

March, 1978

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THE PREPARATION OF THIS PLAN WAS FINANCED IN PART THROUGH
A COMPREHENSIVE PLANNING GRANT FROM THE DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT, ADMINISTERED BY THE STATE OF MICHIGAN.

February, 1978

TO: Summerfield Township Board

FROM: Summerfield Township Planning Commission

This document has been prepared by the Planning Commission to establish a foundation upon which to build for the future development of Summerfield Township. The report presents existing conditions, analysis trends and needs for the future, and suggests goals that will assure sound community growth without a loss of our irreplaceable natural beauty and resources.

It should be emphasized that this is only the initial step in a planning process. Opinions and suggestions have been and, in the future, will be solicited from citizens and groups throughout the township concerning this report. These comments have been considered for this report and will be considered in later phases of development of Summerfield Township.

Much like the components of our country's shuttle craft with its propulsion, guidance and communication systems, the human environment is composed of various systems and subsystems. These include a transportation system, an educational system, a recreation system, a housing system, a commercial system and other similar elements. The goals of all these systems should be a total environment capable of satisfying the broadest range of human needs. The effects of activities within each of these systems must be evaluated for their influence on all other systems constituting the environment.

The Planning Commission has taken a brief overview of the total system. Some will say it is a crude glimpse and does not represent the depth needed to guide implementation efforts. Others will say it is a vital step, one needed and provided by an organization with the responsibility for the total environment. What can be said, however, is that issues have been delineated and policies proposed. A point of departure has been declared, and that is a major accomplishment.

Sincerely,

Michael St. Germaine
Chairman

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PREFACE

Summerfield Township, located in the northwest quarter of Clare County, is largely an undeveloped, forested Township with the Muskegon River and numerous creeks adding to its rural attractiveness. Most of the Township is sparsely populated with scattered clusters of homes adjacent to the primary roads and rivers. In the period between 1960 and 1970 Summerfield Township's population increased nearly 80 percent. Considering that Clare County is growing nearly 50 percent a decade, and that much of the prime river and lake front property in other areas of the County are already developed an impressive growth rate can be expected for Summerfield Township in the future. Summerfield Township, recognizing its viability to Clare County's physical and social development, is preparing to properly accommodate for the future by initiating an on-going program of land use planning and zoning.

Planning by definition is a continual process. The drafting of this plan is only a starting point for Summerfield Township's planning activities. This plan should be revised when conditions within the Township warrant change.

The Land Use Plan is a comprehensive development document that seeks to promote harmonious future growth. This document ascertains future needs and desires by using sound logic and common sense. All the various factors influencing orderly growth in Summerfield Township are a part of the planning process. A Land Use Plan is not a law nor is it a legal document. The drafting of a future land use plan is one of the first steps a Township takes when establishing controls to guide future Township growth.

The Land Use Plan for Summerfield Township consists of both written and graphic elements. Maps and tables are included in order to aid in the understanding of this plan. The planning period upon which this plan is based spans the period from 1978 to the Year 2000.

There are three basic reasons why Summerfield Township should engage in the planning process. Planning aids in the anticipation of future needs, provides a base of coordination, and offers a guide for assistance to local decision-makers.

This Land Use Plan was prepared by the Summerfield Township Planning Commission with the technical assistance of a trained planner and the financial assistance of a Federal Comprehensive Community Planning (701) Grant. Township residents have had a voice in the preparation of this plan and they will be responsible for living with and implementing the plan. Incorporating local desires into the plan. Allows it to be created by and for the community.

The following basic planning activities contributed to the preparation of this plan:

1. Data gathering
2. Data analysis
3. Citizen input
4. The establishment of goals and objectives
5. The drafting of a plan
6. Public hearing
7. Final adoption by Township Officials

CHAPTER I

TOWNSHIP PLANNING GOALS

Land use planning in Summerfield Township should be a continual process which evolves to fit the needs of the Township and its residents. The following set of goals have been adopted by the Summerfield Township Planning Commission to serve as a future guide for Township Officials. A goal is a statement dealing with Township policies such as growth, living patterns, and environmental awareness. The formulation of a set of goals will aid the Township in the following areas:

1. Goals help organize and express resident's desires and ideas concerning the Township's future.
2. Goals provide a direction for the Township's future planning efforts.
3. Goals provide a record of how Township residents feel about their environment.

The goals presented here have been arrived at with the aid and direction of the following:

1. Local decision makers on the Township Planning Commission provided input and reviewed each goal.
2. An opinion survey was circulated among local residents and responses were incorporated into a set of Township Planning Goals.

An assessment of the Township was made by a planner and suggestions were offered to the Township Planning Commission.

Goals should be followed by a set of policies which

reveal the course of action the Township wishes to pursue in order to achieve their goals. Since policies are constantly evolving and changing, it would be unrealistic to formulate detailed policy statements only to have them become outdated in a short time. Local decision makers should take the initiative to draft and implement a set of policies which address local needs and then see to it that the policies are continually revised and improved.

The following categories aid in the presentation of each goal: Transportation, Housing, Recreational, Environment, Economic, Human Resources, and Land Activities.

Transportation Goals

- * To create a system of transportation that will provide Township residents with a safe and adequate access.
- * To encourage adequate maintenance of the local road system.
- * To discourage the development of private roads that often prove to be a liability due to inadequacies in construction and improper maintenance.
- * Encourage the development of more paved roadways within the Township.

Housing Goals

- * To provide safe, adequate and sanitary housing for all Township residents.
- * To encourage the development of residential sites which are sufficient in size to adequately provide sewer and water to their inhabitants.
- * To provide for a wide range of living habitats that will serve the various needs of the community.
- * To discourage low-cost "budget" construction which could create a number of liabilities for the Township in the future.

- * To protect sensitive water courses and natural areas from recreational overuse that could destroy the integrity of these areas and endanger wildlife habitats.
- * To encourage the preservation of state lands which provides for active and passive recreational uses.

Environmental Goals

- * To preserve the quality and natural state of ecologically sensitive lands.
- * To protect the Township's residents from developments which pollute the air and water, despoil the natural appearance, or cause unnecessary noise and congestion.
- * To provide for a safe and sanitary means of disposing solid wastes.

Economic Goals

- * To encourage new commercial development.
- * Conduct an adequate assessment of the impact of any new industrial enterprise on existing community services, facilities and schools prior to their encouragement.

Human Resource Goals

- * To encourage residential development in such a manner that higher density developments take place adjacent to existing residential areas in order to maintain natural areas, public health, and economize on the provision of public goods and services.
- * To encourage cooperation between the various township and County agencies that have an impact on the general living environment of the Township.
- * Promote citizen participation in the basic decision making processes of the Township.

- * Assess the growth potential of the Township and formulate a capital improvements program to adequately meet future demands.

Land Activity Goals

- * To provide for a balance of land uses in the Township that will accommodate the diverse activities and needs of local residents.
- * To improve the Township's existing police and fire protection in order to keep pace with the Township's growth.
- * To initiate a continual planning program that can adequately evaluate land use planning decisions.
- * To minimize potential conflicts between land uses through planning and the enactment of land use controls and regulations.

CHAPTER II

LAND USE OPINION SURVEY

Early in the process of developing a future land use plan, the Summerfield Township Planning Commission circulated 130 Land Use Opinion Surveys (included in the Appendix) to Township residents. The Commission felt that it was necessary to receive as much input from Township residents as possible before developing a future land use plan. Of the surveys circulated, 82 were returned to the Commission. The questionnaire results are as follows:

A. Are you a permanent or seasonal resident?

Over 24 percent of the survey respondents indicated that they were seasonal residents of Summerfield Township even though the survey was circulated in the mid-winter month of February indicating a year round seasonal trade. Of the permanent residents responding to the questionnaire more than 47 percent have lived in Summerfield Township for more than 10 years. The survey indicates that many seasonal residents have been property owners for more than 10 years. Over 65 percent of the respondents indicated that they are not planning to move out of Summerfield Township in the next three years, indicating stability and a general satisfaction with the local living environment.

B. How old is the head of your household?

Of those Summerfield Township residents responding to the survey, 90 percent were 36 years of age or older. The median age of Summerfield Township is 34.3.

C. What is your occupation and is your place of employment located outside of the Township?

Exactly 39 percent of the survey respondents were retired, 19.5 percent were employed by industry, 16.0 percent were in business, 2.4 percent were in government, 2.4 percent were involved in forestry, and 2.4 percent were involved in farming. Over 70 percent of those surveyed work outside of the Township.

D. Do you feel that it is important to promote a resort atmosphere in Summerfield Township and what type of additional development do feel is needed?

The survey respondents were almost split on the issue of whether a resort atmosphere should be promoted, 45.6 percent were in favor and 54.4 percent were opposed. Over 56 percent felt a need for additional shopping facilities, only 29.5 percent wanted additional housing development, nearly 60 percent wanted more employment creating business, and the survey respondents indicated by nearly two to one that additional tourist facilities are not wanted.

E. If more housing were added, which type would you prefer?

A vast majority - over 83 percent - would like to see single family homes developed. Only 10.8 percent wanted additional mobile homes and 6.1 percent desired additional multiple family homes.

F. If more single family homes are developed, where would you prefer they be located and what should be the minimum dwelling size?

Most of the respondents, 44.8 percent, felt that additional single family homes should be placed in rural subdivisions (1-5 acre lots), 41.0 percent felt that additional housing development should be on lots in the 5-10 acre range, and 14.2 percent felt that single family homes should be developed on lots larger than 20 acres. Nearly 53 percent of the respondents felt that the minimum dwelling size should be 670 square feet or larger, and 47.3 percent felt that 560-670 square feet is an adequate living environment.

G. Do you own or rent your home?

Over 94 percent of the respondents owned their own homes, indicating a permanent and stable base of Township residents.

H. Do you feel that the present road system is adequate?

Nearly four out of five survey respondents were dissatisfied with the roads in Summerfield Township. Most survey responses indicated that road maintenance should be improved.

CHAPTER III

THE NATURAL ENVIRONMENT

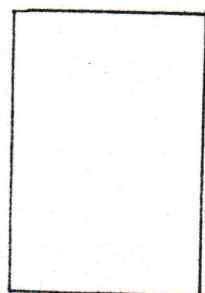
The natural environment of Summerfield Township is characterized by gently rolling terrain and an abundance of state owned land and forest land. The Township is still largely in its natural wooded state.

An analysis of soil conditions in the Township was undertaken with the assistance of the Clare County Soil Conservation Service. Map 1 and Table 1 illustrate the various soil conditions in Summerfield Township. A brief examination of the map will reveal that the soils in the center portion of the Township are generally the most conducive to residential development. The areas of marginal soil conditions are generally found in the lower central portions of the Township. It must be remembered, however, that the soil associations on Map 1 have been generalized from detailed soil maps available at the Soil Conservation Service located in the Clare County Courthouse.

Table 2 lists the major water bodies which are located in the Township. Unlike many other townships in Clare County, Summerfield Township's development has not been influenced by an abundance of lakes. The Township has approximately 395 acres of water. As is indicated on Table 2. The Floodwood Swamp Reservoir composes 263.0 acres of the total, and Rice Pond and Haskell Lake composes 72 and 23 acres, respectfully. The remaining 37 acres consists of small bayous which, during dry weather periods, may turn to marshes. The Muskegon River is a well traveled canoe route, although there are no canoe liveries located within Summerfield Township.

PATTERN

Table 1
SOILS CLASSIFICATION CHART
SOIL ASSOCIATION, COMPOSITION AND SUITABILITY



GRAYLING SAND

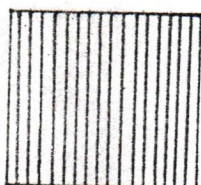
Suitability for agriculture poor, very droughty;
woodland - poor, very droughty; homesite - good.

RUBICON SAND

Poor for agriculture; good for woodland; good
for homesites.

GRAYCALM SAND

Agricultural potential fair on flatter areas;
good for woodland; good for homesites.



WINTERFIELD-EVART COMPLEX

Poor soil for agriculture, soil floods; woodland
uses fair to poor; homesites poor, due to flooding.

ROUSSEAU LOAMY SAND

Poor for agriculture; good for woodland; too wet
for homesites.

MARKEY MUCK

High water table, poor for all uses due to unstable
conditions and excessive wetness.

CROSSWELL SAND

Fair to poor suitability for agricultural uses;
good for woodland; too wet for homesites.

GLADWIN LOAMY SAND

Fair for agricultural uses, if drained; fair for
woodland; fair to poor for homesites.

IOSCO-KAWKAWLIN COMPLEX

Good for agriculture, if drained; fair for woodland;
too wet for homesites.

MANCELONA LOAMY SAND

Fair for agricultural uses; good for woodland; good
for homesites.

MONTCALM LOAMY SAND

Fair for farming on flatter areas; good for woodland;
good for homesites.

ROSCOMMON MUCKY LOAMY SAND

Poor for all uses due to wetness.

MENOMINEE LOAMY SAND

Fair for agriculture; good for woodland; fair for
homesites.

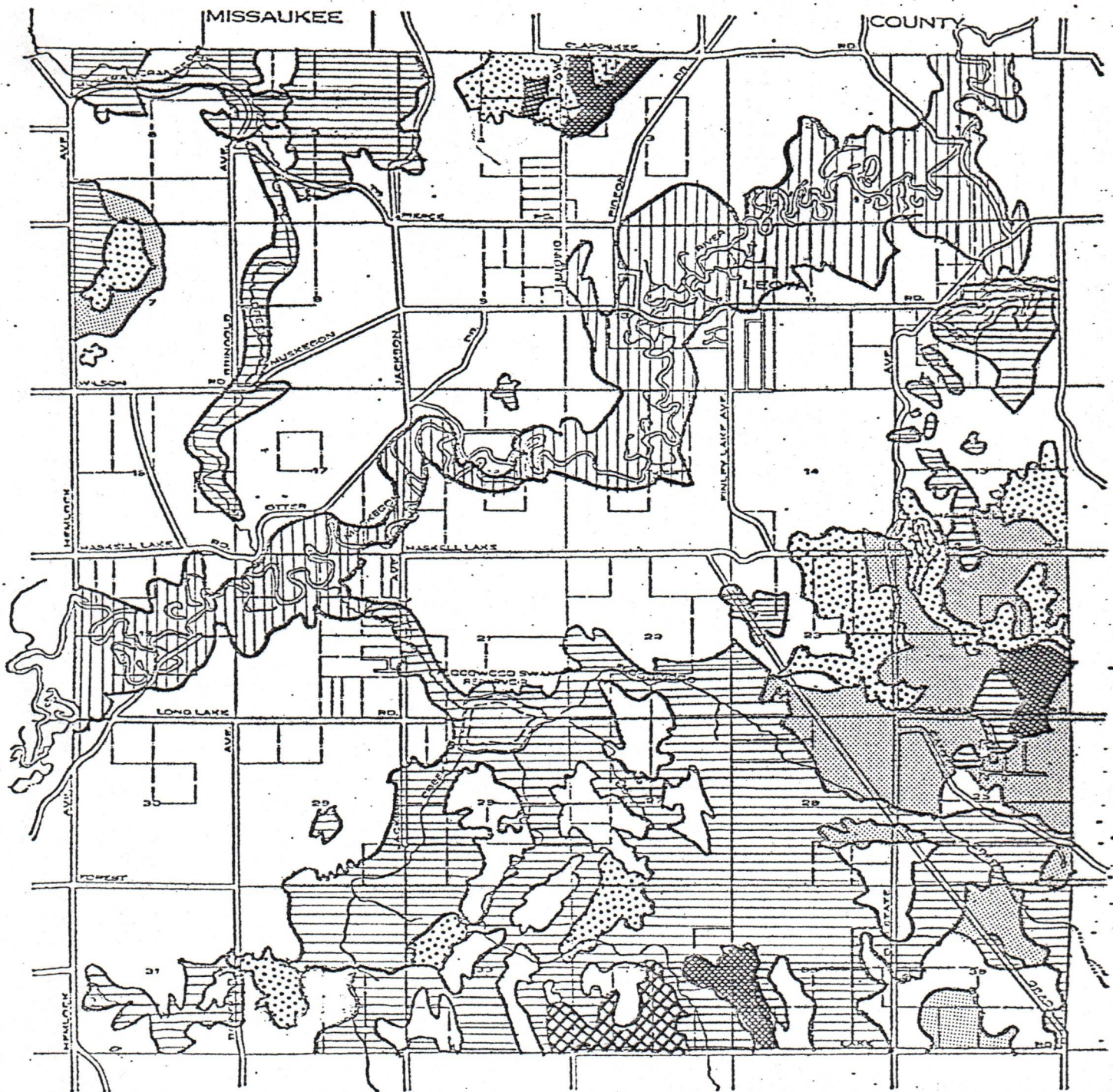
MC BRIDE SANDY LOAM

Fair for agriculture; good for woodland; poor for
homesites, due to hard pan layer.

MELITA SAND

Fair for agriculture; good for woodland; good for
homesites.

SUMMERFIELD TOWNSHIP SOILS



NORTH

SCALE

0 5030

The preparation of this map was financed in part through a Comprehensive Planning Grant from the Department of Housing and Urban Development, administered by the State of Michigan.

SUMMERFIELD TOWNSHIP

CLARE COUNTY MICHIGAN

Table 2

WATER BODIES IN SUMMERFIELD TOWNSHIP

<u>Name</u>	<u>Acreage</u>	<u>Section (s)</u>
Muddy Bayou	9.3	2
Sandy Bayou	6.4	2
Warner Bayou	3.2	2
Rice Pond	72.0	12
Haskell Lake	23.0	13 & 24
Harrington Bayou	11.0	19
Black Louie Bayou	7.4	19 & 24
Fur Farm	263.0	21 & 28
Total Acreage	395.3 = 1.8%	of total Township area

Summerfield Township is approximately 70 percent state owned land which helps create problems between year round residents and recreational users of the state land. According to administrative rules adopted by the Department of Natural Resources a person may camp on state owned land for up to 15 days on any one camp site between May 1 and Labor Day and up to 20 days any other time of the year. The problem is that according to the same administrative ruling a person or family can live on state owned land permanently provided that a new camp site is established at least 1/2 mile away from the old camping area every 15 to 20 days depending on the time of year.

Rampant snowmobile and off the road recreational vehical use is also very prevalent on state land in Summerfield Township. Complaints have been registered that the Department of Natural Resources and the Clare County Sheriff Department do not patrol state land for unlawful recreational vehical use in the Township to the extent that such patrols are needed. In defense of the Sheriff Department it must be kept in mind that the Department does not have either enough time or money to patrol all state owned land in Clare County. The answer would seem to be more active enforcement by the Department of Natural Resources, and possibly changes to their administrative regulations.

Summerfield Township has experienced a slight deterioration of its environment, and care must be taken to ensure that the natural beauty of the Township is not destroyed by additional haphazard development. If residential dwellings are allowed to be scattered throughout Summerfield Township the general appearance of the Township will deteriorate and wildlife refuge areas will decrease.

CHAPTER IV

POPULATION

Studies of local population composition aid in identifying future problems in Summerfield Township as well as the need for new schools, sewage facilities, solid waste disposal, etc. Future space allocations for the various uses of land are dependent upon an in-depth analysis of population information.

The population figures presented here have been provided by the U.S. Census Bureau and the East Central Michigan Planning and Development Region (ECMPDR). Population projections are used as a general guide to indicate future trends, and caution should be exercised in order to be interpreted correctly. On the basis of population projections that have been made in the past, "there seems to be some agreement that the larger the forecast period, the less accurate the results tend to be."¹ A number of factors influenced the projections that are presented here. Among these factors are current in-migration rates to Northern Michigan and the approximate population size and composition of the Township.

As is evident on Table 3, Summerfield Township is starting to experience a rapid population increase. Much of this population growth can be attributed to the rural resort nature of the area. Much of Clare County has developed for the same reason. From 1960 to 1970 Summerfield Township grew 79.8 percent as compared to 43.3 percent for Clare County. The growth trends projected here do not indicate a large number of seasonal residents which are estimated to increase Summerfield Township's population by an additional 600 residents during the peak recreation periods such as Memorial Day and Labor Day.

1. F. Stuart Chapin, Urban Land Use Planning, 2nd Edition, University of Illinois Press, Urbana, Illinois, 1972, pg. 212.

TABLE 3

POPULATION

PERMANENT RESIDENTS

STATISTICS

Population-----1940 ¹	1950 ¹	1960 ¹	1970 ¹	1973 ²	1980	1990	2000
Clare County	9163	10253	11647	16695	26130 ³	36817 ³	49159 ³
Summerfield Township	66	110	119	214	400	552	737
Population Change-----1940-1950							
	#	%	#	%	#	%	
Clare County	1090	11.9	1394	13.6	5040	43.3	2975
Summerfield Township	44	66.6	9	8.1	95	79.8	26
Percentage of Clare County Population in Summerfield Township							
	1940	1950	1960	1970	1980	1990	2000 ⁴
	0.7	1.1	1.0	1.3	1.5	1.5	1.5
Percentage of Clare County Population Due to Migration							
	1960	1970	1973	1980	1990	2000	
	18.0	79.0	92.0	1.5	1.5	1.5	
Median Age of Population ¹							
United States	1960	29.2	28.3	26.5	31.8	34.3	
Michigan	28.3	28.0	n/a				
Clare County	28.0						
Summerfield Township	n/a						

1. U.S. Census Bureau

2. Revenue Sharing Estimate, 1973

3. Socio-Economic Inventory and Projections, East Central Michigan Planning and Development Region, Preliminary Draft, March 1977

4. Summerfield Township Planning Commission Estimate, February, 1978.

After experiencing a 66.6 percent population increase in the 1940's, Summerfield Township reached a total population of 110 in 1950. This growth trend decreased in the 1950's as the population increased 8.1 percent attaining a 1960 population of 119. In the decade between 1960 and 1970 Summerfield Township's population doubled, culminating in a 1970 population of 214. Growth is continuing to occur in the 1970's as the Township grew to an estimated population of 240 in 1973 marking a 12.1 percent increase in only three years.

The percentage of Clare County's population in Summerfield Township is expected to remain stable at approximately 1.5 percent, assuming the projections for Clare County are relatively accurate, 737 residents could live in Summerfield Township by the Year 2000. Much of the growth that can be expected for the future will be due to in-migration.

Migration is usually motivated by economic reasons. This is not the case in Clare County, where the primary force behind in-migration is retirement and the desire to live in a rural atmosphere. "Clare County now ranks 39th among all the counties in the United States in net in-migration of persons over 65. According, to recent State estimates, the number of elderly persons has increased by 43% since 1970 and they now make up nearly one-fourth of the County's population of 21,000."² It can be assumed that the more recreation-ally oriented townships that possess lakes, streams, rolling terrain, and other features conducive to residential living will continue to experience the greatest growth pressures.

Most of the in-migration to Summerfield Township has occurred adjacent to the rivers and primary gravel roads.

Summerfield Township's median age of 34.3 is older than the County median age of 31.8. This is most probably due to the fact that the Township attracts many retired residents. Also, there are not enough employment opportunities in the Township or the County to retain younger residents.

Future population fluctuations in Summerfield Township depend greatly upon State owned land. Presently only about 30 percent of the Township's land is open to development, if the State were to acquire or sell large tracts of land Summerfield Township's future population would be correspondingly affected.

2. Robert Reinhold, More Elderly Retiring in North, New York Times, February 1, 1976.

CHAPTER V

HOUSING INVENTORY AND QUALITY ANALYSIS

Housing is one of man's basic needs. The past several years have seen activity in the housing industry decline because of inflated prices of land, labor and materials. Today's housing situation is one in which a significant portion of the population cannot afford to buy a new home. While the supply of housing appears to be decreasing, the demand is increasing. Several factors are contributing to the demand for more dwellings, among these are an increase in the number of single person households, steady increases in County and Township population and an increase in life expectancy which signifies the need for additional elderly housing. The inadequacy of housing in rural areas is a problem which is just beginning to receive significant attention. "Although rural counties have only 17% of the state's total households, they comprise 40% of the state's structurally inadequate dwellings;" according to an inventory by the Market Analysis Section of the State Housing Development Authority. "Approximately 25% of the households in rural counties are occupying structurally inadequate units."

The structural data presented here was obtained through review of Summerfield Township's Assessment cards and use of U.S. Census Bureau reports provided by the East Central Planning and Development Region. Additional survey material was gathered through a windshield survey. This type of survey, which is done in an automobile, consists of driving all accessible areas within the Township and briefly examining each structure.

3. Michigan State Housing Development Authority Newsletter, Vol. 2, No. 3, May, 1975.

In 1978 there were approximately 491 housing units within the Township of Summerfield, 80.9 percent of which were classified as seasonal structures.

Table 4: HOUSING CHARACTERISTICS, 1978

	<u>Number of Units</u>	<u>Percent</u>
Permanent Home	83	16.9
Permanent Mobile Home	11	2.2
Resort-Seasonal Home	314	64.0
Resort-Seasonal Mobile	83	16.9
Total	491	100.0

Source: January, 1978, Windshield survey conducted by the Summerfield Township Planning Commission.

The predominate type of housing unit in Summerfield Township is single family dwellings. According to the U.S. Census Bureau there were 8 year-round mobile homes in the Township in 1970. In a 1978 windshield survey 11 permanent mobile homes and 83 seasonal mobile homes were counted.

Table 5: HOUSING UNITS BY TYPE (OCCUPIED AND VACANT YEAR-ROUND) 1978

<u>Type</u>	<u>Number of Units</u>	<u>Percent</u>
Single Family	397	80.9
Duplex	0	0.0
Multiple Family	0	0.0
Mobile Homes	94	19.1
Total	491	100.0

Source: January, 1978 Windshield survey conducted by the Summerfield Township Planning Commission.

Age of Housing

An analysis of the distribution of housing on the basis of age is useful for several reasons.

There is often a correlation between the age of a community's housing and the extent of poor structural conditions among its housing stock. Exceptions to the latter are not uncommon, and caution must be exercised in specific situations.

Age is also a factor which may have an important influence in determining the value of a house. Ordinarily, a newer house will demand a higher price than a comparable house of earlier construction, particularly if the newer dwelling is located in a neighborhood or community dominated by more recently constructed housing.

Table 6: AGE OF HOUSING OCCUPIED AND VACANT YEAR ROUND, 1970

<u>Year Built</u>	<u>Number Built</u>	<u>Percent</u>
1939 or earlier	24	7.0
1940 - 1949	68	19.7
1950 - 1959	127	37.0
1960 - 1964	63	18.3
1965 - 1968	46	13.4
1969 - 1970	16	4.6
	<u>344</u>	<u>100.0</u>

Source: U.S. Census Bureau, 1970. Based on 20 percent sample.

As can be seen in Table 6, 26.7 percent of Summerfield Township's year-round homes were built before 1950. From 1950 to 1960, 37.0 percent of the Township's permanent homes were constructed. In the decade between 1960 and 1970 over 36 percent of the Township's housing was built.

The Summerfield Township Planning Commission reviewed 424 residential assessment cards in January, 1978 to update the 1970 Census information and derived the following information: 54 homes were constructed within the past five years; 79 homes were 6 to 10 years of age; 228 homes were 11 to 15 years old; and 63 homes were 16 years old or older. The Planning Commission's figures indicate a more rapid growth rate in the past 15 years than was indicated by the U.S. Census Bureau information.

Housing Values

Although the definition used by the Census Bureau is clear, the validity of the reported dollar value as an estimate of property valuation is a subjective measurement and may be questioned. "Value" is the respondent's (owner's) estimate of "How much the property would sell for on today's market." Value data is limited to single-family housing (one unit structures) detached and attached, that are located on ten acres or less, or on properties which also have a business establishment. Cooperatives, condominiums, and trailers are also excluded from the value tabulations.

A property is defined as the house and land on which it stands. Respondents estimated the value of the entire property even if the occupant owned the house but not the land or owned the property jointly with another owner.

Many people have an inflated idea of the value of their property. The price represents the amount the seller would like to receive and in many cases is unrealistic. The type of financing, demand for housing and many other factors will affect the final sale price. However, in using these factors, it must be assumed that they are fairly close to the true value and if inflated that they are inflated equally.

Table 7: OWNER OCCUPIED HOUSING VALUE, 1970

<u>Value</u>	<u>Number</u>	<u>Percent</u>
Less than \$5,000	38	56.7
\$5,000 - \$9,999	29	43.3
\$10,000 - \$14,999	0	0.0
\$15,000 - \$19,999	0	0.0
\$20,000 - \$24,999	0	0.0
\$25,000 or over	0	0.0
Total	67	100.0

Source: 1970 U.S. Census, Based on 10 percent sample.

As can be seen in the accompanying table, sales units have been grouped into six value categories. The largest group of houses in any category--over 56.7 percent--are in the \$5,000 or under range, followed by houses valued between \$5,000 and \$9,999--over 43 percent. It should be kept in mind that the percentage calculations are based on a relatively small sample and do not necessarily represent an accurate account of Summerfield Township's housing value. For this reason the Summerfield Township Planning Commission reviewed, 462 assessment cards including both permanent and seasonal mobile homes to more accurately determine housing values within the

Township. The Commission's results are as follows; 159 residences 34.4 percent of those sampled were valued at under \$10,000; 224 residences, 48.5 percent were valued between \$10,001 and \$20,000; and 79 or 17.1 percent of the residences sampled were valued at \$20,001 or more.

Evidently, the 1970 Census sample estimate was too small to accurately describe the true housing picture in Summerfield Township.

Plumbing Facilities

Plumbing facilities include toilet and bathing equipment and water supply facilities. The characteristic of these fixtures are measurements of housing quality.

Housing units considered as having all plumbing facilities are those which have piped hot and cold running water inside the structure, a flushing toilet, and a bathtub or shower inside the structure for use only by the occupants of the unit.

It was estimated in 1970 by the U.S. Census Bureau that 76 percent of Summerfield Township's occupied and vacant year-round housing had either no bathroom facilities or a half bath. In a January, 1978 survey it was ascertained that approximately 34.1 percent of the Township's housing units lacked indoor toilet facilities. All homes with indoor toilet facilities rely on a septic tank absorption system of disposal.

Source of Water

All homes in Summerfield Township rely on an individual well for their source of water. Of 467 residential assessment cards surveyed 40 homes relied on hand pumps, 13 had no pumps at all and the remaining 415 had electric pumps to supply their water. The statistics show that more homes had running water than homes having indoor toilet facilities.

Heating Equipment

Heating equipment, like plumbing facilities, is a measure of housing quality. The types of heating equipment discussed here represent the principle kind of equipment used in each housing unit.

In 1970 the U.S. Census Bureau utilized eight separate classification in its survey of heating equipment. For simplicity, these have been reduced to four major categories.

1. Central heating equipment, whether hot water, warm air, or electric;
2. Room heater without a flue;
3. Other types which include room heaters with a flue, pipeless furnaces, stove, fireplace, and portable heaters;
4. Not heated.

In 1970, only four of all the year-round units in Summerfield Township were equipped with some form of central heating system. None of the year-round units relied upon non-flue room heaters. All other homes of Summerfield Township's year-round units relied on other types of heating facilities, (about 73 percent of these were heated by fireplaces, stoves, or portable heaters). According to the U.S. Census Bureau all homes were heated in 1970. According to the Township's assessment cards 205 homes had some form of central heating in January, 1978.

Mobile Homes

The mobile home is one aspect of the housing supply which is often overlooked. In 1975 about 9.9 million people lived in more than four million mobile homes.⁴ Now more than two percent of the United States' population live in mobile homes. The mobile homes industry has inherited the lower-priced market and this year will sell about 95 percent of new homes under \$25,000.⁵

Mobile homes are, therefore, beginning to have a great impact upon the low-cost housing market. Mobile homes may range from 12 feet in width to 70 feet in length. Two 12 foot wide mobile homes can be placed together and may have well over 1,200 square feet of floor space. New mobile homes, fully equipped and completely furnished, range in price from \$7,500 to \$18,000. The double-wide homes may range from \$9,000 to \$30,000. Prices may vary according to size, style, and quality of the unit.

4. Sylvia Porter, Mobile Homes Affordable, The State Journal, August 8, 1976.

5. Carl Norcos, Mobile Homes-The Most for Your Money, Detroit Free Press, Parade Magazine, September 12, 1976.

The Veteran's Administration makes loans for mobile homes with a maximum limit of \$12,500 financed over a 12 year period. An additional \$7,500 maximum loan may also be obtained to purchase a site for a mobile home. A total of \$20,000 may be borrowed for a 15 year period.

The Federal Housing Administration (FHA) insures loans on mobile homes up to \$12,500 with a maximum repayment period of 12 years and 32 days. The mobile home must meet construction standards as determined by the U.S. Department of Housing and Urban Development. FHA does not insure loans on seasonal mobile homes.

Today there is little to distinguish the mobile home owner from those who own conventional homes. Many mobile home units may be used as second homes. Twenty percent of the total mobile home shipments are assumed to be in this category.⁶

Considering that the "typical" income for the mobile home family in 1974 ranged between \$6,000 and \$9,000 (and) about 25 percent (of the owners) were over 65; Summerfield Township should expect an influx of mobile home owners. According to the windshield survey conducted in January of 1978, there are approximately 94 mobile homes in Summerfield Township, composing over 19 percent of the entire housing stock of the Township.

6. U.S. Department of Agriculture, Agriculture Handbook N. 428, Projections of Demand for Housing by Type of Unit and Region, May, 1972.

7. Sylvia Porter, More About Mobile Homes, The State Journal, June 10, 1976.

Housing Environment

Housing quality deteriorates for many reasons. Poor original construction and lack of proper maintenance are two major reasons. However, much more is involved than just poor maintenance and construction. Deteriorating housing is a much broader problem. The environment in which housing is located is vital to its existence. Several factors will be examined which affects housing environment.

Incompatible Land Uses

Incompatible land uses are uses of land which tend to adversely affect one another. Concentrations of deteriorating homes appear in those areas where the lack of, or the improper administration of zoning creates conflicting land usage. The National Commission of Urban Problems made the following statement concerning the link between poor housing and conflicting land useage: "A common characteristic of a deteriorating area is a mixture of land uses not conducive to a neighborhood of homes."⁸ Land use in close proximity to residential areas has a terrific impact in determining the desirability of these areas for living.

A heavy industrial area generally presents a poor environment for housing. However, it is conceivable that a light industrial plant using few raw materials and generating limited traffic could exist quite well near a residential area. Most commercial uses generally tend to adversely affect the residential environment. Notable exceptions to this may be found. The only real answer is that each individual case must be carefully examined so as to determine its functional needs. Such total segregation can only lead to a sterilized community with living, working and shopping areas linked only by automobile. The answer must be reached carefully with the specific goal of grouping uses according to their needs and functional characteristics with each case given individual consideration.

8. Report on the National Committee on Urban Problems to the Congress and the President, "Building the American City," Washington D.C., 1968, page 6.

Inadequate Neighborhoods

It is difficult to determine what makes a neighborhood inadequate. Certain answers to the problem may be due to the absence or presence of needed neighborhood facilities. The availability of schools, parks, etc., has much influence in determining the desirability of neighborhoods as living areas; however, the exact forces which determine a neighborhood's quality are not always related to the availability of facilities.

Poor Subdivision Developments

"While poor construction is in large measure responsible for new slums, poor land use regulations, and particularly poor subdivision design standards and review, have played a large part in speeding deterioration of new housing developments."⁹ Many of the problems of poor subdivisions are at least bound to the fact that virtually no regulations or controls were in effect when the growth occurred. The County Building Code adopted in November, 1974, as administered by Bill Randle, helps insure quality construction of new units.

Subdivision regulations should be employed only to designate the broad framework development should follow, not to dictate specific details of design. Regulation must seek to provide minimum design criterium with enough flexibility to allow good developers to provide sufficient facilities to insure the future stability of their developments.

Problems Associated With Land Speculations

"The transfer of land for profit has been necessary to the functioning of the American economic system, and is generally defended on the ground that it helps to insure that land is being put to its most economically productive use."¹⁰ Today, however, land speculation is generally considered a primary

9. The American Society of Planning Officials, Problems of Zoning and Land Use Regulation, Washington D.C., 1968, page 18.

10. Ibid, page 66.

cause of many land use problems. In this regard, the National Commission on Urban Problems found: "The ever rising cost of land has unquestionably been a factor in increasing the cost of housing, and it therefore decreased the supply of low and moderate cost accommodations."¹¹

Constant pressure is exerted by land speculators for measures to rapidly increase the value of their holdings. Measures which bring about this rapid increase are often in the hands of Township Officials. Placement of schools, water and sewer lines, streets, highways, and public services of all kinds affect the value of land. Pressure is frequently exerted on Township Officials by speculators to place public facilities at locations which will bring the most direct benefits to their holdings. The net effect of this process is an illogical and uncoordinated growth pattern.

Statement of Problems

Rising building cost is a prohibitive factor when planning new construction. Because of the high cost of labor and materials, builders make a low profit margin on low priced housing. Therefore, many builders prefer to limit their construction to houses that exceed \$20,000. As a result, high building costs are particularly responsible for creating a lack of low and moderate priced housing.

There are numerous families in Summerfield Township that cannot afford to rent or buy suitable housing. The problem could be partially remedied if better job opportunities were made available at both the Township and County level.

There is an acute shortage of rental housing in Summerfield Township. As a result of current high building cost and the demand for low priced housing (i.e. less than \$20,000) rental housing demand has taken a sharp increase during the recent years. Since there is a shortage in this type of housing, many families attempt to remedy this problem by purchasing mobile homes. The lack of suitable mobile home parks, creates a problem in itself. As a result, trailers are scattered throughout the Township many of which are improperly installed and lacking adequate sanitation facilities.

11. Ibid, page 68

Limited financial resources of the Township results in the basic inability to afford adequate expertise in the areas of planning, revenue, code enforcement, etc., is a major and serious obstacle to the complete solution of the local housing problem. This situation necessitates coordinated efforts and requests for State, Federal, and related aid. These financial inadequacies are particularly critical in the area of sewer construction and financing and providing adequate staff and administering budgets for potential code enforcement programs.

In general, there is a lack of understanding concerning the intent of such reasonable land use controls as zoning and subdivision regulations. This misunderstanding could create an opposition to regulatory control.

Housing Assistance Programs

There is presently existing in Clare County a housing assistance program sponsored by the Clare County Housing Commission. Through their program, (approximately \$380,000 for fiscal year 1977 - 1978) existing housing, substantial rehabilitation and new construction may be partially or wholly financed. Elderly housing and direct loans for residential rehabilitation, and direct and insured loans for elderly and low to moderate income housing should be available some time in the latter part of 1977.

Mr. Ron Jessup, the Clare County Housing Director, should be contacted at his office in the Clare County Courthouse, phone number 539-2761, for specific program guidelines and policies.

STATEMENT OF OBJECTIVES

The main objective of Summerfield Township in regard to housing is to provide adequate housing for all its citizenry. Therefore, consideration of the following goals must be met if the objective is to be realized.

1. Enforcement and adopt reasonable controls that will serve to guide private development along orderly lines.
 - (A) Prepare, administer and enforce a township zoning ordinance so that new residential construction will conform to adjacent land uses.
 - (B) Adopt Township subdivision regulations so that land subdivision will meet minimum health and safety lot standards to accomodate new home construction.
 - (C) Enforce building codes so that future construction will meet minimum safety standards.
2. Provide adequate information concerning the availability of housing to all income levels.
3. Work with local groups which are seeking information and assistance on housing programs.
4. Update existing housing studies and information on housing conditions on a yearly basis.
5. Provide technical assistance to local builers and contractors on site indentification and financing.
6. Encourage builders to construct more and better quality low- and moderate-income housing.
7. Participate in planning programs at the regional level which would help the County and Summerfield Township in qualifying for assistance programs.
8. Formulate and implement an Economic Development Plan.
9. Employ local tax credits to achieve housing code compliance.
10. Utilize Federal and State housing subsidies.

11. Provide input and work with the Clare County Housing Commission.
12. The Summerfield Township Land Use Plan should be revised as necessary and implemented.

CHAPTER VI

THE LOCAL ECONOMY

An Analysis of the County Economy

A vital component of the Summerfield Township Land Use Plan is an examination of the Clare County economy. Economic information for governmental units smaller than a county is often piecemeal, inaccurate, and dated. This lack of a usable data base at the Township level necessitates the use of County economic figures. However, a brief economic analysis of the Township does follow.

The following factors have a major impact on the County's economic potential and each should be reviewed when examining current economic conditions of the area.

1. Clare County has excellent transportation access. The availability of freeways, rail service, and air transport provide the County with advantages that interest major commercial and industrial firms. The establishment of a Clare County Airport Board should improve the quality of air transportation for the entire County.

2. An adequate supply of water, natural gas and electrical power makes the County more attractive to industrial concerns. These sources of energy are scarce in other localities. The provision of public water and sewage facilities in Clare, Harrison, Farwell also means that these areas can provide for small and medium sized manufacturing concerns. Since public sewers and water are virtually non-existent outside of the aforementioned municipalities, future development could be relatively slow.

3. The County's labor force appears to be sufficient in size and skills to accommodate future industrial expansion. The continual growth of Mid Michigan Community College affords excellent vocational opportunities to existing firms and residents of the County.

4. The existence of economic development organizations in Clare and Harrison and at the County level should serve to encourage future economic development. Industrial sites are currently available throughout the County with public utilities being offered.

Table 8 illustrates per capita income for Clare County and the State of Michigan. Per capita income is the amount of money earned for each person in the County. "Per capita personal income in Clare County amounted to \$3,184 in 1973 according to figures recently released by the Bureau of Economic Analysis of the U.S. Department of Commerce. Only four of Michigan's 83 counties placed lower. The 1973 per capita income figure for Michigan was \$5,540. Between 1969 and 1973, Clare County was among the counties exhibiting the slowest advance in per capita personal income with a rise of 15.0% compared with 34.9% statewide."¹² Adding to the County's low per capita income is the fact that most economically productive residents are leaving the area for higher paying employment, while retirees, who are usually past their income producing years, are migrating to the area.

12. Preliminary Clare County Income Report, David I. Verway. Research Associate Professor, Michigan State University, Graduate School of Business Administration, August 27, 1975.

Table 8

Per Capita Income

<u>Year</u>	<u>State of Michigan</u>	<u>Clare County</u>
1960	\$2,338	\$1,288
1965	3,119	2,288
1970	4,180	2,716
1971	4,499	2,793
1972	4,982	3,021
1973	5,540	3,184

Transfer payments accounted for 12.4% of the County's total 1973 personal income. Transfer payments are composed of private pensions, social security benefits, and public welfare payments. Michigan's figure was 9.6%. What these figures indicate is that an increasingly large share of the County's income is from sources other than wages and salaries. "Among Michigan counties, Clare ranked 79th in per capita labor and proprietors income, 57th in per capita property income, and 15th in per capita transfer payments. Clare's high dependency on transfer payments as a source of where-withal typifies the upstate, rural county that possess more people than jobs. Unemployment along with migration pattern that depletes the supply of people in the more economically productive age groups have made for a high non-worker/worker ratio. In 1970, for example, there were nearly 20 non-working residents for every 10 workers residing in Clare County, compared with about 15 non-workers for every 10 workers in the state. In Clare County, 13.2% of the population was 65 or older, statewide it was 8.5%. By 1974, according to tabulations prepared by the State of Michigan, 15.8% of Clare County's population fell into the 65 or older group, and 8.9% for Michigan's figure, notwithstanding that Clare County experienced substantial in-migration during the period, whereas for Michigan as a whole the net flow of people was out."¹³ The composition of the Clare County population is

13. Ibid.

being altered in that the elderly are increasing in numbers while the out-migration of recent high school graduates continues.

There is an increasing trend in Clare County toward out-county employment. People appear to prefer living in the environment of Clare County but find it difficult to secure well paying employment. The following Michigan Employment Security Commission figures document this trend:

	#	<u>1960</u>	%	#	<u>1970</u>	%	#	<u>1975</u>	%
Work-Out of County	665	18		1,276	25		4,437	50	

A majority of Clare County's labor force work in either Isabella or Midland County. The fact that approximately half of the County's residents are working out-county should spur local officials toward implementing programs that will attract more employment opportunities to Clare County.

Table 9 provides a look at the future components of the Clare County economy. This table, which was prepared for the purpose of estimating future solid waste needs, is of a general nature and therefore caution should be exercised in its interpretation.

The keys to a healthy Clare County economy are:

1. Increased employment opportunities.
2. Continued deversification of the economy rather than reliance on the seasonal tourist trade.
3. Increased efforts by local economic development groups to interest new industrial and commercial firms into the area.
4. Continued provision of quality vocational education within the County.

Table 9

Clare County Employment Projections

<u>Manufacturing Industries</u>	<u>1974</u>	<u>1980</u>	<u>1990</u>
Lumber and Wood Products	67	84	113
Fabricated Metal Products	40	50	67
Machinery, except Electrical	73	92	124
Electrical Equipment and Supplies	134	169	227
Transportation Equipment	227	286	384
Other Durable Manufacturers	19	24	32
Food and Kindred Products	121	153	205
Print and Publishing	11	13	18
Other Non-Durable Manufacturer	16	20	27
<u>Non-Manufacturing Industries</u>			
Construction	120	201	336
Wholesale Trade	58	108	192
Retail Trade	925	1,346	2,048
Other	1,007	1,883	3,344

Source: Research and Statistics Division, Michigan Employment Security Commission; Civilian Labor Force and Employment Estimates, 1970 - 1973.

East Central Michigan Planning and Development Region Staff Calculations.

This chart originally appeared in the "Clare County Solid Waste Management Plan", prepared by the ECMPDR for the Clare County Board of Commissioners, May 1975, p.28.

TOWNSHIP ECONOMY

Income is the sum of the dollar amounts of money respondents (14 years or older) reported receiving in 1969 as wages, salaries, profits or fees and other income from all other sources, e.g., social security, public assistance or welfare, interests, dividends, pensions, rental income, alimony, workman's compensation, unemployment benefits, etc.

Table 10: INCOME DISTRIBUTION IN SUMMERFIELD TOWNSHIP, 1970

<u>Income Range</u>	<u>Number of Families</u>	<u>Percent</u>
Less than \$3,000	16	19.0
\$3,000 - \$4,999	15	17.9
\$5,000 - \$6,999	16	19.0
\$7,000 - \$9,999	34	40.5
\$10,000 - \$14,999	3	3.6
\$15,000 - \$24,999	0	0.0
\$25,000 or over	0	0.0
Total	<u>84</u>	<u>100.0</u>

Source: 1970 U.S. Census, Provided by the East Central Michigan Planning and Development Region.

The majority of families earning less than \$5,000 in 1970 could not afford more than basic living needs. The large percentage of families with limited incomes could indicate that future housing trends will be toward lower cost housing, such as the mobile home or small resort homes on small lots.

Although the incomes presented in Table 10 indicate 1970 income ranges, the figures are still significant in determining the purchasing power of Summerfield Township residents. Generally, purchasing power remained proportionate with increasing wages from 1970 to 1977.

CHAPTER VII

TRANSPORTATION

Full consideration should be given to the effect of Summerfield Township's transportation system on future development. Improvement of the road system and access to outlying areas in the Township could invite future development. This would provide a corresponding need for additional public services. The following information was provided by the Clare County Road Commission, the Township Planning Commission, and opinions derived from the Land Use Opinion Survey. An inventory of the road and highway mileage in Summerfield Township is provided in Table 11 and illustrated on Map 2.

Table 11

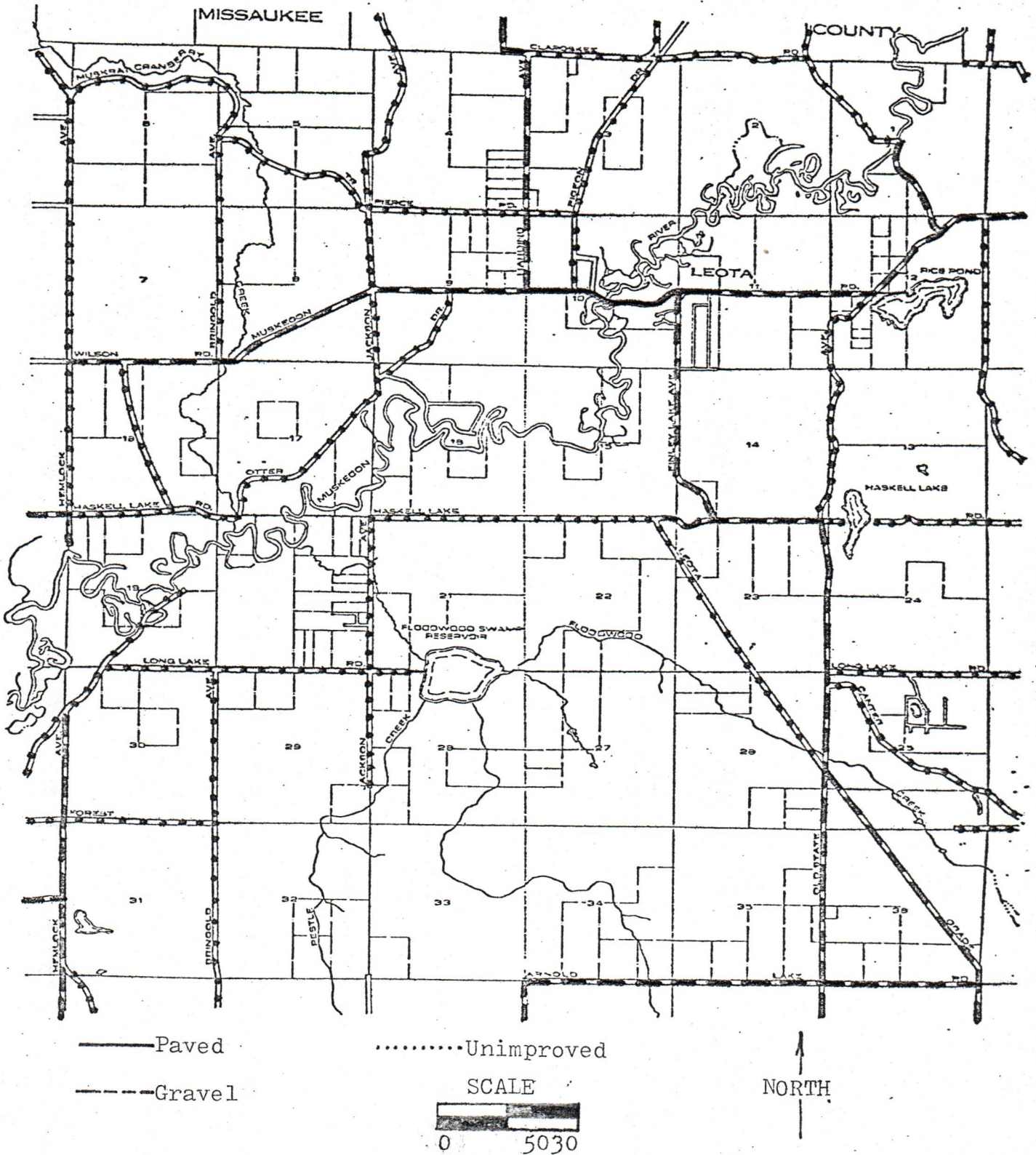
Summerfield Township Road Classification

	<u>Number of Miles in Township</u>	<u>Percent</u>
Paved Primary	1.10	1.7%
Gravel Primary	13.32	21.3%
Paved Local	0.0	0.0%
Gravel Local	25.54	40.0%
Sand Local	22.66	36.2%
Total Miles	<u>62.62</u>	<u>100.0%</u>

As shown on Table 11 the majority of Summerfield Township's 62.62 miles of roads consists of gravel and sand local roads. "Many of these local roads, due to their proximity to subdivisions, carry heavy traffic volumes. The funds available for local road maintenance do not even begin to allow for maintenance of these roads to the standards that they should be. The \$400 per mile per year must now cover snow removal, ice control, patching, blading, dust laying, ditching, mowing, tree and brush cutting, sign maintenance, etc."¹⁴ It would appear that improving the existing roads with a paved surface would solve many of these present problems. However, paving an entire township is extremely expensive and out of the range of existing funds.

14. Mr. Jim Edwards, Superintendent, Clare County Road Commission, November 29, 1977.

SUMMERFIELD TOWNSHIP ROADS

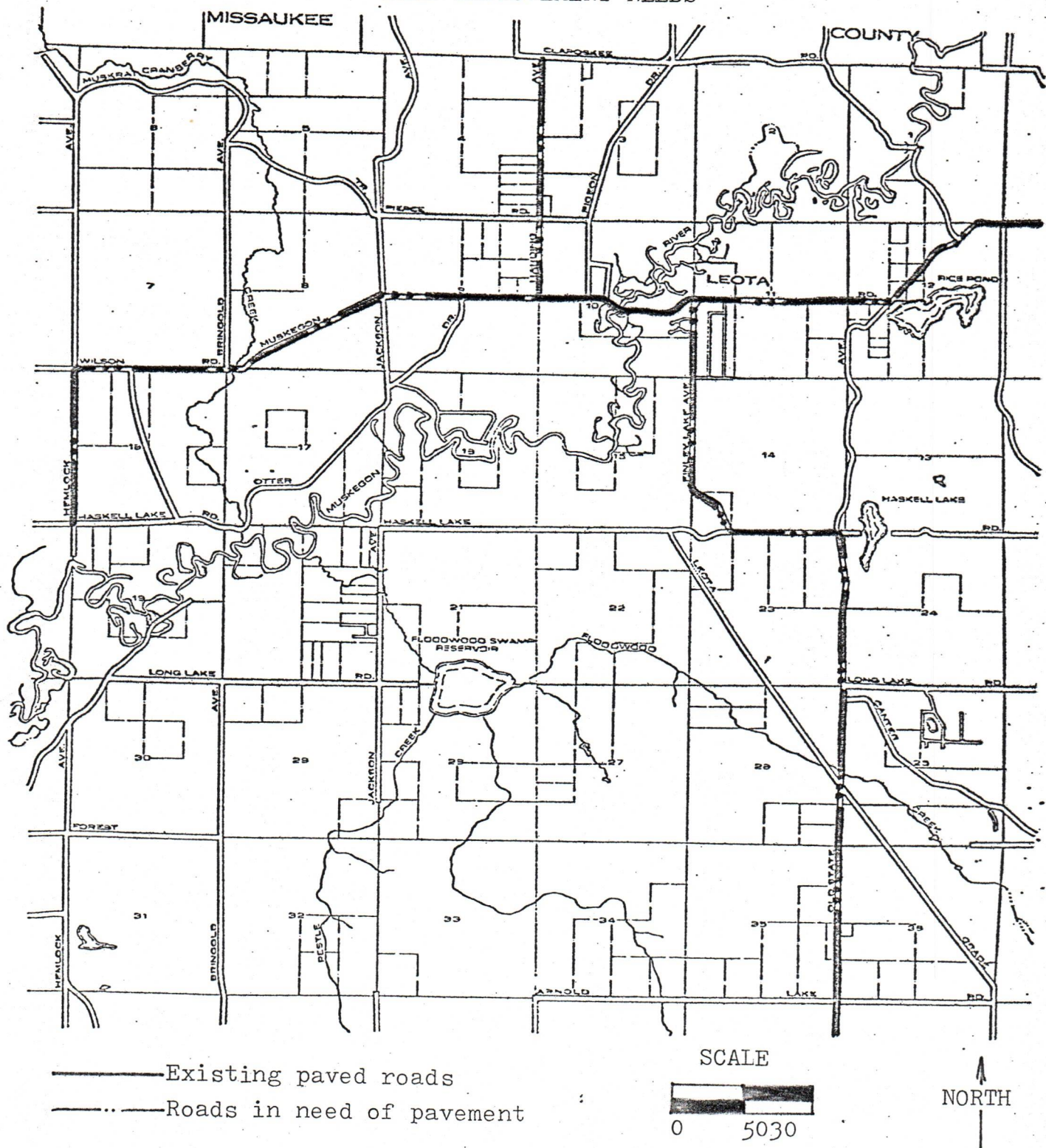


The preparation of this map was financed in part through a Comprehensive Planning Grant from the Department of Housing and Urban Development, administered by the State of Michigan.

SUMMERFIELD TOWNSHIP

CLARE COUNTY MICHIGAN

MAP 3
SUMMERFIELD TOWNSHIP
ROAD IMPROVEMENT NEEDS



The preparation of this map was financed in part through a Comprehensive Planning Grant from the Department of Housing and Urban Development, administered by the State of Michigan.

SUMMERFIELD TOWNSHIP

CLARE COUNTY MICHIGAN

The Clare County Board of Road Commissioners presently selects and determines the order of priority for construction projects on primary roads. Any local unit of government or individual that wishes to construct a new local road has to agree to pay a minimum of 75% of the costs. The Clare County Road Commission now requires that all new residential subdivisions have paved roads.

The Summerfield Township Planning Commission supports the the paving of eight road segments (Map 3) to improve its inadequate road network. The road segments are (1.) Complete paving of Muskegon Road from Leota east to Pierce Road then to the Frost Township Border, (2.) paving of Muskegon Road until the name changes to Wilson Road, (3.) paving of Wilson Road to Hemlock Road, (4.) paving of Hemlock Road south to Haskell Lake Road, (5.) paving of Harding Road from Muskegon Road north to the Missaukee County border, (6.) paving of Finley Lake Ave. from Muskegon Road south to Haskell Lake Road, (7.) paving of Haskell Lake Road between Finley Lake Ave. and Old State Road, and (8.) paving of Old State Road from Haskell Lake Road south to the Greenwood Township border. All proposed road improvements listed above are on either County Road 1232 or County Road 1233. The Planning Commission realizes that the paving program is an extensive project, however, in lieu of the fact that the Township presently has only 1.1 miles of paved roadway the request is not out of line.

CHAPTER VIII

EXISTING LAND USE

Summerfield Township is characterized by an abundance of large tracts of wooded and state owned land, and a rural living environment. See Map 4.

Table 12

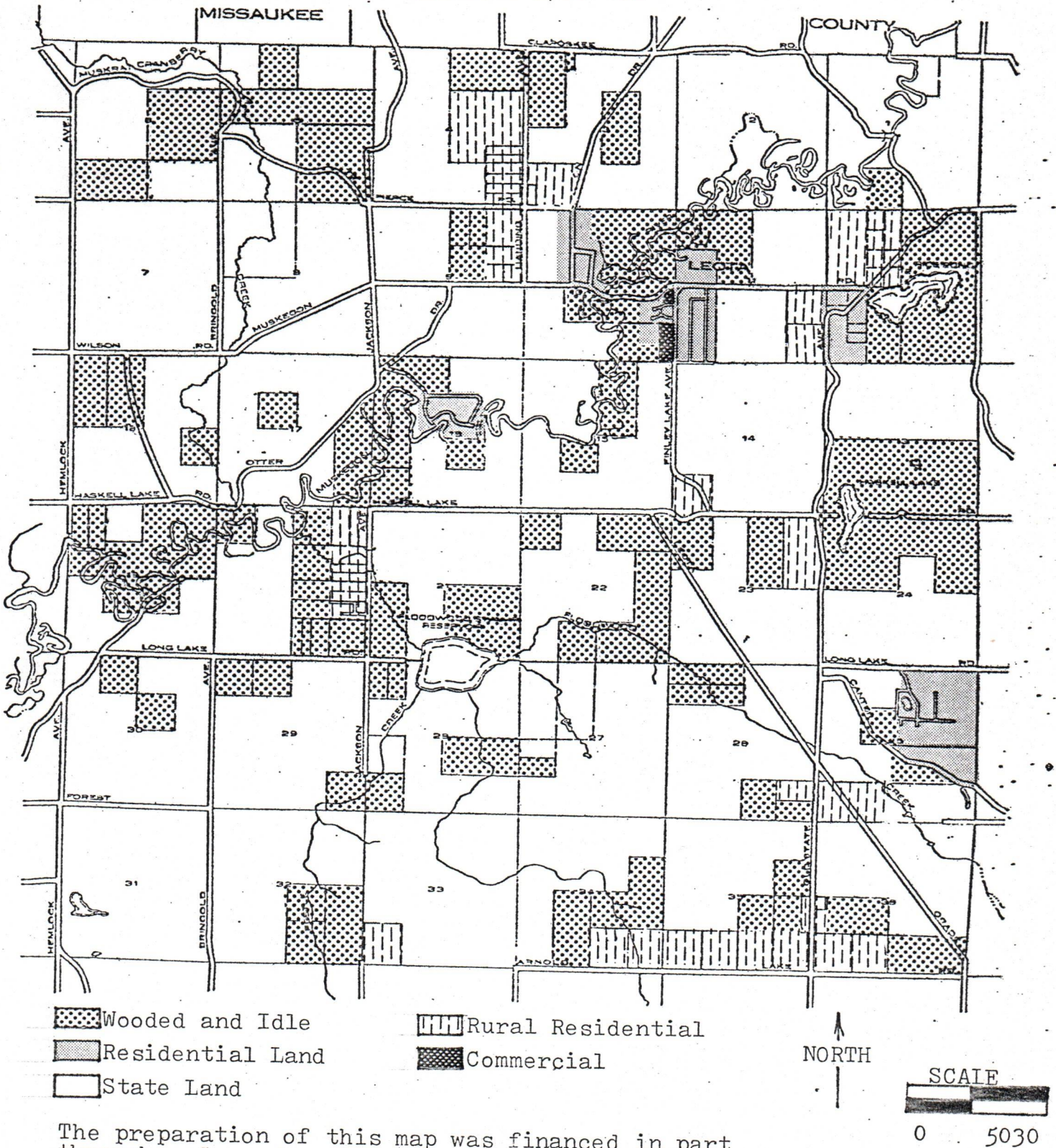
Existing Land Use

<u>Classification</u>	<u>Acreage</u>	<u>% of Land Acres</u>
Wooded and Idle Land	4836	21.8
Residential	640	2.9
Rural Residential	1220	5.5
Commercial	10	0.0
State Land	<u>15500</u>	<u>69.8</u>
<u>Total</u>	22206	100.0

The above information was derived from consultations with the Summerfield Township Planning Commission, from review of the Clare County Plat Book, the Summerfield Township Tax Maps, and from a windshield survey of the Township.

Table 12 and Map 4 depict the major land uses in Summerfield Township. Wooded and idle land is characterized by dense forestation, gravel road access, and scattered home sites. Residential land is primarily used for housing and generally consists of home sites on lots less than five acres in size. Rural Residential land consists primarily of homes located on lots in the five to ten acre range. Commercial land is composed of four commercial uses - The Riverside Bar, Leota Laundromat, Allen and Dolly's Groceries and Riverberd Snowmobile Repairs.

EXISTING LAND USE



The preparation of this map was financed in part through a Comprehensive Planning Grant from the Department of Housing and Urban Development, administered by the State of Michigan.

SUMMERFIELD TOWNSHIP
CLARE COUNTY MICHIGAN

Table 13Summerfield Township Land Ownership Trends

% of Township

acreage in Tracts of	20 acres or less	21 to 79 acres	80 to 159 acres	160+ acres	State Land
1941	.47	14.65	19.34	8.93	56.60
1961	3.13	14.19	13.87	7.77	61.01
1968	4.65	10.01	7.74	7.84	69.80
1974	6.01	11.25	9.17	4.06	69.80
1977	6.77	10.62	8.84	3.97	69.80

The above information is from the Atlas and Plat Books, published by the Rockford Map Publishers Inc.

A study of past and present ownership trends, Table 13, provides an insight into the extent of development occurring in the Township. In Summerfield Township, the percent of land in tracts of 20 acres or less has increased from .47 percent in 1941 to 6.77 percent in 1977. The percent of Township land in the 21-79 acre tract size has decreased from 14.65 percent to 10.62 percent from 1941 to 1977. There has been a large decrease of Township land in the 80-159 acre range, the decrease in acreage going to tracts smaller than 20 acres and to state ownership. Tracts of land larger than 160 acres decreased nearly 5 percent since 1941. The percentage of State owned land has dramatically increased from 56.60 percent of the Townships total land area in 1941 to nearly 70 percent in 1977.

Future land development policies should consider the history of land ownership to ensure compliance with Township resident wants and needs.

Table 14Residential Subdivision Development in Summerfield Township

<u>Year</u>	<u>Subdivision Name</u>	<u># of Lots</u>	<u>Section</u>
1952	Buck Trails	47	NE 1/4, 25
1955	1st Addition Buck Trails	19	NE 1/4, 25
	Supervisor's Plat		
1966	Howard Heights	21	N 1/2 of SE 1/4, 20
1967	Howard Heights No.2	31	20
1973	Howard Heights No.3	34	20
1953	Leota Rsort	40	10
1955	Leota Resort No. 2	26	10
1954	Rainbo Bend	75	16
	Supervisor's Plat		
1962	Summerfield Park	17	11
1964	Summerfield Park No.2	22	11
1965	Summerfield Park No.3	34	11
1965	Summerfield Park No.4	29	10

Table 14 illustrates the location, date, and extent of residential development in Summerfield Township. It is interesting to note that off the 12 approved subdivisions in the Township all but 5 are additions to already existing subdivisions. This would tend to confirm that growth is occurring in sections 10, 11, 16, 20, and 25.

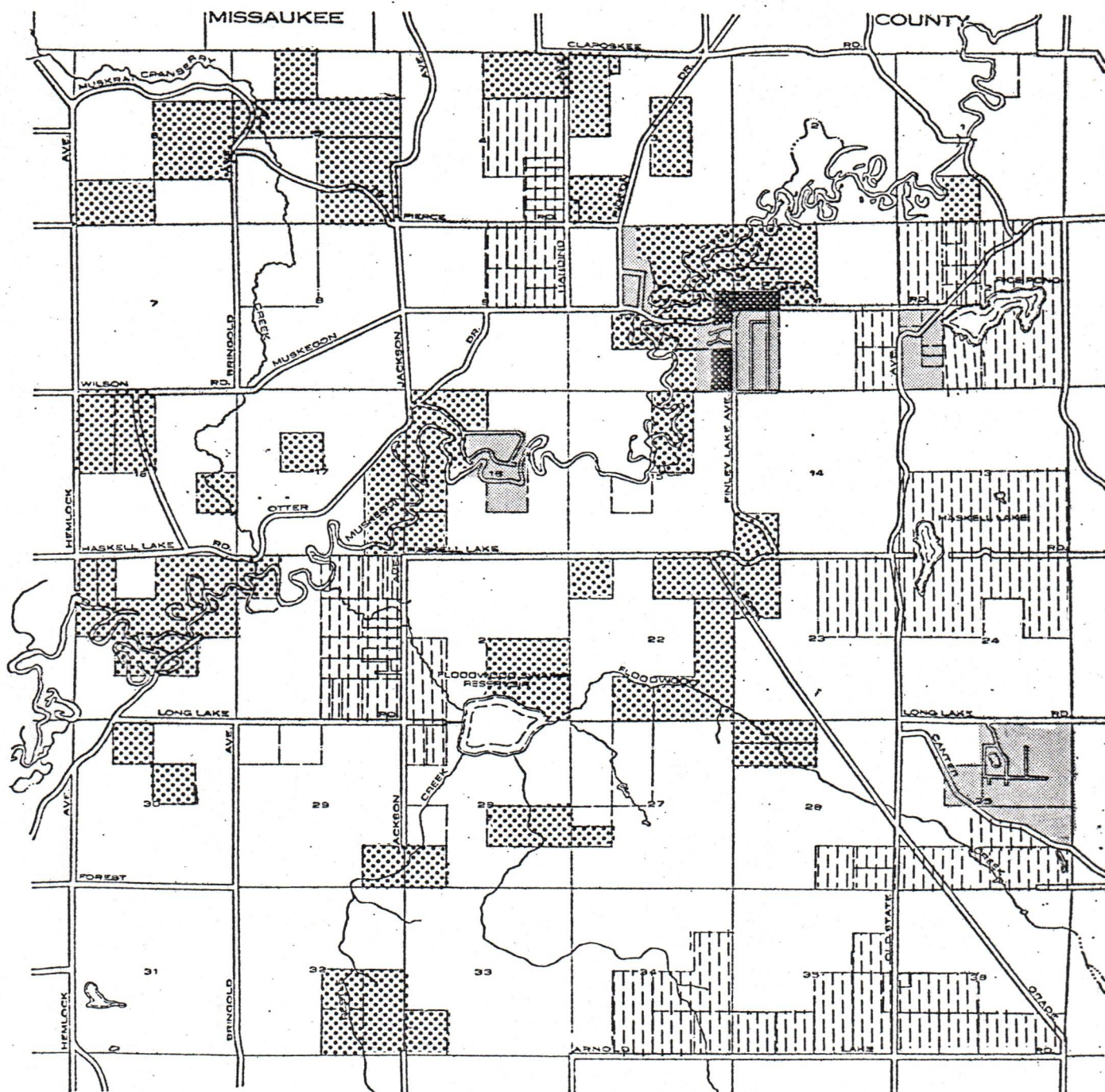
CHAPTER IX

FUTURE LAND USE

The Future Land Use section of this plan is a compilation of the land use factors reviewed in previous chapters. Of primary importance to this portion of the Plan are future population and economic projections. These projections along with data relating to housing starts, migration, employment, and citizen input charts the course of future development in Summerfield Township. Planning for the future is a delicate balancing act between numerous private and public interests. At all times one should be aware of the major purpose behind the development of this Plan, and that is the promotion of health, safety and welfare for all Township residents.

Two major aims underlying the formulation of the projection figures was to be realistic and insure compatibility between land uses. Vast tracts of land have not been reserved for special industrial or commercial uses, nor have these items been ignored. It is felt that the following allocations will provide sufficient space for all the land use needs Summerfield Township will encounter by the Year 2000. Future land use acreage allocations are given in Table 15 and illustrated on Map 5.

FUTURE LAND USE



- | | |
|------------------|-------------------|
| Wooded and Idle | Rural Residential |
| Residential Land | Commercial |
| State Land | |

NORTH

SCALE

0 5030

The preparation of this map was financed in part through a Comprehensive Planning Grant from the Department of Housing and Urban Development, administered by the State of Michigan.

SUMMERFIELD TOWNSHIP

CLARE COUNTY MICHIGAN

Table 15

Summerfield Township Land Use--Existing and Projected

<u>Land Use Category</u>	<u>1978 Acreage</u>	<u>2000 Acreage</u>	<u>Change</u>
Wooded and Idle	4836	3036	-1800
Residential Land	640	650	+ 10
Rural Residential	1220	3000	+1780
Commercial	10	20	+ 10
State Land	<u>15500</u>	<u>15500</u>	<u>0</u>
<u>Total</u>	22206	22206	0

Future Residential Land

Table 16 illustrates the method used to arrive at the future residential acreage projections for Summerfield Township. It is projected that a total of 1562 additional acres will be needed for residential development in Summerfield Township by the Year 2000. The following assumptions were used in projecting residential land Use:

1. Year 2000 population projections are accurate.
2. Household size will diminish from the present County figure of 3.4 to 2.5 persons per household for low density dwellings and to 2.1 persons per household for medium density dwellings. This decrease in household size is attributed to a declining birth rate and an increase in the number of retired and single person households.
3. Approximately three out of every ten dwellings will be located in a rural residential subdivision by the Year 2000. This figure includes mobile home parks.
4. Future residential development will require additional streets and highways.
5. An expansion factor of 30 percent is needed to allow for flexibility and choice of building sites.

Table 16

Projected Residential Land Allocations for the Year 2000

% of Population Distribution	Low Density (10 acre lots)	Medium Density (3 acre lots)
	30%	70%
Year 2000 Projected Population Increase	149	348
Population Per Household ¹	2.5	2.1
Average Household Per Acreage	.1	.3
Additional Net Residential Acres	596	497
Plus 10% for Roads	59	49
Total Gross Acres	655	546
Plus 30% Expansion Factor	197	164
Total Residential Acres Needed	852	710
Low Density + Medium Density Total Acres Needed	1562	

1. Township Planning Advisor's Projections.

In order to improve housing conditions in Summerfield Township, greater emphasis should be placed on the quality and density of future residential development. Rural subdivisions, adequately planned to provide suitable transportation access and public utility provisions, should be encouraged. If adequate regulations and restrictions are not enacted and enforced haphazard residential development could occur in the future. Township Officials should recognize the advantages of mobile home park districts which provide a number of amenities while alleviating the liabilities to the Township that are usually associated with mobile home development. Ample residential land should be provided to ensure choice sites for future development.

Future Commercial Land

The majority of Summerfield Township residents presently rely on either the City of Harrison or the unincorporated Community of Leota for consumer goods and services. The Township is fortunate to have four rapidly expanding commercial operations in Leota. Additional commercial development is projected for Summerfield Township due to the following factors:

1. The existing commercial area is rapidly improving and should continue to grow in the future.
2. Over 59 percent of the Land Use Opinion Survey respondents felt the need for additional shopping facilities.

Wooded and Idle Land

Residential development of natural areas is irreversible, thus local residents should thoroughly analyze all possible ramifications of future developments and voice their opinions to local decision makers. Carefully planned residential development on wooded and idle land is the only feasible land type that can accommodate additional residential development.

Future Light Industrial Land

At the present time, there are no manufacturing concerns in operation within Summerfield Township. No future manufacturing concerns are expected to develop in Summerfield Township because:

1. The Township lacks rail transportation.
2. The Township specifically lacks many of the elements prospective industrial firms demand such as public sewer and water, zoning, etc.
3. Both the Cities of Clare and Harrison have initiated industrial development parks which should meet the industrial needs of Clare County.

After consideration of the above factors, the Township Planning Commission felt that there should be no additional acreage set aside at this time for future manufacturing sites. Should Township decision makers experience a need for industrial development in the future, an in-depth examination of suitable sites should occur in order to ensure the development's compatibility with existing land uses.

Suitable industrial sites should possess the following characteristics:

1. Suitable location for transportation access and facilities.
2. Suitable soils and adequate drainage for industrial development.
3. Located to minimize the possibility of incompatible land uses.
4. Located to minimize the effects of noise and air pollution.
5. An adequate supply of land should be available for expansion.

It should be remembered that planning is a continuous process that is never static. The land use areas that have been delineated here should not be interpreted as serving only one specific type of land use. Several land uses, compatible in their nature and design, will be encouraged as long as they are consistent with the basic intent of the area. The end result will be a balanced community that affords the land owner basic protection of his property rights in addition to maintaining flexibility in the use of his land.

CHAPTER X

PLAN IMPLEMENTATION

Upon completion of the Land Use Plan, implementation is the next major step. Implementation of the Plan may be carried out through three main processes:

1. Regulation and control of the use and development of property.
2. Provisions by the Township for public improvement services.
3. Public understanding and acceptance of the Plan.

After the adoption of the Land Use Plan, a Township zoning ordinance and subdivision regulations that are related to the Plan, are the basic legal controls which the Township may utilize to implement the Plan. In addition, the various governmental departments and the general public may be made aware of the recommendations in the Plan and the logic for its proposal through a public relations program.

The State of Michigan statutes provide for adoption of all or part of the Land Use Plan by the Township Planning Commission following a public hearing. Regarding the legal controls of an adopted Plan, Section 10 of Act 168, Public Acts of 1959, the Township Planning Commission Act, provides that:

"Whenever the Planning Commission has adopted the basic plan of the Township of one or more major sections or districts thereof, no streets, squares, or public building or structure, shall be constructed or authorized in the

Township or in the planned section and district until the location, character and extent thereof shall have been submitted to and approved by the Planning Commission."

The importance of official adoption of the Plan as a measure for its implementation is evident in the above section.

CODES AND ORDINANCES

Zoning

Zoning is the division of a community into districts for the purpose of regulating the use of land and buildings, their height and bulk, the proportion of lot that may be covered by them and the density of population. Regulations in the different kinds of districts may be different, but the regulations in the same district must be identical. Zoning is enacted under the police power of the State for the purpose of promoting health, safety, and general welfare.

The purpose of zoning is to assist in orderly development and growth. It is also used to protect property values and investments. Because of the impact it can have on the use of land and related services, zoning must be related to the best long-range forecasts reflected in the Land Use Plan. Zoning is an instrument for effecting that part of the Plan relating to the use and development of privately owned land.

Zoning is not only an effective tool for the implementation of the Plan, it is also of benefit to the individual in the community. It protects his home and his investment in it against the harmful intrusion of business and industry, it requires the spacing of buildings far enough apart to assure adequate light and air for health, it prevents the over crowding of land beyond the capacity of streets and buildings, it facilitates the economical provision of essential schools and parks, and in many other ways aids in the

development of a better community. It must be pointed out that zoning is not static but must be flexible to meet the changing demands of society.

Subdivision Controls

It is obvious that whoever plans a subdivision is planning part of the Township. In order to keep this development in harmony with Township objectives, the subdivision of land must be reasonably guided by a public authority.

Several direct benefits are realized from the guidance of land subdivision development by the local unit of government. By requiring the subdivider to put in minimum utilities and improve streets, people who purchase the land later are not confronted with unforeseen, added expenses. A subdivision with no physical improvements is not only detrimental to itself but also destroys the opportunity for satisfactory development of nearby lands. In addition, long-range economy in government can be realized when improvements are provided by the subdivider.

In its review of the land subdivision layout, the Planning Commission should check such features as the arrangement and width of streets, particularly as to conformity with transportation planning objectives, width and depth of lots, the provision of open space, the grading and surfacing of streets, and the sufficiency of easements for utility installments. This process of land subdivision review can be one of the effective methods of implementing the Land Use Plan in Summerfield Township.

Subdivision regulations, adopted pursuant to the State Subdivision Control Act, Act 288, Public Acts of 1967, as amended, can aid in the implementation of Summerfield Township Land Use Plan. The new subdivision regulations can encourage a subdivider to use his imagination when developing a parcel of land. It is also their purpose to try to coor-

dinate the development of adjoining parcels of land rather than permit separate subdivisions with no relationship to the community.

Public Improvements Program

In general, the term "public improvements" includes projects of large size, fixed nature, or long life which provide new or additional public facilities or services. It includes such items as public buildings, parks, sewers, waterworks, and streets.

Few townships are so fortunate as to have available at any given time sufficient revenues to supply all demands for new or enlarged public improvements. Consequently, most local governments are faced with the necessity of making decisions as to the relative priority of specific projects and of establishing a schedule for their commencement and completion. The orderly scheduling of public improvements is accomplished best in when in relationship with a long-range land use plan.

In substance, the Public Improvements Program is simply a planned program for providing public capital improvements. In operation it proceeds on the basis of a priority list of capital items prepared against the background of current and anticipated demands and present and potential financial resources in the community. The Public Improvements Program should be considered as a major tool for guiding public improvements of the Township along desirable channels and for assuring that they proceed in a desirable manner. It is not a device to encourage the spending of more public monies, but rather a means by which an impartial evaluation of needs can be made, and a timetable established for the development of these projects which are authorized or contemplated.

Summerfield Township should consider the development of a Community Facilities Plan which would indicate public im-

provements needed in the Township, and their general location and size based on anticipated growth. From this a Public Improvements Program could be prepared.

Long-range programming of public improvements is based upon three fundamental considerations. First, the proposed project must be selected on the basis of community needs. Second, the project must be developed within the financial resources of the community pursuant to a sound financial plan. Third, the program must be kept flexible through periodic review and revision. The observance of these conditions implies the analysis of many factors within the municipality as well as an evaluation of the proposed improvements.

Public Relations

The planning program will continue to require coordination between the Township Board, the Planning Commission, other Township departments, school board, officials of adjacent municipalities, and citizen groups. The Land Use Plan is a means of assuring this coordination through its portrayal of an overall view of long-range Township needs. However, the various groups named above must continue to affect day-to-day liaison to adequately cope with current problems.

The necessity of citizen participation and understanding of the planning process and the Land Use Plan cannot be over emphasized. A public relations program is needed to organize and identify public support in any development plan. The lack of citizen understanding could have serious repercussions in the effectuation and implementation of planning proposals. The failure to back needed millage, failure to elect progressive minded public officials and constant litigation in public hearings and court cases concerning taxation, special assessments, zoning and street improvements are some of the results of public misunderstanding and rejection of the Land Use Plan.

In order to organize public support most effectively, the Township must emphasize the reasons for the planning

program and encourage citizen participation in the planning process. Public education can be achieved through an informational program involving talks, newspaper articles and preparation of simple summary statements on plans for distribution.

APPENDIX

SUMMERFIELD TOWNSHIP LAND USE OPINION SURVEY

The Summerfield Township Planning Commission, in cooperation with the Association of Clare County Local Planning Commissions, is in the process of preparing a land use plan to help anticipate future development needs of Summerfield Township. To properly plan for the future it is necessary to seek the opinions of its present residents. Your cooperation is needed to acquire citizen input. It is not necessary to sign this questionnaire. Please return within 15 days to:

The numbers below are in percent form.

1. Are you a permanent 75.3 or seasonal 24.7 resident?
2. How long have you been a permanent resident of Summerfield Township?
16.9 less than 2 years 14.1 6 to 10 years
21.2 2 to 5 years 17.8 more than 10 years
3. How long have you been a land owner?
16.0 less than 2 years 10.6 6 to 10 years
9.4 2 to 5 years 64.0 more than 10 years
4. Are you planning on moving to another township or county within the next three years? 4.9 yes 65.4 no 29.7 don't know
5. How old is the head of your household?
2.5 under 25 7.5 25 to 35 42.5 36 to 62 47.5 63+
6. What is your occupation?
19.5 industrial 2.4 farming part time and other job
2.4 forestry 39.0 retired 2.4 business 2.4 government
18.3 other
7. Is your place of employment outside the Township?
70.9 yes 29.1 no
8. Do you feel that it is important to promote a resort atmosphere in Summerfield Township?
45.6 yes 54.4 no
9. Which of the following do you feel are needed in Summerfield Township?

More shopping facilities	<u>56.1</u> yes	<u>43.9</u> no
More housing development	<u>29.5</u> yes	<u>70.5</u> no
Employment creating business	<u>59.6</u> yes	<u>40.4</u> no
Tourist facilities	<u>37.8</u> yes	<u>62.2</u> no
10. If more housing were added, which type would you prefer?
83.1 single family homes 10.8 mobile homes
11. If more single family homes are developed, where would you prefer they be located?
44.8 rural subdivisions (1-5 acre lots) 41.0 large rural lots (5-10 acre lots)
14.2 forestry areas (20 acre or larger lots)
12. Do you own your home 94.8 or rent 5.2?
13. What do you feel the minimum dwelling size should be in square feet?
47.3 560 - 670 sq. ft. 52.7 670 or larger
14. Do you feel that the present road system is adequate?
20.5 yes 79.5 no

Thank you for your cooperation.

Summerfield Township Planning Commission

Feel free to use the back of this paper for comments.

SUMMERFIELD HOUSING CONDITION SURVEY

In order to adequately plan for the future housing needs of the Township, it is necessary that we, as planners, have sufficient knowledge of the Township's present housing stock. This survey, which will follow the general guidelines utilized in the U.S. Census Surveys, will examine only the exterior of dwellings. Categorization of dwellings into three general categories will enable us to select residential areas suitable for preservation, rehabilitation and redevelopment.

A housing unit will be classified as "sound" if it has no defects or only slight defects. It will be classified as "deteriorating" if it needs more repair than would be corrected in the normal course of maintenance and possessed defects of an "intermediate" nature, which if left untended would lead to serious structural damage. It will be classified as dilapidated if it is determined to be unsafe or inadequate shelter owing to one or more critical defects, to a combination of intermediate defects which occur in sufficient number to require extensive repair or rebuilding, or to inadequate original construction (structures built of makeshift materials and inadequately converted cellars, sheds, or garages not originally intended as living quarters). Examples of slight, intermediate, and critical defects follow.

Slight Defects

Slight damage to porch or steps; small cracks in walls, plaster, or chimney; broken gutters or downspouts; lack of paint.

Intermediate Defects

Shakey or unsafe porch steps; holes, open cracks, or missing material over small areas of floor, walls, or roof; rotted window sills or frames.

Critical Defects

Sagging walls, floor, or roof; holes, open cracks, or missing material over large areas of floors, walls, roof, or other parts of structure; damage by storm or fire.

Following the survey, a Table will be prepared illustrating general housing conditions and the age of structures.