



MASTER PLAN UPDATE 2012

LYON TOWNSHIP ROSCOMMON COUNTY, MICHIGAN



ADOPTED SEPTEMBER 17, 2012

ACKNOWLEDGMENTS

LYON TOWNSHIP MASTER PLAN UPDATE 2012

Lyon Township
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LYON TOWNSHIP BOARD OF TRUSTEES

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LYON TOWNSHIP PLANNING COMMISSION

George Dougherty, Chair
Mac Gutierrez, Vice Chair
Linda Bremer, Secretary
Bill DeHaan, Board Liaison
Dean English
Marilyn Humphrey
Jack Maison

Adopted by the Lyon Township Planning
Commission at a regular meeting on:
September 17, 2012

Prepared by:

 WADETRIM
www.wadetrim.com

PLANNING COMMISSION RESOLUTION OF ADOPTION:
LYON TOWNSHIP MASTER PLAN UPDATE

Resolution Number: 1

The following Resolution was offered by Commissioner Gutierrez and seconded by Commissioner Maison:

WHEREAS, The Township of Lyon, Roscommon County, Michigan, has established a Planning Commission under the Planning Enabling Act, State Public Act 33 of 2008, as amended; and,

WHEREAS, The Township Planning Commission is required by Section 7 of said Act to make and adopt a master plan as a guide for the physical development of the township; and,

WHEREAS, The Township Planning Commission has worked with the consultants at Wade Trim to oversee a planning process that included investigations and surveys of the existing resources and provided a variety of opportunities for public input; and,

WHEREAS, The plan was presented to the public at a hearing held on September 17, 2012, before the Planning Commission, with notice of the hearing being provided in accordance with Section 43 of Public Act 33 of 2008, as amended;

NOW THEREFORE BE IT RESOLVED THAT, The content of this document, together with all maps attached to and contained herein, is hereby adopted by the Planning Commission as the Lyon Township Master Plan Update, on this 17th day of September, 2012.

AYES: 5

NAYS: 0

ABSENT: Humphrey, Bremer

I, Linda Bremer, Secretary of the Lyon Township Planning Commission, do hereby certify the foregoing to be a true and correct copy of a resolution that was offered by the Lyon Township Planning Commission at their regular meeting held on September 17, 2012.


Linda A. Bremer
Planning Commission Secretary

LYON TOWNSHIP BOARD
RESOLUTION OF SUPPORT
LYON TOWNSHIP MASTER PLAN UPDATE

Resolution Number: 9-19

The following Resolution was offered by Board Member A. Reno and seconded by Board Member F. Koenigbauer:

WHEREAS, Lyon Township, Roscommon County, Michigan has a duly constituted Planning Commission whose responsibilities under the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, include the preparation of a Master Plan to guide future land use development in the community; and,

WHEREAS, The Township Planning Commission has worked with the consultants at Wade Trim to oversee a planning process that included investigations and surveys of the existing resources and provided a variety of opportunities for public input; and,

WHEREAS, after expiration of a 63 day review and comment period, the Lyon Township Planning Commission did give notice of a public hearing on the draft plan in accordance with Section 43, (1) of Public Act 33, with such public hearing being held on September 17, 2012; and,

WHEREAS, the Planning Commission adopted the plan by resolution on September 17, 2012; and,

WHEREAS, the Township Board supports the recommendations and proposals contained in the adopted plan pertinent to the future development of the Township;

NOW THEREFORE BE IT RESOLVED THAT, the Township Board of Lyon Township does hereby concur with the action of the Township Planning Commission by means of the passing of this resolution, hereby adopted this 19th day of September, 2012.

AYES: R. Bjelich, C. Williams, F. Koenigbauer, A. Reno & W. DeHaan.

NAYS: NONE

ABSENT: NONE

I, Annamarie Reno, Clerk of Lyon Township, do hereby certify the foregoing to be a true and correct copy of a resolution that was adopted by the Lyon Township Board at their regular meeting held on 19th day of Sept., 2012.

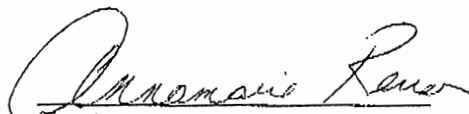

Signature

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INTRODUCTION

1.1 AUTHORITY TO PLAN

The Lyon Township Planning Commission has prepared this master plan under the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. Section 31 of the Act states:

“The planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction.”

The Act further states that a master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission’s recommendations for the physical development of the planning jurisdiction.

1.2 PURPOSE OF THE PLAN

Section 7 of the Michigan Planning Enabling Act gives a summary of the purpose of a master plan:

The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

- Is coordinated, adjusted, harmonious, efficient, and economical.
- Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.
- Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.
- Includes, among other things, promotion of or adequate provision for 1 or more of the following: a system of transportation to lessen congestion on streets; safety from fire and other dangers; light and air; healthful and convenient distribution of population; good civic design and arrangement and wise and efficient expenditure of public funds; public utilities such as sewage disposal and water supply and other public improvements; recreation; and, the use of resources in accordance with their character and adaptability.

Planning is a process involving the selection of policies relating to land use and development in a community. The creation of a Master Plan is the first step of this process. A Master Plan is a statement of the goals and objectives for the future physical development of a community. Comprehensive and long term in nature, the Master Plan examines all aspects of the community, whether they are physical, social, or economic. A Master Plan performs three important functions:

- Provides a general statement of the community’s goals and a comprehensive vision of the future.
- Provides the statutory basis for the Zoning Ordinance, as required by the Zoning Enabling Act, Public Act 110 of 2006, as amended.
- Serves as the primary policy guide for local officials considering development proposals, land divisions, capital improvements, and other matters related to land use and development; thus, providing a stable and consistent basis for decision making.

Every community’s Master Plan is unique, focusing on important issues and challenges specific to that community. This Master Plan is designed to highlight local issues and to identify solutions to meet local needs.



A wooded subdivision in Lyon Township

1.3 PUBLIC PARTICIPATION PROCESS

The Lyon Township Master Plan Update 2012 is an update to the master plan originally adopted by the Township in 2002. The Master Plan Update 2012 was formulated through a process of active participation of the citizens of Lyon Township. The Planning Commission held one public workshop and several public meetings for the purpose of involving citizens and the Commission to review and comment on the Plan at its strategic phases.

Attended by the Planning Commission, Township Board of Trustee Members, and concerned citizens, the meetings were held in the Township Hall on the following dates:

1. October 24, 2011; review of updated background information and visioning workshop
2. May 21, 2012; Planning Commission review of draft updated Plan
3. June 18, 2012; Planning Commission review of draft updated Plan
4. June 20, 2012; Township Board review of draft updated Plan

Pursuant to the public hearing notification requirements of the Michigan Planning Enabling Act, as amended, the Planning Commission on September 17, 2012, conducted a public hearing on the Plan. Pursuant to the comments received from those present at the meeting, the Planning Commission adopted the Plan.

1.4 PLAN ORGANIZATION

The Master Plan report is comprised of nine sections. The first section of the Master Plan is the Introduction, which gives an overview of the Master Plan and Lyon Township. The second section is the Executive Summary, which serves as a summary of the major findings and conclusions of the Master Plan for quick reference purposes.

The next four sections, Socioeconomic Profile, Natural Resources Assessment, Existing Land Use, and Transportation Analysis, form the background studies portion of the Master Plan. These sections highlight important conditions, characteristics, and trends within Lyon Township that have direct impacts on current and future land use.

Community Goals and Objectives form the seventh section of the Master Plan. The goals and objectives are formulated through citizen input and participation, and are presented to guide future development. The goals and objectives also take into account the key land use trends, population trends, natural

resources, and other issues presented in the background information sections.

The Future Land Use Plan forms the eighth section of the Master Plan. Based on the background information, goals and objectives, and other information such as current market trends, the Future Land Use Plan specifies the extent and location of where various types of future development can be accommodated within the Township.

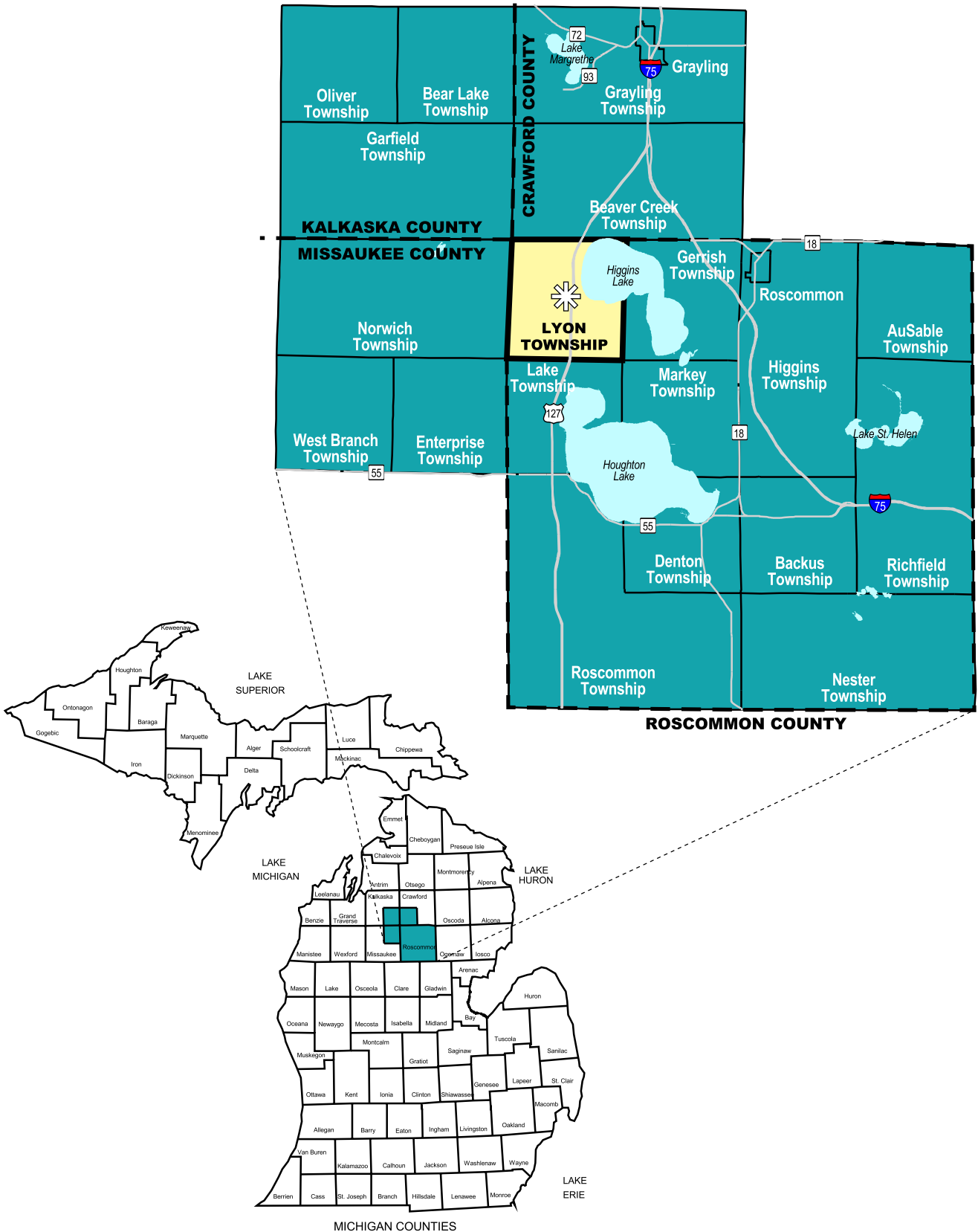
Plan Implementation is the last section of the Master Plan. It serves as a guide for implementing the recommendations of the Master Plan.

1.5 LOCATION AND REGIONAL CONTEXT

Lyon Township is located in the northwest corner of Roscommon County on the shores of Higgins Lake and in the heart of Northern Michigan. Because of significant environmental resources and recreational amenities including numerous lakes, state forests, state parks, and trails, Lyon Township and the entire region has become a popular destination for tourists and visitors from across the state. Lyon Township has excellent transportation access provided by the U.S. 127 freeway, which runs through the Township, and Interstate 75 located nearby. These two major arteries, in addition to other state routes and county roads, provide convenient access to larger communities nearby. Located within a one-hour driving distance from Lyon Township are the communities of Cadillac, Harrison, Gaylord, Grayling, Roscommon, Traverse City, and West Branch.

Lyon Township is made up of the geographic township T24N-R4W of Roscommon County. Four Townships border Lyon, including Beaver Creek Township (Crawford County) to the north, Norwich Township (Missaukee County) to the west, Lake Township to the south, and Gerrish Township to the east. The unincorporated community of Higgins Lake is located within Lyon Township. **Map 1** shows the geographic location of the Township.

Map 1 Geographic Location



Source: Michigan Resource Information System (MIRIS)

MASTER PLAN
LYON TOWNSHIP
ROSCOMMON COUNTY, MICHIGAN



WADE-TRIM
3933 Monitor Road
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EXECUTIVE SUMMARY

The Executive Summary is provided to highlight major findings of each section for quick reference purposes.

2.1 SOCIOECONOMIC PROFILE

POPULATION

- With the exception of this most recent decade, the Township has witnessed significant population growth between 1970 and 2010. During the 40-year span, the Township's population has more than doubled, from 562 in 1970 to 1,370 in 2010.
- Between 2000 and 2010, the percentage of the total Lyon Township population within the school age population (5 to 19 years old) and family formation age groups (20 to 44 years old) has declined significantly, while the percent of the population within the empty nester age group (45 to 64 years old) has increased significantly.
- The Township's 2010 median age of 56.2 years represents an increase of 8.7 percent from the Township's median age as of 2000 (51.7 years). The Township's median age is significantly higher than the State average of 38.9 years.
- The number of persons per household has declined in the Township in the past 20 years. In 1990, the Township had a persons per household figure of 2.25, which declined to 2.13 by 2000, and continued to decline until reaching

2.04 in 2010. This represents a decline of 9.3 percent over the 20 year span.

- The largest percentage of Lyon Township households are married couple families (53.3 percent), followed by single persons living alone, who represent 33.6 percent of households in the Township.

HOUSING

- Between 1990 and 2000, the total number of housing units in Lyon Township increased by 355 or 18.6 percent. Even though the Township's total population declined between 2000 and 2010, the total number of housing units actually increased by 76 or 3.4 percent during this period.
- Of the total housing units within Lyon Township as of 2009, nearly 95 percent are 1 unit structures (single-family detached or attached homes). This figure is well above the County-wide 1 unit structure percentage of 86.9 percent and the State-wide percentage of 76.2 percent.
- Of the 2,343 total housing units in Lyon Township recorded in the 2010 Census, only 672 or 28.7 percent were occupied units, while 1,671 or 71.3 percent were vacant units. Of these 1,671 vacant units, 93.2 percent were seasonally vacant units while 6.8 percent were vacant year round. This means that the population of Lyon Township swells significantly during peak seasons and weekends when seasonal residents typically arrive.
- As of 2009, the age of Lyon Township's housing is fairly evenly distributed. The largest percentage of Lyon Township's housing units were constructed between 1980 and 1999 (30.1 percent), while 28.2 percent were constructed between 1940 and 1959 and 27.4 percent were constructed between 1960 and 1979.
- As of 2009, Lyon Township has a median housing value of \$131,000. Generally, this value is average when compared to the surrounding communities, County and State.

ECONOMY

- Between 2000 and 2009, all three income categories (family, household and per-capita) for Lyon Township declined. This decline can largely be attributed to the nation-wide economic recession that began in 2007.



A view of Higgins Lake

- Compared to all of the surrounding townships, County, and State, Lyon Township was the only unit of government that witnessed a decrease in the poverty level, decreasing from 10.8 percent in 1999 to 10.1 percent in 2009.
- Lyon Township's high school graduate percentage of 89.7 percent is higher than the State of Michigan and Roscommon County and lower than only one surrounding Township. In terms of bachelor's degree holder percentage, the Township's percentage of 17.3 percent is lower than one surrounding Township and the State of Michigan, but higher than all other surrounding Townships and Roscommon County.
- Statistics demonstrate that Lyon Township has a diverse employment base. Of the 498 total employed citizens, the largest percentage are employed in the educational, health and social services industry (18.7 percent), followed by arts, entertainment and recreation (13.9 percent), retail trade (12.4 percent), professional, scientific and management (12.2 percent), and construction (11.0 percent).
- Between 2000 and 2009, notable industry shifts have occurred in the arts, entertainment and recreation industry, which increased from 6.9 percent of the Township's employed citizens to 13.9 percent, the professional, scientific and management industry, which increased from 7.2 percent to 12.2 percent, and the manufacturing industry, which decreased from 11.2 percent to 8.0 percent.
- Beginning in 2007 and generally continuing through 2011, the nation has been in the midst of a major economic recession, which has had a significant negative impact on jobs, incomes and housing values in Lyon Township and the region.
- Unemployment within Roscommon County is more pronounced than the State as a whole. For 2010, Roscommon County had an annual average unemployment rate of 14.9 percent (compared to 12.5 percent for Michigan). Like Michigan, Roscommon County's annual average unemployment rate has jumped significantly over the decade, from 8.3 percent in 2005 and 5.5 percent in 2000.
- One of the many impacts of the housing market decline has been higher housing vacancy rates and sharp declines in home values at the local level. As shown in **Table 10**, the state equalized value of all residential property has declined by 21.6 percent from its peak value in 2008.

2.2 NATURAL RESOURCES ASSESSMENT

- Some minor topographical features such as hills and riverbeds are found in Lyon Township, which may pose constraints to land development. Proper procedures for reducing soil erosion and containing water runoff should be utilized when development occurs in these areas.
- Heavy woodlands are a prominent feature in Lyon Township. In total, woodlands (upland and lowland forests) cover 84 percent of the Township when Higgins Lake is excluded from the total acreage of the Township.
- Small concentrations of environmentally sensitive wetland areas are scattered throughout Lyon Township. In total, wetlands cover 612 acres or 2.6 percent of the Township.

2.3 EXISTING LAND USE ANALYSIS

- Of the 23,346 total acres of land in the Township, the highest percentage (60.5 percent) is State Land.
- The second largest land use category is Vacant/Right-of-Way comprising 14.6 percent of the Township.
- Single-family residential lands cover 1,347 acres or 5.8 percent of the Township.

2.4 TRANSPORTATION ANALYSIS

- Due to the Township's rural location, the overall transportation network is somewhat fragmented. The major transportation corridors include U.S. Highway 127, Old U.S. 27, and Pine Drive.

2.5 TOWNSHIP GOALS AND OBJECTIVES

- The Goals and Objectives for the Township are based upon an analysis of the background information in this Master Plan as well as a community workshop held in October of 2011.
- The fundamental community-wide goal of the Township is to "preserve and protect the Township's abundant natural resources such as Higgins Lake and woodlands."
- Another important community-wide goal of the Township is to "capitalize on the Township's abundant resources for the purpose of creating an attractive community that meets the physical, social, and economic needs of its residents and businesses in an environmentally sensitive manner."

2.6 FUTURE LAND USE PLAN

- The overriding principle behind the Future Land Use Plan is to maintain the existing rural and environmentally rich character of Lyon Township.
- The largest future land use categories planned in Lyon Township include rural/conservation (14,456 acres or 61.9 percent) and single-family residential (2,134 acres or 9.1 percent).
- The purpose of the single-family residential district is to enhance the existing single-family residences, encourage new single-family development, and to promote orderly growth resulting in a cost-effective expansion of Township services.
- The purpose of the rural/conservation district is to protect natural resources and discourage large scale residential development.
- Other important recommendations presented in the Future Land Use Plan include the creation a lakeshore protection district and the identification of new lands for multi-family, mobile home, commercial and industrial development.

2.7 PLAN IMPLEMENTATION

- The process of carrying out the goals and recommendations of this Master Plan can be challenging. The Plan Implementation section of the Master Plan acts as a general reference guide to be used by Township officials in order to help stimulate the implementation process. The section includes a series of keys to successful implementation, implementation tools, grant and loan program, other funding options and sources of information.

SOCIOECONOMIC PROFILE

Getting a better understanding of a community through socioeconomic data is an important component of the comprehensive planning process. A good socioeconomic profile will include information on population, housing, and economy. These aspects of the Township have direct impacts and influences on future land use decisions.

This socioeconomic profile uses the most recent 2010 U.S. Census data, the 2005-2009 American Community Survey 5-Year Estimates from the U.S. Census Bureau, historical census data, and other data sources.

3.1 POPULATION TRENDS

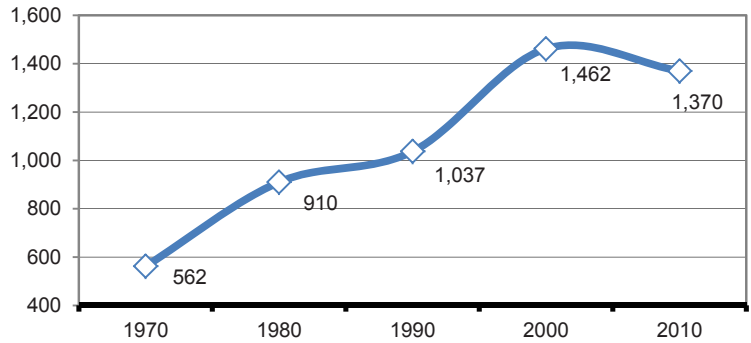
Population growth is the most important factor influencing land use decisions in any community. Simply put, if the population of a community is growing, there will likely be a need for more housing, commerce, industry, parks and recreation, public services and facilities, or roads.

Figure 1 shows the population trends for Lyon Township between 1970 and 2010. With the exception of this most recent decade, the Township has witnessed significant population growth during this time period. During the 40-year span, the Township's population has more than doubled, from 562 in 1970 to 1,370 in 2010. The Township's population grew at the fastest rate during the 1990's (41.0 percent growth). However, the Township's population declined by 6.3 percent between

2000 and 2010. As shown in **Table 1**, most other neighboring communities, the County and State also declined in population between 2000 and 2010.

Table 1 compares Lyon's population trends with the surrounding four Townships, Roscommon County, and the State of Michigan between 1980 and 2010. Generally, Lyon Township's population trends are comparable to the surrounding communities and Roscommon County. Lyon Township, the

Figure 1
Population Trends
Lyon Township, 1970-2010



Source: 1970, 1980, 1990, 2000 and 2010 U.S. Census

Table 1
Population Trends

Lyon Township and Surrounding Communities, 1980-2010

Place	1980	1990	Change, 1980-1990		2000	Change, 1990-2000		2010	Change, 2000-2010		Change, 1980-2010	
			Number	Percent		Number	Percent		Number	Percent	Number	Percent
Lyon Township	910	1,037	127	14.0%	1,462	425	41.0%	1,370	-92	-6.3%	460	50.5%
Beaver Creek Township (Crawford Co.)	745	1,175	430	57.7%	1,486	311	26.5%	1,736	250	16.8%	991	133.0%
Gerrish Township	1,629	2,421	792	48.6%	3,072	651	26.9%	2,993	-79	-2.6%	1,364	83.7%
Lake Township	992	1,234	242	24.4%	1,351	117	9.5%	1,215	-136	-10.1%	223	22.5%
Norwich Township (Missaukee Co.)	418	505	87	20.8%	646	141	27.9%	611	-35	-5.4%	193	46.2%
Roscommon County	16,374	19,776	3,402	20.8%	25,469	5,693	28.8%	24,449	-1,020	-4.0%	8,075	49.3%
Michigan	9,262,044	9,295,297	33,253	0.4%	9,938,444	643,147	6.9%	9,883,640	-54,804	-0.6%	621,596	6.7%

Source: 1980, 1990, 2000 and 2010 U.S. Census

surrounding Townships and the County all experienced significant population growth between 1980 and 2000, but have since experienced modest population declines (with the exception of Beaver Creek Township, which grew by 16.8 percent between 2000 and 2010). Over the entire 30-year span, the highest growth percentages occurred in Beaver Creek Township (133.0 percent), Gerrish Township (83.7 percent) and Lyon Township (50.5 percent). Contrasted with Lyon Township and the surrounding communities, the State of Michigan experienced only minor population growth between 1980 and 2000 and a slight decline between 2000 and 2010.

Recent population declines in the region and state can be attributed, in part, to the nation-wide economic recession that generally began in 2007. Although this recession has impacted local population growth in the short-term, the Township's historical growth pattern points toward modest population growth in Lyon Township in the long-term future.

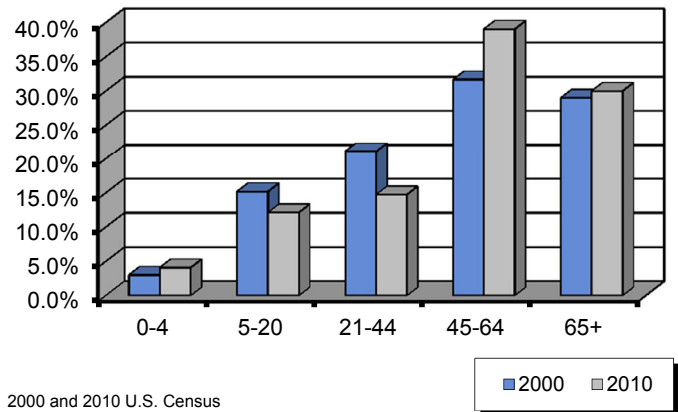
3.2 AGE DISTRIBUTION

Information on age distribution within a population can assist a community in matching public services to community characteristics and in determining the special needs of certain age groups. For example, the younger population tends to require more rental housing units and smaller homes, while the elderly population may have a need for assisted living facilities. Township policy makers may also use analysis of age distribution in order to project future service needs for housing, education, recreation and medical care. It is of equal importance in planning to anticipate which age groups are likely to increase during the planning period. Examples of this are the aging "baby boomers" and their children; both forming waves of population rise and fall as they move through their life cycles.

For the purpose of this report, five age groups are identified. The first age group represents the "pre school population" at 0 to 4 years old. The "school age population" is represented by those between the ages of 5 and 19. The "family formation" age group is represented by persons 20 to 44 years of age. The last two groups are the "empty nesters" between 45 and 64 years old, and the "elderly" who are 65 years and over.

Figure 2 helps to show the age groups in the Township that have grown or declined between 2000 and 2010. As can be seen in the figure, the percentage of the total population within the school age population and family formation age groups has declined significantly, while the percent of the population within the empty nester age group has increased significantly. This is a sign of the aging of the Township's population during the decade. The pre school population and the elderly age groups both increased slightly as a percentage of the total population between 2000 and 2010.

Figure 2
Age Group Percentages,
Lyon Township, 2000-2010



Source: 2000 and 2010 U.S. Census

Table 2 compares the age distributions for the Township, County, State, and surrounding Townships in 2010. Lyon Township's age distribution is representative of a lakefront community that attracts a significant retirement population. Nearly 40 percent of Township residents are within the 45 to 64 year age group, while 30 percent of residents are within the 65 years and over age group. The lakefront communities of Gerrish Township and Lake Township also feature significant percentages in the 45 to 64 age group and 65 years and over age group. In contrast to Lyon, Gerrish and Lake Townships, the other communities compared in the table have much lower percentages in these age groups, particularly the State of Michigan where only 27.9 percent of the population is 45 to 64 years old and 13.8 percent of the population is 65 years and over.

Table 2 also shows the median age of Lyon Township and the surrounding communities in 2010. At 56.2 years, Lyon Township's median age is the second highest of all the jurisdictions. The Township's 2010 median age of 56.2 years represents an increase of 8.7 percent from the Township's median age as of 2000 (51.7 years).

Table 2
Age Distribution
Lyon Township and Surrounding Communities, 2010

Age range	Lyon Township		Beaver Creek Township (Crawford Co.)		Gerrish Township		Lake Township		Norwich Township (Missaukee Co.)		Roscommon County		Michigan	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0-4 Years Old	56	4.1%	67	3.9%	95	3.2%	32	2.6%	21	3.4%	963	3.9%	596,286	6.0%
5-19 Years Old	166	12.1%	330	19.0%	417	13.9%	101	8.3%	92	15.1%	3,423	14.0%	2,052,599	20.8%
20-44 Years Old	202	14.7%	384	22.1%	527	17.6%	171	14.1%	143	23.4%	4,928	20.2%	3,111,195	31.5%
45-64 Years Old	535	39.1%	601	34.6%	1,098	36.7%	464	38.2%	208	34.0%	8,286	33.9%	2,762,030	27.9%
65 Years and Over	411	30.0%	354	20.4%	856	28.6%	447	36.8%	147	24.1%	6,849	28.0%	1,361,530	13.8%
TOTALS	1,370	100.0%	1,736	100.0%	2,993	100.0%	1,215	100.0%	611	100.0%	24,449	100.0%	9,883,640	100.0%
Median Age	56.2		47.8		55.1		59.2		51		53.3		38.9	

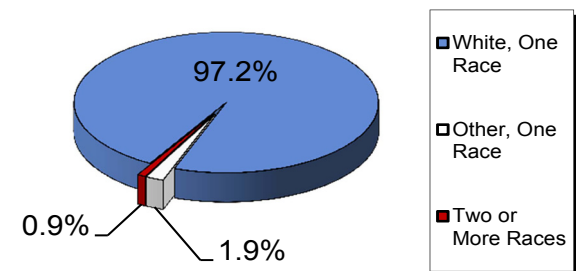
Source: 2010 U.S. Census

3.3 RACIAL MAKE UP

Another important characteristic of a community is its racial make-up. Knowing the racial make-up of a community helps to identify the diverse needs of its population.

Even though the population of Lyon Township has become slightly more diverse since 2000, the Township has remained almost exclusively White. In 2010, of all Township citizens, 97.2 percent were categorized as White (of one race), while the remainder were categorized as another race (of one race) or two or more races.

Figure 3
Racial Make-Up
Lyon Township, 2010



Source: 2010 U.S. Census

3.4 DISABILITY STATUS

An important characteristic of a community that can have future implications on land use is disability status. A high number of disabled citizens might mean that there is a need for more assisted living facilities, building standards for the disabled, or better public transportation.

Statistics related to disability status were not recorded in the 2010 U.S. Census. Additionally, no disability data is available for Lyon Township from the 2005-2009 American Community Survey. Thus, the most up-to-date data on disability status is from the 2000 U.S. Census.

For tracking disability status, the 2000 U.S. Census breaks the population into two different age categories: working age and post-working age. Of the civilian non-institutionalized population in the working age group of 21 to 64 years in Lyon Township, 158 or 19.8 percent are listed as having a disability. In the non-working age group of 65 years and over, 142 or 34.2 percent are shown as having a disability. The disability percentages for the 21 to 64 years age group in the Township are comparable to both the County at 23.5 percent and State at 18.1 percent. For the 65 years and over age group, the Township's percentages are lower than the County at 41.2 percent and the State at 42.3 percent.

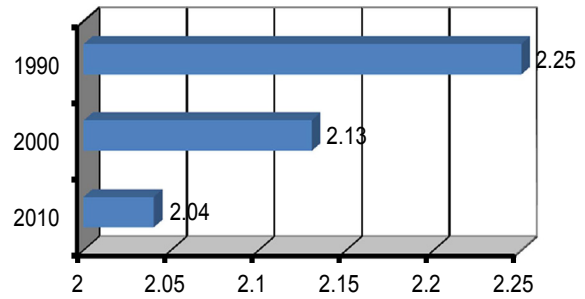
3.5 HOUSEHOLD SIZE

The total number of persons per household constitutes household size. Since the 1970's, the nationwide trend has been a decline in household size. This trend has occurred because of a number of reasons which include young adults postponing marriage, a declining number of children per family, higher divorce rates, and a growing number of elderly living alone. This trend is expected to continue.

Declining numbers of persons per household often are accompanied by an increase in the total number of households and demand for new housing units. This is often true even in circumstances of negative population growth. For example, a population of 1,000 with an average of 4 persons per household requires 250 dwelling units. In this example, let's assume that the average persons per household in the community declines to 3. Even if the community declines in population to 900, the smaller household size of 3 results in the need for 300 dwelling units, 50 more units than were required previously.

The persons per household trends for Lyon Township since 1990 are shown in **Figure 4**. The figure clearly shows how the number of persons per household has declined in the Township in the past 20 years. In 1990, the Township had a persons per household figure of 2.25, which declined to 2.13 by 2000, and continued to decline until reaching 2.04 in 2010. This represents a decline of 9.3 percent over the 20 year span.

Figure 4
Persons Per Household Trends
Lyon Township, 1990-2010



Source: 1990, 2000 and 2010 U.S. Census

3.6 HOUSEHOLD CHARACTERISTICS

This section examines households in terms of the relationships among the persons who share a housing unit. Some households are families, consisting of two or more persons related by blood, marriage, or adoption, while others are non-family households comprised of persons living alone or with unrelated persons.

Household characteristics for the Township and other surrounding communities in 2010 are compared in **Table 3**. For Lyon Township, the largest percentage of households are married couple families (53.3 percent), followed by single persons living alone, who represent 33.6 percent of households in the

Table 3
Household Characteristics
Lyon Township and Surrounding Communities, 2010

Household Type	Lyon Township		Beaver Creek Township (Crawford Co.)		Gerrish Township		Lake Township		Norwich Township (Missaukee Co.)		Roscommon County		Michigan	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Married Couple Families	358	53.3%	411	56.1%	830	60.1%	337	54.3%	149	54.8%	5,753	50.3%	1,857,127	48.0%
Single Male Families	18	2.7%	46	6.3%	46	3.3%	16	2.6%	10	3.7%	502	4.4%	185,363	4.8%
Single Female Families	44	6.5%	67	9.1%	68	4.9%	41	6.6%	19	7.0%	917	8.0%	511,583	13.2%
Single Persons Living Alone	226	33.6%	174	23.7%	380	27.5%	199	32.0%	83	30.5%	3,679	32.2%	1,079,678	27.9%
Other Non-Families	26	3.9%	35	4.8%	57	4.1%	28	4.5%	11	4.0%	582	5.1%	238,757	6.2%
TOTAL HOUSEHOLDS	672	100.0%	733	100.0%	1,381	100.0%	621	100.0%	272	100.0%	11,433	100.0%	3,872,508	100.0%
Average Household Size	2.04		2.37		2.17		1.96		2.25		2.11		2.49	

Source: 2010 U.S. Census

Township. The remainder of the households consist of single female families (6.5 percent), other non-families (3.9 percent) and single male families (2.7 percent).

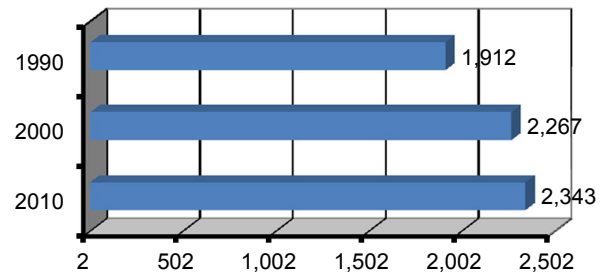
Between 2000 and 2010, Lyon Township experienced a fairly significant decline in married couple families (59.4 percent in 2000 as compared to 53.3 percent in 2010) and an increase in single persons living alone (28.9 percent in 2000 as compared to 33.6 percent in 2010). This is one factor that has contributed to the Township's decreasing average household size.

When compared to the surrounding Townships, Lyon Township's household characteristics are generally similar. However, the State of Michigan features lower percentages of married couple families (48.0 percent) and single persons living alone (27.9 percent) and higher percentages of single female families (13.2 percent), other non-families (6.2 percent) and single male families (4.8 percent) in comparison to Lyon Township.

3.7 TOTAL HOUSING UNITS

Figure 5 depicts the growth in housing units in Lyon Township between 1990 and 2010. Between 1990 and 2000, the total number of housing units increased by 355 or 18.6 percent. Even though the Township's total population declined between 2000 and 2010, the total number of housing units actually increased by 76 or 3.4 percent during this period. This housing unit increase in spite of total population loss can partially be attributed to the Township's declining average household size.

Figure 5
Total Housing Units
Lyon Township, 1990-2010



Source: 1990, 2000 and 2010 U.S. Census

3.8 TYPE OF HOUSING UNITS

Type of housing units is a basic measure that describes the various types of housing within a community, such as single-family units or apartment units. For the purposes of this analysis, housing units have been separated into four different categories: 1 Unit Structures (including both single-family detached and attached homes), Units in 2-4 Unit Structures, Units in 5 or More Unit Structures, and Mobile Home, Trailer Units, Boat, etc.

Table 4 shows the type of housing units for the Township, surrounding Townships, Roscommon County and Michigan as of the 2005-2009 American Community Survey. (Note: housing types, age and value data was not recorded in the 2010 Census.)

Table 4
Type of Housing Units
Lyon Township and Surrounding Communities, 2005-2009

Unit Type	Lyon Township		Beaver Creek Township (Crawford Co.)		Gerrish Township		Lake Township		Norwich Township (Missaukee Co.)		Roscommon County		Michigan	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1 unit structures	2,317	94.9%	958	83.8%	3,476	93.7%	1,572	87.7%	472	76.5%	21,737	86.9%	3,445,659	76.2%
Units in 2-4 Unit Structures	5	0.2%	0	0.0%	0	0.0%	19	1.1%	0	0.0%	259	1.0%	247,904	5.5%
Units in 5 or More Unit Structures	17	0.7%	0	0.0%	80	2.2%	18	1.0%	0	0.0%	638	2.6%	565,188	12.5%
Mobile Home, Trailer Units, Boat, etc.	102	4.2%	185	16.2%	153	4.1%	184	10.3%	145	23.5%	2,380	9.5%	263,849	5.8%
TOTALS	2,441	100.0%	1,143	100.0%	3,709	100.0%	1,793	100.0%	617	100.0%	25,014	100.0%	4,522,600	100.0%

Source: 2005-2009 American Community Survey 5-Year Estimates, U.S. Census Bureau.

*Note: Data are based on a sample and are subject to sampling variability. In addition, the ACS estimates are subject to nonsampling error.

In total, the Township featured 2,441 housing units according to the 2005-2009 American Community Survey. (Note: the 2010 Census records 2,343 total housing units.) Of all the communities surveyed in **Table 4**, Lyon Township has the highest percentage of 1 unit structures (single-family detached or attached homes) at 94.9 percent. This figure is well above the County-wide 1 unit structure percentage of 86.9 percent and the State-wide percentage of 76.2 percent. The remainder of Lyon Township's housing units are mobile homes, trailers, boats, etc. (4.2 percent), units in 5 or more unit structures (0.7 percent) and units in 2 to 4 unit structures (0.2 percent). Many of the surrounding communities have higher percentages of mobile home units in comparison to Lyon Township, including Roscommon County as a whole at 9.5 percent.

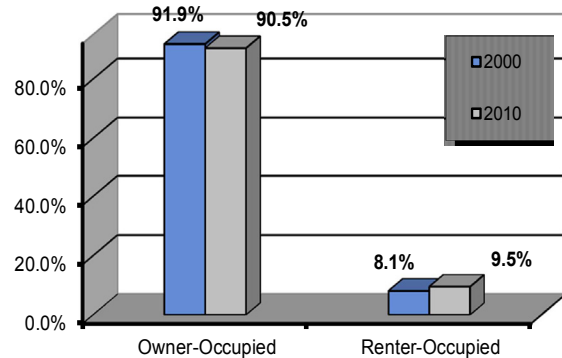
3.9 HOUSING OWNERSHIP AND OCCUPANCY

The home ownership rate is a very important aspect of a community. A high home ownership rate could be an indication that the community has stable and well kept neighborhoods. A higher percentage of rental housing might indicate a more transient population. Owner and renter occupancy rates can also reveal whether the housing stock in the community is affordable. Lower income citizens, who may include single persons, young families, and the elderly, require more affordable housing options including rental housing. A low percentage of rental units could indicate that the community is not providing adequate housing to accommodate and/or attract these groups.

Figure 6 utilizes both 2000 and 2010 Census Data to depict the change in owner and renter occupancy rates in the last decade. As the figure shows, the owner occupancy percentage (home ownership rate) has decreased from 91.9 percent in 2000 to 90.5 percent in 2010. In absolute numbers, the number of owner occupied housing units decreased from 632 in 2000 to 608 in 2010. Conversely, the renter occupancy percentage increased from 8.1 percent in 2000 to 9.5 percent in 2010. In absolute numbers, the renter occupied units increased from 56 units in 2000 to 64 units in 2010.

Table 5 shows detailed Census statistics concerning owner and renter occupancy as well as vacancy rates for Lyon Township and the surrounding communities in 2010. For the purposes of this report, vacant housing units have been divided into two categories: Vacant Seasonal and Vacant Other. Seasonally vacant units are those that are vacant during a period of time, but are occupied occasionally, typically during the summer months in northern Michigan communities. Other vacant units are those that are vacant throughout the year.

Figure 6
Change in Owner and Renter Occupancy
Lyon Township, 2000-2010



Source: 2000 and 2010 U.S. Census

Table 5 shows that Lyon Township is a community with a high percentage of seasonally vacant housing, meaning that it experiences significant population fluctuations during the year. This is no surprise given the significant draw of Higgins Lake as a recreational destination for tourists and cottage-owners primarily during the summer. Of the 2,343 total housing units recorded in the 2010 Census, only 672 or 28.7 percent were occupied units, while 1,671 or 71.3 percent were vacant units. Of these 1,671 vacant units, 93.2 percent were seasonally vacant units while 6.8 percent were vacant year round. Although most of the surrounding communities and County also have high vacant unit percentages, Lyon Township's vacant unit percentage is higher than all other units of government compared in the table.

Comparing Lyon Township's occupancy figures from 2000 and 2010 reveals an increase in the total number of vacant units, and in particular, the number of units that are vacant year round. In 2000, Lyon Township featured 1,579 total vacant units, of which 1,536 were seasonally vacant and 43 were vacant year round. By 2010, the total number of vacant units rose to 1,671 (5.8 percent increase from 2000), of which 1,558 were seasonally vacant (1.4 percent increase from 2000) and 113 were vacant year round (162.8 percent increase from 2000). This significant increase in year round vacant units for Lyon Township is reflective of the nation-wide economic recession that began in 2007 and has resulted in sharp increases in housing foreclosures.

Table 5
Housing Occupancy Characteristics
Lyon Township and Surrounding Communities, 2010

Category	Lyon Township		Beaver Creek Township (Crawford Co.)		Gerrish Township		Lake Township		Norwich Township (Missaukee Co.)		Roscommon County		Michigan	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Housing	672	28.7%	733	55.7%	1,381	38.5%	621	37.1%	272	45.6%	11,433	46.7%	3,872,508	85.4%
Owner-Occupied	608	90.5%	657	89.6%	1,272	92.1%	556	89.5%	241	88.6%	9,464	82.8%	2,793,342	72.1%
Renter-Occupied	64	9.5%	76	10.4%	109	7.9%	65	10.5%	31	11.4%	1,969	17.2%	1,079,166	27.9%
Vacant Units	1,671	71.3%	584	44.3%	2,206	61.5%	1,054	62.9%	325	54.4%	13,026	53.3%	659,725	14.6%
Vacant Seasonal	1,558	93.2%	524	89.7%	2,035	92.2%	982	93.2%	280	86.2%	11,447	87.9%	263,071	39.9%
Vacant Other	113	6.8%	60	10.3%	171	7.8%	72	6.8%	45	13.8%	1,579	12.1%	396,654	60.1%
TOTALS	2,343	100.0%	1,317	100.0%	3,587	100.0%	1,675	100.0%	597	100.0%	24,459	100.0%	4,532,233	100.0%

Source: 2010 U.S. Census

3.10 AGE OF STRUCTURES

Analyzing the age of housing units is a way to measure the physical quality of the total housing stock of a community. Generally, the economically useful age of residential structures is approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to include amenities considered standard for today's life styles is diminished.

When a community's housing stock approaches that age, it is possible that the need for rehabilitation and new construction will increase. There are exceptions to this rule, however. Some of the older housing of a community might be very well built, as well as desirable because of historical or architectural value, while at the same time newer housing might not be of good quality.

Table 6 compares the age of structures for Lyon Township with Roscommon County, the surrounding Townships, and Michigan as of the 2005-2009 American Community Survey. As shown in the table, the age of Lyon Township's housing is fairly evenly distributed. The largest percentage of Lyon Township's housing units were constructed between 1980 and 1999 (30.1 percent), while 28.2 percent were constructed between 1940 and 1959 and 27.4 percent were constructed between 1960 and 1979. Only 7.7 percent of housing units were constructed prior to 1940, while only 6.5 percent have been constructed since 2000.

Compared to the surrounding Townships, County and State, Lyon Township has the highest percentage of housing units constructed between 1940 and 1959 and the lowest percentage of units constructed between 1960 and 1979.

Table 6
Age of Structures

Lyon Township and Surrounding Communities, 2005-2009

Municipality	Year Structure Built				
	1939 or Earlier	1940 to 1959	1960 to 1979	1980 to 1999	2000 or More Recent
Lyon Township	7.7%	28.2%	27.4%	30.1%	6.5%
Beaver Creek Township (Crawford Co.)	6.5%	7.4%	38.8%	40.7%	6.6%
Gerrish Township	11.6%	15.8%	36.0%	33.2%	3.4%
Lake Township	2.8%	22.5%	38.5%	27.7%	8.4%
Norwich Township (Missaukee Co.)	13.1%	11.8%	29.0%	41.5%	4.5%
Roscommon County	7.5%	18.1%	37.1%	29.7%	7.6%
Michigan	16.6%	24.2%	27.8%	22.7%	8.7%

Source: 2005-2009 American Community Survey 5-Year Estimates, U.S. Census Bureau.

*Note: Data are based on a sample and are subject to sampling variability. In addition, the ACS estimates are subject to nonsampling error.

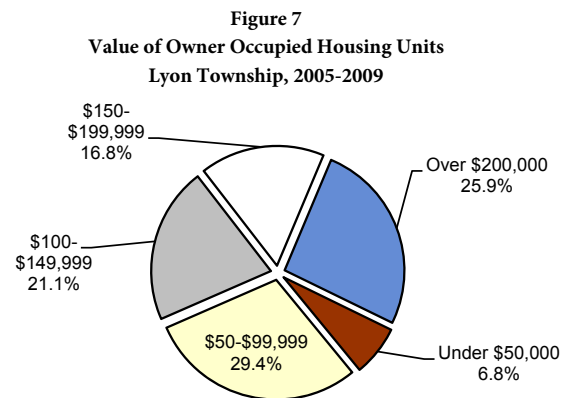
3.11 HOUSING VALUES AND RENT

Analyzing housing values and rent could be the best way to determine both the quality and affordability of housing. It is of crucial importance that a community maintains both quality and affordable housing.

Figure 7 shows the distribution of housing values for Lyon Township as of the 2005-2009 American Community Survey. For the purposes of this report, housing units have been grouped into five different ranges of housing value. The highest percentage of Lyon Township's housing (29.4 percent) falls into the value range of \$50,000 to \$99,000. The second highest percentage of the Township's housing (25.9 percent) is found in the Over \$200,000 category, followed by 21.1 percent in the \$100,000 to \$149,000 category.

The distribution of housing and rental values for Lyon Township, the surrounding Townships, Roscommon County, and the State of Michigan as of the 2005-2009 American Community Survey are shown in Table 7. Also shown in the table are the median housing and rental values for each unit of government. Generally, Lyon Township's median housing value of \$131,000 is average when compared to the surrounding communities, County and State. Lake Township (\$204,200), the State of Michigan (\$147,500) and Gerrish Township (\$146,700) have higher

values while Beaver Creek Township (\$123,100), Roscommon County (\$110,900) and Norwich Township (\$101,800) have lower median housing values. Similarly, Lyon Township's median rental value, at \$702, is average when compared to the other units of government.



Source: 2005-2009 American Community Survey

Table 7
Distribution of Housing Values and Rent
Lyon Township and Surrounding Communities, 2005-2009

Category	Lyon Township		Beaver Creek Township (Crawford Co.)		Gerrish Township		Lake Township		Norwich Township (Missaukee Co.)		Roscommon County		Michigan	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
VALUE: Owner-occupied units	541	100.0%	564	100.0%	1,336	100.0%	554	100.0%	237	100.0%	9,741	100.0%	2,879,917	100.0%
Under \$50,000	37	6.8%	57	10.1%	158	11.8%	34	6.1%	34	14.3%	954	9.8%	252,646	8.8%
\$50-\$99,999	159	29.4%	163	28.9%	284	21.3%	111	20.0%	81	34.2%	3,438	35.3%	546,677	19.0%
\$100-\$149,999	114	21.1%	136	24.1%	243	18.2%	75	13.5%	64	27.0%	2,013	20.7%	673,307	23.4%
\$150-\$199,999	91	16.8%	150	26.6%	146	10.9%	50	9.0%	37	15.6%	1,144	11.7%	563,306	19.6%
Over \$200,000	140	25.9%	58	10.3%	505	37.8%	284	51.3%	21	8.9%	2,192	22.5%	843,981	29.3%
Median Value	\$131,000		\$123,100		\$146,700		\$204,200		\$101,800		\$110,900		\$147,500	
RENT: Occupied units paying rent	99	100.0%	74	100.0%	82	100.0%	96	100.0%	44	100.0%	1,692	100.0%	980,243	100.0%
< \$200	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	72	4.3%	30,109	3.1%
\$200-\$499	25	25.3%	21	28.4%	0	0.0%	23	24.0%	14	31.8%	612	36.2%	157,708	16.1%
\$500-\$749	32	32.3%	31	41.9%	15	18.3%	44	45.8%	10	22.7%	507	30.0%	327,434	33.4%
\$750 or More	30	30.3%	15	20.3%	32	39.0%	23	24.0%	17	38.6%	307	18.1%	409,013	41.7%
No Cash Rent	12	12.1%	7	9.5%	35	42.7%	6	6.3%	3	6.8%	194	11.5%	55,979	5.7%
Median Rent	\$702		\$598		\$837		\$620		\$644		\$551		\$709	

Source: 2005-2009 American Community Survey 5-Year Estimates, U.S. Census Bureau.

Note: Data are based on a sample and are subject to sampling variability. In addition, the ACS estimates are subject to nonsampling error.

Housing affordability can generally be measured by comparing the median household income with the median value of owner-occupied homes. A house is considered to be affordable if its value is no greater than three times the household income. Thus, it is assumed that a household earning \$50,000 per year can afford a home of up to \$150,000 in value. In Lyon Township as of the 2005-2009 American Community Survey, the median home value of \$131,000 is times 3.43 times the median household income of \$38,182. This may be an indicator that affordable housing is a concern in the Township. However, this basic calculation only compares the median household income against the median home value, and does not provide a broader assessment of mortgage payments, property taxes, utility costs, affordability for households at differing income levels, and other factors.

3.12 INCOME AND POVERTY

Studying income and poverty levels is a good way to measure the relative economic health of a community. Three measures of income (median household, median family, and per capita) are illustrated in **Table 8** for the Township, County, State, and surrounding Townships. Household income is a measure of the total incomes of the persons living in a single household. Family income is a measure of the total incomes of a family unit. Because families often have two incomes, and do not include single persons living alone, median family incomes are typically higher than median household incomes. Per capita income is a measure of the incomes of every citizen of an area, including children. Because per capita income is based on the average of all individuals, they are much lower than family or household incomes.

Table 8
Income and Poverty
Lyon Township and Surrounding Communities, 1999*-2009

Place	Family Income		Household Income		Per Capita Income		% Below Poverty	
	1999*	2009	1999*	2009	1999*	2009	1999	2009
Lyon Township	\$48,859	\$45,234	\$42,862	\$38,182	\$24,809	\$21,271	10.8%	10.1%
Beaver Creek Township (Crawford Co.)	\$49,910	\$46,875	\$47,231	\$40,948	\$23,721	\$19,855	9.7%	10.6%
Gerrish Township	\$59,945	\$54,301	\$47,920	\$46,223	\$25,641	\$25,762	6.8%	18.1%
Lake Township	\$44,919	\$40,602	\$37,722	\$38,229	\$26,823	\$19,867	14.3%	20.5%
Norwich Township (Missaukee Co.)	\$41,338	\$27,885	\$35,847	\$22,639	\$21,233	\$13,395	18.2%	33.4%
Roscommon County	\$46,127	\$40,771	\$38,737	\$34,276	\$23,010	\$19,647	12.4%	21.4%
Michigan	\$68,960	\$60,635	\$57,620	\$48,700	\$28,597	\$25,172	10.5%	14.5%

*1999 dollars have been multiplied by 1.29 to equal the value of 2009 dollars -- Source: CPI Inflation Calculator, Bureau of Labor Statistics.

Data Sources: 2000 U.S. Census; 2005-2009 American Community Survey 5-Year Estimates, U.S. Census Bureau.

Note: Data are based on a sample and are subject to sampling variability. In addition, the ACS estimates are subject to nonsampling error.

In order to account for inflation between 1999 and 2009, the income dollar values for 1999 were multiplied by 1.29 to equal the value of 2009 dollars according to the Consumer Price Index.

Table 8 shows the family, household, and per capita income levels for the Township and surrounding units of government for 1999 (from the 2000 U.S. Census) and 2009 (from the 2005-2009 American Community Survey). As can be seen in the table, all three income categories for Lyon Township declined between 1999 and 2009. This decline can largely be attributed to the nation-wide economic recession that began in 2007. With few exceptions, the income levels for all other units of government compared in the table also declined between 1999 and 2009.

As of 2009, Lyon Township's median family income stands at \$45,234, while the median household income is \$38,182 and per capita income is \$21,271. Generally, Lyon Township's income levels are below the State's income levels but are comparable to the surrounding Townships and County.

Table 8 also gives the percentages of families who were found to be below the poverty level. Notably, Lyon Township was the only unit of government in the table that witnessed a decrease in the poverty level, decreasing from 10.8 percent in 1999 to 10.1 percent in 2009. All other units of government saw modest

to moderate increases in poverty levels, including the State of Michigan as a whole which increased from 10.5 percent in 1999 to 14.5 percent in 2009.

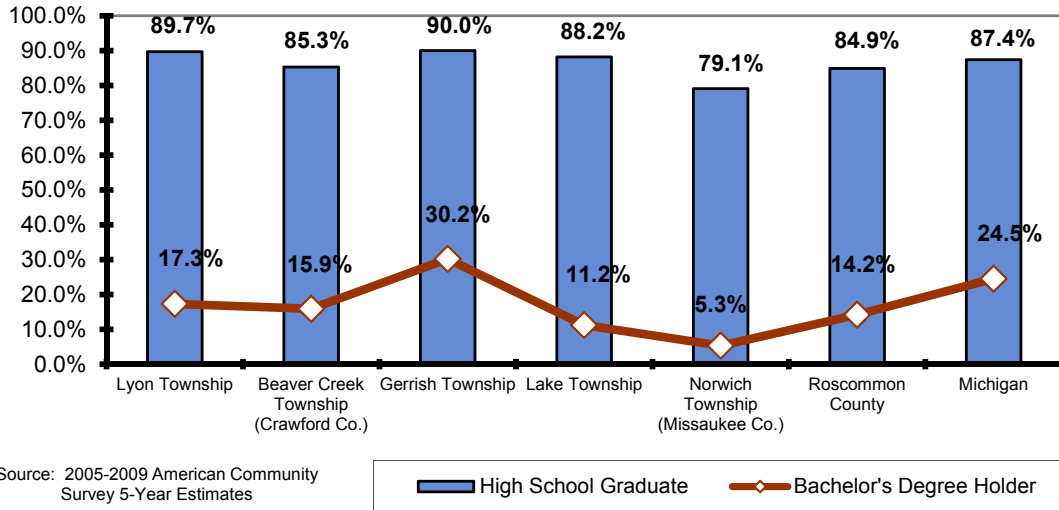
3.13 EDUCATIONAL ATTAINMENT

Educational attainment is another important factor in analyzing the capabilities of the local work force and the economic vitality of the community. The educational attainment of the citizens of a community plays a major role in determining what types of employment industries are suitable or necessary.

The U.S. Census Bureau's 2005-2009 American Community Survey reports on the percentage of citizens in a community who graduated from high school as well as those who went on after high school to complete bachelor's degrees. **Figure 8** illustrates the educational attainment levels for Lyon Township as well as the surrounding Townships, County, and State. Lyon Township's high school graduate percentage of 89.7 percent is higher than the State of Michigan (87.4 percent) and lower than only one surrounding Township (Gerrish Township - 90.0 percent). In terms of bachelor's degree holder percentage, the Township's percentage of 17.3 percent is lower than Gerrish Township (30.2 percent) and the State of Michigan (24.5 percent), but higher than all other units of government compared in the figure.

Notably, between 1999 (from the 2000 U.S. Census) and 2009 (from the 2005-2009 American Community Survey), Lyon Township's educational levels have increased. The Township's high school graduate percentage increased from 86.8 percent in 1999 to 89.7 percent in 2009, while the Township's bachelor's degree holder percentage increased from 12.3 percent in 1999 to 17.3 percent in 2009.

Figure 8
High School Graduates and Bachelor's Degree Holders
Lyon Township and Surrounding Communities, 2005-2009



3.14 EMPLOYMENT

The U.S. Census Bureau presents employment data in terms of employment by industry. Employment by industry is a good way of analyzing the type of industries in which the citizens of Lyon Township are employed.

Table 9 shows the Employment by Industry for Lyon Township, Roscommon County, and surrounding Townships as of the Census Bureau's 2005-2009 American Community Survey. The table generally demonstrates a diverse employment base for Lyon Township's citizens that is not dominated by any one industry. Of the 498 total employed citizens, the largest percentage are employed in the educational, health and social services industry (18.7 percent), followed by arts, entertainment and recreation (13.9 percent), retail trade (12.4 percent), professional, scientific and management (12.2 percent), and construction (11.0 percent).

Between 2000 (from the 2000 U.S. Census) and 2009 (from the 2005-2009 American Community Survey), notable industry shifts have occurred in the arts, entertainment and recreation industry, which increased from 6.9 percent of the Township's employed citizens to 13.9 percent, the professional, scientific and management industry, which increased from 7.2 percent to 12.2 percent, and the manufacturing industry, which decreased from 11.2 percent to 8.0 percent.

Table 9
Employment by Industry
Lyon Township and Surrounding Communities, 2005-2009

Household Type	Lyon Township		Beaver Creek Township (Crawford Co.)		Gerrish Township		Lake Township		Norwich Township (Missaukee Co.)		Roscommon County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, Mining	0	0.0%	23	3.9%	0	0.0%	4	0.9%	26	11.8%	56	0.7%
Construction	55	11.0%	106	17.9%	117	10.9%	24	5.5%	24	10.9%	716	8.7%
Manufacturing	40	8.0%	84	14.2%	124	11.5%	26	5.9%	17	7.7%	659	8.0%
Wholesale Trade	20	4.0%	5	0.8%	39	3.6%	0	0.0%	6	2.7%	283	3.4%
Retail Trade	62	12.4%	98	16.6%	91	8.4%	147	33.5%	31	14.1%	1,361	16.6%
Transportation, Warehousing, Utilities	31	6.2%	26	4.4%	56	5.2%	11	2.5%	7	3.2%	276	3.4%
Information	20	4.0%	7	1.2%	9	0.8%	0	0.0%	0	0.0%	149	1.8%
Finance, Insurance, Real Estate	12	2.4%	2	0.3%	53	4.9%	22	5.0%	0	0.0%	478	5.8%
Professional, Scientific, Management	61	12.2%	12	2.0%	68	6.3%	13	3.0%	11	5.0%	417	5.1%
Educational, Health, Social Services	93	18.7%	122	20.6%	275	25.5%	63	14.4%	54	24.5%	1,685	20.5%
Arts, Entertainment, Recreation	69	13.9%	25	4.2%	86	8.0%	104	23.7%	27	12.3%	1,009	12.3%
Other Services	13	2.6%	19	3.2%	90	8.3%	25	5.7%	7	3.2%	549	6.7%
Public Administration	22	4.4%	63	10.6%	70	6.5%	0	0.0%	10	4.5%	580	7.1%
TOTALS	498	100.0%	592	100.0%	1,078	100.0%	439	100.0%	220	100.0%	8,218	100.0%

Source: 2005-2009 American Community Survey 5-Year Estimates, U.S. Census Bureau.

Note: Data are based on a sample and are subject to sampling variability. In addition, the ACS estimates are subject to nonsampling error.

3.15 RECENT ECONOMIC AND HOUSING TRENDS

Beginning in 2007 and generally continuing through 2011, the nation has been in the midst of a major economic recession, which has had a significant negative impact on jobs, incomes and housing values in Lyon Township and the region.

According to data provided by the Bureau of Labor Statistics, the current unemployment rate for the State of Michigan stands at 11.1 percent (as of September 2011). This represents a slight decrease from the 2010 annual average unemployment rate for the State of Michigan at 12.5 percent. To illustrate the impact of the national recession, Michigan's annual average unemployment rate for 2005 was 6.8 percent, while the 2000 unemployment rate was 3.7 percent.

Unemployment within Roscommon County is more pronounced than the State as a whole. For 2010, Roscommon County had an annual average unemployment rate of 14.9 percent (compared to 12.5 percent for Michigan). Like Michigan,

Roscommon County's annual average unemployment rate has jumped significantly over the decade, from 8.3 percent in 2005 and 5.5 percent in 2000.

The ongoing recession has also resulted in a major decline in the nation-wide housing market. This housing market decline has been fueled by a housing foreclosure crisis, which was due, in part, to subprime mortgages and other errant lending practices. According to neighborhood stabilization data made available by the U.S. Department of Housing and Urban Development (HUD), the estimated foreclosure rate for Roscommon County is currently 7.2 percent.

One of the many impacts of the housing market decline has been higher housing vacancy rates and sharp declines in home values at the local level. As shown in **Table 10**, the state equalized value of all residential property has declined by 21.6 percent from its peak value in 2008. Although this housing value decline is troubling and has undoubtedly impacted the lives of

many households, it may represent a positive benefit to longer-term housing affordability as lower cost homes and foreclosed properties are fairly prominent within the housing market.

3.16 STATE EQUALIZED VALUES

One indicator of the economic strength of a community is the state equalized value (SEV). According to Michigan law, the SEV is equal to approximately one-half of the true market value of real property and certain taxable personal property. The taxable value is used for computation of the tax basis for a community. State equalized value trends for Lyon Township between 2005 and 2011 are shown in **Table 10**.

According to the Michigan Department of Treasury State Tax Commission, the total SEV of real property in Lyon Township in 2011 is \$156,396,700. Of this total real property tax base, residential property constitutes 98.3 percent, with the remainder of the tax base comprised of commercial property. No property in Lyon Township is currently classified as agricultural property or industrial property.

A comparison of state equalized values in Lyon Township between 2005 and 2011 reveals sharp declines across the categories. These declines demonstrate the impact that the nationwide recession has had on property values. The total value of real property in Lyon Township reached a peak of \$199,640,600 in 2008. However, this value has declined by 21.7 percent and now stands at \$156,396,700.

Table 10
State Equalized Values
Lyon Township, 2005- 2011

Year	Agricultural Real Property	Commercial Real Property	Industrial Real Property	Residential Real Property	Total Real Property
2005	\$5,912,200	\$2,616,800	\$0	\$169,763,100	\$178,292,100
2006	\$0	\$3,019,900	\$0	\$174,073,700	\$177,093,600
2007	\$0	\$3,319,200	\$0	\$182,179,700	\$185,498,900
2008	\$0	\$3,558,900	\$0	\$196,081,700	\$199,640,600
2009	\$0	\$3,262,600	\$0	\$176,512,800	\$179,775,400
2010	\$0	\$2,756,200	\$0	\$169,116,700	\$171,872,900
2011	\$0	\$2,624,600	\$0	\$153,772,100	\$156,396,700
Percent Change, 2005-2011	-100.0%	0.3%	n/a	-9.4%	-12.3%
Percent Change from Peak	-100.0%	-26.3%	n/a	-21.6%	-21.7%

Source: Michigan Department of Treasury SEV Reports, 2005-2011.

NATURAL RESOURCES ASSESSMENT

The natural environment plays a major role in land development. The natural environment can significantly impact development such as a steep slope prohibiting the construction of any structure. Conversely, the natural environment can be effected by land development. An example would be the increased erosion potential caused by clearing vegetation. Thus, when preparing a Future Land Use Plan, it is important to examine the natural environment in order to determine where development is best suited, and where it should be discouraged.

In any environmentally sensitive area within a community, development should be prevented. Environmentally sensitive areas are lands whose destruction or disturbance will effect the life of a community by either:

1. Creating hazards such as flooding or slope erosion.
2. Destroying important public resources such as ground water supplies and surface water bodies.
3. Wasting productive lands and non-renewable resources such as prime farmland.

Each of these effects is detrimental to the general welfare of a community, resulting in social and economic loss.

The purpose of this section is twofold. First, the goal is to identify areas in the Township that are most suited for development. The focus is on areas that will minimize development costs and provide amenities without adversely impacting the existing natural systems. The second goal is to identify land that should be preserved in its natural state and is most suitable for conservation, open space or recreation purposes.

Climate, geology, topography, woodlands, wetlands, and soil conditions are among the most important natural features impacting land use in Lyon Township. Descriptions of these features follow.

4.1 CLIMATE

The climate of Roscommon County is seasonal, as the region experiences considerable changes in temperatures and precipitation throughout the year. The temperature range in January for Roscommon County is between 9 to 26 degrees Fahrenheit, in July between 55 to 81 degrees Fahrenheit. The average number of days below zero degrees Fahrenheit is 21, while the average number of days above 90 degrees Fahrenheit is 6. The

average growing season in Roscommon County lasts 126 days. In terms of annual precipitation, Roscommon County averages 29 inches of rainfall and 57 inches of snowfall per year.

4.2 GEOLOGY

The geology of Lyon Township, as well as the entire Lower Peninsula of Michigan, is described in terms of surface geology or quaternary geology (materials deposited by continental glaciers) and bedrock geology (sedimentary rocks underlying the glacial deposits).

The quaternary geology of the Township developed 10,000 to 12,000 years ago through continental glacial activity. As the glaciers melted and retreated from the landscape, large amounts of sand, gravel, clay, and loam were deposited. Massive glacial lakes formed at the front of the retreating glaciers. Roscommon County was among those submerged in glacial water.

The melting glacial water was laden with fine soil particles, which eventually settled to the bottom, creating clay and loam soils. The glacial melt water streams also deposited fine sands into the shallow glacial lakes. The sand channels are several miles wide in places, but the sand in them is generally only five to ten feet thick.

The sand deposits were further altered by wave action from these glacial "Great Lakes," creating small sand dunes and low beaches across the landscape as the water levels declined and the lakes retreated to their current area of coverage.

The sub-surface geology of Lyon Township is sedimentary bedrock that was laid down during the Pennsylvanian ages of the Paleozoic Era. Bedrock is covered by glacial deposits and, generally, depending upon the thickness of the glacial deposits, are located at depths from 40 to 300 feet below the surface. The bedrock was formed from ancient seas, which covered the area some 250 to 600 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed sandstone, shale, coal, and limestone bedrock.

4.3 TOPOGRAPHY

The overall topography of Lyon Township can be characterized as flat, but with scattered areas of gentle hills and other changes in elevations. Within the Township, elevations range from a low of about 1,145 feet above sea level to a high of over 1,345 feet above sea level. The lowest elevations in Lyon Township are

found in its southwest corner, with elevations less than 1,150 feet. Other low areas in the Township are located along the Higgins Lake shoreline, in the north central portion of the Township, and in the southeast corner of the Township. A strip of hills and higher elevations generally run from the eastern edge of the Township near the community of Higgins Lake to the northwest corner of the Township. Elevations within this higher strip of land range from about 1,200 feet to 1,340 feet above sea level. The highest elevation in the Township of more than 1,345 feet is found just south of the community of Higgins Lake. Aside from the steeper hills, the gently sloping or flat areas that characterize the majority of the Township pose few constraints to land development.

4.4 WOODLANDS

Woodlands information for Lyon Township is derived from the Michigan Resources Information System (MIRIS) land use cover data provided by the Michigan Department of Natural Resources. The Michigan Department of Natural Resources breaks up woodlands into two categories: upland forests and lowland forests. Upland forests include mostly central hardwood (oak) trees such as red oak, white oak, sugar maple, red maple, black cherry, beech, basswood, and ash. Tree species in the lowland forest include silver maple, green ash, aspen, cottonwood, and elm. **Map 2** shows the general locations of upland and lowland forests in Lyon Township.

As can be seen by the map, Lyon Township has a substantial amount of forested lands. In total, 16,056 acres of land in Lyon Township are wooded (upland or lowland forests). When Higgins Lake is excluded from the total acreage of the Township, these wooded lands amount to 84 percent of the entire Township. The largest amount of woodlands (10,187 acres) in the Township are upland forests. These upland forests are located in the central and northern portions of the Township. Lowland forests amount to 5,869 acres and are predominantly located in the southern portion of the Township.

Because of the many benefits associated with wooded areas, woodlands should be seen as an asset to the Township. For human inhabitants, forested areas offer scenic contrasts within the landscape and provide recreational opportunities such as hiking and nature enjoyment. In general, woodlands improve the environmental quality of the whole community by reducing pollution through absorption, reducing the chances of flooding through greater rainwater infiltration, stabilizing and enriching soils, moderating the effects of wind and temperature, and providing habitats for wildlife.

4.5 WETLANDS

Wetlands are defined by the existence of water, either on the surface or near the surface during a portion of the year. Poorly drained soils and water-loving vegetation may also be present. Wetlands are often referred to as marshes, swamps, or bogs. Residents of Michigan are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve water quality of lakes and streams by filtering polluting nutrients, organic chemicals, and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. In addition, wetlands support wildlife, and wetland vegetation protects shorelines from erosion.

As shown on **Map 2**, Lyon Township has a relatively small amount of wetland areas. In total, wetlands cover 612 acres or 2.6 percent of the total acreage of the Township. One small concentration of wetlands is located in the north central section of the Township. Other small wetland areas are scattered throughout the Township. The Township should work to conserve these wetland areas because of their great value to the community.

4.6 SOIL ASSOCIATIONS

Soil characteristics help define the land's capacity to support certain types of land uses. Soils most suitable for development purposes are well-drained and are not subject to a high water table. Adequate drainage is important for minimizing storm water impacts and the efficient operation of septic drain fields. Adequate depth to the water table is necessary to prevent groundwater contamination from septic systems. A high water table also limits the construction of basements. Though civil engineering techniques can be employed to improve drainage and maintain adequate separation from the water table, such techniques are expensive to construct and maintain.

According to the General Soils Map of Roscommon County provided by the USDA Natural Resources Conservation Service, there are five soil associations within Lyon Township. The general locations of these associations are shown on **Map 3**. The map is not designed for site specific applications. Rather, it can be used to compare land suitability for large areas.

Each soil association is composed of several soil series. Each series making up one association may occur in another, but in a different pattern and/or combination. A description of the five soil associations within Lyon Township follows:

GRAYCALM-GRAYLING ASSOCIATION

Covering 13.0 percent of the Township, this soil association can be found along the Higgins Lake shoreline, and in the northern section of the Township.

Graycalm Soils:

Drainage and permeability - Somewhat excessively drained. Runoff is low or negligible on the nearly level to moderately steep slopes and low or medium on steep slopes. Permeability is rapid.

Use and Vegetation - A large part is in forestland. Forest vegetation consists chiefly of northern red oak with some white pine in the southern extent of the soil, and jack pine and scrub oak in the northern extent. A small part is cropped to small grains, corn, or hay.

Grayling Soils:

Drainage and permeability - excessively drained. The potential surface runoff is negligible to low depending on the slope. Permeability is rapid.

Use and Vegetation - Used for woodland. Jack pine is the principal tree species in the Upper Peninsula of Michigan, whereas jack pine and scrub oak are principal tree species in the northern part of the Lower Peninsula. Ground cover includes blueberries, lichens, mosses, sweetfern, and wintergreen.

Graycalm-Klacking-Perecheney Association

This soil association covers the largest percentage of Lyon Township at 52.0 percent. Soils of this association are generally found in the central portion of the Township.

Graycalm Soils: See Above

Klacking Soils:

Drainage and permeability - Well drained. The potential for surface runoff is low or medium. Permeability is rapid or moderately rapid.

Use and vegetation - Most areas of the Klacking soils are forested, including tree plantations. Some areas are idle cropland or in permanent pasture. A small proportion is used for small grains and hay crops. The natural vegetation is dominantly northern red oak, red maple, and big tooth aspen with some jack pine and white pine. Ground cover consists of blueberry, bracken fern, witch hazel, and wintergreen.

Perecheney Soils:

Drainage and permeability - Moderately well drained. The soil has a perched seasonal high water table that ranges from 2 to 3.5 feet below the surface at some time from November to May. These soils are saturated with water in one or more layers within 100 cm of the mineral soil surface for 1 month or more per year in 6 or more out of 10 years. The potential surface runoff is very slow or slow, depending on slope. Permeability is rapid in the sandy material and moderately slow in the loamy material.

Use and vegetation - Most areas of this soil are forested. A small percentage is cultivated and used for growing hay. Common tree species include red oak, red maple, jack pine, red pine, quaking aspen and black cherry.

TAWAS-LUPTON-LEAFRIVER ASSOCIATION

This soil association covers the majority of the southeast corner of the Township. Two other concentrations are found in the northern portion of the Township. In total, soils of this association cover 28.4 percent of the Township.

Tawas Soils:

Drainage and permeability - Very poorly drained. This soil has a seasonal high water table that ranges from 1 foot above the surface to 1 foot below the surface from November to May. Areas that are not ponded are recognized and have a seasonal high water table that ranges from near the surface to 1 foot below the surface from November to May. Surface runoff and internal drainage is very slow or ponded. Permeability is moderately slow to moderately rapid in the organic part and rapid in the mineral part.

Use and Vegetation - Much of this soil is woodland. Vegetation is balsam fir, black ash, northern white cedar, quaking aspen, and red maple. The remainder is cleared and used for pasture.

Lupton Soils:

Drainage and permeability - Very poorly drained. The depth to the seasonal high water table ranges from 1 foot above the 0 to 1 foot below the surface from November to May. Ponded phases have a seasonal high water table from 2 feet above the surface to .5 foot below the surface from September to June. Surface runoff is low or very low. Permeability is moderately slow to moderately rapid.

Use and Vegetation - A large part of these soils is in woodland, cut-over woodland, or brush. Some areas are cleared and used for permanent pasture or hay production. Major forest vegetation includes alder, balsam fir, black ash, black spruce, American elm, red maple, tamarack, white birch, white cedar, willow, and yellow birch.

Leafriver Soils:

Drainage and permeability - Very poorly drained. Runoff is negligible. Permeability is moderate or moderately rapid in the organic material and rapid in the mineral part. Depth to an apparent seasonal high water table is as high as +1 to 1 foot at some time from November to July in most years.

Use and vegetation - Most of this soil is in its natural condition of sedge, reed, willow, and alder cover. Some areas have quaking

aspen, black ash, balm of gilead, tamarack, or black spruce. A small amount is used for meadow and hay or is pastured.

CROSWELL-AU GRES-TAWAS ASSOCIATION

This soil association comprises a small percentage of the Township at 6.1 percent. The largest concentration of soils of this series is found in the north portion of the Township west of U.S. 27.

Croswell Soils:

Drainage and permeability – Moderately well drained. The depth to the apparent seasonal high water table ranges from 2 to 3.5 feet below the surface at times during the period from November to May. Surface runoff is negligible or very low. Permeability is rapid.

Use and vegetation – Most of this soil is in forest, permanent pasture, or idle cropland; however, a small amount is cropped mainly to small grain and hay. Wooded areas support mixed hardwoods and conifers, including quaking aspen, black cherry, paper birch, bigtooth aspen, red pine, eastern white pine, jack pine, northern red oak, and red maple.

Au Gres Soils:

Drainage and permeability – Somewhat poorly drained. Depth to the seasonal high water table ranges from 0.5 to 1.5 feet below the surface at some time from November to May. The soil is saturated for a period of 70 to 90 days when the soil temperature is above 5 degrees C. Potential surface runoff is negligible or very low. Permeability is rapid or very rapid.

Use and vegetation – Only a small part is cultivated. Some areas are in permanent pasture and others are used for growing special crops such as blueberries and cucumbers. Many areas are in various stages of reforestation. Natural forests are northern white-cedar, balsam fir, hemlock, yellow birch, paper birch, aspen, and red maple.

Tawas Soils: See Above

WAKELEY-AU GRES-DEFORD ASSOCIATION

This soil association comprises the smallest percentage of the Township at 0.4 percent. The only concentration of these soils is found on the southern border of the Township just west of Higgins Lake Road.

Wakeley Soils:

Drainage and permeability – Poorly drained and very poorly drained. A water table, perched by the clayey lacustrine material ranges from 1 foot above the surface to 1 foot below the sur-

face at some time from October to May. Permeability is rapid in the sandy material and slow or very slow in the clayey material. The potential surface runoff is negligible.

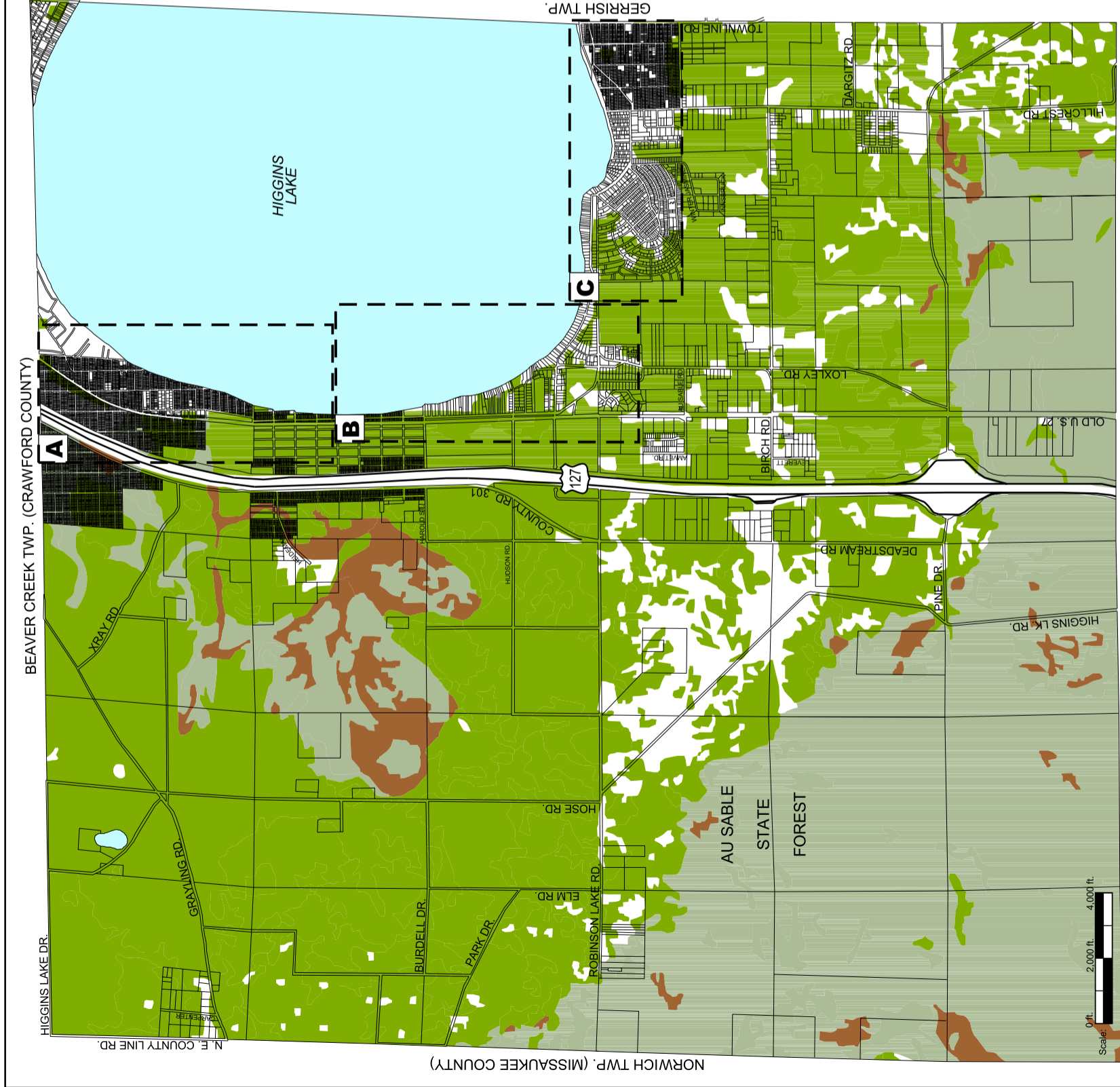
Use and vegetation – Most areas of this soil are forested. Common tree species include quaking aspen, speckled alder, willow, black spruce, balsam fir, and northern white cedar.

Au Gres Soils: See above

Deford Soils:

Drainage and permeability – Poorly drained and very poorly drained. The depth to the apparent seasonal high water table ranges from one foot above the surface to one foot below the surface at times during the period from October to May. Surface runoff is very slow or ponded. Permeability is rapid.

Use and vegetation – Most areas are in forest, permanent pasture, or are idle. Only a small part is cultivated. The principal crops are small grain and hay. Some corn is also grown. The native vegetation was alder, quaking aspen, balsam fir, northern white-cedar, and red maple



BEAVER CREEK TWP. (CRAWFORD COUNTY)

NORWICH TWP. (MISSAUKEE COUNTY)

GERRISH TWP.

LAKE TWP.

MASTER PLAN

LYON TOWNSHIP

ROSCOMMON COUNTY, MICHIGAN

WADE-TRIM
3933 Monitor Road
Bay City, Michigan 48706
(989) 686-3100

NORTH

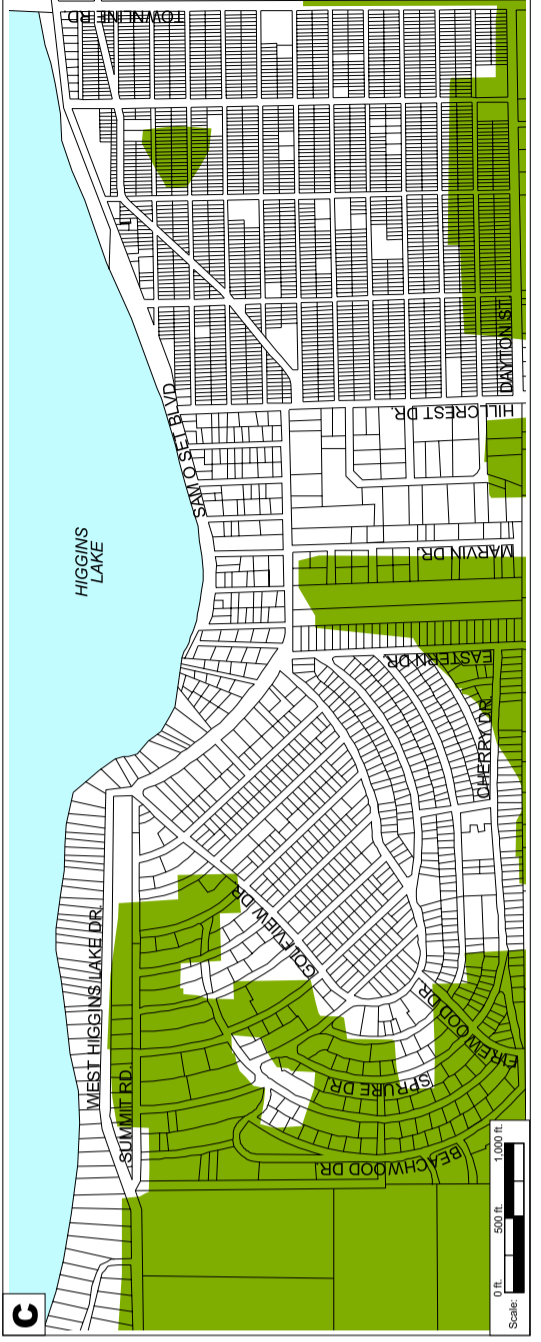
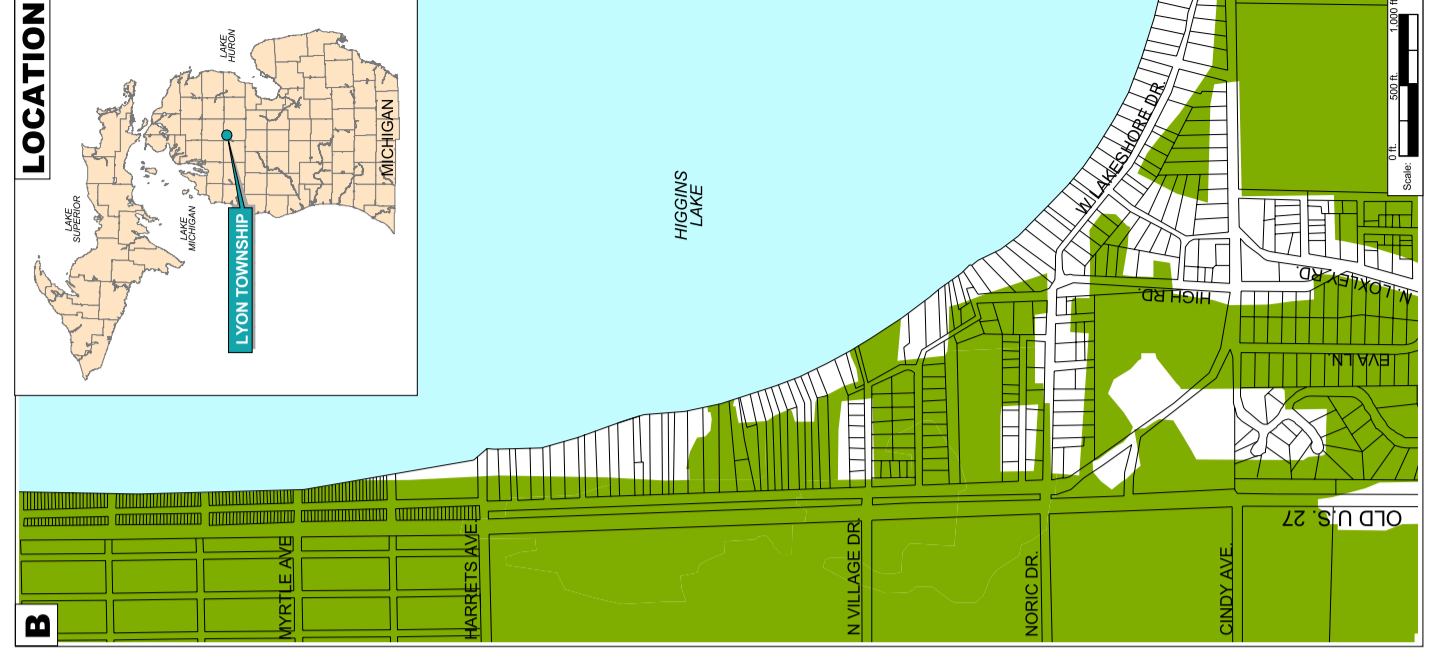
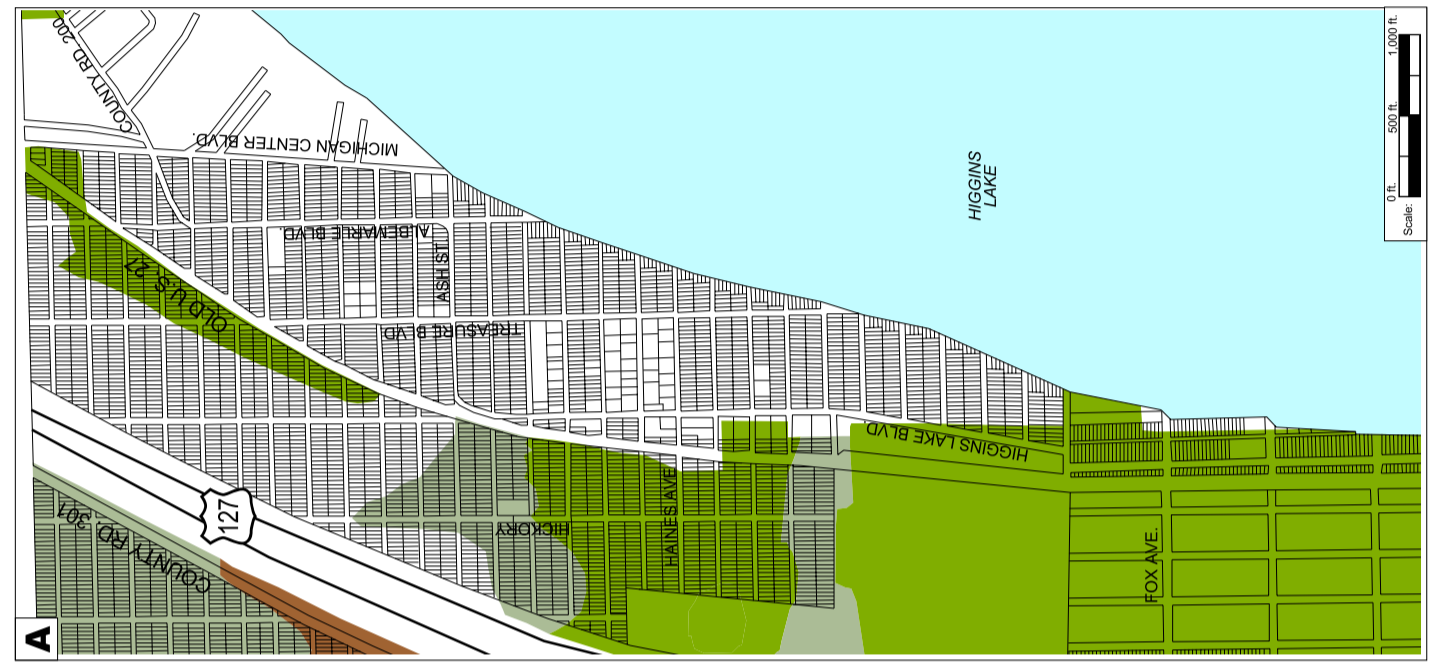
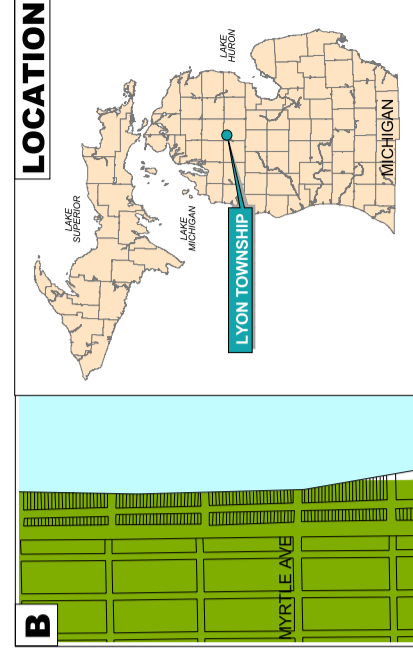
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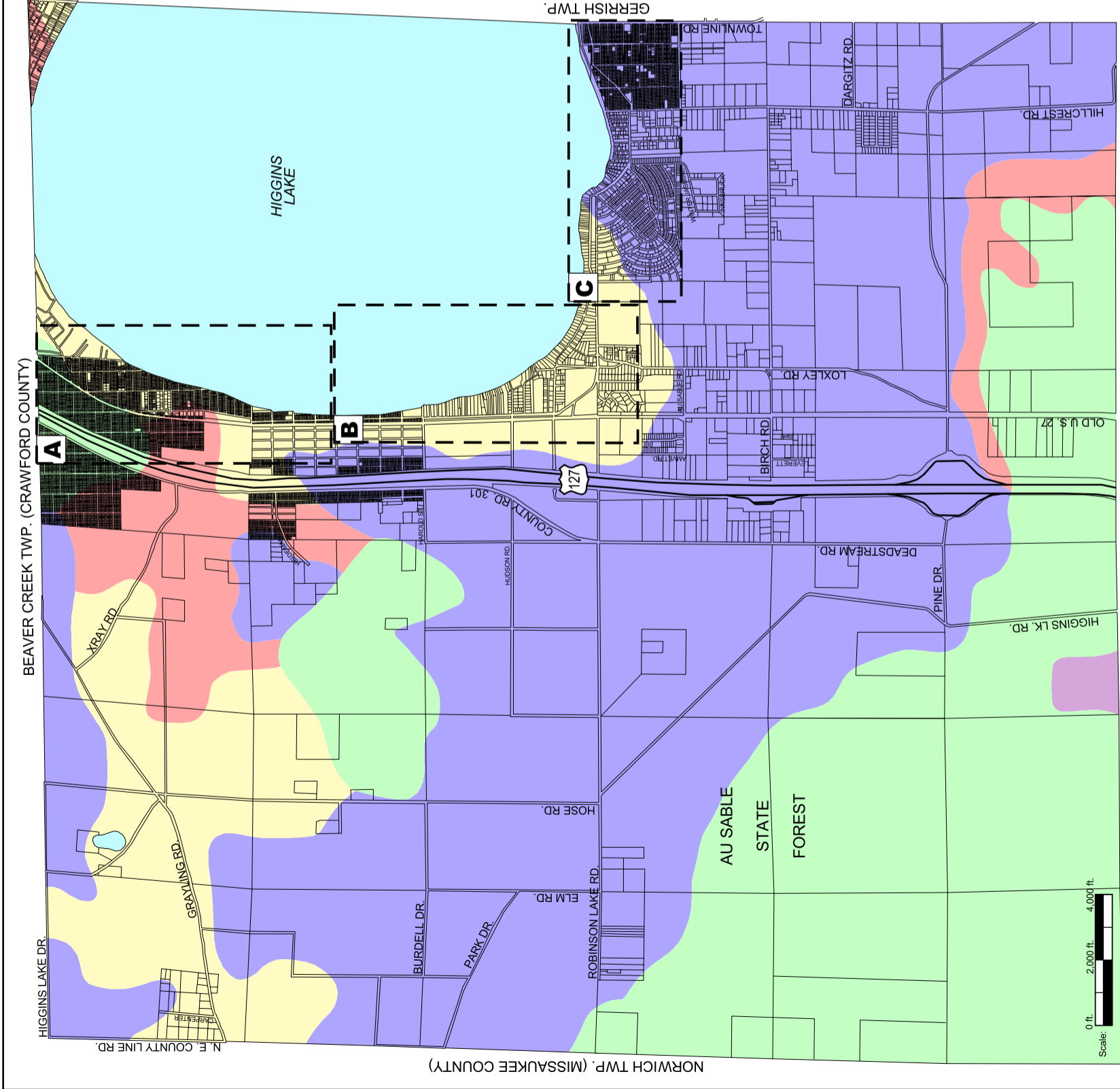
Map 2 Environmental Resources

LEGEND

- Upland Forest
- Lowland Forest
- Wetlands
- Water

Sources: Base Map - Roscommon County GIS Department
Environmental - Michigan Resource Information System (MIRIS)





BEAVER CREEK TWP. (CRAWFORD COUNTY)

NORWICH TWP. (MISSAUKEE COUNTY)

GERRISH TWP.

LAKE TWP.

MASTER PLAN

LYON TOWNSHIP

ROSCOMMON COUNTY, MICHIGAN



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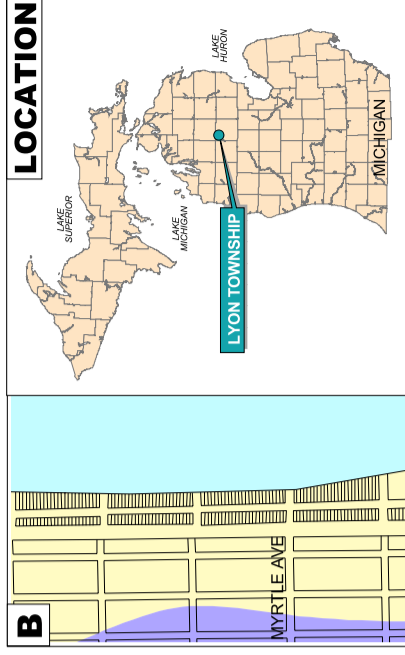
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Map 3 Soil Associations

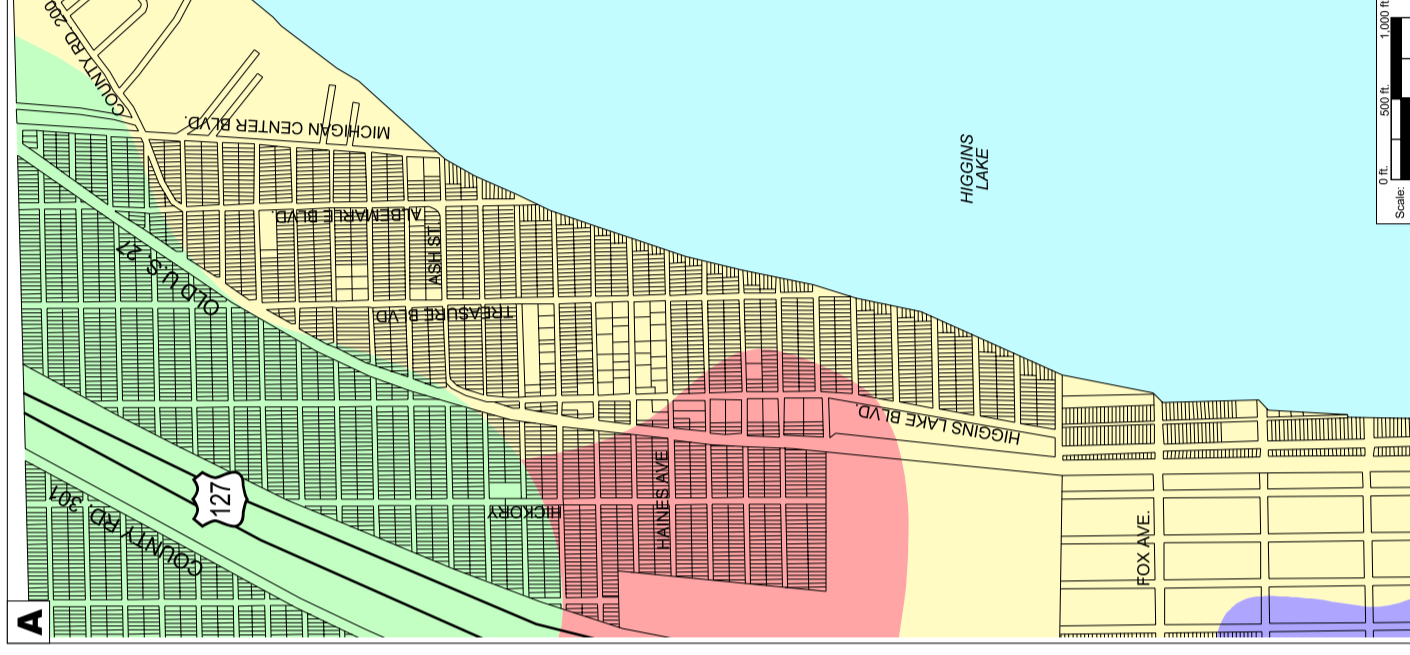
LEGEND

- Soil Association
- Graycalm-Graying Association
 - Graycalm-Klacking-Perechenehy Association
 - Tawas-Lupton-Leafriver Association
 - Croswell-Au Gres-Tawas Association
 - Wakeley-Au Gres-Deford Association
 - Water

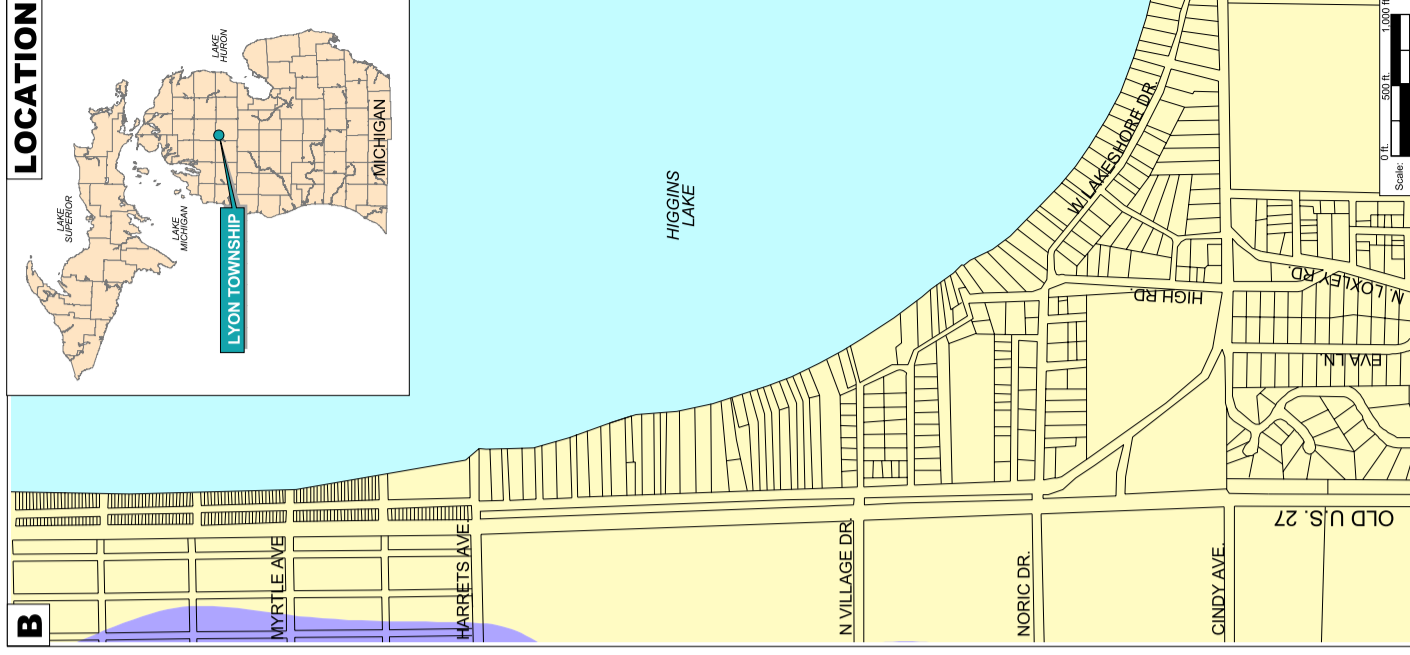
Sources: Base Map - Roscommon County GIS Department
 Soils - USDA Natural Resources Conservation Service



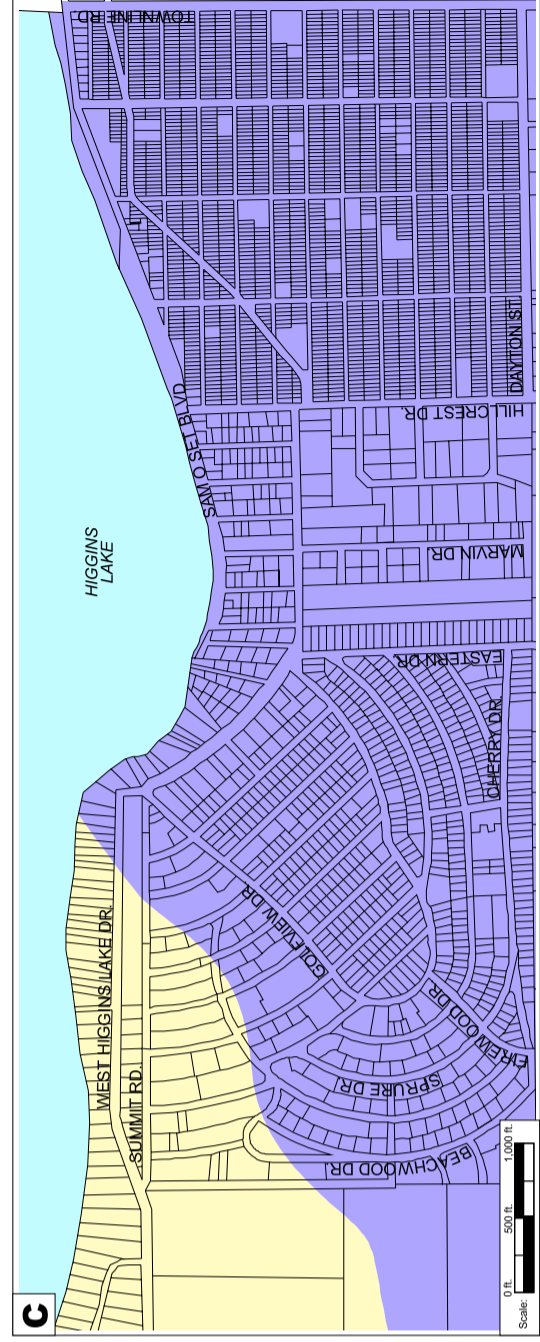
LOCATION



A



B



C

EXISTING LAND USE ANALYSIS

The rational application of the planning process for the Future Land Use Plan is possible only when there is a clear understanding of existing conditions and relationships between land uses. Knowledge of existing land development furnishes the basic information by which decisions can be made concerning proposals for future residential, commercial, industrial, and public land use activities. The Existing Land Use Map and Table, included in this section of the report, will serve as a ready reference for the Township in its consideration for land use management and public improvement proposals.

5.1 SURVEY METHODOLOGY

A computer-generated base map for the Township was first created using digital information from the Michigan Resource Information System (MIRIS), and the Roscommon County GIS tax assessment maps. The base map includes the Township boundary line, streets, water bodies, and parcel lines. A parcel-by-parcel field survey of the entire Township was conducted by Wade Trim in November of 2001. Each land use was recorded on the base map according to a predetermined land use classification system. The information was later digitized and, thus, the Existing Land Use Map was created (**Map 4**). The map was reviewed with the Township officials for accuracy. Land use acreages were then derived directly from the digital information (**Table 11**).

5.2 LAND USE ANALYSIS

The existing land use analysis describes the current land uses found within the Township. The overall land use pattern in the Township can be characterized as rural. The majority of the Township consists of heavily forested land owned by the State of Michigan. The lands in the Township that are not owned by the state are primarily residential, especially surrounding Higgins Lake. Each land use category in the Township is described below.

I. SINGLE-FAMILY RESIDENTIAL

This land use category includes land occupied by single and two-family dwelling units, seasonal dwellings, mobile homes outside of designated mobile home parks, and their related accessory buildings such as garages and sheds.

Single-family residential land accounts for 1,347 acres, or 5.8 percent of the Township. The majority of the single-family residential structures in Lyon Township are densely concentrated along or near the shores of Higgins Lake. These neighborhoods

Table 11
Existing Land Use Acreage
Lyon Township, 2001

Land Use Category	Acres	Percent of Total
1. Single-Family Residential	1,347	5.8
2. Multi-Family Residential	3	0
3. Mobile Home Park	2	0
4. Commercial	21	0.1
5. Industrial	123	0.5
6. Recreation	49	0.2
7. Public/Semi-Public	37	0.2
8. State Land	14,115	60.5
9. Vacant/Right-of-Way	3,416	14.6
10. Water	4,233	18.1
Totals	23,346	100

Source: Wade Trim Field Survey of November 2001.

consist of both older and newer homes and cottages on small lots. Seasonal residents occupy many of the homes and cottages in these lakeside areas.

The rest of the single-family homes are scattered throughout the Township. The majority of these homes are found on larger lots, along the major roads.

2. MULTIPLE-FAMILY RESIDENTIAL

This land use category includes land occupied by multiple-family dwelling units such as duplexes, townhouses, or apartments.

Only one multi-family complex, Cedar Shores Villas, is located in Lyon Township. This three acre condominium development is located on Higgins Lake north of the Township Hall.

3. MOBILE HOME PARK

Land occupied by manufactured or mobile home dwelling units sited in a planned community and their related accessory service structures and recreational spaces is included in this category.

One mobile home park, Higgins Lake Hideaway Trailer Park Resort, is located in Lyon Township. The park occupies two acres and is located on West Higgins Lake Drive.

4. COMMERCIAL

This land use category includes land that is predominantly occupied by retail sales or service establishments. Offices such as financial institutions, professional offices, and clinics are also included in this category.

Commercial land use accounts for 21 acres, or 0.1 percent of the Township. The majority of the commercial establishments in Lyon Township can be found in three locations: Old U.S. 27 at Haines Avenue, West Higgins Lake Drive at Hillcrest Drive, and Old U.S. 27 at Birch Road.

Commercial uses in Lyon Township are primarily local convenience establishments such as mini-marts, restaurants, and novelty stores. General commercial establishments such as Hotels are also found in the Township, but are less common.

5. INDUSTRIAL

This land use category is comprised of land occupied by manufacturing industries, processing facilities, warehouses, and non-manufacturing uses which are primarily industrial in nature. Lands so classified may include areas with or without buildings where raw or semi-finished materials are fabricated or those using or storing raw materials for primary production or extractive operations such as mining sites.

Numerous industrial establishments are currently found in the Township, accounting for 123 acres or 0.5 percent of the Township. The largest industrial concentration is located at Hillcrest Road and Dargitz Road. Another smaller concentration is located at Old U.S. 27 and Birch Road. The major industries in the Township include Dan Tomak Sand & Gravel, Richard L. Martin Construction, Westside Lock n' Store, Serum Construction, Urbach Automotive, and West Higgins Lake Storage.

6. RECREATION

Recreation facilities including parks, marinas, golf courses, and private clubs are included in this category. In total, the Recreation category comprises 49 acres or 0.2 percent of the Township. Three parks are located in Lyon Township: Lyon Township Recreation Area, Phoenix Park, and Sam-o-Set Park. Other recreation facilities include a Higgins Lake Access Site owned by the Department of Natural Resources, and the B&B Marina.



A convenience store in Lyon Township

7. PUBLIC / SEMI-PUBLIC

Public uses are land and facilities that are publicly operated and available for use by the public. Examples include schools, government buildings, water and sewer utilities, correctional facilities, and airports. Semi-public uses are land and facilities which may be privately owned or operated but used by the public or a limited number of persons. Examples include churches, cemeteries, hospitals, and power line rights-of-way.

Public and semi-public uses comprise 37 acres or 0.2 percent of the Township. Some of the public and semi-public uses are described below:

- Churches – Two churches are currently located in the Township. Higgins Lake Baptist Church is located on West Higgins Lake Drive at Loxley Road. St. Hubert Catholic Church is located across the street from the Township Hall.
- The other public and semi-public uses in the Township include the Lyon Township Hall, Lyon Township Fire Department, storage facility behind Park 27, Oakwood Cemetery, AMVETS Post, U.S. Post Office, and a sewage processing plant operated by the Higgins Lake Utility Authority and located in Beaver Creek Township.

8. STATE LAND

Lands that are owned and operated by the State of Michigan for purposes such as conservation or research are included in this category.

The State of Michigan owns the vast majority of land in Lyon Township. In total, 14,115 acres or 60.5 percent of the Township is under state ownership. Much of the state land is part of the AuSable State Forest.

9. VACANT / RIGHT-OF-WAY

Vacant lands include undeveloped forest land, wetlands, and barren lands. Also included in this category are road and highway rights-of-way.

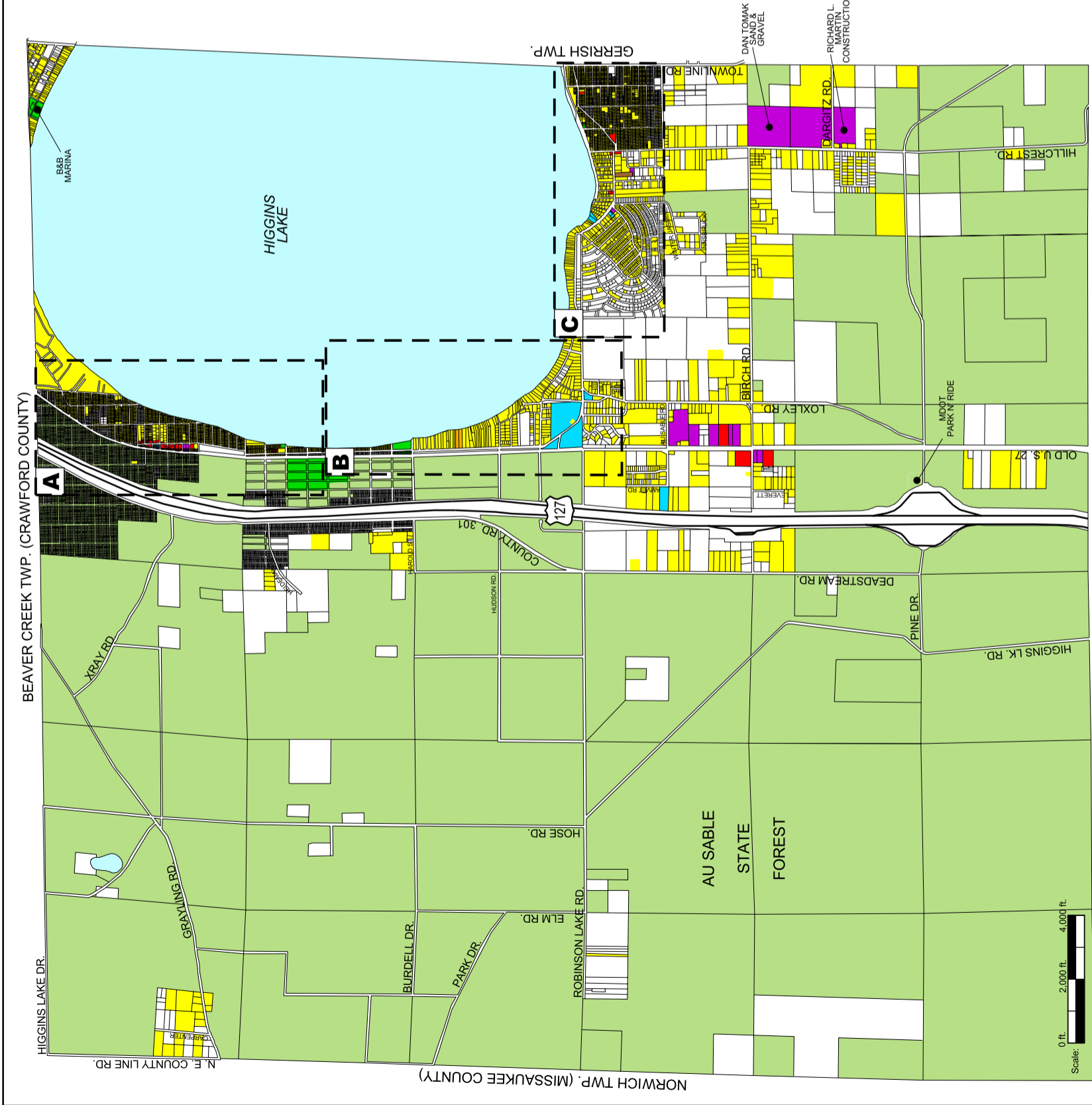
In total, the vacant/right-of-way category comprises 3,416 acres or 14.6 percent of the Township. Aside from along the Higgins Lake shoreline, vacant lands can be found spread out throughout the Township. Many of the platted subdivisions in the Township are not fully developed contributing to the amount of vacant land. Much of the vacant land in the Township is environmentally significant because of the presence of woodlands or wetlands.

10. WATER

The northwestern portion of Higgins Lake is found within Lyon Township. In total, the portion of Higgins Lake in Lyon Township comprises 4,233 acres or 18.1 percent of the Township.



Higgins Lake Baptist Church



MASTER PLAN

LYON TOWNSHIP

ROSCOMMON COUNTY, MICHIGAN



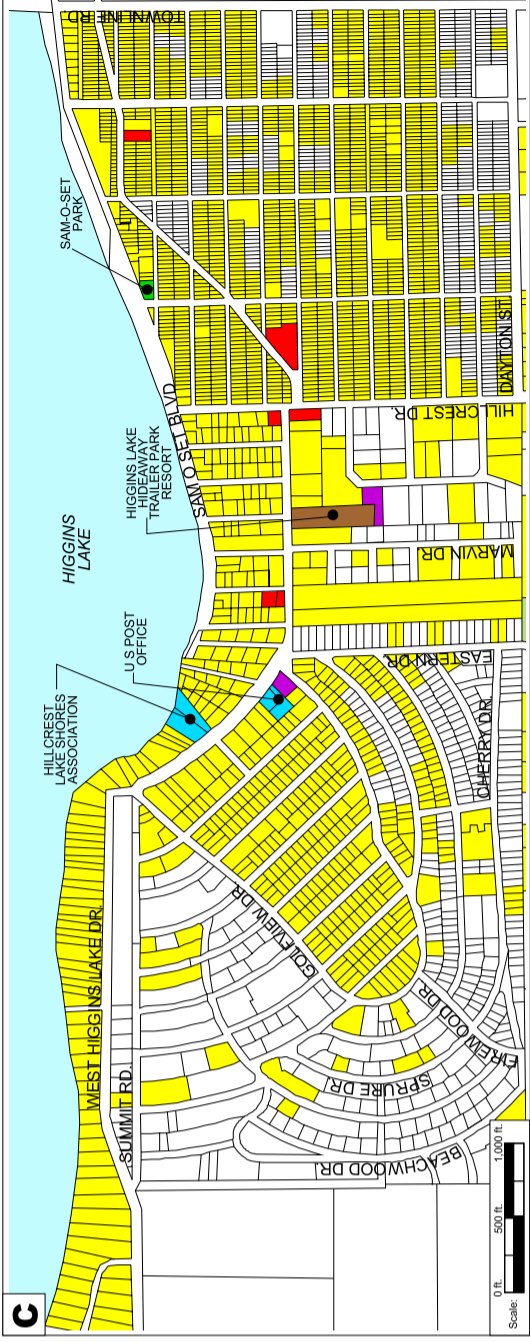
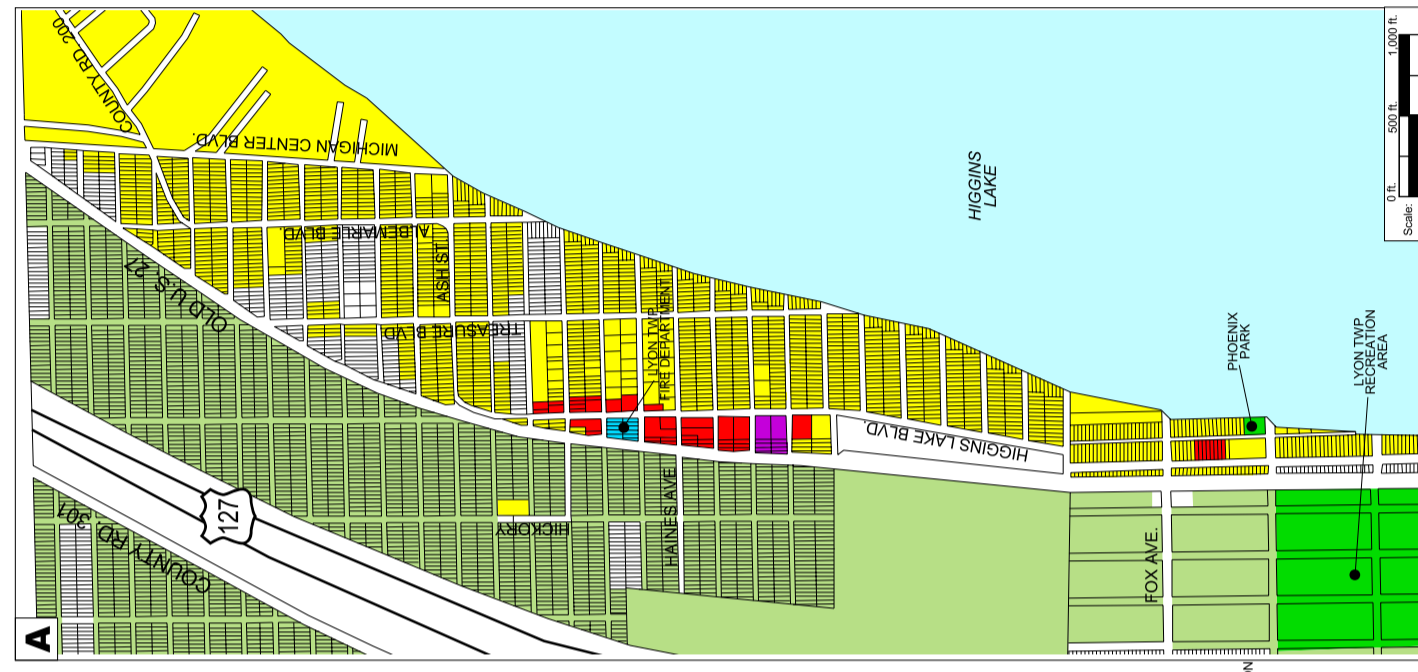
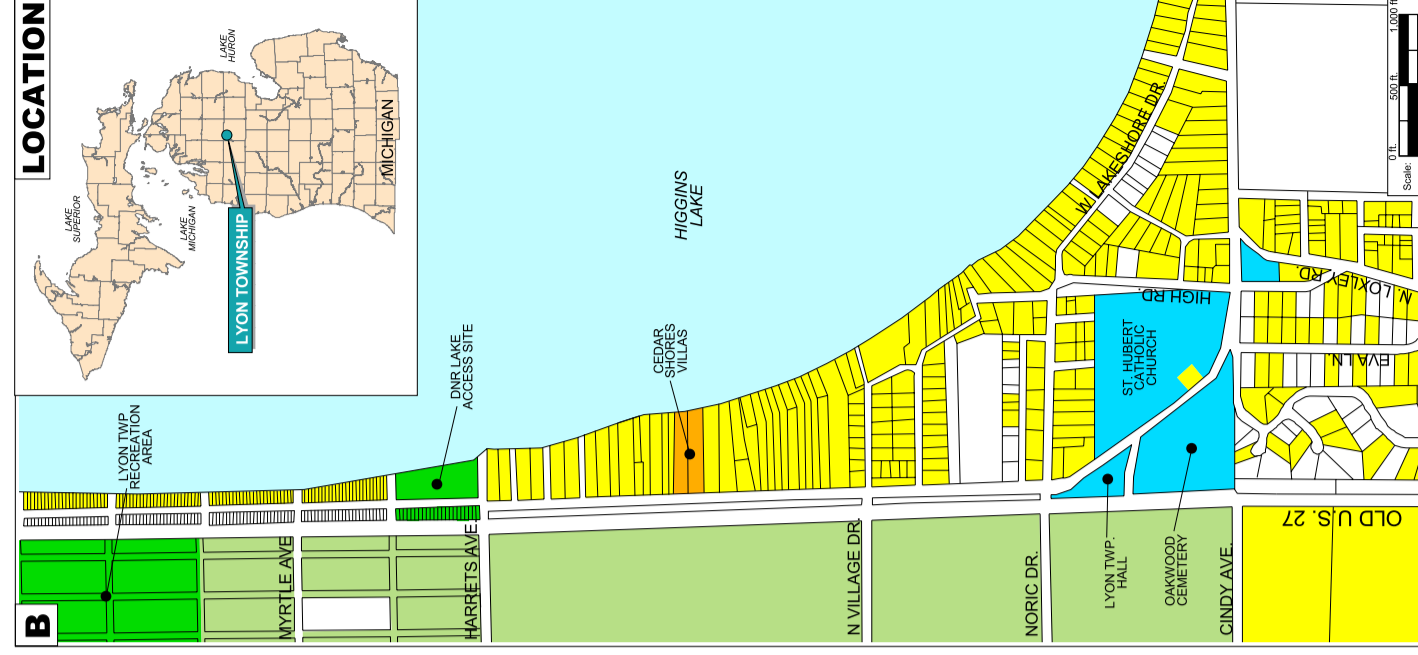
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Map 4 Existing Land Use

- LEGEND**
- Single-Family Residential
 - Multi-Family Residential
 - Mobile Home Park
 - Commercial
 - Industrial
 - Recreation
 - Public / Semi-Public
 - State Land
 - Vacant / Right-of-way
 - Water

Sources: Base Map - Roscommon County GIS Department
 Land Use - Wade-Trim Field Survey of November, 2001



Scale: 0 ft. 2,000 ft. 4,000 ft.

Scale: 0 ft. 500 ft. 1,000 ft.

Scale: 0 ft. 500 ft. 1,000 ft.

Scale: 0 ft. 500 ft. 1,000 ft.

BEAVER CREEK TWP. (CRAWFORD COUNTY)

GERRISH TWP.

LAKE TWP.

NORWICH TWP. (MISSAUKEE COUNTY)

HIGGINS LAKE DR.
 N. E. COUNTY LINE RD.
 GREATVING RD.
 BURDELL DR.
 PARK DR.
 ROBINSON LAKE RD.
 HOSE RD.
 ELM RD.

COUNTY RD 301

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TRANSPORTATION ANALYSIS

Mobility constitutes a vital part of the social and economic well being of a community. The traffic circulation system is, in a large sense, the framework upon which the Township is built. This system must support the collective mobility of citizens and visitors of Lyon Township. The system must also be fully coordinated with the other elements of the master plan, particularly future land use, so as to complement the collective goals, objectives, and policies of the Plan.

6.1 TRANSPORTATION NETWORK

Lyon Township is very well served through a network of state and county roads and highways, and other forms of transportation.

U.S. Highway 127, a controlled access freeway, runs through the Township providing convenient access to the nearby communities of Grayling, Gaylord, Houghton Lake, and Harrison. All of these communities are within 30 minutes driving distance from the Township. U.S. 127 and the nearby Interstate 75 provide convenient access to the larger urban centers of Michigan as well as the entire Midwest. Many large cities are within one-half day driving distance from the Township, including:

<u>City</u>	<u>Miles</u>
Chicago	300
Cleveland	360
Detroit	190
Grand Rapids	160
Indianapolis	460
Lansing	140
Toronto	370

Map 5 shows the Transportation Network of Lyon Township. The roads in Lyon Township are separated into four categories: State or U.S. Highway, County Primary Road, County Local Road, and Other Local Road.

As shown on the map, U.S. 127 is the only State or U.S. Highway in the Township. Several County Primary Roads are located in the Township. These County Primary Roads are managed by the Roscommon County Road Commission and provide access within Lyon Township and to the surrounding communities. Some of the County Primary Roads include: Old U.S. 27, West Higgins Lake Drive, Hillcrest Road, Pine Drive, Deadstream Road, and County Road 301.



A residential street

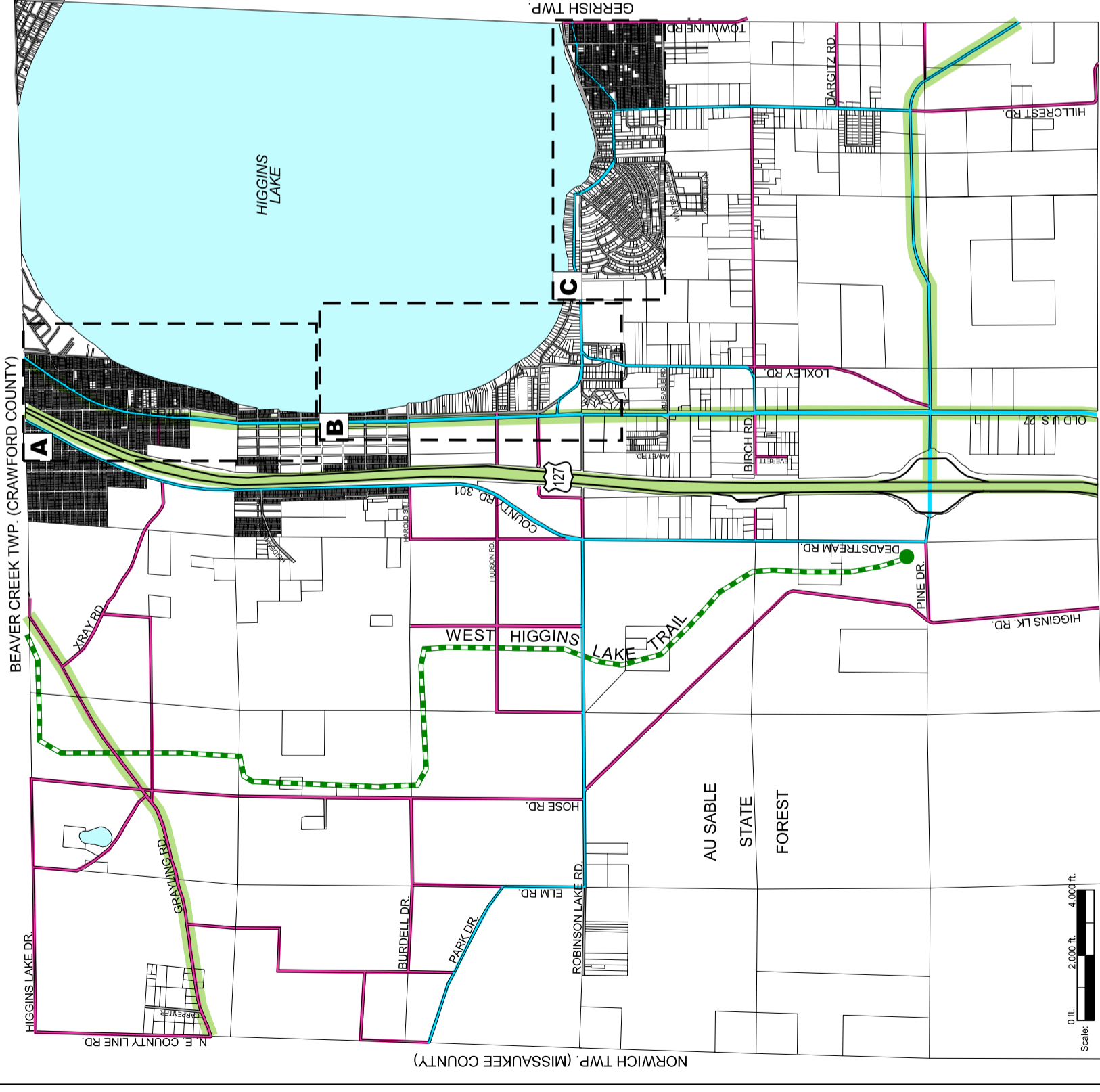
County Local Roads are also managed by the Roscommon County Road Commission but mainly serve as local access roads within the Township. The rest of the roads in Lyon Township are classified as Other Local Roads. These roads are less traveled and generally serve only the residents that live along them. Due to a large amount of State property, the local road network in the Township is somewhat fragmented, especially in the western portion of the Township.

Also shown on **Map 5** are the all season roads within Lyon Township that serve as the primary truck routes. The all season roads in Lyon Township are U.S. 127, Old U.S. 27, Pine Drive, and Grayling Road.

The West Higgins Lake Trail, a regional off-road vehicle and snowmobile trail, is partially located within Lyon Township. The entrance to the trail is located at Pine Drive and Deadstream Road.

Lyon Township residents are also served by other forms of transportation. Two bus systems are available within the County: Michigan Trailways and the Roscommon County Mini-Bus. The Michigan Trailways line provides transportation to points throughout the United States. Bus service within Roscommon County is provided through the Roscommon County Mini-Bus. This service is available to all residents of the county. In 1998, the Mini-Bus served 153,589 passengers and traveled 713,131 miles.

Completing the transportation network within Roscommon County are two rail lines (Detroit and Mackinac), and one airport (Roscommon County Airport, a private aviation use airport).



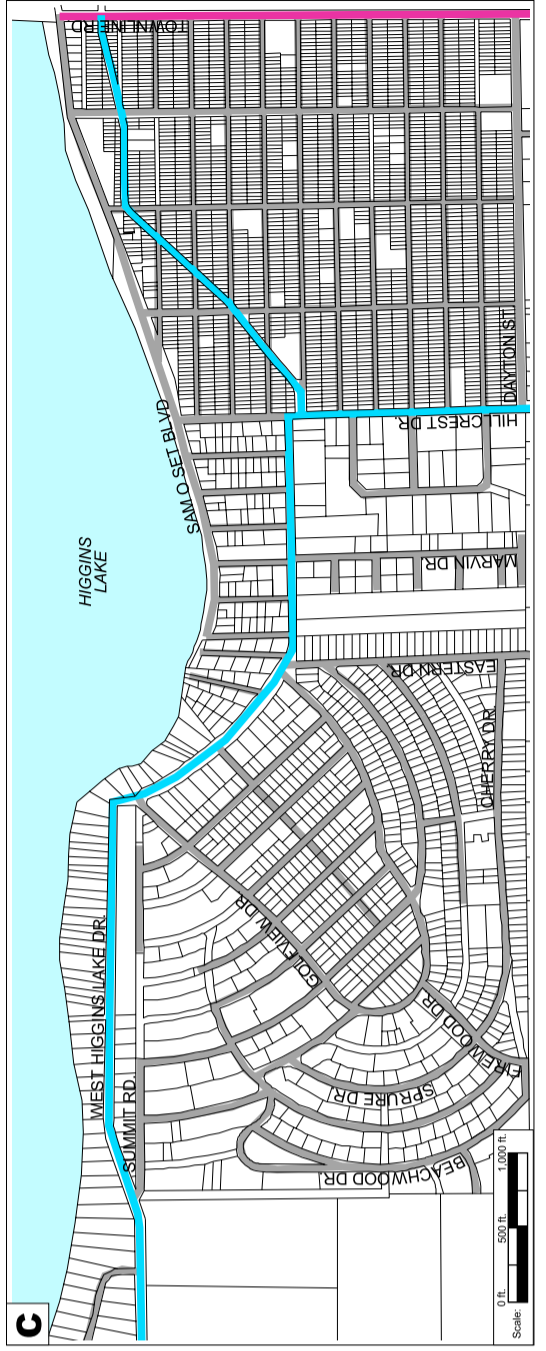
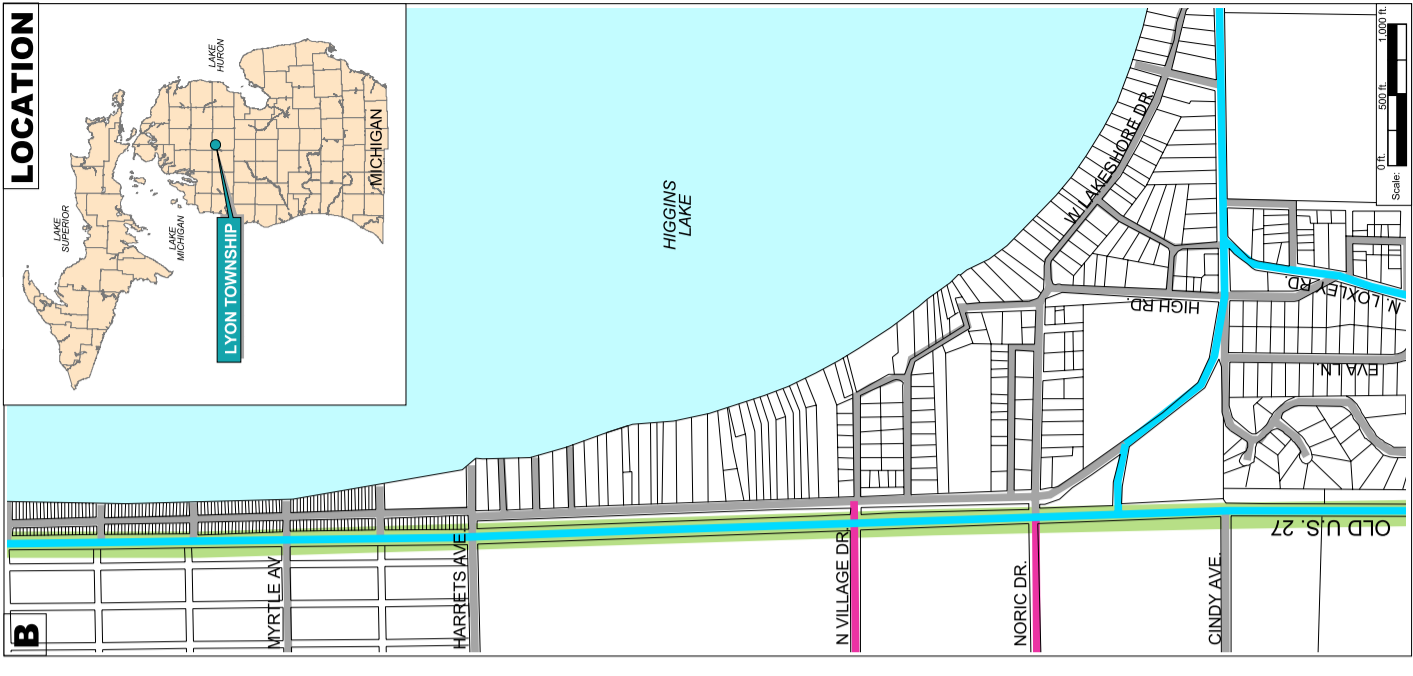
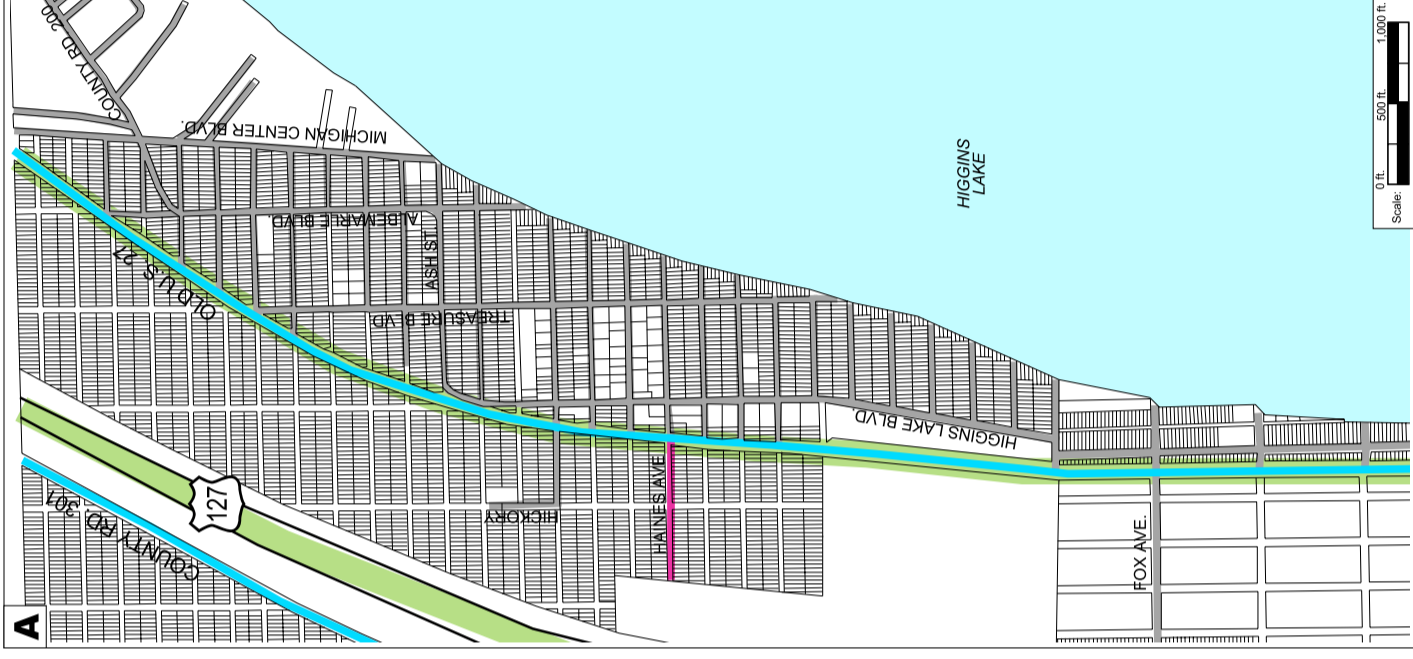
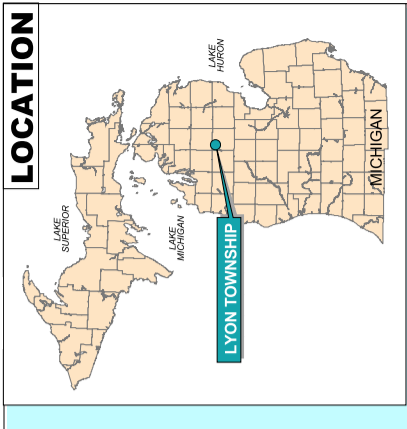
MASTER PLAN

LYON TOWNSHIP

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NORTH



COMMUNITY GOALS AND OBJECTIVES

7.1 INTRODUCTION

Before a community can actively plan for its future growth and development, it must first establish a vision for its future in the form of a set of goals and objectives. Goals and objectives define the boundaries of the community's needs and aspirations. They must reflect the type of community desired by its citizens, given realistic economic and social limitations.

The following is a recommended set of community goals (the ultimate desire of the community, or the intent of the Master Plan) and objectives (the means of attaining goals). These goals and objectives are based upon the background information analysis, as presented in the previous sections of this Plan, as well as the opinions of stakeholders and citizens gathered during a community workshop held on October 24, 2011.

7.2 COMMUNITY-WIDE GOALS

1. Preserve and protect the Township's abundant natural resources such as Higgins Lake and woodlands.
2. Capitalize on the Township's abundant resources (i.e. natural resources, recreational opportunities, central location, and excellent access through US-127) for the purpose of creating an attractive community that meets the physical, social, and economic needs of its residents and businesses in an environmentally sensitive manner.
3. Attract and manage new growth in a manner that will retain the rural character of the community.
4. Preserve and promote the rights of all property owners while maintaining the aesthetic character of the community.
5. Relate land use primarily to the natural characteristics of the land and the long term needs of the community, rather than to short-term economic gain.
6. Encourage intergovernmental cooperation between Lyon Township, surrounding communities, Roscommon County, and the State of Michigan in the provision of area-wide facilities.
7. Alleviate blight to present a better image of the Township.

7.3 RESIDENTIAL GOAL AND OBJECTIVES

GOAL

Provide a wide variety of safe, attractive, sanitary, and affordable housing choices to present and future residents of Lyon Township.

OBJECTIVES

1. Encourage the improvement and beautification of existing residences as a means of ensuring lasting identity and stability of residential areas.
2. Encourage new residential developments whose densities, styles, and locations will not adversely effect the current rural and small town character of the community. Discourage residential development in environmentally sensitive areas.
3. Require adequate buffers or transition areas between residential and non residential developments to maintain property values and attractiveness.
4. Encourage the alleviation of conflicting or undesirable land uses from residential areas through code enforcement and other options.
5. Encourage the alleviation of unsanitary or unsafe housing through code enforcement or other options.
6. Seek ways to encourage the development of suitable housing for the elderly population and for low and moderate income households.

7.4 COMMERCIAL GOAL AND OBJECTIVES

GOAL

Provide for a selected range of commercial facilities to serve the needs of local population and tourists.

OBJECTIVES

1. Encourage the redevelopment and beautification of existing commercial uses.
2. Encourage the development of small commercial establishments in strategic locations.

3. Discourage strip commercial development along highways, except where a specific need can be substantiated for highway-oriented type businesses and where such businesses will not adversely impact existing residential uses.
4. Establish a compatible relationship between commercial and adjacent residential uses through the use of buffer devices such as walls, fences, landscaped areas, and transitional uses.
5. Allow for the establishment of home occupations that are compatible with adjacent properties.

7.5 INDUSTRIAL GOAL AND OBJECTIVES

GOAL

Encourage a variety of light industrial developments with attractive sites to strengthen the tax base and to provide employment opportunities for area residents.

OBJECTIVES

1. Encourage the development of new industries that are economically associated with the existing industrial base in the region.
2. Locate industrial areas that have reasonable boundaries, are easily accessible from the existing transportation network, and are not subject to encroachment by incompatible uses.
3. Allow for the establishment of home occupations that are compatible with adjacent properties.

7.6 TRANSPORTATION GOAL AND OBJECTIVES

GOAL

Develop and maintain a multi-modal transportation system that meets the needs of all Township residents, businesses and tourists in a safe and convenient manner.

OBJECTIVES

1. Utilize the federal/state road and highway classification system for classifying existing and future roads in Lyon Township.
2. Cooperate with the Michigan Department of Transportation and the Roscommon County Road Commission in the planning and design of road improvements.

3. Limit points of ingress/egress on major roads.
4. Segregate truck and automobile traffic as much as possible.
5. Develop and implement a plan for the improvement of unpaved roads through a public participation process.
6. Develop and implement a transportation beautification plan focusing on streetscape, signage, landscaping, and other aesthetic improvements along major roads within the Township.
7. Identify and protect scenic views to Higgins Lake from major traffic corridors.
8. Seek the conversion of public rights-of-way in the existing plats of the Township to the Roscommon County Road Commission for the purpose of street improvement and maintenance.
9. Encourage the development of an interconnected system of non-motorized routes (paved shoulders, marked bicycle routes, off-road trails, etc.) to increase safety, promote healthy lifestyles and provide linkages between destinations.

7.7 INFRASTRUCTURE GOAL AND OBJECTIVES

GOAL

Meet the infrastructure needs of residents and businesses in a cost-effective and environmentally sensitive manner.

OBJECTIVES

1. Continue to explore opportunities for the provision and expansion of public sanitary sewer and water systems in the Township.
2. Cooperate with surrounding communities for the shared provision of public services and facilities, such as recreation, emergency services, library and senior services.
3. Match new development with the available or planned infrastructure capacities.
4. Encourage long-term sustainability and the reduction of fossil-fuel emissions through the inclusion, promotion and implementation of energy efficient facilities, services, programs and incentives.

7.8 PARK AND RECREATION GOAL AND OBJECTIVES

GOAL

Preserve the natural resources of Lyon Township and provide for the recreation needs of all Township residents and tourists.

OBJECTIVES

1. Encourage the implementation of the provisions of the Lyon Township State-certified Community Recreation Plan to identify local recreation needs and seek State funding to fulfill such needs.
2. Cooperate with the State of Michigan to identify and develop more active recreation opportunities within the Au Sable State Forest.
3. Develop a Township-wide network of bike trails to connect major recreation facilities in the Township with the residential neighborhoods.

7.9 NATURAL ENVIRONMENT GOAL AND OBJECTIVES

GOAL

Preserve and enhance the natural and environmental resources of the Township for all current and future Township residents and tourists.

OBJECTIVES

1. Seek planning and engineering solutions to improve the shoreline development along Higgins Lake for the purpose of protecting the water quality, controlling damage from erosion, and providing public access to the Lake.
2. Implement land use patterns, which will direct new growth away from environmentally sensitive areas such as woodlands, wetlands, steep slopes, and areas subject to flooding.
3. Implement development controls, which will maximize the protection of land based natural resources while preserving the quality of air and water.
4. Encourage and seek solutions to protect wetlands and groundwater resources.

FUTURE LAND USE PLAN

8.1 INTRODUCTION

The Future Land Use Plan identifies the desired pattern of land development in Lyon Township for a period extending approximately 20 years. The Future Land Use Plan is a general statement of the Township's goals and provides a single, comprehensive view of the community's desire for its future. This section describes the basis for the plan and the intended character of each land use classification.

8.2 WHAT IS A FUTURE LAND USE PLAN?

A Future Land Use Plan is a guide to the physical development of a community. Based on the social and economic values of the community, it translates those values into a scheme that describes how, why, when, and where to build, rebuild, or preserve the community.

There are many general characteristics of a Future Land Use Plan. The first characteristic of the Plan is that it is long range, covering a time period of as much as twenty years. Not only does the Plan present a vision of the community in the future, it also recommends procedures and policies that can help the community to get there.

A second characteristic of the Plan is that it is meant to be general in nature. The Future Land Use Plan is not meant to be specific, recommending land uses property by property. It only provides land use recommendations for generalized locations in the community. This is one of the strengths of the Future Land Use Plan, allowing for the community to determine exact locations and boundaries for the proper land use classifications.

Lastly, a Future Land Use Plan is a statement of policy and a guide covering such community desires as quantity, character, location, and rate of growth and indicating how these desires are to be achieved. It is important to understand that the Plan has no legal authority, unlike legal documents such as a zoning ordinance or subdivision regulations. The Plan serves as a guide in the formulation of these legal documents. Government bodies and officials such as the Township Board, Planning Commission, and Zoning Administrator should use the Plan as a guide in their day-to-day decision making processes.

8.3 BASIS FOR THE PLAN

Making informed decisions about the future growth and redevelopment of communities is no easy task. Communities have become centers of complex and interrelated activities. Employment and residential areas are interconnected and supported by public and private facilities such as streets, water, sewer, storm drains, parks, and services such as, garbage pick up, police and fire protection, medical and emergency services, recreation and entertainment, and personal services. Many of these facilities and services are interrelated, as are the land uses they support or serve. A Future Land Use Plan can only be created after this thorough understanding of all the elements in the land use system is gained.

In the proceeding sections of this Master Plan, many elements of Lyon Township were analyzed including demographic data, environmental features, existing development patterns, existing transportation network, and community goals and objectives. These elements, in addition to an understanding of regional conditions and market trends, combine to form the basis for the Future Land Use Plan.

8.4 PLAN RECOMMENDATIONS

Six land use classifications are proposed for Lyon Township. The various future land uses are portrayed on **Map 6** and the total acreages for each category are shown in **Table 12**.

The overriding principle behind the Future Land Use Plan is to maintain the existing rural and environmentally rich character of Lyon Township. The future land use categories, as described below, are intended to uphold this principle while guiding the future growth of the Township.

RURAL/CONSERVATION

The rural/conservation land use category comprises 14,456 acres or 61.9 percent of the Township. These lands are found in the rural western and southern portions of the Township. The rural/conservation category is intended to accomplish a number of goals:

- Preserve and enhance environmental resources including woodlands, wetlands, and water bodies, for future generations.
- Steer development away from environmentally sensitive areas in the Township such as wetlands.

- Prevent large-scale residential developments from locating in the district.

A significant percentage of lands classified as rural/conservation are owned by the State of Michigan. These lands are expected to remain largely undeveloped as preservation lands.

Low-density single-family homes compatible with the rural character of the Township are welcome in this district. Minimum lot sizes of approximately 4 acres are recommended for residential development. Other compatible land uses within this category may include agricultural activities, outdoor commercial recreation activities such as riding stables and golf courses, public parks, and open space uses such as campgrounds and nature preserves.

SINGLE-FAMILY RESIDENTIAL

The single-family residential district is intended to provide for a compact area within the Township, which will accommodate a large portion of future residential growth. This will accomplish a goal of providing public services and amenities to the largest number of Township population in a cost-effective manner. It will also accomplish the goal of retaining a majority of the Township land as rural. Lands for new single-family development are needed in the Township because of the following population trends:

- Since 1970, the Township's population has more than doubled. Although the Township's population decreased slightly between 2000 and 2010, historical trends point toward continued growth over the long-term.
- The number of persons per household in the Township has declined over the past three decades. Because of this, more homes will be needed to accommodate the fewer number of people living in each home.

The single-family residential classification can be found concentrated west of Higgins Lake along the shoreline and south of Higgins Lake, roughly between the shoreline and Birch Road. These areas contain both existing residences as well as vacant lands well suited for new residential growth.

The single family residential classification, comprising 2,134 acres or 9.1 percent of the Township, is intended to provide areas for suburban-style, single-family residential development and related uses such as golf courses, parks, places of worship, and day-care facilities. Subject to approval by the County Health Department, minimum lot sizes of approximately 20,000 square feet are recommended for residential development. New single-family developments should conform to the Township's rural character and be compatible with existing neighborhoods.

Table 12
Future Land Use Acreage
Lyon Township

Land Use Category	Acres	Percent of Total
1. Rural/Conservation	14,456	61.9%
2. Single-Family Residential	2,134	9.1%
3. Multiple-Family Residential	170	0.7%
4. Mobile Home Park	64	0.3%
5. Commercial	324	1.4%
6. Industrial	792	3.4%
<i>Other Areas:</i>		
<i>Rights-of-Way</i>	1,173	5.0%
<i>Water Bodies</i>	4,233	18.1%
Totals	23,346	100.0%

In order to promote the development of this district, the Plan recommends that the Township conducts a feasibility study to provide public water and sanitary sewer services in this district.

MULTIPLE-FAMILY RESIDENTIAL

The multiple-family residential district is intended to provide opportunities for affordable housing and alternatives to traditional single-family homes. Included in this district are duplexes, townhouses, apartments, and related uses. New lands for multiple-family use are needed in the Township to accommodate population groups such as the elderly, single persons, low income citizens, and citizens preferring alternative housing options other than single-family homes.

One new location for multiple-family development is proposed in the Township near Birch and Loxley Roads. In order to accommodate multiple-family development at this location, adequate facilities including public or private water and sewer systems would need to be provided. Other locations within the Township may also be suitable for multiple-family uses but are not identified in the Future Land Use Plan. In order to evaluate alternative locations for multiple-family development, the Planning Commission could consider the following criteria:

- Since multiple-family development generates more traffic than single-family development, it should be located along or in the vicinity of a major thoroughfare.
- Adequate facilities including public or private water and sewer systems would need to be provided to accommodate higher intensity multiple family development.

- Multiple-family lands should be used as a zone of transition or buffer between single-family uses and more intensive uses such as commercial and industrial.

MOBILE HOME PARK

The mobile home park classification has been developed to accommodate existing mobile home parks as well as provide new lands suitable for mobile home park development. One location for future mobile home park development has been designated in the area along the south side of Robinson Lake Road near Hose Road. In order to accommodate a mobile home park at this location, adequate facilities including public or private water and sewer systems would be necessary.

COMMERCIAL

This category is intended to support predominantly freestanding commercial and office uses that serve both the local and regional market. Lands classified in this category include both existing business districts as well as potential locations for future commercial growth. Potential locations for new commercial development include the U.S. 127 and Pine Road interchange and the intersection of Pine and Hillcrest Roads. New commercial development would need to be compatible with the surrounding land uses and be provided with an acceptable buffer or screen between adjacent residential uses. Finally, any new commercial development would need to be supported by market demand.

INDUSTRIAL

The Future Land Use Plan designates a total of 792 acres or 3.4 percent of the Township as industrial. The category includes existing industries as well as several vacant lands well suited for new industrial development.

Providing new locations for industries is important to Lyon Township in order to promulgate the established industrial goal of “encouraging the development of new industries with attractive sites to strengthen the tax base and provide employment opportunities for area residents.” The following criteria should be used for evaluating new industries:

- The development should have good access via a major road.
- The development should be adequately served by public utilities.
- The proposed development should have no appreciable impact on existing residential neighborhoods.

ADDITIONAL RECOMMENDATIONS

In addition to the aforementioned land uses, the Future Land Use Plan also recommends the following:

Lakeshore Protection District

The Future Land Use Plan recognizes the importance of Higgins Lake as a recreational amenity for both local citizens and tourists from throughout the region. Because of this, specific attempts should be made to preserve and protect this unique resource for future generations. Therefore, the Plan identifies a lakeshore protection district to be located along the entire shore of Higgins Lake and extending approximately 500 feet inland. It is recommended that the Township develop specific regulations and controls for lakeshore protection through careful study and public input.

Major and Minor Roads

The Plan classifies all roads as either major roads or local roads. U.S. Highway 127 and all of the existing County Primary Roads are classified as major roads, with the rest of the roads classified as minor roads. Because of the importance of the major roads as regional thoroughfares, there exists an opportunity for the Township to capitalize through enhancement and beautification of the roads and their adjoining land uses. Streetscape plans, proper landscaping requirements, and access control policies are all strategies that can enhance the experience of travelers on these roads, and create a positive image of the Township.

Township Entryways

In order to present a positive image for people driving into or passing through the Township, the plan recommends the development of three Township entryways. The locations for the three entryways are as follows:

- Pine Road at the eastern border of the Township
- Pine Road and Old U.S. 27 intersection
- Old U.S. 27 at the northern border of the Township

An entryway is not intended to be a particular land use district. It is meant to serve as an area where the Township would encourage attractive developments, alleviate blight, if it exists, and install specially attractive features such as ornamental lights, signs, banners, and landscaping. Most of these features can be installed on the street right-of-way, or on private property easements.

8.5 ZONING PLAN

Now that the Future Land Use recommendations have been laid out for the Township, it is appropriate to describe how to put the Plan to use. It is important to remember that the Master Plan and its Future Land Use Map is not a legal document, and should not be confused with the Zoning Ordinance or map. In fact, the Zoning Map and Future Land Use Map may not even look the same. The key difference is that Zoning deals with land use now, and the Master Plan prescribes a vision for land use in the future and serves as a guide to get there.

One of the principal benefits of having an adopted Master Plan is the foundation it provides for zoning decisions. As the Township Board or Planning Commission is faced with making zoning and land use decisions, the respective bodies should consider the recommendations as set forth in the Master Plan. Rezoning, site plan reviews, and special land uses should conform with the principles found in the Master Plan.

The Lyon Township Zoning Ordinance, adopted in 2006, is a regulatory tool that guides land use and development within Lyon Township. The Zoning Ordinance has established a total of six Zoning Districts. As required by Public Act 33 of 2008, the following is an explanation of the relationship between the future land use categories presented above and the zoning districts established in the Zoning Ordinance.

FUTURE LAND USE CATEGORIES

As described in the foregoing, this Master Plan has established six future land use categories. The Rural/Conservation future land use category is primarily intended to preserve the Township's abundant natural features while also accommodating rural residential land uses. Provision is made for single-family residential development and multiple-family residential development through the Single-Family Residential and Multiple-Family Residential future land use categories, respectively. Mobile home development is accommodated through the Mobile Home Park future land use district. Non-residential development is provided through the Commercial and Industrial future land use categories.

ZONING DISTRICTS

Based on the Master Plan, the Lyon Township Zoning Ordinance has established one zoning district that is designed to allow for low-density residential use as well as related uses that are most compatible with the Township's predominantly undeveloped natural areas: the R-R, Rural Residential District. Thus, the Rural/Conservation future land use category is best accomplished through the R-R Zoning District.

The Lyon Township Zoning Ordinance has established three predominantly residential zoning districts as follows:

- R-1, Single-Family Residential District
- R-2, Camp Curnalia Association Residential District
- R-3, Multiple-Family Residential District
- R-4, Manufactured Home Park District

These existing zoning districts closely correlate to the Master Plan's Single-Family Residential, Multiple-Family Residential and Mobile Home Park future land use categories, respectively.

The Commercial future land use category, as outlined in this Master Plan, is intended to be accomplished in the Zoning Ordinance through the existing C-1, Commercial District.

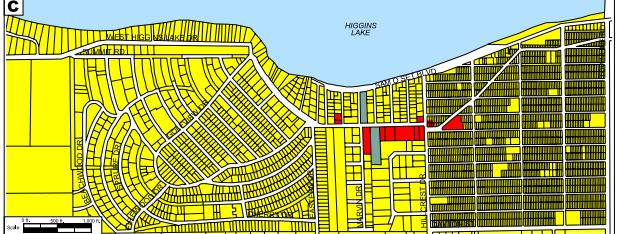
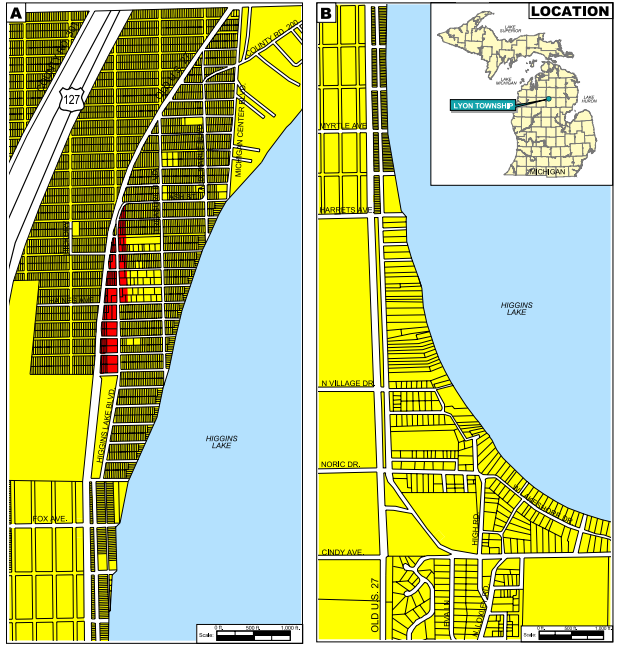
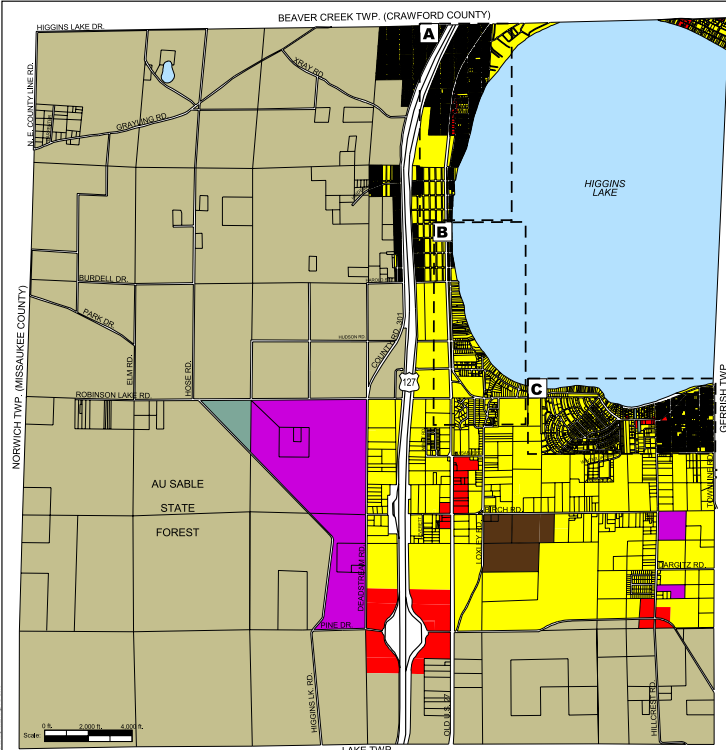
The Industrial future land use category, as outlined in this Master Plan, is intended to be accomplished in the Zoning Ordinance through the existing M-1, Light Industrial District.

The Lyon Township Zoning Map, as amended through January 2010, is included on the following page.

8.6 PLAN AMENDMENTS

Flexibility is a definite strength of the Master Plan. However, changing trends, circumstances, unanticipated opportunities, and unforeseen problems can require an amendment to the Master Plan. If a new development proposal appropriate for the Township does not conform to the Master Plan, the Master Plan should first be amended before the proposal is approved.

In order to keep the Master Plan up to date, it is also important to schedule periodic reviews of the Master Plan. Public Act 33 of 2008 requires that a Township review its Master Plan every five years to determine whether any amendments or changes are appropriate.



ZONING MAP
LYON TOWNSHIP
 ROSCOMMON COUNTY, MICHIGAN

WADETRIM
 25251 Northline Road
 Taylor, MI 48180
 734.947.9700

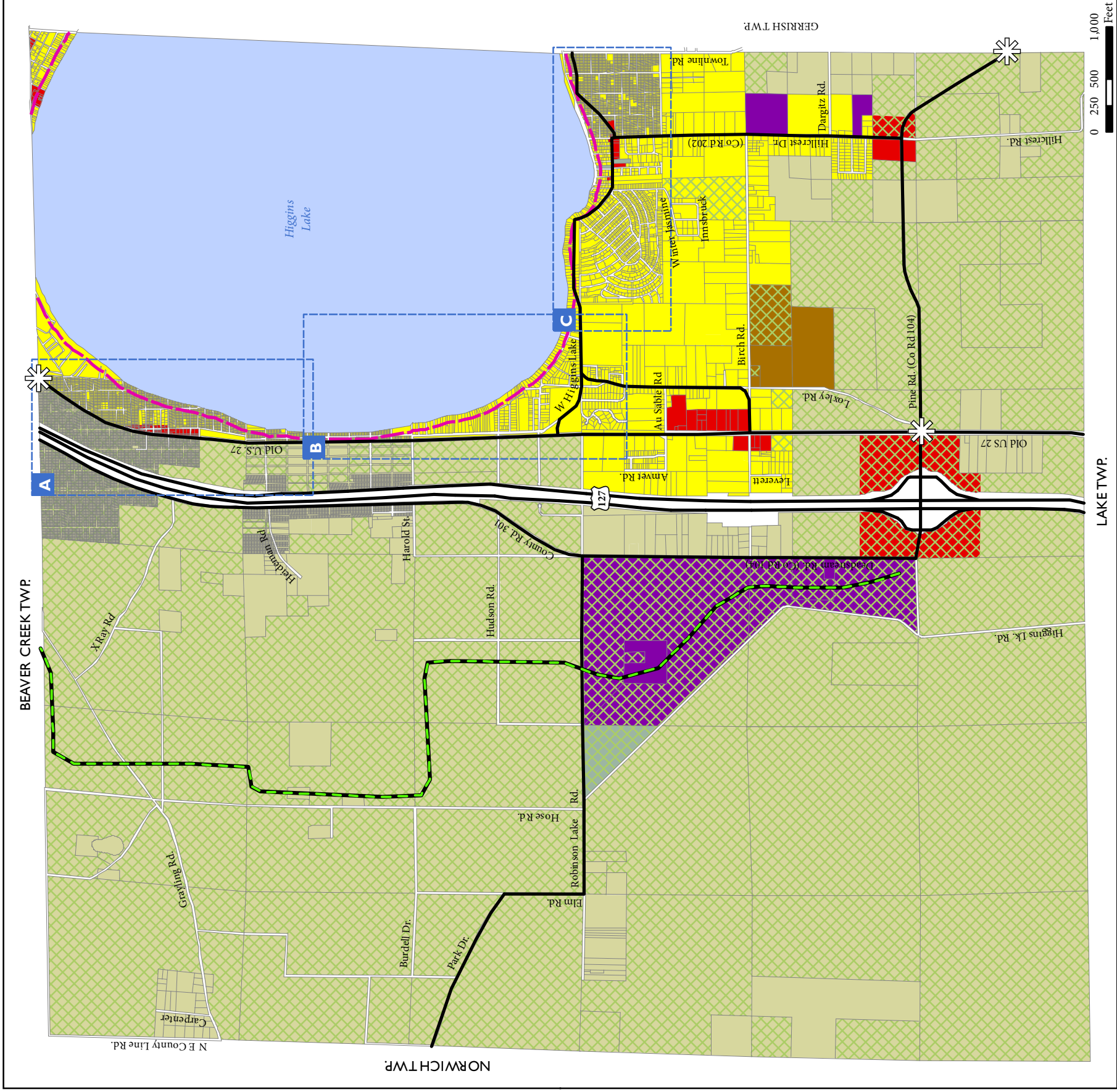
NORTH

Zoning Map Adopted by the Lyon Township Board on January 18, 2006
 Map Updated Through January 2010

Base Map: Roscommon County GIS Department

- LEGEND**
- R-R Rural Residential
 - R-1 Single-Family Residential
 - R-3 Multiple-Family Residential
 - R-4 Manufactured Home Park
 - C-1 Commercial
 - M-1 Light Industrial

Lyon Township Zoning Map (as of January 2010)



Map 6: Future Land Use

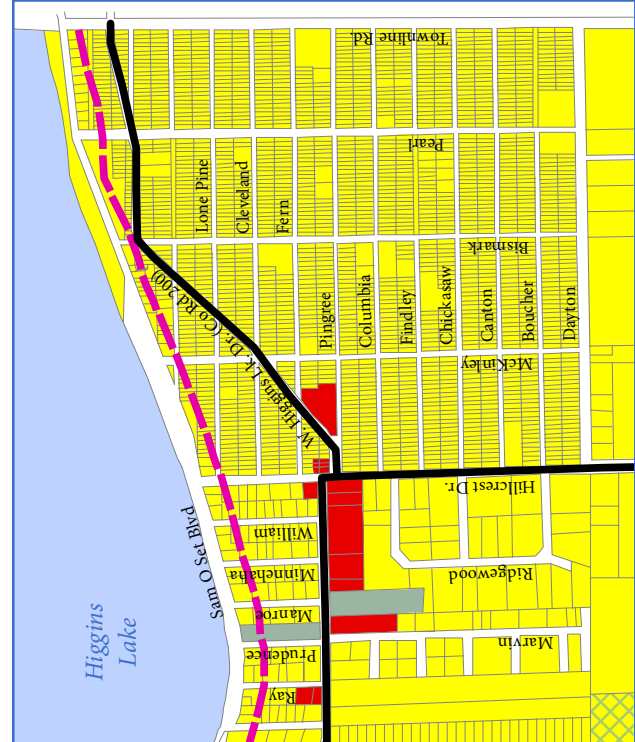
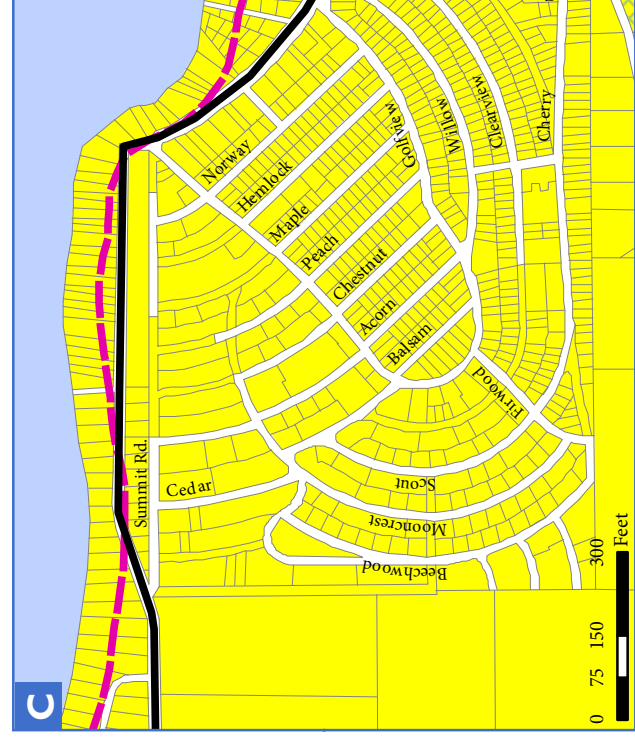
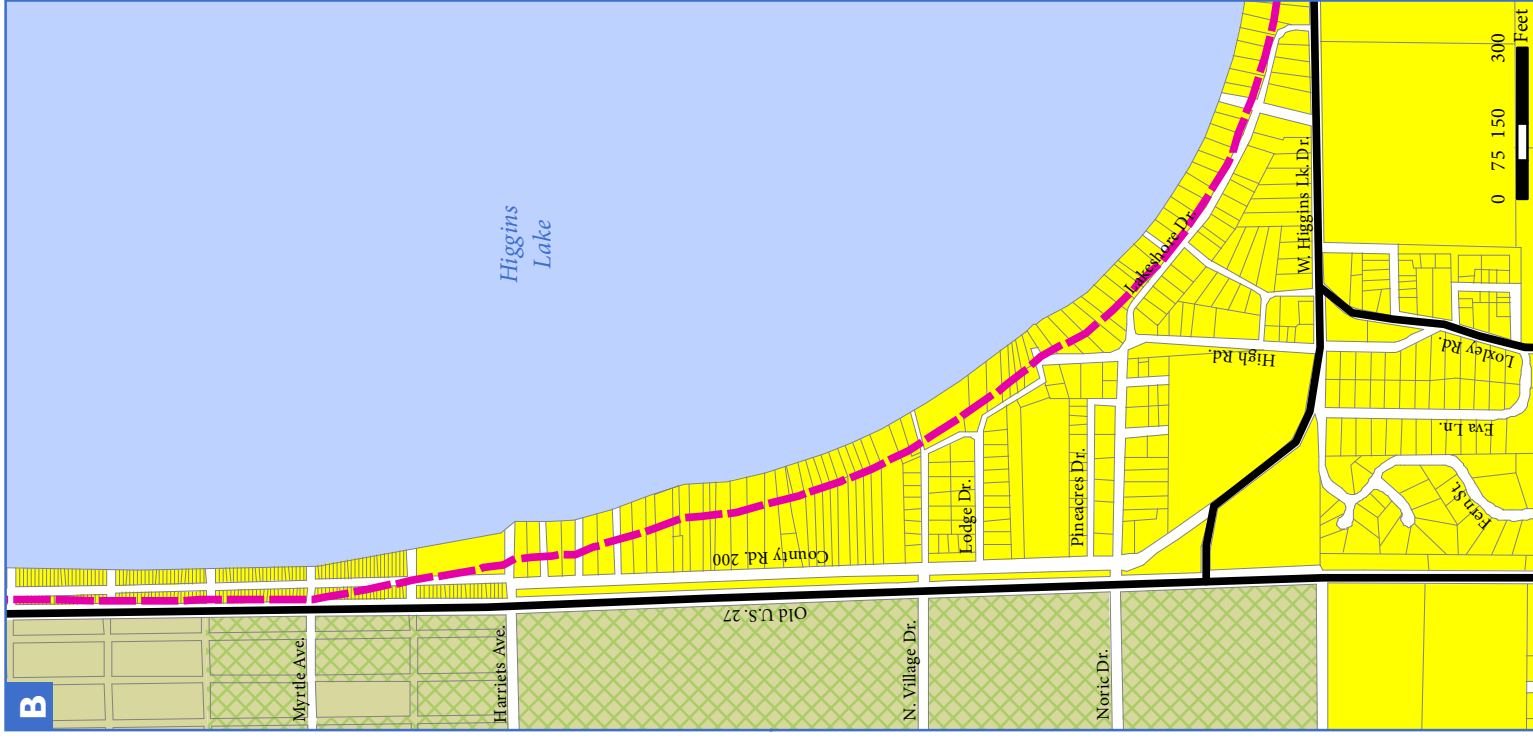
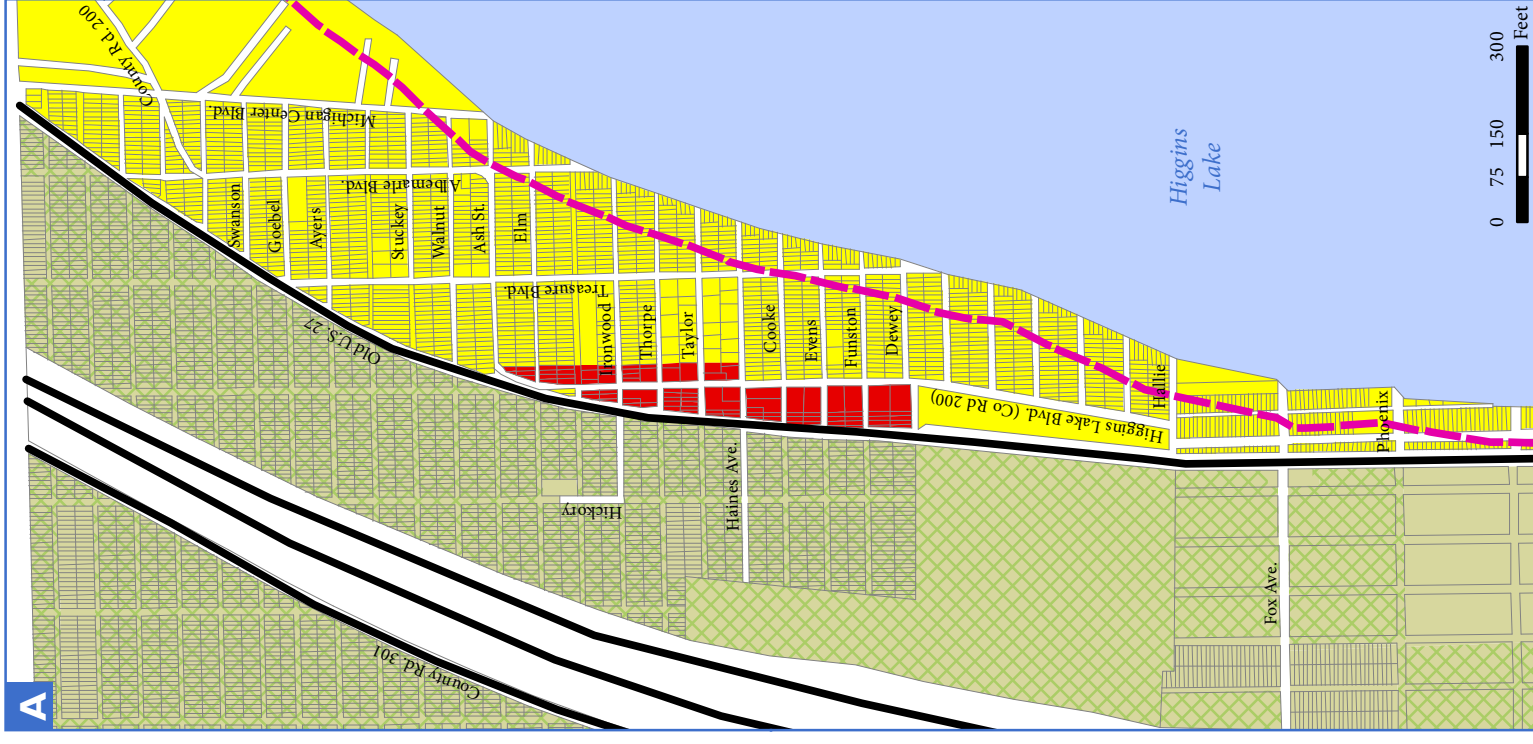
- | | | | |
|--|-----------------------------|--|-------------------------------|
| | Rural/Conservation | | Lakeshore Protection District |
| | Single-Family Residential | | Recreational Trail |
| | Multiple-Family Residential | | Major Road |
| | Mobile Home Park | | Property Lines |
| | Commercial | | State Owned Land |
| | Industrial | | Water Bodies |
| | | | Township Entryway |

Master Plan Update

Lyon Township
Roscommon County, Michigan



Adopted September 17, 2012



PLAN IMPLEMENTATION RESOURCES

Lyon Township's Master Plan is a long-range community policy statement comprised of a variety of both graphic and narrative recommendations intended to provide guidelines for making reasonable and realistic community development decisions. The Plan is intended to be employed by Township officials, by those making private sector investments, and by all citizens interested in the future development of the Township.

The completion of the Plan is but one part of the community planning process. Realization, or implementation of the goals, objectives, and recommendations contained in the Master Plan can only be achieved over an extended period of time and only through the cooperative efforts of both the public and private sectors. This section will serve as a reference guide for the Township as it moves through the plan implementation process.

The following narrative provides a listing and description of various plan implementation resources.

9.1 KEYS TO SUCCESSFUL IMPLEMENTATION

KNOWLEDGEABLE LOCAL OFFICIALS

Ultimately, the responsibility for implementing the Master Plan falls into the hands of the local officials of Lyon Township. This is why it is very important that the Township Board, Planning Commission, and the various municipal officials should be knowledgeable and focused on achieving the desired results of the Master Plan. The local officials need to be the catalysts for action, leading the community in the right direction.

PUBLIC SUPPORT

It is critical that the citizens of Lyon Township acknowledge, understand, and support the Master Plan. In order to organize public support most effectively, Lyon Township must emphasize the necessity of instituting the planning program and encourage citizen participation in the planning process.

Lack of citizen understanding and support could have serious implications for the eventual implementation of planning proposals. Failure of the public to support needed bond issues and continuing dissatisfaction concerning taxation, special assessments, zoning decisions, and development proposals are some of the results of public misunderstanding and rejection of long range plans.

CO-DEVELOPMENT

Implementing the goals and objectives of the Master Plan requires that the private and public sector work together on development projects. Co-development is simply the joint public and private investment for a common purpose. Working in a partnership allows for Lyon Township to become involved in such things as site location selection, planning, site design, utilities and other service agreements, and tax incentives and abatements. These partnerships help to foster development-friendly environments, where the Township benefits from increased tax revenue, and the private developers can benefit from decreased cost of improvements.

9.2 IMPLEMENTATION TOOLS

ZONING ORDINANCE

Zoning Ordinances are essential in implementing the goals and objectives of the Master Plan. The authority to create a Zoning Ordinance is given to a Township by the State under the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, for the purpose of promoting community health, safety, and general welfare. Zoning regulations have been strongly supported by the Michigan courts, as well as by the United States Supreme Court.

The intent of zoning is to assure the orderly development of the community. Zoning does this by dividing the community into districts in order to establish a density of population, and regulate the use of land and buildings. Zoning also promotes the general welfare of a community by protecting homes and investments against the potential harmful intrusion of business and industry into residential neighborhoods, requiring the spacing of buildings far enough apart to assure adequate light and air, preventing the overcrowding of land, facilitating the economical provision of essential public facilities, and aiding in the conservation of essential natural resources. This, in turn, helps to protect the property values of the community.

Because of the importance of zoning, and the great impact which zoning can have on the use of land and related services, it should be based on principles derived from this Master Plan.

SUBDIVISION REGULATIONS

When a developer proposes to subdivide land, he or she is in effect, planning a portion of the Township. To assure that such a development is in harmony with the Master Plan objectives, a subdivision regulation ordinance may be created in accordance with the Michigan Land Division Act, Public Act 288 of 1967.

Several direct benefits accrue from the regulation of subdivisions by a local unit of government. By requiring the subdivider to install adequate utilities and improved streets, purchasers of the lots are not later burdened with unanticipated expenses. A subdivision without adequate physical improvements is detrimental not only to itself, but it also reduces the opportunity for reasonable development of adjacent parcels. In addition, long-range economy in government can be realized only when the subdivider provides adequate improvements.

As a part of its review of proposed subdivisions, the Planning Commission focuses on such features as the arrangement and width of streets, the grading and surfacing of streets, drainage of storm water, the width and depth of lots, the adequate provision of open space, and the location of easements for utility installations. The subdivision review process is one of the methods of implementing the goals and objectives of the community's long-range Plan.

ENFORCEMENT

The ultimate effectiveness of the zoning, subdivision, and other regulations depends on the effective administration and enforcement by the community. If administrative procedures are lax, or if enforcement of regulations is handled in an inconsistent, sporadic manner, the result will be unsatisfactory at best.

The Zoning Administrator is often responsible for carrying out zoning/development related functions, including building inspections, ordinance administration, and community/ developer liaison. Each of these functions requires a substantial investment of staff time. If sufficient time is not made available to carry out these critical functions, they may only be accomplished in a cursory manner. Therefore, the Township should provide for adequate staff levels and/or consulting assistance to assure that these essential day-to-day functions will receive the professional attention required.

CAPITAL IMPROVEMENTS PROGRAM

The term "capital improvements" is generally intended to embrace large-scale projects of a fixed nature, the implementation of which results in new or expanded public facilities and services. Such items as public building construction, park development, sewer installation, waterworks improvements, street construction, land acquisition, and the acquisition of certain

large-scale pieces of equipment (graders, sweepers, trucks, etc.) are included in the Capital Improvements Program.

Few communities are fortunate enough to have sufficient revenues available at any given time to satisfy all demands for new or improved public facilities and services. Consequently, most are faced with the necessity of determining the relative priority of specific projects and establishing a program schedule for their initiation and completion. The orderly programming of public improvements is to be accomplished in conjunction with a long-range plan.

In essence, the Capital Improvements Program is simply a schedule for implementing public capital improvements, which acknowledges current and anticipated demands, and which recognizes present and potential financial resources available to the community. The Capital Improvements Program is a major planning tool for assuring that public improvements proceed to completion in an efficient manner. The Capital Improvements Program is not intended to encourage the spending of additional public monies, but is simply a means by which an impartial evaluation of needs may be made. The Program typically is prepared for a five-year period, the first year of which is called Capital Improvements Budget.

Long-range programming of public improvements is based upon three fundamental considerations. First, the proposed projects must be selected on the basis of community need. Second, the program must be developed within the community's financial constraints and must be based upon a sound financial plan. Finally, program flexibility must be maintained through the annual review and approval of the capital budget. The strict observance of these conditions requires periodic analysis of various community development factors, as well as a thorough and continuing evaluation of all proposed improvements and related expenditures.

It is essential that in the process of preparing and developing the program, the Planning Commission be assigned a key role in reviewing project proposals to assure conformity with the Master Plan and to make recommendations regarding prioritizing projects, and appropriate methods of financing.

MICHIGAN CERTIFIED COMMUNITY RECREATION PLAN

Any community can develop a community recreation plan. This plan helps to determine a community's future recreation needs, and proposes solutions to meet such needs. In addition to this, a certified community recreation plan allows the local government to apply for grant funds through the Michigan Department of Natural Resources (MDNR) such as the Michigan Natural Resources Trust Fund and Land and Water Conservation Fund.

DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

A local unit of government may create a Downtown Development Authority in order to halt property value deterioration, increase property tax valuation, and promote economic growth in a central business district. A DDA has the authority to create development plans, encourage historic preservation, authorize acquisition of property, and promote economic growth. A DDA may utilize Tax Increment Financing as a tool for generating revenue.

SPECIAL ASSESSMENT DISTRICTS

Special assessments are a fee levied by the community for the financing of local improvements that directly benefit the landowners that must pay the assessment. Taxes levied for public improvements within a Special Assessment District can be applied for such improvements as utilities, public roads, trash collection, bicycle paths, parks, sidewalks, lighting, and tree maintenance.

9.3 FUNDING OPPORTUNITIES

Lyon Township's Master Plan has focused on providing an overall recommended pattern for future land uses in the Township. At the same time, however, it also has identified a number of policies, programs and services that will be important for the successful implementation of the Plan's goals. In particular, these policies and recommendations are listed in the Goals and Policies chapter of this Master Plan.

To accomplish these policies and recommendations, Township leaders, in conjunction with Township staff and consultants, should begin to develop criteria and priorities for such efforts including the provision of technical assistance and coordination of local project funding. However, in this time of diminished revenue from local funding sources, communities such as Lyon Township must diligently monitor and aggressively seek funds from state and federal funding sources. Other local funding sources such as donations should also be explored.

GRANT AND LOAN PROGRAMS

To assist in the implementation of the Master Plan, a comprehensive matrix of grant and loan opportunities applicable to Lyon Township has been created (**Table 13**). This matrix provides the program name, sponsor agency, a description of eligible projects, required local match, and a link to further information for each program.

REVENUE BONDS

Revenue Bonds are those issued for various public improvement projects that are backed by the future revenues generated from the improvements. For example, water systems are improved by the sale of bonds, which are then repaid by water rates charged to the customers of the system. Sewer systems, airports, marinas, and other public facilities are often constructed by means of revenue bonds.

GENERAL OBLIGATION BONDS

General Obligation Bonds are those that are issued by a municipality or other public body that are backed by the "full faith and credit" of that body. The municipality usually pledges its taxing ability, and therefore future tax revenues, to make the payments on the bonds. Because of the "full faith and credit" issue, and therefore a low amount of risk of default by the Township, these types of bonds usually attract the lowest interest rate.

LOCAL FUNDS

In order to receive financial assistance from grant and loan programs, a community must also contribute a matching amount of funding for any project. It would be nearly impossible to receive funds from other sources without contributing some amount of general revenue funds as well. In general, the more a community contributes to a project, the more likely that community will receive grants and loans. Also, the more money a community contributes means that they might receive a greater amount of grant and loan funding.

LOCAL BUSINESSES

Seeking the help of your local businesses may result in much needed support for various public projects in the form of cash donations, material donations, and advertising, among others.

LOCAL FOUNDATIONS

Similar to the local businesses, local foundations might be able to provide support for civic projects.

Table 13
Matrix of Funding Opportunities
Lyon Township

Category/ Program Name	Sponsor	Funding Opportunity Description	Required Local Match Percentage	Link to Program Description
Parks, Recreation and Trails				
Transportation Enhancement Funds	MDOT	Acquisition of land and/or construction of non-motorized trails; bicycle and pedestrian facilities	20%	www.michigan.gov/tea
Michigan Natural Resources Trust Fund	MDNR	Purchase of land; development of outdoor recreational facilities and trails	25%	www.michigan.gov/dnr-grants
Land and Water Conservation Fund	MDNR	Development of outdoor recreational facilities and trails	50%	www.michigan.gov/dnr-grants
Recreation Passport Grants	MDNR	Development of public recreation facilities, focused on renovating and improving existing parks.	25%	www.michigan.gov/dnr-grants
Community Forestry Grants	MDNR	Grants to support urban and community forest activities such as tree inventories, management plans, planting and other maintenance activities	No Match	www.michigan.gov/dnr-grants
Community Development, Facilities and Infrastructure				
Economic Adjustment Assistance Program	USEDA	Projects that stimulate employment (i.e., industrial parks) in areas that have experienced severe economic distress		www.eda.gov/AboutEDA/Programs.xml
Public Works and Economic Development Program	USEDA	Construction or rehabilitation of essential public infrastructure and facilities necessary to generate or retain private sector jobs and investments.		www.eda.gov/AboutEDA/Programs.xml
Michigan Community Development Block Grant (CDBG) Program	MEDC	Provides funding of grants to local units of government for economic development, downtown development, blight elimination and planning. Projects must provide a direct benefit to low and moderate-income people, elimination of slum and blight, or meet and urgent need.	No Match	www.michiganadvantage.org/Community-Development-Block-Grants/
Clean Water State Revolving Fund	MDEQ	Grants and low-interest loans for water quality protection projects for wastewater treatment, nonpoint source pollution control, and watershed and estuary management.	No Match	www.epa.gov/owm/cwfinance/cwsrf/
Drinking Water State Revolving Fund	MDEQ	Grants and low-interest loans to install, upgrade, or replace infrastructure to continue to ensure safe drinking water.	No Match	www.michigan.gov/deq
Rural Development Community Facilities Program	USDA	Grants and low-interest loans for essential community facilities and capital projects or equipment that supports police, fire and health services in rural areas (20,000 or less population)	25% for grants	www.rurdev.usda.gov/HCF_CF.html
Rural Development Water and Environmental Programs	USDA	Grants and loans for drinking water, sanitary sewer, solid waste and storm drainage facilities in rural areas (10,000 or less population)	Varies	http://www.rurdev.usda.gov/UWEP_HomePage.html
Assistance to Firefighters Grant Program	FEMA	Grants to fire departments to enhance their ability to protect the public and fire service personnel from fire and related hazards	10-20% depending on service area population	www.fema.gov/firegrants/
Transportation (Including Non-Motorized)				
Safe Routes to School Program	MDOT	Trail development to improve school access	No Match	www.saferoutesmichigan.org
Transportation Economic Development Fund	MDOT	Category A: funding to assist in the development of highways, roads and streets necessary to support economic growth (must partner with the Monroe Co Road Commission).	20%	www.michigan.gov/tedf
Transportation Enhancement Funds	MDOT	Bicycle and pedestrian facilities; sidewalks; curb ramps; wide paved shoulders	20%	http://www.michigan.gov/tea

Source: Wade Trim, October 2011

Acronym Key:

FEMA = Federal Emergency Management Agency
MDEQ = Michigan Department of Environmental Quality
MDNR = Michigan Department of Natural Resources
MDOT = Michigan Department of Transportation
MEDC = Michigan Economic Development Corporation
USEDA = United States Economic Development Administration
USDA = United States Department of Agriculture



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