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ZONING
PLANNING
PARKS & RECREATION

DEPARTMENT OF COUNTY DEVELOPMENT

4509 N. SAGINAW ROAD 631-6502 MIDLAND, MICHIGAN 48640

CLIFFORD G. STEFF, DIRECTOR

TO: Midland County Planning Commission

FROM: Midland County Department of County Development

DATE: April 10, 1978

SUBJECT: Land Use in Midland County

Attached to this memo is a preliminary chart on results of a land use survey completed last year. It is being sent to you as a member of the Midland County Planning Commission for your review and comment prior to the April 25 Planning Commission meeting, along with the following proposed analysis and comment. Perhaps the chart, comments and your views may then be adopted as a part of the overall County planning program. Such may then be adopted as an update to Memo Report #8 on existing land use.

The chart is significant on several accounts. It is interesting in itself and in the data it lists. It can be seen that the number of mobile homes, in particular, have increased dramatically during the severn-year interim period from 1969 to 1976. Figures on multi-family units and farmsteads are perhaps rather misleading and may, in fact for our purposes, be ignored. This is not to say they are wrong, though.

However, some of the most interesting data is not on the chart, but must be read between the lines. For instance, while the actual number of trailers has increased by leaps and bounds, the ratio of mobile homes as a percent of total dwelling units has only increased from 13.0% to 18.5%. This leads to speculation on just how "permanent" these homes are. Should the nuclear plant be completed or if construction is halted, would these trailers be moved out? How much impact does "nuke" have in fact? Would (or could) one expect the number of one-family homes to be decreased/increased in the future? Or will the number be stabilized? What effect will this have on population projections? (A comparison of three reliable population studies is enclosed for your review.)

In the absence of records on building activity in the out-county, such data on land use in Midland County is very significant. Many questions can be based on this information that are very crucial to Midland County's future. The comments of Planning Commissioners on this subject will be drawn into a section updating the Midland County General Development Plan and as an element of the planning program.

(This memo was prepared prior to the Planning Commission meeting on March 28 and is being mailed at present to solicit review and comment for the April meeting.)

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A COMPARISON OF POPULATION STUDIES AND PROJECTIONS

UNIT OF GOVERNMENT	M.C.D.C.D. 1980	1990	2000	Michigan O.M.B. 1980	1990	2000	E.C.M.P.D.R. 1980	1990	2000	1970 U.S. Census
Edenville Township	1,285	1,444	1,609				1,400	1,600	1,850	1,169
Geneva Township	718	811	885				550	550	550	683
Greendale Township	1,212	1,380	1,547				1,050	950	900	1,105
Homer Township	4,489	5,065	5,488				4,550	4,900	5,400	3,959
Hope Township	1,037	1,101	1,253				1,050	1,100	1,150	945
Ingersoll Township	2,526	2,828	3,087				2,350	2,300	2,250	2,285
Jasper Township	910	1,010	1,095				700	650	650	826
Jerome Township *	3,482	3,834	4,190				4,000	4,640	5,500	3,154
Larkin Township	2,826	3,212	3,604				2,700	2,800	2,900	2,509
Lee Township	2,893	3,341	3,782				2,900	3,150	3,450	2,531
Lincoln Township	1,609	1,864	2,095				1,600	1,700	1,850	1,417
Midland Township	2,838	3,162	3,438				**	**	**	2,521
Mills Township	1,106	1,235	1,348				1,100	1,150	1,200	1,005
Mt. Haley Township	1,407	1,602	1,817				1,300	1,200	1,200	1,262
Porter Township	979	1,108	1,238				800	700	700	899
Warren Township	1,431	1,575	1,686				1,250	1,150	1,050	1,283
City of Coleman	1,344	1,488	1,629				1,250	1,150	1,100	1,295
City of Midland	39,151	43,747	48,070				42,150	44,650	48,250	34,921
Midland County	71,243	79,807	87,861	71,000	76,000	79,000	70,700	74,350	79,950	63,769

* Includes Village of Sanford

** Midland Township included with City of Midland total

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A COMPARISON
of
LAND USE - 1969 vs 1976

TOWNSHIP	Single Family 1969	Single Family 1976	% Change	Multi-Family Units 1969	Multi-Family Units 1976	% Change	Mobile Homes 1969	Mobile Homes 1976	% Change	Farmsteads* 1969	Farmsteads* 1976	% Change	Total Dwelling Units 1969	Total Dwelling Units 1976	% Change	Commercial 1969	Commercial 1976	% Change
Edenville	363	536	+48%	0	4	+100%	123	225	+ 83%	30	37	+ 23%	516	802	+ 55%	14	23	+ 64%
Geneva	157	208	+32%	0	0	-	37	80	+116%	73	83	+ 14%	267	371	+ 39%	1	3	+200%
Greendale	228	263	+15%	1	2	+100%	57	126	+121%	11	18	+ 64%	297	409	+ 36%	8	6	- 25%
Home	965	1,076	+12%	18	22	+ 22%	78	103	+ 32%	27	56	+107%	1,088	1,257	+ 16%	25	34	+ 36%
Hope	305	369	+21%	0	0	-	50	83	+ 66%	38	55	+ 45%	393	507	+ 29%	4	10	+150%
Ingersoll	486	555	+14%	7	19	+170%	53	58	+ 9%	123	188	+ 53%	669	820	+ 23%	13	14	+ 8%
Jasper	112	163	+46%	0	0	-	33	94	+185%	109	111	+ 2%	254	368	+ 44%	8	3	- 38%
Jerome	730	821	+12%	0	0	-	91	184	+102%	8	16	+100%	829	1,021	+ 23%	11	13	+ 18%
Larkin	557	718	+29%	2	0	-100%	45	61	+ 36%	53	52	-	657	831	+ 26%	19	25	+ 32%
Lee	427	587	+37%	0	0	-	185	326	+ 76%	21	33	+ 57%	633	946	+ 49%	6	10	+ 67%
Lincoln	261	350	+34%	0	3	+100%	68	109	+ 60%	14	21	+ 50%	343	483	+ 41%	15	30	+100%
Midland	607	652	+ 7%		1	-	15	38	+153%	10	11	+ 10%	633	702	+ 11%	12	15	+ 25%
Mills**	185	261	+41%	0	0	-	66	136	+106%	16	22	+ 69%	267	419	+ 57%	5	5	-
Mt. Haley	225	268	+19%	1	2	+100%	42	87	+107%	84	90	+ 7%	352	447	+ 27%	4	1	- 75%
Porter**	102	167	+64%	0	0	-	28	74	+164%	98	86	+ 14%	228	327	+ 43%	2	[illegible]	-
Warren	273	340	+25%	1	0	-100%	42	117	+179%	96	112	+ 17%	412	569	+ 38%	14	22	+ 57%
TOTAL	5,983	7,334	+23%	31	53	+71%	1,013	1,902	+ 88%	811	990	+ 22%	7,838	10,279	+ 31%	161	216	+ 34%

*includes rural, non-farm homes

**completed spring, 1977

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