

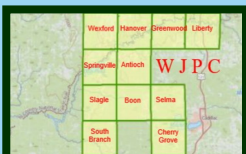
A MASTER PLAN for the Wexford Joint Planning Commission



WJPC Master Plan - 2023

WJPC Master Plan - 2023

Hold for Resolution of Adoption



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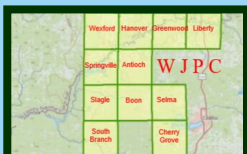
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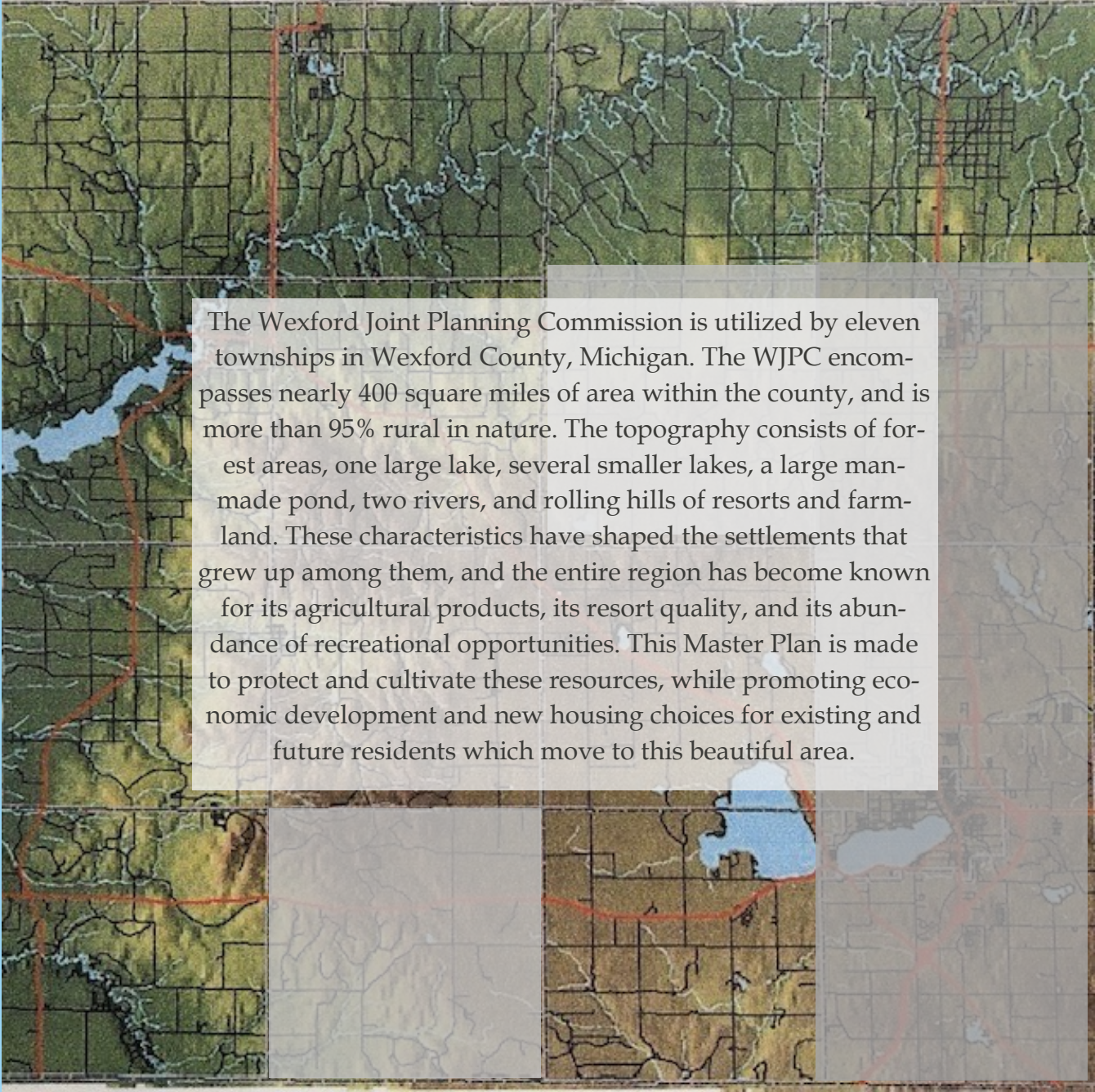
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NOTE: Greenwood Township was a vital part of the Wexford Joint Planning Commission for more than five years. They have chosen as a township board to withdraw from the WJPC as of June 30, 2022. Throughout this Master Plan, Greenwood will still be referenced, as their Planning Commissioners were all part of the creation of this Master Plan and we need to give them their due benevolence and gratefulness for their hard work and their faithfulness to this plan. Also, the facts in the sections of the Master Plan concerning Greenwood are still relevant and true, and reflect the consistency of the overall plan for the Rural areas of Wexford County.



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.

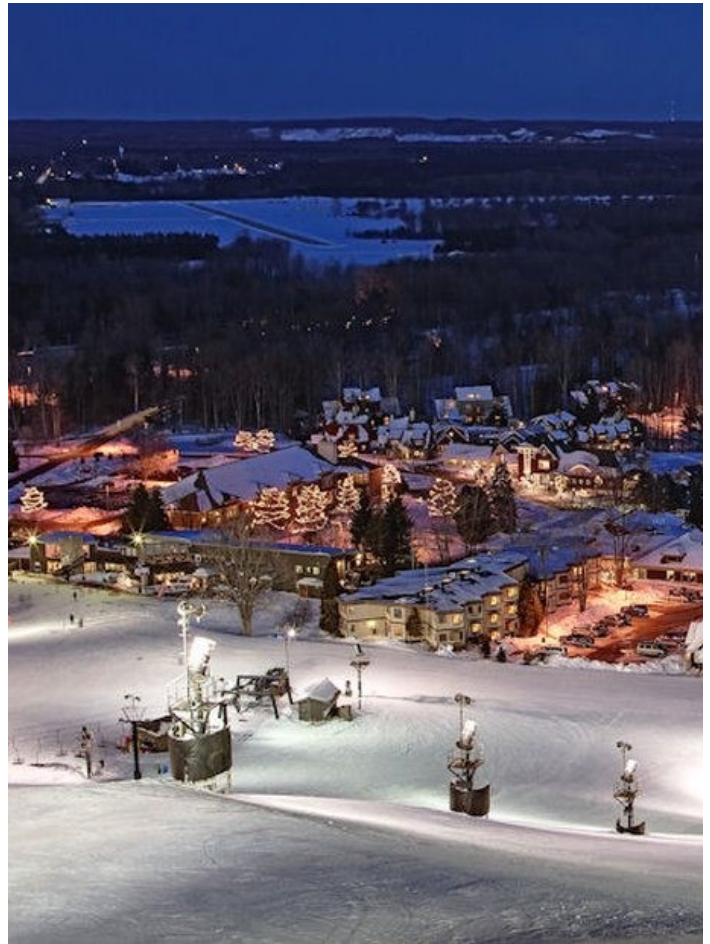
The Michigan Planning and Enabling Act (MPEA), Public Act 33 of 2008, requires that the planning commission create and approve a master plan as a guide for development and review the master plan at least once every five years after adoption.

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



Caberfae Resort

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.



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

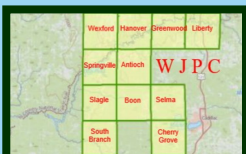
Housing

A diverse mix of regional housing choices with affordable options.

Surrounding Jurisdictions

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

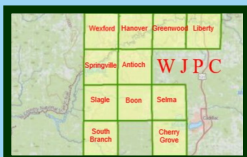
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Unique Jurisdictions

Members of the WJPC

The Wexford Joint Planning Commission is made up of mainly rural municipalities, but these municipalities all have some similar, but contrasting, characteristics. These characteristics need to be identified individually so as to be able to better qualify the various and sundry zoning needs of the municipality. When people look to establish homes and families, their primary focus is upon the circumstances which will best apply to their personal family members: Access to Employment, Grocery Shopping, and School District, including Daycare. Secondly, they look to the frills in which their lives are interested, namely: Plat Size, Wooded Area, Agricultural, Lake, River, and all the aesthetical reasons for buying land.



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Introduction

The various municipalities of the Wexford Joint Planning Commission should be recognized not only as to the similarities, but also to their diverseness from one another. These diversities are not so extreme as to be devoid of Planning and Zoning, but as to the extent of the Zoning principles.

During the divesting from Wexford County of their Zoning Ordinance, the remaining townships in the county fell into three basic categories. Some of the most rural areas desired the simplest and most basic form of zoning possible. The rural townships with small villages wanted an ordinance that was weightier in the residential areas mainly, whereas the other townships desired the most restrictive ordinance for their multiple residential areas.

Four Wexford County Commissioners met personally with township officers in four meetings in the Spring of 2015 to understand what type of zoning the townships desired for themselves. At that time there were three separate zoning ordinances offered to the townships. County Zoning Ordinance No. 6 was the biggest of the three and featured the most rules, restrictions and guidelines. WJPC townships which favored this option were Cherry Grove, Liberty and Slagle.

Another option was the current County Zoning Ordinance No. 5, which was considered to be a mid-level ordinance in terms of its rules and regulations. WJPC townships which favored

this option were Hanover, Springville, Wexford, Greenwood and Selma.

The third option given the townships was County Zoning Ordinance No. 5 Revised. This ordinance was the simplest of the three options. WJPC member townships which favored this ordinance were Antioch, Boon and South Branch.

The result of these meetings concluded that the county would need help in providing all the townships with zoning, but the townships would have to provide the bulk of the funds to the county in order to have the zoning they wanted. Therefore, in January of 2016 the Board of Commissioners voted to charge townships \$2 per parcel to be their participation fee in continuing county zoning. The estimated fee for the participating townships would have been \$29,864 that would be brought into the county.

Still, the solution of combining county and township funds did not work out, and the county finally resolved to do away with zoning. The brunt was on the townships to either have their own zoning, or else combine into a Joint Planning group. In the end, eleven townships decided to join together in Joint Planning, and would cover the cost of doing joint zoning. Each township could have purposed to handle its own zoning, but the price tag of such a move would be astronomical for most of the townships.

This section naturally divides the eleven townships into four categories for the Master Plan: the Manistee River townships, the Mesick surrounding townships, the Lake Mitchell townships, and the most rural southwest townships.



1. The Manistee River Townships: Hanover, Greenwood, Liberty

Introduction

Before calling out the differences between these three townships in this section, of which there are several, it makes sense to briefly outline the similarities between them.

The Manistee River

A glance at the Wetlands Map below shows the Manistee River crossing from right to left across Liberty Township, through Greenwood Township, and finally across Hanover Township. There are approximately six subdivisions along the river, along with multiple canoe rental places and public access and parks that dot the river basin.

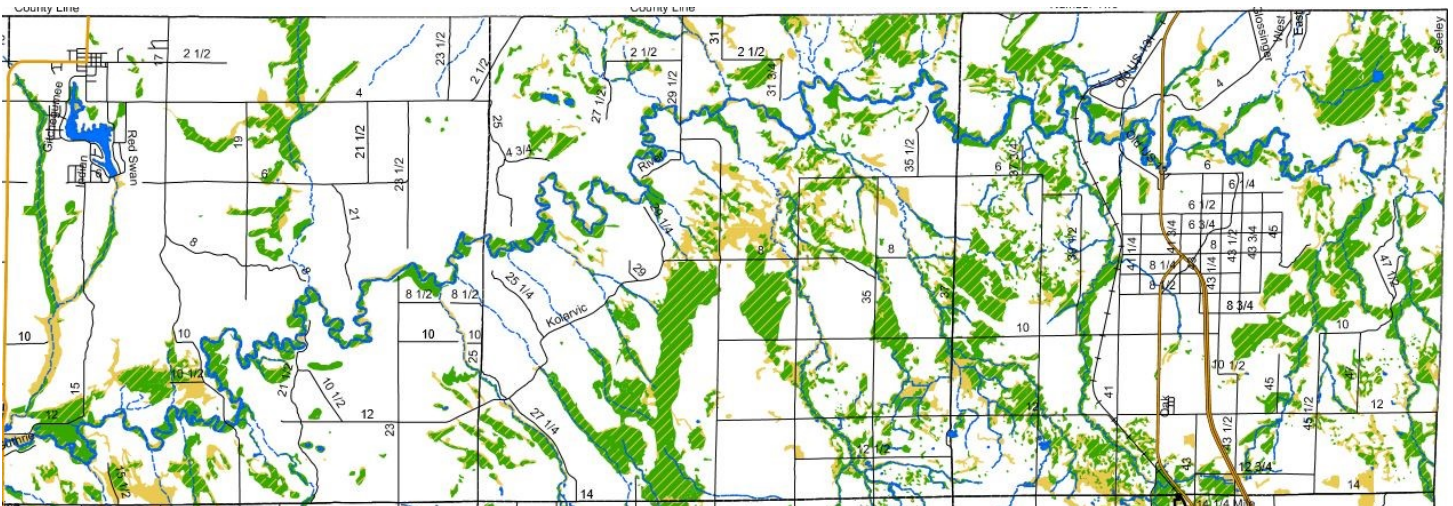
State Forest

Another abundant resource for the three townships is the State Forest that extends the entire width of these townships. Again, from left to right, Liberty Township has more than 55%

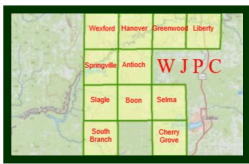
of their land is Public Land primarily made up the forest. Greenwood Township has 53% of its land as Public Land of the State Forest, whereas Hanover Township boasts the most forest area with 69% Public Land in its boundaries. This adds up to much hunting, snowmobiling, hiking, etc., in the area. This also shows that the largest parcels in these townships are large tracts of publicly owned land.

Wetlands

Again, the map below shows all the creeks (tributaries) that flow into the Manistee River in these three townships. The main hindrance of these creeks display large portions of wetlands which make the building of houses or other developments difficult, if not impossible. This also makes Zoning the townships more difficult in handling the certain restrictions of the Manistee River Corridor and the preservation of the forests and wetlands.



Wetlands Map of Manistee River crossing Liberty,
Greenwood, and Hanover Townships
MDEQ Wetland Map 2006



Hanover Township

Originally, Hanover Township covered the entire area of Hanover, Greenwood and Liberty Townships of today, or, the northern townships through which the mighty Manistee River flows.

This township was one of the four first townships in Wexford County. The division of townships mainly showed the population growth of Wexford County at the time, with a portion of County Seat Sherman and all of Buckley existing within Hanover's borders.

This township consists of primarily undeveloped forested areas, of which approximately one-half are in the Pere Marquette State Forest, with 18 of the 36 township sections covered either by the Manistee River Corridor or the Forest Conservation Districts.

The west side of the township is bordered by highway M-37, which includes the famously steep Sherman Hill just north of the Manistee River bridge. The only other way to traverse from the south side of the Manistee River to the north side is North 19 Road and the Harvey Bridge, a naturally scenic drive, preserved in this Master Plan as a Scenic Road Overlay District. Harvey Bridge is the only remaining truss bridge in Wexford County, and should be preserved. This bridge is on a seasonal road and is not plowed during the winter.



Forestry Makeup of Hanover

During the 1800's the township was filled with a complete forested area. White Pine with a mixed hardwood forest covered the middle, with a Hemlock-White Pine forest stretching out seven miles wide, and reaching nineteen miles east from those. The entire southeast portion of the township was covered with a Jack Pine-Red Pine forest. The rest of the township, including the Buckley area consisted of a Beech-Sugar Maple-Hemlock forest. Since the ravaging of the forests in the late 1800's to the 1920's the area has come back to where there is a mixed Conifer-Deciduous forest. These forests again split the township in half, with residents living on the north side or the south side of the township.

Most of the land in Hanover Township is owned by the State of Michigan, Department of Natural Resources. The DNR owns over 68% (15,000 acres) of the township, mostly the state forests. This leaves less than 1/3 of the township (6,887 acres) for private ownership. So the township made the most of



Harvey Bridge, Hanover Township

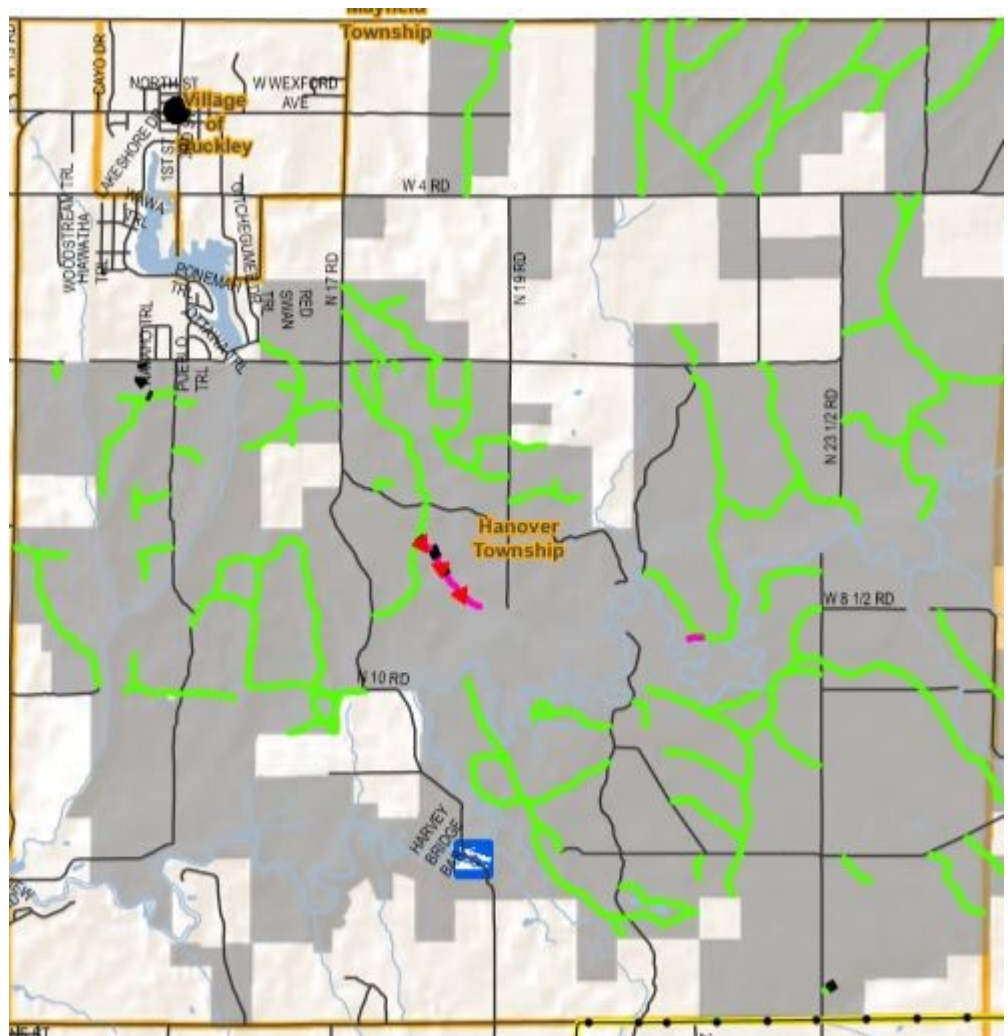
its private property by having three subdivisions on the south side on or below the Manistee River, and five subdivisions on the north side, not counting the entire village of Buckley.

The state forest also allows multiple ORV trails throughout the township. This mostly rural plus intensive subdivision layout, especially around Lake Gitchegumee, allows many outdoor hunting, fishing and recreational sports over the entire breadth of its borders. Hanover over the years has found a balance between large acreage plats and subdivision lots where people can build homes and commute to larger cities for work. The large percentage of homes are equidistant from the cities of Cadillac, in Wexford County, and Traverse City in Grand Traverse County.

Thus, the river, roads, and modern forests have determined to split Hanover in two halves. This is evident even in the fact that 18% of the Mesick School children come from Hanover compared to 28% of the Buckley School children also coming from this same township.

Property Values

As a result of proper planning of the rural areas along with the well-placed subdivisions, Hanover Township has caused the Taxable Values (TV) of property to increase almost 15% in the last 12 years. The TV has gone from \$39,500,000 in 2009 to its current value of over \$46,700,000 as of 2020.



State Forest in grey, ORV trails in green.



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Greenwood Township

Just east of Hanover Township lies the six mile by six mile township of Greenwood. Once part of Hanover, Greenwood broke off and became its own township in 1873. For another year and a half, Greenwood would also contain the land mass that would become Liberty Township in 1874. Population determined when those boundaries would finally become permanent, and Greenwood would be placed between two townships along the Manistee River which would be closer to a larger population of people; Hanover with its own Village of Buckley, and Liberty being a bedroom community to the City of Manton.

Still, Greenwood Township would be divided by the mighty Manistee River and boast of the most rural developmental township in Wexford County. To this day, proportionately, Greenwood Township shows an ever increasing desire from families and retirees for



Historic Town Hall, Greenwood Township

new homes to be placed on plats of larger acreage or in special subdivisions along the Manistee River than any other township in the county. This increase in new dwellings can be seen in the natural increase in Taxable Property Value (TPV). When joining the WJPC in 2016, when its TPV was \$19,394,784, Greenwood's TPV has reached \$22,374,232

in just three years in 2019. This shows a growth of over three million dollars worth of taxable value. On a yearly rate, Greenwood's property value has been increasing approximately 1.5 million dollars per year.

Private vs. Public Land

As is true with the three northern townships in the WJPC, the Pierre Marquette



High Rollways, Greenwood Township



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Baxter Bridge Campground, Greenwood Twp.

State Forest separates Greenwood in half, taking up over half the land mass in the township

(52.7%). The state forest

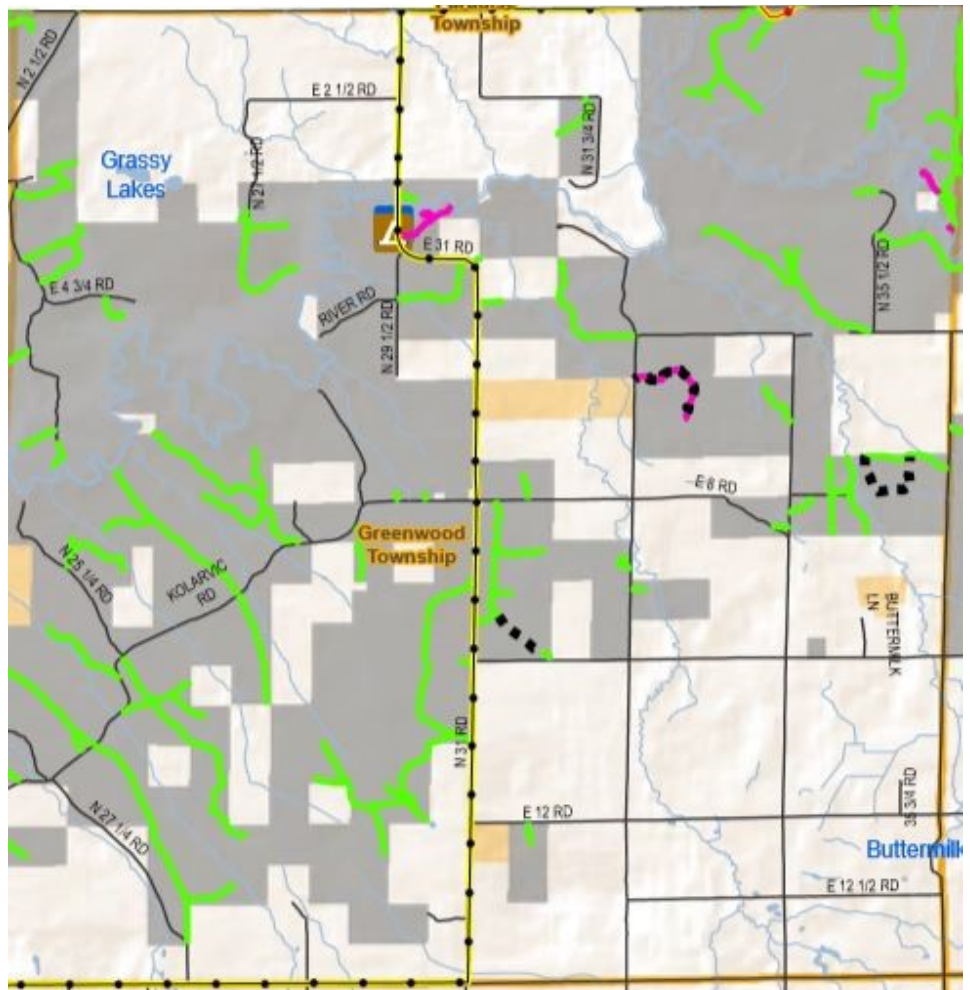
causes the most residences to be in the northwest and southeast portions of the township. The township stays connected via N-31 Road which dissects the township across Baxter Bridge and allows residents easy access to both Traverse City to the north and Cadillac to the south.

Three subdivisions were platted in the township, two along the river (sections 8 and 10) and one in the southwest (section 31). These subdivisions offer the attractiveness of the forest being almost out their backdoor.

The goal of the Master Plan is to keep Greenwood's overall rural look pristine for those who choose to live in this "in-between" township. An example would be the three school districts which overlap

Greenwood Township: Kingsley, Mesick, and Manton schools. Whereas many townships desire to have industry and commercial developments, Greenwood actually is a model for financial stability and livability.

The greatest sense of value can be readily seen in the Median Household Income between the three Manistee River townships: Greenwood - \$37,083 to \$58,068 from 2000 to 2017, or a 57% increase, whereas Hanover's was \$36,850 to \$47,500 (29%) and Liberty's was \$36,979 to \$43,558, or 18% increase.



State Forest in grey, ORV trails in green.



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Liberty Township

The third township along the Manistee River was carved from Hanover Township in 1783 and from Greenwood Township in 1784 - Liberty Township. Several manmade developments have caused Liberty to have its unique blend of rural and rural-residential districts. The Manistee still splits this township into two substantial areas, with the northern portion having its own subdivision development, and the southern having its own subdivision.

The manmade railroad and highways that have made Liberty a township which would lure many residents its way. First, the railroad developed the closest city of Manton which is a mere 3000 feet from the township's southern border. But it is Business-131 and Interstate 131 that intersect directly in the middle of the township, giving quick and easy ingress and egress both north and south to the entire state.



Town Hall, Liberty Township

This highway also gives quick access to the cities of Manton and Cadillac for those that reside in Liberty and work in those places. Thus, Liberty folks have all of the access, but none of the headaches of having a city in their midst.

Private vs. Public Lands

Again, the blessing of having a river surrounded by a forest is having public lands for hunting, fishing, and boating. Well over fifty percent (55.4%) of the township is made up of the Pierre Marquette State Forest, or almost 13,000 acres of its total 23,000 acres. This 10,000 plus acres of private land are primarily in sections 1-6 of the north part of the township, the twelve sections which contain sections 25-36 in the south part of the township, and sections 17-18 and 20 in the westerly part of the township. (Note: Section 19 is 700 acres entirely owned by the State of



Manistee River, near Chippewa Landing, Liberty Township



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Michigan DNR.) By far the smallest parcels are in sections 27, 28, 33, and 34, but even these are mostly ten acres or greater.

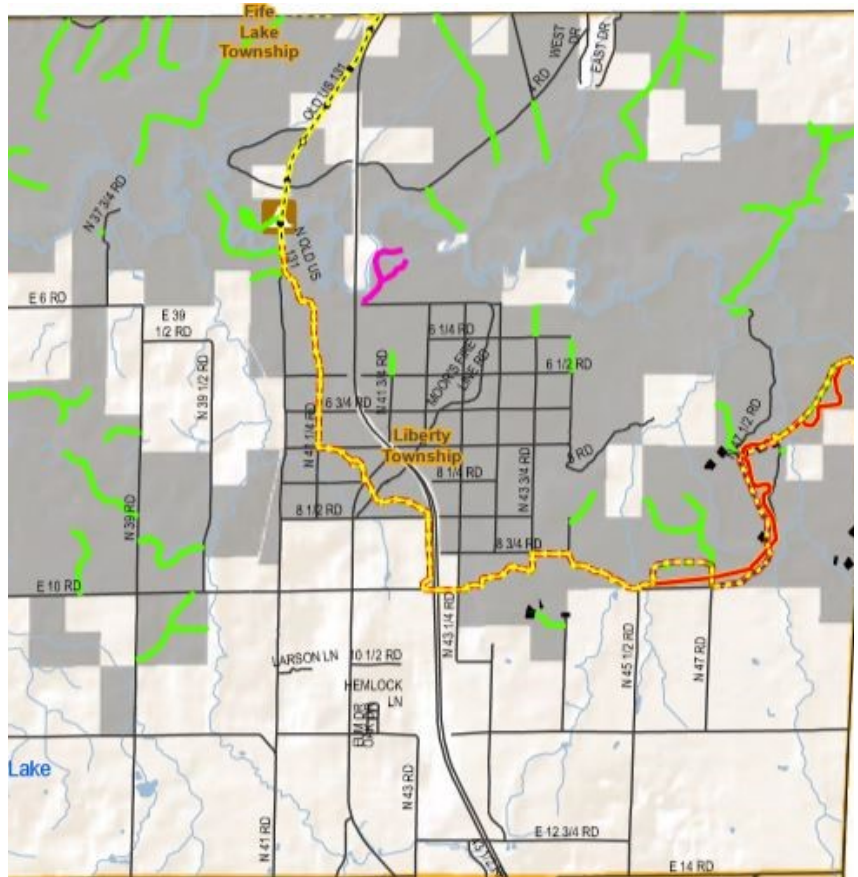
There is also an increase in Taxable Property Value (TPV) in Liberty Township. When joining the WJPC in 2016, the TPV was \$20,119,337. In the year 2029 the TVP topped \$22,161,342, an increase of over 2 million dollars in property value. This shows that people are buying and building in Liberty Township, and, when given a choice of large parcels in a rural area, plus quick access to close cities and even the rest of the state, these types of families are choosing property in Liberty Township.

Thus, the Master Plan seeks to preserve the rural qualities of the township, also adhering to allowing housing in the two subdivisions which are already there. Mainly the future Plan is to continue to preserve the natural boundaries of the Manistee River and its adjacent forests. This preservation should be paramount to the future success of Liberty Township Planning and Zoning.

Conclusion

Although having their major differences, the three townships which comprise the northern portion of the WJPC boundaries do have some similarities also. Each of them is primarily rural in nature. Each has the Manistee River flowing from east to west through its township. The river becomes the natural boundary dividing the southern part of the townships from

their northern part. The ease of access from north to south in Liberty Township is slightly better than the same access in Greenwood Township, although a much better highway system exists in the former than the two-lane road in the latter. Whereas Hanover Township has a summer access road from north to south in the township, or else access is found from M-37 on its western boarder, which most people already use. And, although both Hanover and Greenwood townships have subdivisions along the Manistee River, Liberty has shied away from this subdivision process and the river, which helps keep the Master Plan for preserving the natural environment of the river in place.



State Forest in grey, ORV trails in green. Michigan Cross Country Cycling Trail in Yellow.



2. The Townships Surrounding the Village of Mesick

Introduction

These Village of Mesick's related townships hold as many differences as similarities in their rural municipalities. In this introduction we will include some of the similarities before we

discuss the succinct differences on the following pages.

Land and Water

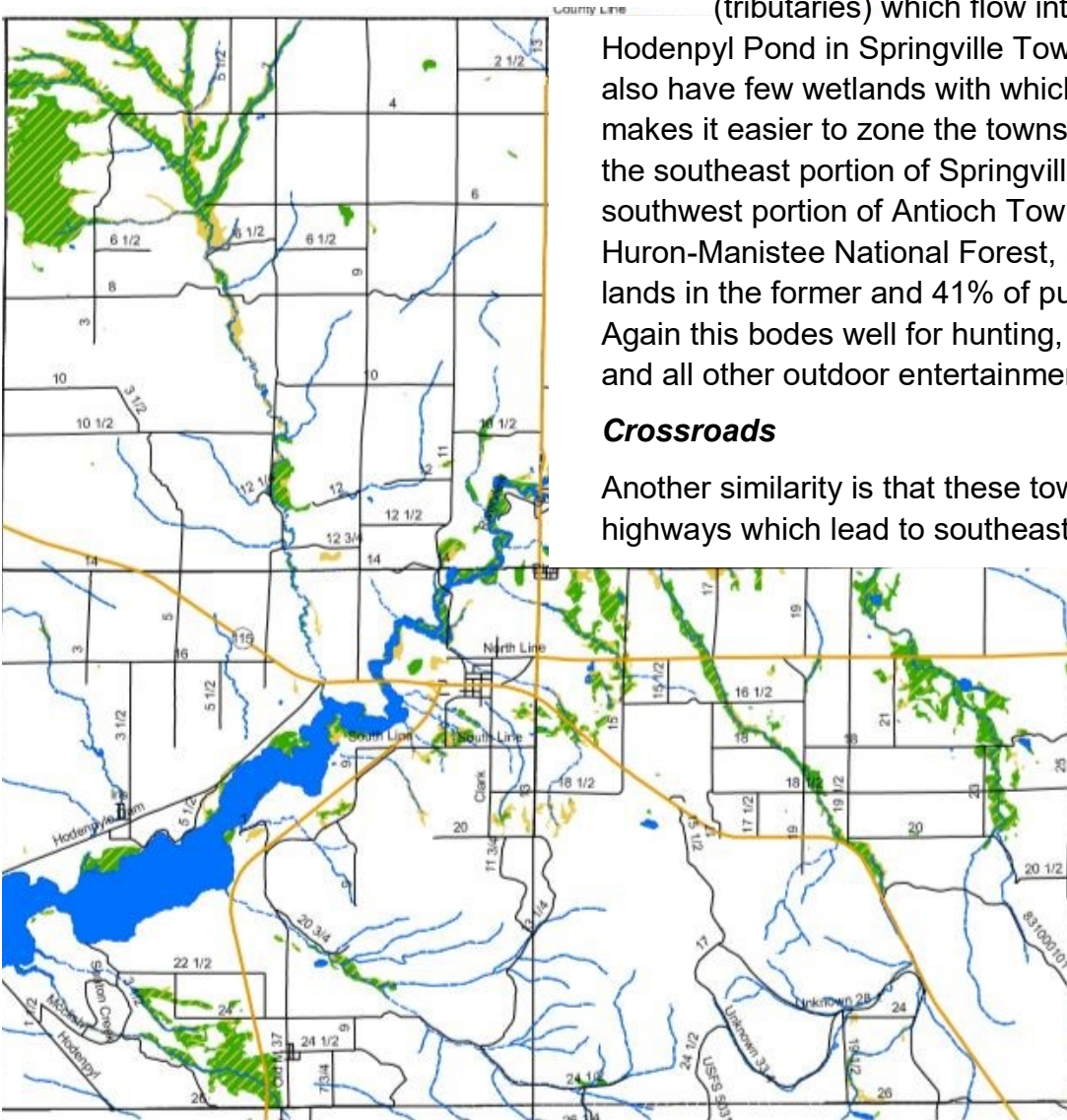
Wexford Township has the most agricultural properties of all WJPC townships by more than double. Antioch has much agricultural land also.

All three townships have dozens of creeks (tributaries) which flow into the Manistee River or Hodenpyl Pond in Springville Township. These townships also have few wetlands with which to contend. This fact makes it easier to zone the townships, although much of the southeast portion of Springville Township and the southwest portion of Antioch Township is home to the Huron-Manistee National Forest, making up 32% of public lands in the former and 41% of public land in the latter. Again this bodes well for hunting, fishing, camping, hiking, and all other outdoor entertainment.

Crossroads

Another similarity is that these townships hold the main highways which lead to southeast and northwest, with M-

115, and north and south, with M-37. Therefore, many travel across these townships when going to further destinations. This truth should desire the townships to put their best face on their zoning districts. So many winter/summer sportsmen are drawn, and hopefully will consider retirement or a second home in this area.



Wetlands Map of Mesick Area, Wexford,
Springville, and Antioch Townships
MDEQ Wetland Map 2006



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Wexford Township

The township in the far, northwest corner of the county shares its county name. Wexford Township was the first township occupied by a land owner when Benjamin Hall first arrived by way of the Newaygo-Northport Highway in 1863. Although, the township was not named until 1869. Wexford Township was preferred as the most habitable land in the entire county because of its natural plateau above the wild and wet forests of the rest of the county.

As a result of the County Seat being at Sherman in 1871, Wexford was filled with a list of villages and settlements in its township. Wexford Corners, Glengary (also Claggettsville or Sherman West), Cornell, Harlan and Bagnal were all villages based either on railroad stations or a local school and church being settled there. The township has always been a stable region for livability,



Town Hall, Wexford Township

thanks too its central location to residential centers. Buckley is a mere mile from its eastern border, Mesick 1.5 miles from the southern, Copemish 5 miles from its western, and Traverse City and Cadillac are both within a 15-mile drive for work and necessities. This central location bodes well for a township with no current village.

Agriculture

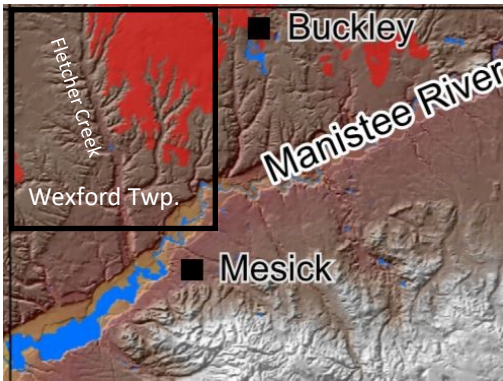
The township also has an abundance of agriculture in large swaths of property in the northern portion of the township, providing the largest area for growing crops in the county. The entire northeast 9 sections is identified by loamy Hodenpyl-Karlin Soil, the very richest for growing crops. This portion of the township is identified by its Agriculture-Forest Production zoning District and is protected in this Master Plan



Old Engine Show, Wexford Township



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Red area in Wexford Township shows soil-rich and loamy Hordenpyl-Karlin Soil.

in its usage. The Old Engine Show in section 1 of the township amplifies this very important aspect of farming and agricultural

subdivisions, mostly in the eastern side with several along M-37 highway. These subdivisions allow housing that has close access to the highways that take residents to Traverse City and Cadillac. The rest of the township spreads out its housing over the rural area with larger plots of land. This mix of housing has caused Wexford Township to have the largest amount of population growth of any of the other townships in the WJPC. The growth of Wexford has increased from 798 in 2000 to 1073 in 2010 to 1103 in 2018 or a 38% growth rate in the last 18 years.

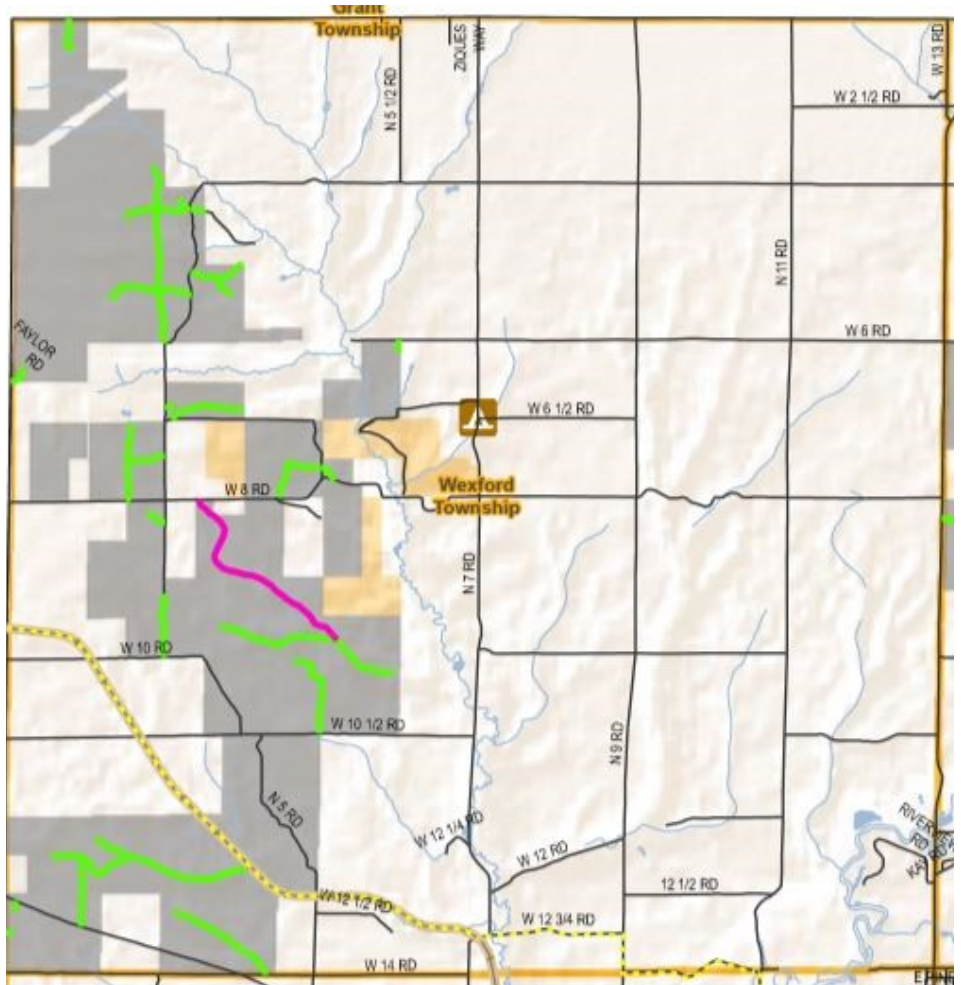
life.

Public vs. Private Land

Wexford Township has the most land mass of any township in the county at 36.547 square miles. The state forest is on the western side of the township, covering 4,513 acres. The lack of lakes in the township leaves 18,877 acres for zoning purposes, which is the most private acreage of all townships in the county. Also, having the fourth most number of parcels in a WJPC municipality at 1044, it also has the fourth largest Taxable Value in property values at \$36,745,927.

Subdivisions

The township has seven



State Forest in grey, ORV trails in green. Pink is DNR road closed to ORV's. Snowmobile trail in yellow, formerly RR track line.



WJPC Master Plan - 2023

Springville Township

One of the four original townships formed in 1869 in Wexford County, Springville covered 216 square miles of territory, or three-eighths of the county. Over the next 20 years, five other townships were formed from Springville as the population rose in every area of the southwest portion of the county. Then Springville mirrored the other townships with its six mile by six mile border. The early Ann Arbor Railroad brought early settlement villages of Yuma and Mesick into the township. And in 1924-25 the building of the Hodenpyl Dam and dam pond brought a man-made lake to the township. The early Newaygo State Road, the railroad, the Manistee River (including Hodenpyl), and state highways M-37 and M-115 converging together made Springville Township the crossroads from south to north and from east to west in northwest Michigan. The township road system also allows easy access to every portion of the township.

Southern neighbor to Wexford Township, Springville is almost the antithesis of its northern counterpart. Whereas Wexford



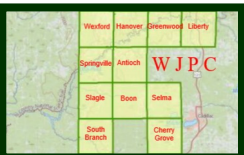
ST Community Center/Library, Mesick, Springville Township

Township has almost no water running through it, save for Fletcher Creek running the distance from north to south and a tiny bit of the Manistee flowing through its southeast corner, Springville Township has both the Manistee River and the massive Hodenpyl Dam Pond. This dam was placed on the southwest border of Springville causing the Hodenpyl Dam backwaters, which in turn caused Consumer Energy to lease the surrounding Manistee River property into campgrounds and resorts.

Still, Springville Township has the best of every kind of zoning district available. The thick Manistee-Huron National Forest grows in the southeastern fourth of the township.



Hodenpyl Pond and Dam, Springville Township



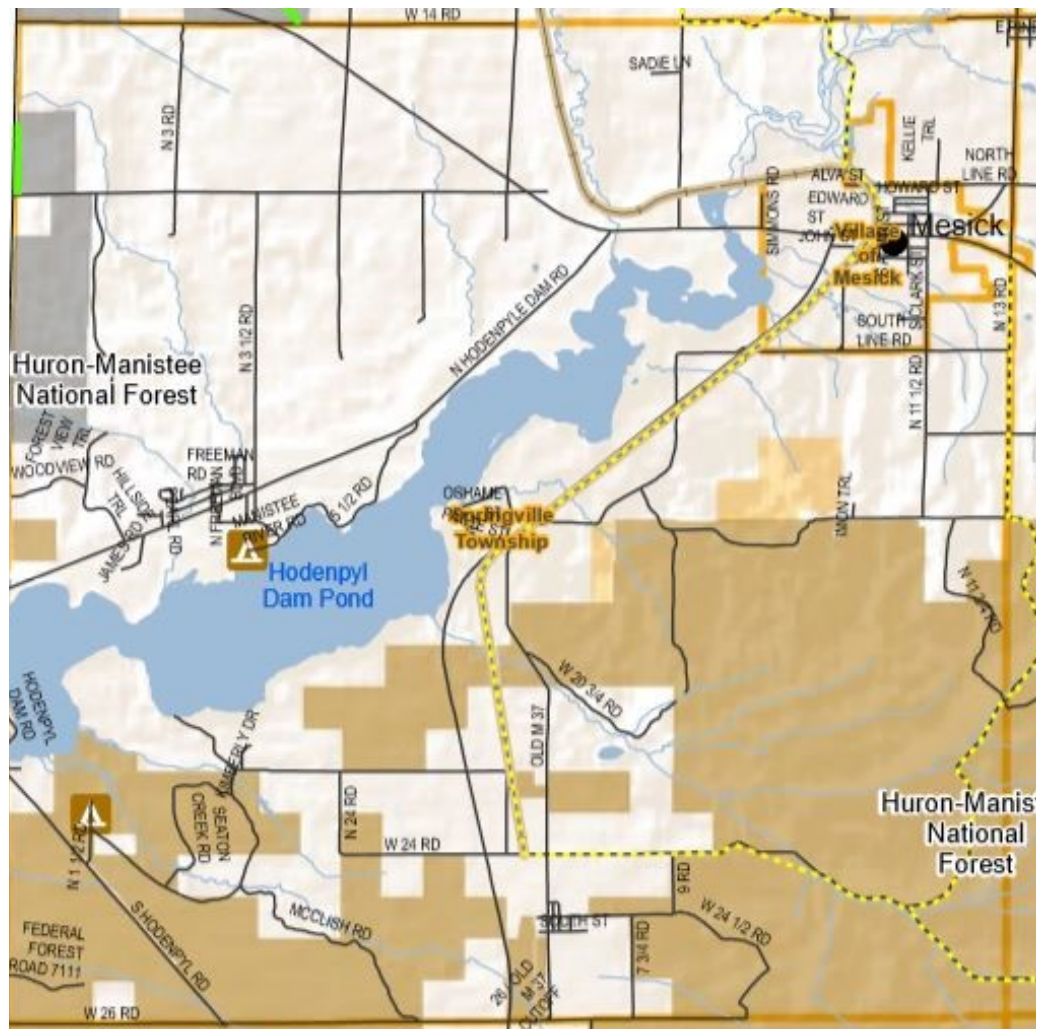
WJPC Master Plan - 2023

Not counting the village of Mesick, there are 11 subdivisions platted throughout the township. Many rural homesteads are situated in the northwestern portion of the township with plats of ten acres or larger. Also, the Manistee River Corridor District has to be protected as it goes throughout the entire township. This gives Springville the unique situation of being the third largest population in the WJPC jurisdiction. The 2000 census listed 1673 residents in the township, while by 2018 the number expanded to 1794, or a seven and a quarter percent growth.

Public vs. Private Land

Taking away the 1680 acres of Hodenpyl Dam Pond, and 7,035 acres of public land, that leaves 14,874 acres of habitable parcels in the township. This private acreage, plus Wexford Township's 18,877 private acres equals more private land (33,751 acres) than the total of Hanover, Greenwood, and Liberty townships combined (28,014 private acres), or Boon, Slagle, and South Branch townships combined (27,005 private acres). This shows the six

most rural townships naturally would have less private land simply as a result of the federal or state government owning large swaths of forestry in the most rural townships.



National Forest in brown. Snowmobile trail in yellow, formerly RR track line.



WJPC Master Plan - 2023

Antioch Township

Formed from Springville Township in 1872, Antioch spanned south to include Boon Township until Boon was formed in 1875. Still, Antioch was primarily made up from the early Springville residents, family members, and close friends and neighbors. It all depended on which side of the Newaygo State highway (now M-37) they decided to hold residence. Also shared between the two townships is a portion of the village of Mesick, and the Sherman-Mesick Cemetery, though physically parceled in Antioch, is run by Springville Township. Mesick Consolidated School also binds the two townships into one area. The Huron-Manistee Forest also joins in Springville's southeast and Antioch's southwest regions.

Overall View of Antioch

Antioch is divided into two parts, the northern 18 sections and the southern 18 sections. The southern part is made up primarily of Huron-Manistee National Forest. Included in this area is the highest point in



Briar Hill, Highest Point in Lower Peninsula, Antioch Township



Townhall and Office building, Antioch Township

Michigan's lower peninsula, Briar Hill in the southwest portion of the township. Antioch Township also comes in second in the WJPC to Wexford Township's \$8 million worth of Agriculture properties with well over \$2 million worth of Ag., mainly in the eastern part of the township. The rest of the township is made up of larger parcels for residences (Rural Residential District) along the crisscrossing roads in the northern sections.

Subdivisions

There are five subdivisions in the township. These are Maple Woods along Antioch Road, Anger Acres along M-115 at N. 15 Road, Briar Creek North off M-37 along the north part of Antioch Hills Golf Course, Old Pineway Trail (which boasts larger lots), and most of the remaining homes and lots in what was the original Village of Sherman. These subdivisions all provide easy access to main highways in the area.

Public vs. Private

Public land in Antioch is just over 9,268



WJPC Master Plan - 2023



Antioch Hills Golf Course, Antioch Township

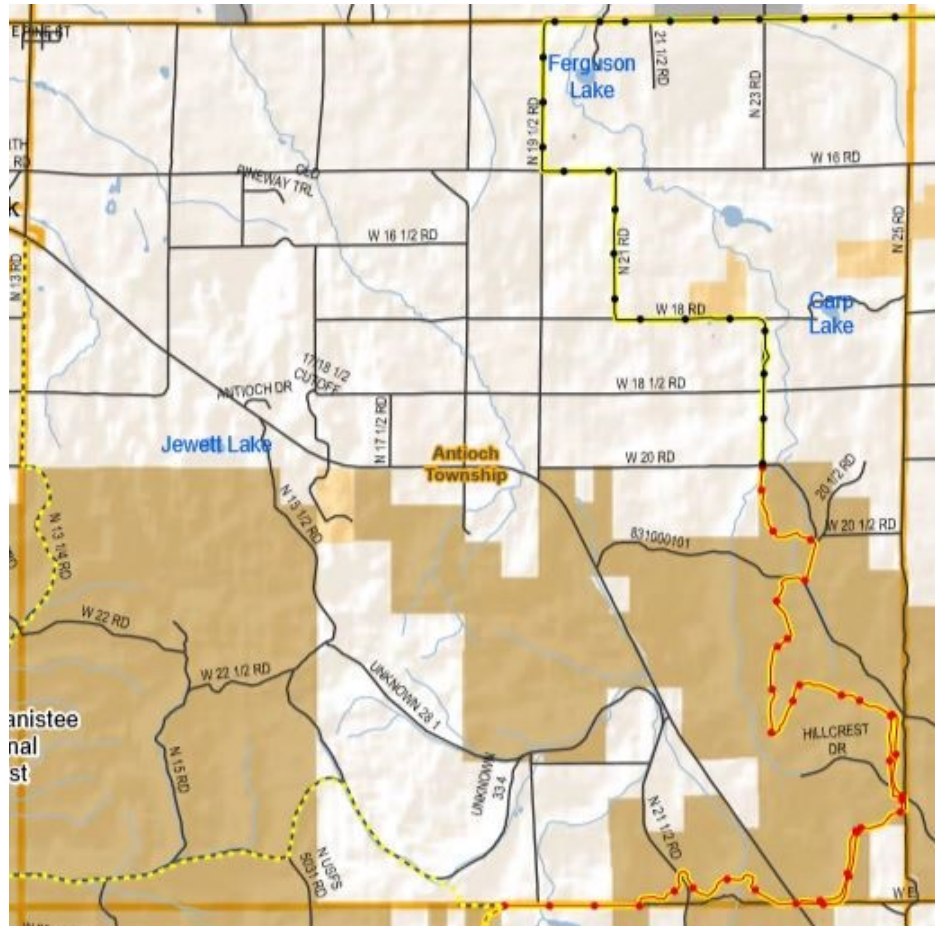
acres, or 41% of the total land in Antioch. This is mainly the national forest in the lower half of the township. The remaining private land equals 13,275 acres, plenty on which to build a family homestead or farm.

M-115 Highway

The last portion of this major highway was completed though Antioch Township and designated a state highway in 1957. This completed M-115, which started in the 1930's, slowly going from Frankfort to Mesick and from Cadillac to Clare. This highway dissects Antioch almost diagonally from northwest to southeast. When completed it was the fastest way from Antioch to the city of Cadillac rather than having to go around the national forest towards Manton.

Conclusion

Wexford, Springville, and Antioch townships combine to make the northwest portion of Wexford County. These townships, although there are many differences, have some similarities in the types of residents which hold mainly large parcels with the dwellings within one acre along the fronted roads. This leaves much rural land to go along with the public lands in the area. And M-115 easily connected this northwest portion of the county to the southeast portion where the county seat resides.



National Forest in brown. Snowmobile trail in yellow. Motorcycle and RV trail in Red.



3. Most Rural, Best Potential Development Townships

Introduction

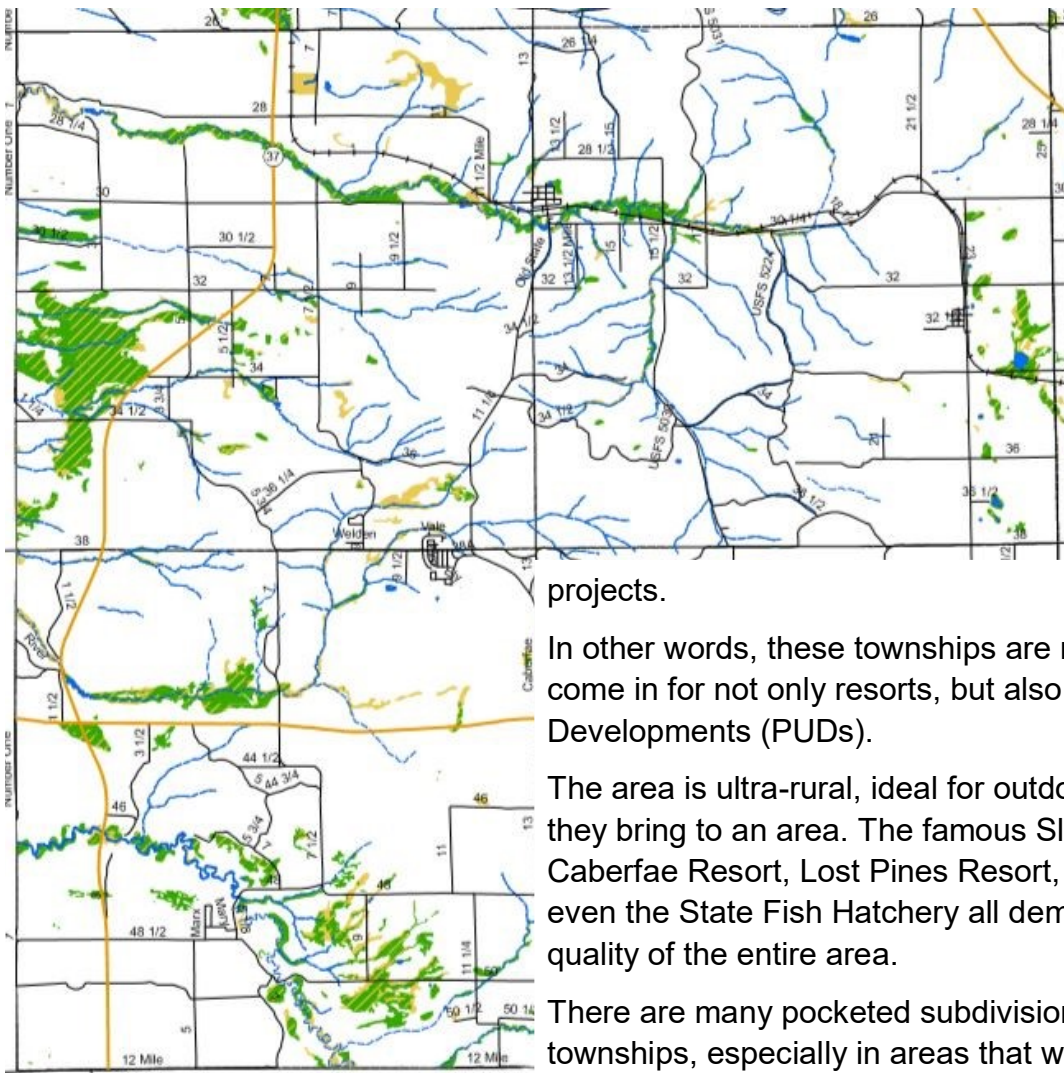
The three townships in the southwest area of the WJPC are Boon, Slagle, and South Branch Townships. Boon and Slagle share the boundaries of the independent village of Harrietta (not part of the WJPC), while Slagle and South Branch share the very popular

Cabrefae Resort and its subdivisions.

National Forest

All three townships hold much land that belongs to the federal government in the form of the Huron-Manistee National Forest, which runs parallel between M-31 on the west of it and I-131 on the east of it, including almost all land in between. Boon with 57% of its land, Slagle with 57%, and South Branch with 67% of its land is

forest area. This fact rivals the three Manistee River townships for public land ownership in its area with the main difference being that Boon, Slagle, and South Branch have much less wetlands with which to hinder their zoning projects or development



WJPC Master Plan - 2023

Boon Township

Formed in 1875, this township was originally named Summit Township. The name came from the Summit home which was located at the top of the hill between Cadillac and Mesick. Stage Coaches would have to rest the horses after climbing the hill where the current Wexford County Road Commission building lies. This point is close to the center of Wexford County. It also demonstrates the elevated hills that 3/4ths of the township boasts. The township itself is the only perfect 36 square mile township (6 miles by 6 miles) in the county. And all of this is land with little waterways to even count as water cover. Basically, the only flat land is in the four sections in the southeast portion of the township that border Selma Township.

Huron-Manistee National Forest

The Huron-Manistee National Forest stretches from Newaygo north and west. The northern part of this forest extends into Antioch Township, but almost covers the full



Townhall, Fire Department, and Office building, Boon Township

extent of Boon Township. As shown on the next page, the national forest covers 57% of the township. The forest area accentuates the rolling hills, making this a beautiful section of the entire area. The many recreational vehicle trails throughout the southern portion of the township draws outdoor enthusiasts to this area.

Inhabitable Areas

The eastern portion of the township, punctuated by the subdivisions that make up the village of Boon where the township hall is located, are the districts where homes are the most buildable. Also, the western portion, where the village of Harrietta lies in a valley surrounded by hills and has sections of residences that continue into Selma Township. There are three platted subdivisions in Harrietta on the Boon Township side. Also, there are three subdivisions on the Lost Pines Resort area, a very nice hidden place in the southern hills of the township. The other subdivisions are in the village of Boon or just outside the village.



Lost Pines Lodge, Resort District, Boon Township



WJPC Master Plan - 2023



Boon Country Store, Boon Township

grow at the same rate as other townships in the area, as shown by the growth from the 2010 Census to today. In 2010, the population was 679 people, whereas by 2017, the total population was 764, or a growth of more than 13%.

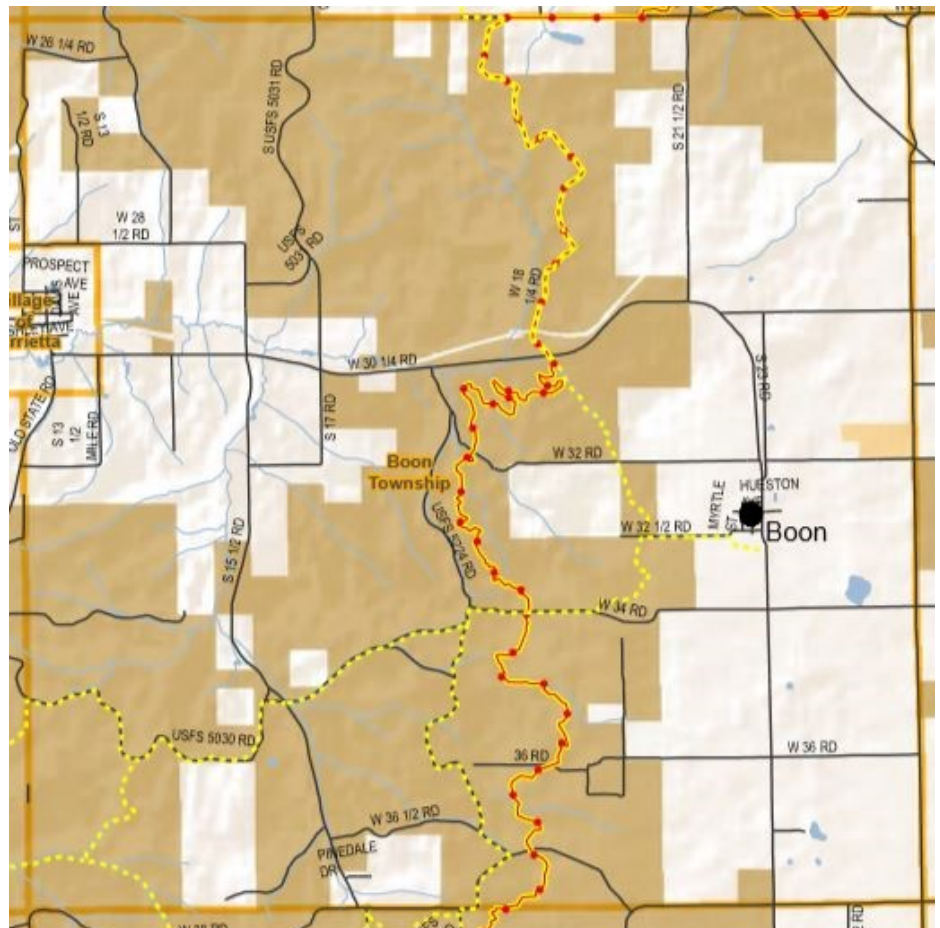
With one Resort District already, Boon Township is ripe with areas for resort development or Planned Unit Development. These types of developments could be used for secondary homes or residents also.

Rural, Plus Bedroom Community

The eastern twelve sections of the township serve to have quick access to the City of Cadillac and its surrounding job market, and, at the same time, provide for a more rural feel than the other townships which surround the city. The western sections, which include Harrietta, still have as much access to Cadillac and Mesick to find an adequate job market for families that wish to remain in a much more rural area than most of the county's residents. The lack of commercial and industrial development in the township helps to continue to provide the most rural setting in which to live.

Population

Boon Township is continuing to



National Forest in brown. Snowmobile trail in yellow. Motorcycle and RV trail in Red.



Slagle Township

The township of Slagle was originally part of Springville Township in 1869. On the 1889 Wexford County Plat Book, the township was still known as South Springville Township and the famous cold creek running through it was named Schlagle Creek.

This township is another example of very rural area where over 82% of the homes are owned by long-term residents and not by renters or transit people. This means that Slagle is a ripe place to either raise a family or come to retire.

Rural With Many Subdivisions

There are twelve subdivisions over this township. Five are in the Caberfae Village area with two more the Caberfae Highlands. So, most of these subdivisions are dependent upon the Caberfae Resort. Still, with the county road system, access to the city of Cadillac is within twenty minutes of these subdivisions, providing easy access for workers who also desire a rural



Townhall and Office building, Antioch Township atmosphere.

National Forest

Like surrounding townships, 57% of Slagle is filled with the Huron-Manistee National Forest. (see map on next page) This forest area continues from Boon Township and also in its western sections connects with Manistee County's national forest, and along Slagle's northern border with Springville Township. The forest offers outdoor recreation and sports for many visitors each year.

Slagle Creek

A cold stream crossing the entire township from east to west from beneath the village of Harrietta to empty into the Manistee River is



Slagle Trout Farm, Slagle Township



The southwest portion of the township is mainly wetlands where some properties are uninhabitable.

South Branch Township

1880 was the beginning of the municipality of South Branch Township, when it was portioned off from Springville Township. It was named after the “South Branch” of the Manistee River which flowed through the southwest portion of its land. That river is now called the Pine River.

Although fewer residents than the other WJPC townships (almost 400), South Branch is one of the most rural of them all. Michigan highway M-55 dissects the northern one-third of the township, while highway M-37 crosses north-south of its far western portion. The township is a crossroads from the southwestern part of the state, and also to the west and the city of Manistee. Thus, its only commercially developed properties are at the corner of these two highways. The development of the commercial building and mud bog property on the northwest corner of that intersection is an example of what a developer has the potential of doing in a



Township Office building, South Branch Township

rural township. The very best example of this, of course, is Caberfae Peaks Resort in the northeast part of the township. As pictured below, this resort district is quite the attraction for skiers in the winter and golfers in the summer. Another example of creativity in development is the annual Hoxeyville Music Festival (next page) which boasts up to 5,000 attendees twice a year for Blue Grass and Country music. This music festival is played out on individuals' properties off of 48 1/2 Road especially designed with a Special Use Permit from the WJPC.



Caberfae Resort, South Branch Township

National Forest

Like surrounding townships, South Branch is replete with the Huron-Manistee National Forest. Almost 68% of its land is encompassed by this forest. This makes for a wonderful area for outdoor recreation across the township. And with the Pine River corridor, even canoeing, boating, and fishing are a large part of the outdoorsmen's repertoire. The forest has isolated many residents from each other. Large parcels are



WJPC Master Plan - 2023



Hoxeyville Music Festival, South Branch Township



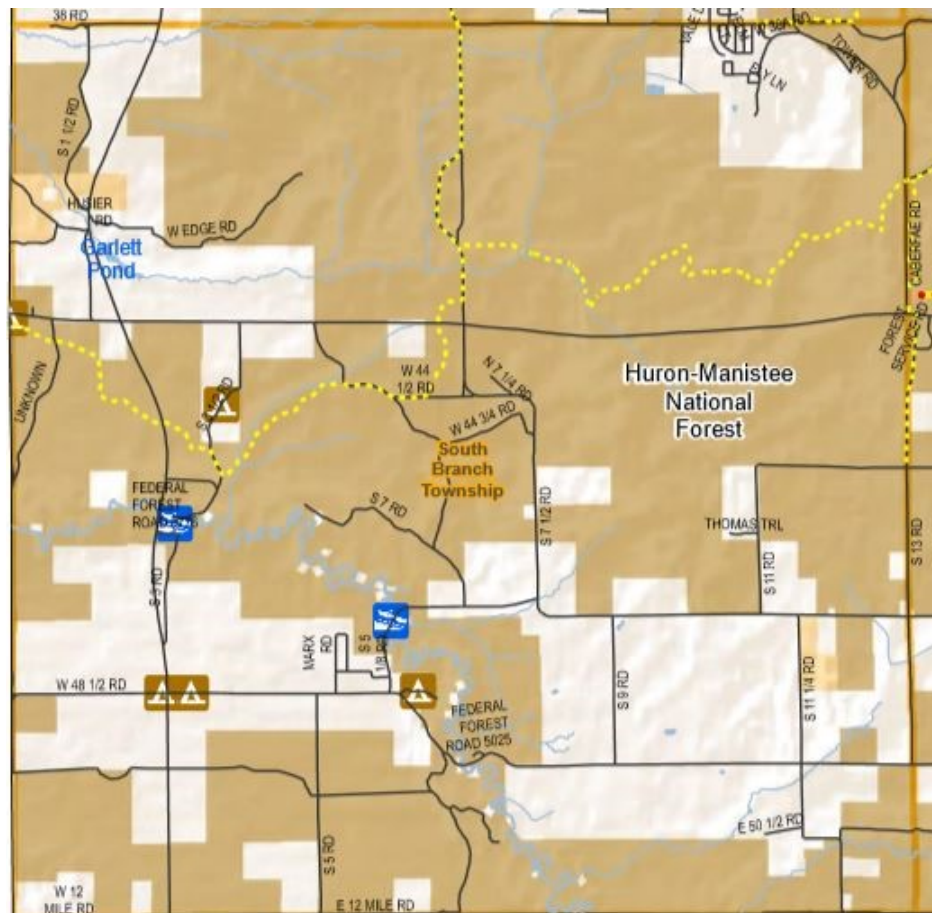
Pine River near Peterson Bridge, South Branch Township

the norm as people find a place away from large populations in the lower part of the state.

Subdivisions

Four of the six subdivisions in the township are the Marx-Ziska Pine View subdivisions in the lower center of the township just south of the Pine River. Of the other two, one is just south of M-55 and the other is part of Caberfae Peaks Resort. These subdivisions are on larger parcels also than normal subdivisions. This gives more of a feel of being rural than regular subdivisions.

As a result of the naturally forested areas, large parcels, and the river, South Branch zoning goals should be to preserve what it already has by way of the attraction its outdoor areas hold for residents and visitors alike.



National Forest in brown. Snowmobile trail in yellow.



4. Lake Mitchell Townships

Introduction

The remaining two townships find similar relationship to each other in at four main ways: sharing Lake Mitchell, being “Bedroom Communities” to Cadillac, having rural areas of national forest, and major areas of designated wetlands.

Lake Mitchell

Nearly half of Lake Mitchell and its subdivisions are located in Selma and Cherry Grove Townships. Many residents, full-time and part-time residents share the lake and its amenities. They also much share in keeping the lake’s environment from destructing. Environmental provisions are built into the Master Plan to keep the lake in its best condition.

Bedroom Communities

Not only does the lake itself draw people, but the closeness to city of Cadillac also invites job-seekers to the area. Both Selma and Cherry Grove Township residents are within ten to fifteen minutes of any part of the city.

Still Much Rural Area

Both townships enjoy very rural areas the farther away from the lake into the outskirts of the townships. Larger parcels of land with much vegetation and even agricultural lands exist just as in the more rural townships in the WJPC.

Wetlands

As seen in the Wetlands Map to the right, both

townships have the most wetland areas in the county. This is due to two factors, the lake and its tributaries, and the townships being the lowest areas in the entire county.



Wetlands Map of Selma and
Cherry Grove Townships
MDEQ Wetlands Map 2007

Selma Township

Beginning in 1869 as part of Colfax Township, Selma became its own township in 1870. Originally named Thorp, after a Civil War hero who lived in the area, the name Selma was given to it by the state legislature. An almost impassable area back then due to the marshes and forests throughout, the city of Clam Lake (renamed Cadillac) and the Big Clam Lake (renamed Lake Mitchell), brought the area into acclaim as a growing lake community supplying lumber and workers to the mills in the city close by.

Lake Mitchell Residential Districts

One of the main zoning assets for the township are the subdivisions which are around and close to the lake. There are 25 subdivisions which form the communities around the north side of Lake Mitchell. Of the other 7 subdivisions, six of those are surrounding other smaller lakes, Pleasant Lake and Woodward Lake. These subdivision areas have seen the most



Lake Mitchell, Selma Township



Townhall and Office building, Selma Township

growth in in last 20 years in the township, growing between 200 to 300 more than the region has grown (Munitrix, Population Trends, 2018). Even figuring normal losses by death and relocation, a positive growth of 400 over these years is a healthy sign of not only stability, but also positive development. A continued similar growth in the future would mean further regulations upon these subdivisions, especially around the lakes to protect the environment of the lakes.

Public vs. Private Land

While traversing the main roads in the township shows residential development, still, much of the township is rural in its nature. Almost 41% is land that is Public Land, mostly made up of the Huron-Manistee National Forest. And over 200 square miles of the national forest in Selma is also considered wetlands, which is township sections 27-29 and 32-34, west of Lake Mitchell. This land is primarily uninhabitable for any development (Confer with Wetlands Map on previous page). This area is also zoned as a Wetland



WJPC Master Plan - 2023

Conservation District. Contained within this conservation district is the Brandy Brook Waterfowl Area.

Bedroom Community

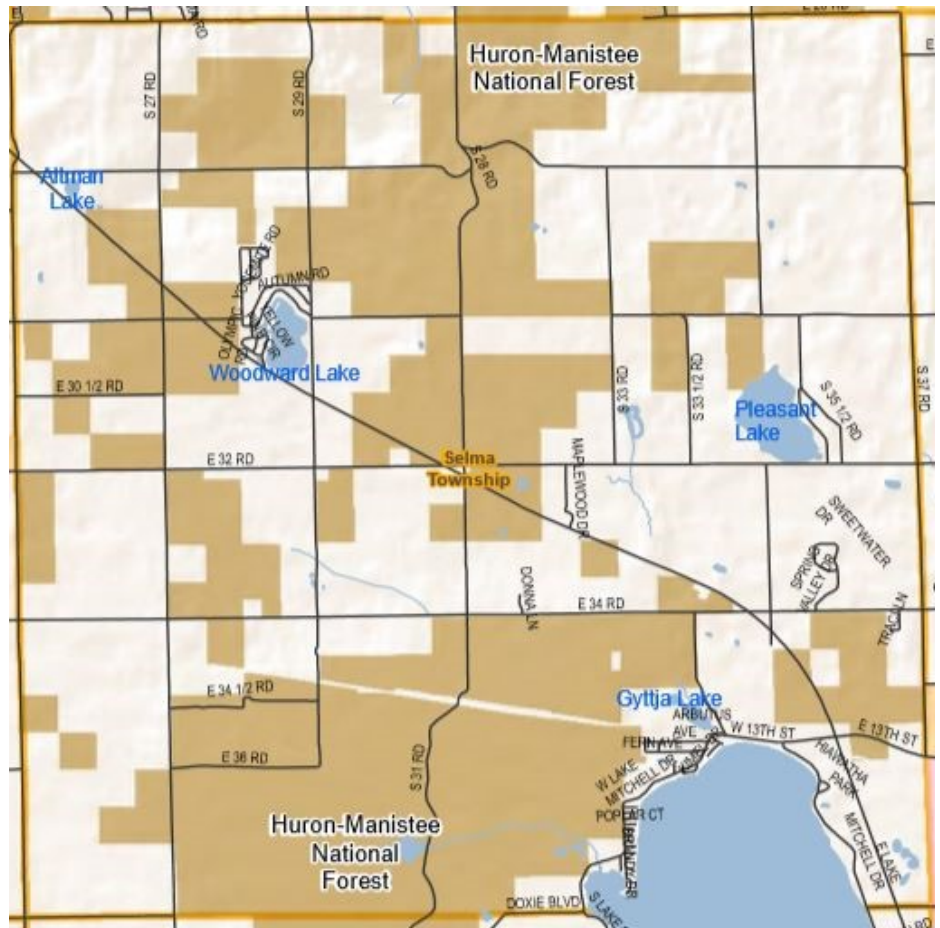
The lakefront subdivisions lend to not only retirement and seasonal resident homes, but also homes for longtime residents who work in the adjacent city of Cadillac. There is easy access into all parts of the city via M-115, M-55, and East 34 Road. The state highway M-115 dissects the township from northwest to southeast going through the center of the township. This holds true to Selma Township being the second largest populated township in the WJPC to its sister township of Cherry Grove.

Wetlands

The blessing of having a large lake for subdivision development, also brings the disadvantage of large amounts of wetlands and wetland soils in an area. The protection of these wetlands is essential to preserve the water quality, stabilize stormwater run-off, recharge groundwater, and provide wildlife habitats. The preservation of these wetlands in their natural state is the highest priority of any Master Plan.

This Master Plan emphasizes the development of a “Green Belt” of natural vegetation and

topographical features around Lake Mitchell and other lakes in the WJPC area which will naturally preserve the water quality and keep chemicals from degrading the lake. Since this “Green Belt” would extend into Cherry Grove Township, the cooperation between the two townships and their residents in purposing the development of this “Green Belt” is highly recommended.



National Forest in brown.



WJPC Master Plan - 2023

Cherry Grove Township

Beginning in 1869 as part of Colfax Township which covered six township areas in the southeast portion of Wexford County, Cherry Grove became its own township in 1872. As with Selma Township, Cherry Grove was an almost impassable area back then due to the marshes, bogs, and forests throughout, the city of Clam Lake (renamed Cadillac) and the Big Clam Lake (renamed Lake Mitchell), brought the area into acclaim as a growing lake community supplying lumber and workers to the mills in the city close by.

Residential Districts

One of the main zoning assets for Cherry Grove Township are the subdivisions which are around and close to the lake. There are a total of 50 subdivisions in the township. Many of them are around Lake Mitchell, with about half of them throughout the M-55 corridor and around the Lakewood on the Green golf course in sections 23 and 26.



Lake Mitchell over Hemlock Park, Cherry Grove Township



Townhall and Office building, Cherry Grove Township

Public vs. Private Land

Although Cherry Grove Township is known to have the most residential developments in the WJPC, still 33% is land that is Public Land, the majority of this Public Land made up of the Huron-Manistee National Forest. And large areas of the national forest in Cherry Grove which covers much of the township area. This land is primarily uninhabitable for any development (Confer with Wetlands Map on previous page). This area is also zoned as a Wetland Conservation District. Contained within this conservation district is the Mitchell Creek Waterfowl Area. This Wetland Conservation District entirely covers section 4, and partially sections 5, 8, 9, 10, and 11. Other Wetlands Conservation Districts are in sections 23, 24, 26, and also section 15.

Bedroom Community

The subdivisions, which primarily are along the M-55 corridor and South 33 Road lend to not only retirement and seasonal resident homes, but also homes for longtime



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Lakewood Golf Course, Cherry Grove Township

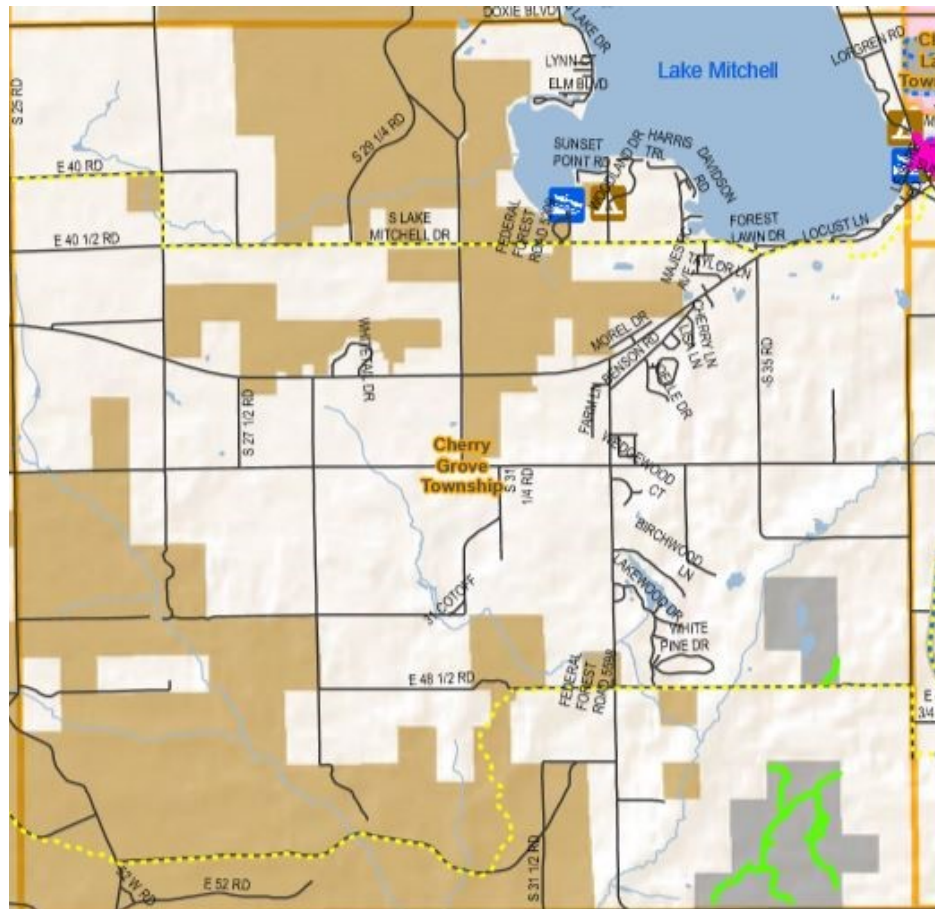
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This Master Plan emphasizes the development of a “Green Belt” of natural vegetation and topographical features around Lake Mitchell and other lakes in the WJPC area which will naturally preserve the water quality and keep chemicals from degrading the lake. Since this “Green Belt” would extend into Selma Township to the north, the cooperation between the two townships and their residents in purposing the development of this “Green Belt” is recommended.

residents who work in the adjacent city of Cadillac. There is easy access into all parts of the city via M-55 to M-115 at Cadillac West. The state highway M-55 dissects the township from west to east going through the upper one-third of the township. This makes Cherry Grove the largest populated township in the WJPC.

Wetlands

The blessing of having a large lake for subdivision development, also brings the disadvantage of large amounts of wetlands and wetland soils in an area. The protection of these wetlands is essential to preserve the water quality, stabilize stormwater run-off, recharge groundwater, and provide wildlife habitats. The preservation of these wetlands in their natural state is the highest

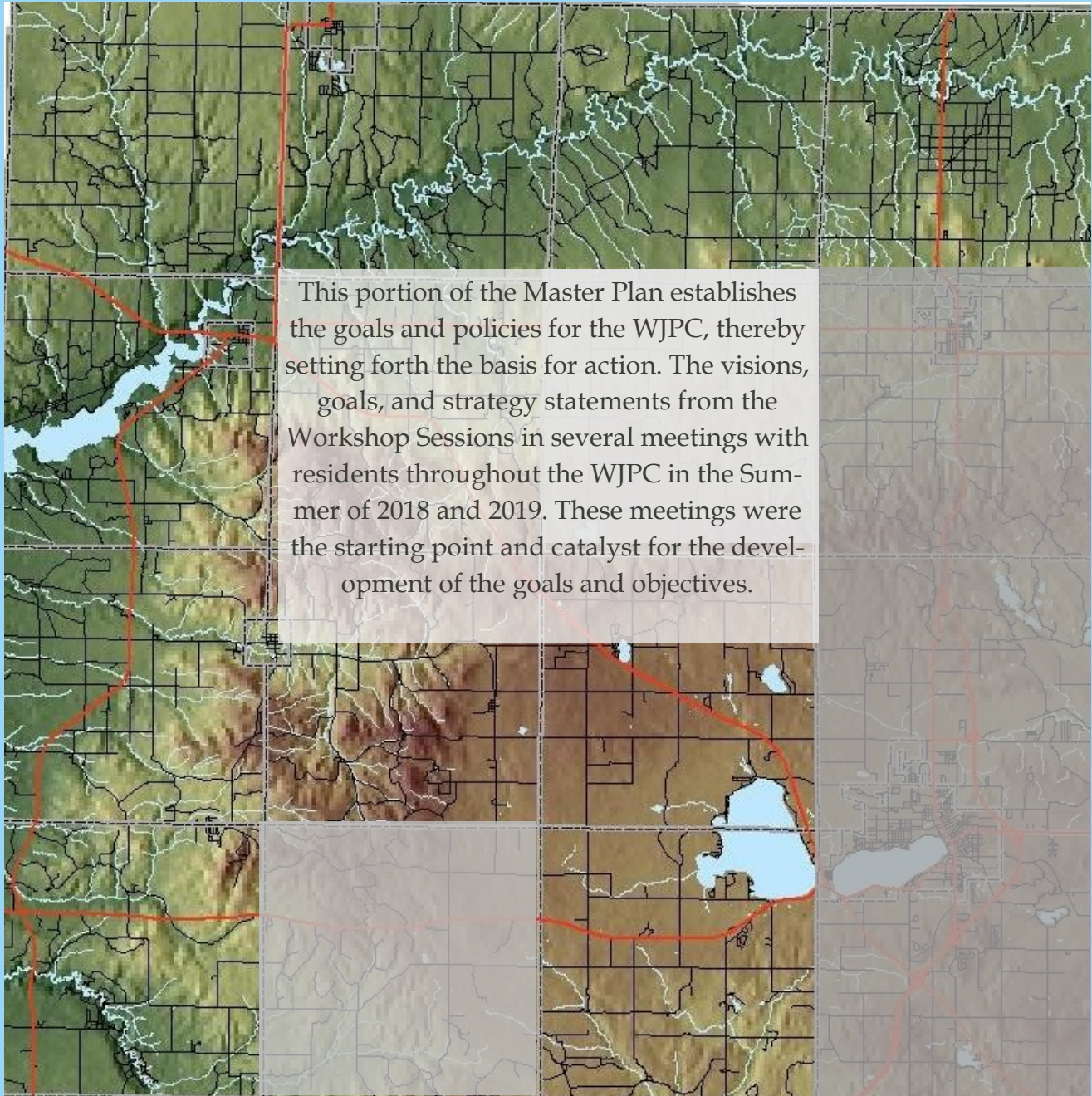


National Forest in brown. Snowmobile trails in yellow. EGLE roads for ORV's in green.



GOALS AND POLICIES

What does the WJPC want in Zoning?



WJPC Master Plan - 2023

Introduction to Goals and Policies

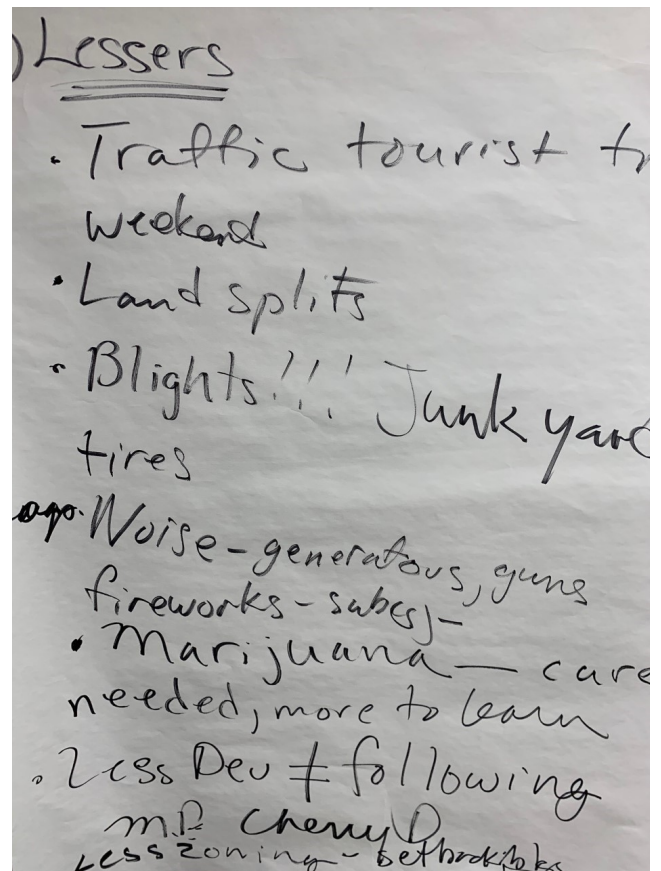
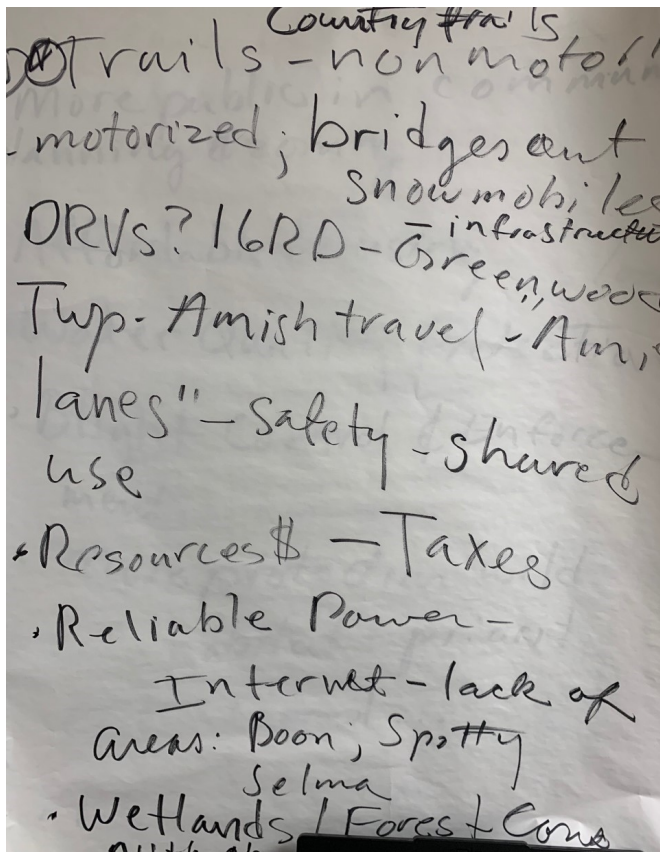
The goals and policies reflect the WJPC communities' concepts and concerns which emerged through the visioning process, and accomplishing the following:

- Give direction to private property owners regarding the physical environment desired by the residents of the WJPC.
- Provide direction for more detailed analysis and eventual changes in existing regulations.
- Establish a framework to assist the Planning Commission of the WJPC and its Staff in assessing the impact of their

planning and zoning decisions.

Goals represent a desired outcome, and objectives are a breakdown of the issues the goals are meant to address. More concrete and action regulations can be found in the Wexford Joint Zoning Ordinance. Goals are organized into the following topics:

- Residential Land Use
- Agricultural and Historic Preservation
- Natural Resource Preservation
- Commercial Land Use
- Transportation



A Master Plan Community Worksheets

WJPC Master Plan - 2023

I. Residential Land Use

GOAL: To preserve rural character and enhance the strong tourism base of the communities while continuing to recognize and plan for future housing needs.

POLICIES:

1. Provide a logical arrangement of residential densities which recognizes the physical and natural characteristics of the land and compatibility with existing land use conditions.
2. Recognize the importance of single family homes and maintain and improve upon conditions that ensure their continued viability and desirability.
3. Increase open space and natural resource preservation between residential developments.
4. Encourage housing styles that meet a variety of needs while still maintaining the existing residential values.
5. Provide alternatives to traditional residential land development patterns that will result in efficient and better arranged land uses, increased open space, and the preservation of natural and rural resources.
6. Always balance the property rights of the individual resident in conjuncture with the property rights of the neighbors.

II. Agricultural and Historic Preservation

GOAL: To recognize the importance of agricultural assets and historic character of the municipalities, and foster preservation initiatives.

POLICIES:

1. Productive agricultural lands (i.e. Wexford, Antioch, Boon Townships, etc.) should be preserved and protected from encroachment by high density residential and commercial land uses.
2. Maintain a minimum overall lot size pattern throughout the majority of the WJPC.
3. Promote awareness and appreciation of each municipality's unique historic and natural assets which are vital to the heritage of the WJPC.
4. Maintain and increase the visual appeal of the WJPC rural roadways in order to preserve its rural character and natural beauty.
5. Ensure current zoning regulations promote historic and rural preservation efforts.
6. Promote the economic benefits of being able to sell a property's development rights either publicly or through private agreements.



III. Natural Resource Preservation

GOAL: To continue to value natural resources recognizing the contribution of these elements to the high quality of life provided to the WJPC residents.

POLICIES:

1. Protection of woodlands and wetlands within the two watersheds in the WJPC.
2. Natural vegetation and topographical features along the rivers and stream corridors and waterways shall be preserved.
3. Agricultural practices shall respect waterways and the natural drainage and run-off patterns associated with them.
4. The protection of wetlands (i.e. Selma, Cherry Grove) is essential to preserve water quality and provide wildlife habitats.
5. At a time of development, three aspects of wetlands protection should be reviewed: the wetland itself, the buffer area around it, and the remainder of the watershed area.
6. The existing land form shall be made a part of land use planning and design. The primary objective is preservation of the natural contours rather than alteration through mass grading. This is to reduce erosion, maintain stability, and control run-off.

IV. Commercial Land Use

GOAL: To maintain and attract a limited number of quality businesses in appropriate areas to serve the needs of residents, contribute to the tax base, and provide jobs.

POLICIES:

1. Concentrate development activities in limited targeted areas.
2. Commercial uses shall be located with direct accessibility to paved thoroughfare and confined to areas having a minimal impact upon adjacent residential areas.
3. Provide for only those commercial land uses that serve the needs of the WJPC residents in their rural communities.
4. Promote excellence in design and architecture in a manner which reflects the best features of the WJPC rural areas.
5. Allow limited commercial and office development to certain main corners along municipal highways and crossroads.
6. Show preference to Cottage Industries (i.e. Amish, Mennonite, others) throughout the WJPC which are important for the overall residents of the WJPC.



V. Transportation (Complete Streets)

GOAL: To help to provide a transportation system which facilitates the safe and efficient flow of traffics, which provides alternatives for pedestrians and bicycles.

POLICIES:

1. In cooperation with the Wexford County Road Commission, help to establish a system which provides smooth traffic flow, relieves congestion, and preserves the rural character of the WJPC area.
2. Consider a pedestrian and bikeway plan linking destination points throughout the WJPC area to promote hiking and trail riding.
3. Allow for the passage of slower vehicles along the roadways (Amish buggies, etc.) which helps the overall plan for zoned rural communities.

NOTE: according to Michigan Public Act (PA) 135 of 2010, a Complete Street provides “appropriate access to all legal users in a manner that promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot or bicycle.



ZONING PLAN

Chapter F11: Master Plan Update

This portion of this Chapter (F11) provides a general zoning plan followed by a brief explanation of the relationship between this Future Land Use Plan and the Wexford Joint Zoning Ordinance. The basis for the establishment of proposed zoning districts is briefly described in Part “F” of this Plan, and a table is provided cross referencing this Plan and with current zoning districts. The final part of this Chapter presents a list of proposed changes to the Wexford Joint Zoning Ordinance for the Zoning Ordinance to more closely conform with this Master Plan. It is done in the format of goals, objectives and strategies.



What is a “Zoning Plan”?

A “zoning plan” is also known as a “zone plan” as described in the Michigan Planning Enabling Act (MPEA) and Michigan Zoning Enabling Act (MZEa). Section 33(2)(d) of the MPEA (M.C.L. 125.3833(2)(d)) requires that a master plan be prepared to serve as the basis for a zoning plan, and Section 305 of the MZEa (M.C.L. 125.3305) requires that a zoning plan be prepared as the basis for a zoning ordinance. A zoning plan must be founded on an inventory of conditions pertinent to zoning in the jurisdiction of the Wexford Joint Zoning Ordinance and the purposes for which zoning has been adopted. The zoning plan must identify zoning districts and their purpose(s), as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises within a zoning jurisdiction. These matters are regulated by the specific terms in the Wexford Joint Zoning Ordinance.

Relationship to the 2003 Master Plan

This Master Plan is intended to guide the Wexford Joint Planning Commission and citizens in making decisions regarding the future land uses. A primary purpose of this Master Plan is to provide guidelines for the

regulation of land within the jurisdiction of the Wexford Joint Zoning Ordinance through the survey of existing conditions, public input to craft a shared vision of what the community should be like in twenty (20) years. This vision is created by the Planning Commission through the analysis of alternatives, as informed by public input and recommendations. This Zoning Plan, along with relevant portions of this Master Plan, is intended to guide member Townships in the implementation of and future changes to the Wexford Joint Zoning Ordinance. The Wexford Joint Planning Commission’s Master Plan (2003) is adopted by this reference and made a part of this Plan.

Zoning Plan Description of Each Zoning District

Schedule of regulations by district that includes at least, building height, lot area, bulk, and setbacks. (Sec. 33(2)(d) (M.C.L. 125.3833(2)(d))

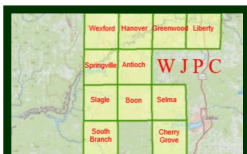
(NOTE: This chart begins on the next page and following.)



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±'

Zoning District	General Purpose	Permitted Uses*	General District Locations	Max. Building Height (feet)	Min. Lot Area Sq. feet	Max. Lot Coverage (%)	Setbacks (feet)
Industrial	Ch F2	Ch F2	Not within WJPC's jurisdiction				
Light Industrial	Ch F2	Ch F2	Not within WJPC's jurisdiction				
Commercial	Ch F3	Ch F3	See Future Zoning Map below	35 ft	20,000 sq ft w/o sewer; 15,000 - 20,000 sq ft w/ sewer; 15,000 sq ft buildable area. 150 min lot width.		Front: 5 to 30 Side: 20 Rear: 60 Waterfront: 100
Highway Commercial	Ch F3	Ch F3	Not within WJPC's jurisdiction				
Office	Ch F4	Ch F4	Not within WJPC's jurisdiction				
Residential (w/ sewer)	Ch F6	Ch F6	See Future Zoning Map below	35 ft	7,000+ sq ft; 7,500 sq ft buildable area. 75 min lot width.	33%	Front: 20 Side: 10-15 Rear: 25 (15) Waterfront: 100
Residential (w/o sewer)	Ch F6	Ch F6	See Future Zoning Map below	35 ft	15,000 sq ft; 15,000 sq ft buildable area. 100 min lot width.	33%	Front: 40(25) Side: 10-15 Rear: 25 Waterfront: 100 Wetland: 50
Resort	Ch F5	Ch F5	See Future Zoning Map below	35 ft	43,560 sq ft; 15,000 sq ft buildable area. 165 min lot width.		Front: 20 Side: 20 Rear: 60 Waterfront: 100 Wetland: 50
Rural Residential	Ch F7	Ch F7	See Future Zoning Map below	35 ft, w/ exceptions for farm buildings	43,560 sq ft; 20,000 sq ft buildable area. 165 min lot width.		Front: 50 Side: 30 Rear: 50 Waterfront: 100 Wetland: 50



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Forest Conservation	Ch F8	Ch F8	See Future Zoning Map below	35 ft, w/ exceptions for farm buildings	20 acres (w/ open space exceptions). 1 acre buildable area. 165 min lot width.		Front: 50 Side: 30 Rear: 50 Waterfront: 100 Wetland: 50
Ag-Forest Production	Ch F8	Ch F8	See Future Zoning Map below	35 ft, w/ exceptions for farm buildings	1 to 2 acres, or more than 40 acres (w/ sliding scale exceptions). 1/2 acre buildable area. 165 min lot width.		Front: 50 Side: 30 Rear: 50 Waterfront: 100 Wetland: 50
Wetland Conservation	Ch F9	Ch F9	See Future Zoning Map below	35 ft	1 to 2 acres, 15,000 sq ft buildable area. 165 min lot width.		Front: 50 Side: 30 Rear: 50 Waterfront: 100 Wetland: 100
Big Manistee & Pine River	Ch F9	Ch F9	See Future Zoning Map below	35 ft	80,000 sq ft and 400 ft from river. 1/2 acre buildable area. 165 min lot width.		Front: 50 Side: 30 Rear: 50 Waterfront: 100 (w/ bank height exceptions) to 150 not in flood plain Wetland: 100
Overlay Districts	Ch F8	Ch F8	See Future Zoning Map below	See other plans, e.g., airport plan			
Transition Areas	Ch F10	Ch F10	See Future Zoning Map below	See application to Selma & Cherry Grove Twps. Otherwise not within WJPC's jurisdiction.			

***General land use categories include: single-family residential, multi-family residential, commercial, office, industrial, agricultural, forestry and mining.**



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Future Land Use, Future Zoning, & Current Zoning Comparison

The MPEA requires a description of each zoning district, and a proposed zoning map.

As required by Section 33(2)(d) of the MPEA, this section and table describe how land use categories within the future land use map relate to the zoning districts shown on the zoning map and future zoning map.

Future Land Use	Current Zoning
<i>Looking at the next 20 years.</i>	<i>As of January 1, 2016, as amended.</i>
Industrial (Ch F2)	Not found in the Jurisdiction of the Wexford Joint Planning Commission. It is found in the cities of Manton, Cadillac, and village of Buckley.
Commercial (Ch F3)	Commercial (§5501 et seq.)
Office/Service (Ch F4)	Not found in the Jurisdiction of the Wexford Joint Planning Commission. It is found in the township of Clam Lake.
Resort (Ch F5)	Resort (§5101 et seq.)
Residential (Ch F6)	Residential R-1 (§4301 et seq.) Residential R-2 (§4601 et seq.)
Rural Residential (Chapter F7 of the Plan)	Rural Residential (§3701 et seq.)
Agricultural-Forest Production (Ch F8)	Forest Conservation (§3601 et seq.) Agricultural-Forest Production (§3001 et seq.)



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Special and Unique Areas (Ch F9)	Wetland Conservation (§2501 et seq.) Manistee and Pine River Corridor (§2001 et seq.) Lake Mitchell Overlay (§7201 et seq.) Lake Shoreline Overlay (§7301 et seq.) River Overlay (§7401 et seq.) Scenic Road Overlay (§7501 et seq.)
Transition Areas (Ch F10)	See urban growth boundaries within this Master Plan
Wellhead Protection Plan(s)	Wellhead Protection Overlay (§ 7501 et seq.)
Airport Master Plan	Airport Overlay (§7801 et seq.)

Rezoning Criteria

The following are the standards or criteria to be used when considering zoning amendments (i.e., “rezonings”). Three (3) standards below shall be found to have been met for a zoning amendment to receive favorable recommendation for adoption by the Wexford Joint Planning Commission.

1. The change is consistent with the application of “Transition Areas” (Ch F9), if applicable. (If answer is “yes,” rezoning is supported (may need to first amend this Master Plan).
2. The change is consistent with both the policies and the uses proposed for that geographic area in this Master

Plan. (If answer is “yes,” rezoning is supported (may need to first amend this Master Plan).

3. The change to the zoning ordinance is consistent with other aspects of the Master Plan, including but not limited to the “Future Land Use Plan.” (If answer is “yes,” rezoning is supported (may need to first amend this Master Plan).

A preponderance of the remaining standards, if applicable, (i.e., numbers 4-13) shall also be met for a zoning amendment to receive a favorable recommendation for adoption by the WJPC. Failure to meet any of the following standards may also constitute adequate reason for recommending denial of a rezoning request.



4. The parcel in question can already be used for any permitted use under current zoning. (If the answer is no, rezoning is supported).
5. Uses within proposed rezoned area are compatible with other permitted and social uses in the same zoning district. (If the answer is yes, rezoning is supported).
6. If the proposed change is to the zoning map, would it be more appropriate to amend the zoning ordinance to add the proposed use to an existing zoning district either as permitted or special use? (If the answer is no, the rezoning/map change is supported).
7. The location of the proposed rezoning is appropriate for all of the range of uses permitted and special uses in the zoning district. (If the answer is yes, the rezoning is supported).
8. The proposed zoning change is compatible with the districts, existing land uses, and trends in that area. (If answer is yes, the rezoning is supported).
9. All possible land uses in the proposed zoning change are equally or better suited to the area than the current uses. (If answer is yes, the rezoning is supported).
10. If the proposed change is to the zoning map, and the change results in “spot zoning.” (If the answer is no, the rezoning is supported).
11. Any development possible (i.e., permitted use and special uses) in the new zoning district can be adequately serviced by public utilities and services. (If the answer is yes, the rezoning is supported).
12. Any permitted or special use within the proposed zoning change creates a greater negative impact on the surrounding area than the uses allowed under the current zoning. (If the answer is no, the rezoning is supported).
13. There is vacant land in the the jurisdiction of the WJPC (or Cadillac area and/or Wexford County) already zoned for the proposed use. (If the answer is no, the rezoning is supported).

Proposed Zoning Map and Transition Rules

Below is a future zoning map for the Wexford Joint Zoning Ordinance. The future land use map and thus the future zoning map are dynamic, and there can be transition or change according to the following rules:



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The parcel/area is adjacent to the following Future Land Use:	and/or the parcel/area is adjacent to the following Zoning District:	The first choice is rezone to:	The second choice is to rezone to:	Then a third choice may be rezoned to:
Industrial (Ch F2)	None	Commercial (§5501 et seq.) when need is demonstrated	Rural Residential (§3701 et seq.) when need is demonstrated	None
Commercial (Ch F3)	Commercial (§5501 et seq.)	Residential R-2 (§4601 et seq.)	Residential R-1 (§4301 et seq.)	Rural Residential (§3701 et seq.)
Residential (Ch F6)	Residential R-2 (§4601 et seq.) Residential R-1 (§4301 et seq.)	Residential R-1 (§4301 et seq.) if w/ sewer Rural Residential (§3701 et seq.)	Rural Residential (§3701 et seq.) if w/ sewer Commercial (§5501 et seq.)	None
Rural Residential (Ch F7)	Rural Residential (§3701 et seq.)	Forest Conservation (§3601 et seq.)	Agricultural- Forest Production (§3001 et seq.)	None
Agricultural- Forest Production (Ch F8)	Forest Conservation (§3601 et seq.) Agricultural- Forest Production (§3001 et seq.)	Agricultural- Forest Production (§3001 et seq.) Forest Conservation (§3601 et seq.)	Rural Residential (§3701 et seq.)	None
Special and Unique Areas (Ch F9)	Wetland Conservation (§2501 et seq.). Manistee and Pine River Corridor (§2001 et seq.)	None	None	None

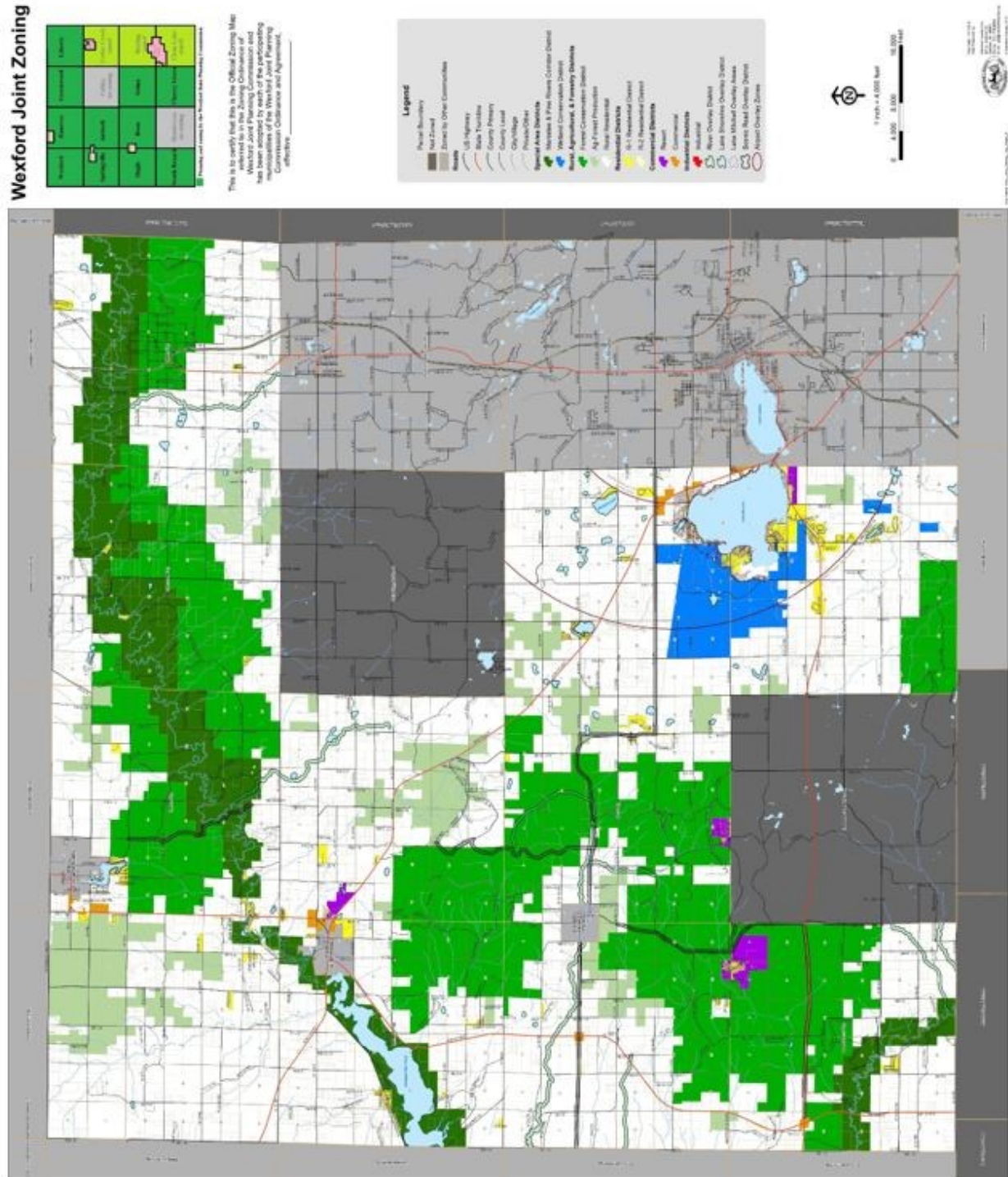
Proposed Zoning Changes

This section presents a list of proposed and

needed changes to the existing Wexford Joint Zoning Ordinance which are desirable to make in order for the Zoning Ordinance to more closely conform with this Plan and as necessary to remain consistent with current law.



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EXPECTED RESULTS

- | | |
|---|---|
| <ul style="list-style-type: none"> • A modern zoning ordinance in effect resulting in better land use management. | <p>review of zoning, lot splits/plats, planned unit developments and site-condominium projects.</p> |
| <ul style="list-style-type: none"> • The vision of this Plan for the future of the jurisdiction of the WJPC becomes a reality. | <p>53</p> |

COMMUNITIES' PROFILE

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



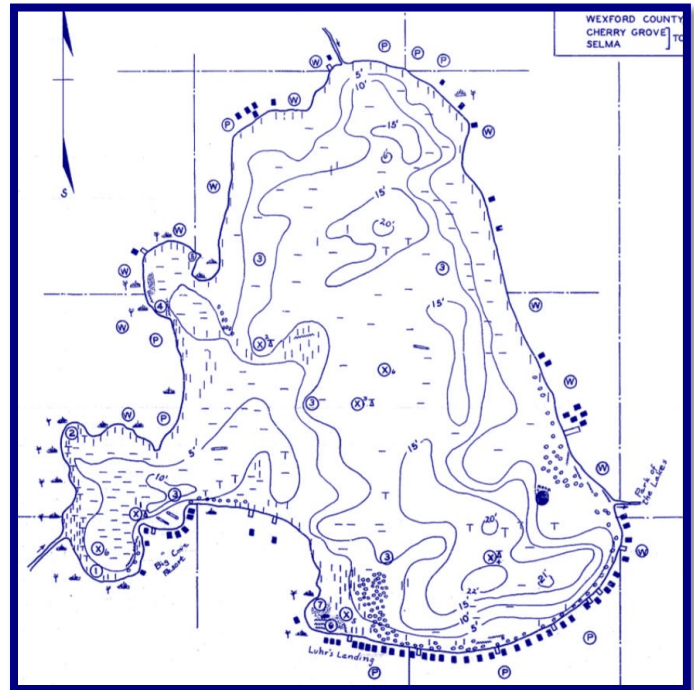
Roll of Master Plan Demographics

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



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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 show 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



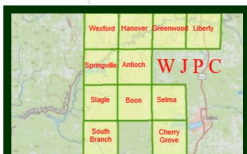
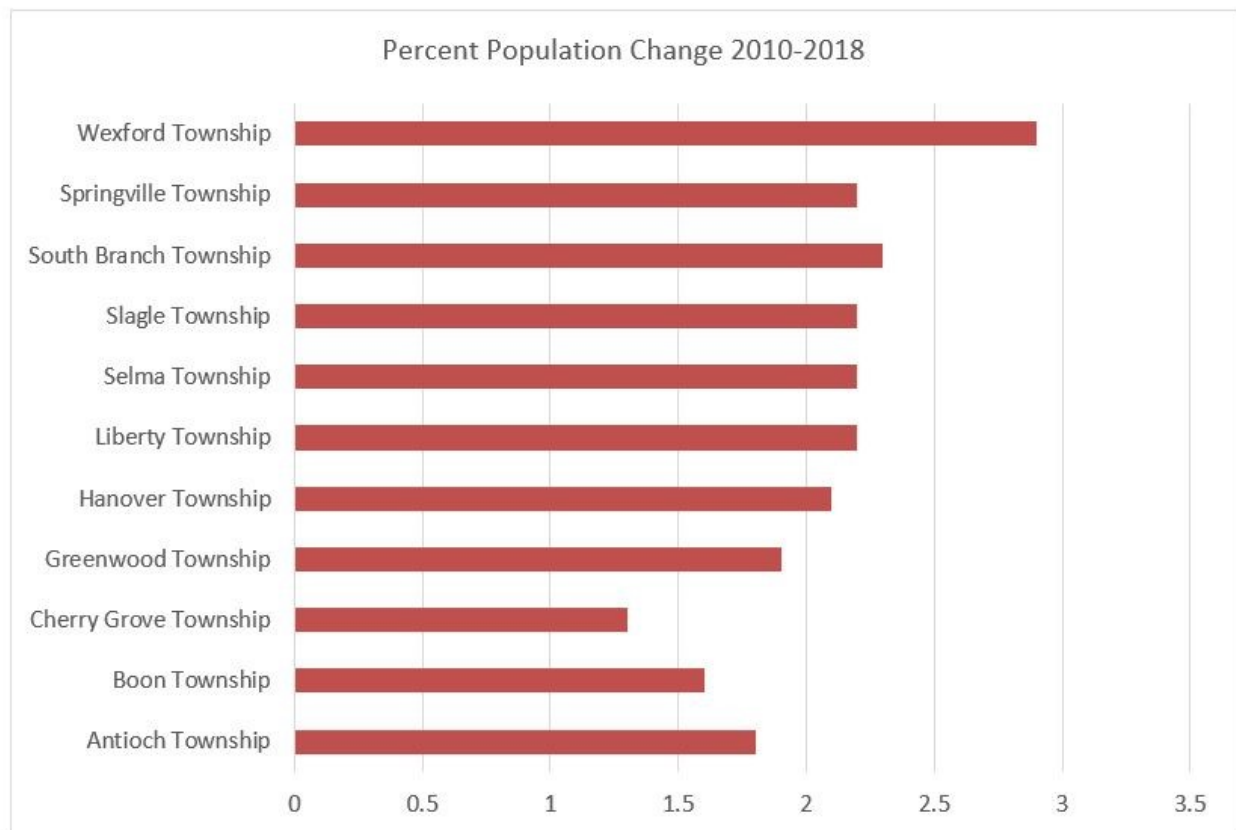
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Table 1 Population, 2010-2018

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	2010	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, 2010-2018



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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.¹ 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
Total Population	30,484	100	32,915	100.0	2,431	8.0

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
Total Population	810	100	865	+/-2.7	55	6.8

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	-
Total Population	670	100	760	2.2%	90	13.4

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
Total Population	2328	100	2099	100%	-219	-9.4

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
Total Population	542	100	620	100	14.4	78

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
Total Population	1200	100	1634	100	434	36.2

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
Total Population	800	100	959	100	159	19.9

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

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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
Total Population	1915	100	2313	100	398	20.8

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
Total Population	569	100	508	100	-61	-10.7

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

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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
Total Population	330	100	295	100	-35	-10.6

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
Total Population	1673	100	1743	100	70	4.2

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

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Table 14 Age Distribution of Wexford Township, 2000-2017

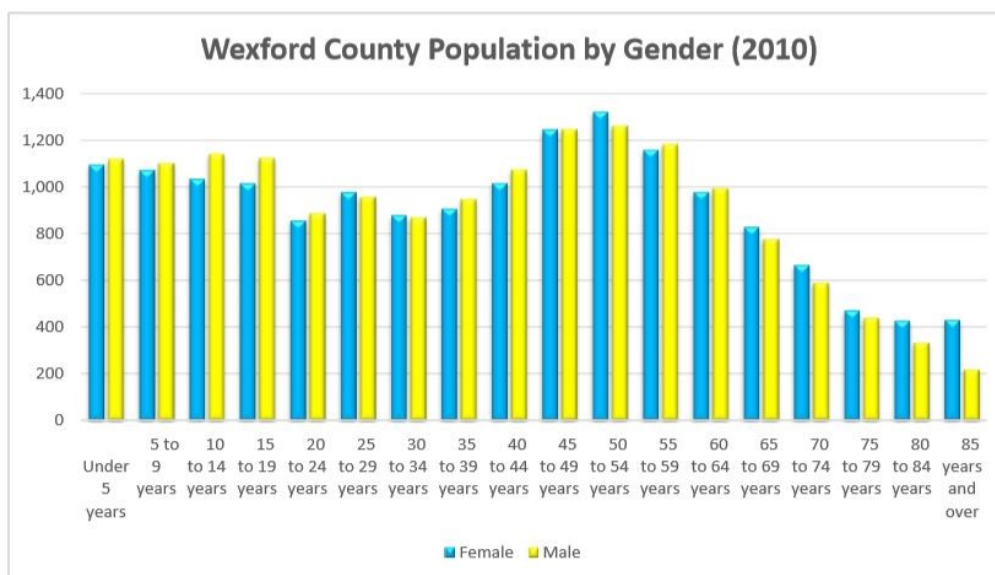
	2000		2017		Change 2000 to 2017	
	#	% of total	#	% of total	#	% change
5 and under	57	7.1	49	5.3%	-8	-14.0
5 to 9	70	8.8	74	8.1%	4	5.7
10 to 14	77	9.6	52	5.7%	-25	-32.5
15 to 19	51	6.4	45	4.9%	-6	-11.8
20 to 24	41	5.1	42	4.6%	1	2.4
25 to 34	95	11.9	115	12.5%	20	21.1
35 to 44	134	16.8	90	9.8%	-44	-32.8
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
Total Population	798	100	919	100	121	15.2

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



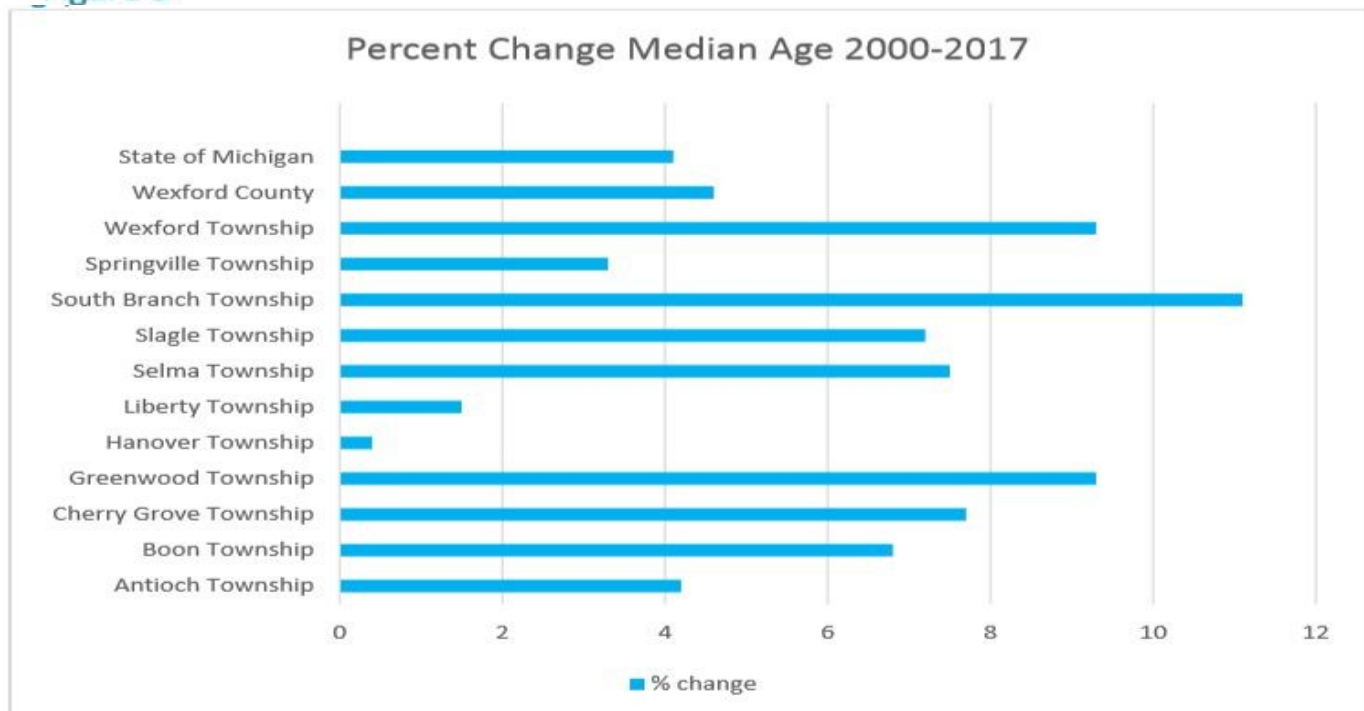
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Table 15 shows that Wexford County's median age is aging and is slightly higher and has increased more over time than in the state overall. South Branch Township showed the most change in the median income, increasing by 11% while Hanover Township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

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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%
Total Population	30,838	100	33,529	100

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%
Total Population	817	100	882	100

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%
Total Population	679	100	764	100

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

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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%
Total Population	2,301	98.8	2,065	98.4%

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%
Total Population	549	100	623	100

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%
Total Population	1219	100	1661	100

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

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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%
Total Population	809	100	971	100

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%
Total Population	1932	100	2344	100

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%
Total Population	571	100	511	100

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

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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%
Total Population	1692	100	1790	100

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%
Total Population	335	100	297	100

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	5.3%
African	5	0.6	11	8.1%
Native American or Alaskan	21	2.6	27	5.7%
Asian	1	0.1	3	4.6%
Native Hawaiian	0	0.0	0	12.5%
Some other race	3	0.4	0	9.8%
Total Population	810	100	948	100

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

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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

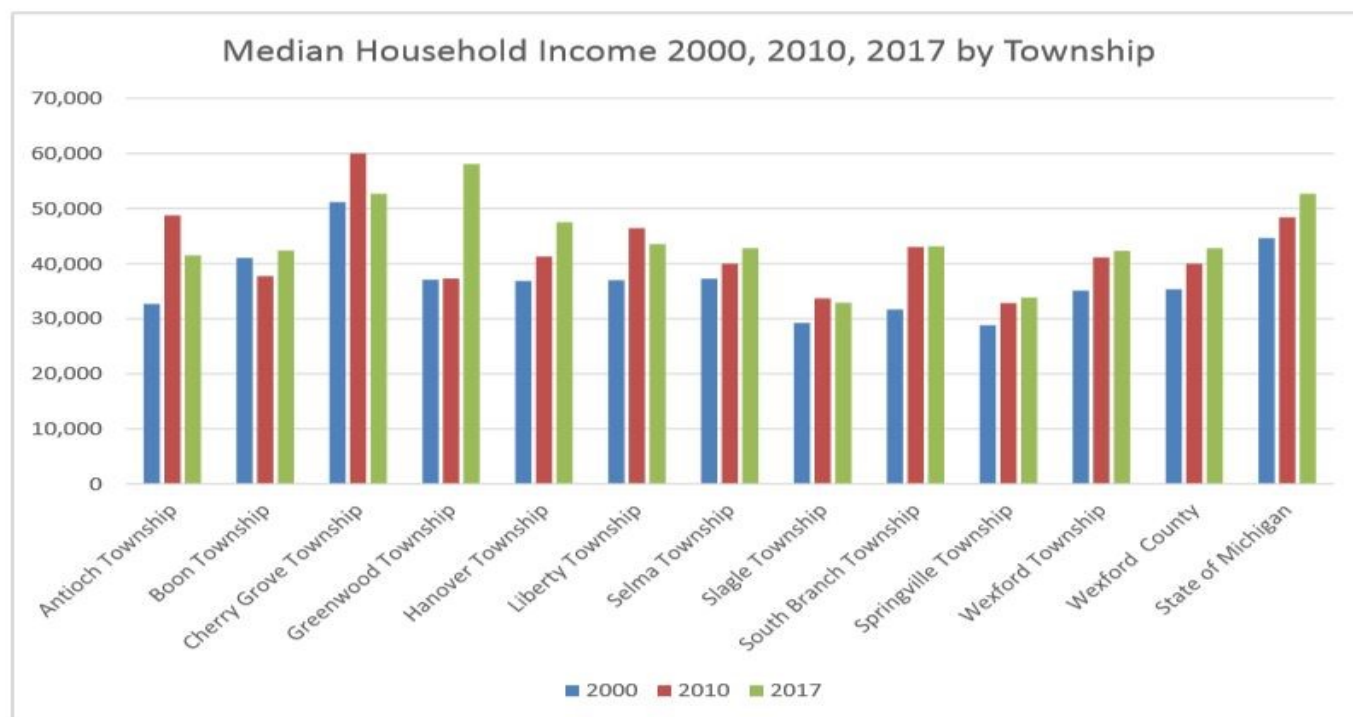
Table 28 Median Household Income (\$)

	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 (\$)



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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

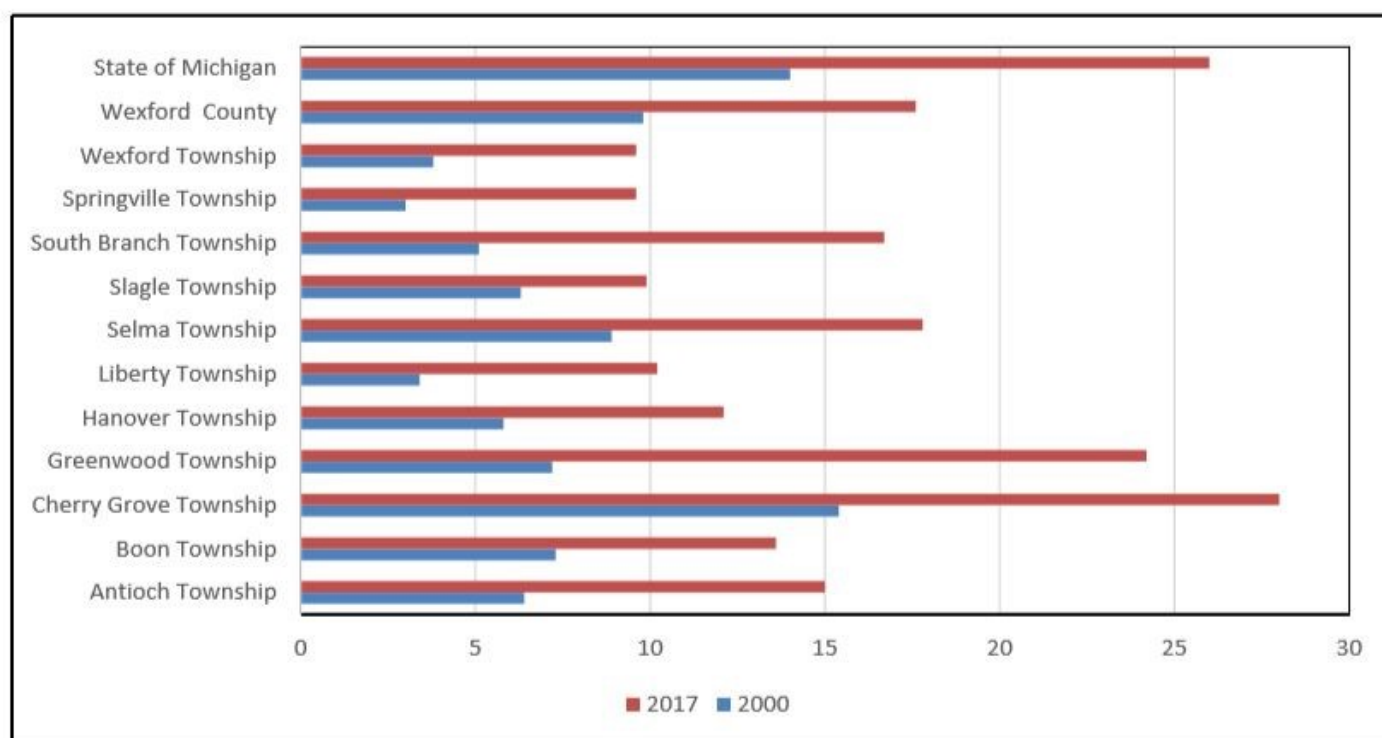
Bachelor's Degree or higher in each of the 11 Townships, Wexford County, and the State of Michigan overall. Each of the 11 Township's show an increase in the percentage of the population 25 years and over with at least a

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)



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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.

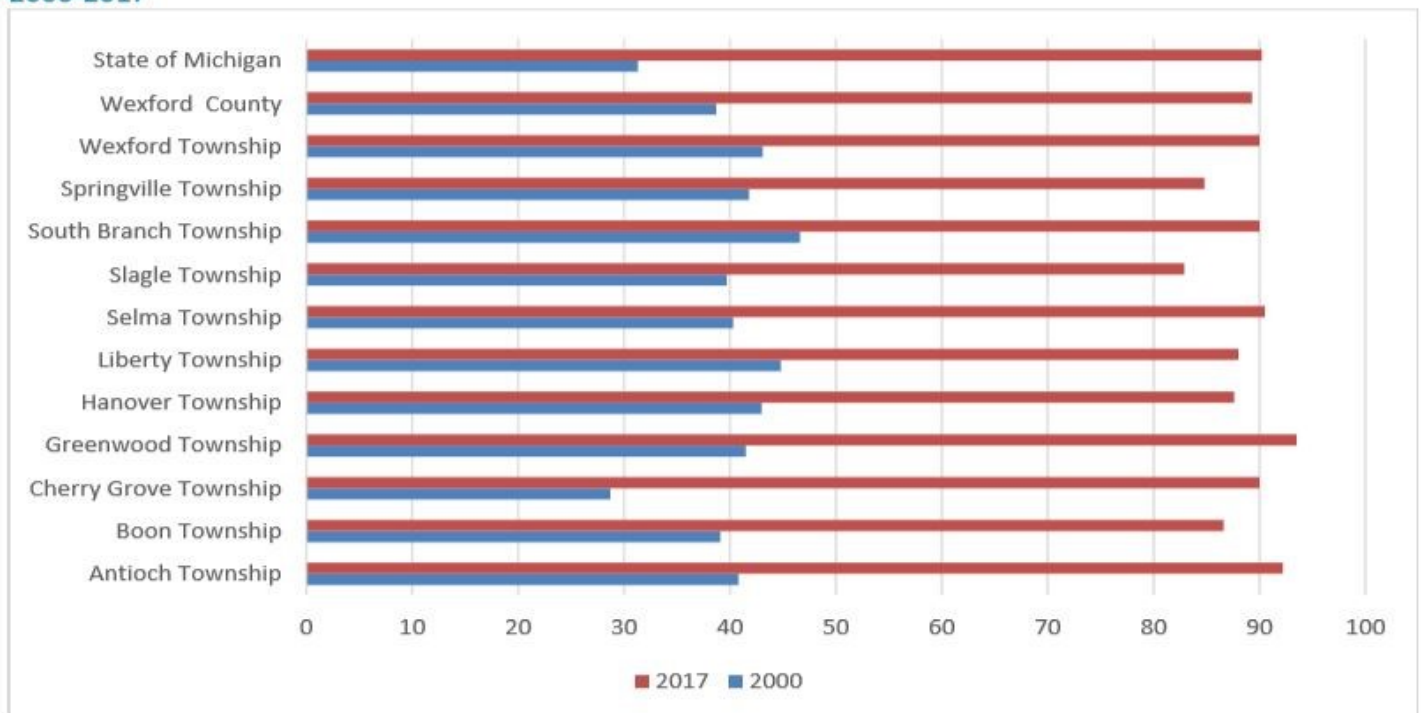
Townships, Wexford County, and the State of Michigan overall. Each of the 11 Township's show a significant increase in the percentage of the

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

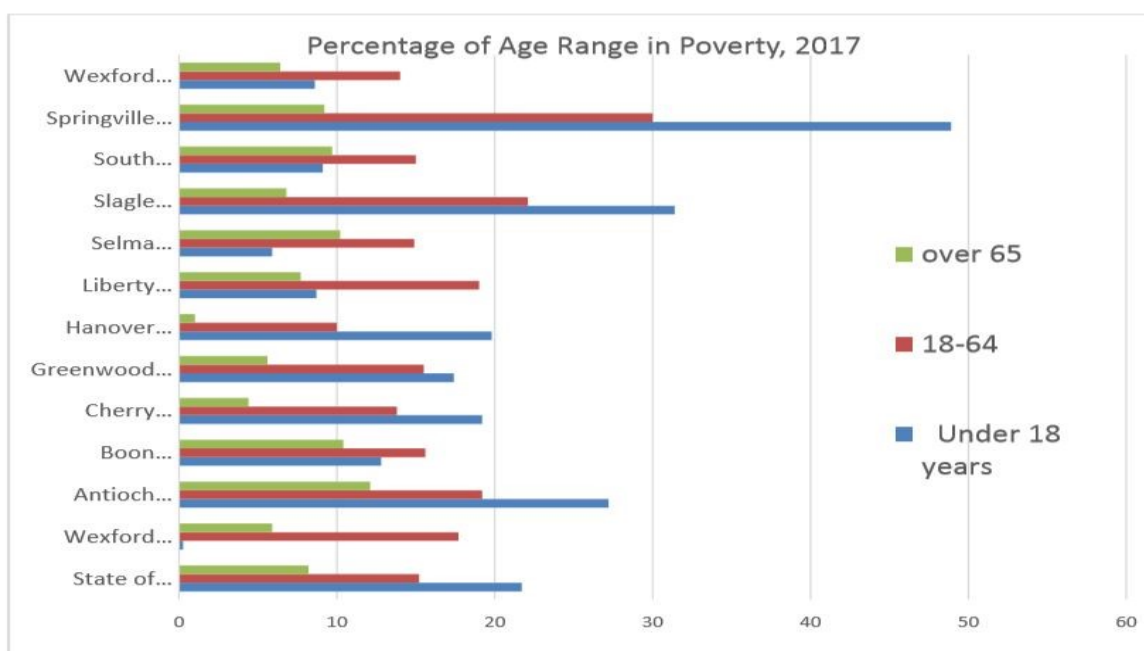
	#	2000	#	2017	% change
		% of total		% of total	
Antioch Township	74	9.7	175	20.2	81.8
Boon Township	48	7.2	106	14.1	120.8
Cherry Grove Township	134	5.9	268	12.8	100.0
Greenwood Township	68	12.3	89	14.5	30.9
Hanover Township	70	5.8	199	12.2	184.3
Liberty Township	72	9.2	144	15.1	100.0
Selma Township	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



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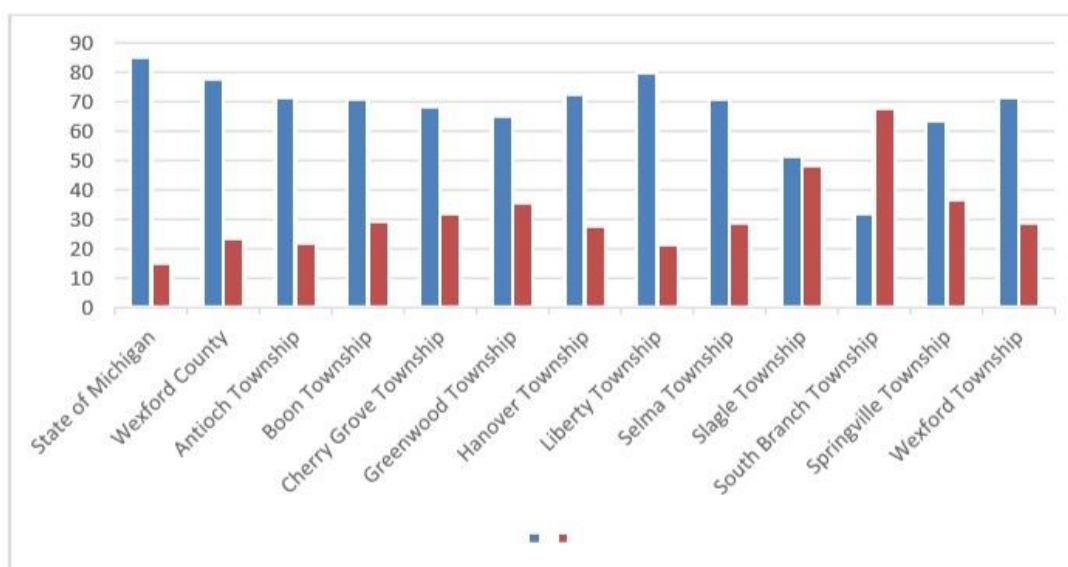
Housing Measures

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

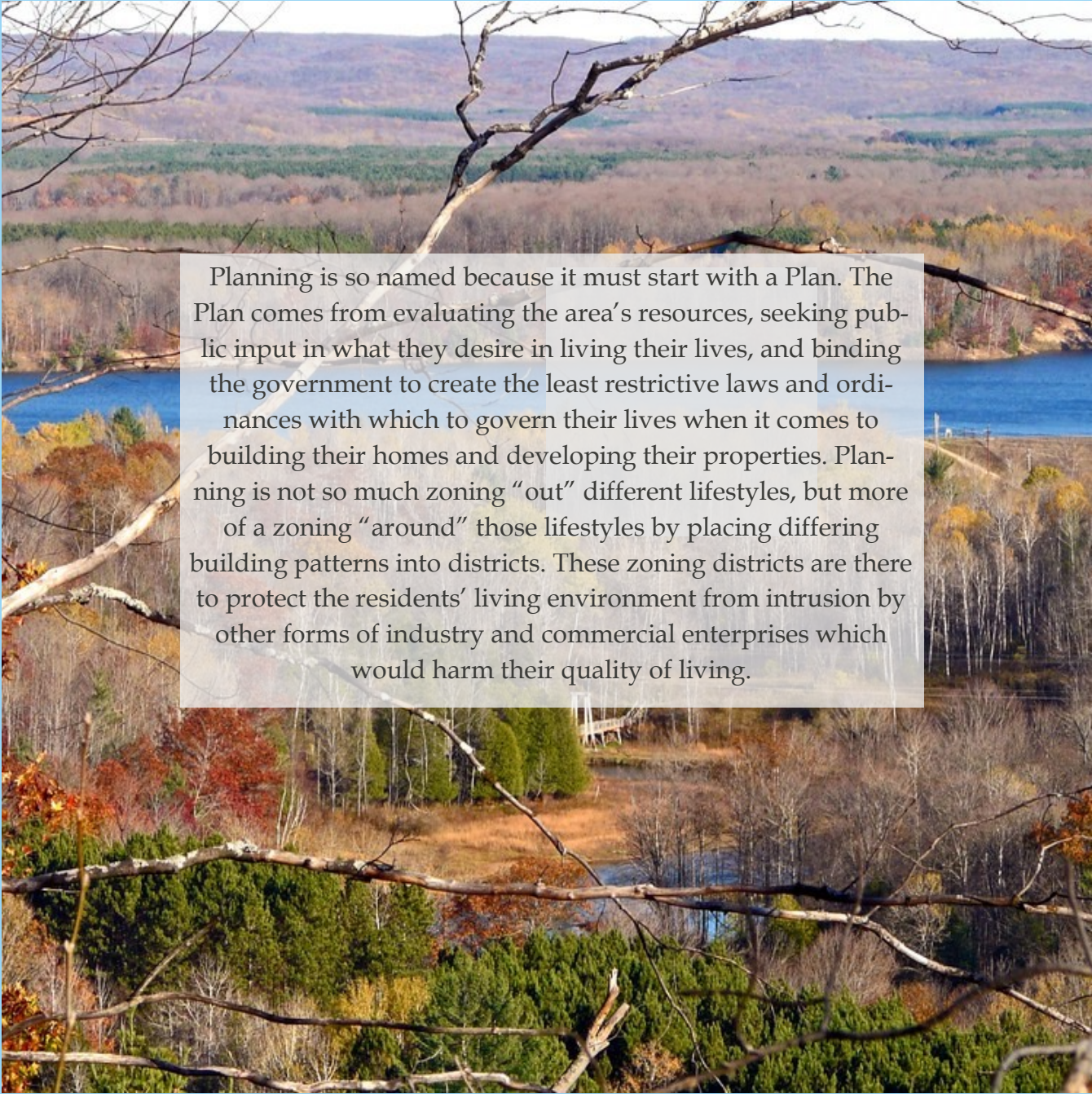
This section of the Master Plan provides a description of the community by analyzing and summarizing the demographic composition of Wexford Joint Planning Commission (WJPC) including 11 Townships. The fastest growing age groups in Wexford County between 2000 and 2017 are the Seniors (aged 55+ years). 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%.

Natural & Built Environment

What is the “Plan” of Planning and Zoning



Planning is so named because it must start with a Plan. The Plan comes from evaluating the area’s resources, seeking public input in what they desire in living their lives, and binding the government to create the least restrictive laws and ordinances with which to govern their lives when it comes to building their homes and developing their properties. Planning is not so much zoning “out” different lifestyles, but more of a zoning “around” those lifestyles by placing differing building patterns into districts. These zoning districts are there to protect the residents’ living environment from intrusion by other forms of industry and commercial enterprises which would harm their quality of living.



The Fundamentals

There are nine fundamental principles that underlie the goals, objectives and policies of this Master Plan. These are:

1. Scenic character should be preserved or enhanced in the WJPC area.
2. Natural resources of the WJPC area should be protected from inappropriate use or conversion.
3. The natural environment of the WJPC area should be protected.
4. The economy of the WJPC area should be built on renewable natural resources.
5. Future development should primarily take place in the urban areas of cities and villages of Wexford County.
6. Future land use, zoning, land divisions and infrastructure decisions should be made consistent with this Plan.
7. A strong effort should be made to achieve

improved intergovernmental cooperation with other adjacently zoned and non-zoned municipalities in Wexford County.

8. The vision of this Plan must be achieved without violating constitutionally protected property rights.
9. Preservation of the scenic character in the WJPC area is both dependent upon and supports most of the economic base in the WJPC jurisdiction municipalities.

A Distinct Area, a Distinct Plan

The WJPC area has a mostly rural distinction to it. This means that the WJPC should emphasize the rural enhancements of the zoning districts and de-emphasize industrial development and heavy commercial properties. Being rural-minded, for example, shows how important Resort areas are to our Plan. And the policies of our zoning ordinance should encourage more resorts and Planned Unit Developments.

Rural Residential areas are well defined as those areas where people are wanting to live more private lives. These residents are not wanting urban development of a commercial nature.

Agriculture and Forest Production areas are established to protect areas with prime farmlands, to preserve existing farms, and protect and maintain forested tracts for forest products, recreational and wildlife habitat.



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The goals are to protect environmentally significant areas and sustain (and enhance) tourist-based development while protecting the natural features of the area. Those include all the historic, cultural, scenic and recreational features which we all enjoy.

Therefore, because the WJPC is unique in its makeup, with 95% of its area rural in nature, large portions of the previous and antiquated County Master Plan and Zoning Ordinances, which include major cities and villages, are no longer considered viable in this Master Plan.

As a result, zoning in the WJPC constantly needs updating and revising to meet the needs of its full constituency. Revising the zoning ordinance should immediately follow the adoption of this plan.

Particulars

First, there is a consensus in rural areas to maintain the characteristics that attract many to this area. Primarily, the maintenance of clean waterways and the scenic quality of the WJPC area.

Second, the Plan calls for the protection of groundwater, and wise management of surface water features and local zoning provisions to protect water quality.

Third, tourism is vitally understood as core to the entire WJPC area. The WJPC goal is to enhance tourist-based economic growth and



development. This starts with the recognition of our finest asset of National and State Forests which make up half (50%) of WJPC's land area.

Fourth, more emphasis is placed on highways and rurally-situated roads, and less emphasis is placed upon streets, sidewalks and sewer systems.

Fifth, housing is concentrated in fewer areas than the previous Master Plan, and more emphasis is placed upon rural housing with larger plats and tracts of land. Therefore, Cottage Industries are more essential in those rural areas than in urban areas.

9 Fundamental Principles Expanded

1. Scenic character should be preserved or enhanced in the WJPC area. The natural character of the landscape within the WJPC area combines to create a scenic quality that is of ultimate value to the residents and visitors of the area. This scenic character is the source of the economic base of the area: farming, forestry, recreation, and tourism. This



character of the land must be preserved as any future land use change occurs. This preservation is non-optional to reaching the major goals, methods, and policies in this Plan. Where appropriate, this Plan would encourage the requirements of visual buffers, scenic character landscaping, and appropriate signage. Even Commercial properties can enhance the landscape through carefully planned capital improvements.

2. Natural resources of the WJPC area should be protected from inappropriate use or conversion. Forested hillsides, farmlands, wetlands, rivers, and lakes provide the natural landscape background across most of the WJPC. These land qualities attract thousands of seasonal residents and tourists. Much of this land - almost 50% of it - is in public ownership and offers the most outstanding hunting, fishing, hiking, and a wide range of other recreational activities. Managed harvests of forests contribute lumber, fiber, and fuel to support our rural culture. Agricultural land is principally row crops, cattle, or dairy production. Forestry, agriculture, tree farms, tourism and recreation have historical roots in the WJPC area and contribute to its economic base. Each of these industries requires a substantial amount of land. Preserving these industries means preserving the land where these industries grow.

3. The natural environment of the WJPC area should be protected. The already natural cleanness of the air, water, and soil of the WJPC area is a natural asset of great importance. The lakes, rivers, streams,

wetlands, and flood plains are important parts of this natural environment which contribute greatly to the scenic quality of the landscape. This environment supports abundant fish and wildlife populations. The quality of the natural environment is a significant feature in attracting people to this area. This environment must be protected to sustain the scenic quality and economic potential of this area.

4. The economy of the WJPC area should be built on renewable natural resources. A renewable natural resource is a source that cannot be depleted and are able to supply a continuous source of energy. Agriculture, forestry, recreation, and tourism are major parts of the economic base of the WJPC area. They are a significant part of the local quality of life. Also, they are tied to renewable resources. Maintaining this local economy requires maintaining the renewable natural resources of the area.



Circa. 1927 - WJPC Area Forest Devastation

5. Future development should primarily take place in the urban areas of cities and



villages of Wexford County. The natural rural areas in the WJPC should plan to have new commercial, industrial, and dense residential uses constructed in the urban growth areas around the cities of Cadillac and Manton, and the villages of Mesick, Buckley, and Harrietta. These areas to include portions of the WJPC in places adjacent to these cities and villages and are basically service areas to the urban areas. This only makes sense when wanting our rural areas to remain pristine for residents and visitors alike. The WJPC should allow these service areas to grow more with public sewer and water where it is cost-effective to do so. But these services should not be extended beyond these urban service areas during the life of this Plan. Outside the service areas, development should only occur in small clusters so as to maximize the amount of open space around them.

6.Future land use, zoning, land divisions and infrastructure decisions should be made consistent with this Plan. The vision of this Plan takes into consideration the zoning regulations of the villages in our area. Villages like Harrietta, Mesick, and Buckley all have zoning regulations that are consistent with the WJPC. In the future, the WJPC should look into receiving these communities into its joint zoning venture, thus relieving some of the burden of WJPC participants, and also the burden of these local communities. The WJPC should actively move to partner our relationships with those particular municipalities in the future.

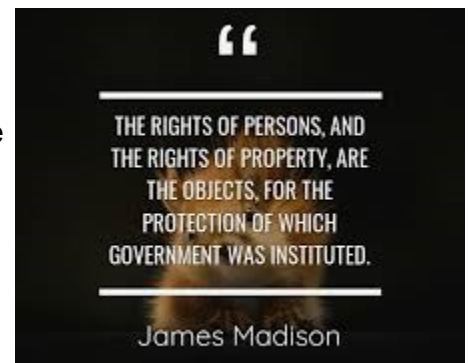
7.A strong effort should be made to achieve



improved intergovernmental cooperation with other adjacently zoned and non-zoned municipalities in Wexford County. The implementation of this Master Plan recognizes that its influence does not stop at its borders. This is specifically true of those municipalities within its boundaries. As the past Master Plan of Wexford County basically left these communities to themselves, the WJPC Master Plan invites the close cooperation that we can engender with these municipalities. As these communities grow and prosper, it allows the WJPC residents to have a more radiant rural area in which to live.

8.The vision of this Plan must be achieved without violating constitutionally protected property rights. The right to Privacy and the right to Property are the two basic fundamental rights of all American citizens. This Master Plan should make certain that these constitutionally protected property rights should not be violated. It is vitally important that special consideration be paid to the desires of large landowners who may have their “retirement” locked up in their land. They need to be given

options of capturing the development value of their land, even if more dense development on the land is not a permitted activity. Thus, the least restrictive means should be balanced



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with property rights, which also should be implemented in rural areas which have larger tracts of land.

9. Preservation of the scenic character in the WJPC area is both dependent upon and supports most of the economic base in the WJPC jurisdiction municipalities. All

principles of planning and zoning are interrelated. They are structured to achieve a balanced between the growth of residents with a protection of the scenic character of the land itself. The location of new homes and businesses dramatically affects the future scenic character of the entire WJPC area.



Rolling Hills outside of Mesick, Michigan



ECONOMIC DEVELOPMENT

Chapter H1 Update



Introduction

Michigan and the WJPC's geographic area are facing challenging economic times. This is in significant part due to a change the economy has made to a global economy. Some call it the new economy. Characteristics of the new economy are:

- **Global** – within the existing climate of worldwide economic competition, regions rather than towns or municipalities must be a strong economic player necessitating the pooling of resources.
- **Entrepreneurship** – Innovative small business start-ups with community support and assistance, such as educational programs, opportunities to network, working within a culture supportive of entrepreneurship, availability to resources, access to business

incubators, access to business planning and economic advisors (such as SCORE), etc.

- **Knowledge-based** – Skills, creativity, and talent are highly-valued and abundant. Economic success often is rooted within an area's quality of life, natural area protection/conservation, water quality, recreational opportunities, access to excellent health care and schools, dark night sky, opportunities for quiet/revitalization, etc. Success also relies upon an ability to incorporate knowledge, technology, creativity, innovation, and cooperative public-private- nonprofit endeavors, cooperative regional relationships, regional branding, etc.

It may help to compare the old economy with the new economy. The following table presents a comparison:

Old Economy	New Economy
Inexpensive place to do business was the key.	Being rich in talent and ideas is key.
A high-quality physical environment was key to attracting cost-conscious businesses.	Physical, natural and cultural amenities are key in attracting knowledge workers.
Success = fixed competitive advantage in some resource or skill.	Success = organizations and individuals with the ability to collaborate, learn and adapt.
Economic development was government-led.	Partnerships with business/private sector, government and nonprofit sector lead change.
Industrial/manufacturing) focus.	Economic diversity is desired, and clustering of related businesses is desirable.
Fossil fuel-dependent manufacturing.	Communications-dependent & providing services.
People followed jobs.	Talented, well-educated people choose location first, then look for a job.
Location matters.	Desirable places with a high quality of life matter more.
Dirty and hollowed-out communities, and a <u>poor quality</u> environment were common unintended outcomes.	Clean, green environment and proximity to open space, cultural and quality recreational opportunities are critical.

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Fundamental to future economic development and economic development planning in the New Economy are regionalism and regional strategies. This is important because in the new economy, we are competing with other regions globally. On a smaller scale it may be that Northwest Michigan is competing with Northeast Wisconsin, but on a larger scale the Great Lakes Basin may well be competing with northern India, eastern China, and Brazil. This larger scale has a much greater impact on our future prosperity and the success of economic development for the WJPC geographic area and for Wexford County.

As a result it is important to leverage local assets and align local strategies with those in our region and subregion. It is also to acquire resources and align strategies with the state's economic planning, and within the Great Lakes basin.

Each economic development region, often multiple counties in size, need to have plans that build on unique regional assets, resources, amenities and opportunities. Thereby a region and its counties and municipalities, may capitalize on regional comparative advantage in building regional and global competitiveness. Five Regional Strategic Growth principles have been developed:

- Regionalism
- Urban-Rural Interdependency
- Strategic Assets Assessment & Strategic Growth Plan
- Targeting of Resources
- Importance of Regional Plans

This Master Plan is prepared by the WJPC with the intent to complement and work with in Wexford and Missaukee Counties, which in turn coordinates such planning within the 10-county Northwest Michigan Prosperity Region.

The WJPC's efforts are not able to be everything to everybody, but it is part of a region that can strive to be. When coordinating with subregion and regional plans, the process in preparation of this plan was to determine which parts of those subregion and region plans should link to specifics for this part of Wexford County. For example an analysis was done by looking at various planning maps, such as special and unique areas, to identify features who's spacial extent includes territory in the jurisdiction of the WJPC and beyond, and features who's spacial extent is completely with in the territory of the WJPC, but raises to a subregion or regional importance. This review was done across all aspects of planning for:

- Sustainable economic development.
- Attract talent and sustaining population.
- Diversify regional economy.
- Expand our markets.
- Embrace the new economy & its focus on regional public transportation and alternative energy.
- Promote and support entrepreneurialism.
- Focus on talent retention and new talent attraction.
- Focus on population retention and attraction of family-aged new residents
- Focus on effective place-making and place-based strategies.
- Right size and maintain our physical and social infrastructures.
- Continue workforce development and increase participation in lifelong education.
- Create regional asset-based economic development strategies.



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- Work cooperatively to identify and target new resources to implement regional strategies.
- Reform financing of public services and investments in our future.
- Use Strategic Growth Planning to attract federal and other resources.
- Foster distinctive, attractive places with a strong sense of place.
- Create walkable neighborhoods within appropriate areas.
- Create a range of housing opportunities and choices.
- Mixing land uses.
- Provide a variety of transportation choices, including non-motorized, pedestrian-based transportation (i.e., Complete Streets).
- Preserve/conservate open space, productive farmland, historic, and environmentally significant areas.
- Strengthen and direct development toward existing communities and existing infrastructure.
- Take advantage of compact building design. and low impact development (LID) and Leadership in Energy and Environmental Design (LEED) for Neighborhood Development.
- Encourage community and stakeholder collaboration.
- Make development decisions predictable, fair and cost-effective.
- New Urbanism

- Livable, healthy and sustainable communities (i.e., economic, environmental and social sustainability)

Michigan Strategic Growth

The Michigan Strategic Growth Plan combines the following elements:

- New Economy Principles
- Pillars of Prosperity Sustainability
- Principles of Strategic Growth
- Smart Growth.

Each of these elements need to come together for a region of the state to capitalize on and succeed in job creation in the next couple decades. Each element is covered in more detail here.

New Economy Principles

The New economy principles focus on the following:

- Communities with people who are rich in talent
- Communities that can attract such talent
- Presence of physical and cultural amenities
- Communities which can learn and adopt
- Communities that create partnerships, i.e., business + government + non-profits

Pillars of Prosperity

The process of building a prosperous community is built upon a few basic pillars or building blocks:

- Vibrant and successful communities



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- Thriving agriculture and productive, intact forestlands
- Inclusive and entrepreneurial culture
- Natural resource conservation/protection for recreation and jobs

Principles of Sustainability

Specific programs put in place by the WJPC should be sustainable. “Sustainability” can be thought of as being built upon the following three characteristics, and are adjusted from time-to-time to remain in balance over the long-term:

- Economic
- Environmental
- Social Equity/Justice

Principles of Strategic Growth

The following are the basic principles of strategic growth, and each requires a county-wide or regional approach:

- **Regional:** The “Michigan Strategic Growth Plan” must be implemented on a regional basis, i.e., thinking in terms of regions rather than villages, cities, townships, or even counties. Think in terms of regions, one can identify areas where people move about to live, work, play, shop, i.e., an area which is always larger than one municipality.
- **Urban-rural interdependency:** A number of “Michigan Strategic Growth” strategies can only be accomplished in rural areas, and others are only possible to do in urban areas - but both must be done. A “region” includes both urban and rural municipalities, and as they are

interdependent on one another, these entities must work together.

- **Strategic assets assessment & strategic growth planning:** Regional assets must be identified and then planning can take place to: (1) describe and map assets to initiate coordinated multi-jurisdiction planning and/or management; (2) market and capitalize on those assets as selling points to attract talented people to the region (i.e., future economic development); and (3) take steps to ensure those assets are protected/conserved as vital parts of the community’s character, natural environment, economy, etc.
- **Targeting resources:** Coordination between municipalities to identify tools, actions, budgets to implement a regional plan.

Smart Growth

Following are ten (10) principles of “Smart Growth.” The WJPC with this Master Plan update, adopts these principles as the basis for planning and recognizing these as state land use goals:

- Mix Land Uses
- Compact Building Design
- Increase Housing Choice
- Encourage Walking
- Offer Transportation Variety
- Create Sense of Place
- Protect Farms, Unique Natural Features, Open Spaces
- Direct New Development to Existing Communities
- Make Development Process Fair, Predictable, Efficient



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- **Involve Stakeholders**

These principles are intended to help achieve the long-term goal of sustainable development in the jurisdiction of the WJPC. These principles aim to ensure the needs of the present generation are met without compromising the quality of life for future generations. The goals, objectives, strategies, methods, and policies that contribute to this Master Plan update should supersede in the event of a conflict. In short, smart growth is development that serves the economy, community, and the environment. Smart growth provides a framework for communities to make informed decisions about how and where they grow.

The WJPC has adopted these principles because:

It makes Dollars and Sense

- Financially Conservative
- Environmentally Responsible
- Socially Beneficial

It is Financially Conservative

- Responsible use of public money
- Reuse existing buildings
- Use existing roads and highways
- Use higher density to maximize the value of publicly-funded facilities and services
- Keep taxes and public service costs low

Environmentally Responsible

- Use and/or reuse developed areas
- Keep impervious surfaces to a minimum through dense development

- Build to fit existing land rather than changing the land to fit what is built
- Avoid oversized lots and yards to reduce excessive mowing, fertilizing, etc.

Socially Beneficial

- Encourage people to live close enough to be another, where appropriate, to create opportunities for social interaction.
- Design residential areas for conversation from the sidewalk to the front porch
- Encourage “eyes on the street” at all hours to reduce crime and fear of crime concentrating dense development

Regional Planning

To support regional planning, the WJPC shall:

- Recognize that member Township’s natural resources and community are connected to and an important part of much larger systems, and that both often cross other boundaries and can impact other natural and human communities.
- Be aware that decisions in one community may affect other nearby communities, encourage and promote cooperation among local governments on development decisions that affect more than one community.
- Enhance communication and cooperate with adjacent Townships, Wexford County and nearby Counties on planning and other shared issues.
- Engage and fully utilize planning resources and assistance provided by the Networks Northwest regional planning agency.
- Support regional strategies to better protect and preserve forestlands, waterways, active farmland, open spaces and other natural features along Township boundaries.



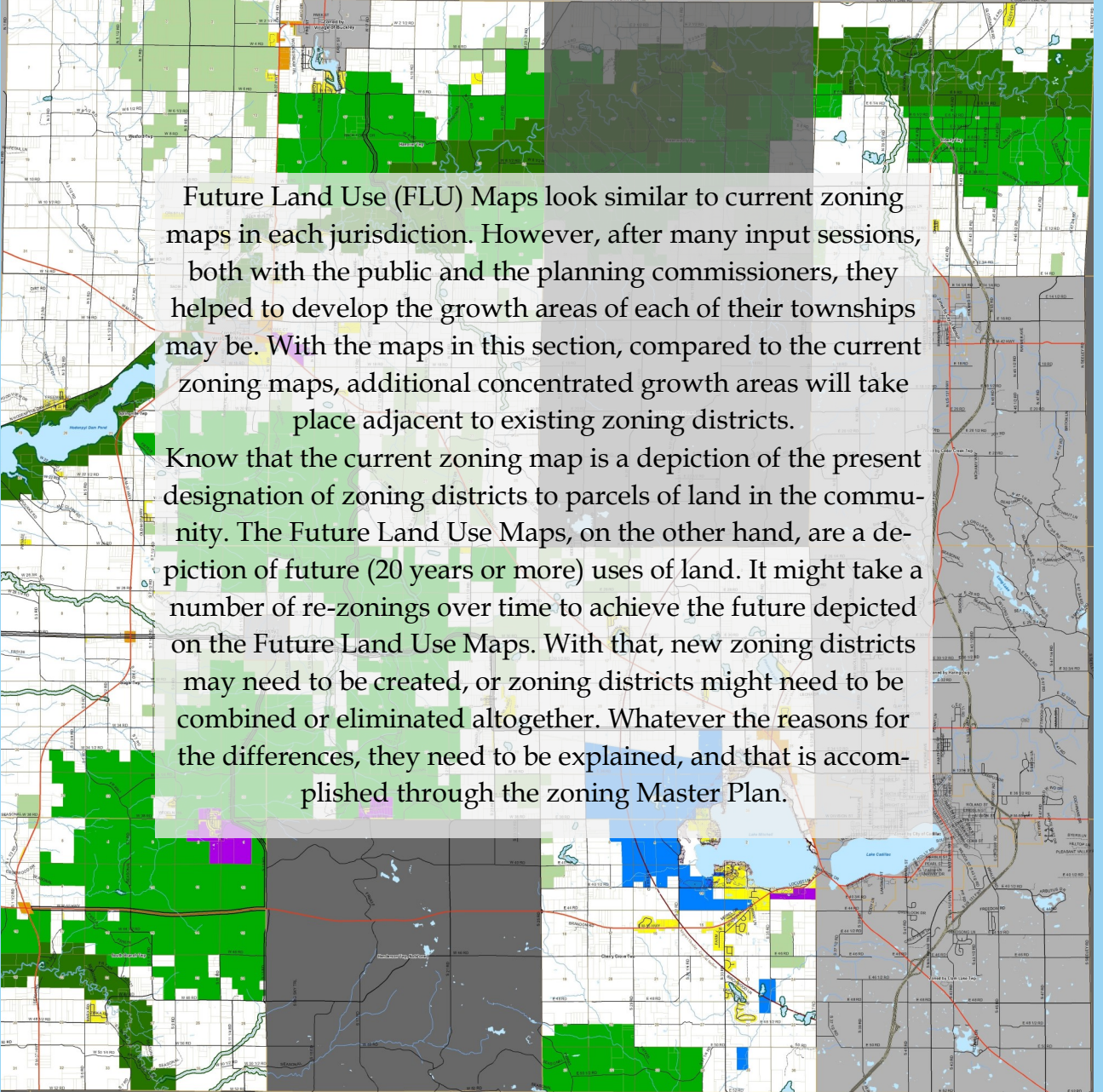
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- Support and promote consistency between this Master Plan Update, the *2002 Wexford Joint Master Plan* and adjacent townships' Master Plans.
- Encourage county-wide and regional transportation and access management planning, and coordinate with adjacent counties as well as county, state and federal agencies on transportation planning and implementation.
- Encourage county-wide trails planning, and coordinate with adjacent counties as well as state and federal agencies on recreational resource planning and implementation.
- Direct future appropriate commercial uses to established, mixed residential and commercially zoned areas within member Townships (i.e., compact, rural town centers of Boone, etc.).
- Cooperate with county, regional, state and federal agencies to facilitate a range of housing choices.
- Enhance and support regional efforts to develop public and pedestrian-oriented transportation choices and facilities.



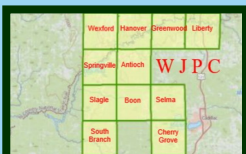
Township Maps

Future Land Use Maps

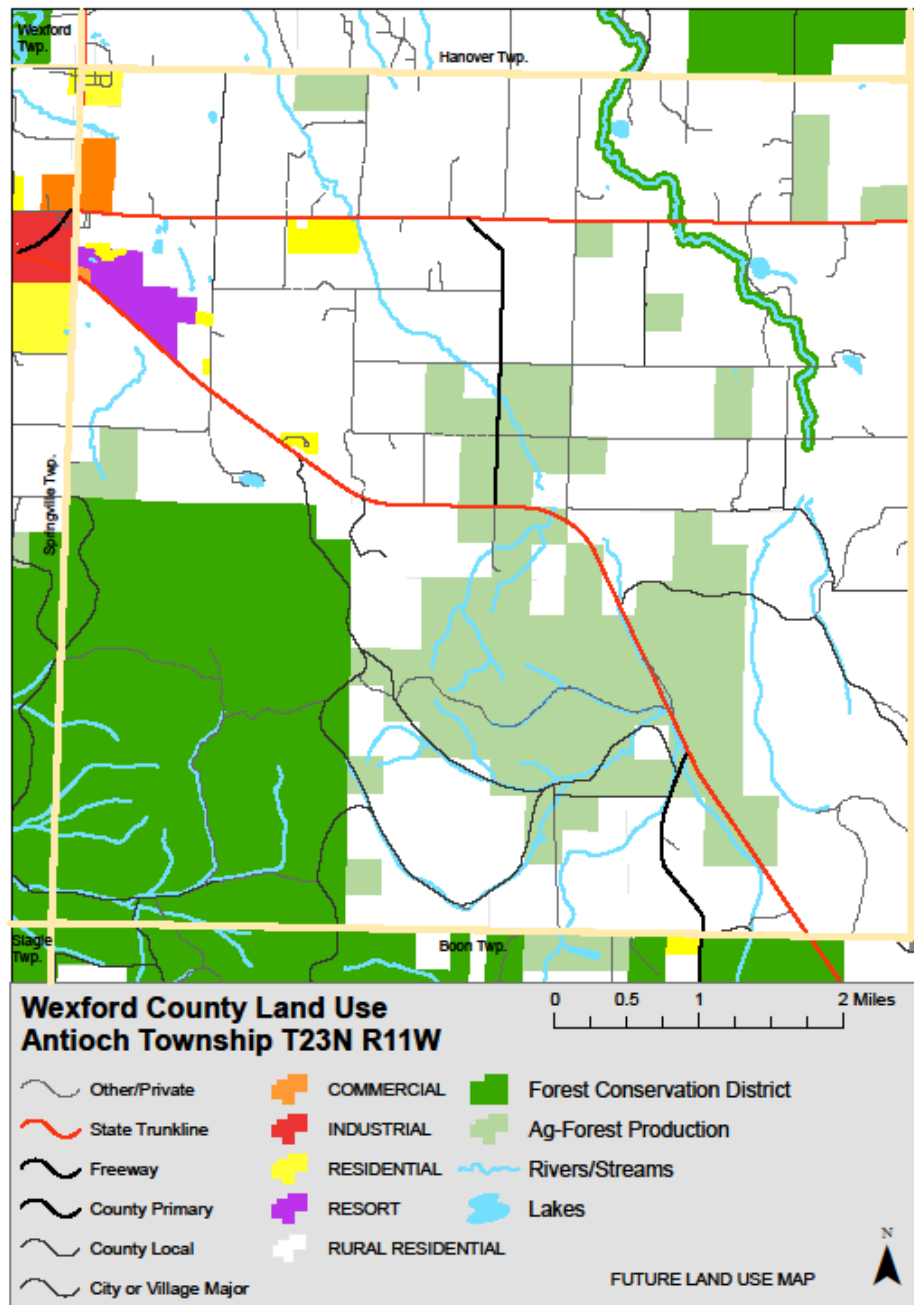


Future Land Use (FLU) Maps look similar to current zoning maps in each jurisdiction. However, after many input sessions, both with the public and the planning commissioners, they helped to develop the growth areas of each of their townships may be. With the maps in this section, compared to the current zoning maps, additional concentrated growth areas will take place adjacent to existing zoning districts.

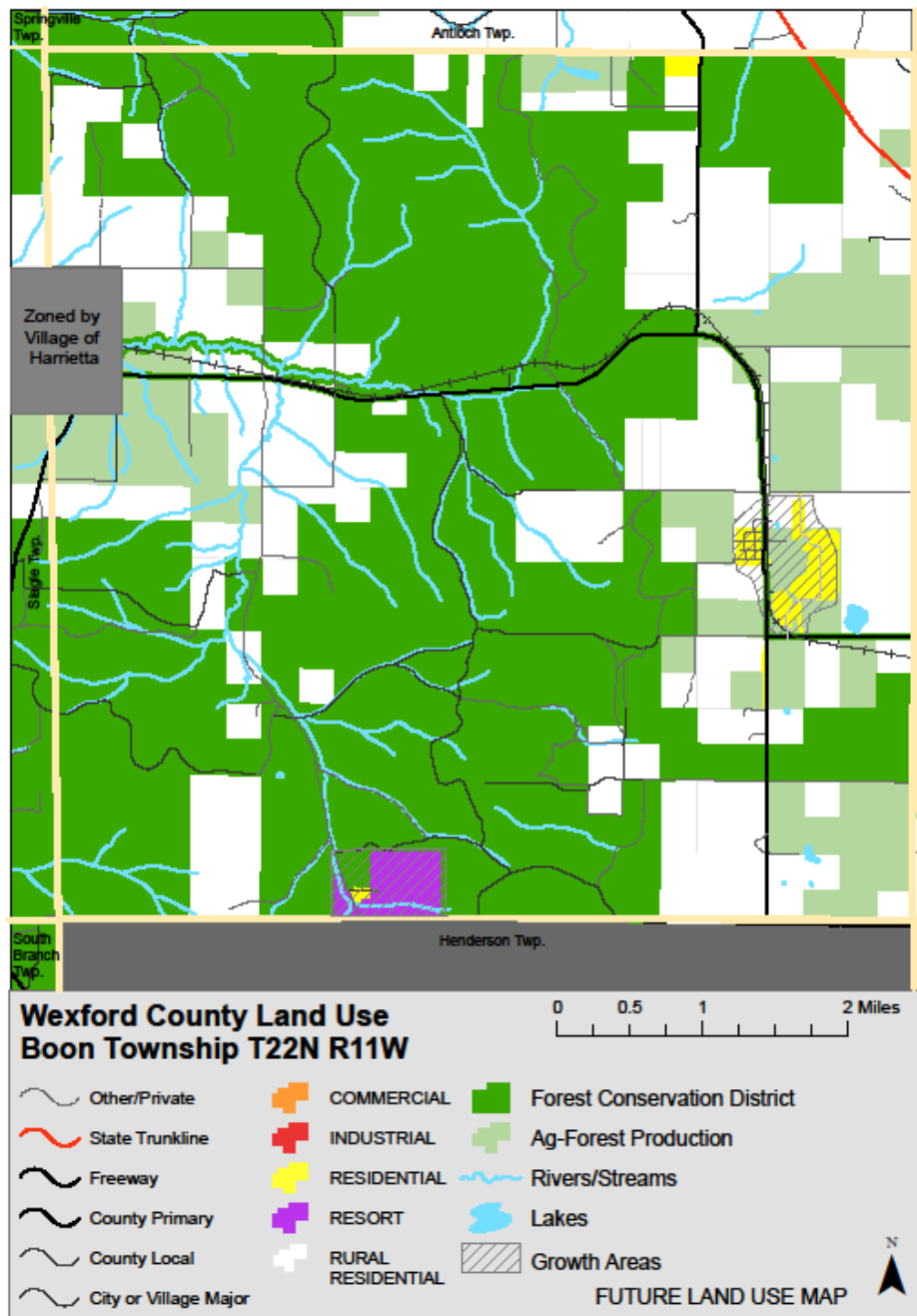
Know that the current zoning map is a depiction of the present designation of zoning districts to parcels of land in the community. The Future Land Use Maps, on the other hand, are a depiction of future (20 years or more) uses of land. It might take a number of re-zonings over time to achieve the future depicted on the Future Land Use Maps. With that, new zoning districts may need to be created, or zoning districts might need to be combined or eliminated altogether. Whatever the reasons for the differences, they need to be explained, and that is accomplished through the zoning Master Plan.



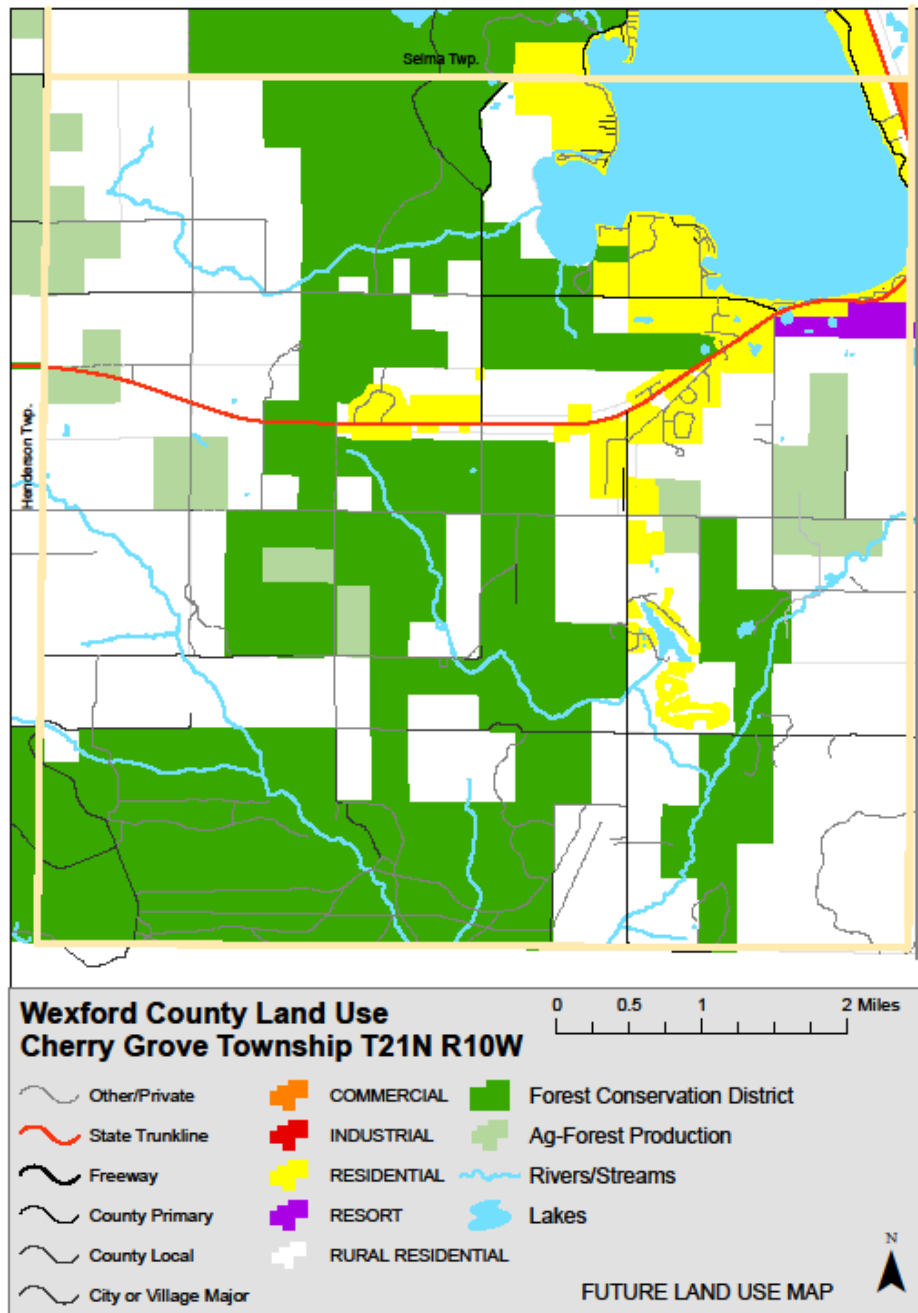
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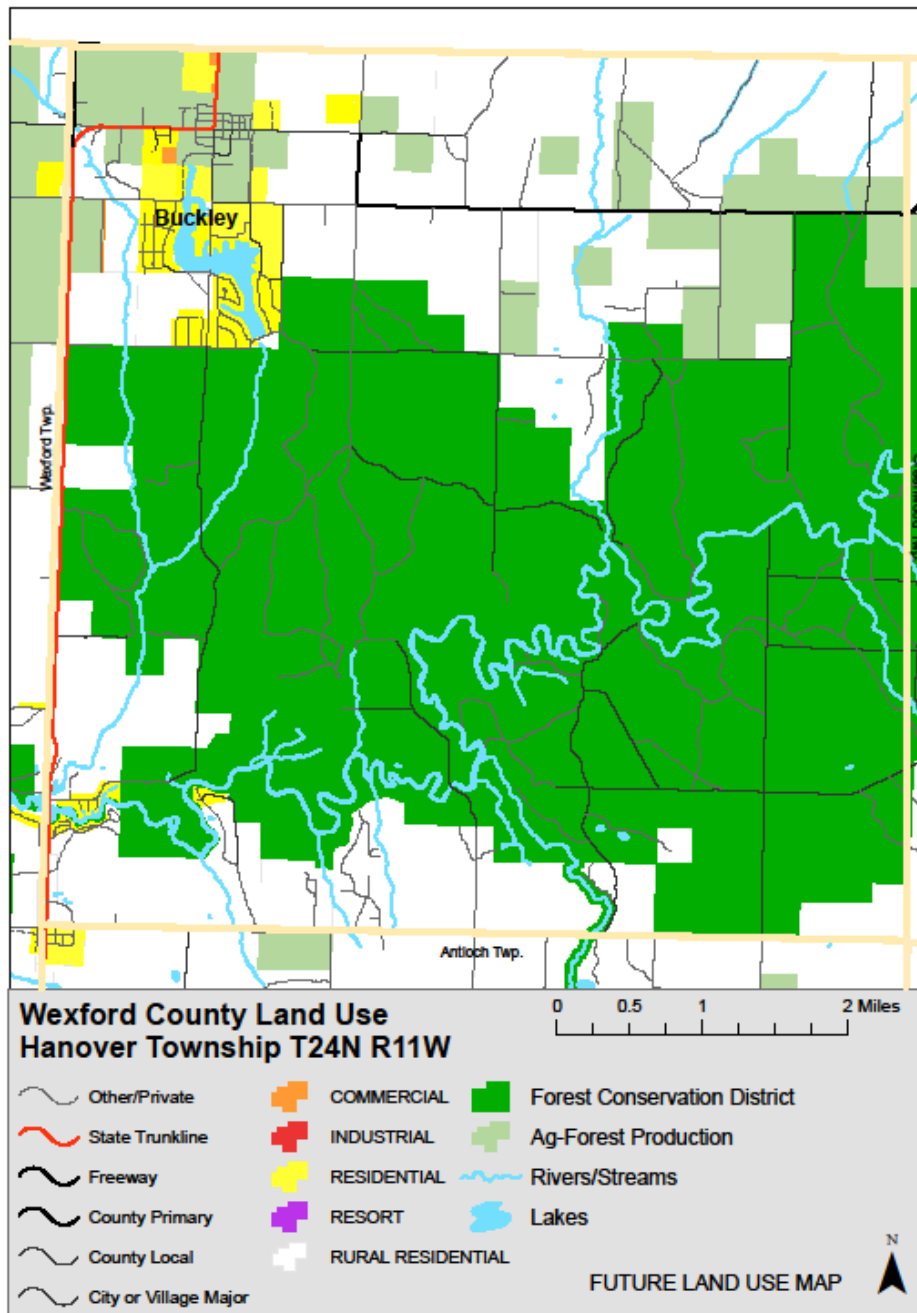
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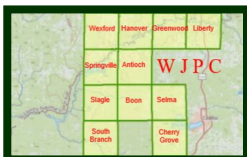
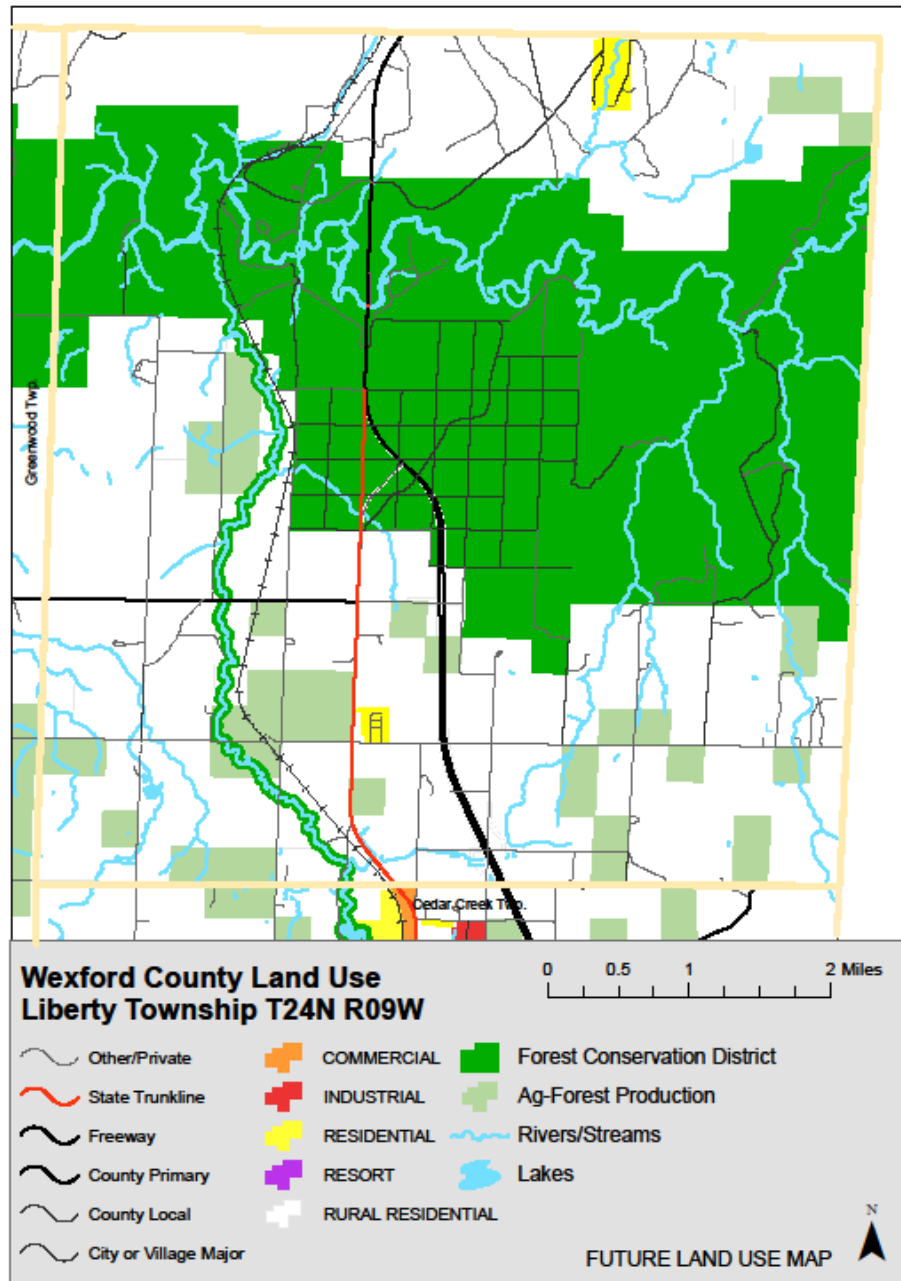
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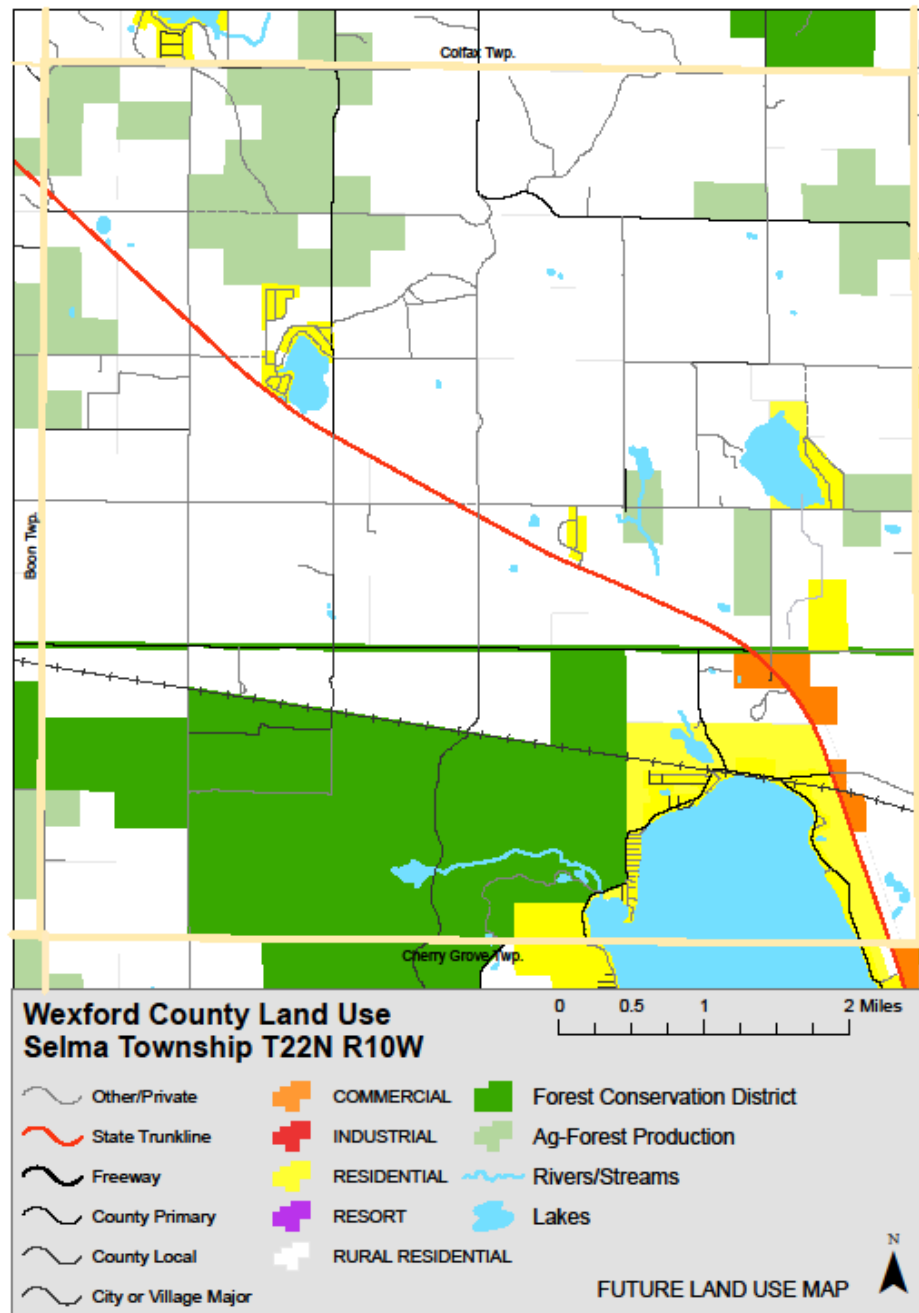
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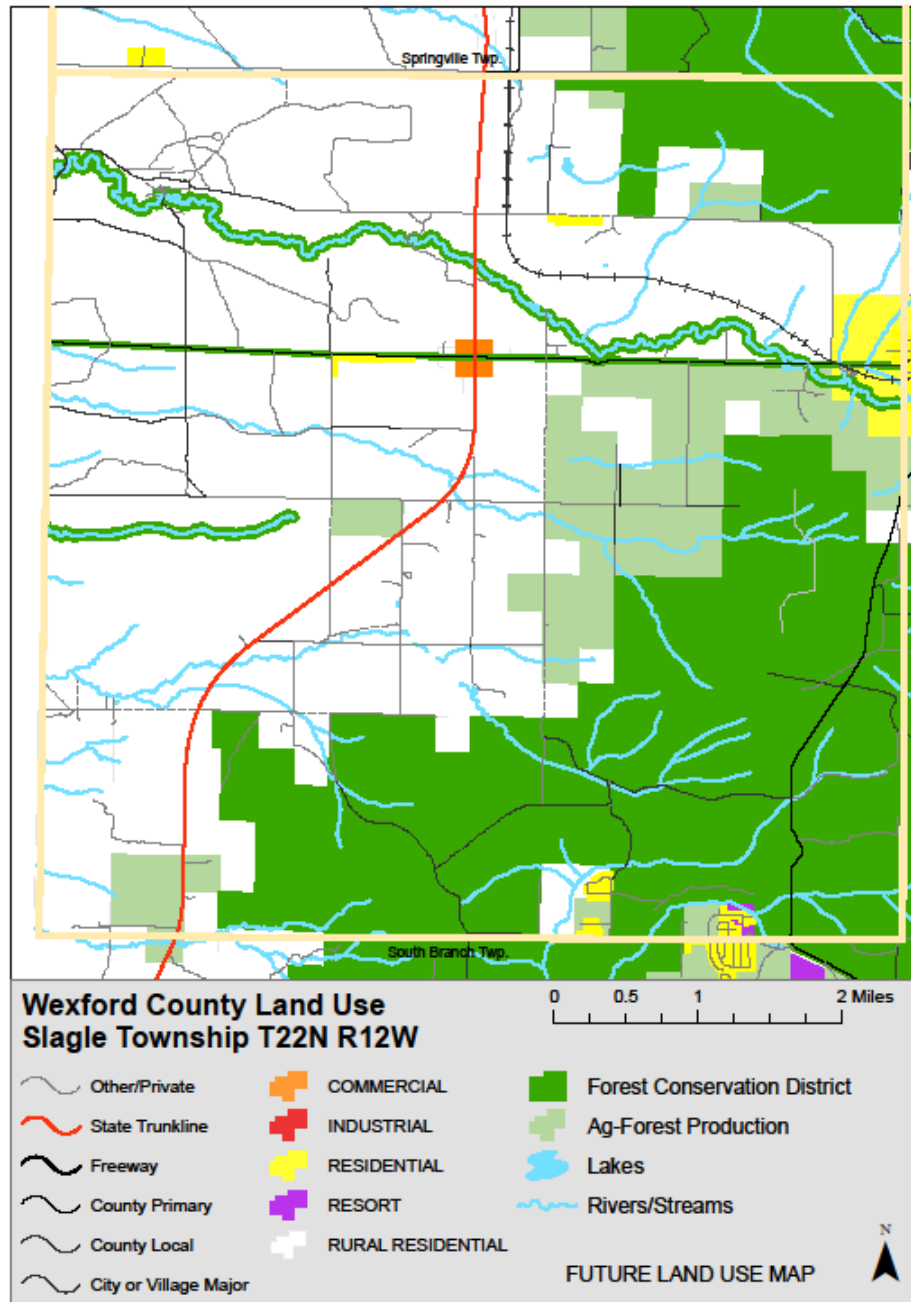
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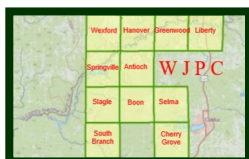
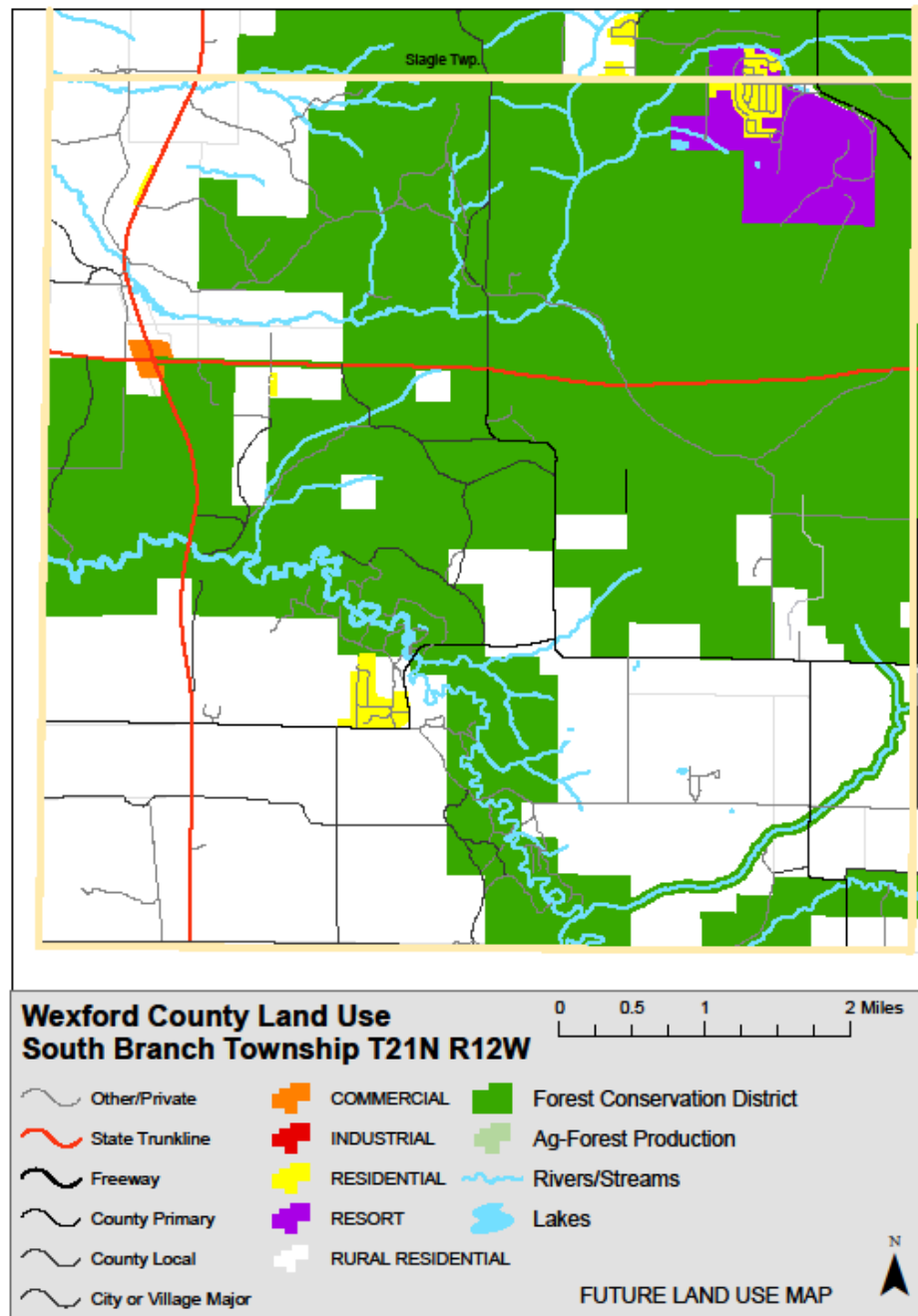


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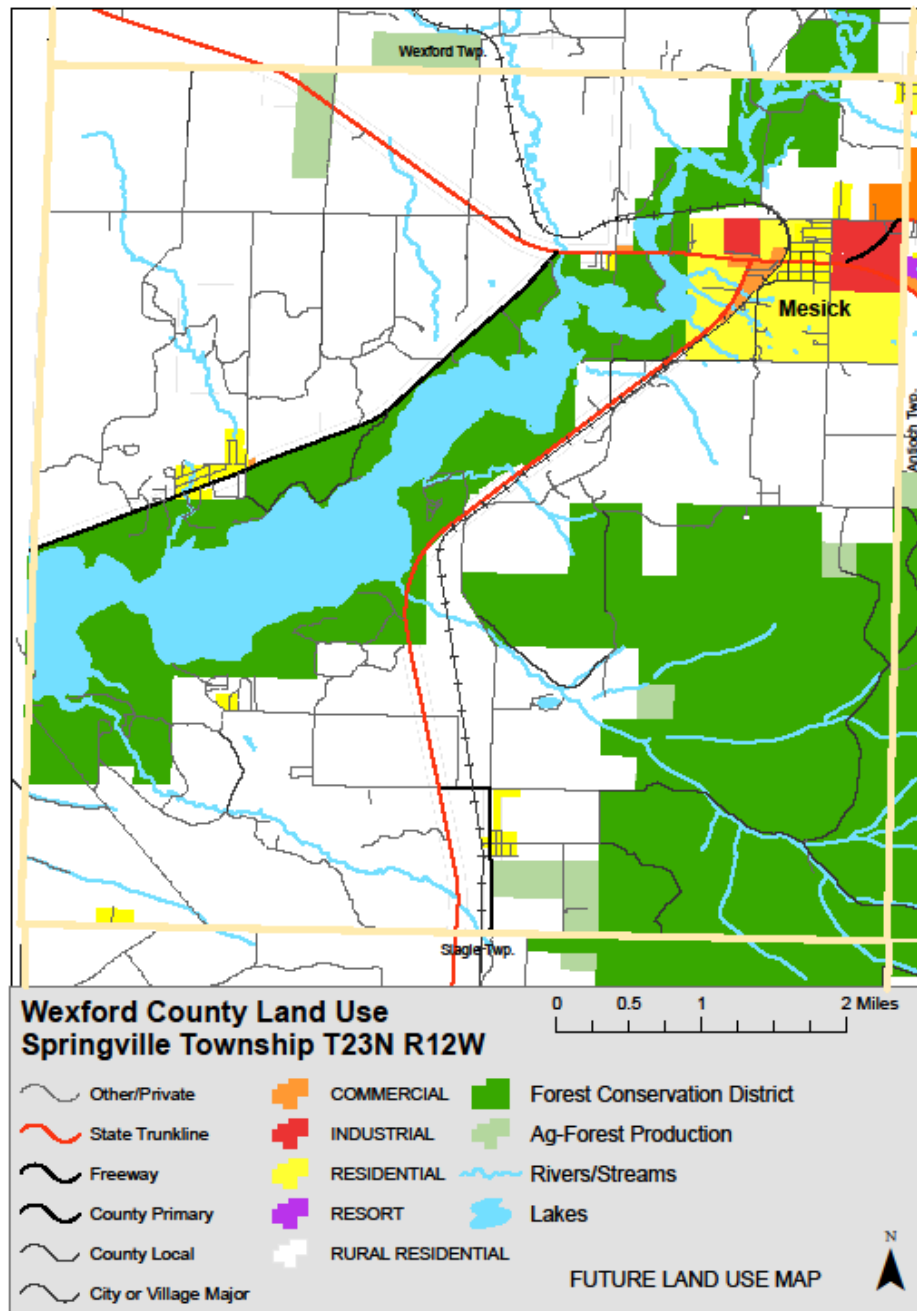


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