

# A MASTER PLAN for the Wexford Joint Planning Commission

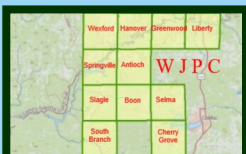


WJPC Master Plan - 2020

# WJPC Master Plan - 2020

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Hold for Resolution of Adoption



# ACKNOWLEDGEMENTS

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### FIGURES, MAPS, TABLES

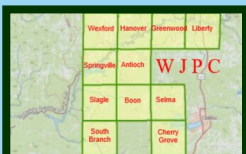
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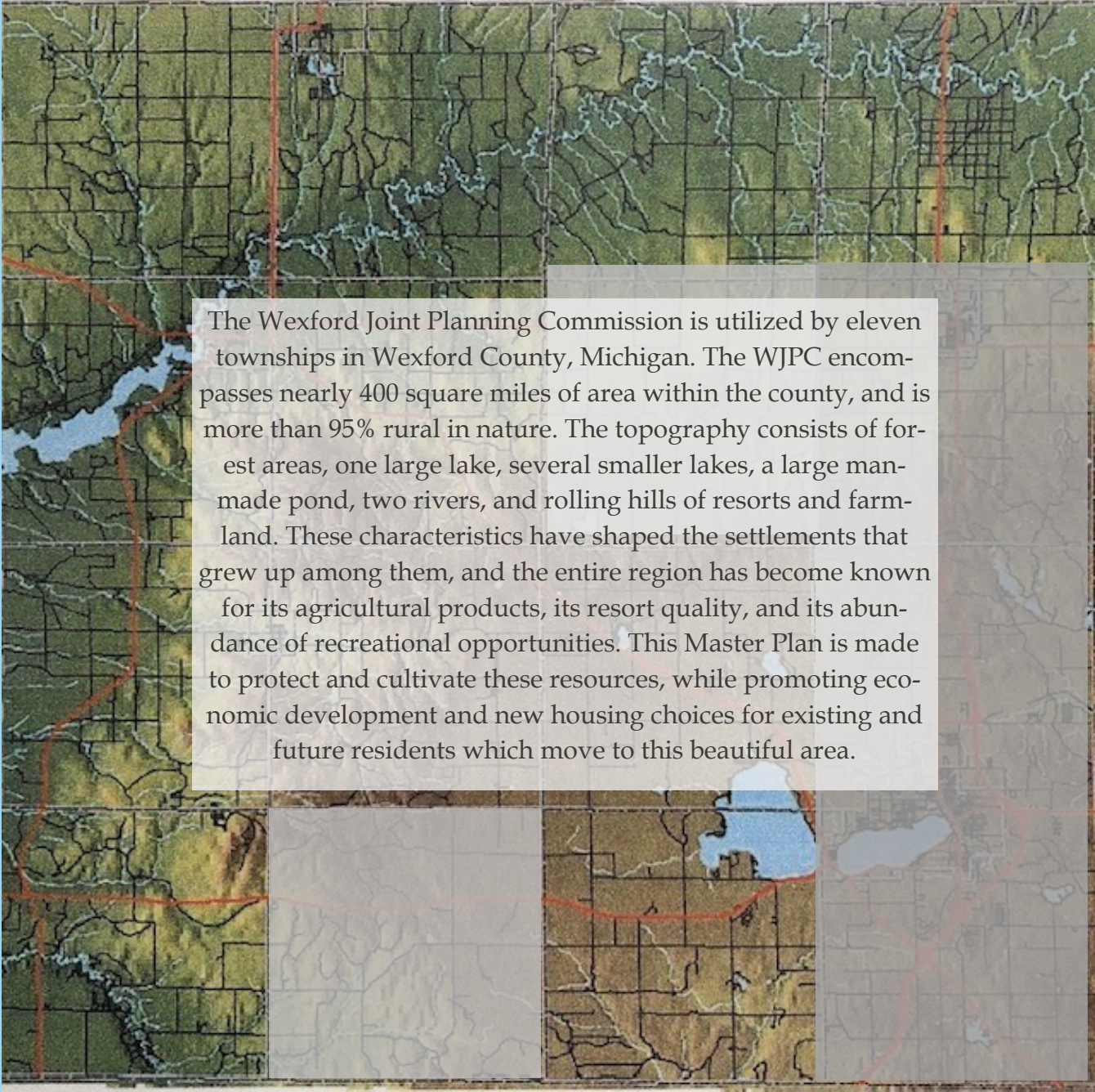
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# INTRODUCTION



The Wexford Joint Planning Commission is utilized by eleven townships in Wexford County, Michigan. The WJPC encompasses nearly 400 square miles of area within the county, and is more than 95% rural in nature. The topography consists of forest areas, one large lake, several smaller lakes, a large man-made pond, two rivers, and rolling hills of resorts and farmland. These characteristics have shaped the settlements that grew up among them, and the entire region has become known for its agricultural products, its resort quality, and its abundance of recreational opportunities. This Master Plan is made to protect and cultivate these resources, while promoting economic development and new housing choices for existing and future residents which move to this beautiful area.



### PLANNING CONTEXT

The purpose of this Master Plan is to serve as a living documents to guide the Wexford Joint Planning Commission's future development based on each of its communities' needs and desires. A Master Plan is comprehensive in scope, but also provides more specific actions and site locations for implementing the goals of every municipality of the WJPC.

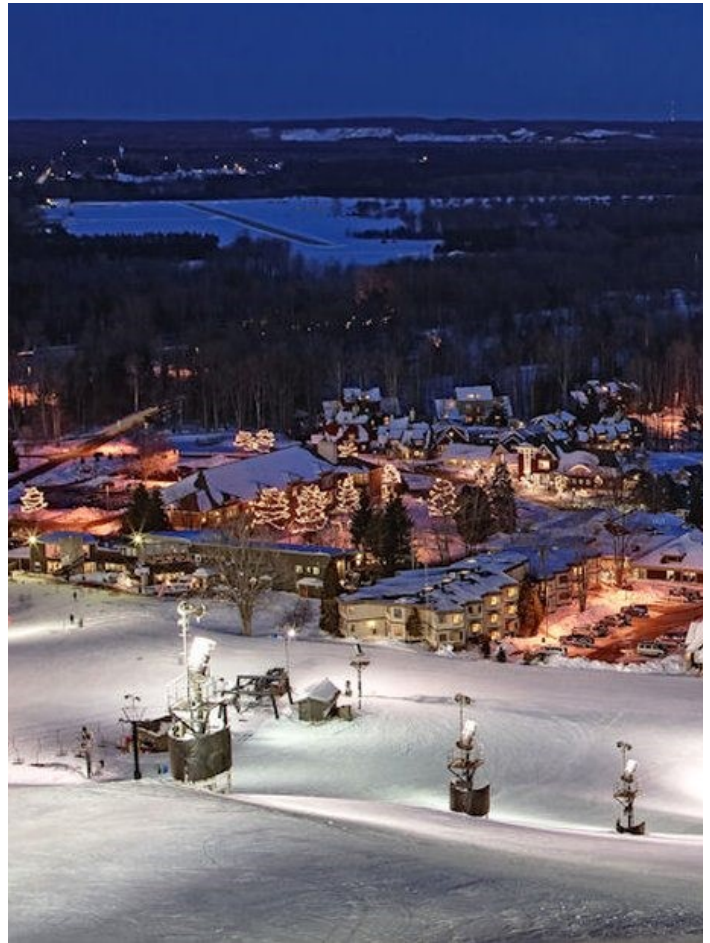
The Michigan Planning and Enabling Act (MPEA), Public Act 33 of 2008, requires that the planning commission create and approve a master plan as a guide for development and review the master plan at least once every five years after adoption.

The Master Plan is of particular significance to the WJPC since it is the first ever comprehensive master plan to guide future development and growth in the particular townships. Previously, Wexford County provided planning and zoning services to most Townships in the County, including the eleven townships which joined the WJPC.

### History

At the time of the formation of the WJPC, 14 of the county's 16 townships depended on county zoning. The county made the repeal of county zoning effective at the end of 2016 despite vocal opposition of many township officers and residents.

One township, Clam Lake, decided to adopt its own zoning ordinance. During the first half of 2016, the 13 other townships met and decided to explore the creation of a joint planning



commission. In the end, 11 of the townships decided to join together in the WJPC. All 55 of the townships' officers unanimously voted to be a part of the joint planning group.

Each municipality appointed their own representative member to the commission—making for an 11-member joint planning commission. Others can join upon paying the costs of updating the master plan and zoning ordinance to accommodate their joining. Withdrawing from the joint commission is a long process—with intent for requiring passage of time as a possible cooling off





period for a controversy that may have led to the desire to withdraw.

### Other Plans and Planning Efforts

When undertaking a comprehensive planning effort, it is important to have an understanding of efforts underway to ensure consistency with neighboring communities. These surrounding counties and townships have already implemented efforts which are similar to the ongoing vision of the residents of the WJPC area.

### ***Grand Vision***

Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, and Wexford Counties came together in 2007 to launch a far-reaching planning initiative called “The Grand Vision.” Three years of intensive public participation yielded six guiding principles and a new network of partnership across the region.

### ***Clam Lake Township***

When Clam Lake Township adopted their own Master Plan in April of 2018, the WJPC partnered with them in reviewing their Community Master Plan and Zoning Map to ensure consistency with the WJPC Zoning along the border of Clam Lake Township. Truly, lines of demarcation do not exist in zoned communities. Whatever one district enacts for zoning affects all of the surrounding municipalities.

### ***Surrounding Jurisdictions***

This Master Plan will be scrutinized with each and every surrounding city, village, township,

## Grand Vision Guiding Principles

### **Transportation**

A regional multi-modal system that supports energy conservation

### **Energy**

Sustainable-energy uses in construction, transportation and economic development

### **Natural Resources**

Protected and preserved water, forests, natural and scenic areas

### **Growth and Investment**

Unique and vibrant communities that strengthen the local economy

### **Food and Farming**

Local farms and regional food systems as a viable part of our communities

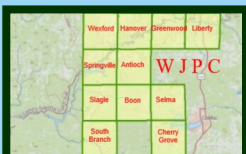
### **Housing**

A diverse mix of regional housing choices with affordable options.

and County municipality reviewing and submitting suggestions back to the WJPC. Again, township borders are not lines drawn on the ground. Every jurisdiction surrounding the WJPC is affected by the decisions the WJPC makes when it comes to both planning and zoning. And the WJPC values any and all comments and suggestions other jurisdictions make in this endeavor.



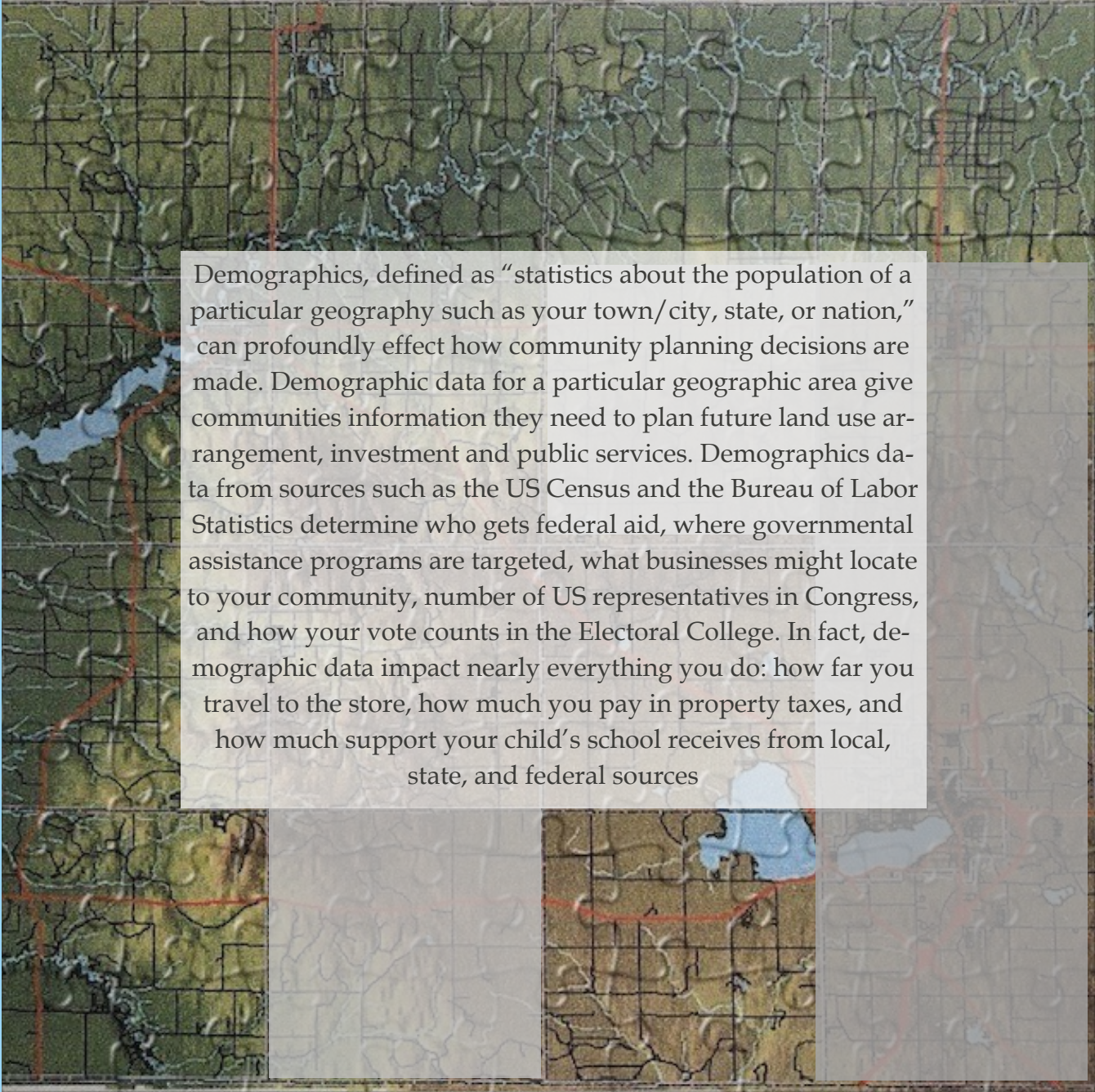
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# WJPC DEMOGRAPHICS

## Getting the Pieces to Fit Together



Demographics, defined as “statistics about the population of a particular geography such as your town/ city, state, or nation,” can profoundly effect how community planning decisions are made. Demographic data for a particular geographic area give communities information they need to plan future land use arrangement, investment and public services. Demographics data from sources such as the US Census and the Bureau of Labor Statistics determine who gets federal aid, where governmental assistance programs are targeted, what businesses might locate to your community, number of US representatives in Congress, and how your vote counts in the Electoral College. In fact, demographic data impact nearly everything you do: how far you travel to the store, how much you pay in property taxes, and how much support your child’s school receives from local, state, and federal sources



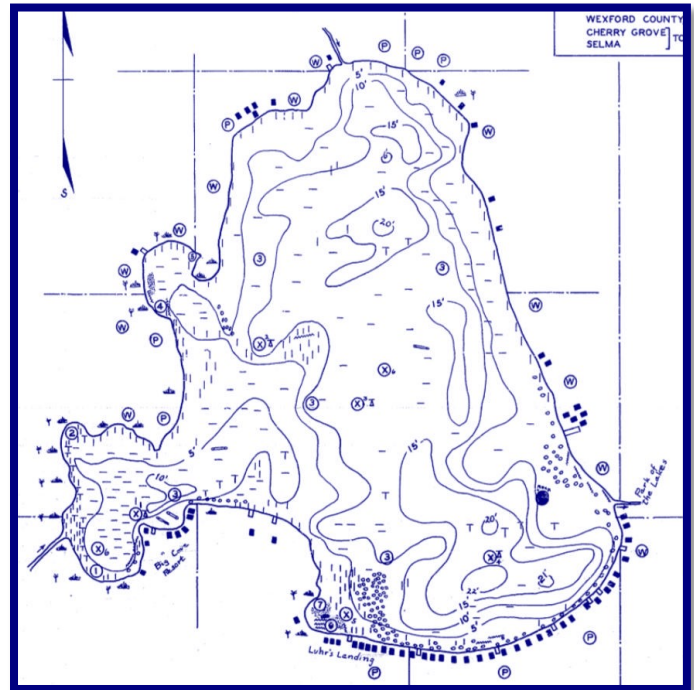
### Roll of Master Plan Demographics

Local officials charged with making land use decisions, including Planning Commission members, must compile and use reliable information to guide local land use policies, such as the Master Plan and zoning regulations. Demographics data offers one source of such information that provides valuable insights about a community's future infrastructure needs, resource allocation, and demand for municipal and other services. Community Master Plans should include a section dedicated to demographic trends that inform and/or relate to the community's vision.

### WJPC Demographics

It is important to know the demographic composition of Wexford County and the 11 Townships covered by the Wexford Joint Planning Commission (WJPC) included in this Master Plan when planning for its future. Assessed over time, trends emerge and changes become evident that will most likely effect future land uses and community services. In the following sections, information is reviewed regarding WJPC's population by age groups (including senior citizens), population trends and projections, race and ethnic groups, gender, measures of income, etc. In most discussions, 2000 - 2017 data were used directly or from the U.S Census, and Networks Northwest (i.e., formerly the Northwest Michigan Council of Governments).

In 2017, Wexford County, MI had a population of 33,466 people with a median age of 41.9



Lake Michell Houses — Circa 1937

and a median household income of \$42,793. Between 2000 and 2017 the population of Wexford County grew from 32,735 to 33,466, an 8% increase and its median household income grew from \$40,417 to \$42,793, a 5.88% increase. The population of Wexford County is 97.8% White Alone, 1.83% Hispanic or Latino, and 1.53% Two or More Races.

The following section contains a series of tables and accompanying text to describe Wexford County's population and the 11 Townships within the WJPC. In general, each table uses data collected on a rolling basis from 2000 through 2017 by the American Community Survey (ACS, a product of the United States Census Bureau) to represent





## WJPC Master Plan - 2020

current conditions of the Wexford Joint Planning Commission (WJPC). Census data from the 2000 Census is used as a point of comparison, and where appropriate, a change in both number and percentage (using a percent change formula) is also given. Where appropriate, data for the 11 Townships is compared to Wexford County and the State of Michigan overall. In most discussions, 2000 - 2017 data were used directly or from the U.S. Census, Wexford County Administration/ Planning Department, and Networks Northwest (i.e., formerly the Northwest Michigan Council of Governments).

### ***Understanding Census Data***

While the U.S. Census collects information every 10 years (2000 and 2017 data is used here), the American Community Survey, also

conducted by the U.S. Census Bureau, collects data on a rolling basis throughout each year. The American Community Survey summarizes data into five-year ranges. The estimates for 2000 to 2017 are used in this section in order to show the most recent data available. Some data was available from 2018 and is shown in the first section below. The tables on the next few pages display a number, a percent (where relevant), and a percentage change from the first year (2000 data) to the current conditions (2010 to 2017 data). Current conditions are labeled as 2017 on the tables for readability.

### ***Population Growth and Distribution***

According to U.S. Census estimates, Wexford County had 33,466 permanent residents as of 2018. This number is slightly larger (2.2%



change) than the County's 2000 population of 32,735. Table 1 shows the population of WJPC in 2000 and 2018. Wexford Township experienced the most growth from 2000 to 2018, increasing by 2.9%. This is also shown in Figure 2.

For general planning purposes, one may



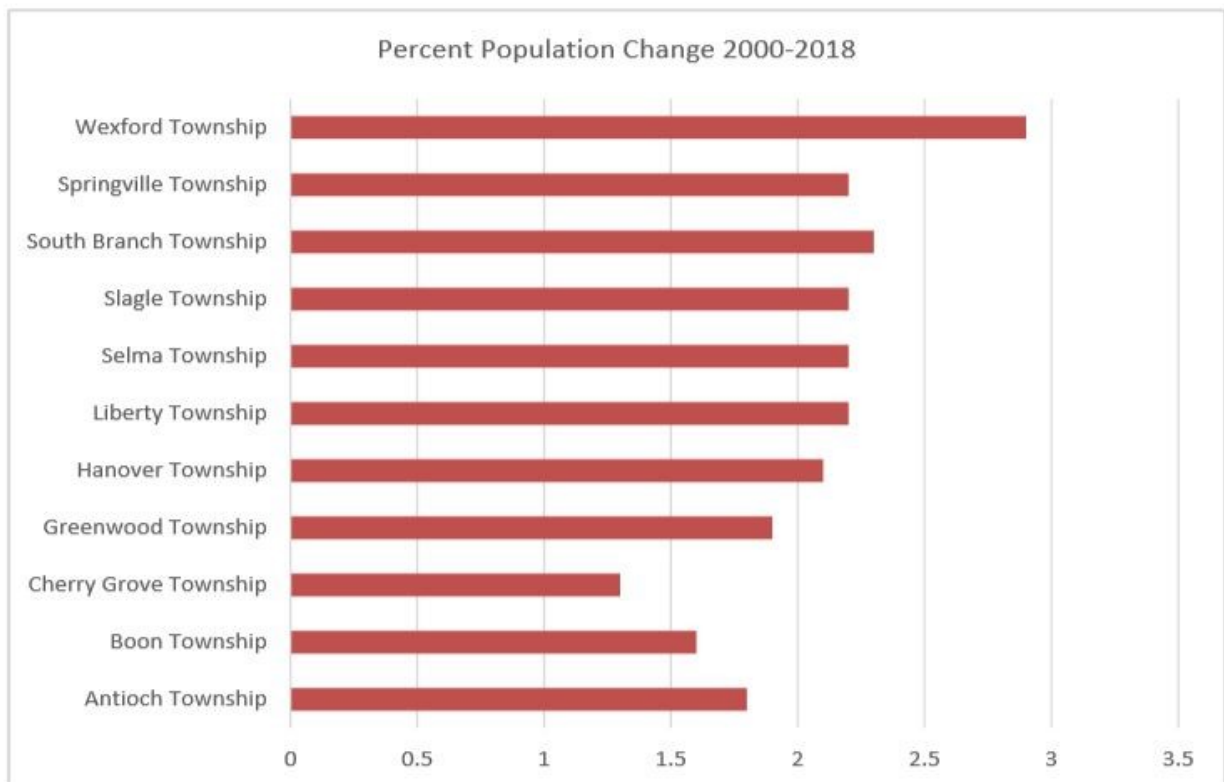
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Table 1 Population, 2000-2018

assume that some, though likely not all, seasonal residents are included in these population numbers. In 2000, the U.S. Census counted a seasonal resident in the total population if that resident considered Michigan his/her "usual residence." In 2018, a seasonal resident was counted if s/he spent at least two months of the year in Michigan.

Township	2000	2018	% change
Wexford County	32,735	33,466	2.2
Antioch Township	815	830	1.8
Boon Township	687	698	1.6
Cherry Grove Township	2377	2409	1.3
Greenwood Township	587	598	1.9
Hanover Township	1560	1592	2.1
Liberty Township	861	880	2.2
Selma Township	2093	2139	2.2
Slagle Township	503	514	2.2
South Branch Township	383	392	2.3
Springville Township	1755	1794	2.2
Wexford Township	1072	1103	2.9

Figure 1 Population Change, 2000-2018



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### Population Projections

Although the WJPC's population has remained relatively stable since 2000, population projections suggest that the County will likely grow in the coming years. Table 2 shows the population projections for the WJPC. To determine the projected population for each Township, the growth rate of Wexford County for each five-year period was applied to the

each of the Township's population. Table 2 shows that between 2018 and 2020, Wexford County's projected growth is 6.7%. This percentage was applied to each Township's 2018 expected population. The second column on Table xx shows the 2018 actual population. The column on the far right explains that the expected percentage increase between the actual population in 2018 and 2030 is 6.7 % for the WJPC.

**Table 2 Projected Population**

Township	2018	2020	2025	2030	% change 2018-2030
Wexford County	33,466	34,202	34,955	35,724	6.7
Antioch Township	830	848	867	886	6.7
Boon Township	698	713	729	745	6.7
Cherry Grove Township	2409	2,462	2,516	2,572	6.7
Greenwood Township	598	611	625	638	6.7
Hanover Township	1592	1,627	1,663	1,699	6.7
Liberty Township	880	899	919	939	6.7
Selma Township	2139	2,186	2,234	2,283	6.7
Slagle Township	514	525	537	549	6.7
South Branch Township	392	401	409	418	6.7
Springville Township	1794	1,833	1,874	1,915	6.7
Wexford Township	1103	1,127	1,152	1,177	6.7

Source: American Community Survey (2000-2017)





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### Age

Table 3 shows the age distribution of WJPC residents in 2000 and 2017, and the change between 2000 and 2017. From 2000 to 2017, there was a decrease in the number of residents 15-25 and an increase in the number of residents between 60 and 74 (about 71%). The number of residents age 55 or over increased from 2000 to 2017. Interestingly there was a slight decrease in the number of residents between 44 and 55. Nearly 32% of the WJPC's population is over the age of 55, while 25% of the WJPC's population is under the age of 20. The cause of this significant change is unclear. However, a number of regional studies suggest that new residents tend to be of retirement age,

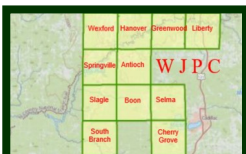
and younger households with school-aged children have been leaving the area.<sup>1</sup> It may also be true that residents are continuing to live in their homes after children have reached adulthood and moved. While most townships in the WJPC experienced population growth, three townships showed an overall decrease in population between 2000 and 2019.

Table 3 through Table 14 shows the age distribution for each of the 11 Townships in with WJPC. Some townships show a decrease in children under the age of 5, some as high as -71%, while only 3 Townships showed an increase in children under the age of 5.

Table 3 Age Distribution of Wexford County, 2000-2017

	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% Change
5 and under	1,936	6.4	2,019	6.1%	83	4.3
5 to 9	2,232	7.3	2,250	6.8%	18	0.8
10 to 14	2,445	8	2,206	6.7%	-239	-9.8
15 to 19	2,377	7.8	1,889	5.7%	-488	-20.5
20 to 24	1,526	5	1,826	5.5%	300	19.7
25 to 34	3,609	11.8	3,848	11.7%	239	6.6
35 to 44	4,946	16.2	3,576	10.9%	-1,370	-27.7
45 to 54	4,155	13.6	4,540	13.8%	385	9.3
55 to 59	1,566	5.1	2,461	7.5%	895	57.2
60 to 64	1,414	4.6	2,425	7.4%	1,011	71.5
65 to 74	2,295	7.5	3,437	10.4%	1,142	49.8
75 to 84	1,480	4.9	1,731	5.3%	251	17.0
85 and over	503	1.7	707	2.1%	204	40.6
<b>Total Population</b>	<b>30,484</b>	<b>100</b>	<b>32,915</b>	<b>100.0</b>	<b>2,431</b>	<b>8.0</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)





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**Table 4 Age Distribution of Antioch Township, 2000-2017**

	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% Change
5 and under	56	6.9	54	6.20%	-2	-3.6
5 to 9	49	6	66	7.60%	17	34.7
10 to 14	56	6.9	77	8.90%	21	37.5
15 to 19	67	8.3	70	8.10%	3	4.5
20 to 24	41	5.1	31	3.60%	-10	-24.4
25 to 34	109	13.5	87	10.10%	-22	-20.2
35 to 44	136	16.8	108	12.50%	-28	-20.6
45 to 54	99	12.2	100	11.60%	1	1.0
55 to 59	51	6.3	53	6.10%	2	3.9
60 to 64	46	5.7	62	7.20%	16	34.8
65 to 74	53	6.5	74	8.60%	21	39.6
75 to 84	31	3.8	66	7.60%	35	112.9
85 and over	16	2	17	2.00%	1	6.3
<b>Total Population</b>	<b>810</b>	<b>100</b>	<b>865</b>	<b>+/-2.7</b>	<b>55</b>	<b>6.8</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)

**Table 5 Age Distribution of Boon Township, 2000-2017**

	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% change
5 and under	49	7.3	48	6.3%	-1	2.0
5 to 9	51	7.6	53	7.0%	2	-3.9
10 to 14	47	7	56	7.4%	9	-19.1
15 to 19	64	9.6	56	7.4%	-8	12.5
20 to 24	28	4.2	33	4.3%	5	-17.9
25 to 34	87	13	94	12.4%	7	-8.0
35 to 44	115	17.	58	7.6%	-57	49.6
45 to 54	92	13.	133	17.5%	41	-44.6
55 to 59	33	4.9	50	6.6%	17	-51.5
60 to 64	34	5.1	64	8.4%	30	-88.2
65 to 74	41	6.1	69	9.1%	28	-68.3
75 to 84	23	3.4	29	3.8%	6	-26.1
85 and over	6	0.9	17	2.2%	11	-
<b>Total Population</b>	<b>670</b>	<b>100</b>	<b>760</b>	<b>2.2%</b>	<b>90</b>	<b>13.4</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)

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**Table 6 Age Distribution of Cherry Grove Township, 2000-2017**

	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% change
5 and under	133	7.3	100	4.8%	-33	-24.8
5 to 9	154	7.6	119	5.7%	-35	-22.7
10 to 14	167	7	110	5.2%	-57	-34.1
15 to 19	181	9.6	146	7.0%	-35	-19.3
20 to 24	60	4.2	72	3.4%	12	20.0
25 to 34	208	13	183	8.7%	-25	-12.0
35 to 44	412	17.2	191	9.1%	-221	-53.6
45 to 54	406	13.7	345	16.4%	-61	-15.0
55 to 59	180	4.9	182	8.7%	2	1.1
60 to 64	124	5.1	175	8.3%	51	41.1
65 to 74	183	6.1	306	14.6%	123	67.2
75 to 84	98	3.4	122	5.8%	24	24.5
85 and over	22	0.9	48	2.3%	26	118.2
<b>Total Population</b>	<b>2328</b>	<b>100</b>	<b>2099</b>	<b>100%</b>	<b>-219</b>	<b>-9.4</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)

**Table 7 Age Distribution of Greenwood TOWNSHIP, 2000-2017**

	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% change
5 and under	39	7.2	32	5.2%	-17.9	-7
5 to 9	53	9.8	42	6.8%	-20.8	-11
10 to 14	49	9.0	35	5.6%	-28.6	-14
15 to 19	30	5.5	42	6.8%	40.0	12
20 to 24	19	3.5	26	4.2%	36.8	7
25 to 34	71	13.1	55	8.9%	-22.5	-16
35 to 44	81	14.9	73	11.8%	-9.9	-8
45 to 54	82	15.1	89	14.4%	8.5	7
55 to 59	33	6.1	75	12.1%	127.3	42
60 to 64	22	4.1	61	9.8%	177.3	39
65 to 74	33	6.1	60	9.7%	81.8	27
75 to 84	23	4.2	25	4.0%	8.7	2
85 and over	7	1.3	5	0.8%	-28.6	-2
<b>Total Population</b>	<b>542</b>	<b>100</b>	<b>620</b>	<b>100</b>	<b>14.4</b>	<b>78</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)

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**Table 8 Age Distribution of Hanover Township, 2000-2017**

	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% change
5 and under	82	6.8	132	8.1%	50	61.0
5 to 9	96	8.0	172	10.5%	76	79.2
10 to 14	89	7.4	136	8.3%	47	52.8
15 to 19	108	9.0	86	5.3%	-22	-20.4
20 to 24	74	6.2	67	4.1%	-7	-9.5
25 to 34	153	12.8	213	13.0%	60	39.2
35 to 44	198	16.5	223	13.6%	25	12.6
45 to 54	156	13.0	167	10.2%	11	7.1
55 to 59	62	5.2	123	7.5%	61	98.4
60 to 64	50	4.2	109	6.7%	59	118.0
65 to 74	84	7.0	117	7.2%	33	39.3
75 to 84	30	2.5	83	5.1%	53	176.7
85 and over	18	1.5	6	0.4%	-12	-66.7
<b>Total Population</b>	<b>1200</b>	<b>100</b>	<b>1634</b>	<b>100</b>	<b>434</b>	<b>36.2</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)

**Table 9 Age Distribution of Liberty Township, 2000-2017**

	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% change
5 and under	35	4.4	42	4.4%	7	20.0
5 to 9	57	7.1	41	4.3%	-16	-28.1
10 to 14	68	8.5	103	10.7%	35	51.5
15 to 19	73	9.1	62	6.5%	-11	-15.1
20 to 24	29	3.6	67	7.0%	38	131.0
25 to 34	82	10.3	111	11.6%	29	35.4
35 to 44	160	20.0	110	11.5%	-50	-31.3
45 to 54	102	12.8	143	14.9%	41	40.2
55 to 59	56	7.0	79	8.2%	23	41.1
60 to 64	34	4.3	71	7.4%	37	108.8
65 to 74	57	7.1	83	8.7%	26	45.6
75 to 84	34	4.3	32	3.3%	-2	-5.9
85 and over	13	1.6	15	1.6%	2	15.4
<b>Total Population</b>	<b>800</b>	<b>100</b>	<b>959</b>	<b>100</b>	<b>159</b>	<b>19.9</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)

## WJPC Master Plan - 2020

**Table 10 Age Distribution of Selma Township, 2000-2017**

	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% change
5 and under	116	6.1	87	3.8%	-29	-25.0
5 to 9	161	8.4	102	4.4%	-59	-36.6
10 to 14	144	7.5	139	6.0%	-5	-3.5
15 to 19	81	4.2	178	7.7%	97	119.8
20 to 24	238	12.4	116	5.0%	-122	-51.3
25 to 34	337	17.6	257	11.1%	-80	-23.7
35 to 44	273	14.3	263	11.4%	-10	-3.7
45 to 54	105	5.5	307	13.3%	202	192.4
55 to 59	105	5.5	238	10.3%	133	126.7
60 to 64	154	8.0	163	7.0%	9	5.8
65 to 74	79	4.1	310	13.4%	231	292.4
75 to 84	13	0.7	137	5.9%	124	953.8
85 and over	13	1.6	16	0.7%	3	23.1
<b>Total Population</b>	<b>1915</b>	<b>100</b>	<b>2313</b>	<b>100</b>	<b>398</b>	<b>20.8</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)

**Table 11 Age Distribution of Slagle Township, 2000-2017**

	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% change
5 and under	31	5.4	9	1.8%	-22	-71.0
5 to 9	35	6.2	28	5.5%	-7	-20.0
10 to 14	49	8.6	44	8.7%	-5	-10.2
15 to 19	34	6.0	26	5.1%	-8	-23.5
20 to 24	15	2.6	26	5.1%	11	73.3
25 to 34	56	9.8	33	6.5%	-23	-41.1
35 to 44	94	16.5	21	4.1%	-73	-77.7
45 to 54	76	13.4	104	20.5%	28	36.8
55 to 59	35	6.2	41	8.1%	6	17.1
60 to 64	36	6.3	59	11.6%	23	63.9
65 to 74	71	12.5	66	13.0%	-5	-7.0
75 to 84	32	5.6	36	7.1%	4	12.5
85 and over	5	0.9	15	3.0%	10	200.0
<b>Total Population</b>	<b>569</b>	<b>100</b>	<b>508</b>	<b>100</b>	<b>-61</b>	<b>-10.7</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)



## WJPC Master Plan - 2020

**Table 12 Age Distribution of South Branch Township, 2000-2017**

	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% change
5 and under	19	5.8	8	2.7%	-11	-57.9
5 to 9	18	5.5	4	1.4%	-14	-77.8
10 to 14	12	3.6	7	2.4%	-5	-41.7
15 to 19	27	8.2	6	2.0%	-21	-77.8
20 to 24	11	3.3	30	10.2%	19	172.7
25 to 34	24	7.3	18	6.1%	-6	-25.0
35 to 44	60	18.2	24	8.1%	-36	-60.0
45 to 54	47	14.2	50	16.9%	3	6.4
55 to 59	17	5.2	30	10.2%	13	76.5
60 to 64	22	6.7	25	8.5%	3	13.6
65 to 74	51	15.5	56	19.0%	5	9.8
75 to 84	16	4.8	30	10.2%	14	87.5
85 and over	6	1.8	7	2.4%	1	16.7
<b>Total Population</b>	<b>330</b>	<b>100</b>	<b>295</b>	<b>100</b>	<b>-35</b>	<b>-10.6</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)

**Table 13 Age Distribution of Springville Township 2000-2017**

	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% Change
5 and under	116	6.9	148	8.5%	32	27.6
5 to 9	144	8.6	143	8.2%	-1	-0.7
10 to 14	155	9.3	126	7.2%	-29	-18.7
15 to 19	116	6.9	97	5.6%	-19	-16.4
20 to 24	76	4.5	94	5.4%	18	23.7
25 to 34	219	13.1	167	9.6%	-52	-23.7
35 to 44	251	15.0	219	12.6%	-32	-12.7
45 to 54	217	13.0	254	14.6%	37	17.1
55 to 59	72	4.3	119	6.8%	47	65.3
60 to 64	80	4.8	115	6.6%	35	43.8
65 to 74	137	8.2	178	10.2%	41	29.9
75 to 84	78	4.7	75	4.3%	-3	-3.8
85 and over	12	0.7	8	0.5%	-4	-33.3
<b>Total Population</b>	<b>1673</b>	<b>100</b>	<b>1743</b>	<b>100</b>	<b>70</b>	<b>4.2</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)

## WJPC Master Plan - 2020

**Table 14 Age Distribution of Wexford Township, 2000-2017**

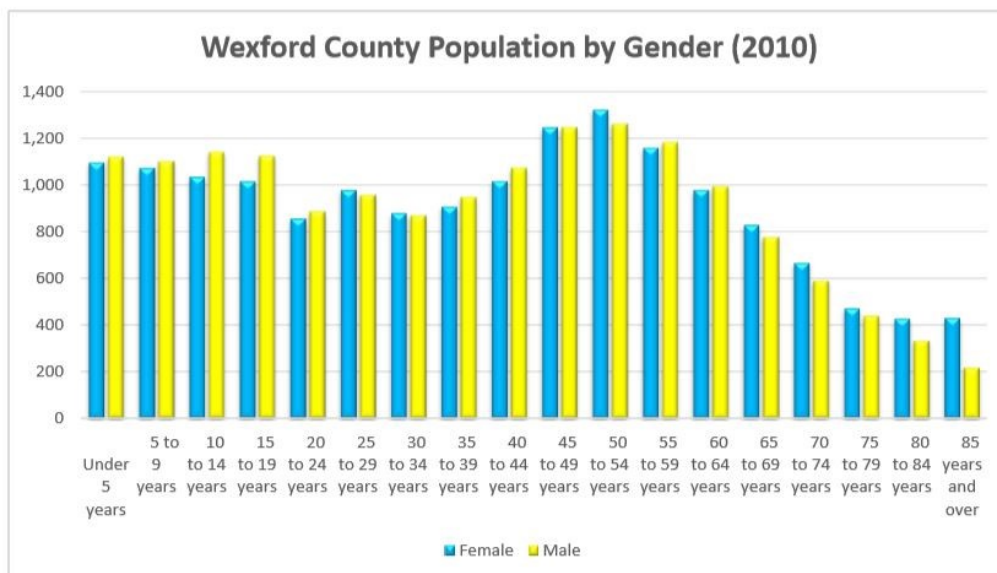
	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% change
5 and under	57	7.1	49	5.3%	-8	-14.0
5 to 9	70	8.8	74	8.1%	4	5.7
10 to 14	77	9.6	52	5.7%	-25	-32.5
15 to 19	51	6.4	45	4.9%	-6	-11.8
20 to 24	41	5.1	42	4.6%	1	2.4
25 to 34	95	11.9	115	12.5%	20	21.1
35 to 44	134	16.8	90	9.8%	-44	-32.8
45 to 54	115	14.4	131	14.3%	16	13.9
55 to 59	39	4.9	81	8.8%	42	107.7
60 to 64	37	4.6	100	10.9%	63	170.3
65 to 74	47	5.9	103	11.2%	56	119.1
75 to 84	32	4.0	24	2.6%	-8	-25.0
85 and over	3	0.4	13	1.4%	10	333.3
<b>Total Population</b>	<b>798</b>	<b>100</b>	<b>919</b>	<b>100</b>	<b>121</b>	<b>15.2</b>

Source: U.S. Census Bureau (2000), American Community Survey(2010-2017)

Figure 2 shows the number of Wexford County residents in each age range by gender in 2010. In general, there are fewer children and young adults than those in older age ranges. The

largest group of males and females are those aged 40 to 64. Interestingly there are more females living in the County that are over 60 compared to men.

**Figure 2 Wexford County Residents by age range by gender 2010**



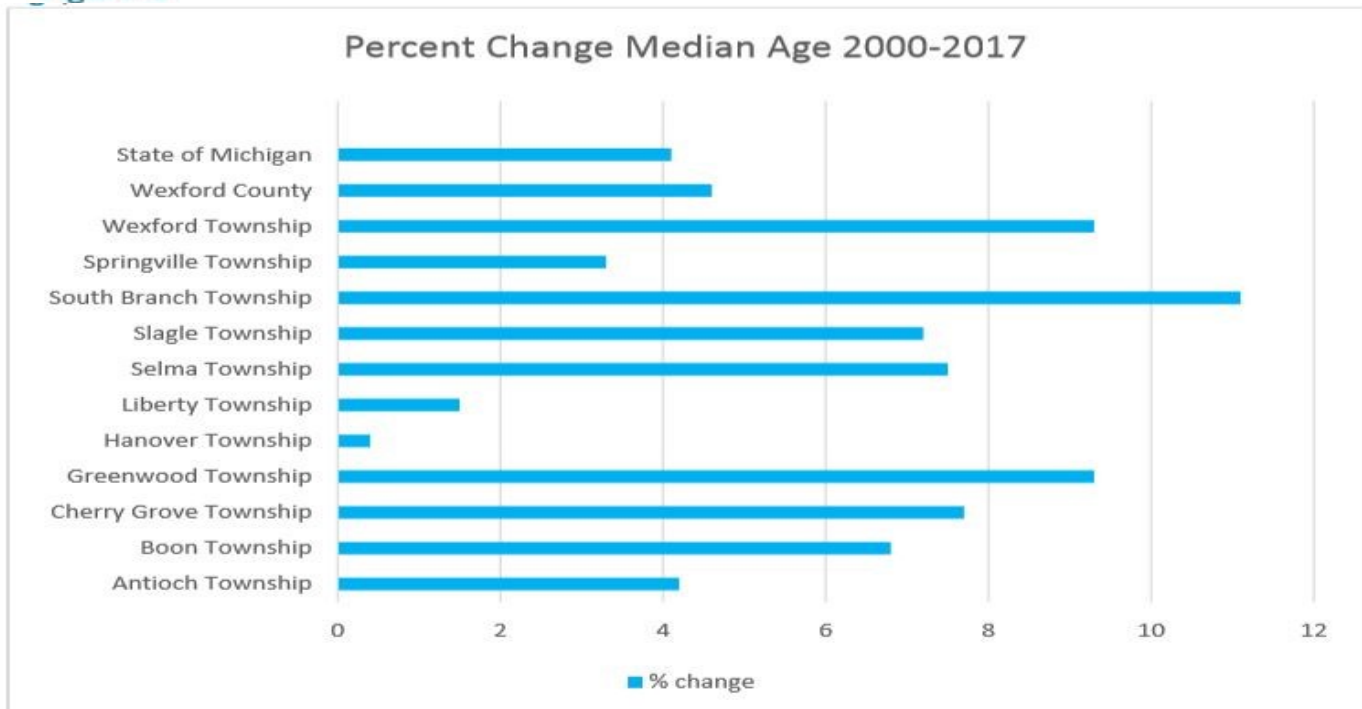
## WJPC Master Plan - 2020

Table 15 shows that Wexford County's median age is aging and is slightly higher and has increased more over time than in the state overall. South Branch Township showed the most change in the median income, increasing by 11% while Hanover Township showed the least change (0.4%)

Table 15 Median Age, 2000-2017

	2000	2017	% Increase, 2000 to 2017
Antioch Township	37.3	41.5	4.2
Boon Township	35.7	42.5	6.8
Cherry Grove Township	41.5	49.2	7.7
Greenwood Township	36.1	45.4	9.3
Hanover Township	34.8	35.2	0.4
Liberty Township	37.9	39.4	1.5
Selma Township	38.3	45.8	7.5
Slagle Township	43.2	50.4	7.2
South Branch Township	44	55.1	11.1
Springville Township	35.6	38.9	3.3
Wexford Township	35.5	44.8	9.3
Wexford County	37.3	41.9	4.6
State of Michigan	35.5	39.6	4.1

Figure 3 |



Source: U.S. Census Bureau (2010), American Community Survey (2010-2017)

## WJPC Master Plan - 2020

### Race

Tables 16 to 27 show the racial distribution of Wexford County and the 11 Townships respectively from 2000 to 2017. Overall, while very slightly, minority populations are growing in Wexford County and most of the 11 Townships. More Hispanic, African American,

Asian, and other minorities live in Wexford County in 2017 than in 2000. Since 2000 the County has more residents that identify as Hispanic, Native American, and two or more races. Boon Township shows the least diversity and the overall trend shows decrease in Native American or Alaskan persons apart from Wexford Township.

**Table 16 Race Distribution in Wexford County**

	2000		2017	
	#	% of total	#	% of total
White Alone	29,979	98.3	32,178	97.8%
African	123	0.4	425	1.3%
Native American or Alaskan	397	1.3	537	1.6%
Asian	177	0.6	292	0.9%
Native Hawaiian	13	0	11	0.0%
Some other race	149	0.5	86	0.3%
<b>Total Population</b>	<b>30,838</b>	<b>100</b>	<b>33,529</b>	<b>100</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2014)

**Table 17 Race Distribution in Antioch Township**

	2000		2017	
	#	% of total	#	% of total
White Alone	792	97.8	853	98.6%
African	2	0.2	5	0.6%
Native American or Alaskan	17	2.1	4	0.5%
Asian	4	0.5	20	2.3%
Native Hawaiian	0	0	0	0.0%
Some other race	2	0.2	0	0.0%
<b>Total Population</b>	<b>817</b>	<b>100</b>	<b>882</b>	<b>100</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)

**Table 18 Race Distribution in Boon Township**

	2000		2017	
	#	% of total	#	% of total
White Alone	668	99.7	760	100.0%
African	1	0.1	4	0.5%
Native American or Alaskan	6	0.9	0	0.0%
Asian	0	0	0	0.0%
Native Hawaiian	0	0	0	0.0%
Some other race	4	0.6	0	0.0%
<b>Total Population</b>	<b>679</b>	<b>100</b>	<b>764</b>	<b>100</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)



## WJPC Master Plan - 2020

**Table 19 Race Distribution in Cherry Grove Township**

	2000		2017	
	#	% of total	#	% of total
White Alone	2,301	98.8	2,065	98.4%
African	6	0.3	24	1.1%
Native American or Alaskan	20	0.9	6	0.3%
Asian	21	0.9	4	0.2%
Native Hawaiian	2	0.1	0	0.0%
Some other race	3	0.1	0	0.0%
<b>Total Population</b>	<b>2,301</b>	<b>98.8</b>	<b>2,065</b>	<b>98.4%</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)

**Table 20 Race Distribution in Greenwood Township**

	2000		2017	
	#	% of total	#	% of total
White Alone	536	98.9	615	99.2%
African	3	0.6	0	0.0%
Native American or Alaskan	9	1.7	3	0.5%
Asian	0	0	0	0.0%
Native Hawaiian	0	0	5	0.8%
Some other race	1	0.2	0	0.0%
<b>Total Population</b>	<b>549</b>	<b>100</b>	<b>623</b>	<b>100</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)

**Table 21 Race Distribution in Hanover Township**

	2000		2017	
	#	% of total	#	% of total
White Alone	1,162	96.8	1,622	99.3%
African	6	0.5	15	0.9%
Native American or Alaskan	20	1.7	7	0.4%
Asian	4	0.3	4	0.2%
Native Hawaiian	1	0.1	2	0.1%
Some other race	26	2.2	11	0.7%
<b>Total Population</b>	<b>1219</b>	<b>100</b>	<b>1661</b>	<b>100</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)

## WJPC Master Plan - 2020

**Table 22 Race Distribution in Liberty Township**

	2000		2017	
	#	% of total	#	% of total
White Alone	787	98.4	947	98.7%
African	0	0	13	1.4%
Native American or Alaskan	16	2	11	1.1%
Asian	1	0.1	0	0.0%
Native Hawaiian	4	0.5	0	0.0%
Some other race	1	0.1	0	0.0%
<b>Total Population</b>	<b>809</b>	<b>100</b>	<b>971</b>	<b>100</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)

**Table 23 Race Distribution in Selma Township**

	2000		2017	
	#	% of total	#	% of total
White Alone	1,874	97.9	2,287	98.9%
African	2	0.1	11	0.5%
Native American or Alaskan	24	1.3	13	0.6%
Asian	20	1	33	1.4%
Native Hawaiian	2	0.1	0	0.0%
Some other race	10	0.5	0	0.0%
<b>Total Population</b>	<b>1932</b>	<b>100</b>	<b>2344</b>	<b>100</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)

**Table 24 Race Distribution in Slagle Township**

	2000		2017	
	#	% of total	#	% of total
White Alone	564	99.1	495	97.4%
African	1	0.2	7	1.4%
Native American or Alaskan	6	1.1	3	0.6%
Asian	0	0	0	0.0%
Native Hawaiian	0	0	0	0.0%
Some other race	0	0	6	1.2%
<b>Total Population</b>	<b>571</b>	<b>100</b>	<b>511</b>	<b>100</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)

## WJPC Master Plan - 2020

**Table 25 Race Distribution in Springville Township**

	2000		2017	
	#	% of total	#	% of total
White Alone	1,631	97.5	1,703	97.7%
African	10	0.6	31	1.8%
Native American or Alaskan	29	1.7	28	1.6%
Asian	9	0.5	21	1.2%
Native Hawaiian	0	0	4	0.2%
Some other race	13	0.8	3	0.2%
<b>Total Population</b>	<b>1692</b>	<b>100</b>	<b>1790</b>	<b>100</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)

**Table 26 Race Distribution in South Branch Township**

	2000		2017	
	#	% of total	#	% of total
White Alone	329	99.7	293	99.3%
African	3	0.9	0	0.0%
Native American or Alaskan	1	0.3	0	0.0%
Asian	0	0	4	1.4%
Native Hawaiian	0	0	0	0.0%
Some other race	2	0.6	0	0.0%
<b>Total Population</b>	<b>335</b>	<b>100</b>	<b>297</b>	<b>100</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)

**Table 27 Race Distribution in Wexford Township**

	2000		2017	
	#	% of total	#	% of total
White Alone	784	98.2	907	97.8%
African	5	0.6	11	1.3%
Native American or Alaskan	21	2.6	27	1.6%
Asian	1	0.1	3	0.9%
Native Hawaiian	0	0.0	0	0.0%
Some other race	3	0.4	0	0.3%
<b>Total Population</b>	<b>784</b>	<b>98.2</b>	<b>907</b>	<b>100%</b>

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)



## WJPC Master Plan - 2020

### Income

Household income is one measurement of the economic condition of a community. Income helps determine how much a household can afford to spend on housing, retail, and other local investments. Table 28 shows the median household income for each of the 11 Townships, Wexford County, and the State overall from 2000 to 2017. The median household income for the years 2000 and 2010 were adjusted for inflation in order to allow comparisons between years. Overall, median household income has increased in all of the Townships. From 2000 to 2017, Wexford County's median household income increased by 21 percent

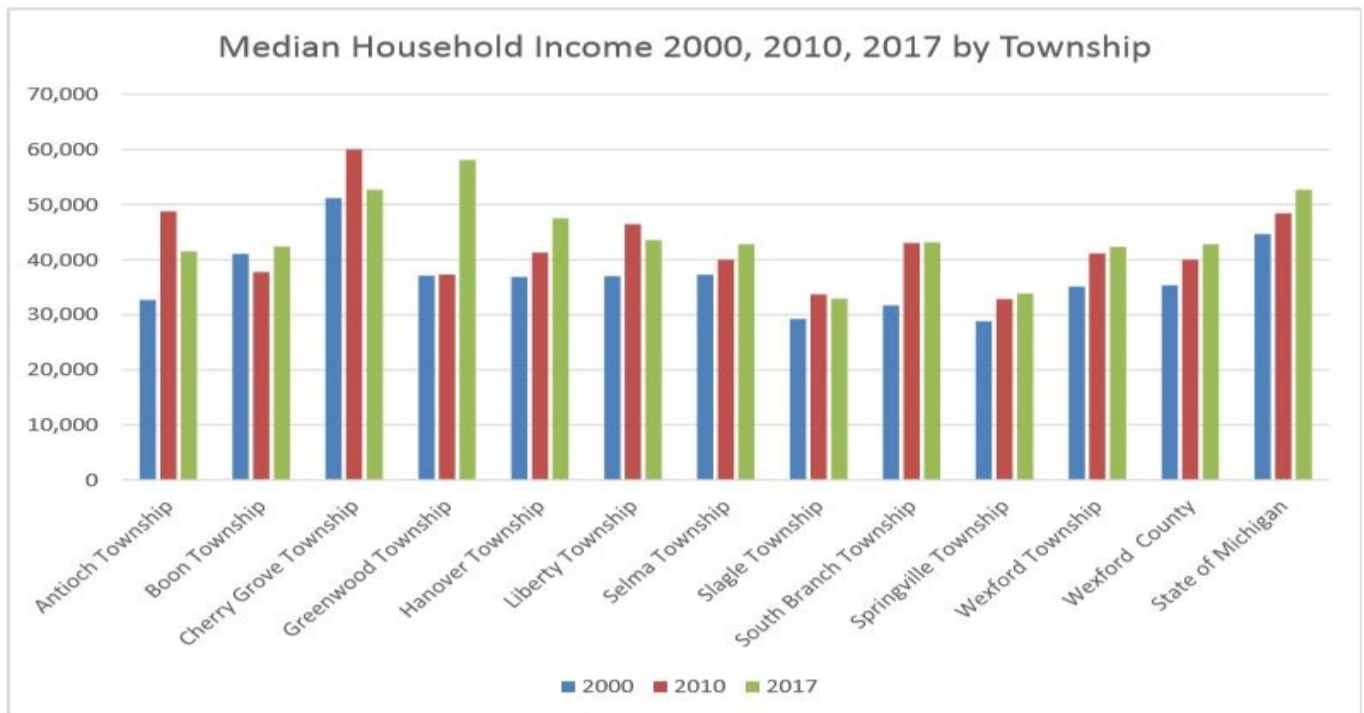
Table 28 Median Household Income (\$)

	2000	2010	2017	% change 2000 to 2017
Antioch Township	32,679	48,750	41,500	21.0
Boon Township	41,042	37,750	42,396	3.3
Cherry Grove Township	51,190	60,000	52,685	2.9
Greenwood Township	37,083	37,292	58,068	56.6
Hanover Township	36,850	41,308	47,500	28.9
Liberty Township	36,979	46,447	43,558	17.8
Selma Township	37,287	39,997	42,793	14.8
Slagle Township	29,250	33,676	32,917	12.5
South Branch Township	31,667	43,000	43,125	36.2
Springville Township	28,821	32,868	33,864	17.5
Wexford Township	35,083	41,146	42,321	20.6
Wexford County	35,363	39,997	42,793	21.0
State of Michigan	44,667	48,432	52,668	17.9

Source: U.S. Census Bureau (2000), American Community Survey (2006-2010, 2010-2017)

from \$35,363 to \$42,793. Cherry Grove Township showed the smallest increase in median household income while Greenwood Township showed the most significant increase of 56%.

Figure 4 Median Household Income (\$)



## WJPC Master Plan - 2020

### Educational Attainment

Numerous studies have shown that educational attainment is related to an individual's earning capacity. In other words, people with more education tend to make higher total incomes over their lifetime. A community's average educational achievement, therefore, can be one indicator of economic capacity. Table 29 shows the percentage of adults (defined as ages 25 and over) with a

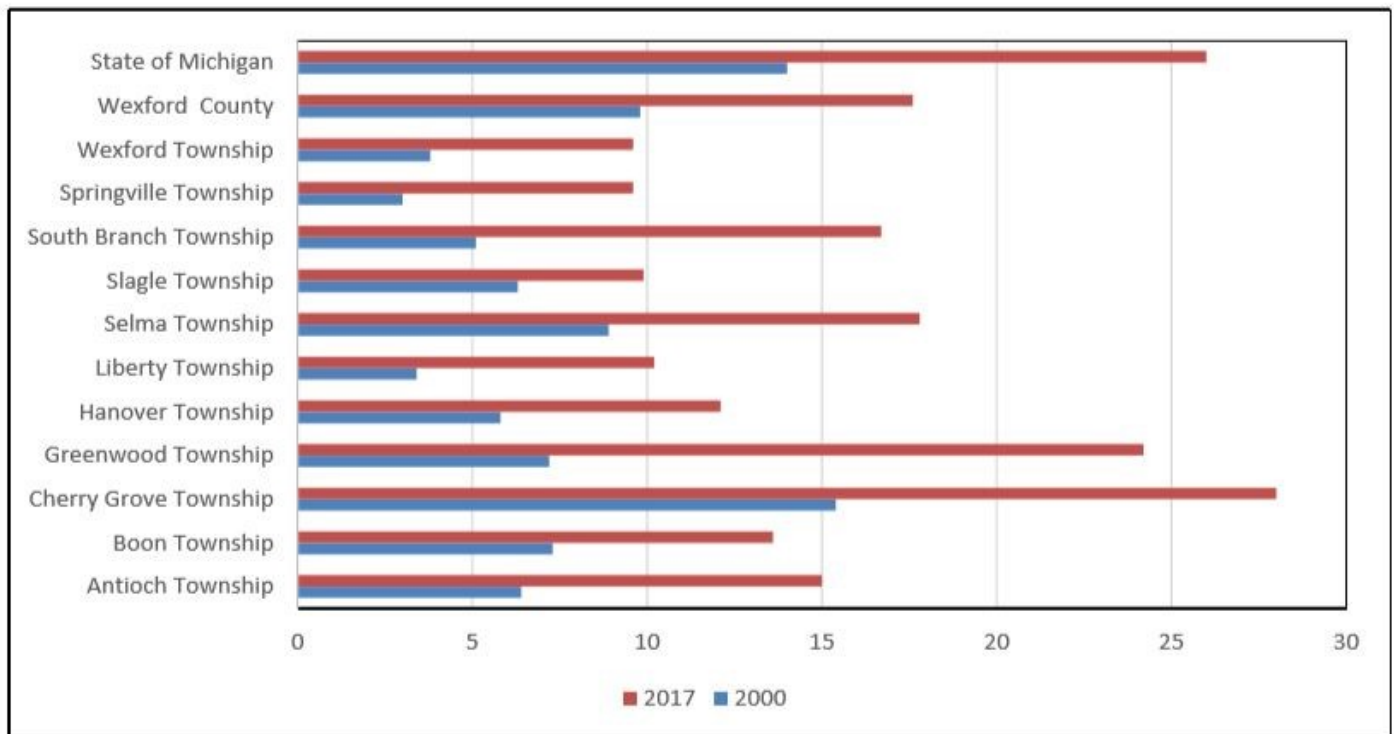
Bachelor's Degree or higher in each of the 11 Townships, Wexford County, and the State of Michigan overall. Each of the 11 Township's show an increase in the percentage of the population 25 years and over with at least a

Table 29 Percentage of the Population Ages 25 and Over with at Least a Bachelor's Degree 2000-2017

Year	2000	2017	% Change 2000 to 2017
Antioch Township	6.4	15	79.6
Boon Township	7.3	13.6	86.3
Cherry Grove Township	15.4	28	81.8
Greenwood Township	7.2	24.2	236.1
Hanover Township	5.8	12.1	108.6
Liberty Township	3.4	10.2	200.0
Selma Township	8.9	17.8	100.0
Slagle Township	6.3	9.9	57.1
South Branch Township	5.1	16.7	227.5
Springville Township	3	9.6	220.0
Wexford Township	3.8	9.6	152.6
Wexford County	9.8	17.6	79.6
State of Michigan	14	26	90.5

Source: U.S. Census Bureau (2000), American Community Survey (2010- 2017)

Figure 5 Percentage of the Population Ages 25 and Over with at Least a Bachelor's Degree (2000 and 2017)



## WJPC Master Plan - 2020

Table 30 shows the percentage of adults (defined as ages 25 and over) with at least a high school diploma in each of the 11

population 25 years and over with at least a high school diploma with the percentage doubling in most townships.

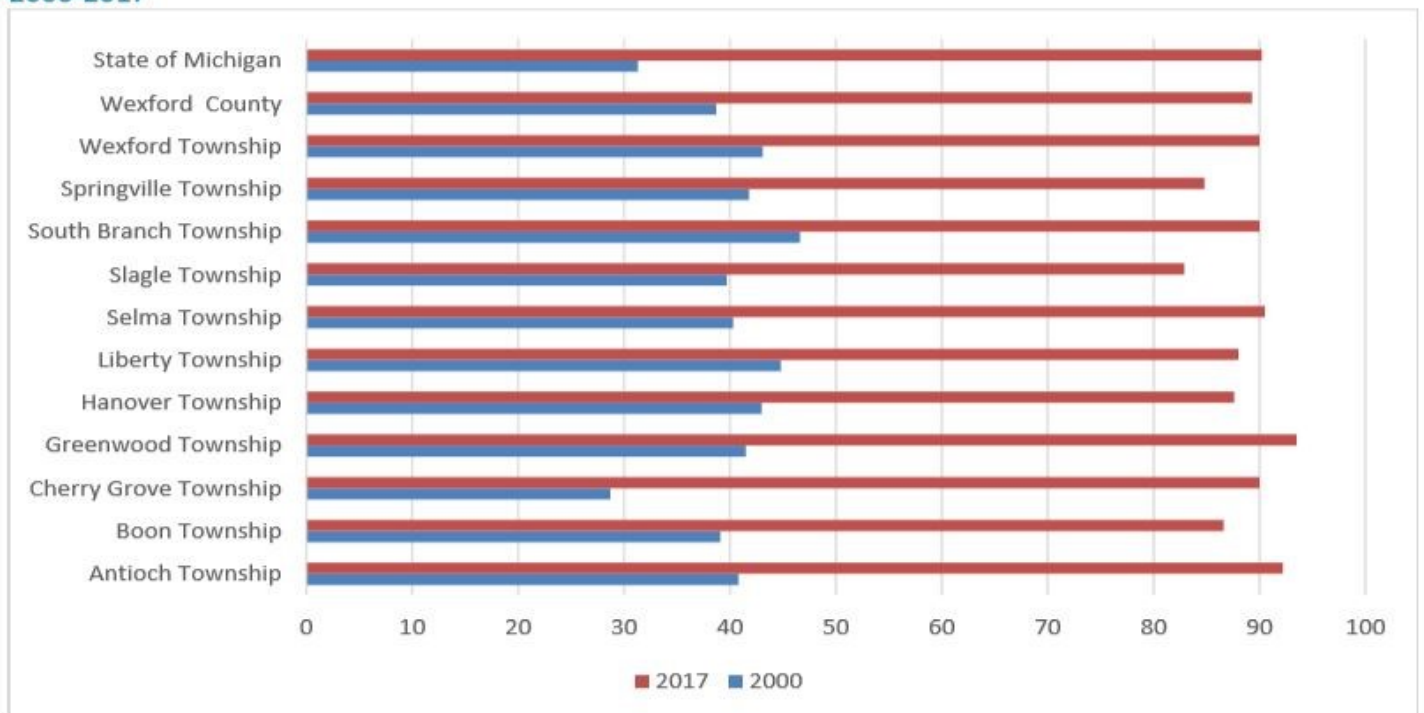
Townships, Wexford County, and the State of Michigan overall. Each of the 11 Township's show a significant increase in the percentage of the

**Table 30 Percentage of the Population Ages 25 and Over with at Least a High School Diploma**

Year	2000	2017	% Change 2000 to 2017
Antioch Township	40.8	92.2	130.7
Boon Township	39.1	86.6	121.5
Cherry Grove Township	28.7	90	213.6
Greenwood Township	41.5	93.5	125.3
Hanover Township	43	87.6	103.7
Liberty Township	44.8	88	96.4
Selma Township	40.3	90.5	124.6
Slagle Township	39.7	82.9	108.8
South Branch Township	46.6	90	93.1
Springville Township	41.8	84.8	102.9
Wexford Township	43.1	90	108.8
Wexford County	38.7	89.3	130.7
State of Michigan	31	90	188.2

Source: U.S. Census Bureau (2000), American Community Survey (2010- 2017)

**Figure 6 Percentage of the Population Ages 25 and Over with at Least a High School Diploma 2000-2017**



Source: U.S. Census Bureau (2000), American Community Survey (2010- 2017)



## Poverty

In general, the information in Table 31 shows that poverty has increased in Wexford County by 82%, or just over 2500 individuals, between 2000 and 2017. It is estimated that about 17.3% of Wexford County's population lives in poverty, compared to 16% in the State of Michigan (2017).

Table 31 Individuals in Poverty, 2000 to 2017

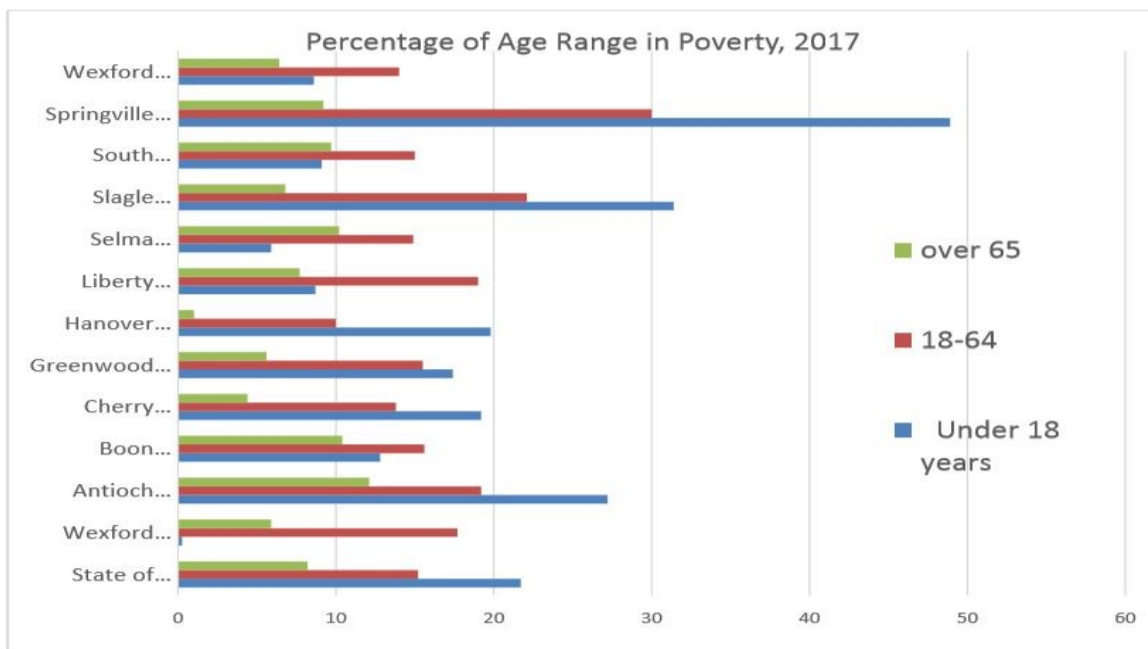
	2000		2017		% change
	#	% of total	#	% of total	
Antioch Township	74	9.7	175	20.2	81.8
Boon Township	48	7.2	106	14.1	120.8
Cherry Grove Township	134	5.9	268	12.8	100.0
Greenwood Township	68	12.3	89	14.5	30.9
Hanover Township	70	5.8	199	12.2	184.3
Liberty Township	72	9.2	144	15.1	100.0
Selma Township	154	8.1	277	12.2	79.9
Slagle Township	92	17.2	104	20.5	13.0
South Branch Township	32	9.5	38	12.9	18.8
Springville Township	232	14.4	563	32	142.7
Wexford Township	89	11.3	106	11.7	19.1
Wexford County	3096	10.3	5628	17.3	81.8
State of Michigan	1,021,605	11	9,925,568	16	47.9

Source: U.S. Census Bureau (2000), American Community Survey (2010-2017)

Figure 7 shows the age distribution of the total population living in poverty in 2017. Just over 25% of the County's youth (ages 18 and under) lived in poverty in 2017. Less than 6% of the senior population (65 years and over) lived in poverty in the County. Springville Township has a largest percentage of youth living in poverty (48.9%) than either Wexford County or the State of Michigan overall.

Table 31 and Figure 7 rely on the U.S. Census Bureau's definition of poverty. The U.S. Census uses one measurement of poverty, but government aid programs and other organizations may define poverty differently. The U.S. Census Bureau determines dollar-value thresholds that vary according to family size, age of the householder, and family composition. If a family's total income is less than the dollar-value threshold, then every individual in the family is considered in poverty. Additionally, non-related persons living with an individual or family in poverty are not considered in poverty.

Figure 7 Percentage of Age Range in Poverty, 2017



## WJPC Master Plan - 2020

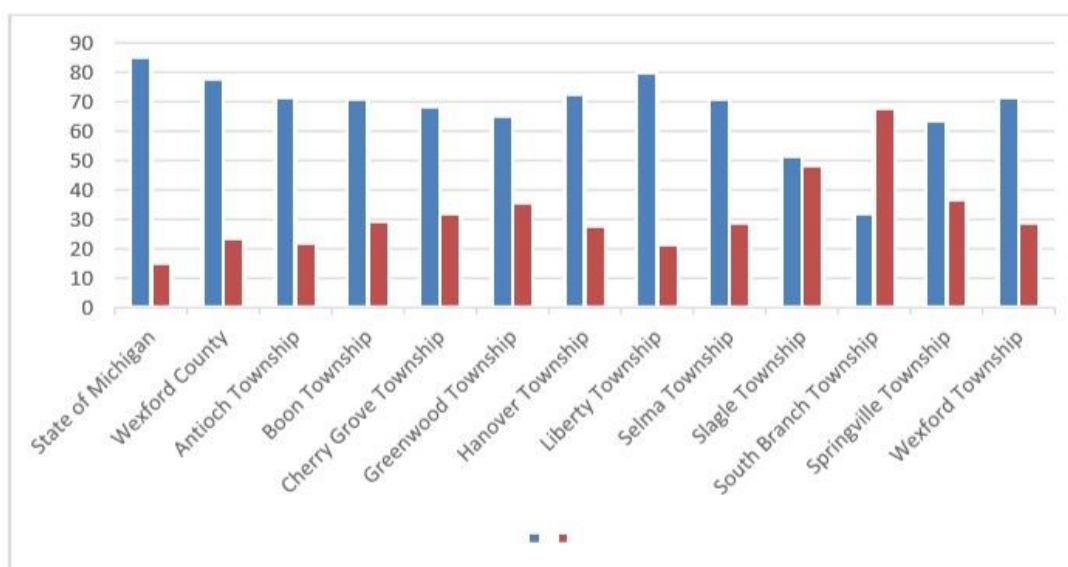
### Housing Measures

Table 32 below summarizes occupied and vacant housing units in Wexford County, the 11 Townships and the State of Michigan in 2017. Table 32 indicates that the housing stock in Wexford County was 77.7% occupied in 2017, versus Springville Township at 32.2% and an overall housing unit occupation rate of 84.6% statewide. These data suggest a correlation to vacation and second homes within the housing stock in Wexford County, and that a smaller percentage of houses in the County are also likely to be rented to a third party than in Michigan overall.

Table 32 Occupied vs Vacant Housing Units in 2017 for Wexford County, Michigan and the 11 Townships

Wexford County and the 11 Townships Occupied/Vacant Housing Units 2017		
	Percent Occupied	Percent Vacant
State of Michigan	85.1	14.9
Wexford County	77.7	23.3
Antioch Township	71.2	21.8
Boon Township	70.8	29.2
Cherry Grove Township	68.3	31.7
Greenwood Township	65.2	35.8
Hanover Township	72.5	27.5
Liberty Township	79.7	21.3
Selma Township	71.0	29.0
Slagle Township	51.6	48.4
South Branch Township	32.2	67.8
Springville Township	63.5	36.5
Wexford Township	71.4	28.6

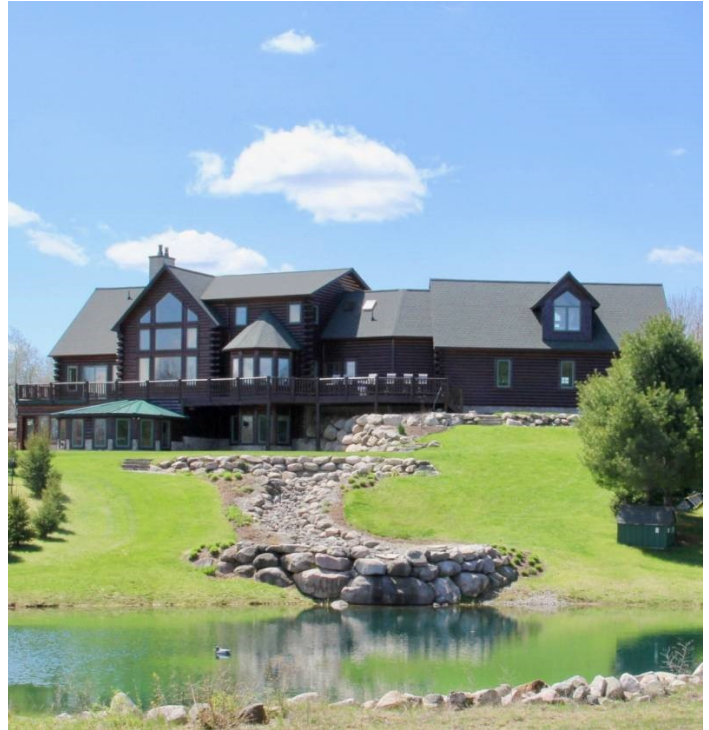
Figure 8 Occupied vs Vacant Housing Units in 2017 for Wexford County, Michigan and the 11 Townships



Source: U.S. Census 2017

### **Total Housing Units/Units in Structure**

Table 33 below summarizes trends in housing stock within Wexford County from 2010 to 2017. Table 33 indicates that the housing stock in Wexford County increased 1.23% from 2010 to 2017, while its overall population increased 2.5 % over the same period. The average number of persons per housing unit during this period in Wexford County and the 11 Township was 2.5 persons/household, suggesting that new and existing housing stock in the Township more than adequately is keeping pace with its population growth. Important to consider is the housing affordability needs of future Township residents in comparison with the list prices of new housing and/or costs for constructing additions to existing homes.



**Table 33 Wexford County Total Housing Units/Units in Structure**

Unit Type	2000		2017		% Change 2000 to 2017	
	No.	%	No.	%	No.	%
1-unit, detached	12,699	75.3%	12,376	74.30%	323	2.61
1-unit, attached	285	1.7%	184	1.10%	101	54.89
2 to 4 units	572	3.4%	777	4.70%	-205	-26.38
5 to 9 units	241	1.4%	260	1.60%	-19	-7.31
10 or more units	629	3.7%	510	3.10%	119	23.33
Mobile Homes	2,431	14.4%	2,548	15.30%	-117	-4.59
Boat, RV, van, etc.	3	0.0%	0	0.00%	3	0.00
Totals	16,860	100	16,655	100.00%	205	1.23

Source: 2010 and 2105 U.S. Census



## Year Structure Built

Table 34 below summarizes trends in the age of housing stock within Wexford County from 2010 to 2017. Table 34 indicates that the largest proportion of housing stock in Wexford County was constructed either between 1980 to 1989. Over 200 new homes built between 2010 and 2017 was reported, suggesting a strong economic climate. Consequently, some consideration should be paid to the adequacy of the older housing stock to meet current and future County housing needs of residents. It is also important to consider the affordability or retrofitting and upgrading older housing stock to meet the future needs of current and future Wexford County residents.



**Table 34 Wexford County Total Housing Units/Units in Structure**

Year Built	Wexford County 2010		Wexford County 2017		Change 2010- 2017	
	No.	%	No.	%	No.	%
Built 2014 or later			52	0.3%	52	
Built 2010 to 2013			156	0.9%	156	
Built 2000 to 2009	2,240	14	2,124	12.6%	-116	-5.18
Built 1990 to 1999	3,001	0	2,661	15.8%	-340	-11.33
Built 1980 to 1989	1,898	0	2,162	12.8%	264	13.91
Built 1970 to 1979	2,853	0	3,115	18.5%	262	9.18
Built 1960 to 1969	1,587	0	1,567	9.3%	-20	-1.26
Built 1950 to 1959	1,250	0	1,464	8.7%	214	17.12
Built 1940 to 1949	842	0	913	5.4%	71	8.43
Built 1939 or earlier	2,984	0	2,646	15.7%	-338	-11.33
Total housing units	16,655	100	16,860	100	205	1.23

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### **Housing Market Value**

Table 35 below summarizes trends in housing market value within Wexford County from 2010 to 2017. Table 35 indicates the value of most homes during 2017 in Wexford County was within the \$50,000 to \$99,000 range, and overall there was a decrease in housing units

with a value greater than \$100,000. These data suggest that existing housing stock is priced relatively low and reflects the income levels and affordability of housing for County residents. Important to consider is the continued availability of affordable housing within Wexford County.

**Table 35 Housing Market Values from 2010 to 2017**

Total Housing Units	Wexford County Housing Market Value					
	2010		2017		Change 2010-2017	
	No.	%	No.	%	No.	%
Less than \$50,000	1,341.0	13.4%	1,821.0	18.2%	480.0	35.8
\$50,000 to \$99,999	2,963.0	29.5%	3,324.0	33.2%	361.0	12.2
\$100,000 to \$149,000	2,502.0	24.9%	2,012.0	20.1%	-490.0	-19.6
\$150,000 to \$199,000	1,503.0	15.0%	1,354.0	13.5%	-149.0	-9.9
\$200,000 to \$299,000	1,077.0	10.7%	962.0	9.6%	-115.0	-10.7
\$300,000 to \$449,000	510.0	5.1%	420.0	4.2%	-90.0	-17.6
\$500,000 to \$999,000	97.0	1.0%	89.0	0.9%	-8.0	-8.2
\$1,000,000 or more	41.0	0.4%	24.0	0.2%	-17.0	-41.5
Median (dollars)	111,500.0		96,500.0		-15,000.0	-13.5

Source: 2010 and 2017 U.S. Census

### Summary of Findings

This section of the Master Plan provides a description of the community by analyzing and summarizing the demographic composition of Wexford Joint Planning Commission (WJPC) including 11 Townships. The fastest growing age groups in Wexford County between 2000 and 2017 are the Seniors (aged 55+ years). Household size in Wexford County continued to decrease only slightly to 2.5 person/household in 2017 (2.59 in 2010), while the overall County population (examined from 2000 until 2017) continued to increase (at 8%). Wexford Township experienced the highest rate of

growth from 2000 to 2017. Overall all Townships experienced very slight growth, but none experienced a loss in population. Based on past population trends, the full-time population of Wexford County is expected to slightly increase by 6.7% increase from the 2000 population by 2030.

The racial composition of Wexford County is predominantly white at 97.8%. Household income in Wexford County increased 21.6% between 2000 and 2017. Families living below poverty in Wexford County increased 81.8% during this period. Housing stock within Wexford County has kept pace with state population 17.3% compared to 16%.