

**TABLE A-2**  
**Selected Housing Characteristics Comparison**

Source: U.S. Census Bureau, 2020 American Community Survey

| DWELLINGS   | LAKE TOWNSHIP | HURON COUNTY | STATE OF MICHIGAN |
|---|---------------|--------------|-------------------|
| <b>Year Built (%)</b>                               |               |              |                   |
| <b>Since 1980</b>                                   | 32.1%         | 31.9%        | 36.0%             |
| <b>1940 to 1979</b>                                 | 63.5%         | 49.3%        | 49.4%             |
| <b>Before 1940</b>                                  | 4.4%          | 18.8%        | 14.6%             |
| <b>Median Value, Owner Occupied</b>                 | \$135,200     | \$109,000    | \$162,200         |
| <b>Median Monthly Owner Cost, With Mortgage*</b>    | \$987         | \$973        | \$1,312           |
| <b>Median Monthly Owner Cost, Without Mortgage*</b> | \$338         | \$420        | \$495             |

\*Owner costs include mortgages, loans, and similar property debt, utilities, and fuel.

Residential development in Lake Township exhibits two principal development patterns. The first and original form is the farm homestead and other large land tracts. With the organization of Lake Township in 1867 and into the 1940s, nearly all of the township’s acreage was contained within parcels of 30 to 120 acres or more. The parcels were commonly occupied by farming families and those in the timber industry.

By the 1950s, new dimensions in the township’s land division pattern had begun to emerge. Most particularly, residences on small lots began to appear along M-25 and the Lake Huron shoreline including unified neighborhood subdivisions with their own internal street systems. Neighborhood subdivisions represent multiple land divisions established as a unified development project pursuant to the requirements of the Land Division Act (formerly Subdivision Control Act) or the alternative provisions of the Condominium Act.

Lake Township has not seen the level of “strip residential development” in its agricultural areas as has occurred throughout so much of the state. This strip form of development is commonly characterized by parcels of two to ten acres stripped along section-line roads. The limited evidence of this development pattern in Lake Township is a reflection of the local farming industry’s commitment to maintaining farm operations rather than the conversion of acreage to residences. Strip residential development has been the source of increasing concern in the transportation and land use planning arena due to its negative impacts upon traffic safety, congestion, farmland preservation, and rural character preservation.

### **Commercial Development**

The principal “*brick and mortar*” commercial sites in Lake Township are:

- convenience store at the M-25/State Park Road intersection
- convenience store on M-25 east of Oak Beach Road
- auto repair service on Oak Beach Road south of Sand Road
- mini-storage facility on State Park Road approximately 300’ south of M-25

There are also a number of other commercial enterprises scattered throughout the township in association with agricultural operations and occupations conducted from residences, and a golf course along Griggs Road.