

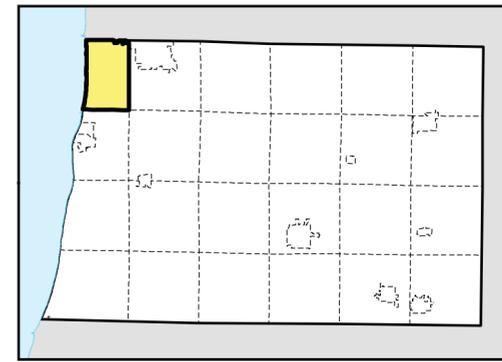
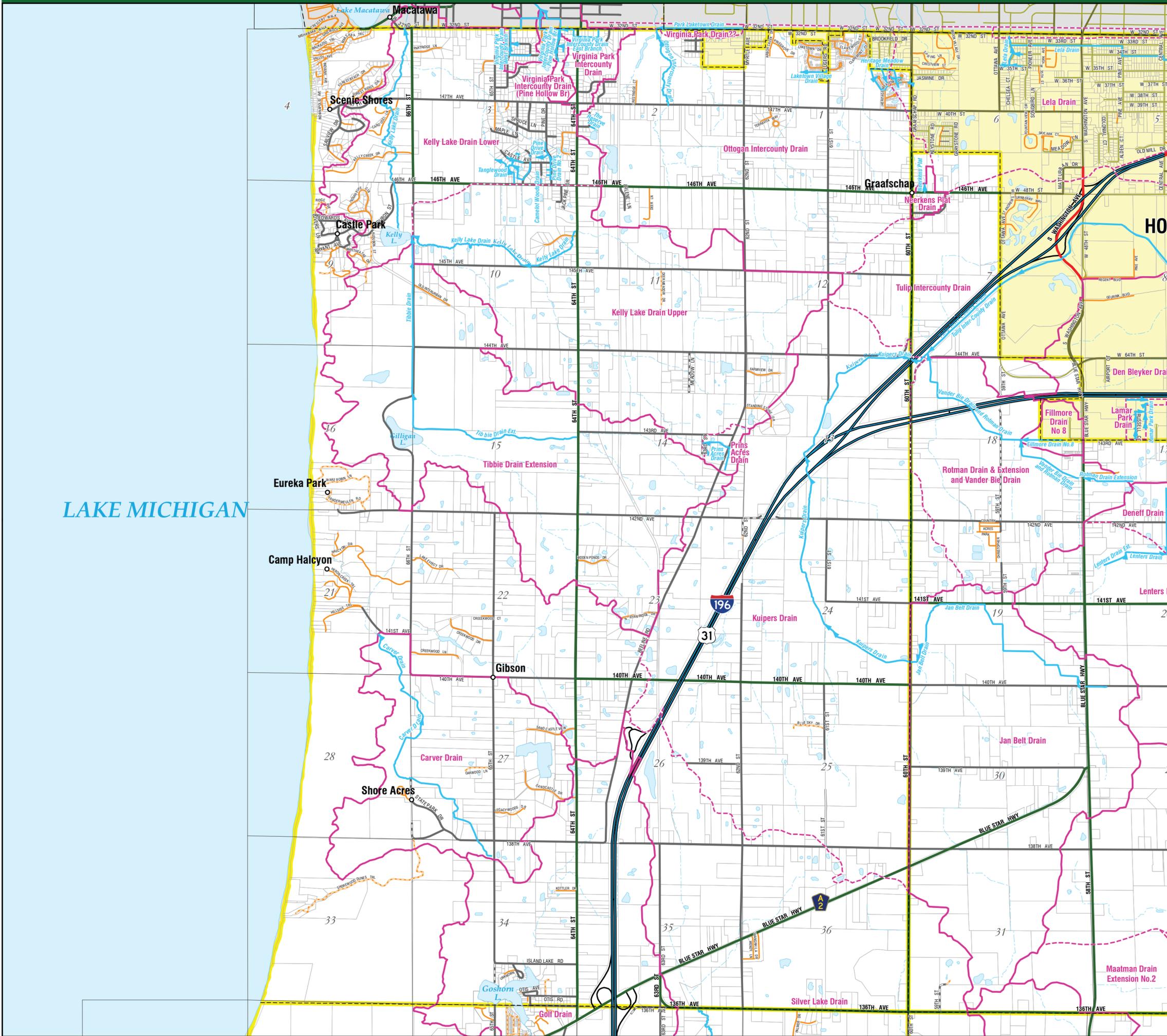
Draft Soils

Laketown Township

Allegan County, Michigan

Date: 6/28/2019



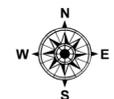


Locator Map

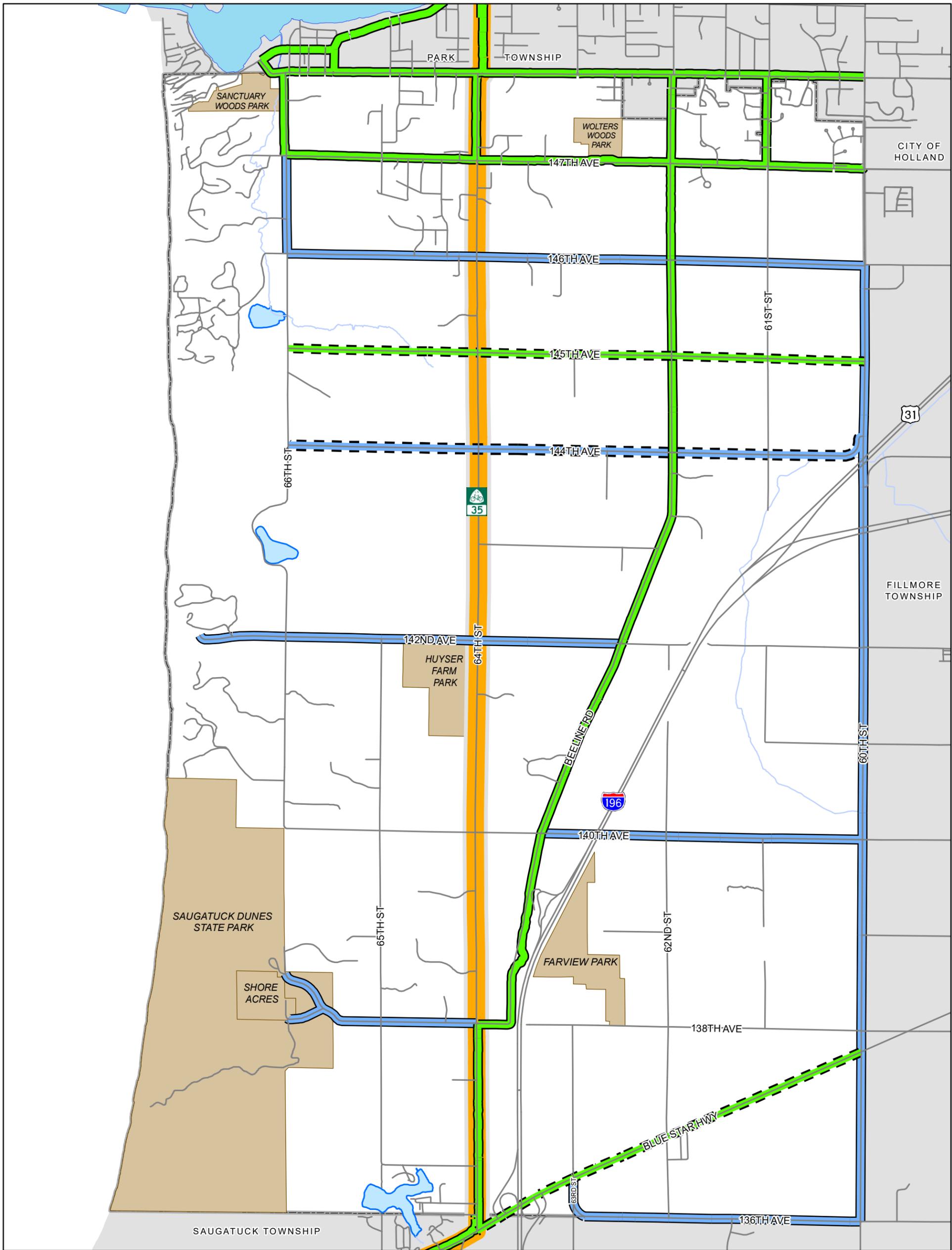
Map Legend

- County Drains
- County Drains (Area Features)
- Drainsheds - Verified
- Drainsheds - Unverified
- Lakes and Ponds
- Rivers and Streams
- Ditches
- Section Lines
- Parcel Lines
- Municipal Boundaries

LAKE MICHIGAN



Allegan County Land Information Services assumes no liability for results or conclusions drawn from the use of these data. Map created October 16, 2013.




 SCALE: 1" = 2,500'

LEGEND

-  Existing Bike Lane
-  Proposed Bike Lane
-  Existing Shared Use Path
-  Proposed Shared Use Path
-  US Bike Route 35

LAKETOWN TOWNSHIP
 Allegan County, MI
NON-MOTORIZED PATH PLAN

APRIL 2019
 Prein&Newhof
 2170289

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Appendix B Community Profile

It is important to understand the physical, social, and economic characteristics of the Township in order to understand our past, as well as guide future policy decisions.

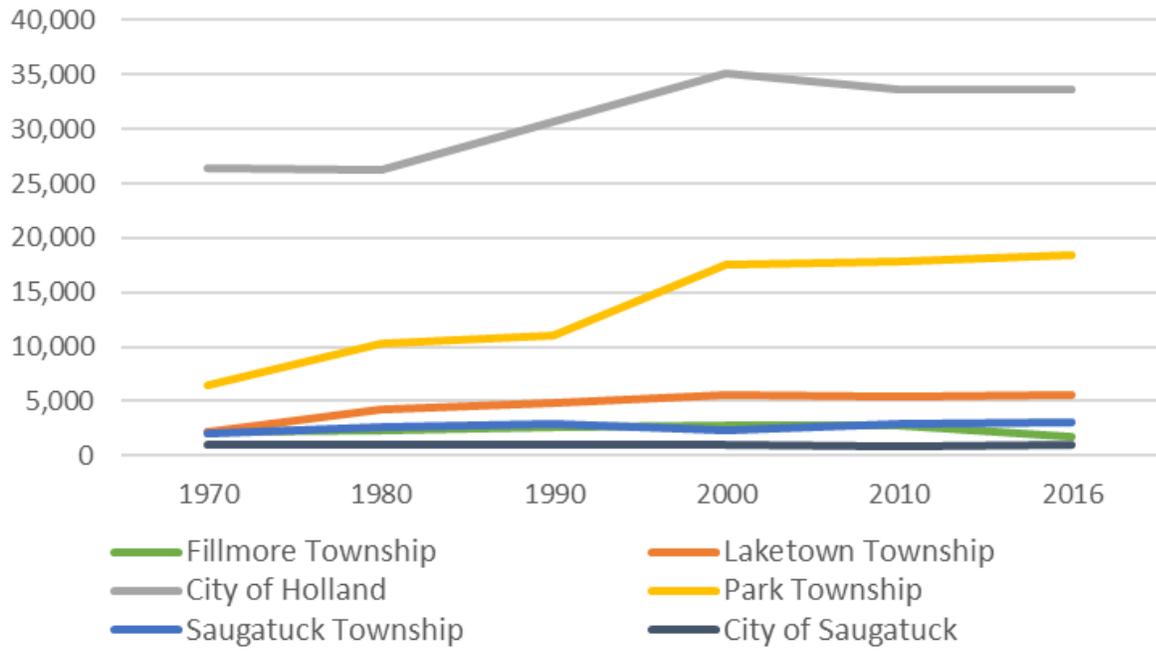
Population

Historic Population Trends

As noted in the table below, Laketown was just behind Park Township for highest overall population growth within the region between 1970 and 2016, with a growth rate of approximately 160%. It should be noted that Park Township had a substantially higher population initially in 1970, a trend which has only increased as their population approaches 20,000 residents.

HISTORIC POPULATION- LAKETOWN TOWNSHIP & SURROUNDING COMMUNITIES, 1970-2016							
Community	1970	1980	1990	2000	2010	2016	% Change 1970-2016
Laketown Township	2,175	4,332	4,888	5,561	5,505	5,647	159.6%
Fillmore Township	2,126	2,307	2,710	2,756	2,723	2,712	21.7%
City of Holland	26,479	26,281	30,745	35,048	33,708	33,581	26.80%
Park Township	6,461	10,354	11,060	17,579	17,802	18,440	185.4%
Saugatuck Township	2,067	2,701	2,916	2,376	2,944	3,067	48.4%
City of Saugatuck	1,022	1,079	954	1,065	915	942	-7.8%
Allegan County	66,575	81,555	90,509	105,665	111,408	113,666	70.7%
Ottawa County	128,181	157,174	187,768	238,314	263,801	276,583	115.8%
Source: US Census 1970-2010, American Community Survey 5-Year Estimates, 2016							

Historic Population, 1970-2016



Source: U.S. Census, 1970-2010; American Community Survey 5-Year Estimates, 2016

Population Projections

Population projections were prepared by the West Michigan Regional Planning Commission from 2010 Census data. Laketown’s population is expected to grow 16.8% between 2016 and 2030, while it only grew 1.6% between 2000 and 2016. Saugatuck Township and Park Township are anticipated to have even higher rates of population increase, while Allegan County as a whole is projected to have a 19.2% increase in population from 2016-2030. It should be noted that neighboring Ottawa County is currently the fastest growing county in Michigan, growing 8.6% in population between 2016 and 2017, according to the U.S. Census. So while population growth has slowed over recent years, the population of Laketown Township is anticipated to continue increasing.

POPULATION PROJECTIONS, 2020-2030					
Community	2020	2025	2030	% Change 2016-2030	% Change 2000-2016
<i>Laketown Township</i>	6,051	6,325	6,598	16.8%	1.6%
Fillmore Township	2,732	2,757	2,783	2.6%	-1.6%
City of Holland	34,083	34,598	35,114	3.8%	-0.4%
Park Township	20,604	22,005	23,406	26.9%	4.9%
Saugatuck Township	3,416	3,652	3,889	26.8%	-14.6%
City of Saugatuck	871	844	817	-13.3%	-11.6%
Allegan County	123,454	129,476	135,498	19.2%	7.6%
Ottawa County	316,671	343,106	369,541	33.6%	16.1%
Source: West Michigan Regional Planning Commission, Percentage and Numeric Based Trend Projections					

Current Laketown Residents

The information below is intended to be utilized as a generalized descriptor of current Laketown Township residents, based upon current Census data.

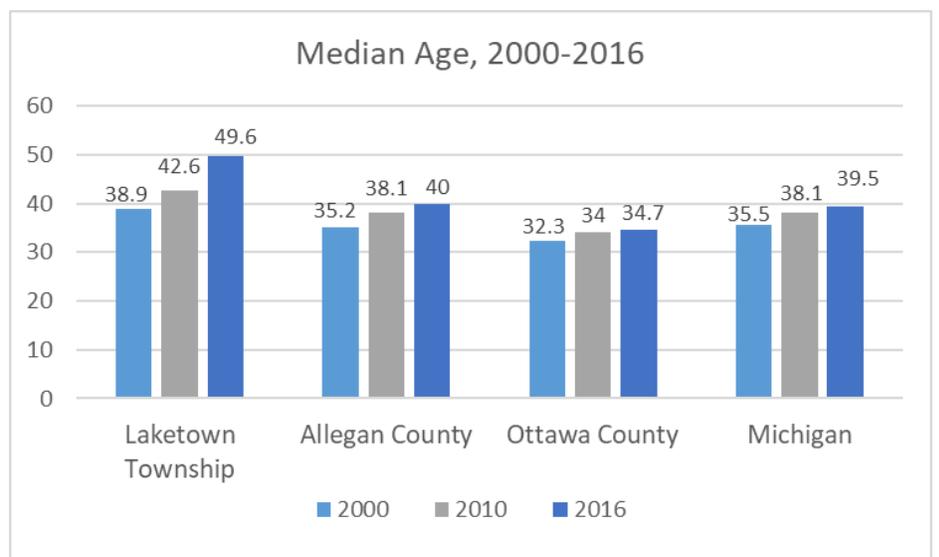
Age

The age of Township residents provides an indication of economic, transportation, recreational and community needs for all age groups. Sensitive community planning can help Laketown maintain its high quality of life, while providing the opportunity for housing and services which benefit every segment of the population.

LAKETOWN AGE DISTRIBUTION						
Age Groups	1990	% of 1990 Total Pop.	2000	% of 2000 Total Pop.	2010	% of 2010 Total Pop.
Under 5	348	7.1%	314	5.6%	246	4.5%
5-14	773	15.8%	892	16.0%	714	13.0%
15-24	675	13.8%	682	12.3%	621	11.3%
25-34	967	19.8%	544	9.8%	419	7.6%
35-44	947	19.4%	994	17.9%	584	10.6%
45-54	540	11.1%	937	16.8%	1,058	19.2%
55-64	286	5.9%	572	10.3%	887	16.1%
65 and over	352	7.2%	626	11.3%	976	17.7%
Total	4,888	100.0%	5,561	100.0%	5,505	100.0%

Source: 1991 Laketown Township Master Plan; U.S. Census, 2000, 2010

In 1990, nearly 69% of the population was between the ages of 5 and 44, the two largest age groups being 25-34 and 35-44 years old. In 2000, these two age cohorts had progressed to being between 35 and 54 years old, comprising nearly 35% of Laketown's population. By 2016, 53% of the Township's population was 45 years or older. The median age in Laketown Township in 2016 was 49.6, which is significantly higher than many of the surrounding communities. This population age progression indicates that the population of



Source: U.S. Census, 2000; American Community Survey 5-Year Estimates, 2010, 2016

Laketown, in alignment with the area as a whole, is growing older, and adequate provisions need to be in place to plan for an older population.

Race

In 2016, 96.5% of the Laketown Township population identified their race as “White Alone”. The next highest race identified was “Asian Alone”, at 1.0% of the population. While this figure is comparable to many of the surrounding communities, it is important to be aware of and consider when analyzing the composition of the Township’s residents. Below is data from the American Community Survey’s 2016 5-Year Estimate regarding race in Laketown Township.

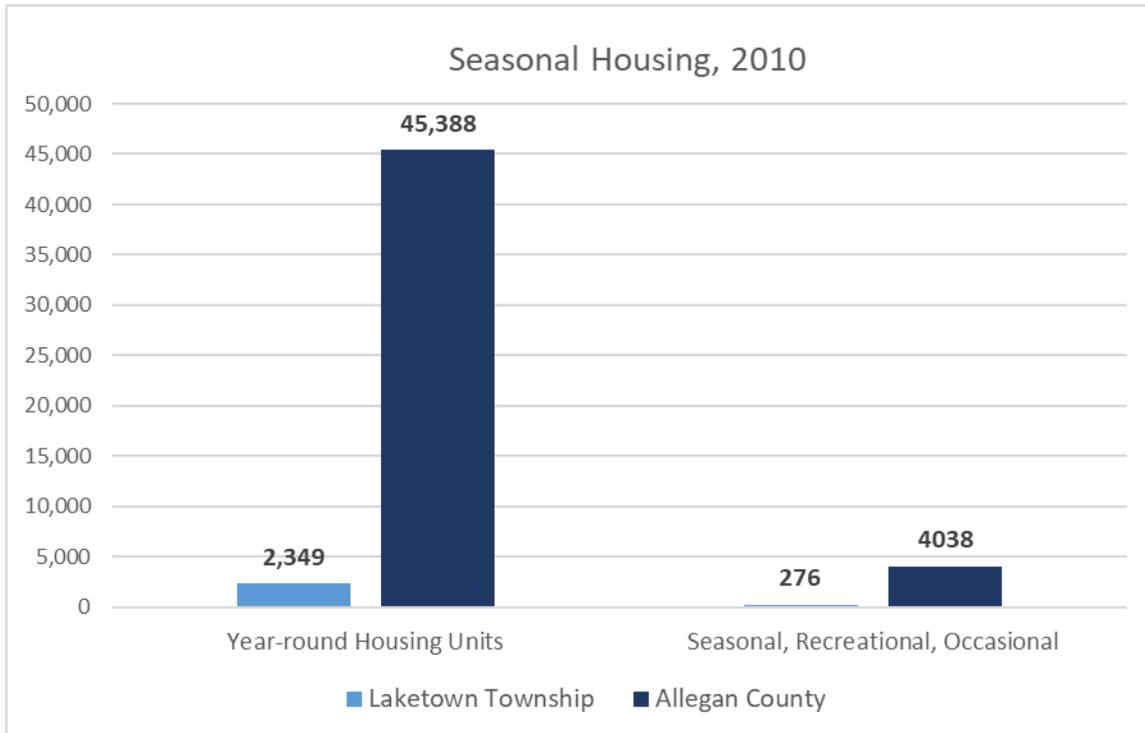
Educational Attainment

EDUCATIONAL ATTAINMENT, AGE 25+			
LAKETOWN TOWNSHIP	2000	2010	2016
Less than high school graduate	2.8%	1.1%	2.6%
9 th to 12 th grade, no diploma	6.0%	4.6%	3.3%
High school graduate (includes equivalency)	27.8%	24.9%	25.9%
Some college, no degree	24.8%	25.6%	17.7%
Associate's degree	7.7%	7.5%	9.2%
Bachelor's degree	21.2%	21.7%	25.2%
Graduate or professional degree	9.2%	14.6%	16.1%
ALLEGAN COUNTY			
Less than high school graduate	6.0%	4.2%	3.3%
9 th to 12 th grade, no diploma	11.7%	6.9%	6.6%
High school graduate (includes equivalency)	39.1%	39.0%	37.9%
Some college, no degree	21.0%	22.6%	22.0%
Associate's degree	6.3%	7.9%	8.8%
Bachelor's degree	10.8%	13.3%	14.4%
Graduate or professional degree	5.0%	6.1%	7.0%
STATE OF MICHIGAN			
Less than high school graduate	4.7%	3.5%	3.1%
9 th to 12 th grade, no diploma	11.9%	8.4%	7.0%
High school graduate (includes equivalency)	31.3%	31.5%	29.6%
Some college, no degree	23.3%	23.4%	23.8%
Associate's degree	7.0%	8.1%	9.1%
Bachelor's degree	13.7%	15.5%	16.7%
Graduate or professional degree	8.1%	9.6%	10.1%
Source: U.S. Census, 2000; American Community Survey 5-Year Estimates, 2010, 2016			

Educational attainment can be an important representation of the population of a community. In Laketown Township, the largest proportion of residents (25.9%) have a high school diploma, which includes equivalency degrees. The next largest proportion of residents (25.2%) have a bachelor's degree. As is evidenced by the chart above, educational attainment is increasing in Laketown Township, as the percentage of residents with Associate's degrees or higher has been increasing since 2000. Further, post-secondary educational attainment in Laketown Township is higher than that of both Allegan County and the State of Michigan. These are important statistics when considering the earning potential of a community, as well as the value placed on educational services offered in a community.

Housing

In 2010, year round housing units accounted for 89.5% of the total housing stock in Laketown Township, versus 91.8% for Allegan County, indicating a stable, full time population for both the Township and county. However, these figures also indicate that there is a sizable seasonal population in Laketown Township, which has impacts on the economy as well as future land use planning.



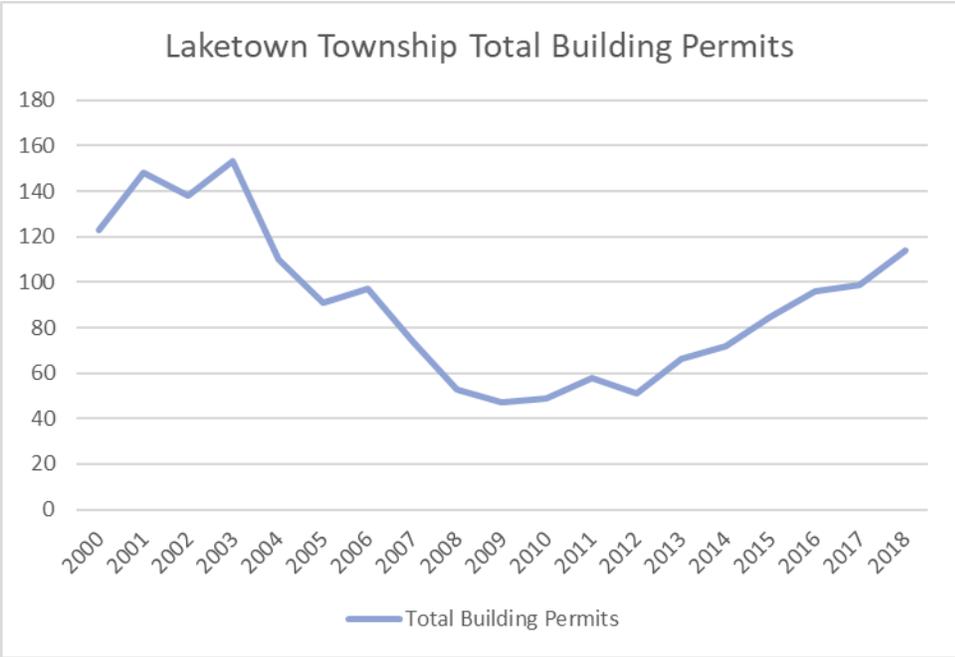
Source: U.S. Census, 2010

CONSTRUCTION ACTIVITY FOR LAKETOWN TOWNSHIP					
Year	Total Building Permits	Single Family	Duplex	Condo Units	Other**
2000	123	31	0	11	88
2001	148	35	1	9	107
2002	138	31	0	14	100
2003	153	32	1	14	114
2004	110	25	*	15	70
2005	91	20	0	0	71
2006	97	19	0	0	78
2007	74	18	0	0	56
2008	53	14	0	0	39
2009	47	13	0	0	34
2010	49	3	0	0	46
2011	58	9	0	0	49
2012	51	15	0	0	36
2013	66	22	0	0	44
2014	72	20	0	0	52
2015	85	26	0	0	59
2016	96	23	*	3	70
2017	99	21	*	9	69
2018	114	26	0	10	78
Total	1,786	403	2	85	1,260

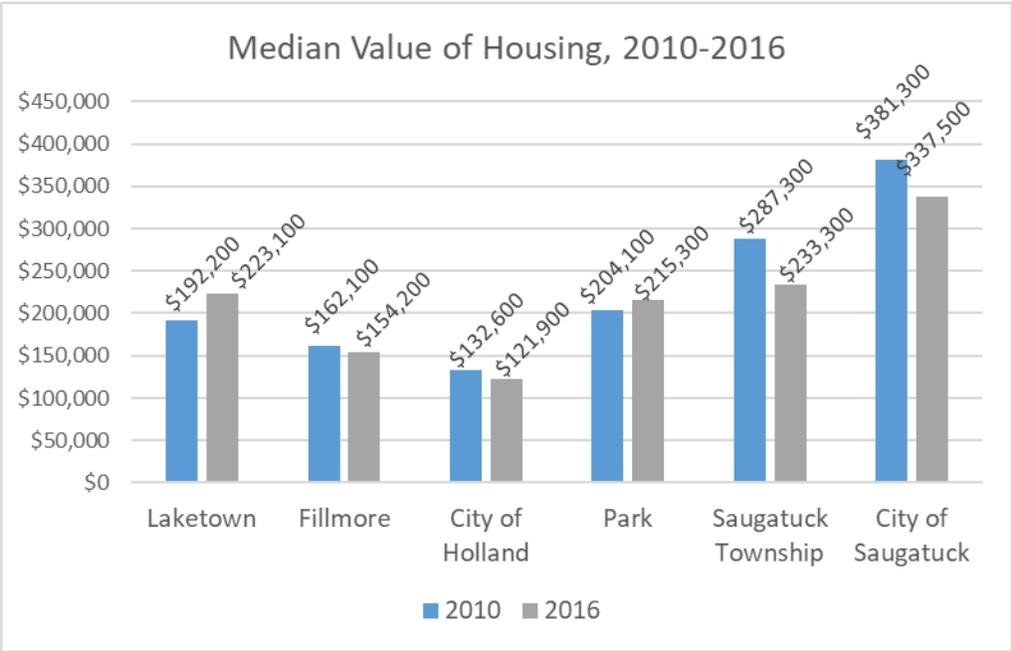
Source: Laketown Township, 2018

General Note: This information is listed as provided by Laketown Township. The Township does not necessarily track building permits by such defined categories, which is why the Total Building Permits column does not equal a summation of the other four (4) columns. As an example, duplex permits issued are included in the condo unit figures for the noted (*) years.

** "Other" includes permits issued for additions, basement finishing, enclosing decks or porches, garages/pole barns, pools, demolitions, and remodels.

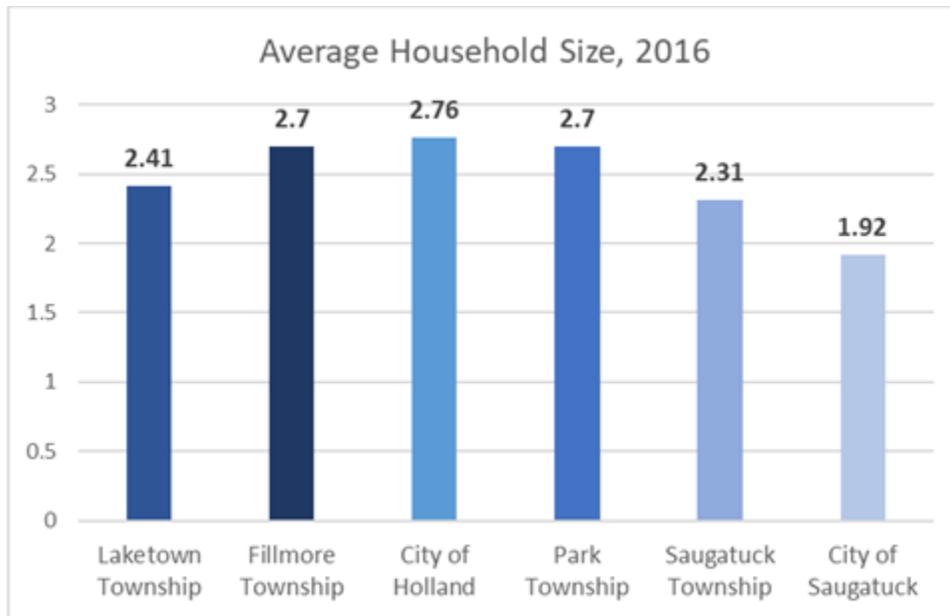


Recent construction activity in Laketown Township peaked in 2003, then dropped until modest increases began in 2010, a trend that existed in many areas during and following the Great Recession. The total number of permits issued continues to increase though, as both single-family residential building permits and “other” building permits (which includes commercial uses) are on the rise.



Source: U.S. Census, 2010; American Community Survey 5-Year Estimates, 2016

The housing values of Laketown and other ‘lakeside’ communities illustrates the impact that Lake Michigan property values can have on median housing values. From 2010-2016, the median value of housing in Fillmore Township, the City of Holland, Saugatuck Township, and the City of Saugatuck decreased. In Laketown during that same time period, the median value of housing increased nearly \$31,000; in neighboring Park Township the median value of housing increased over \$10,000. This trend can be expected to continue as lakefront properties convert seasonal homes into primary residential dwelling units, and a shrinking supply drives prices higher.



Source: American Community Survey 5-Year Estimates, 2016

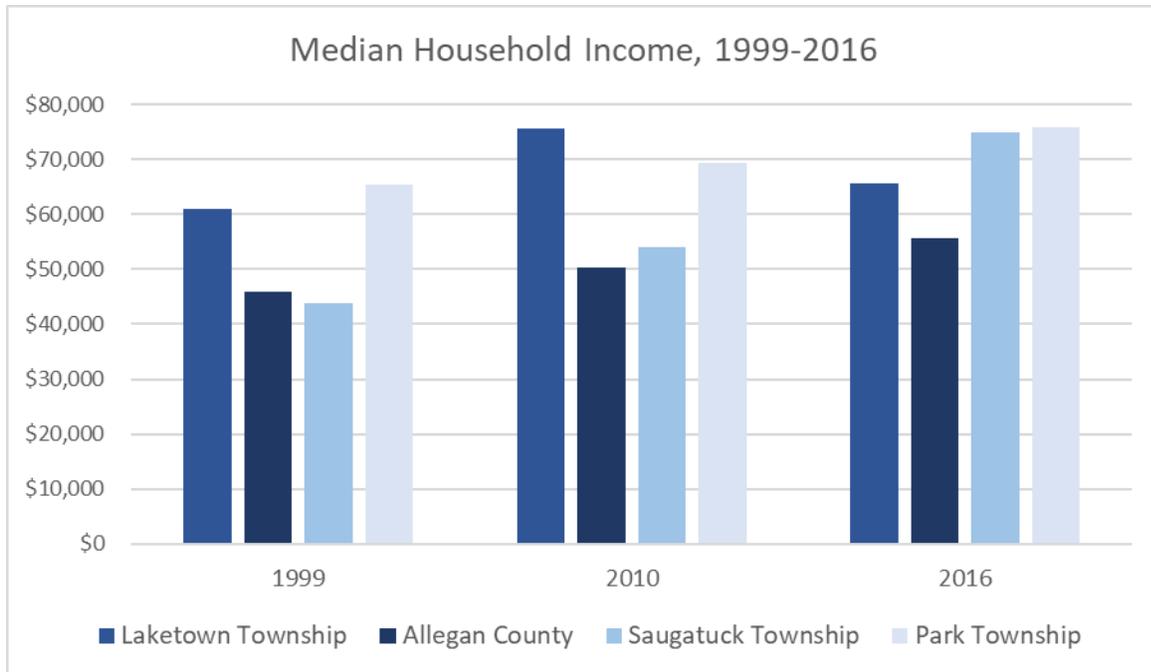
Laketown, Saugatuck Township, and the City of Saugatuck have distinctively smaller household sizes than neighboring communities. Laketown’s average household size has been steadily decreasing since 1980, from 3.13 persons to the current occupancy rate of 2.41 persons per household. Saugatuck City and Township are the only neighboring communities with a smaller average household size of 2.31 persons and 1.92 persons, respectively. This figure also reflects the current trend of an aging population, with shrinking household sizes as Township residents grow older in place.

The data presented can be utilized to complete a projection of future housing needs. According to the aforementioned population projections, the population of Laketown Township is projected to reach 6,598 people in 2030. Utilizing the current average household size of 2.41 people per household, that would indicate a projection of 2,737 housing units to support the population projected for 2030. In 2010, there were 2,349 year-round housing units in the Township. As such, approximately 390 additional housing units would need to be constructed in order to support the population as it is currently anticipated to grow.

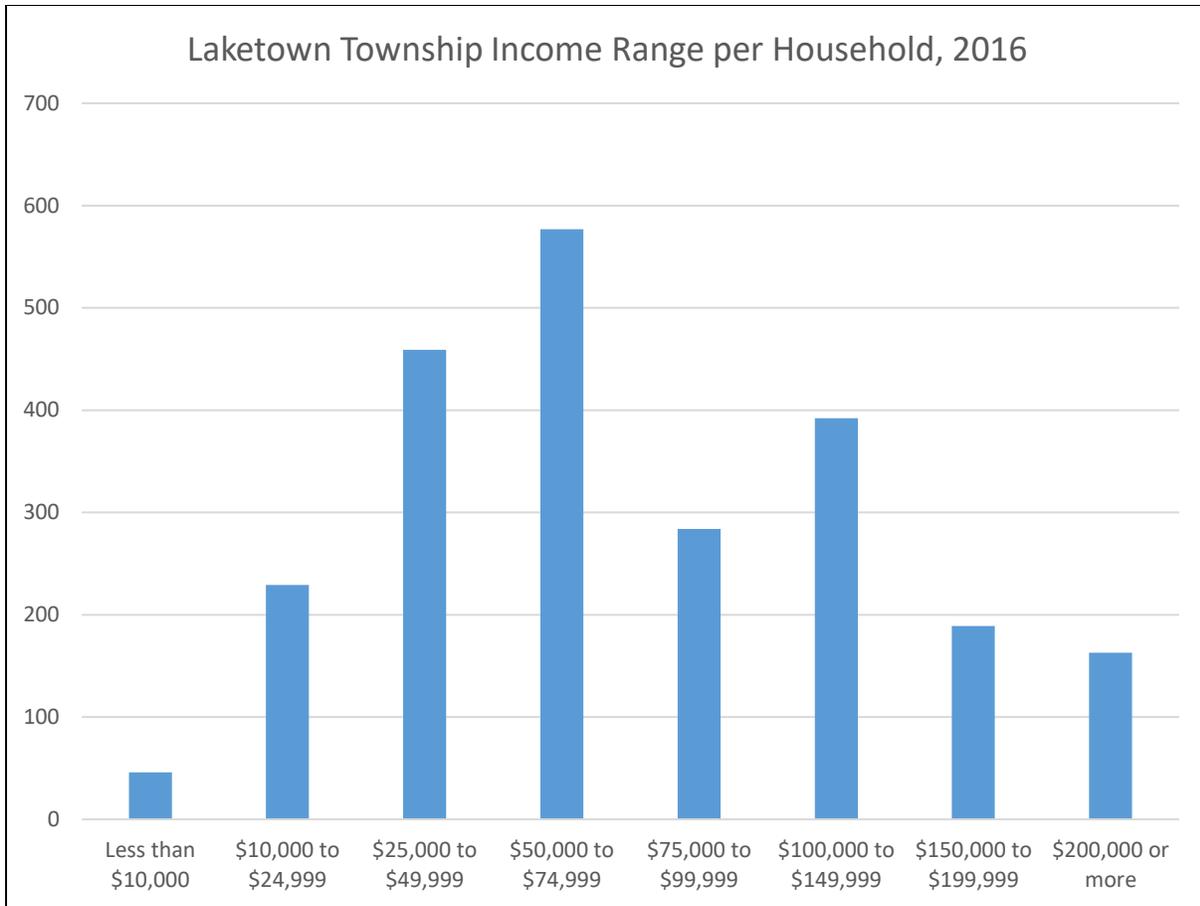
Economy

Income

Median incomes across the entire area have seen a steady increase since 1999, with the relative rank among townships remaining the same. Park Township retained the highest median income in 2016; however, Laketown had the highest area median income in 2010 at \$75,667. In 2016, that figure had decreased to \$65,642.



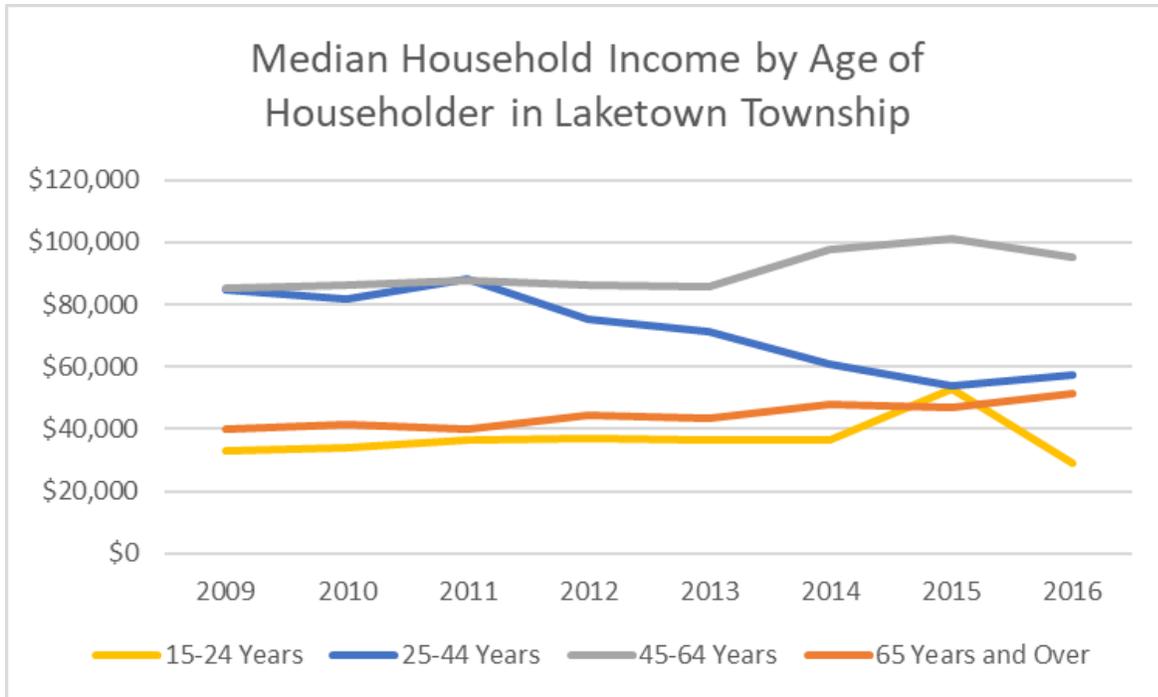
Source: U.S. Census, 2000, 2010; American Community Survey 5-Year Estimates, 2016



Source: American Community Survey 5-Year Estimates, 2016

In considering the income range per household, the greatest percentage of households in Laketown Township earned between \$50,000 and \$74,999 in 2016. Approximately 31.8% of the total population had median household incomes of \$100,000 or more though. As median incomes continue to rank higher than surrounding regions, Laketown can expect more investment in their community related to housing and other residential related services.

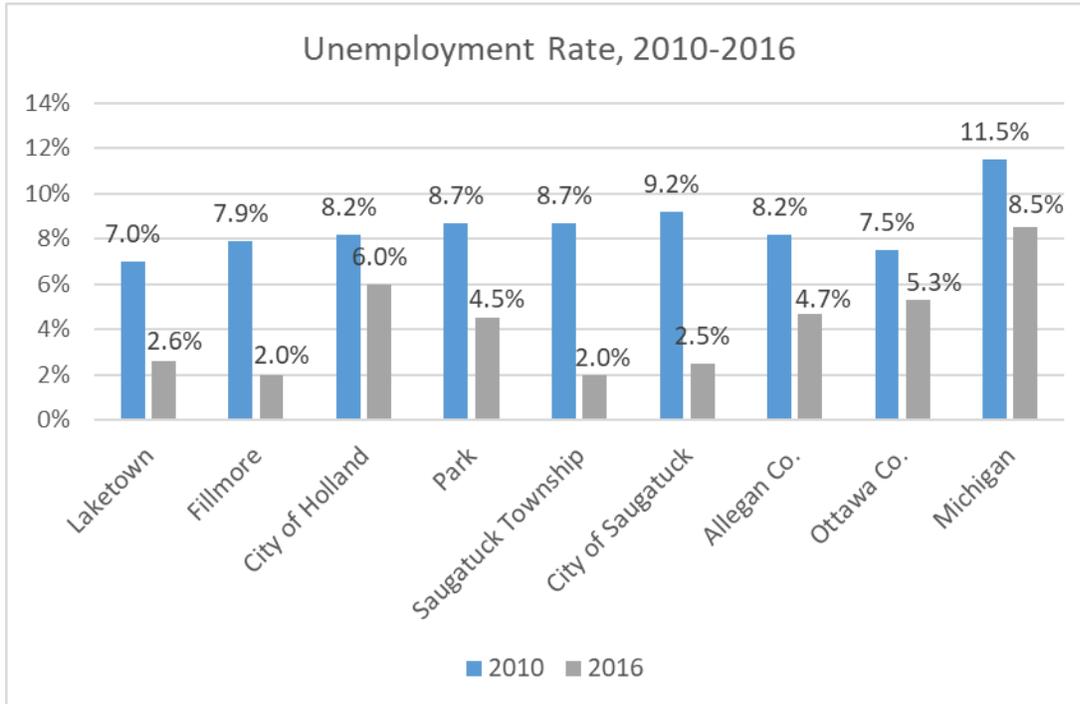
MEDIAN HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER								
Age	2009	2010	2011	2012	2013	2014	2015	2016
15-24	\$33,235	\$33,843	\$36,250	\$37,019	\$36,477	Not Available	\$52,656	\$28,889
25-44	\$84,773	\$81,833	\$88,409	\$75,114	\$71,250	\$60,625	\$54,076	\$57,153
45-64	\$85,234	\$86,169	\$87,619	\$86,196	\$85,954	\$97,869	\$100,994	\$94,958
65 and Over	\$40,000	\$41,413	\$39,757	\$44,417	\$43,250	\$47,958	\$46,758	\$51,549



Source: American Community Survey 5-Year Estimates, 2009-2016

An additional consideration of income in Laketown Township is Median Household Income by Age of Householder. The table and reflecting graph above indicate that income by age is relatively steady, except for the 25-44 age cohort whose income decreased approximately \$27,500 between 2009 and 2016, perhaps an indication of those generations most affected by the Great Recession. It is also important to emphasize that the 46-64 and 65 and older cohorts have increased their median income over the past ten (10 years), which is prominent to note due to the aging population and those aging in place.

Employment



Source: American Community Survey 5-Year Estimates, 2010, 2016

The unemployment rate in Laketown Township decreased from 7.0% in 2010 to 2.6% in 2016. While this is a notable decline, it was mirrored in many local communities and counties, as the area continues to recover from the Great Recession.

INDUSTRY OF LAKETOWN TOWNSHIP WORKERS		
	2010	2016
Agriculture, Forestry, Fishing and Hunting, Mining	1.0%	2.7%
Construction	4.6%	4.6%
Manufacturing	22.5%	22.2%
Wholesale Trade	4.0%	2.8%
Retail Trade	7.5%	9.9%
Transportation and Warehousing, Utilities	4.9%	2.9%
Information	0.3%	1.2%
Finance and Insurance, Real Estate	2.4%	3.4%
Professional, Scientific, Management	7.9%	9.5%
Education, Health Care, Social Assistance	23.8%	25.5%
Arts, Entertainment, Recreation, Accommodation, Food Services	9.8%	6.7%
Other Services	8.1%	6.8%
Public Administration	3.0%	1.8%

Source: American Community Survey 5-Year Estimates, 2010, 2016

The data above compares the Industry of Laketown residents from 2010 to 2016. It is important to note that these figures represent employees that live in Laketown Township, but may not necessarily work in the Township. In both 2010 and 2016, the highest proportion of Laketown residents were employed in the “Education, Health Care, and Social Assistance” industries. The next highest proportion of residents were employed in the “Manufacturing” industry. The third highest proportion of residents were employed in the “Arts, Entertainment, Recreation, Accommodation, and Food Services” industry, which is important to note due to Laketown Township’s location as a lakeshore community. The smallest industry represented in 2010 and 2016 was the “Information” industry.

COMMUTER PATTERNS IN LAKETOWN TOWNSHIP 2000-2016				
Laketown Township	2000		2016	
	Number	%	Number	%
Less than 5 minutes	58	2.0%	47	1.7%
5 to 9 minutes	355	12.7%	319	11.6%
10 to 14 minutes	688	24.6%	654	23.7%
15 to 19 minutes	736	26.3%	700	25.4%
20 to 29 minutes	638	22.8%	541	19.6%
30 to 44 minutes	121	4.3%	313	11.4%
45 to 59 minutes	109	4.0%	93	3.4%
60 or more minutes	93	3.3%	87	3.2%
Total	2,798	100.0%	2,754	100.0%

Source: U.S. Census, 2000; American Community Survey 5-Year Estimates, 2016

When analyzing employment in an area, it is also pertinent to consider commuting patterns of residents, as the length and ease of a commute does factor heavily into a person's decision where to locate. With limited means of public transportation available in Laketown Township, reliance on personal automobiles is the primary mode of carrying people throughout the area. In 2016, 62.4% of the working population in Laketown Township spent not more than 20 minutes commuting to work, which is just slightly less than the 2000 Census figure of 65.6% of the working population commuting 20 minutes or less.

Appendix C

Master Plan Workshop Summary & Results