

2.0 Background Studies Summary

Lake Township Planning Commission undertook a series of background studies to document past trends, inventory current conditions, and make future projections. The results of these studies provided participants in the plan formulation process a common picture of community characteristics on which to base their land use planning efforts.

The following summarizes the findings of the background studies.

2.1 Socioeconomic Profile

- Lake Township's population increased 50.4% from 532 persons in 1970 to 800 persons in 1990. Notably, the Township population increased 54.5% during the 1970s, but lost 2.7% during the 1980s when most Michigan communities lost population.
- The 1998 population for the Township is estimated as 1,076 persons.
- The elderly age group (65+ years) was the largest age group in the Township in 1990 (31.8%).
- The average household size (2.22 persons) in the Township in 1990 was slightly smaller than Huron County (2.60 persons) and the State (2.66 persons).
- The Township had greater proportion of married couples (64.5%) than the County (62.4%), the State (55.1%), and the United States (56.1%).
- The Township's per capita income (\$10,468) was greater than Huron County (\$10,089), but lower than the State (\$14,154).
- An overwhelming proportion (98.6%) of the Township's housing stock is comprised of single-family homes, including 16.2% mobile homes.

- Only one-fourth (24.7%) of the occupied housing units are owner-occupied due to a large number (64.4%) of seasonal homes.
- The median housing value, as well as the median rent in the Township is greater than Huron County, but less than the State.

2.2 Existing Land Use

- Over one-half (57.7%) of the Township is used for agricultural purposes, spread throughout the Township.
- Almost one-quarter (23.7%) of the Township is under Michigan Department of Natural Resources ownership as a wildlife and preserve area.

2.3 Natural Features

- Lake Township's topography is relatively flat with elevations ranging from a low of 580 feet above sea level in the northwest to a high of 625 feet above sea level in the southeast.
- Woodlands are the Township's greatest natural resource, and cover 23% of the Township.
- Over 63% of the Township soil is hydric (wet), and 30% is prime agricultural or prime if drained soil.