

Hope Township Planning Commission

**HOPE TOWNSHIP
MASTER PLAN
FOR LAND USE**

**Goals and Objectives for Growth
Management**

December 12, 2009

Hope Township Table of Contents

| <u>Section</u> | <u>Page</u> |
|---|-------------|
| Vision and Purpose | i |
| Township Officials | ii |
| The Process | v |
| Section 1 Background | |
| A. Regional History | 1 |
| B. Geography | 3 |
| C. Existing Land Use Cover and Uses | 11 |
| D. Transportation, Public Facilities, and Services | 14 |
| E. Economic Profile of Midland County | 16 |
| F. Demographic Trends | 20 |
| Section 2 Plan of Action | |
| A. Analysis | 23 |
| B. Determinations | 24 |
| C. Goals | 24 |
| D. Policies and Actions | 24 |
| E. Future Land Use | 25 |
| Maps and Charts | |
| Location Map | iii |
| Base Map | iv |
| Topography Map | 5 |
| Soils Map | 6 |
| Threatened and Endangered Species | 8 |
| Watershed Map | 9 |
| Existing Land Cover Map | 10 |
| Existing Land Use Cover Chart | 11 |
| Plat Map 1999 | 12 |
| Plat Map 2008 | 13 |
| Distance from Hope, MI | 14 |
| Hope Township Road Coverage | 14 |
| Unemployment Table | 17 |
| Property Values | 17 |
| Building Permits Issued | 18 |
| Commercial and Industrial Businesses | 18 |
| Population Trends | 20 |
| Population Projections | 21 |
| Total Housing | 21 |
| Future Land Use Map | 26 |

VISION AND PURPOSE

Hope Township is a quiet, rural community of farms, forests, lakes and streams. It also has good roads, a large park, a golf course, churches and cemeteries and its own fire department. The township provides jobs through a number of commercial and industrial enterprises and is within easy commuting distance of numerous other employers, as well as, an exceptional array of cultural, educational and recreational opportunities.

It is these qualities that Hope Township residents appreciate and those same qualities are drawing more and more people to the township to make it their home. With this plan, Hope Township intends to set out a design to allow for measured growth and expanded opportunities for its current and future citizens while maintaining the attributes and character that make the community the special place it is today.

Hope Township Board

Andy Kobisa Supervisor
JoAnnWilke Clerk
Starleen Heath..... Treasurer
Bob Davis.....Trustee
Mary Jo LettsTrustee

Hope Township Planning Commission

Mike Braley Chairman
Marge Kobisa..... Vice Chairman
Diane Vaughan..... Secretary
Bob Davis..... Member
Rudy Turk..... Member

Zoning Enforcement Officer

Tom Clark

Consultants

Don Hamilton, A.I.C.P.
Scott E. Bell, Assistant Planner
Roy Samsel

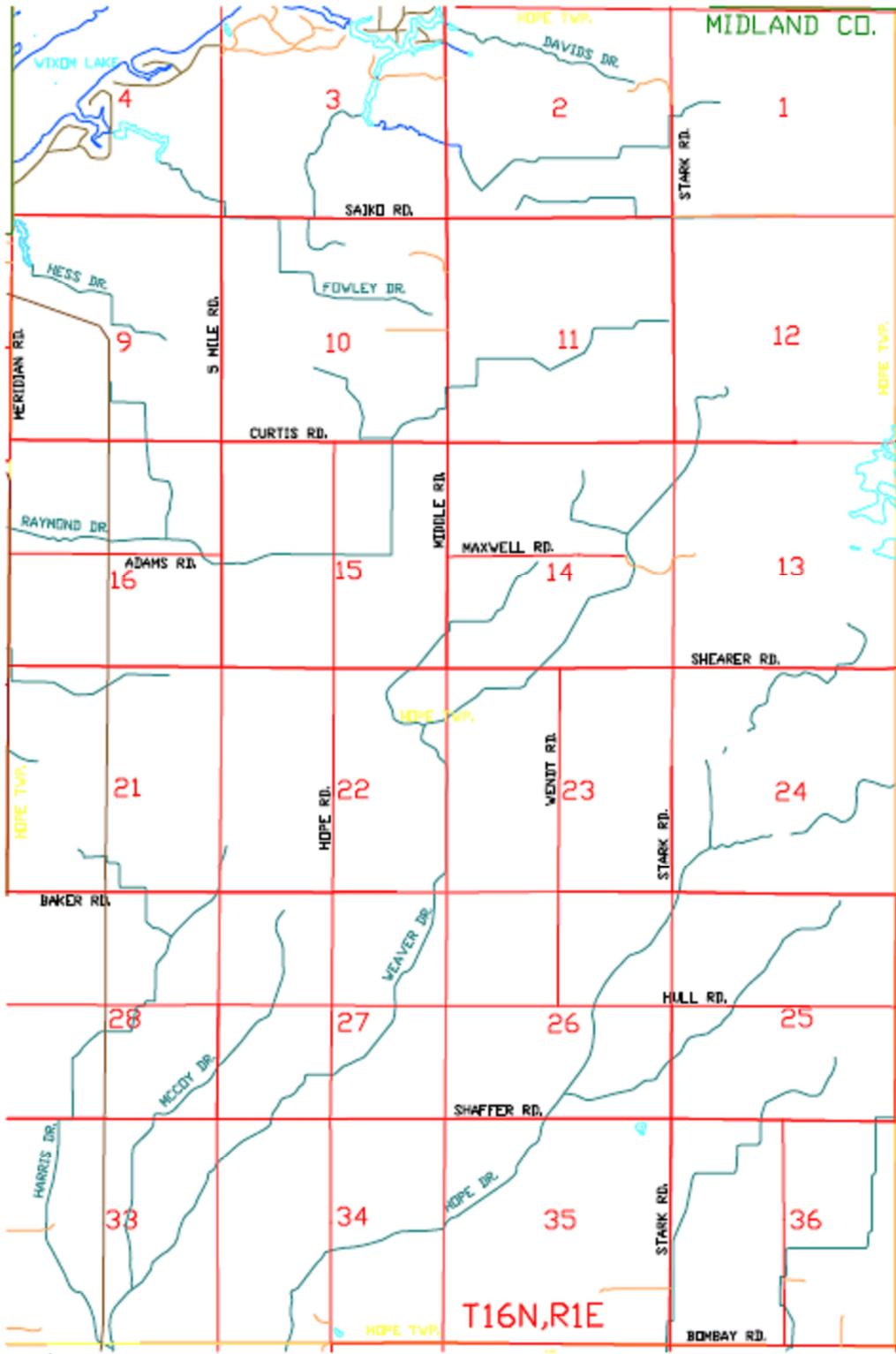




T.16N.-R.1.E., HOPE TOWNSHIP,
MIDLAND COUNTY, MICHIGAN

MICHIGAN LOCATION MAP

SCALE: NONE



T.16N.-R.1E., HOPE TOWNSHIP,
MIDLAND COUNTY, MICHIGAN

TOWNSHIP MAP

SCALE: NONE



THE PROCESS

In the spring of 2001 the Planning Commission and Township Board of Hope Township reviewed the township's existing master plan and zoning ordinance and found them both to be inadequately representative of current conditions and therefore unable to meet the needs for satisfactorily ordering development and growth within the township. The Board and Planning Commission resolved to rewrite both documents, the master plan first so that it would become not only the plan for change in the township, but would serve as a guide to rewrite the zoning ordinance for its implementation.

In 2008 the Planning Commission reviewed the master plan and has now revised the plan to represent the current land use and development issues.

BACKGROUND

Section One

Michigan is nothing but miasmatic marshes and bogs infested with mosquitoes,
fit only for muskrats, Indians, and rattlesnakes.

Edwin Tiffin, Surveyor-General of the Northwest Territory (1815)

The mosquitoes were so bad I had to load my gun running ... it was so painful to stand
still for an instant.

Alexis de Tocqueville (Saginaw, 1831)

Section 1 Background

A. Regional History

There is evidence of mankind having been in what has become Hope Township 11,000 - 13,000 years ago. Salt springs seem to have been the attraction then and later to the Chippewa Indians who used the Chippewa River, the Big and Little Salt, the Pine and the Tittabawassee Rivers to travel the area before and after Europeans arrived. Salt also figured in the later development of the chemical industries of Midland County.

The earliest Europeans were traders, clergy and soldiers. After 150 years Europeans, by benefit of guns, germs, whiskey and sheer numbers, came to dominate Mid-Michigan. The heavy influx of settlers began after the Erie Canal opened in 1825 making migration by the Great Lakes as easy, or easier than, the Ohio River route which had led to the settlement of the lower Midwest much sooner than Michigan. This new immigration from the northeast is evident by the numbers of New Englanders and New Yorkers who were the early settlers of the area.

Hope was formerly included in Midland Township, and only the territory known as 16 north and 1 east was first organized as the town of Hope. March 11, 1876, township 16 north and 2 east was detached from Midland and added to Hope, thus making of the latter a double township. It was later detached on October 15, 1894 to become Mills Township. In the year 1877 the township of Lincoln was disorganized by an act of the Legislature and attached to Hope; but during the following year it was re-organized as a separate township.

The first settlers of Hope Township, Orrin Maltby and Joseph Rooker, located here in 1856. The township was organized and held its the first township meeting in 1871. The Village of Hope garnered a post office on January 11, 1871, with Marshall Carr as its first postmaster.

The businesses of Hope Township during the 1880's included shingle mills, two general stores, a blacksmith shop, a cheese factory, four schools, a town hall, several churches and the Maccabees building. The Pere Marquette Railroad ran through the township bringing weekly mail to its residents.

Midland County (originally including parts of Bay, Clare, Roscommon, and Gladwin Counties) was organized in 1850, just in time for the timber boom which was to last through the last half of the nineteenth century. The Saginaw Bay watershed includes approximately 865 miles of rivers which were used to float white gold (white pine logs) to sawmills in Saginaw, where they were converted to lumber and shipped on to the burgeoning East and Midwest. From 1851 to 1897, the last big year, the Saginaw River floated 25 billion board feet of lumber in pine logs, enough to build one million medium-sized homes. Michigan's green rush was worth a billion dollars more than California's gold rush.¹

During this time the Tittabawassee Boom Company and the companies cutting the timber employed over 4,000 men and had as many as 130 miles of floating logs through Midland County to Saginaw. Waste wood

¹These quotes and most of the information for this section of the Master Plan were taken from [Salt of the Earth](#) by Dorothy Langdon Yates, published in 1987 by the Midland County Historical Society of The Midland Center for the Arts, Inc.

was used to vaporize water from brine wells into salt as Michigan supplied half the nations salt during the lumbering era. As the timber was cut, agriculture and other enterprises began in earnest. It is claimed as much timber land was burned by settlers as was cleared by lumbermen.

The Graduation Act of 1854, the Homestead Act of 1862 and the new railroads, which usually received six miles either side of their tracks as an incentive to construct the railroad systems, conjoined to bring waves of would-be farmers into the region.

Along with the lumber boom, the construction of the Flint and Pere Marquette Railroads was the key that unlocked Central Michigan and helped to bring the early settlers to Hope Township. Flint & Pere Marquette Railroad promoters even maintained an agent in Germany to promote land sales.

Unfarmable, cut-over lands went ultimately into tree farms, Christmas trees, hunting and fishing businesses or back to the State for non-payment of taxes. Forty thriving timber towns became ghost towns in Midland County.

The new settlers burned existing woodlands, used giant tripods and pulleys with horse teams to pull the huge white pine stumps, and sent hogs into the remaining woodlots to clear the rattlesnakes. With the invention of the steel plow (1830), the reaper (1834) and the tractor (1920), agriculture became the dominant land use in Midland County and the whole region. Various crops have predominated over the years from wild cranberries harvested by the Chippewa Indians through the mid-1800's to chicory in the 1910's. Dry beans were introduced after the Civil War and sugar beets in 1890's and corn, as its productivity increased, became a

major crop in the twentieth century.

The last major event in the area's development was the discovery and exploitation of petroleum oil in the twentieth century. By 1960, Midland County was the largest Michigan oil producing area. This production added to the areas wealth and its further urbanization provided hefty severance taxes to some local communities and the state, it also added further impetus to the newly emerging chemical companies.

It may be noted that in its earliest budgets Midland County provided almost 25% for the poor and needy and established the Pinecrest Home for the homeless in 1865, actions reflective of current policies of the county and its residents. Also the county is one of three counties in the state (1986) having a Mosquito Control Agency, the swine having done their job, on the rattlesnakes, but nothing having subdued the mosquitoes.

The early economy of Hope Township was trapping and trading, changing to lumbering and then farming became the dominate source of income for the settlers in Hope Township. The early farms were general dairy farms which gradually changed to specialty farms producing such products as pickles, sugar beets and grains. These agricultural products were loaded on to the Pere Marquette Railroad in Averill and shipped out daily to the nearby cities of Beaverton, Harrison, Mt. Pleasant, Midland, Coleman, Sanford and Saginaw.

Trading posts were constructed so that the local citizens could obtain goods that were not produced in the area. The local citizens traded cream, eggs, honey, apples and wood for matches, tea dust, crackers, oatmeal, salt, sugar and tobacco. Other early businesses that came to the area were blacksmith shops,

as well as, coal kilns and tile yards along the railroad. Trappers and hunters came to the area to take advantage of the wild animals, such as the bears, wolves, lynx, bobcats, deer, beavers, muskrats and mink which provided food and a profitable fur trade.

Recent Past

Farming continues to dominate the landscape in Hope Township with over half of the township land devoted to agriculture and pasture lands. The introduction of electricity in the early 1900's brought many new businesses to the area. In the 1940's a gas station, hardware stores, grocery stores, a post office, and churches were built and located throughout Hope Township. During the 1950's the Meridian School system was established and the one room schoolhouse that had serviced the area was closed. In the early 1970's International Engineering came to the township which provided a boost to the industrial business in the area.

There are currently 184 active oil wells in Midland County, with none being in Hope Township.

B. Geography

Hope Township is a general law township in Midland County and is located in the northeast quadrant of the county. It is approximately 23 square miles in territory and has about 1,286 people or approximately 56 persons per square mile.

Hope Township's climate results from its location nearly in the center of the lower peninsula of Michigan. Being away from moderating influences of the Great Lakes, temperatures vary more and precipitation and snowfall are less than many other areas in Michigan. The average growing season for the area is approximately 140 - 160 days and the average annual rainfall is approximately 34 inches. The mean daily maximum and minimum temperatures in January are 29/F and 13/F and in July 79/F and 54/F. Snowfall is usually less than 40 inches.

Physiographically Hope Township is considered part of the Saginaw Lake - Border Plain and is underlain by Pennsylvanian bedrock. Topographically the area is flat. Township elevations vary between 600 and 750 feet above sea level.

Soil Types

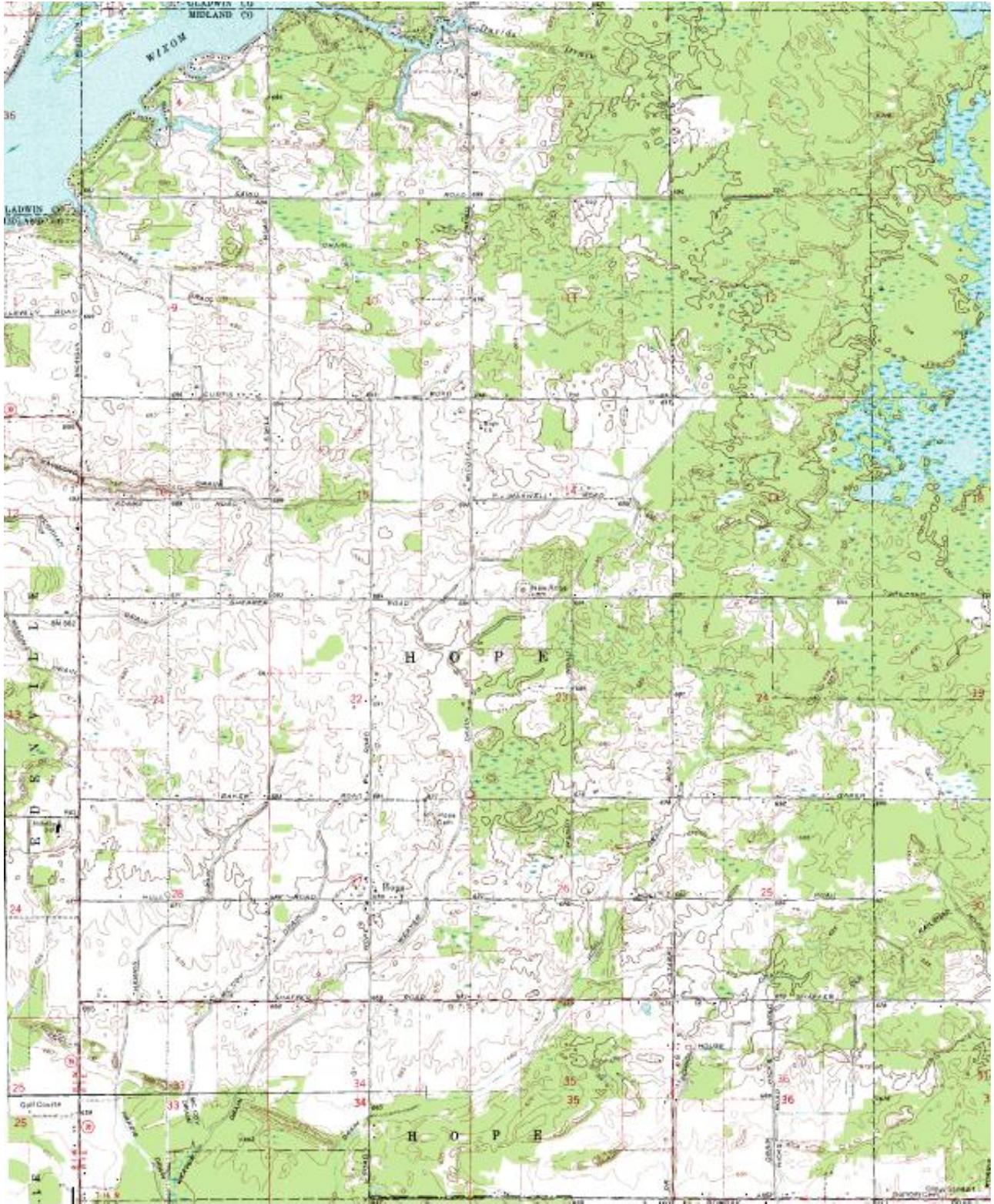
The general soil types occurring in Hope Township are Kingsville-Pipestone-Covert, Ingersoll-Pella and Lenawee-Bowers-Wixom soils. Most of the soils in the township are formed from glacial outwash, lake or till sites. The soil types usually determine the uses made of the land and in Hope Township this holds true. Most of the agricultural activity is located in the western portion of the township on the best soils. The poorest soils for agricultural use are

located in the eastern half and the extreme southwest portion of the township where state forests are predominate. Wetness and the high water tables present challenges to residential and engineered uses throughout the township.

The Kingsville - Pipestone - Covert soils are nearly level and gently sloping, poorly to moderately well-drained soils that support mainly woodland and idle grassland. These soils are located in the extreme southwest portion and most of the eastern half of the township. State forests can be found in these soils. The wetness of these soils makes poor potential for farming, recreation, wildlife and for residential and engineering uses.

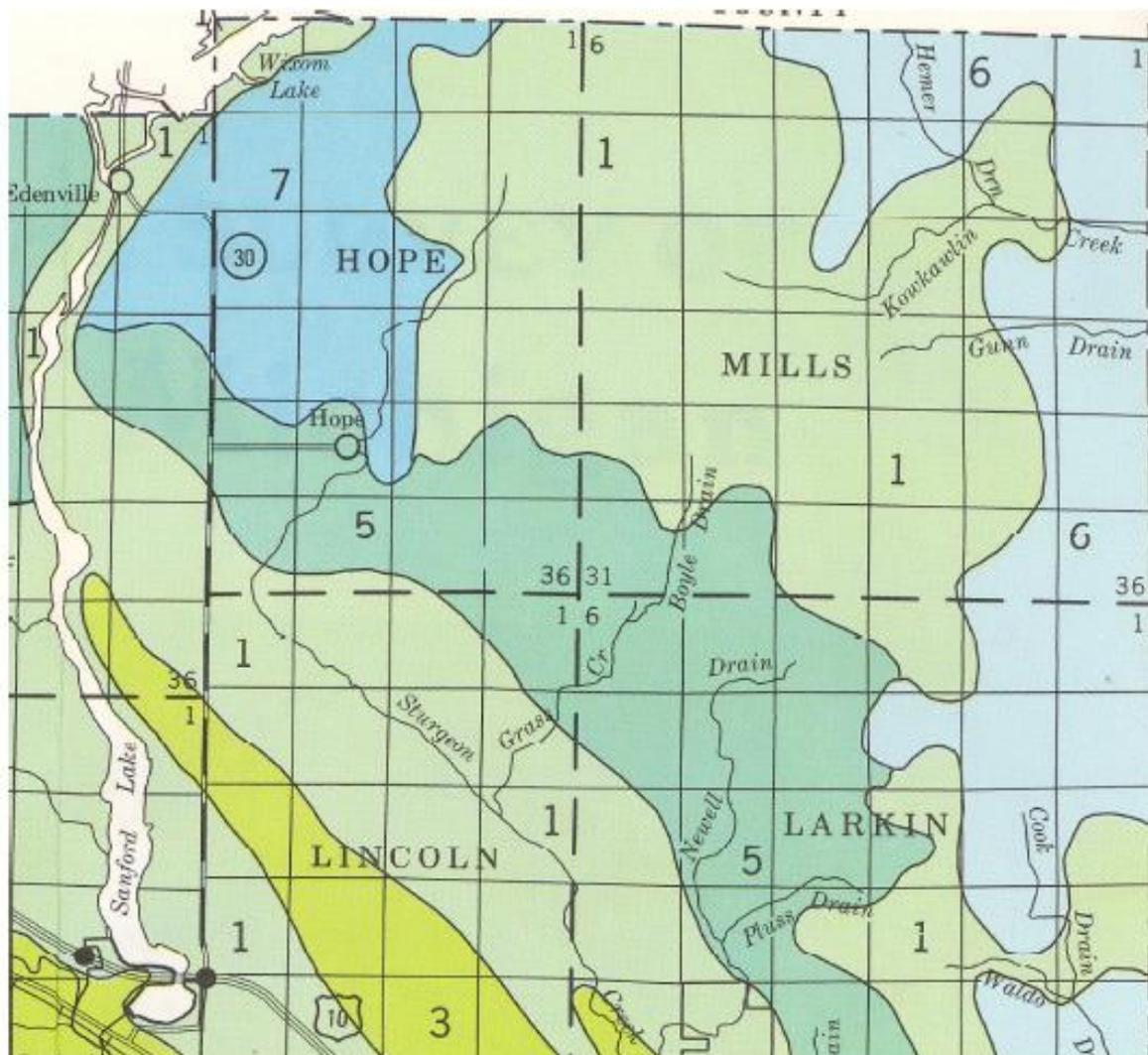
The Ingersoll-Pella soils are moderately permeable, having a loamy surface layer and a seasonal high water table. When adequately-drained, they have good potential for farm crops. Woodlands are more productive in these soils, but residential and other engineered uses are severely limited. These soils are found in the northwest area of Hope Township.

Lenawee-Bowers-Wixom soils are also very conducive to agriculture. These soils can be found across the middle to the southeast corner of Hope Township and have a silty clay loam texture. The use of these soils can be limited if not properly drained.



T.16N.-R.1.E., HOPE TOWNSHIP,
MIDLAND COUNTY, MICHIGAN
USGS QUADRANGLE MAP
SCALE: 1" = 3,500'





-
- 1 Kingsville–Pipestone–Covert: Nearly level and gently sloping, poorly drained to moderately well drained soils that have a sandy subsoil or upper substratum; formed in outwash or glacial lake deposits
- 2 Cohoctah–Sloan: Nearly level, poorly drained and very poorly drained soils that have a loamy subsoil or upper substratum; formed in loamy or sandy and gravelly alluvial deposits
- 3 Belleville–Wixom: Nearly level and gently sloping, very poorly drained to somewhat poorly drained soils that have a sandy and loamy subsoil or a sandy upper substratum; formed in glaciofluvial material over till or glacial lake deposits
- 4 Wixom–Belleville–Pipestone: Nearly level and gently sloping, very poorly drained to somewhat poorly drained soils that have a sandy or loamy subsoil or a sandy upper substratum; formed in glaciofluvial material over till and glacial lake deposits
- 5 Lenawee–Bowers–Wixom: Nearly level and gently sloping, very poorly drained to somewhat poorly drained soils that have a loamy and clayey subsoil or a sandy and loamy subsoil; formed in glaciolacustrine and till deposits
- 6 Parkhill–Londo: Nearly level and gently sloping, very poorly drained to somewhat poorly drained soils that have a loamy subsoil; formed in glacial till deposits
- 7 Ingersoll–Pella: Nearly level and gently sloping, poorly drained and somewhat poorly drained soils that have a loamy subsoil; formed in glaciolacustrine and glaciofluvial deposits



USDA SOIL SURVEY GENERAL MAP

SCALE: NONE

Hydrology

Hope Township lies within the Tittabawassee River watershed which is part of the larger Saginaw River watershed. Surface waters from these basins flow into the Saginaw Bay. The Clark, Kelly, Schoolhouse, Hess, Raymond, Weaver, Harris and McCoy Drains and the Sturgeon Creek as well as numerous sub-drains, flow mostly southwesterly through the township to the Tittabawassee River and provide drainage for the heavy soils of the township. Wixom Lake is present in the northwest corner of the township. Currently wetlands are present on only about 2% of the township lands. These areas are scattered throughout the township.

Potable ground water is generally available throughout the township. According to the Midland County Health Department, well depths range between 12 - 446 feet deep with an average flow of 5 - 15 gallons per minute. The overall quality of water is poor because of high levels of iron, sulfur, sodium and chloride. Hope Township does not have a sewer system; however, the township is now cooperating with the City of Midland and Water District One, and is proposing to installing municipal water for the residents of Hope Township. The current distribution system runs north along M-30 terminating at Adams Road. This main line has the potential to service the entire Township.

Flora and Fauna

Hope Township lies in the Temperate Deciduous Forest Biome of the Eastern United States. This biome encompasses many different natural communities. Communities are naturally-occurring assemblages of plants and animals on the

landscape that co-exist under the influence of soils, climate, hydrology, disturbance regime, intra-species association and other factors. Most of Hope Township has been altered from its natural conditions by logging, farming, streets and roads, utilities, drains and more recently by expanding residential dwellings and other human uses.

Woodlots of birch and aspen are present on many farms. There are forest areas of northern hardwoods, primarily maple/beech or oak/hickory forests depending upon soils and hydrologic conditions. The lowland hardwood areas have soft maple, golden birch, elm and ash deciduous trees and/or cedar or tamarack conifers depending upon the acidity of the soils and water of the area. In addition, there are scattered groves of pines.

There were very few natural prairie areas in the township before extensive agriculture began and these areas have generally been under cultivation since then. However, there are several areas that were formerly cultivated that have now been abandoned that support grasses and other meadow plants.

The kinds, abundance and diversity of wildlife are dependant upon the kinds, abundance and diversity (in some cases the absence of humans) of the vegetative habitats available to them within an area. As stated, most of the naturally occurring vegetative habitats have been substantially changed so only animals that can cohabit with humans still exist. Common mammals of this kind are raccoons, opossums, fox, skunks, squirrels and deer. Migratory birds still find farm ponds, woodlots, Wixom Lake and the state forests available. Wetland habitats support ducks, geese, grouse, herons, muskrat, mink and in some

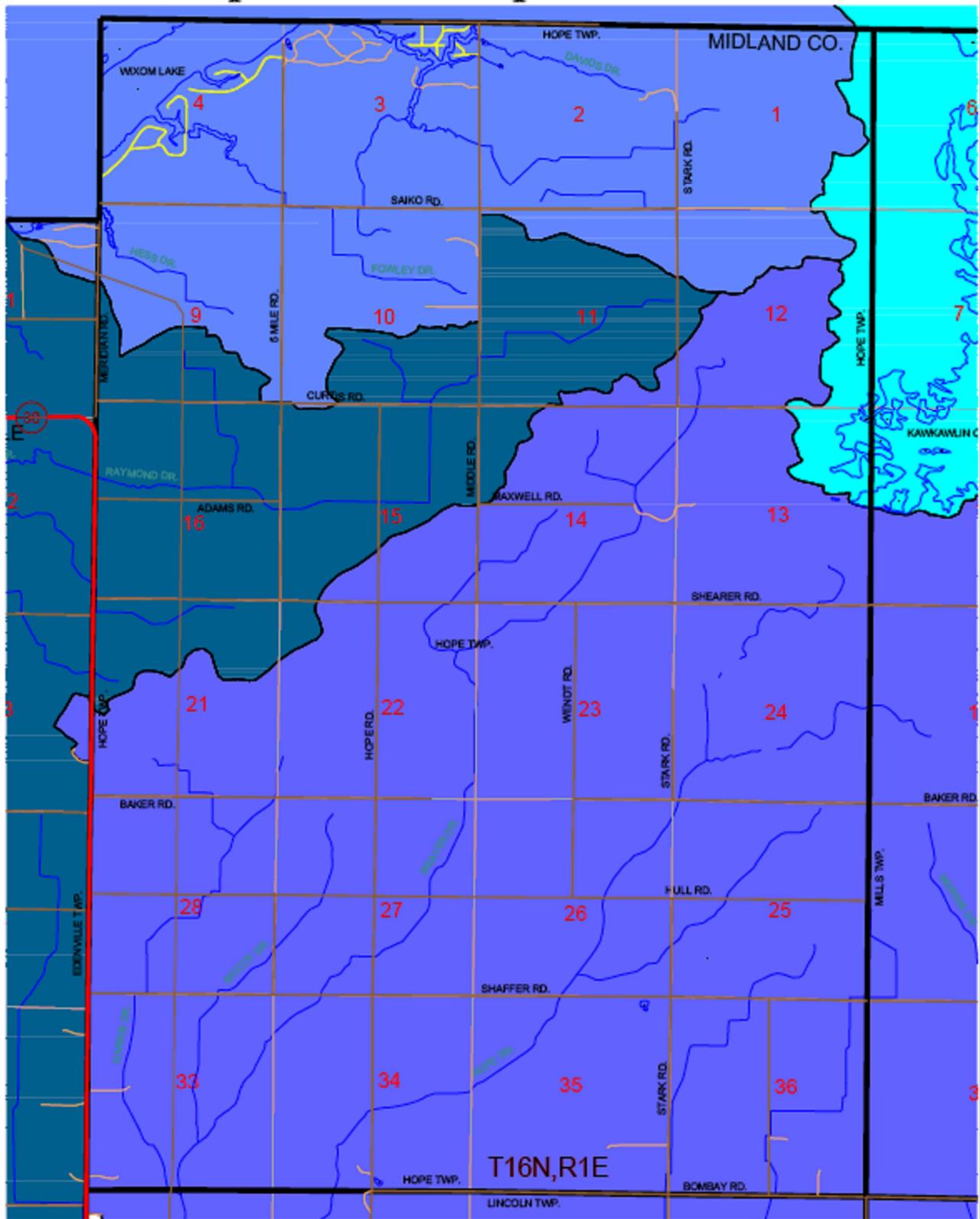
cases beaver. Open areas including farm fields attract pheasants, turkeys, quail, meadow larks, cottontail rabbits and foxes.

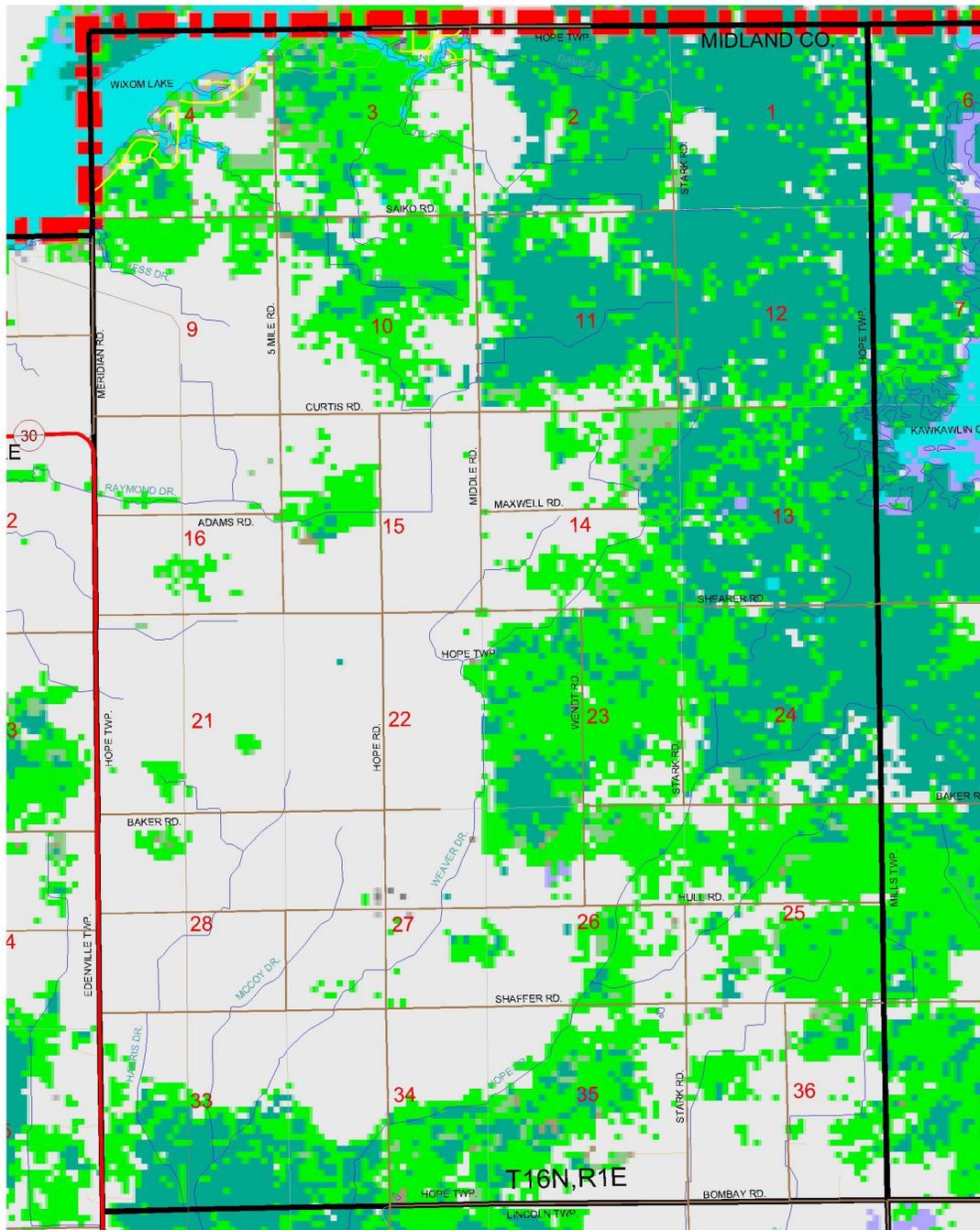
Recently, the coyote population in Michigan has been expanding in range and abundance and they are now present in Hope Township.

| SCIENTIFIC NAME | COMMON NAME | TYPE | STATUS |
|--|---------------------------|----------------|--------|
| <i>Aristida longespica</i> | Three-awned grass | Vascular Plant | T |
| <i>Burteo lineatus</i> | Red-shouldered hawk | Bird | T |
| <i>Carex haydenii</i> | Hayden's sedge | Vascular Plant | |
| <i>Carex seorsa</i> | Sedge | Vascular Plant | T |
| <i>Clemmys insculpta</i> | Wood turtle | Reptile | SC |
| <i>Cypripedium arietinum</i> | Ram's head lady's-slipper | Vascular Plant | SC |
| <i>Diarrhena americana</i> | Beak grass | Vascular Plant | T |
| Dry-mesic northern forest | | Community | |
| <i>Eleocharis engelmannii</i> | Engelmann's spike-rush | Vascular Plant | SC |
| <i>Epioblasma triquetra</i> | Snuffbox | Invertebrate | E |
| Great blue heron rookery | Great blue heron rookery | Other Element | |
| <i>Haliaeetus leucocephalus</i> | Bald eagle | Bird | T |
| <i>Lithospermum latifolium</i> | Broad-leaved puccoon | Vascular Plant | SC |
| <i>Stylurus amnicola</i> | Riverine snaketail | Invertebrate | SC |
| <i>Tradescantia virginiana</i> | Virginia spiderwort | Vascular Plant | SC |
| State Status: E = endangered, T = threatened, SC = special concern | | | |

Threatened and Endangered Species of Midland County

Hope Township Watersheds





- | Land Cover Class | |
|------------------|--------------------------------------|
| | Low-Intensity Residential |
| | High-Intensity Residential |
| | Commercial/Industrial/Transportation |
| | Agriculture |
| | Grassland/Herbaceous |
| | Shrubland |
| | Deciduous Forest |
| | Evergreen Forest |
| | Mixed Forest |
| | Open Water |
| | Great Lakes |
| | Woody Wetlands |
| | Emergent Wetlands |
| | Bare Ground |



Hope Township 1992 Landcover

C. Existing Land Use Cover and Uses

Hope Township has a total of 14,754 acres of land. The predominant land cover in Hope Township is agricultural cropland with 6,574 acres. Farmers in Midland County produce corn, wheat, oats, soybeans, dry beans, sugar beets, hay and potatoes. There are also cattle, hog, sheep and chicken farms.

The next largest land cover is forest land with 5,480 acres. The Au Sable State Forest, the largest forested area, is found in the eastern portion of the township. Additional forest lands are found in the southwest section of the township.

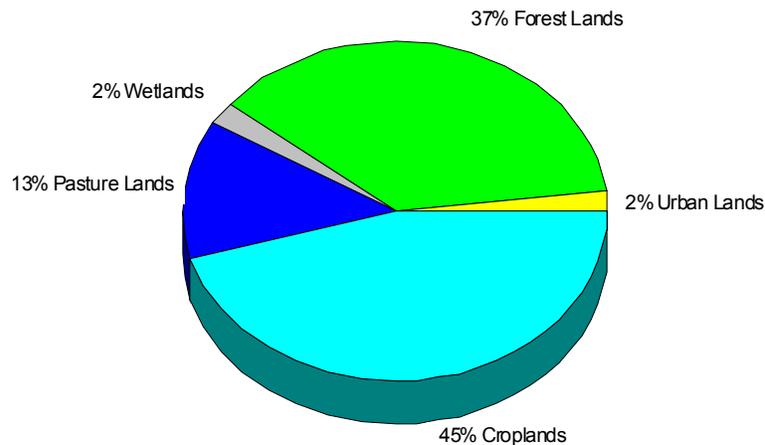
Pasture land is the third largest land cover,

followed by urban areas, wetlands and water bodies. Pasture land accounts for 1,986 acres of the township's total land. Urban areas total 340 acres, this category includes developed areas of the township including housings, businesses, factories, roads, etc. Wetlands cover 326 acres of the total acreage of the township. Water bodies account for 217 acres which is less than 1% of the township's territory. The main urban and developed areas of the township are located near Wixom Lake at the northwest corner of the township. There are other home sites scattered throughout the township. Most homes in the area are single-family homes.

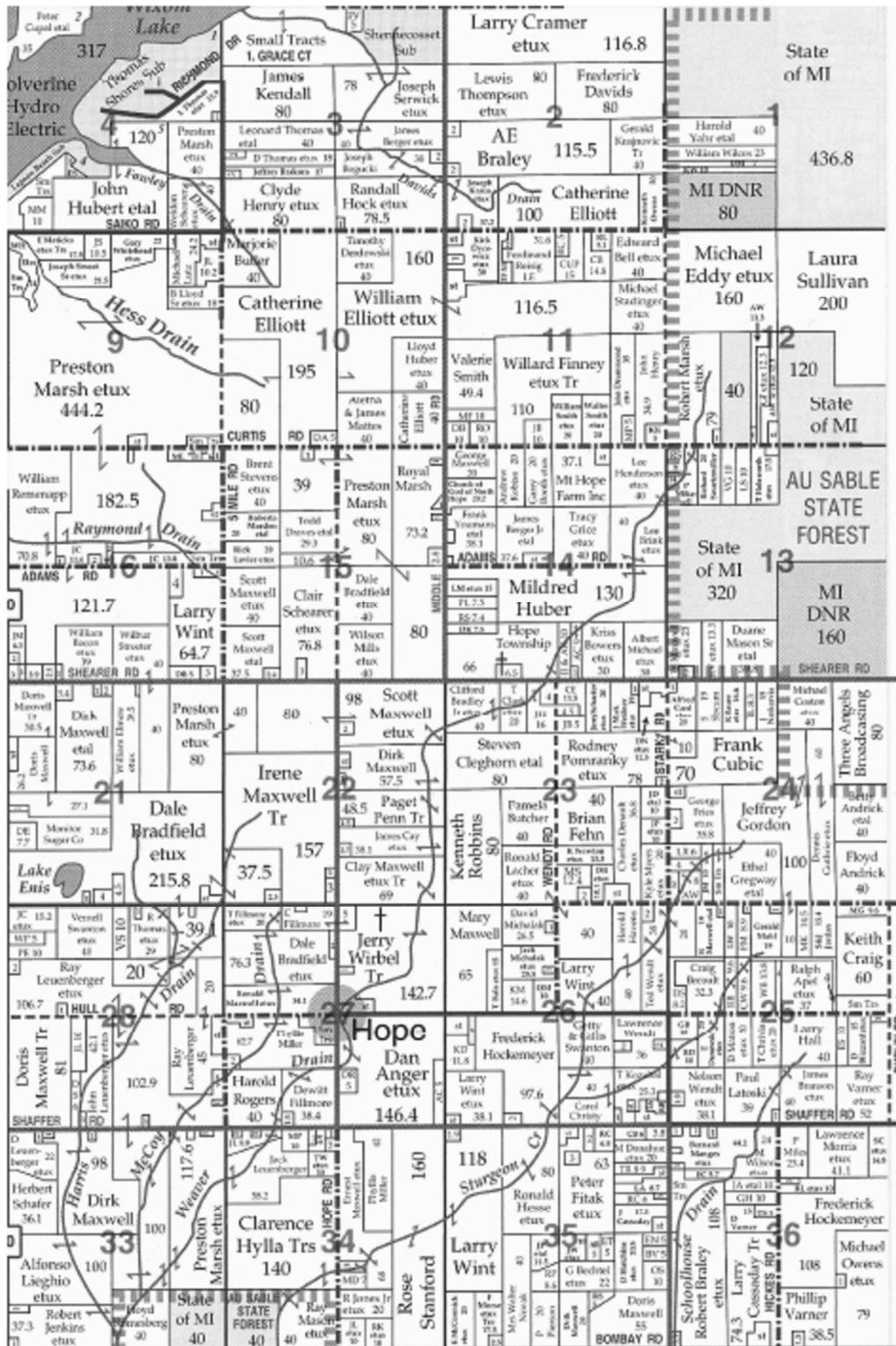
The plat maps (1999 & 2008) which follow illustrate the trends of ownership patterns in the township.

Existing Land Use Cover Chart

Percentages are Rounded



Source for this chart is from Michigan Center for Geographic Information

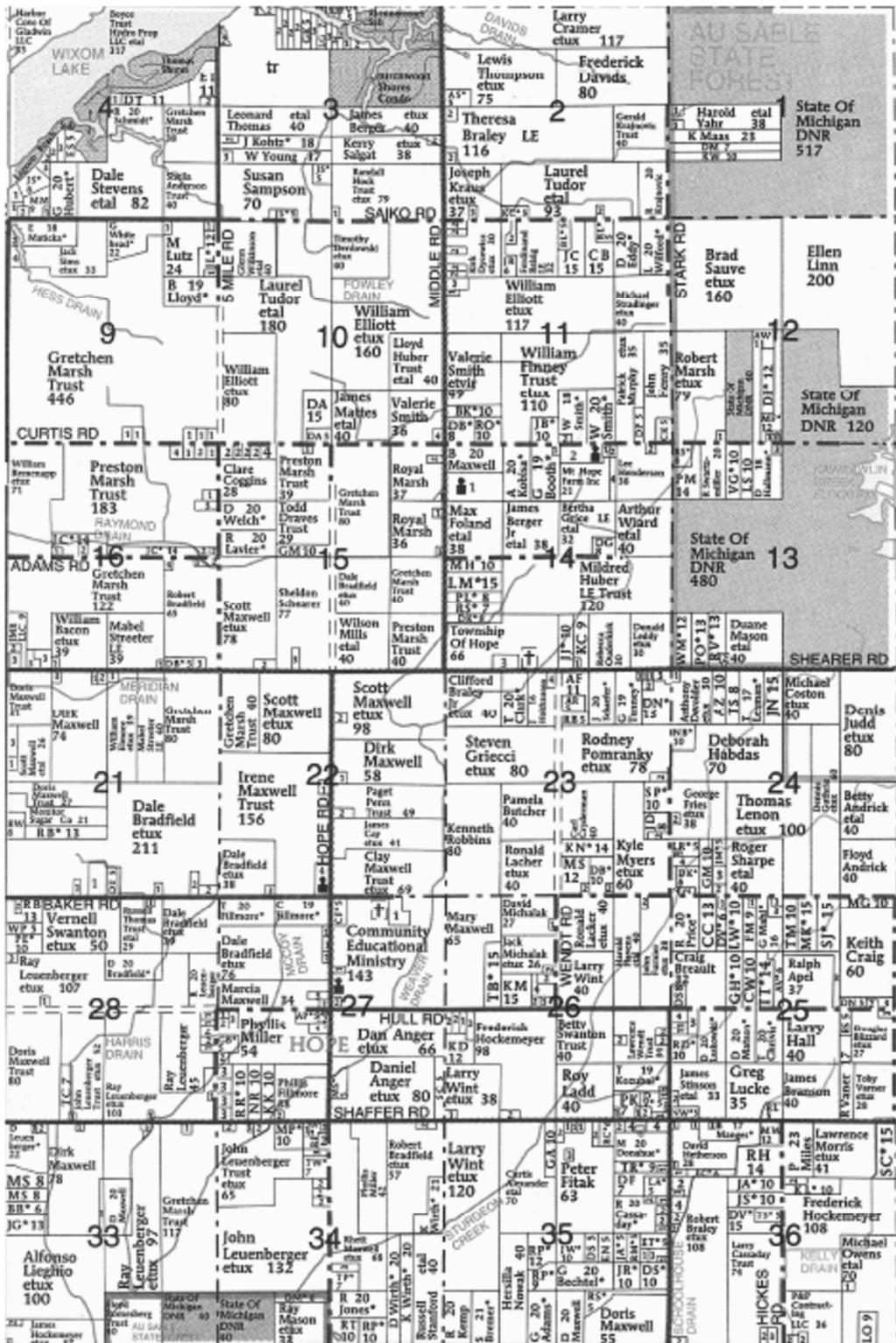


T.16N.-R.1.E., HOPE TOWNSHIP,
MIDLAND COUNTY, MICHIGAN

1999 PLAT MAP

SCALE: NONE





T.16N.-R.1.E., HOPE TOWNSHIP,
 MIDLAND COUNTY, MICHIGAN
2008 PLAT MAP
 SCALE: NONE



D. Transportation, Public Facilities and Services

Hope Township is centrally situated between major trunk lines and interstate highways and is not generally a destination for tourists or other travelers. It lies within an easy drive of two economic and cultural centers of central Michigan: the Midland, Bay City and Saginaw area and the Mt. Pleasant area. Interstate highways also make driving to Flint or further within the modern commuter's range.

| Distances from Hope, MI | |
|-------------------------|-------|
| Destination | Miles |
| Midland | 12 |
| Bay City | 31 |
| Mt. Pleasant | 42 |
| Saginaw | 40 |
| Flint | 75 |
| Detroit | 120 |
| Source: Expedia. com | |

The state and federal road system provides Hope Township residents with access to the recreational and vacation opportunities throughout northern Michigan and elsewhere in the United States and Canada. This system also provides access for farmers and other producers to market their products efficiently throughout the region.

Roughly half of the public roads in Hope Township are paved. Primary roads are maintained by the Midland County Road Commission with funds provided by state gasoline taxes and county millage. The

township may request improvements to local roads and provide fifty percent of the costs to do the work.

| Hope Township Road Coverage | |
|--|-------------|
| Paved | 21.91 miles |
| Gravel / Earth | 24.12 miles |
| Total | 46.30 miles |
| Source: Midland County Road Commission | |

The County Connection is a bus service that provides transportation for Midland County residents. In addition to the County Connection, Midland County also offers Dial-a-Ride and Taxi Services. The Greyhound Bus Lines provides passenger and package services from the Midland. There are four airports within a short driving distance from Hope Township. The largest is Midland-Bay City-Saginaw International Airport (MBS) for passenger and commercial use. It is located eight miles southeast of Midland and is the third busiest airport in Michigan having over 550,000 scheduled passengers in 1999. The other three airports are used for freight and personal aircraft. The customs port of entry is located 18 miles east of Midland and is connected by pipelines, rail and limited access highways.

Federal highways through the area include I-75, running north-south east of the county; US 10 running east-west; and US 27, running north-south, just west of the county and state trunk line M 30 along the west boundary of the township. There are 23 trucking firms with 14 terminals in the area. Amtrak Passenger Service is not available locally.

Water Distribution

The township is moving forward in its investigation and possible installation of a water distribution system for areas primarily adjacent to M-30. Water District #1, which purchases water from Midland through the Saginaw Midland Municipal Water Supply Corporation, has approved a resolution to include the township in its distribution district. This district currently covers Lee Township, Lincoln Township, Edenville Township, Jerome Township, Hope Township and the Village of Sanford. Each township owns and operates its own distribution system, usually under contract for maintenance with the City of Midland.

The next step for the township is to designate a route for its water distribution system and to designate a special assessment district. The Hope Township Board has appointed a Water Advisory Committee to perform these tasks and guide the township in the process. It is estimated that if the water system is approved to proceed by the Township Board, construction would begin by the 31st of December 2009 and construction would take twelve to eighteen months.

Public Schools

There are five school districts within Midland County. Hope Township residents are provided educational opportunities through the Meridian School District. This district consists of three elementary schools, a junior high school and a high school. The current student enrollment of the school district is 1638 students, with an average class size between 20 - 27; a student to faculty ratio of 21:1. The public school districts within the county are rated among the best in Michigan.

In Midland County there are three colleges/universities Delta College, Davenport College and Northwood University, with a combined enrollment of over 21,000 students. A county millage helps to fund Delta College, which in turn gives Hope Township residents a chance to achieve higher education at a lower cost. Additional opportunities for higher education are conveniently located in Mt. Pleasant with Central Michigan University and Mid Michigan Community College, in Alma with Alma College and in Saginaw with Saginaw Valley State University.

With Mt. Pleasant about 40 minutes west, Bay City 30 minutes southeast and the City of Midland less than 20 minutes to the south, Hope Township has an incredible array of cultural opportunities available. Recreational opportunities abound in the state forests, on Saginaw Bay and the many rivers and lakes throughout the region.

The Hope Township Board consists of five members and meets the second Tuesday of the month at 7:00 p.m. Hope Township maintains offices and holds meetings at the Hope Township Hall located at 5244 North Hope Road (corner of Hull & Hope Roads). Two cemeteries and a chapel are located within Hope Township. There is also a large park on township property. The park has several baseball fields, playground equipment, bathroom facilities and a pavilion for the community's use. The Hope Township volunteer fire department is located across from the township hall. Ambulance service is provided by Midland Hospital. In May of 1975 Hope Township adopted its first zoning ordinance. The current zoning ordinance was adopted in 1993. The Township Code Authority is responsible for issuing building and zoning permits. Protection for the citizens of Hope Township is supplied by the Midland

County Sheriff's Department. Superb Sanitation Services does rubbish collection.

- SBA 7A and 504 Loans
- Venture Capital
- Industrial Incubators

E. Economic Profile of Midland County

Midland County is home to two Fortune 500 companies: Dow Chemical Company and the Dow-Corning Corporation. In addition, there are more than a dozen high-tech companies with their global headquarters in the county manufacturing products such as chemicals, plastics and pharmaceuticals.

The market area (40+/- miles) had a population in 1998 of approximately 614,949 persons with 227,057 households, the median income of these households being \$30,341. The December 9, 1997, issue of U.S. News & World Report listed the Midland-Bay-Saginaw Statistical Area as having the nation's most affordable housing with a 1997 median price of \$70,900.

The State of Michigan collects a single business tax of 2.183% on added value of products or services but unlike other states has no tax on inventories. The state income tax is 4.4% and the state sales tax is 6%. Cities in the area have no sales or income taxes.

The following development resources are available to county enterprises:

- Tax abatements
- Revolving Loan Fund
- Tax Exempt and Other Bond Programs
- Procurement Assistance
- State and Local Training Assistance programs
- Conservation Incentives, Flexible Rates and Other Custom Packages
- Michigan Strategic Funds - Business Development Programs

The following are data regarding the labor market in Midland County and the region:

Midland County

| | |
|------------------------------------|--------|
| Civilian Labor Force, | |
| 1998 Average..... | 42,500 |
| 2000 Average..... | 40,939 |
| 1998 Employed.... | 41,200 |
| 2000 Employed.... | 38,812 |
| 1998 Unemployed..... | 1,325 |
| 2000 Unemployed | 2,092 |
| 1998 Unemployed Rate | 3.1% |
| 2000 Unemployment Rate | 5.4% |
| City of Midland Unemployment Rate. | 2.4% |

Hope Township Population Statistics, 2000

| | |
|-------------------------------|----------|
| Total Population | 1,286 |
| Median Age | 41.3 |
| Average Household Size .. | 2.53 |
| In Labor Force | 685 |
| Medium Household Income | \$45,313 |

Midland County and Six Surrounding Counties

| | |
|------------------------------|---------|
| Civilian Labor Force, | |
| 2008 Average | 274,865 |
| Employed 2008 .. | 252,703 |
| Unemployed | 22,162 |
| Unemployment Rate 2008 | 8.1% |

Employment by Category for Saginaw, Bay and Midland Counties (Tri-County Area), 2008

| | |
|-----------------------------|--------|
| Trade/Transportation | 33,000 |
| Education/Health Care..... | 28,000 |
| Government | 25,000 |
| Professional/Business | 24,000 |
| Manufacturing | 24,000 |
| Leisure/Hospitality | 18,000 |
| Other Services | 8,800 |
| Construction | 7,000 |
| Financial | 7,000 |
| Information | 3,500 |

The Tri-County Area has a higher percentage of its workforce in the health care sector than the nation as a whole, with the Tri-Counties at 14.2% and the nation at 11.4%.

Midland County has approximately 20% of its residents earning their living from manufacturing.

Since 1988, Midland County has averaged approximately a half-billion dollars in new construction annually.

| Unemployment Table (Yearly Average) | | | | |
|--|-------------|-------------|-------------|-------------|
| | 1990 | 1995 | 1999 | 2000 |
| Hope Township | 7.0 | 6.3 | 3.7 | 3.8 |
| Midland County | 5.7 | 5.1 | 2.9 | 2.9 |
| Isabella County | 6.3 | 4.8 | 3.1 | 2.8 |
| Gladwin County | 10.0 | 9.1 | 7.4 | 6.6 |
| State of Michigan | 7.6 | 5.3 | 3.8 | 3.4 |

Of significance as well are the changes in property values within Hope Township.

Property Values

| | 1990 | 2000 | 2001 | % Change 1990 - 2000 |
|--|---------------|---------------|---------------|---------------------------------|
| Hope Township | | | | |
| Real Property | 29,571,977 | 70,124,672 | 76,583,797 | 137% |
| Personal Property | 781,656 | 2,336,000 | 2,641,400 | 199% |
| Midland County | | | | |
| Real Property | 2,201,083,223 | 4,121,375,720 | 4,399,167,476 | 87% |
| Personal Property | 1,263,115,492 | 2,098,751,513 | 2,164,880,302 | 66% |
| Isabella County | | | | |
| Real Property | 976,042,464 | 2,079,568,138 | 2,416,457,074 | 113% |
| Personal Property | 121,801,226 | 191,642,478 | 194,763,684 | 57% |
| Gladwin County | | | | |
| Total Combined Real Property & Personal Property | 610,630,628 | 724,266,365 | 803,232,482 | 17% |

Source: Midland County, Isabella County and Gladwin County Equalization Offices

Major Employers in Hope

| Commercial | Industrial |
|---|---|
| The Gulley Golf Course Jerry Clark Location: 211 E. Adams Road, Hope, MI | International Engineering Co Location: 6054 N. State Rt. 30, Hope, MI |
| CSS Buttola Enterprises Post Office Building Location: 5230 N. Hope Road Hope, MI Mailing Address: 116 S. Third, c/o Crawford West Branch MI, 48861 | Boat Lift Mark Wilkins Location: 6016 N. State Rt. 30, Hope, MI |
| Wayne Peterson Alarm Systems Location: 5404 N. M-30, Hope, MI | B & B Pick-up Salvage Location: 215 E. Baker Rd., Hope, MI |
| Patrick Erskine Marina Location: 5392 N. M-30, Hope, MI | Monitor Sugar Co Location: 5672 N. M-30, Hope, MI Mailing Address: 2600 S. Euclid Ave, Bay City, MI 48709 |
| K G Kastros & Associates Location: 4560 N. M-30, Hope, MI Mailing Address: 2803 N. State St., Saginaw, MI 48620 | Owens Salvage Laurence & Ann Owens Location: 1927 E. Bombay Rd., Hope, MI Mailing Address: 2726 N. Stark Rd., Midland, MI 48642 |
| Robert Whittaker Auto Parts Store Location: 5356 N. M-30, Hope, MI Mailing Address: 358 W. Cedar Dr., Edenville, MI 48620 | |

Major Employers in Midland County

| Company Name | Number of Employees |
|------------------------------|---------------------|
| The Dow Chemical Company | 5,800 |
| Mid Michigan Medical Center | 3,200 |
| Midland Public Schools | 1,700 |
| Dow Corning Corporation | 1,350 |
| Meijer | 600 |
| City of Midland | 490 |
| Quebeocor World Pendell, Inc | 490 |

Building Permit Issuance Tri-Counties

| | Hope Township | Midland County | Isabella County |
|-------------------------|---------------|----------------|-----------------|
| Building Permits Issued | | | |
| 2000 | 45 | 316 | 453 |
| 1999 | 37 | 330 | 522 |
| 1998 | 46 | 347 | 517 |

Hope Township Commercial & Industrial Businesses

Midland County Cultural & Recreational Sites

The Midland Center for the Arts

- Museum/Hall of Ideas
- 1,500-seat Auditorium/Concert Hall
- 600-seat Theater
- 94-seat Lecture/Recital Hall
- Art Galleries
- Art Studios
- Computer Education Center
- Meeting Rooms
- Reception Area
- Six Member Groups
 - Midland Art Council
 - Midland Community Concert Society
 - Midland County Historical Society
 - Midland County Symphony Orchestra Society
 - Music Society
 - Theater Guild
 - Matrix: Midland Festival

Dow Gardens

- 110-acre Garden
- Open to the public all year

Libraries

- Coleman - 9,000 Volumes
- Midland, City - 224,219 Volumes
- Technical - 103,500 Volumes

Chippewa Nature Center

- 900-acre natural Area
- 90-seat Auditorium
- Man, Time and Environment Museum
- 14 Miles of Hiking Trails along the Chippewa River
- Michigan Arboretum and Wildflower Walkway

- Naturalist Programs and Wildlife Viewing Area

Other Points of Interest:

- Architecture of Alden B. Dow
- Bradley House/Evens Mill/Brinewell
- Herbert H. Dow Historical Museum
- The Dow Chemical Company Tours
- Riverfront Area with Farmer's Market and Tridge
- City Forest - 550 acres
- County Parks and Campgrounds
- Downtown Midland
- Midland Mall
- One of Michigan's largest county fairs
- Midland County Courthouse

The area also sports innumerable recreational opportunities. Notable among them is the Community Center in Midland; the Pere Marquette Rail-Trail -- a 14-foot wide, 33-mile long paved trail from Midland to the City of Clare; ninety-two parks with over 3,000 acres; 41,787 acres of state forests, seven public swimming pools and three public golf courses.

Midland County is also a safe place to live. The 1997 State of Michigan Uniform Crime Report indicated there were no murders and violent personal crime had diminished by 29% from the past year.

Midland County has eight commercial banks with total assets (home offices) of \$62 billion. There are approximately 800 hotel rooms in the area and over 70 restaurants. The county has one regional hospital, over 140 physicians and 45 dentists.

Gas, electricity and steam are available in Midland. The Midland Cogeneration Venture is the largest gas fueled steam recovery cogeneration facility in North America, generating 1,370 megawatts of

electricity and up to 1.35 million pounds of steam per hour. Sanitary sewers and water are available in the cities and the area is Detroit.

included in the largest fiber optic system north of

F. Demographic Trends

The Hope Township population from 1990 to 2000 has increased from 1,220 to 1,286 a 5% increase. Over this ten year period, the county population has increased 10%, the state 6.9 %, while the United States population has increased 13.2%. The estimated population in 2007 was 1,363.

the region, are almost all white (97.5%). There are slightly more men than women (663 vs. 623). Residents are homeowners (91.5%) who live within family households (76.8%) where the average household size is 2.53 persons. Only 68.3% of all households now are married-couple families and non-family households equal over 23.2%. The median age in the township is 41.3 years with almost one quarter of all households having someone over 65 years of age.

Hope Township residents, similar to most of

Population Trends

| | 1990 | 2000 | 1990-2000 % Changed |
|---|-----------|-----------|---------------------|
| Hope Township | 1,220 | 1,286 | 5% |
| Edenville Township | 2,367 | 2,528 | 7% |
| Mills Township | 1,635 | 1,871 | 14% |
| Jerome Township | 4,470 | 4,888 | 9% |
| Midland County | 75,651 | 82,874 | 10% |
| Gladwin County | 21,896 | 26,023 | 19% |
| Isabella County | 54,624 | 63,351 | 16% |
| Michigan | 9,295,297 | 9,938,444 | 7% |
| Data Source: US Census/based on a 70% response rate | | | |

Population Projections

| | 1990 | 2000 | 2005 | 2010 |
|---------------------------|--------|--------|--------|--------|
| Hope Township | 1,220 | 1,286 | 1,379 | 1,415 |
| Edenville Township | 2,367 | 2,528 | 2,697 | 2,766 |
| Homer Township | 1,235 | 3,924 | 4,703 | 4,824 |
| Jerome Township | 3,581 | 4,888 | 4,497 | 4,610 |
| Lee Township | 4,017 | 4,411 | 4,233 | 4,342 |
| Lincoln Township | 1,807 | 2,277 | 2,031 | 2,083 |
| Midland County | 75,651 | 82,874 | 85,700 | 87,900 |

Source: 1990, 2000 U.S. Census of Population. Future Years, Midland County Planning Staff.

Township Population Change

The changing profile of the township may also be seen in the comparison of the growth of total housing versus that of seasonal housing (vacation, second homes, etc.). From 1990 to 2000 total housing in Hope Township increased by 5% and seasonal housing decreased by 28% indicating a similar trend throughout the area of vacation

homes being converted to year-round residences. This change in seasonal housing to full-time combined with the high percentage of 65-74 year olds are good indicators that much of the conversion and other new construction are probably the actions of retirees. Secondary housing still represents 12.7% of all township housing.

| | 1990 | 2000 | % Change | % Seasonal |
|---------------------------|-------------|-------------|-----------------|-------------------|
| Hope Township | 576 | 604 | 5% | 12.7% |
| Edenville Township | 995 | 1172 | 18% | 12.1% |
| Mills Township | 550 | 689 | 25% | 7.0% |
| Midland County | 29,343 | 33,796 | 15% | 1.6% |

PLAN OF ACTION

Section Two

Section 2

Plan of Action

A. Analysis

Analysis of Issues and Trends

Many of the same forces that are shaping our society at large are affecting Hope Township as well: smaller families and households; increased wealth; a continually aging population; a willingness to commute to jobs, schools, shopping and recreation and the American desire to live in and/or retire to the countryside. New communication technologies, as well as, good highways and nearby air transport make home and small business enterprises possible in the township. The abundant recreational and cultural activities available in the region and a very low crime rate, in addition to the other factors previously listed, make Hope Township a very desirable community to those looking for new homesteads.

Much of the population growth in the township is coming from residents of southeast Michigan relocating and retiring to the area. This trend will likely continue for at least another decade. As growth continues, township farmers are experiencing more conflicts with new non-farming residents. Wixom Lake and other water bodies are seeing increasing problems of pollution. There are areas of the township with soils unsuitable for development and the quality of the ground water in some parts of the township is very poor.

Synopsis of Conditions and Issues

Hope Township:

- is a beautiful, rural community with a lake, as well as, streams, farms and forests
- is close to many large and small employers, shopping and cultural activities
- has good access to major Michigan and U.S. highways
- is near a number of colleges and universities
- has bountiful recreational opportunities both in the township and throughout the region
- is uncrowded, quiet and friendly

But, the township also:

- is growing rapidly

- has groundwater and sewage problems in some areas
- has active and productive farms that may be at risk
- has a limited tax base to fund needed services
- has the ability to provide few jobs
- has residents that must commute for most needs

Issues

- Where should home building be encouraged and allowed?
- To what extent and density?
- What kind and to what extent should commercial and industrial enterprises be developed? Where?
- How can farming be protected and encouraged?
- How will the township's forests, streams, the lake and other natural resources be protected?
- Where should public water and sewer be made available in the township? How can this be accomplished?
- Are there services other than those currently provided by the township that may be needed?

B. Determinations

In order to retain the character and qualities that make Hope Township the fine community it is today, the township must take steps to guide expanding residential and commercial growth, to direct it to the proper places at the proper densities and intensities. Residential uses should be encouraged in non-productive farming areas and in those areas already developed along Wixom Lake in order to allow active farm operations to continue unhindered. Only larger lot residential and forestry-related and rural business should be allowed in the forested areas of the townships so as to keep this part of the landscape as a whole, healthy and intact as possible.

General commercial activities will be confined to a territory of 1,000 feet deep along highway M-30 from the south boundary of the township to Adams Road on the north. This will provide ample area for entrepreneurial activity, job creation and provision of local and traveler services.

The township needs to continue to work with the county road commission and other county agencies to ensure suitable services and sufficient roadways for township residents. In order to determine the desirability of providing public water, the township must determine areas of need and assess the costs to install and maintain the proposed system. On the other hand, if providing public water cannot be justified, the affected areas should be identified and new development disallowed or discouraged by appropriate measures.

C. Goals

- To maintain productive agriculture and the rural character of the township.
- To provide places for limited residential growth that do not detract from the agricultural and rural landscape.
- To offer an ample area for commercial and business expansion and activity in order to provide needed services and foster job creation.
- To protect and conserve the forests and natural resources and habitats of the township.
- To ensure necessary and adequate services are available to township residents.
- To keep the township healthy and beautiful by enforcement of the blight elimination ordinance in order to clean up disorderly and deteriorating conditions within the township.

D. Policies and Actions

- Rewrite the township zoning ordinance in order to implement the goals of this plan.
- Devise policies for agriculture, forest and natural resource and lake protection then implement through ordinances.
- Investigate agricultural preservation techniques acceptable to township farmers and encourage participation or institute in township ordinance standards and regulations.
- Cooperate with county efforts to make the M-30 corridor, as well as our other county roads, safe, effective and beautiful.
- Work with the county to ensure that Hope Township receives needed county services.
- Investigate public water needs and costs; proceed with installation, or not, as evaluation indicates.
- Continue to identify and to use all possible means to eliminate unsightly, unsafe and disorderly conditions in the Township.

E. Future Land Use

The Future Land Use Map which follows shows the districts of proposed land uses for Hope Township into the foreseeable future. These areas follow existing land uses and covers as well as historical development patterns.

The Residential District along Wixom Lake in the northwest corner of the township calls for one acre single family development densities until such time as sewer facilities become available.

The Agricultural District covers most of the western and southeast portions of the township. It is intended that farming remain the predominant use in this district. To this end residential lots will be allowed but required to be limited to one acre in size and directed towards locations where the soils, terrain or other factors prevent active production of agricultural products.

The eastern and southwestern areas of the township are mostly forest covered and contain the Forested District for future land use. In order to protect and maintain the health and vigor of these township natural resources, human activities are to be limited to single family homesteads of five to ten acres or larger and standards will be developed to maintain the forest cover on contiguous parcels across the entire district.

The Commercial District is an area 1,000 feet deep along highway M-30 from the southern township boundary north to Adams Road. This district is designed to include various businesses including, among others, retail and wholesale operations, contractors establishments, small manufacturing and processing plants, plant nurseries and storage facilities.