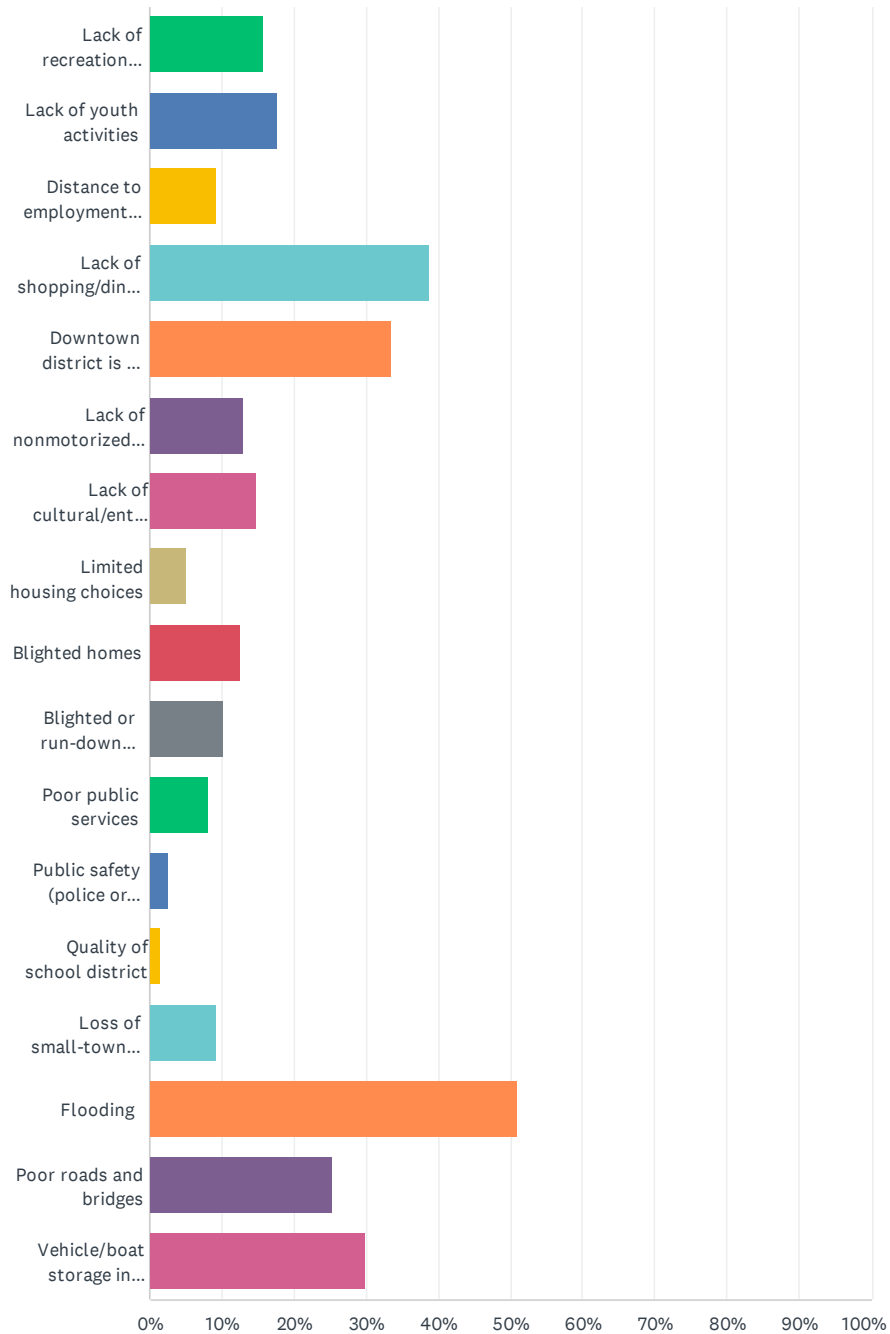


City of Gibraltar Master Plan Update Survey

| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| It is home/where I grew up | 22.88% | 62 |
| Small town atmosphere | 79.34% | 215 |
| It is affordable | 5.17% | 14 |
| Choice of available housing | 1.85% | 5 |
| Quality of available housing | 1.48% | 4 |
| Quality of public services | 8.86% | 24 |
| Quality of public safety (police and fire) | 25.83% | 70 |
| Quality of school district | 39.48% | 107 |
| Safe neighborhoods and community | 66.05% | 179 |
| It is less congested and not as busy | 36.16% | 98 |
| My parents/family live here | 10.70% | 29 |
| Proximity to employment | 6.27% | 17 |
| Availability of medical care | 3.69% | 10 |
| Retail Options | 0.74% | 2 |
| Entertainment/recreation options | 9.96% | 27 |
| Access to the Detroit River/Lake Erie | 52.77% | 143 |
| Waterfront living options | 42.07% | 114 |
| Proximity to International Wildlife Refuge and Lake Erie Metropark | 23.62% | 64 |
| Total Respondents: 271 | | |

Q2 What are Gibraltar's LEAST favorable aspects? (select no more than five)

Answered: 271 Skipped: 0

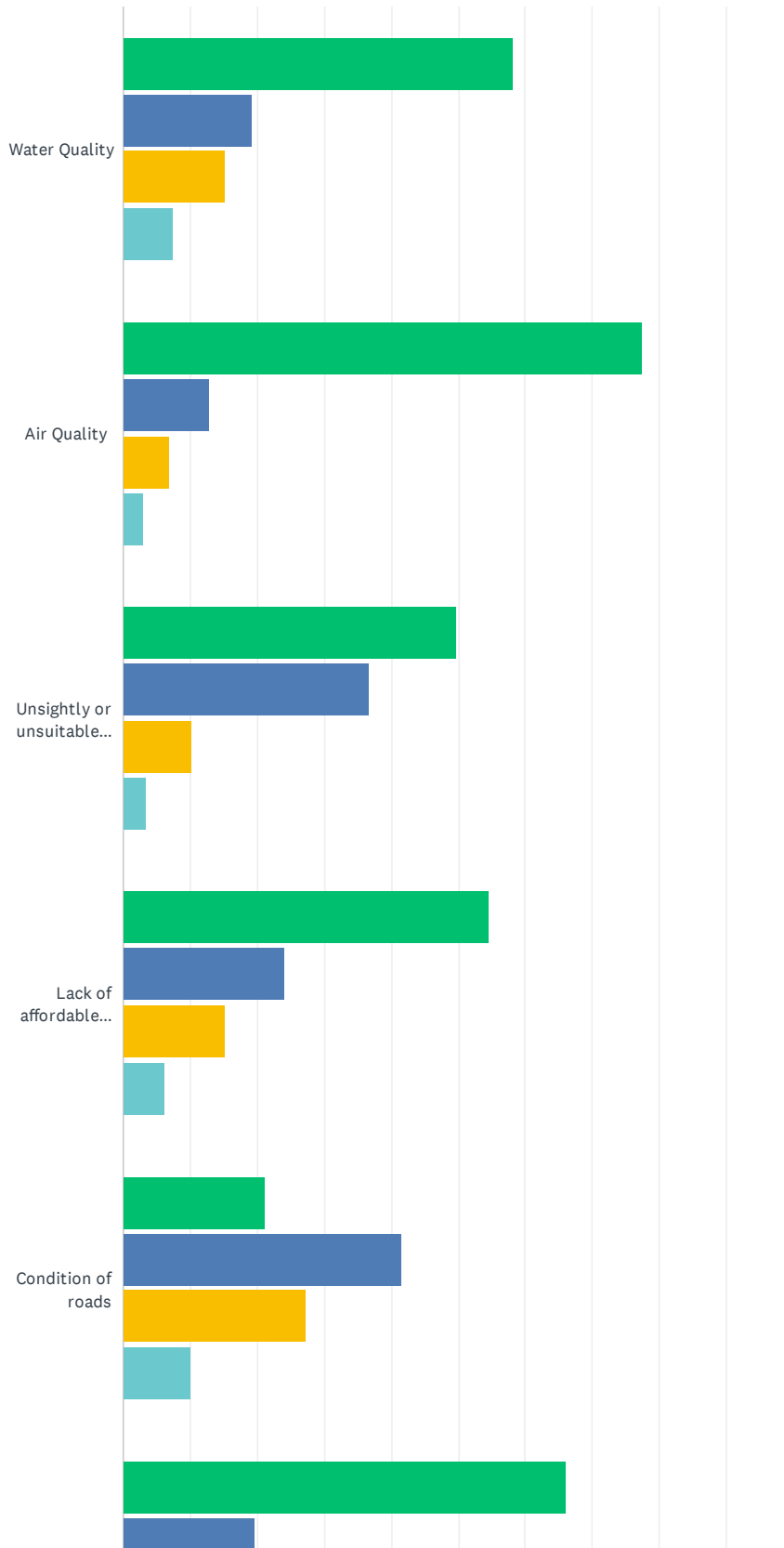


City of Gibraltar Master Plan Update Survey

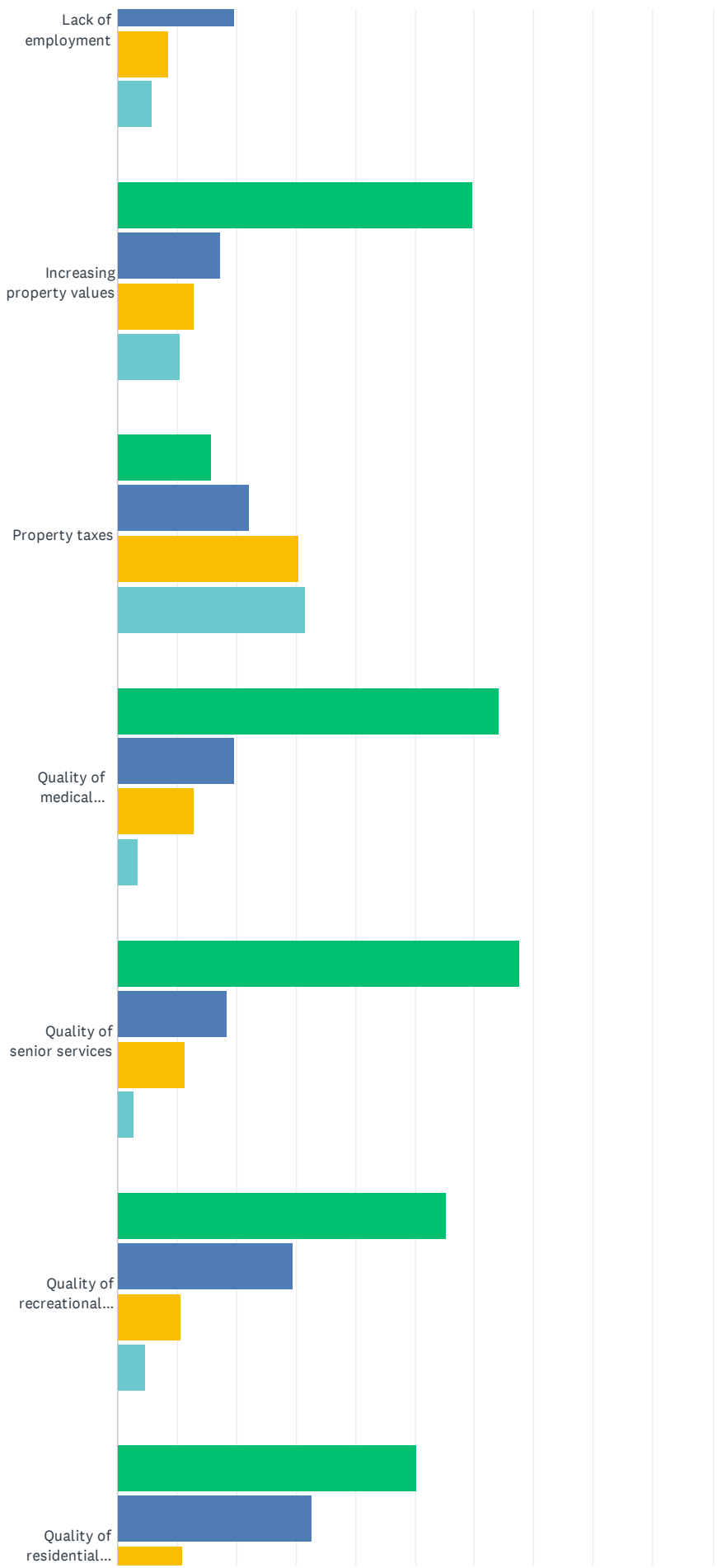
| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----|
| Lack of recreation activities within the community | 15.87% | 43 |
| Lack of youth activities | 17.71% | 48 |
| Distance to employment opportunities | 9.23% | 25 |
| Lack of shopping/dining options | 38.75% | 105 |
| Downtown district is not vibrant enough | 33.58% | 91 |
| Lack of nonmotorized transportation (bike paths, sidewalks, curb-cuts for disabled) | 12.92% | 35 |
| Lack of cultural/entertainment options | 14.76% | 40 |
| Limited housing choices | 5.17% | 14 |
| Blighted homes | 12.55% | 34 |
| Blighted or run-down businesses | 10.33% | 28 |
| Poor public services | 8.12% | 22 |
| Public safety (police or fire) | 2.58% | 7 |
| Quality of school district | 1.48% | 4 |
| Loss of small-town atmosphere | 9.23% | 25 |
| Flooding | 50.92% | 138 |
| Poor roads and bridges | 25.46% | 69 |
| Vehicle/boat storage in front yards | 29.89% | 81 |
| Total Respondents: 271 | | |

Q3 How much of a problem are the following issues in the City of Gibraltar? (select one choice for each item).

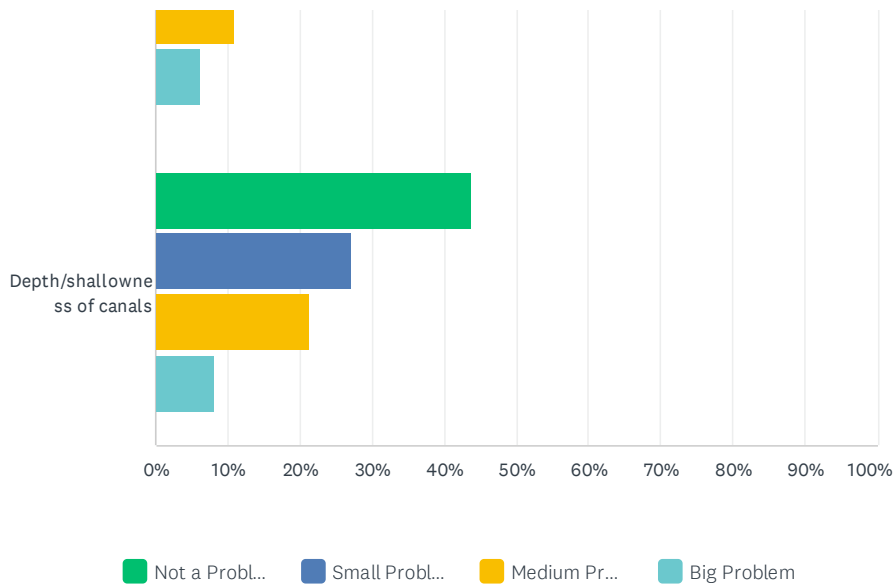
Answered: 271 Skipped: 0



City of Gibraltar Master Plan Update Survey



City of Gibraltar Master Plan Update Survey



| | NOT A PROBLEM | SMALL PROBLEM | MEDIUM PROBLEM | BIG PROBLEM | TOTAL |
|--|---------------|---------------|----------------|--------------|-------|
| Water Quality | 58.11% 154 | 19.25% 51 | 15.09% 40 | 7.55% 20 | 265 |
| Air Quality | 77.36% 205 | 12.83% 34 | 6.79% 18 | 3.02% 8 | 265 |
| Unightly or unsuitable business operations | 49.62% 130 | 36.64% 96 | 10.31% 27 | 3.44% 9 | 262 |
| Lack of affordable housing | 54.65% 141 | 24.03% 62 | 15.12% 39 | 6.20% 16 | 258 |
| Condition of roads | 21.15% 55 | 41.54% 108 | 27.31% 71 | 10.00% 26 | 260 |
| Lack of employment | 66.02% 169 | 19.53% 50 | 8.59% 22 | 5.86% 15 | 256 |
| Increasing property values | 59.62% 155 | 17.31% 45 | 12.69% 33 | 10.38% 27 | 260 |
| Property taxes | 15.79% 42 | 22.18% 59 | 30.45% 81 | 31.58% 84 | 266 |
| Quality of medical services | 64.09% 166 | 19.69% 51 | 12.74% 33 | 3.47% 9 | 259 |
| Quality of senior services | 67.58% 173 | 18.36% 47 | 11.33% 29 | 2.73% 7 | 256 |
| Quality of recreational opportunities | 55.17% 144 | 29.50% 77 | 10.73% 28 | 4.60% 12 | 261 |
| Quality of residential services/resources | 50.39% 130 | 32.56% 84 | 10.85% 28 | 6.20% 16 | 258 |
| Depth/shallowness of canals | 43.63% 113 | 27.03% 70 | 21.24% 55 | 8.11% 21 | 259 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|--------------------|
| 1 | Many homes look like junk yards! automobiles stored in the driveway without current plates, abandoned boats, etc. Plus plenty more!! | 1/6/2022 3:07 PM |
| 2 | Need to have some services for the seniors and handicap like snow shoveling, grass cutting, and affordable handyman work | 1/6/2022 8:50 AM |
| 3 | Driver's speed on side streets - just those, that do speed - no need to police everyone (police those that do, with a "warning") everyone wins. The beauty of Gibraltar is that "it is all 'side streets'", as such a pedestrian presence community. A gentle nudge to keeping it that way. Would like to see posted friendly communication to that effect; it's a very personable community. Not a big brother (police) type of correction. Just get the word out more. "Hey, we | 12/29/2021 7:42 AM |

City of Gibraltar Master Plan Update Survey

like our side streets. Maybe, even JP's, community fb pages, Gibraltar's fb page, could help by posting reminders as such. Heavy handed, over correction is never a solution. Just saying...I like seeing the skateboarders, kids on bridges, dog walkers, couple's & families nightly walks, early morning exercising, strolling, etc.

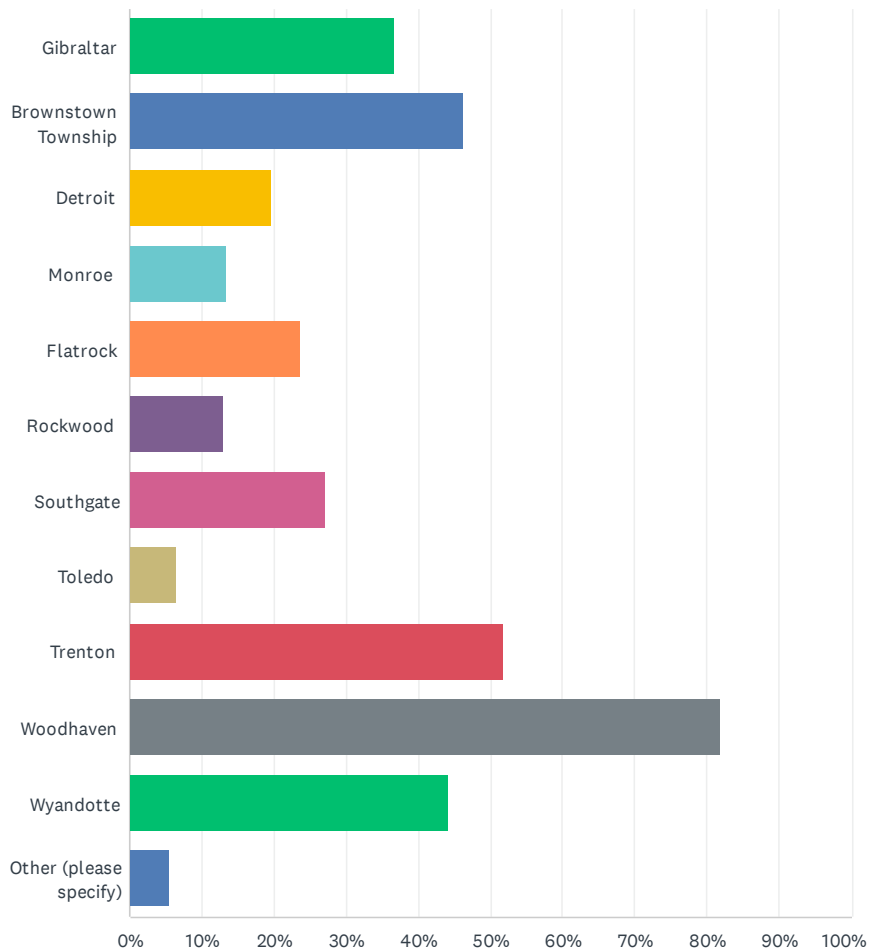
| | | |
|----|---|---------------------|
| 4 | Bridge locked | 12/21/2021 8:19 PM |
| 5 | Run down apartments are a terrible problem and an eye sore. | 12/13/2021 8:11 PM |
| 6 | We need curb recycling!!!! Our taxes are insane! | 12/13/2021 5:49 PM |
| 7 | Taxes and millage keep going up. What happened to the taxes cut for seniors so we can afford to stay in our homes. | 12/13/2021 4:20 PM |
| 8 | The roads and tracks around here are terrible and damaging to vehicles | 12/13/2021 3:41 PM |
| 9 | Golf carts not used correctly. Driving on side walks grass areas at night under age drivers | 12/13/2021 3:35 PM |
| 10 | by blighted businesses we are referring to the unsightly apartment complexes in our city | 12/13/2021 2:08 PM |
| 11 | Please keep Gibraltar a quaint, peaceful small town. | 12/13/2021 1:45 PM |
| 12 | I'd love to see curbside recycling offered. Even if it is something each household can elect to pay for (or not), like in Wyandotte. | 12/13/2021 1:18 PM |
| 13 | Taxes and water sewer utilities are too high for no discernible reasons. Roads are terrible, no safe walkways on roads, streets are dark and ugly. On the plus side, safety services and Dpw are very responsive and the canals are a great positive. Wish there were some evening options (when it is not boating weather) besides bars or leaving town (more restaurants, a pretty walking area, a "town" area) | 12/13/2021 10:24 AM |
| 14 | Recycling needs 2 containers at city hall if curbside cannot be done | 12/11/2021 12:44 PM |
| 15 | Weed control in are canals | 12/10/2021 6:03 PM |
| 16 | Cost of water/waste bill. Horrible! Only lived here for 9 months. Wish I had known I m love my house...but, hate the water bill. Answer when you mention it is always "you must have a leak". No. I'm just getting charged WAY more than my old home. | 12/10/2021 2:37 PM |
| 17 | I moved my family here in 2018. Love the water, small town, and people, but the high property taxes and the most insane water bills I've ever seen in my life are my biggest concerns, and are significant concerns. | 12/10/2021 10:19 AM |
| 18 | Bike and walking paths across Stoflet Bridges. It's very rocky and dangerous | 12/10/2021 10:06 AM |
| 19 | Would love to see more small businesses- local coffee shops, etc | 12/10/2021 7:14 AM |
| 20 | Cost of water bills. | 12/10/2021 12:07 AM |
| 21 | Super high water bills | 12/9/2021 11:38 PM |
| 22 | Water bill= big problem | 12/9/2021 10:51 PM |
| 23 | We are a boating community with limited storage in yards and limited water water access for a city on the water. | 12/9/2021 10:00 PM |
| 24 | Nothing about them forcing the tax issue with threats of water rate hikes. We have the highest water rates around | 12/9/2021 9:53 PM |
| 25 | No library | 12/9/2021 9:44 PM |
| 26 | Weeds need to be cleared all the time! We need clean traveled water ways. | 12/7/2021 2:38 AM |
| 27 | Clean up the crappy apartment complexes that everyone sees when they first enter our city,, NO MORE section 8 housing | 12/4/2021 8:09 PM |
| 28 | Feels like the small town is being commercialized more then it can handle. I miss the small town feel | 11/21/2021 8:14 AM |
| 29 | Water/sewer costs as compared to surrounding communities. No second meter for irrigation | 11/20/2021 4:48 PM |
| 30 | Limited boat access under low bridges. Especially Kingsbridge. Limited water front access for residents. Poor enforcement of ordinances. | 11/20/2021 10:01 AM |
| 31 | Don't like the loss of small town atmosphere. Don't like that residents are allowed to use anything they can strap a motor on, on our streets. This includes flying scooters, slow golf carts, motorized skateboards, mini bikes, etc. All are dangerous & sometimes loud. | 11/19/2021 6:15 PM |
| 32 | What I pay in property taxes and water bills is a significant problem. I work very hard to live where I live and it is becoming unaffordable! | 11/19/2021 8:14 AM |
| 33 | Lack of enclosed dog park, but many dog owners. | 11/18/2021 10:35 PM |
| 34 | People driving way too fast and running stop signs all the time! | 11/18/2021 9:05 PM |
| 35 | Water bills are to high | 11/18/2021 7:50 PM |

City of Gibraltar Master Plan Update Survey

| | | |
|----|--|---------------------|
| 36 | Need more seaweed control and control over the blight of numerous boats on the canals | 11/18/2021 6:13 PM |
| 37 | High water bill | 11/18/2021 6:01 PM |
| 38 | Environmental quality and roads over railroad crossings are a problem | 11/18/2021 4:22 PM |
| 39 | some houses look like dumps, or junkyards | 11/18/2021 4:21 PM |
| 40 | Recycling bin always full | 11/18/2021 1:45 PM |
| 41 | Police department is the worse | 11/18/2021 1:24 PM |
| 42 | Like to see more restaurants, | 11/18/2021 12:47 PM |
| 43 | Weeds in our canals | 11/18/2021 11:52 AM |
| 44 | The high water bills. | 11/18/2021 11:42 AM |
| 45 | Divert semi-trucks away from Jefferson and Gibraltar roads, intersection is horrible | 11/18/2021 11:00 AM |
| 46 | Bridge heights to low, businesses running non licensed equipment all over the roads. | 11/18/2021 7:26 AM |
| 47 | Water bills to high | 11/17/2021 9:56 PM |
| 48 | It's a shame our city can't figure out a way to capitalize on our waterfront location by offering a waterfront park area for residents. Also, would like to see the pavilion area in front of city hall used for events, small concerts, etc | 11/17/2021 8:54 PM |
| 49 | Water bills, and property taxes are outrageous and the biggest issues in the city other than the water and sewage issues. | 11/17/2021 6:54 PM |
| 50 | Lack of water access for people without homes on the water. Big Problem | 11/17/2021 2:58 PM |

Q4 Where does most of your shopping, dining, and entertainment happen? (select all that apply).

Answered: 270 Skipped: 1



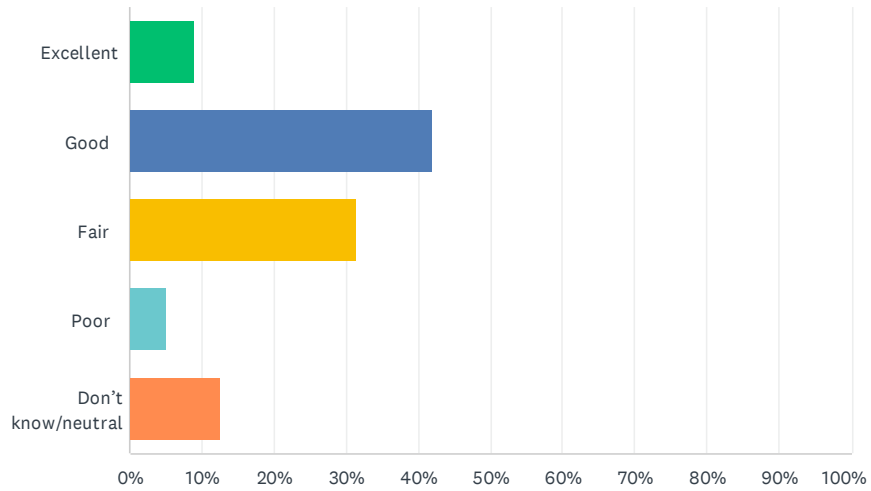
City of Gibraltar Master Plan Update Survey

| ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|-----|
| Gibraltar | 36.67% | 99 |
| Brownstown Township | 46.30% | 125 |
| Detroit | 19.63% | 53 |
| Monroe | 13.33% | 36 |
| Flatrock | 23.70% | 64 |
| Rockwood | 12.96% | 35 |
| Southgate | 27.04% | 73 |
| Toledo | 6.30% | 17 |
| Trenton | 51.85% | 140 |
| Woodhaven | 81.85% | 221 |
| Wyandotte | 44.07% | 119 |
| Other (please specify) | 5.56% | 15 |
| Total Respondents: 270 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|---|---------------------|
| 1 | Personally, I prefer shopping outside Gibraltar. Rather that, than cluttering up gib. | 12/29/2021 7:42 AM |
| 2 | Taylor | 12/13/2021 7:45 PM |
| 3 | Grosse Ile | 12/13/2021 3:23 PM |
| 4 | At home in Gibraltar | 12/13/2021 11:03 AM |
| 5 | Grosse Ile, north suburbs | 12/13/2021 10:24 AM |
| 6 | ann arbor | 12/10/2021 12:42 PM |
| 7 | Taylor also with the mall and movie theater | 12/10/2021 10:19 AM |
| 8 | Taylor | 12/10/2021 5:08 AM |
| 9 | Taylor | 12/9/2021 9:54 PM |
| 10 | Plymouth | 12/7/2021 2:38 AM |
| 11 | Taylor | 11/28/2021 5:33 PM |
| 12 | Canton | 11/18/2021 6:53 PM |
| 13 | Grosse Ile | 11/18/2021 4:03 PM |
| 14 | North suburbs | 11/17/2021 8:54 PM |
| 15 | Taylor | 11/17/2021 3:13 PM |

Q5 What is your opinion of the quality and range of housing options in the City?

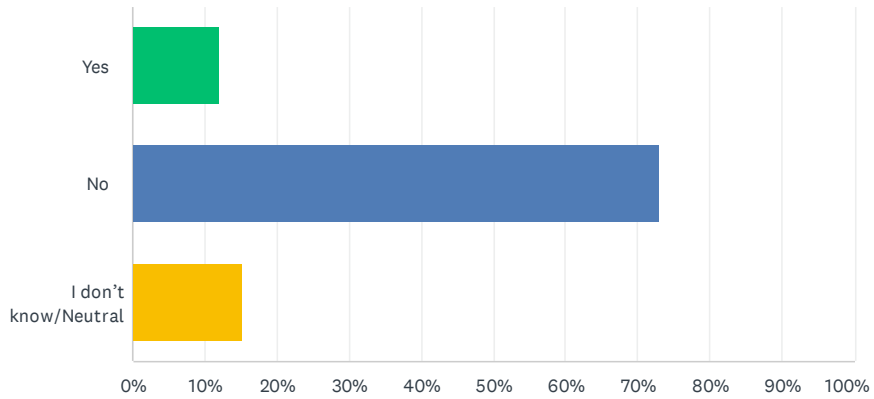
Answered: 271 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|--------------------|-----------|-----|
| Excellent | 8.86% | 24 |
| Good | 42.07% | 114 |
| Fair | 31.37% | 85 |
| Poor | 5.17% | 14 |
| Don't know/neutral | 12.55% | 34 |
| TOTAL | | 271 |

Q6 Should the City encourage/allow more attached housing (apartments, townhouses, garden courts, etc.)?

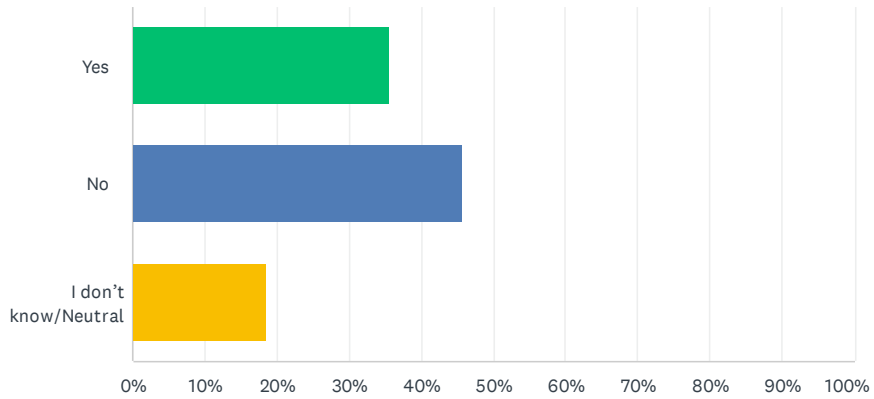
Answered: 270 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|------------|
| Yes | 11.85% | 32 |
| No | 72.96% | 197 |
| I don't know/Neutral | 15.19% | 41 |
| TOTAL | | 270 |

Q7 Should the City allow accessory dwelling units (e.g. granny flats, garage apartments, guest houses)?

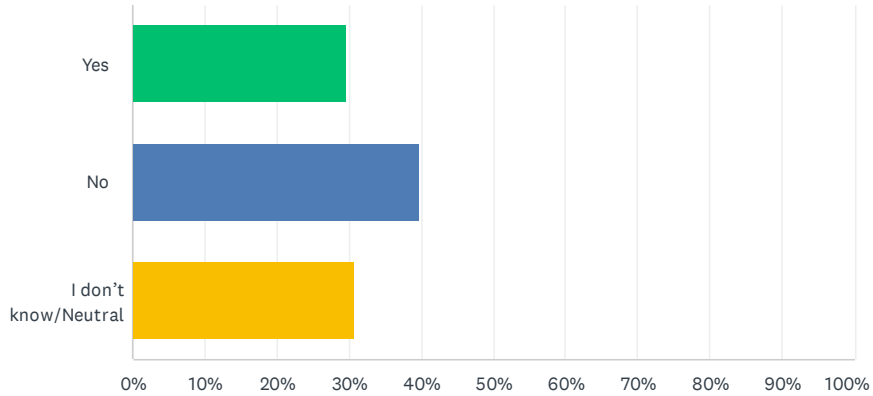
Answered: 269 Skipped: 2



| ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|------------|
| Yes | 35.69% | 96 |
| No | 45.72% | 123 |
| I don't know/Neutral | 18.59% | 50 |
| TOTAL | | 269 |

Q8 Should the City encourage/allow more senior housing (independent living, assisted living, nursing homes, fully integrated senior housing complexes)?

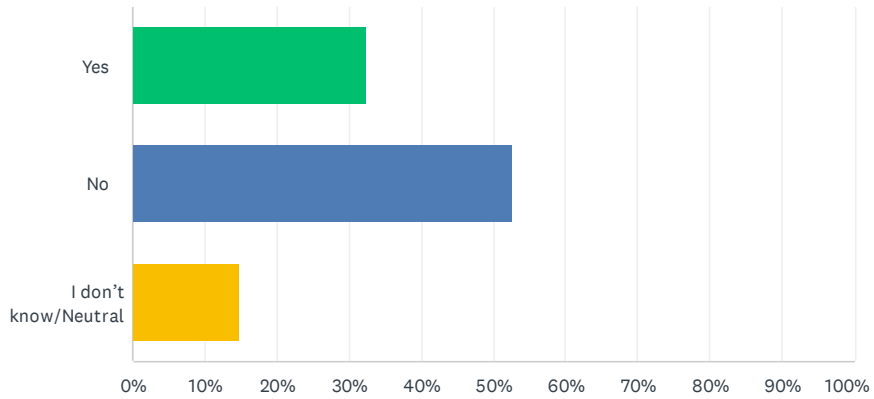
Answered: 270 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|------------|
| Yes | 29.63% | 80 |
| No | 39.63% | 107 |
| I don't know/Neutral | 30.74% | 83 |
| TOTAL | | 270 |

Q9 Would you support the development of “Tiny Houses” within the City?
(primary residences measuring less than 400 square feet)?

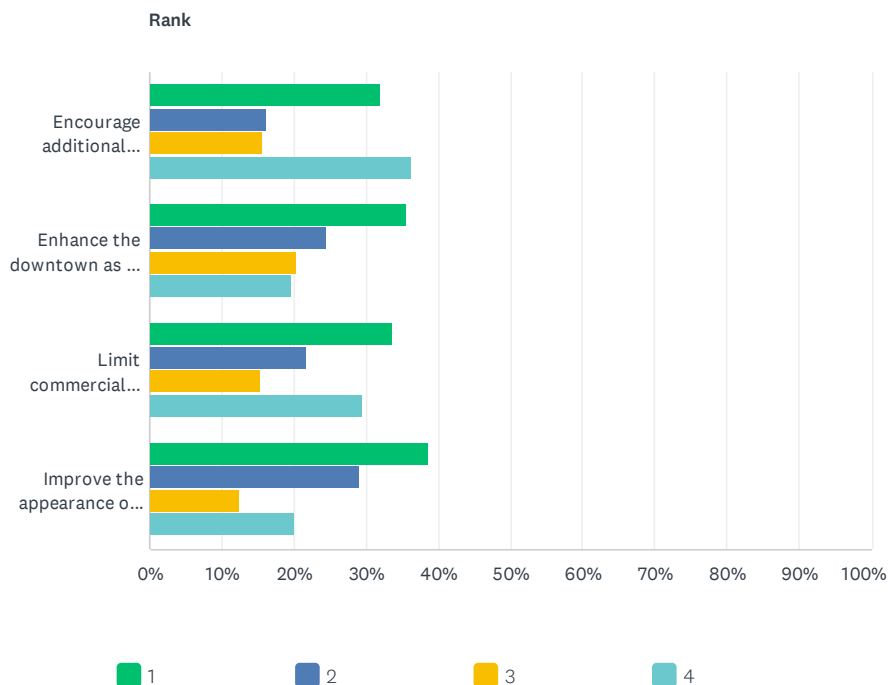
Answered: 271 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|------------|
| Yes | 32.47% | 88 |
| No | 52.77% | 143 |
| I don't know/Neutral | 14.76% | 40 |
| TOTAL | | 271 |

Q10 Regarding commercial development, what do you feel about the following actions/activities? (provide a rank of 1 to 4 where 1 is most important and 4 is least important).

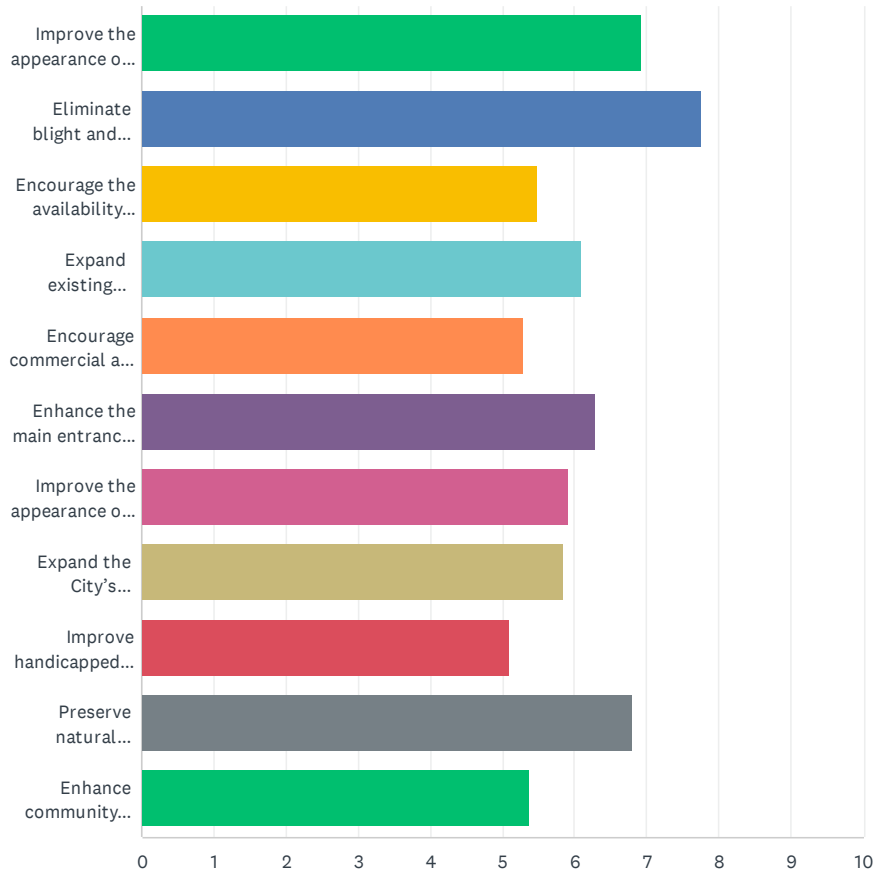
Answered: 271 Skipped: 0



| Rank | 1 | 2 | 3 | 4 | TOTAL |
|--|---------------|--------------|--------------|--------------|-------|
| Encourage additional commercial development along Jefferson | 32.08% 85 | 16.23% 43 | 15.47% 41 | 36.23% 96 | 265 |
| Enhance the downtown as the commercial center of the City | 35.71% 95 | 24.44% 65 | 20.30% 54 | 19.55% 52 | 266 |
| Limit commercial development to its present locations in the downtown and along West Jefferson | 33.59% 88 | 21.76% 57 | 15.27% 40 | 29.39% 77 | 262 |
| Improve the appearance of the existing commercial developments with increased landscaping, design controls, and improved signage | 38.49% 102 | 29.06% 77 | 12.45% 33 | 20.00% 53 | 265 |

Q11 Rank each of the following development priorities for Gibraltar over the next five to ten years. Use mouse to move each priority option into a ranking order (move to top to indicate highest priority (1) and move to bottom to indicate lowest priority (11)).

Answered: 265 Skipped: 6



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| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | TOTAL |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------|
| Improve the appearance of single family residences | 14.75% 36 | 18.44% 45 | 10.25% 25 | 6.15% 15 | 8.61% 21 | 7.38% 18 | 4.92% 12 | 6.56% 16 | 9.84% 24 | 6.56% 16 | 6.56% 16 | 244 |
| Eliminate blight and vacant homes | 24.28% 59 | 21.40% 52 | 11.93% 29 | 5.76% 14 | 4.94% 12 | 4.12% 10 | 5.35% 13 | 5.76% 14 | 5.35% 13 | 5.76% 14 | 5.35% 13 | 243 |
| Encourage the availability of senior housing | 2.46% 6 | 4.92% 12 | 14.34% 35 | 13.11% 32 | 2.87% 7 | 9.84% 24 | 10.66% 26 | 11.07% 27 | 9.02% 22 | 12.70% 31 | 9.02% 22 | 244 |
| Expand existing nonmotorized transportation network within the City | 6.10% 15 | 9.76% 24 | 14.23% 35 | 11.38% 28 | 10.16% 25 | 5.69% 14 | 5.69% 14 | 9.76% 24 | 8.54% 21 | 8.54% 21 | 10.16% 25 | 246 |
| Encourage commercial and industrial development | 8.03% 20 | 6.43% 16 | 6.83% 17 | 7.63% 19 | 10.04% 25 | 11.24% 28 | 6.43% 16 | 7.63% 19 | 4.42% 11 | 8.84% 22 | 22.49% 56 | 249 |
| Enhance the main entrances to the City | 3.25% 8 | 7.72% 19 | 7.72% 19 | 10.98% 27 | 18.70% 46 | 19.11% 47 | 12.20% 30 | 4.47% 11 | 6.50% 16 | 4.07% 10 | 5.28% 13 | 246 |
| Improve the appearance of commercial districts | 3.70% 9 | 4.94% 12 | 8.64% 21 | 12.35% 30 | 10.29% 25 | 14.40% 35 | 15.64% 38 | 11.52% 28 | 8.64% 21 | 6.17% 15 | 3.70% 9 | 243 |
| Expand the City's recreational programming and facilities | 6.75% 17 | 7.14% 18 | 5.56% 14 | 7.94% 20 | 9.13% 23 | 13.49% 34 | 13.49% 34 | 16.67% 42 | 10.32% 26 | 5.95% 15 | 3.57% 9 | 252 |
| Improve handicapped accessibility (sidewalks, pathways, ramps) to open spaces and recreational areas | 4.31% 11 | 5.88% 15 | 5.49% 14 | 7.06% 18 | 9.41% 24 | 7.45% 19 | 9.80% 25 | 14.12% 36 | 15.29% 39 | 14.90% 38 | 6.27% 16 | 255 |
| Preserve natural features (floodplains, wetlands, marsh) | 24.90% 62 | 10.04% 25 | 7.63% 19 | 7.23% 18 | 6.83% 17 | 2.81% 7 | 5.62% 14 | 5.22% 13 | 12.05% 30 | 11.65% 29 | 6.02% 15 | 249 |
| Enhance community character/identity | 6.18% 16 | 6.95% 18 | 8.88% 23 | 11.58% 30 | 9.27% 24 | 5.41% 14 | 9.65% 25 | 5.79% 15 | 6.18% 16 | 10.42% 27 | 19.69% 51 | 259 |

Q12 Final thoughts - what changes would you like to see to enhance Gibraltar's quality of life?

Answered: 177 Skipped: 94

| # | RESPONSES | DATE |
|----|--|---------------------|
| 1 | Clean up yards. stop vehicles parking across sidewalks. | 1/6/2022 3:07 PM |
| 2 | All options in question 11 are number one priorities | 1/6/2022 8:50 AM |
| 3 | Enforce speed limits & traffic laws | 1/6/2022 8:46 AM |
| 4 | More recreational activites for the young as well as seniors and less alcohol. | 1/4/2022 12:40 PM |
| 5 | Curbside recycling. Keeping it small. I feel for anyone living around the kayak launch...placement was a fail, should not have been in residential area (from what I've heard that were ok with it, the city never should have considered it, imo. Should have been placed within the northeast quadrant, joining other watercraft services in that quadrant. Probably some well thought out solution to flooding. More frequent street cleaning. Regular check of storm grates - clearing of debris and grass, weeds growing there. Please, please do not put in sidewalks, etc. I lived in Texas, where everything was all neat, pristine...and unorganic. Had a friend visit from France...commented all the houses looked like prisons. In fact...take some inspiration from the longevity of european charm. Lastly, imo, realizing it's after the fact: bridge should have been restored to integrity of original design. That's why I'm opposed to any commercial, industrial development within Gib. Example: 'organic' design of Joe Louis Greenway vs Detroit Center for Innovation (what are they thinking; did they not learn from glass structures 'fad' of past years) | 12/29/2021 7:42 AM |
| 6 | Get rid of Recreation "Director" Tamey Williams-Gorris. She is divisive, rude and lacks the professionalism our town deserved and in turn the representation of our town is sorely missing. | 12/21/2021 8:19 PM |
| 7 | . | 12/16/2021 6:28 PM |
| 8 | Better consistency in garbage pickup | 12/14/2021 6:36 PM |
| 9 | Dining and entertainment | 12/14/2021 5:17 PM |
| 10 | More water front housing options | 12/13/2021 10:55 PM |
| 11 | Lower water bills!! | 12/13/2021 10:43 PM |
| 12 | Clean up Marina Bay apartments. They look like a storage ground for junk. Kids toys, playscapes, lawn furniture, fire pits, bar b q's, vespas, kayaks, bikes are outside and pushed up against the building. Don't we have ordinances against junk collecting? And grilling within 8 ft of a building? Clean it up. It's an embarrassing eye sore. Esp when all boaters see it entering humbug II or sunseekers boat club. Or tell owner to surround his dump with a privacy fence. | 12/13/2021 8:11 PM |
| 13 | More of a downtown shopping area - restaurants and shopping. More community activities. Maybe an outdoor craft fair. | 12/13/2021 8:07 PM |
| 14 | Golf carts with lights and turn signals should be able to drive till 10 or 11pm , | 12/13/2021 7:46 PM |
| 15 | I moved to Gibraltar many years ago drawn to its small town feel and charm, and the abundant natural beauty of Lake Erie Metropark, the International Wildlife Refuge at Humbug marsh and its canals and proximity to the Detroit River. Also, the "green zone" as I call it---the wooded area between Jefferson Ave. and Old Fort Street...needs to be absolutely preserved and allowed to exist in its current form. The beauty and draw of Gibraltar is how well our small little city blends in with and meshes so well with Mother Nature on all sides. Commercialization needs to be limited to current venues and areas ONLY! | 12/13/2021 7:45 PM |
| 16 | As a city we need to adapt to the times. Our neighboring city's have shopping, doctors, dental and entertainment. Curbed roads with sidewalks. Stop signs at every other street to prevent people from driving recklessly. Like Adams between Middle Gibraltar and Write. Stoefflet is a main road for parades and no sidewalks. | 12/13/2021 7:42 PM |
| 17 | More traffic control. Too many speeding vehicles. Keep our walkers and kids safer. | 12/13/2021 6:55 PM |
| 18 | Expand downtown district. There is so need for all the space by the community center. | 12/13/2021 6:37 PM |
| 19 | The marina Bay apartments are SO TRASHY looking! They need to be cleaned up. There are sheets hanging as blinds, toys and junk everywhere! | 12/13/2021 5:49 PM |
| 20 | More support and money put into city services I.E. Police, Fire and into cleaning up the city. | 12/13/2021 4:57 PM |
| 21 | Better management of trains | 12/13/2021 4:45 PM |
| 22 | Cut seniors taxes. | 12/13/2021 4:20 PM |

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| | | |
|----|---|---------------------|
| 23 | More stores and activities. | 12/13/2021 3:53 PM |
| 24 | Better flood control and response. Better roads and track crossings. Better job opportunities. Better housing opportunities. More nonmotorized travel options. More venues/recreation. Take better care of the environment. | 12/13/2021 3:41 PM |
| 25 | More things for youth so they don't have to find things to do that most times lead to trouble | 12/13/2021 3:35 PM |
| 26 | Get our own building inspector ! | 12/13/2021 3:23 PM |
| 27 | Leaf cleanup would be a nice perk to the city, where residents sweep them out to the street for the DPW to suck up with the leaf sucker-upper apparatus (like Trenton). Also, individual bins for recycling would be amazing. More lighting on the bike path down Jefferson, or even street lights out there would be nice. | 12/13/2021 3:08 PM |
| 28 | None at present. Enjoy the quiet intimate feel of the city. Understand there may be a need to increase revenue to the city but hoping that will not be done at the expense of what makes Gibraltar unique. | 12/13/2021 2:56 PM |
| 29 | please focus on what 'small town' atmosphere we have left. STOP worrying about recreational activities. Haven't you seen enough of that with 'free for all' at the the kayak launch and what the kids are doing at the 'recreational center'. People who choose to live here have their own boats/kayaks, etc OR use the marinas (we have 2) why would the city need to spend its limited tax dollars on trying to 'create' more opportunities for others outside this city. You're not going to create any additional tax revenue,, haven't you learned that from your disastrous tax structure of the precious administration (giant tax breaks for JPs, Captain Jims, etc and ridiculously large amounts of money already allocated to the DDA). Try something new... people want to live here for WATERFRONT access, NOT the community center activities. | 12/13/2021 2:08 PM |
| 30 | Gibraltar is so special please preserve its natural beauty. It will be disappointing for it to become more commercialized. | 12/13/2021 1:45 PM |
| 31 | I believe the small town/up north feel is the best aspect of Gibraltar and contributes the most to quality of life! | 12/13/2021 1:41 PM |
| 32 | Gibraltar is a special place! I'd like to see it stay that way by limiting development and preserving our natural surroundings as much as possible. We do not need any new restaurants or shops popping up along Jefferson. Our residents don't mind having to go to neighboring communities for commercial businesses. It keeps our town small and less congested the way we like it. Areas like Woodhaven are becoming over developed. I would hate to see that happen here! As a parent of school-aged kids, I would like to see a traffic light at the crosswalk that crosses Middle Gib at Parsons. Thank you! | 12/13/2021 1:18 PM |
| 33 | Have a Animal Control System.. | 12/13/2021 12:45 PM |
| 34 | Eliminate or improve blighted homes. Enforce building codes | 12/13/2021 11:26 AM |
| 35 | Lower water rates | 12/13/2021 11:13 AM |
| 36 | Small retail stores around Humbug marina area | 12/13/2021 11:05 AM |
| 37 | I love the addition of JPs, more small businesses would liven the city up a bit! Great place to live | 12/13/2021 11:03 AM |
| 38 | Lower taxes and water bills | 12/13/2021 10:24 AM |
| 39 | We don't need a bunch of corporate commercial development, nor do we need a bunch of apartment buildings and/or tiny homes. This will only lower property values as well as destroy the wonderful small town feel and lifestyle. JP's is a wonderful establishment however just even that opening has increased the traffic from out of town a lot. People love here like the small town lifestyle. If they wanted to live closer to large stores, there are cities we border with that have those while also being cheaper to live in. Our property values are that because we have a small town that is different. My friends come to visit and they all talk about how awesome it is to have what feels like a vacation community. Please don't ruin it with a bunch of retail, industrial, and low income housing. You will ruin what's great about Gibraltar, drive crime rates up, property values, down, and residents out. We aren't like the rest of downriver and that's a good thing | 12/12/2021 5:27 PM |
| 40 | Stores | 12/11/2021 7:51 PM |
| 41 | Love our city would like to pitch in with more community clean up and continue with community events. | 12/11/2021 7:05 PM |
| 42 | More boater friendly atmosphere. We need a residents only boat launch within the city limits. Boat storage in front of residents houses should not be an issue if we consider ourselves a boating community. A better ice rink for our kids needs to be built. I feel our recreation department does a fantastic job with activities for all and our DPW does a great job with all of the infrastructure needs | 12/11/2021 8:54 AM |
| 43 | Life is pretty good here. | 12/11/2021 8:28 AM |
| 44 | Boat launch | 12/11/2021 8:10 AM |

City of Gibraltar Master Plan Update Survey

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|----|--|---------------------|
| 45 | Enforce city ordinances; apartments and some homes, in the area, are horrific looking. | 12/10/2021 10:16 PM |
| 46 | Lower my water bill | 12/10/2021 6:03 PM |
| 47 | Lower taxes so we can afford to stay in our beautiful community. Lower speed limit since we cannot have sidewalks so kids are safer walking and riding bikes. | 12/10/2021 2:55 PM |
| 48 | A more business friendly atmosphere. Develop Downtown. I miss the IGA, Pharmacy, and Bank downtown. Mandate that the current pharmacy on Jefferson have a Public Restroom. Some old People are prescribed drugs that make a restroom nearby important! | 12/10/2021 2:38 PM |
| 49 | I love Gibraltar. Grew up here. Would love to see more dining options. A coffee shop. Lower water bills would help too. | 12/10/2021 2:37 PM |
| 50 | I do love the town, the water, and the people. The taxes and water bill needs to get under control quickly or we will be pricing out many residents. I understand we have a dearth of businesses in the town to offset those costs, so it all falls on residents, but it has gotten completely out of hand. We should be cutting costs, not adding capital expenditures. | 12/10/2021 10:19 AM |
| 51 | It's getting so expensive to live here. Good people are being run out of town. Find a way to lower water/sewer bills and reduce property taxes. | 12/10/2021 9:56 AM |
| 52 | Get the apartments on ALL the Gibraltar roads to clean up their tenants stuff. The berm needs to be 3 feet higher at Marina Bay and the Shores are garbage..that's the main entrances into our city,, looks like a pig sty | 12/10/2021 9:43 AM |
| 53 | Maybe a small store where you can pick up a few things without having to leave town. Possibly a dollar store. | 12/10/2021 9:37 AM |
| 54 | Keep the small town feel. Add another police officer. Someone buy the lighthouse at GBY and turn it into a business. | 12/10/2021 9:07 AM |
| 55 | Less commercial buildings! | 12/10/2021 8:36 AM |
| 56 | NA | 12/10/2021 7:15 AM |
| 57 | More small shops and businesses | 12/10/2021 7:14 AM |
| 58 | More youth programs. Cheaper taxes. | 12/10/2021 6:51 AM |
| 59 | More businesses | 12/10/2021 6:48 AM |
| 60 | Continue to enhance small town atmosphere | 12/10/2021 6:30 AM |
| 61 | Waterfront park/ Beach area | 12/10/2021 6:13 AM |
| 62 | Can't think of anything at this time | 12/10/2021 5:08 AM |
| 63 | Preserve our small town community feel and our water ways. We don't need more commercial or industrial businesses. | 12/10/2021 12:07 AM |
| 64 | More businesses. In hopes of more to offer the immediate community and to hopefully lower property taxes and water bills by sharing the cost with all. | 12/9/2021 11:38 PM |
| 65 | x | 12/9/2021 11:30 PM |
| 66 | Clear paths for golf cart traffic | 12/9/2021 11:05 PM |
| 67 | Sidewalks for safety throughout | 12/9/2021 10:51 PM |
| 68 | We need a better trash pick up service. The current new service is terrible. | 12/9/2021 10:38 PM |
| 69 | Access to Lake Erie and more waterfront venues. | 12/9/2021 10:25 PM |
| 70 | 1. Sidewalks so our children can ride and play safely. 2. Underground power lines. 3. Metal detectors in schools. | 12/9/2021 10:07 PM |
| 71 | More waterfront activity | 12/9/2021 10:02 PM |
| 72 | Work on getting some of the infrastructure money to help pay for lead pipes, etc.... Water bills are and taxes are going to drive people out of the city. More communications sent out via emails, social networking on city council agendas, minutes, etc. We need more community involvement in so many ways. | 12/9/2021 10:01 PM |
| 73 | Implement a no Karen Law | 12/9/2021 10:00 PM |
| 74 | Better communications between city leaders and residents | 12/9/2021 9:55 PM |
| 75 | Lower taxes by increasing commerce | 12/9/2021 9:55 PM |
| 76 | More downtown area | 12/9/2021 9:54 PM |
| 77 | The city does ok with out ordinance officer . Look at a monthly event like Wyandotte. | 12/9/2021 9:53 PM |
| 78 | Just keep it small town atmosphere and greenspace | 12/9/2021 9:50 PM |
| 79 | I'd love to have a library in town! | 12/9/2021 9:44 PM |

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| | | |
|-----|--|---------------------|
| 80 | Keep it as cozy and friendly as it is. Work to keep safe, comfortable and friendly neighborhoods. Leave it a place where there are still trees and nature. | 12/9/2021 9:43 PM |
| 81 | No more crappy apartments | 12/4/2021 8:09 PM |
| 82 | More side walks and street lights. New playground equipment by the police station | 12/4/2021 3:42 PM |
| 83 | Lower water/sewer bills. | 11/29/2021 8:00 PM |
| 84 | I love it already | 11/28/2021 10:55 PM |
| 85 | Eliminate the ordinance officer position. Get local consultants if available. | 11/28/2021 5:33 PM |
| 86 | n/a | 11/26/2021 11:12 PM |
| 87 | Love it here! | 11/26/2021 6:58 PM |
| 88 | Better and more fair services, certain areas are treated better than others. | 11/24/2021 10:48 AM |
| 89 | Turn the corner where pavilion is back to commercial district | 11/23/2021 8:26 AM |
| 90 | Better Internet speed/access | 11/21/2021 3:59 PM |
| 91 | finish side walks that are incomplete through out the city | 11/21/2021 1:54 PM |
| 92 | More public get togethers | 11/21/2021 11:38 AM |
| 93 | Don't wait till the last minute to repair the city's infrastructure. Doing a small bit every year will keep residents happier then hitting us all with large bills and trying to tell us well it's the last 50 years fault | 11/21/2021 9:59 AM |
| 94 | Private boat launch. Less businesses | 11/21/2021 8:14 AM |
| 95 | I would like to see more code enforcement, enhanced landscaping/beautification, consistent street sweeping, and a dog park. | 11/21/2021 8:07 AM |
| 96 | Need a band shell No more commercial buildings | 11/20/2021 7:46 PM |
| 97 | Lower taxes and water cost | 11/20/2021 4:48 PM |
| 98 | Take back city inspections- don't go through Trenton. Allow boat and trailer parking in driveways. Have an animal control Dept. Allow golf carts at night with appropriate lights. Less restrictions - bring back the small town feel. | 11/20/2021 11:44 AM |
| 99 | The biggest appearance improvement to the community would be to see the Rich Gas Station fixed up or removed. Businesses like this take from the community and give very little in return. Environmentally, the biggest improvement to Gibraltar would be the cleanup of the McLouth Steel property. The biggest walking and biking connectivity improvement would be to complete the bike path from S. Gibraltar Rd to N. Gibraltar Rd along Jefferson. The biggest waterfront access improvement would be to aquire the vacant canal lot on the S curve abutting the existing community center park. The biggest canal access improvement would be to raise the height of the Kingsbridge canal bridge, back to it's original height, when the time comes for replacement. | 11/20/2021 10:01 AM |
| 100 | People who care about where they live | 11/20/2021 6:49 AM |
| 101 | Bring back/encourage community activities and seasonal festivities. Clean up blighted/abandoned/long time uninhabited homes. For example, I've had an empty home next to me for 9 years it has been uninhabited/neglected. | 11/19/2021 11:00 PM |
| 102 | Save environment in Gibraltar | 11/19/2021 10:04 PM |
| 103 | LOWER WATER BILLS!! Better trash pickup Less motorized stuff on the road | 11/19/2021 6:15 PM |
| 104 | Water access for boats and kayaks and park adjacent to water. Lower taxes. More diversity | 11/19/2021 10:18 AM |
| 105 | The youth need a place to hang out and do supervised activities. To stay out of trouble and learn to be a positive part of the society. | 11/19/2021 9:48 AM |
| 106 | Provide services at an affordable cost. Our taxes are above and beyond what they should be. | 11/19/2021 8:14 AM |
| 107 | Encourage more business within the community. Encourage tourist trade. NOT INDUSTRIAL. | 11/19/2021 7:43 AM |
| 108 | Keeping the city clean. | 11/19/2021 6:22 AM |
| 109 | A better city infrastructure. We need better sewers to eliminate flooding and the eye sore pumps in many people's yards including my own! We spent a lot of money trying to improve the beauty of our home and landscaping only to have the city dump a pump in our yard the very next spring without notice. We pay a lot of taxes and a high water bill to not have a better system around here. | 11/18/2021 11:58 PM |
| 110 | Protect, preserve and expand green spaces. Improve/expand walking and bike trails to Jefferson road. More communal waterfront parks. Would love to see a dog park. | 11/18/2021 10:35 PM |
| 111 | Library access, lower water bills | 11/18/2021 10:17 PM |

City of Gibraltar Master Plan Update Survey

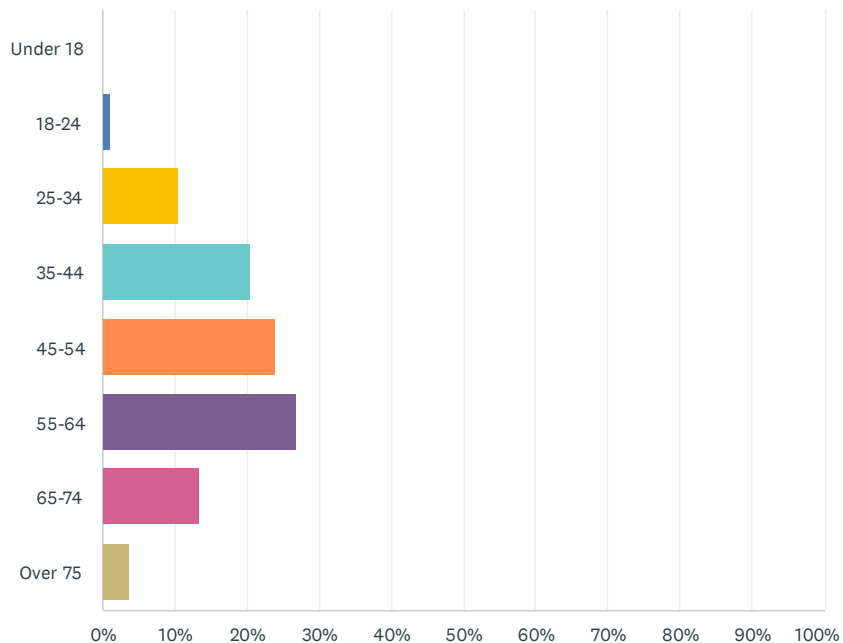
| | | |
|-----|---|---------------------|
| 112 | N/a | 11/18/2021 9:30 PM |
| 113 | Boat ramp | 11/18/2021 9:22 PM |
| 114 | Give senior citizen's a tax break | 11/18/2021 9:05 PM |
| 115 | Na | 11/18/2021 8:46 PM |
| 116 | Businesses | 11/18/2021 8:37 PM |
| 117 | Decreased water bills | 11/18/2021 7:50 PM |
| 118 | Fix the damn roads, stop allowing more crappy apartments in more section 8 housing | 11/18/2021 7:37 PM |
| 119 | Fix the damn roads, stop allowing more crappy apartments in more section 8 housing | 11/18/2021 7:36 PM |
| 120 | Gibraltar is perfect the way it is. It's small and we don't need more construction mucking it up. If I wanted to live in woodhaven I would have moved there. I shop there but I live in Gibraltar. | 11/18/2021 7:34 PM |
| 121 | More Bussiness, possibly a few food chain restaurants, | 11/18/2021 7:09 PM |
| 122 | More Bussiness, possibly a few food chain restaurants, | 11/18/2021 7:09 PM |
| 123 | Unknown | 11/18/2021 6:36 PM |
| 124 | Enhance the marina district. | 11/18/2021 6:13 PM |
| 125 | Create a vibrant downtown area. Think, "Main Street" | 11/18/2021 6:01 PM |
| 126 | The Rich gas station is an embarrassment to the city. It should be addressed immediatly. | 11/18/2021 5:29 PM |
| 127 | I would like to see a more robust downtown and the reinvigoration of some of the dilapidated existing businesses. I would also like to see more use of the available waterfront. | 11/18/2021 5:16 PM |
| 128 | I would like to see more for the kids to keep them busy. More recreation areas, basketball, soccer, improved baseball fields etc. | 11/18/2021 4:44 PM |
| 129 | More kids activities & more public events | 11/18/2021 4:34 PM |
| 130 | Better air quality and environmental control on industry. A few more small businesses/venues/restaurants. Better non motorized travel access. Better housing options at better pricing. | 11/18/2021 4:22 PM |
| 131 | Do something to eliminate or control the amount of junk in peoples front yard, like Pruitt on Adams... some places look like junk yards! | 11/18/2021 4:21 PM |
| 132 | Have a building inspector within the city, not one who works for another city. | 11/18/2021 4:03 PM |
| 133 | The police improvement in the actual city of Gibraltar | 11/18/2021 3:21 PM |
| 134 | More police officers on duty instead of one | 11/18/2021 3:07 PM |
| 135 | ! | 11/18/2021 2:47 PM |
| 136 | A "resident only" boat launch. Allow winter boat storage at private residence 25' from roadway. | 11/18/2021 2:30 PM |
| 137 | Make a really downtown Gibraltar | 11/18/2021 2:12 PM |
| 138 | Grocery store | 11/18/2021 1:45 PM |
| 139 | Do not give businesses 10 year tax abatements and then they employ maybe 20 how does that stupid move help the people of Gibraltar tax base what a joke that was | 11/18/2021 1:24 PM |
| 140 | Clean up the apartments. Especially Marina Bay. The junk stacked outside those units is an eye sore and a fire hazard (fire pits grills within 8ft of building).all travel to humbug and boat club see it. Bad impression of our city. Attempt to quit raising water prices. Utilize city hall for more public events. Get a DOG park. We have many apts and condos... a dog park would be a wonderful community asset. | 11/18/2021 1:03 PM |
| 141 | Community get together events, more volunteering opportunities. Opportunities to help other citizens in our community who needs help, | 11/18/2021 12:47 PM |
| 142 | Taxes are chasing residence out. Rental properties need monitoring. They are an eye sore in a lot of cases. Water!!! How can this be addressed as the cost is out of control. | 11/18/2021 12:27 PM |
| 143 | Boats should be allowed anywhere on one's property. We are a boating community. | 11/18/2021 12:27 PM |
| 144 | I like the city small, it's very unique | 11/18/2021 11:52 AM |
| 145 | Most of the items in #11 I really don't care about in the least. | 11/18/2021 11:42 AM |
| 146 | Following rules and regulations of city code, to include DPW, Fire etc | 11/18/2021 11:00 AM |
| 147 | I would like to see a nice outdoor skating rink and basketball court added in the community centers area. | 11/18/2021 11:00 AM |
| 148 | Remove or update and occupy vacant houses. | 11/18/2021 10:43 AM |

City of Gibraltar Master Plan Update Survey

| | | |
|-----|--|---------------------|
| 149 | Look at reducing sewage cost. | 11/18/2021 9:48 AM |
| 150 | Better sewers systems to prevent flooding | 11/18/2021 9:13 AM |
| 151 | Cheaper taxes and a rebate on taxes for seniors like it use to be | 11/18/2021 8:11 AM |
| 152 | Fix the power outages | 11/18/2021 7:26 AM |
| 153 | None | 11/18/2021 1:08 AM |
| 154 | It's great that Humbug has added a restaurant, but one more within the city would be great. The elimination of boat trailers and boats so close to the road and in the front yards of their homes to store for the winter. | 11/18/2021 12:04 AM |
| 155 | People are taxed enough. The rates for water are high enough. Folks here want to be left alone. We don't want to be woodhaven or Trenton. We don't want more apartments, or low income housing. We need to get back to where we were years ago. We don't want more outsiders coming here and trashing the place. | 11/17/2021 10:22 PM |
| 156 | Our Sewers are a huge problem. | 11/17/2021 10:03 PM |
| 157 | Lower water bill's | 11/17/2021 9:56 PM |
| 158 | Paint the pavilion a normal color, fix middle Gibraltar rd on the way in from 75... more businesses | 11/17/2021 9:49 PM |
| 159 | Better lighting on side streets. | 11/17/2021 9:40 PM |
| 160 | Thank you for the opportunity to respectfully respond | 11/17/2021 8:54 PM |
| 161 | This is a boating community, not a RV Park. Boat/Boat trailer storage is OK to a minimum/acceptable standard. There are way too many RV's in front of houses. This is not a good appearance. If you can afford to purchase an RV, you can afford to store it at a storage facility or behind your home. Many RV's appear to have people living in the front yard. Again, this is not a RV Park. Please keep the holiday festivities, parades, community events going. Those really bring the community together. | 11/17/2021 8:35 PM |
| 162 | Not allowing residents to park RVs in the streets or in a driveway. | 11/17/2021 8:33 PM |
| 163 | Lower water bills! | 11/17/2021 8:32 PM |
| 164 | South Gibraltar Rd bridge over frank and poet drain needs to be raised 2 feet to allow small speed/power boats through. The depth is already deep enough for it as when waters low boats routinely pass under the bridge | 11/17/2021 8:30 PM |
| 165 | Recycling programs and more efficient trash pick ups. I love it here the small town atmosphere. | 11/17/2021 7:50 PM |
| 166 | Love small town with options to eat and hang out without the noise and corruption of large city living | 11/17/2021 7:41 PM |
| 167 | . | 11/17/2021 7:12 PM |
| 168 | Bring back festivals. Have something pre-teens and teenagers can do. Archery club? Chess club? | 11/17/2021 7:11 PM |
| 169 | None | 11/17/2021 7:10 PM |
| 170 | Lower property taxes and water bills. | 11/17/2021 6:54 PM |
| 171 | Lower water bills | 11/17/2021 6:32 PM |
| 172 | A local food market | 11/17/2021 6:26 PM |
| 173 | I like the active community feature the best. Encourage walking through the neighborhoods. Finish the sidewalks. | 11/17/2021 5:00 PM |
| 174 | Lower cost of living to live in the city...water and property taxes | 11/17/2021 3:45 PM |
| 175 | The city needs to do more stuff for the kids. Everything always gets cancelled. Maybe more stuff outside and bring back the after Halloween trick-or-treating party at the community center. | 11/17/2021 3:39 PM |
| 176 | More water access to citizens without water homes. | 11/17/2021 2:58 PM |
| 177 | Better restaurants , how about an Aldi's on West Jefferson,Medical facility and coffee shop. | 11/17/2021 2:30 PM |

Q13 In what age range do you fall?

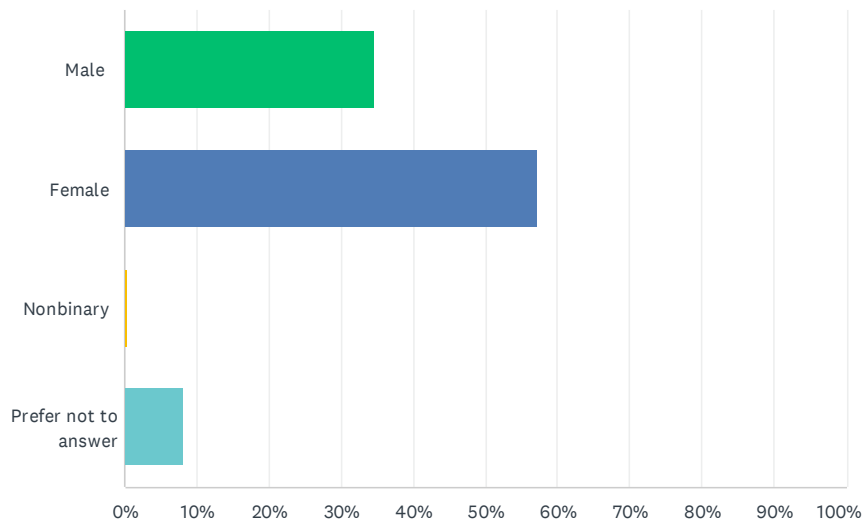
Answered: 268 Skipped: 3



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|------------|
| Under 18 | 0.00% | 0 |
| 18-24 | 1.12% | 3 |
| 25-34 | 10.45% | 28 |
| 35-44 | 20.52% | 55 |
| 45-54 | 23.88% | 64 |
| 55-64 | 26.87% | 72 |
| 65-74 | 13.43% | 36 |
| Over 75 | 3.73% | 10 |
| TOTAL | | 268 |

Q14 What is your gender?

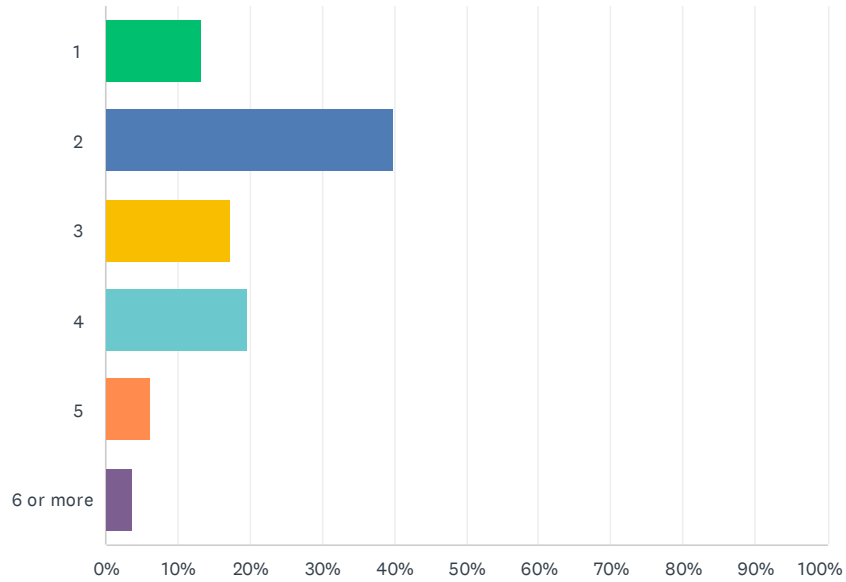
Answered: 270 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|------------|
| Male | 34.44% | 93 |
| Female | 57.04% | 154 |
| Nonbinary | 0.37% | 1 |
| Prefer not to answer | 8.15% | 22 |
| TOTAL | | 270 |

Q15 How many people, including yourself, are in your household?

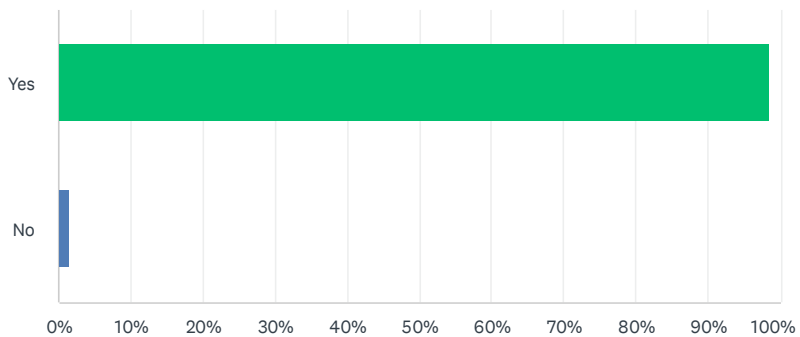
Answered: 271 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| 1 | 13.28% | 36 |
| 2 | 39.85% | 108 |
| 3 | 17.34% | 47 |
| 4 | 19.56% | 53 |
| 5 | 6.27% | 17 |
| 6 or more | 3.69% | 10 |
| TOTAL | | 271 |

Q16 Are you a current resident of Gibraltar?

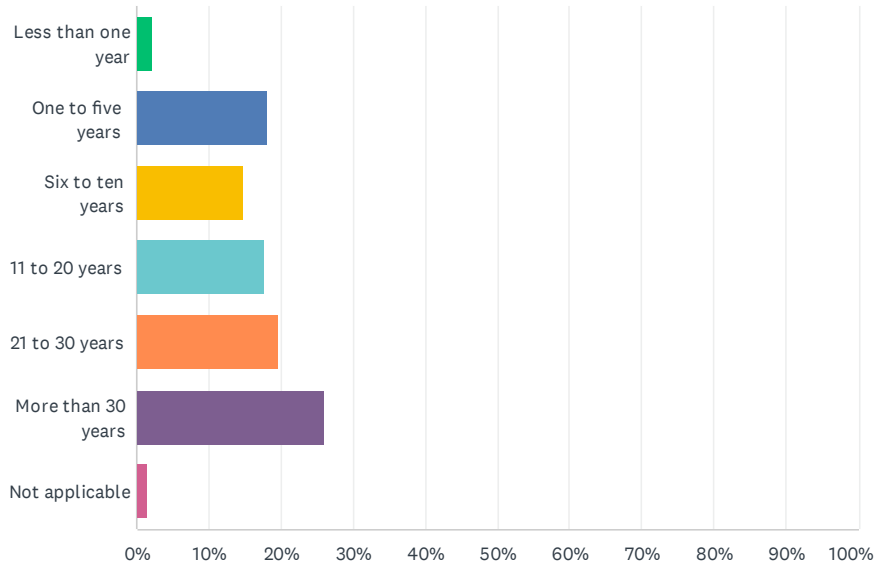
Answered: 270 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 98.52% | 266 |
| No | 1.48% | 4 |
| TOTAL | | 270 |

Q17 How long have you lived in Gibraltar?

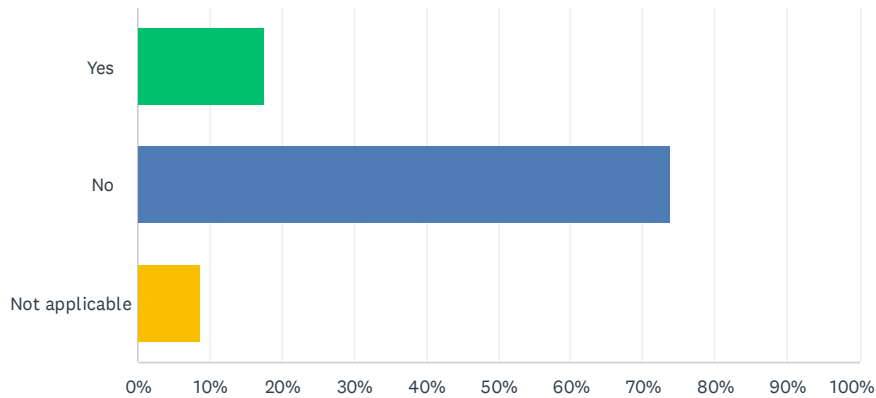
Answered: 270 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|--------------------|-----------|------------|
| Less than one year | 2.22% | 6 |
| One to five years | 18.15% | 49 |
| Six to ten years | 14.81% | 40 |
| 11 to 20 years | 17.78% | 48 |
| 21 to 30 years | 19.63% | 53 |
| More than 30 years | 25.93% | 70 |
| Not applicable | 1.48% | 4 |
| TOTAL | | 270 |

Q18 Do you plan on moving from the City within the next five to ten years?

Answered: 263 Skipped: 8



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|------------|
| Yes | 17.49% | 46 |
| No | 73.76% | 194 |
| Not applicable | 8.75% | 23 |
| TOTAL | | 263 |

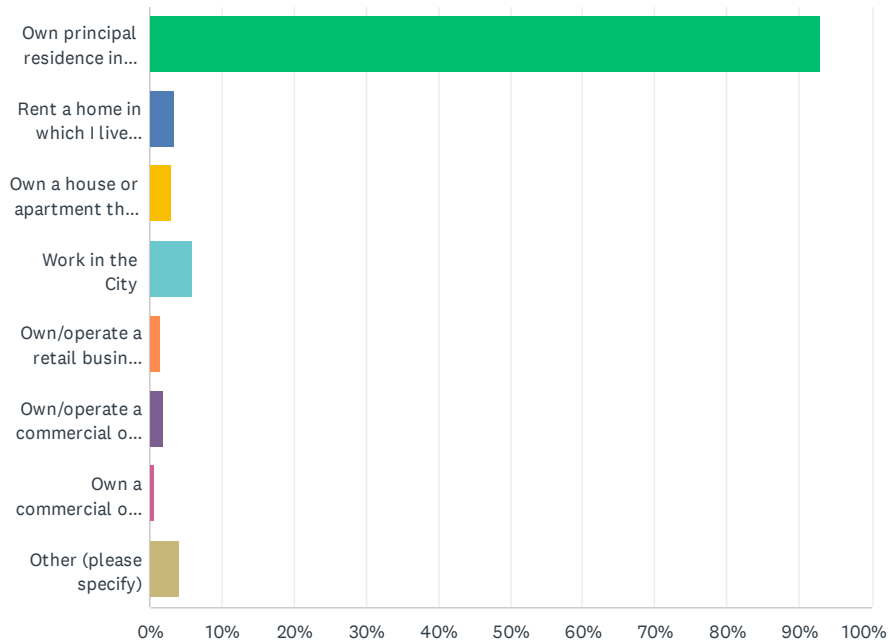
| # | IF YES, PLEASE EXPLAIN: | DATE |
|----|--|---------------------|
| 1 | Cause water bill is to high | 12/13/2021 10:43 PM |
| 2 | Might have too. Getting to expensive. | 12/13/2021 4:20 PM |
| 3 | No Inforcement of ordinances , and cramming as many homes as you can on these small islands is a sin. | 12/13/2021 3:23 PM |
| 4 | The water bills are atrocious and the taxes are insane. I also want to be able to have a pony in my backyard, and the city will not allow that (yet we can have chickens.....) | 12/13/2021 3:08 PM |
| 5 | Retiring to a warmer climate would live to stay Here but no need for all this for only about 4mths out of the year wish there were better options | 12/13/2021 2:30 PM |
| 6 | Retirement | 12/13/2021 11:26 AM |
| 7 | Taxes and water bill are extremely high | 12/13/2021 11:20 AM |
| 8 | Water rates too high | 12/13/2021 11:13 AM |
| 9 | I may retire and move to where my children are | 12/11/2021 8:28 AM |
| 10 | It's a possibility. We'll see. | 12/10/2021 2:37 PM |
| 11 | If property tax and water bills keep moving up, it's very likely we will leave. We love the town, but these are outrageous compared to other towns in the area. | 12/10/2021 10:19 AM |
| 12 | Depends on water rates and taxes increasing | 12/10/2021 8:50 AM |
| 13 | Depends on how busy they plan to make it. | 12/10/2021 8:36 AM |
| 14 | Tired of having neighbors so close | 12/10/2021 7:15 AM |
| 15 | Water bill to high and need a house without stairs | 12/9/2021 11:45 PM |
| 16 | Possibly | 12/9/2021 11:29 PM |
| 17 | Possibly | 12/9/2021 10:51 PM |
| 18 | Possibly moving to Monroe to escape the high Gibraltar taxes | 12/9/2021 10:38 PM |
| 19 | Property taxes are too high | 12/9/2021 10:26 PM |
| 20 | Love our water front community... we need to preserve it's natural beauty. | 12/9/2021 10:07 PM |

City of Gibraltar Master Plan Update Survey

| | | |
|----|---|---------------------|
| 21 | Upon retirement | 12/9/2021 10:02 PM |
| 22 | Need a ranch | 12/9/2021 10:00 PM |
| 23 | Water rates are outstanding of control. | 12/9/2021 9:53 PM |
| 24 | I probably will be dead by then. | 11/24/2021 10:48 AM |
| 25 | Move to a more affordable location for retirement. | 11/20/2021 4:48 PM |
| 26 | My hopes are to move to Florida. | 11/19/2021 11:00 PM |
| 27 | Not sure | 11/19/2021 6:15 PM |
| 28 | High taxes | 11/19/2021 10:18 AM |
| 29 | from the negative influences | 11/19/2021 9:48 AM |
| 30 | If my taxes and water continue to go up I will no longer be able to afford to live here. Just because I live on the water does not make me rich. I am being pushed out of this city due to previous poorly run city government choices. I work in this community and would love to stay but one day I need to retire. Unfortunately it won't be here because I will not be able to afford it. | 11/19/2021 8:14 AM |
| 31 | Want to own a home, but few properties available in the city. | 11/18/2021 10:35 PM |
| 32 | Taxes are too high | 11/18/2021 9:05 PM |
| 33 | Not unless you change it | 11/18/2021 7:34 PM |
| 34 | Need more shopping/dining/cultural options | 11/18/2021 6:01 PM |
| 35 | House to large a lot of maintenance inside and outside | 11/18/2021 2:12 PM |
| 36 | I hate Gibraltar sorry excuse for a city it could be nice | 11/18/2021 1:24 PM |
| 37 | Unless I decide to go south | 11/18/2021 1:03 PM |
| 38 | Need more room and bigger yard. | 11/18/2021 12:17 PM |
| 39 | Will be retiring soon and will likely leave to be near our daughter to make it easier for her to monitor us as we get older. | 11/18/2021 11:42 AM |
| 40 | Not sure | 11/18/2021 11:00 AM |
| 41 | Possibly. I'm not happy with the direction we're headed. The taxes and water prices are enough to make anyone move. Let's get back to being a small town. Expansion will hurt more than it'll help. | 11/17/2021 10:22 PM |
| 42 | Expenses are getting higher and higher. My home has been damaged by sewers backing up and constant yard flooding. With my taxes and water bills, I can live cheaper just west of West Jefferson | 11/17/2021 10:03 PM |
| 43 | Not sure yet.. Getting sick of paying high water bill's | 11/17/2021 9:56 PM |
| 44 | May have to relocate for work out of state, but otherwise wouldn't live anywhere else in the Detroit metro | 11/17/2021 9:49 PM |
| 45 | Retirement, not sure | 11/17/2021 8:54 PM |
| 46 | Looking to move south for warmer weather. | 11/17/2021 8:33 PM |
| 47 | If the water bill keeps getting higher. | 11/17/2021 8:12 PM |
| 48 | Career opportunities elsewhere | 11/17/2021 7:47 PM |
| 49 | Possibly. I am a single mother on one income since my husband passed and between water/sewer and taxes, I'm being priced out of my home | 11/17/2021 7:12 PM |
| 50 | If taxes and water bills continue to go up, I won't have an option but to move to a different city | 11/17/2021 7:01 PM |
| 51 | Tax and water increase | 11/17/2021 6:32 PM |
| 52 | Unsure | 11/17/2021 3:45 PM |
| 53 | Might have to, other cities are much more affordable. | 11/17/2021 3:13 PM |
| 54 | Depends on my taxes going up . | 11/17/2021 2:30 PM |

Q19 What is your current residential or work status in regard to Gibraltar? (please select all that apply).

Answered: 269 Skipped: 2



| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----|
| Own principal residence in the City | 92.94% | 250 |
| Rent a home in which I live in the City | 3.35% | 9 |
| Own a house or apartment that I rent to others in the City | 2.97% | 8 |
| Work in the City | 5.95% | 16 |
| Own/operate a retail business in the City | 1.49% | 4 |
| Own/operate a commercial or industrial business in the City | 1.86% | 5 |
| Own a commercial or industrial property in the City | 0.74% | 2 |
| Other (please specify) | 4.09% | 11 |
| Total Respondents: 269 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|----|---|--------------------|
| 1 | none | 12/13/2021 2:54 PM |
| 2 | I live on the Brownstown Gibraltar border and my kids went to school in Gibraltar | 12/9/2021 10:02 PM |
| 3 | Parents lived there and kids went to school there | 12/9/2021 9:55 PM |
| 4 | Retired | 12/5/2021 2:06 PM |
| 5 | Live in my parents home in the city | 11/26/2021 6:58 PM |
| 6 | I rent townhouse on N.Gibraltar Rd | 11/23/2021 9:46 AM |
| 7 | selling my house right now. | 11/19/2021 9:48 AM |
| 8 | Own 2 home for renters | 11/18/2021 8:37 PM |
| 9 | Own non-primary residence in the City | 11/18/2021 6:36 PM |
| 10 | Local real estate agent and local licensed builder | 11/18/2021 4:03 PM |

City of Gibraltar Master Plan Update Survey

11

I work for a global company, but I work electronically from home.

11/18/2021 11:42 AM



**PLANNING COMMISSION
CITY OF GIBRALTAR
WAYNE COUNTY, MICHIGAN**

PLANNING COMMISSION RESOLUTION NO. 01-23

PLANNING COMMISSION RESOLUTION TO AMEND MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development, and preservation of all lands in the City; and

WHEREAS, an ad hoc Master Plan Steering Committee reviewed descriptive maps of the community that detailed existing conditions and land uses and reviewed demographic information regarding the existing character of the community; and

WHEREAS, this ad hoc Master Plan Steering Committee utilized this information to form the vision and goals of the draft Master Plan and assisted in plan drafting; and

WHEREAS, the Master Plan Steering Committee presented their recommendations embodied in the draft Master Plan to the Planning Commission for its review; and

WHEREAS, the Planning Commission accepted these recommendations of the ad hoc Steering Committee regarding the revised Master Plan and submitted this document to the City Council for review and comment; and

WHEREAS, the Gibraltar City Council received and reviewed the updated Master Plan prepared under the guidance of Planning Commission and authorized the distribution of the Master Plan to the Notice Group entities as identified in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on September 19, 2023 to consider public comment on the proposed updated Master Plan; and

WHEREAS, the Planning Commission, based on a review of the existing land uses in the City, a review of the existing Master Plan provisions and maps, input received by the City Council, public, and Notice Groups, as well as the public hearing, finds that the proposed updated Master Plan is desirable and proper furthers the use, preservation, and development goals and strategies of the City; and

NOW THEREFORE BE IT RESOLVED that the City of Gibraltar Planning Commission hereby adopts the City of Gibraltar Master Plan, including all of the chapters, figures, maps, and tables contained therein at its October 17, 2023 meeting.

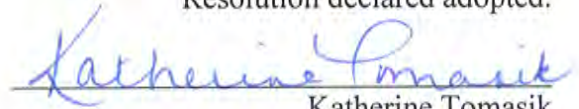
Motion to APPROVE resolution made by Commissioner Baker, seconded by Commissioner Upholzer.

AYES: Baker, Frison, Hutchinson, Mendoza-Boc, Riser, Upholzer, Wood

NAYS: None

ABSENT: Marcum, Piatt

Resolution declared adopted.



Katherine Tomasik
Gibraltar City Clerk

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Master Plan prepared by:
Arthur F. Mullen, AICP - Project Manager and Lead Planner
Carly Keough, AICP - Planner and GIS Technician
Brad Doane - Planner and GIS Technician



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