

# Comprehensive Development Plan

Prepared For:

**Village of Fowler**

*Clinton County, Michigan*

Prepared By:

**Community Planning Services**

*East Lansing, MI 48826*

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## BACKGROUND AND PERSPECTIVE

The Village of Fowler Planning Commission is established under the authority of the Municipal Planning Act 285 of the Public Acts of Michigan, 1931, as amended. Act 285 establishes the following direction to the Planning Commission with respect to the purpose of the master plan:

*The planning commission shall make and adopt a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the commission’s judgment, bear relation to the planning of the municipality. The plan with accompanying maps, plats, charts, and descriptive matter shall show the planning commission's recommendations for the development of the territory...*

The Village of Fowler is located in Dallas Township, Clinton County, Michigan. The county is located in the central portion of the lower peninsula of Michigan and is comprised of 16 townships, 3 charter townships, two cities and six villages.



Figure 1 - Clinton County Location Map

The Village of Fowler contains approximately 1.3 square miles with a year 2010 population of 1208 according to the U.S. Census. The Village of Fowler is a rural community located on M-21 and is in close proximity to the cities of St. Johns and Lansing. The Village was incorporated in 1885 and currently has its own school system and village form of government.

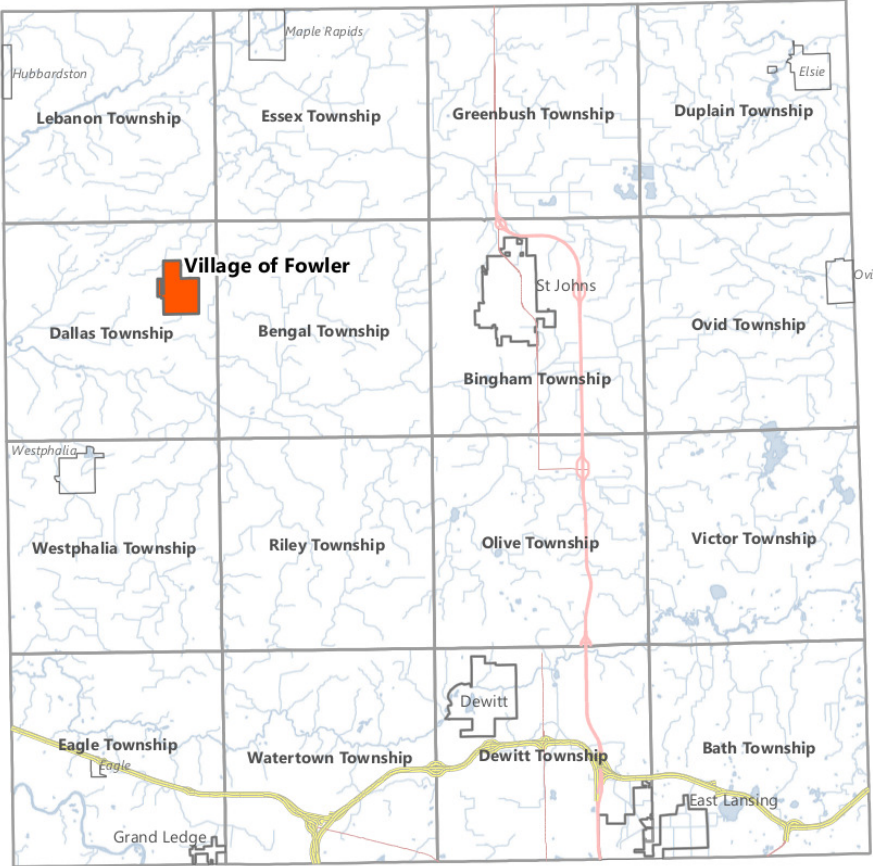


Figure 2 - Location of Village of Fowler

The predominant land use surrounding Dallas Township and Clinton County is agriculture, with relatively significant residential development occurring within the last twenty-five years, causing a significant loss in farmland. Many acres of agricultural land have been converted to residential uses. The Village of Fowler and Dallas Township have been working together to encourage residential development within the Village in order to be served by public utilities.

To that end, the Village of Fowler Planning Commission has been preparing a set of goals,

policies, and objectives as part of a Comprehensive Development Plan. Goals, Policies, and Objectives are established for Residential Development, Natural Resource Management, Planning for Non-Residential Development, and Infrastructure.

Additionally, the Planning Commission has adopted the following Mission Statement for the Comprehensive Development Plan.

**MISSION:**

**To plan and implement an environmentally and fiscally responsible pattern of future land use for the Village of Fowler which has the following four goals:**

- 1. Provide for a low density residential land use pattern for the Village.**
- 2. Recommend a rate of growth of future development which allows basic services to be provided in a responsible manner.**
- 3. Emphasize cooperation and coordination between local governmental jurisdictions (Dallas Township and Clinton County) on land use planning, boundary expansion, environmental issues, and basic services.**
- 4. Provide for the continuation and reasonable expansion of non-residential (commercial and industrial) land uses within the village to provide sustainable job opportunities.**

## **POPULATION PROFILE**

This profile is a tool to describe both local population trends and the Village of Fowler's relationship to the region. The information, once gathered, provides a multi-dimensional description of the village including numbers, ages, heritage and education. The information is used to help identify current needs and to anticipate those of the next twenty years in areas such as roads, schools, recreation, and land use. The population profile paints a picture of the people in the Village of Fowler.

### **State of Michigan**

In recent decades leading up to the new Millennium, U.S. Census figures have shown slow growth in the State of Michigan's population. Between 1980 and 1990, the population grew by 0.36%, and between 1990 and 2000, population grew nearly 7%. The *Michigan Population Update*, published in March, 1997, made the following observations about the State's population trends over the past several decades:

...Michigan's population growth has been below the national average since 1970. During the severe recession in the early 80s, Michigan even experienced some population loss. Since then and especially after 1993, Michigan's population growth rate has grown closer to the national average

The 2010 U.S. Census shows that in contrast to the previous decade of growth, Michigan has experienced a decline in population, losing nearly 55,000 (0.55%) residents over the course of the decade.

### **Lansing Tri-County Area**

The Lansing-East Lansing Metropolitan Statistical Area (MSA) is made up of Clinton, Ingham and Eaton Counties. The population for this area was 432,684 in 1990 and totaled 444,253 as of the year 2000. By the year 2010, the population grew to 464,036, which is an increase of 3.64% since the year 2000. This increase runs counter to earlier population estimates, which indicated a peak in population in 1995 at 453,796 and a constant decline through 2000.

### **Clinton County**

Clinton County's population rose 15% between 1970 and 1980 and another 3.5% from 1980 to 1990. The County's population was 57,893 in 1990 according to the U.S. Census Survey. From 1990 to

2000, the Census Bureau estimated that the county's population increased 11.87% to a total population of 64,753. By the year 2010, population increased another 16.4% to 75,382. Over half of the 75,382 population of Clinton County is concentrated in the Townships of Bath (11,598), DeWitt (including DeWitt City) (18,828) and Bingham (including the city of St. Johns) (10,724). Bath Charter Township grew the fastest, at 53.8%, but DeWitt (18.5%) and Bingham (13.9%) grew in population at a rate much closer to Clinton County's. Of the six villages in the County, two (Elsie and Eagle) had population losses, while the Village of Fowler had the greatest population increase at 6.6 %.

### **Village of Fowler**

The 2010 U.S. Census stated that the population of the Village of Fowler was 1,208 residents. This is an increase of 72 persons from the year 2000 (1,136 persons). Population in the Village had previously increased by 147 from 1990 to 2000. The population of the Village of Fowler was 989 according to the 1990 U.S. Census Survey, a decline from 1,067 in 1980.

### **Age**

The age information available from the 2010 Census indicates the median age of the Village of Fowler population was 36.1 years. The age distribution from the 2010 Census is included in chart form as an appendix to this document.

The Village, Township, and County have all experienced a median population age increase (3.3, 3.5, and 1.7 years respectively). Within each boundary, the 19 year and under age group constitutes the largest age group. In the Village and Township, persons 65 years and older make up the second largest age group, followed by those aged 35 – 44 years. The County skews slightly older, with its second largest population being aged 45 - 54 years. It is important to note the general increase in median age for these municipalities, as the demographic shifts will impact both economic and social trends in the future.



## Appendix for Age

**Table 1: 2010 Fowler, Dallas, Clinton County Age Distributions**

| <b>Age</b>          | <b>Fowler<br/>Pop</b> | <b>Fowler<br/>%</b> | <b>Dallas<br/>Pop</b> | <b>Dallas<br/>%</b> | <b>Clinton<br/>Pop</b> | <b>Clinton<br/>%</b> |
|---------------------|-----------------------|---------------------|-----------------------|---------------------|------------------------|----------------------|
| 19 & Under          | 382                   | 31.62%              | 789                   | 33.31%              | 20,759                 | 27.54%               |
| 20 - 24             | 67                    | 5.55%               | 125                   | 5.28%               | 6,031                  | 8.00%                |
| 25 - 34             | 140                   | 11.59%              | 239                   | 10.09%              | 8,056                  | 10.69%               |
| 35 - 44             | 168                   | 13.91%              | 314                   | 13.25%              | 9,648                  | 12.80%               |
| 45 - 54             | 131                   | 10.84%              | 306                   | 12.92%              | 11,741                 | 15.58%               |
| 55 - 64             | 111                   | 9.19%               | 239                   | 10.09%              | 9,442                  | 12.53%               |
| 65 +                | 209                   | 17.30%              | 357                   | 15.07%              | 9,705                  | 12.87%               |
| Total<br>Population | 1,208                 | 100.00%             | 2,369                 | 100.00%             | 75,382                 | 100.00%              |
| Median Age          | 36.10                 |                     | 36.20                 |                     | 38.40                  |                      |

### Racial and Ethnic Composition

In the Village of Fowler, according to the 2010 U.S. Census, 96% of the population identifies itself as white. This is in line with statistics for Dallas Township, but is slightly more homogenous than the County as a whole, with 90% of the population identifying themselves as white. The next largest group in the Village is Hispanic, at 2.5% of the population.

### Household Composition

There were 451 households counted in Village of Fowler by the 2010 Census survey. Of those, a small majority were family households (55.3%). Of the family households, most were married-couple families (85.3%). There were 132 non-family households and 109 of these were a householder living alone.

The average number of persons per household was 2.68. There were no people

reported living in group quarters, down from 4 in the 2000 U.S. Census.

### Education

The 2010 U.S. Census reports that there were 746 persons in Village of Fowler who were at least 25 years old. Of this group, 96.7% had completed high school or higher and 25.1% had completed a bachelor's degree or higher. These are similar to the County's statistics of 92.8% completing high school or higher and 27.2% completing a bachelor's degree or higher.

With regard to school age children, the number of children estimated by the 2011 American Community Survey to be enrolled in elementary through high school (268) was very close to the number reported in the population age 5 to 19 (273) years indicating that most school-aged children are in school. This estimate does not include those children that might be home-schooled.

## **HOUSING PROFILE**

To paint the overall picture of the growth trends in the Village of Fowler, it is important to look not only at the number of people and households, but at the dwelling units as well. Housing is an indicator of both growth patterns and the economy. It is also a major land use issue. The age and condition of the housing stock and the value of homes within the township can all help to identify trends, anticipate future growth and help in making future land use decisions.

### **Age and Number**

According to the 2010 U.S. Census, there were an estimated 488 housing units in the Village of Fowler, an average of just under 4 new units per year since the year 2000 (442 total). A 2011 American Community Survey estimates that 390 of them were single unit structures, and the remaining 98 housing units were part of a multi-unit structure.

The 2011 ACS estimates that over half of the housing structures were over forty years old in 2011. Another 26 homes (13%) were built during the 1970s. 29 homes were built during the 1980s, followed by 73 in the 1990s and 36 since the year 2000.

### **Value of the Housing Stock**

The 2011 ACS found that 14% of the housing structures in the Village were valued at less than \$99,000. Homes valued between \$100,000 and \$199,000 accounted for 60% of housing structures, and the remaining 24% of structures were worth over \$200,000.

### **Occupancy**

Of the 488 total housing units counted in the 2010 U.S. Census survey, 451 units or 92.4% were occupied. 376 (83.3%) percent of these were owner occupied and 75 (16.7%) were renter occupied. 37 units were vacant and none were counted as seasonal or recreational use.

Persons per owner- and renter-occupied unit were very similar, at 2.90 and 2.86 persons per unit, respectively.

## **ECONOMIC PROFILE**

Economic information can provide a unique and specific community description. The use of statistics to describe income, employment trends and the size of the labor force makes it possible to observe trends over time. Also, comparing economic statistics at the local, County and regional level can provide a picture of how the local community measures up to the area surrounding it.

### **Income**

According to the 2010 Census Survey, median household income in Clinton County was \$58,244. Median family income was slightly higher (\$70,404) and non-family income (per capita) was significantly lower (\$31,442). In the Village of Fowler, numbers followed a slightly different pattern. Median household income was \$51,188, median family income was \$55,947 and median nonfamily income was \$34,167 for the Village.

Poverty status, as defined by the 2011 American Community Survey listed 90 individuals and 24 families as meeting the poverty income level definition. This is in comparison to the Clinton County listing of 7,764 individuals and 1,812 families as having poverty status as defined by the Census Survey in 2011.

### **Labor Force / Employment**

Over the past ten years, the size of the labor force has increased significantly at the Township and County levels while remaining almost unchanged in the Tri-County area. Just under half of the labor force in Dallas Township (1,047) is located in the Village of Fowler (514). Both showed a continued increase in size over time.

### **Employment by Industry**

The 2011 American Community Survey shows employment in the Village, Township, and County distributed between the following categories as follows:

| <b>Industry</b>                        | <b>Fowler<br/>Pop</b> | <b>Fowler<br/>%</b> | <b>Dallas<br/>Pop</b> | <b>Dallas<br/>%</b> | <b>Clinton<br/>Pop</b> | <b>Clinton<br/>%</b> |
|--|-----------------------|---------------------|-----------------------|---------------------|------------------------|----------------------|
| Agriculture, Forestry, Fishing, Mining | 17                    | 3.51%               | 83                    | 8.44%               | 919                    | 2.59%                |
| Construction                           | 38                    | 7.84%               | 102                   | 10.38%              | 1,697                  | 4.78%                |
| Manufacturing                          | 64                    | 13.20%              | 129                   | 13.12%              | 4,002                  | 11.27%               |
| Wholesale Trade                        | 7                     | 1.44%               | 19                    | 1.93%               | 923                    | 2.60%                |
| Retail Trade                           | 60                    | 12.37%              | 127                   | 12.92%              | 3,753                  | 10.57%               |
| Transportation and Warehousing         | 8                     | 1.65%               | 18                    | 1.83%               | 1,490                  | 4.20%                |
| Information                            | 11                    | 2.27%               | 11                    | 1.12%               | 610                    | 1.72%                |
| Finance, Insurance, Real Estate        | 69                    | 14.23%              | 124                   | 12.61%              | 2,681                  | 7.55%                |
| Professional, Scientific, Management   | 29                    | 5.98%               | 39                    | 3.97%               | 2,954                  | 8.32%                |
| Education, Health, Social Services     | 73                    | 15.05%              | 134                   | 13.63%              | 8,358                  | 23.55%               |
| Arts, Entertainment, Food Service      | 30                    | 6.19%               | 53                    | 5.39%               | 2,720                  | 7.66%                |
| Other Services, except Public          | 20                    | 4.12%               | 37                    | 3.76%               | 1,881                  | 5.30%                |
| Public Administration                  | 59                    | 12.16%              | 107                   | 10.89%              | 3,507                  | 9.88%                |
| Total Population 16yrs and over        | 485                   |                     | 983                   |                     | 35,495                 |                      |

Education/Health/Social Services occupations employ the most people in the Village of Fowler, followed closely by Finance/Insurance/Real Estate and Manufacturing. Dallas Township follows a very similar employment pattern. Clinton County, which follows a similar pattern in general as well, has a significantly higher percentage of people employed within Education/Health/Social Services, likely due to the proximity to Michigan State University and the multiple health systems in the Lansing Metro area.

### ***Employment Forecasts (Lansing Metro)***

The Office of Labor Market Information has produced forecasts for employment by industry and occupation from 2008-2018 for the entire Lansing Metropolitan Surrounding Area (MSA). The

Village of Fowler is a contributor to the Lansing MSA.

The forecast by occupational groups predicts that by 2018, there will be a 5.6% increase in the total number jobs available, which is an increase in 13,445 jobs over the ten year span. Occupations in Healthcare Support (+27.2%) and Healthcare Practice (+15.8%) are the two largest anticipated expanding employment fields in terms of relative growth, and the most jobs are anticipated to be created in the Education/Training/Library occupations (2,080 additional).

The forecast by industry employment predicts that overall employment will increase by 5.7% for a total of 12,770 additional jobs. Here, Professional and Business Services jobs are expected to increase the most (+18.5%), while Education and Health Services positions are expected to grow by 12.1%. Manufacturing is expected to lose about 2,810 jobs (-14.2%).

## LAND USE PROFILE

The comprehensive planning process is a proactive one which establishes a guide for orderly growth within the community while at the same time making good use of limited public funds and preserving natural resources. The Comprehensive Development Plan culminates in a Future Land Use Map which is developed by "overlying" various types of information about the village. The population, housing and economic profiles presented earlier in the document are each important "layers." The Land Use Profile is another which presents information on how land is being used in the village. Only by knowing about the past and the present can good decisions be made about where to go in the future.

### **Land Use Summary**

The following information compares the land use pattern of the Village of Fowler with the land use pattern of Dallas Township for the year 2004.

#### Village of Fowler

|                           |              |       |
|---------------------------|--------------|-------|
| Agricultural and Vacant:  | 392.67 Acres | (52%) |
| Residential:              | 205.74 Acres | (27%) |
| Commercial:               | 28.81 Acres  | (3%)  |
| Public/Semi-Public Lands: | 117.93 Acres | (18%) |

#### Dallas Township

|                           |                |        |
|---------------------------|----------------|--------|
| Agricultural and Vacant:  | 20,373.0 Acres | (95%)  |
| Residential:              | 1,080.0 Acres  | (4.9%) |
| Commercial:               | 8.8 Acres      |        |
| Industrial:               | 1.1 Acres      |        |
| Public/Semi-Public Lands: | 31.0 Acres     |        |

### **Zoning Ordinance**

The Village of Fowler has recently adopted a zoning ordinance (P.A. 207) and is currently

in the process of administering that land use regulation. As the primary tool for land use regulation, the Village of Fowler Zoning Ordinance has six zoning districts which appear capable of providing reasonable land use regulation over the next five year period. The Official Zoning Map is included in the Appendices of this document.

### Analysis

The Village of Fowler is unique in that it has substantial acreage within the village limits which is currently vacant. Over one-half of the acreage within the village (393 acres) is either used for agriculture use or vacant. As the only governmental jurisdiction within Dallas Township which offers public infrastructure, this enables the village to absorb future development and thereby permit the township to remain agricultural. Additionally, because the vacant acreage number is so large, it enables the Village of Fowler to establish a clear future land use pattern.



## **COMMUNITY FACILITIES PROFILE**

Community facilities are public services and service systems which serve the residents of the Village of Fowler. The village is not an urbanized area with a large number of facilities and services. It does, however, offer its residents amenities such as parks, police and fire protection services, schools and public roads. The community facilities are inventoried and described in narrative form.

An inventory of existing community facilities is important in creating a long-range community plan. Only by knowing what the community has to work with is it possible to plan for the future. Also, community services enhance the quality of life for area residents. Good land use planning considers community facilities because they affect public health and safety, environmental health, and the economic stability of the community.

### **Village Land and Facilities**

#### Village Hall

The Village of Fowler Hall is located at 225 North Main Street within the Village of Fowler. Regular and special meetings for the Village take place in the hall, as well as staff offices for the officials of the Village.

#### Cemeteries

There are no cemeteries located within the Village of Fowler, but there are two private cemeteries located within Dallas Township. Those cemeteries are Most Holy Trinity Catholic Cemetery (11 acres with available plots) located on North Grange Road in Section 9 and St. Paul's Cemetery (1 acre) located on South Wright Road in Section 36. Oak Ridge Cemetery (2 acres with available plots) is located in Bengal Township on Taft Road west of Wacousta Road in Section 30.

#### Parks

There are three parks located in the Village of Fowler. These parks are the Victor Street Park, Field of Dreams Park, and Fink Field. Residents looking for additional recreational space or programs can find them through Fowler Public Schools or through St. Johns School District, both of which provide recreation space and activities to the community.

Finally, the Fowler Conservation Club (8 acres) is located in Dallas Township on North Wright Road.

### Library

There is not a library located within the Village of Fowler. The Bement Library in St. Johns provides service to the surrounding area. The Bement Library moved to a new facility during 1998, and is now located at 108 E. Railroad Street--one block north of its previous location. In addition to its book collection, the library circulation includes books-on-tape, magazines, and video rental. There are computers available for internet access and for personal computing. There is also a photocopy and fax machine available to the public. The library offers a series of pre-school story hours during the school year, a summer reading program for school-aged children during the summer and a "Third Tuesday Series" for adults, primarily during the winter months. There is also a return drop box in Fowler at the Post Office.

### **Public Safety**

#### Police Protection

Police protection in the Village of Fowler is provided by the Clinton County Sheriff's Department. The Department provides various services throughout the township, including traffic enforcement, emergency response, and criminal investigation.

In addition to the Sheriff's Department, the Michigan State Police provide a full range of police services across jurisdictional boundaries cooperating with local law enforcement agencies.

#### Fire Protection Service

The Village of Fowler is served by the Dallas Township Fire Department. In addition to the chief and assistant chief, there are three captains and 15 other volunteers for a total of 20. It is a "volunteer" system with people on-call.

#### Emergency Medical Service

In areas served by Dallas Township Fire Department, the department also provides medical first responder services. Emergency Medical Service (EMS) is provided by the

Clinton Area Ambulance Service.

## **Educational Facilities**

### Fowler Public Schools

The Village of Fowler is served by Fowler Public Schools. The Fowler school system includes Fowler High School, which is located at 700 S. Wright Road, and Waldron Elementary and Middle School, which is located at 11214 W. Kent Street. The high school serves grades 9-12 and Waldron serves grades pre-K through 8. Fowler schools offer both preschool and special education curriculums.

### RESA

Along with the services provided by the Pewamo-Westphalia school district, Clinton County is served by the Regional Educational Service Agency. The Regional Educational Service Agency, in the spring of 1998, had 100 special needs students enrolled on the two building campus. Services offered include psychological, speech, occupational and physical therapy, vision and hearing testing, and gifted and talented programs to all school districts in the county.

### Private Schools

Most Holy Trinity School, St. Joseph's Catholic School, Eureka Christian, St. Peter Lutheran School, and Grove Christian School are nearby private schools.

## **Village Drains**

The Village's drainage system consists of private drains, village drains, MDOT, and County drains. The Village is responsible for the maintenance of stormwater systems controlled by either the Village or the County, while private drains are the responsibility of the property owner.

## **Road System**

The Village of Fowler is responsible for the 9.1 miles of major and local streets within the village.

The Village of Fowler is also served by M-21, which runs East (to Flint) and West (to Grand Rapids) through the Township. M-21 is controlled by the Michigan Department of Transportation and maintained by Clinton County.

### **Community Health**

In the Village of Fowler, the public sanitary sewer system and water supply fall under the jurisdiction of the Department of Public Works.

### **Health Care Facilities**

Township residents are served primarily by hospitals in St. Johns and Lansing. Specifically, health services can be attained at Sparrow Hospital and its St. Lawrence Campus facility and two Ingham Regional Medical Center locations in Lansing, or from Clinton Memorial Hospital in St. Johns. Clinton Memorial is an acute primary care facility offering a 24-hour emergency room and full range of health services and is affiliated with nearby Lansing's Sparrow Health System. The Mid-Michigan District Health Department provides health education and community health services at its main office in St. Johns as well as through clinics in Westphalia. Elderly and special needs residents receive care at numerous facilities including Hazel I. Findlay County Manor in St. Johns and the Ovid Healthcare Center. Rivendell of Michigan, located in St. Johns, is part of a national system that provides adolescent psychiatric care. Residents are also served by physicians, clinics and doctors' offices located throughout the surrounding communities.

### **Religious Institutions**

Within the village boundaries, there are two religious institutions: Most Holy Trinity Church, 545 N. Maple, and St. Paul Lutheran Church, 329 North Sorrell Street. Residents will find many denominations represented in the surrounding communities of St. Johns, Fowler, Pewamo, Westphalia, Grand Ledge and the metropolitan Lansing area.

### **Utilities**

Residents of the Village of Fowler are provided with natural gas and electrical service by Consumer's Energy.

## **GOALS AND OBJECTIVES**

The following text describes the Mission Statement and presents the Goals and Objectives for the Comprehensive Development Plan for the Village of Fowler. The Village of Fowler Planning Commission will periodically review the Mission Statement and the Goals and Objectives to evaluate, reprioritize, and establish appropriate time frames for land use planning activities.

### **MISSION:**

**To plan and implement an environmentally and fiscally responsible pattern of future land use for the Village of Fowler which has the following four goals:**

- 1. Provide for a low density residential land use pattern for the Village.**
- 2. Recommend a rate of growth of future development which allows basic services to be provided in a responsible manner.**
- 3. Emphasize cooperation and coordination between local governmental jurisdictions (Dallas Township and Clinton County) on land use planning, boundary expansion, environmental issues, and basic services.**
- 4. Provide for the continuation and reasonable expansion of non-residential (commercial and industrial) land uses within the village to provide sustainable job opportunities.**

To assist in understanding the use of various terms within the Mission Statement, the following definitions are provided:

#### **Goal** –

A description of the 'vision' for the future that the Village of Fowler strives to attain.

#### **Objective** –

A description of specific actions and reasonable timelines which are designed to implement the policy statements.

The overall Mission Statement and the Goals and Objectives in the specific functional areas of Residential Development, Natural Resource Management, Planning for Non-Residential Development and Planning for Community Facilities and Infrastructure will be the policy basis for the Future Land Use section of the Comprehensive Development Plan.

A draft list of additions to the Goals and Objectives section of the Comprehensive Development Plan for the Village of Fowler follows.

### **Residential Development**

The Village of Fowler Comprehensive Development Plan will promote the preservation and expansion of low density residential neighborhoods as the predominant land use pattern for the village.

#### **Objective 1:**

Recommend a residential density pattern within the Comprehensive Development Plan (Future Land Use Map) which protects existing residential areas and proposes reasonable geographic areas for residential growth.

#### **Objective 2:**

Through implementation of the Zoning Ordinance, provide for maximum landscape and open space buffering between new commercial/industrial development and existing and proposed residential areas.

#### **Objective 3:**

Research, discuss, and adopt new land use regulations (in conjunction with Dallas Township and Clinton County) which provide reasonable regulation of manufactured home park development.

#### **Objective 4:**

Research, discuss, and adopt amendments to the Zoning Ordinance which move the multiple family residential use from a permitted use in the R-2 Zoning District to a Special Land Use.

#### **Objective 5:**

Encourage recreational uses and services such as rails to trails to support the quality of the residential environment.

### **Natural Resource Management**

The Village of Fowler Comprehensive Development Plan will conserve environmental assets and natural resources by minimizing negative impacts on environmental resources such as groundwater, wetlands, and the drainage system.

#### **Objective 1:**

The Village of Fowler has adopted a Wind Energy Conversion Systems Ordinance which is intended to provide wind energy options for small residential and non residential parcels and is not intended to support utility based systems.

#### **Objective 2:**

The Village of Fowler Planning Commission will research reasonable solar energy conversion systems which are intended for small residential and non residential parcels and can be aesthetically integrated into a neighborhood.

#### **Objective 3:**

The Village of Fowler Planning Commission will research vehicle surface parking regulations to reduce the environmental impacts of existing parking requirements and provide a dimensional parking space regulation table for the Zoning Ordinance.

#### **Objective 4:**

The Village of Fowler will actively promote educational and regulatory efforts to protect regional groundwater resources and surface water quality.

#### **Objective 5:**

The Village of Fowler will enforce all appropriate ordinances such as the Zoning Ordinance to protect and enhance the natural environment.

### **Non-Residential Development**

Non-residential development within the Village of Fowler will be encouraged to develop limited areas of commercial/manufacturing development to provide local services as well as sustainable employment opportunities.

Objective 1:

The Planning Commission will research and implement reasonable amendments to the Village of Fowler Zoning Ordinance which provide expanded maintenance and expansion alternatives for non conforming land uses.

Objective 2:

To assist investment in the commercial properties within the Village, the Village of Fowler has implemented a Matching Funds Program which will match funds invested by local businesses into the exterior of commercial structures.

Objective 3:

The Planning Commission should review the existing C-1 Commercial Zoning District map boundaries to determine if sufficient land area exists over the next five year period for core commercial land uses within the village.

Objective 4:

The Planning Commission should review the existing I Industrial Zoning District map boundaries to determine if sufficient land area exists over the next five year period for accommodating industrial land uses within the village.

**Planning for Community Facilities and Infrastructure**

Provide efficient and effective *public facilities and services* to the Village of Fowler residents which support the community's low density residential character.

Objective 1:

The Village of Fowler will research and prepare a Parks and Recreation Plan for the community in order to provide a reasonable range of recreational programs and facilities.

Objective 2:

The Village of Fowler will research and prepare a Non Motorized Transportation Plan for the community in order to emphasize pedestrian and non-vehicular movement.

Objective 3:

Public water and public sewer shall be provided at the developer's expense and within the priority growth areas for residential and non-residential development.



Objective 4:

The Village of Fowler should inventory available public parkland/open space and, after discussion with appropriate public and private organizations, determine the growth needs for parkland and open space.

## **FUTURE LAND USE PATTERNS**

This section contains a recommended pattern of future land use for the Village of Fowler which recognizes existing development trends, addresses the Mission Statement of the Comprehensive Development Plan, and applies contemporary land use planning principles.

### **Regional Perspective**

The future land use pattern for the Village of Fowler is also based on the following assumptions..that there will continue to be a strong and viable agricultural economy within the county and the township, that there will be an emphasis on a low density residential development pattern within the village, that the rate of growth will be tied to the provision of public services in a responsible manner, that non-residential development will emphasize goods and services to the residents of the village as well as sustainable job opportunities, and that the Village and the Township will continue to cooperate on land use planning initiatives.

The future land use pattern for the village will emphasize the use of the planned unit development approach for large tracts of residential and non-residential development. Where appropriate, the Village of Fowler will encourage and require master site plans, the use of the Planned Unit Development District within the Zoning Ordinance, as well as the potential use of development agreements (conditional zoning) as recently enabled by the State of Michigan.

### **Future Land Use Categories**

#### Village Expansion

That land area currently located within Dallas Township which is anticipated to be incorporated into the Village of Fowler at some future date. This expansion area is also identified in the Dallas Township Comprehensive Plan. No future land uses are recommended for this area at this time. Future land use designations will be discussed by the Planning Commission and recommended as an amendment to the Comprehensive Development Plan.

#### Residential Expansion

That land area currently located within the Village of Fowler which is recommended for future residential development. The specific geographic areas are also identified with the future zoning district which is recommended for development.

#### Existing Residential

The existing developed residential area of the Village. Recommended to continue as residential land use.

#### Business

The traditional core commercial area of the Village.

### Commercial/Manufacturing/Office Park

That land area recommended to develop as a mixed use area containing commercial, manufacturing, and office development. It is recommended that the entire area be developed as a planned unit development with an overall master site plan which addresses circulation, utilities, and land use compatibility.

### Manufacturing

That land area within the Village currently containing industrial type land uses and which also contains room for expansion.

### Education

Those land areas which contain the public and private educational facilities.

### Public Facilities

Those publicly owned land areas which contain facilities for government, infrastructure, recreation, and other public uses.

### Agricultural Transition

That land area which is recommended to continue in agricultural use until such time as a future land use is recommended by the Planning Commission.

## **Maps**

### Tri-County Region 2020 Vision

A graphic representation of developed areas, recommendations on focused growth, and environmental preservation to the year 2020.

### Clinton County Future Land Use

A graphic representation of the future land use pattern as adopted by Clinton County.

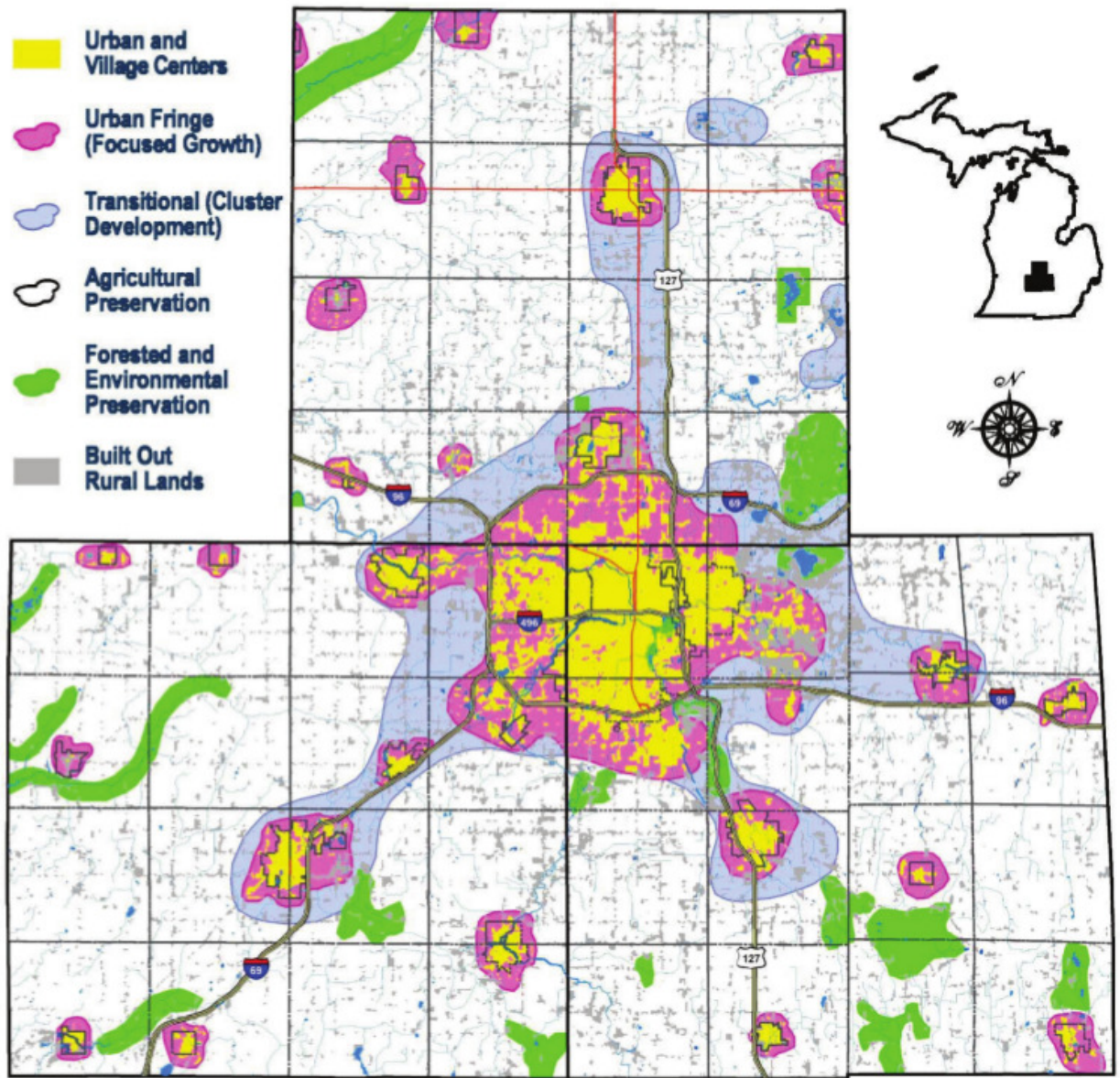
### Dallas Township Future Land Use

A graphic representation of the recommended future land use pattern as adopted by Dallas Township (including the Village of Fowler).

### Village of Fowler Future Land Use

A graphic representation of the recommended future land use pattern for the Village.

### **Tri-County Region 2020 Vision**



# Clinton County Future Land Use

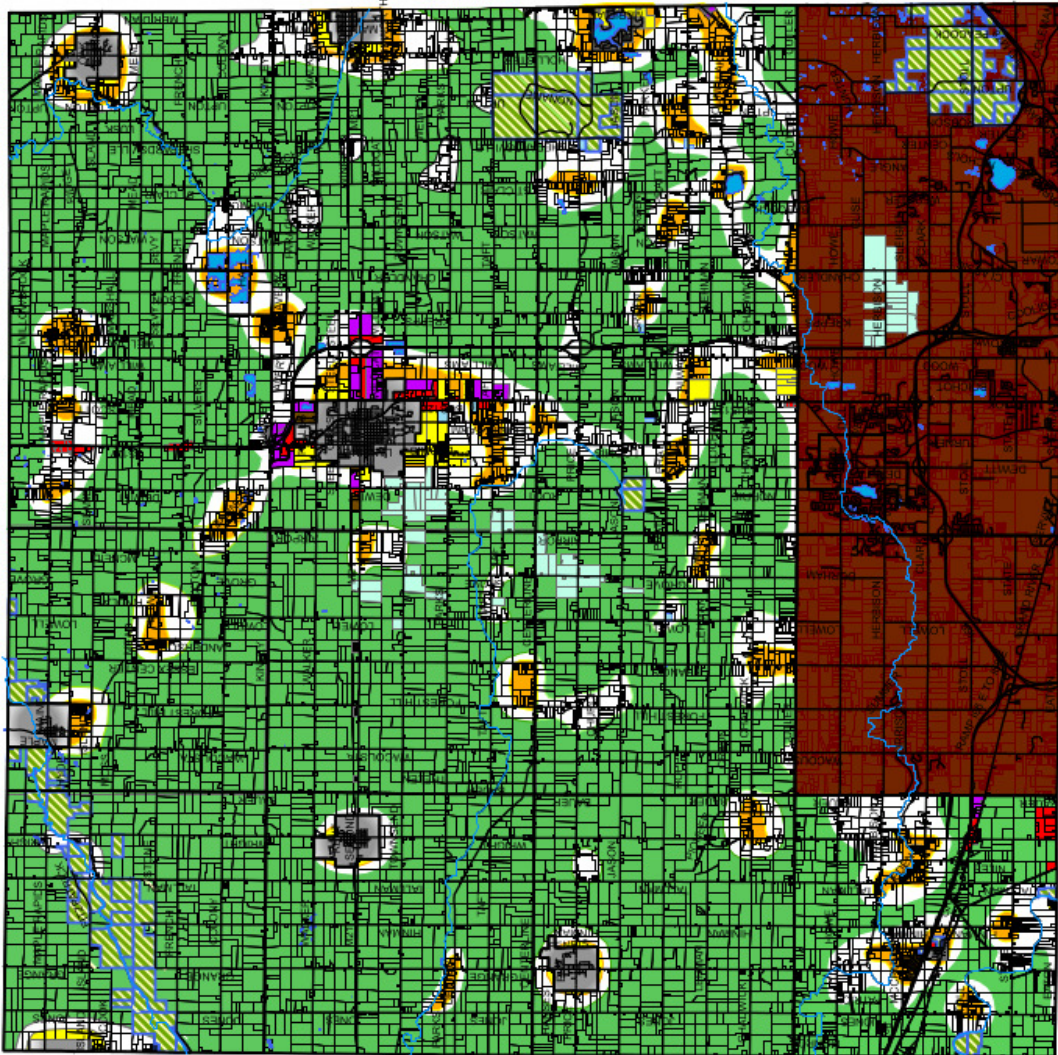
## Future Land Use Map Amendment

### Legend

- Residential Center
- Moderate Residential
- Transitional
- Prime Agricultural
- PDR Land
- Industrial
- Community Facility
- Manufacturing
- Commercial
- Mixed Use
- Twp. Lines
- Cities / Villages
- State Land
- Lakes
- Streets
- Rivers / Streams
- Charter Township

## Clinton County Final Map Amendment




Clinton County  
State of Michigan  
01/01/2008  
Created by the Clinton County Community Development Department  
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## Clinton County

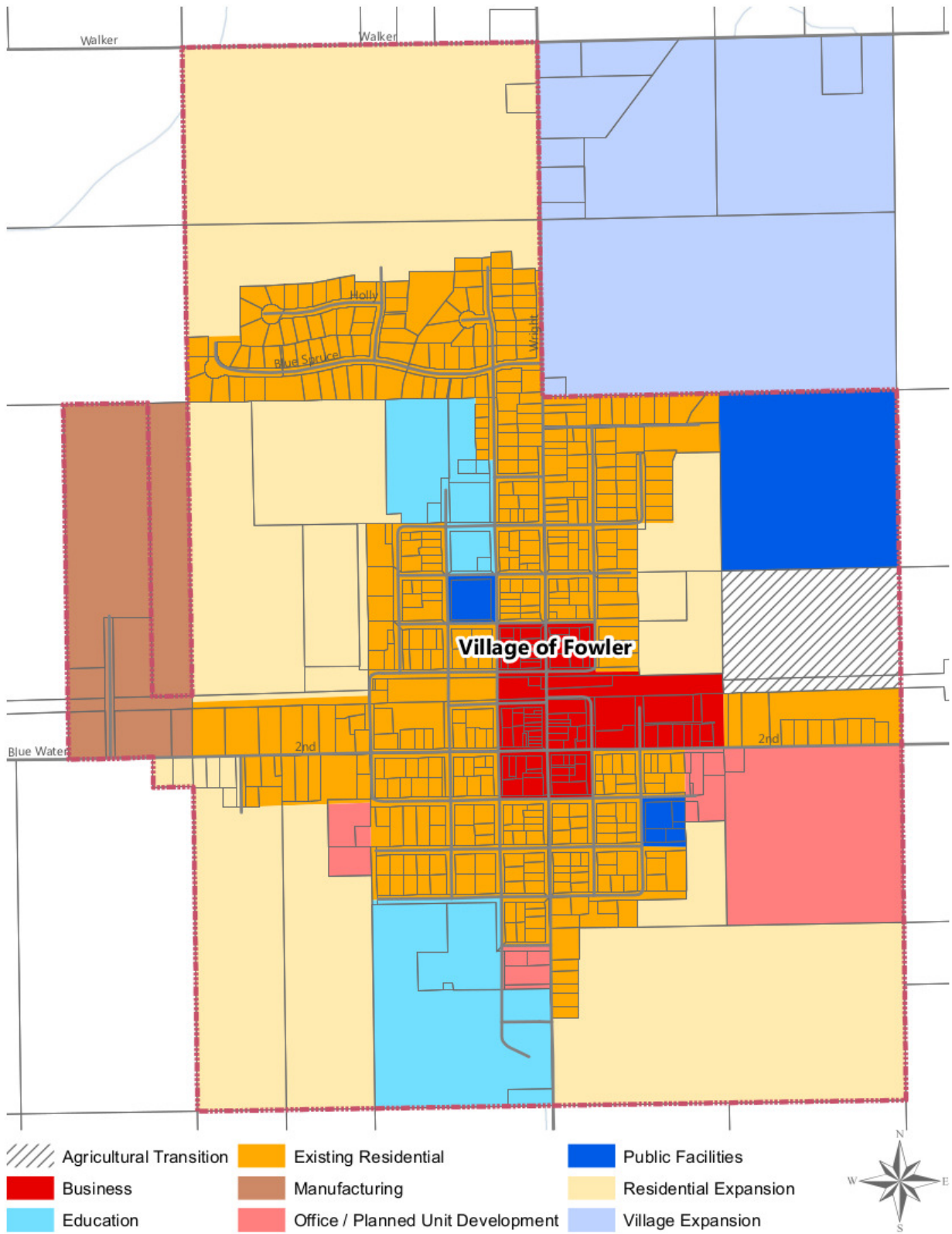
# **Dallas Township Future Land Use**



-  Agricultural and Open Space Land Use Emphasis
-  Rural Land Use Emphasis
-  Village Growth Boundary

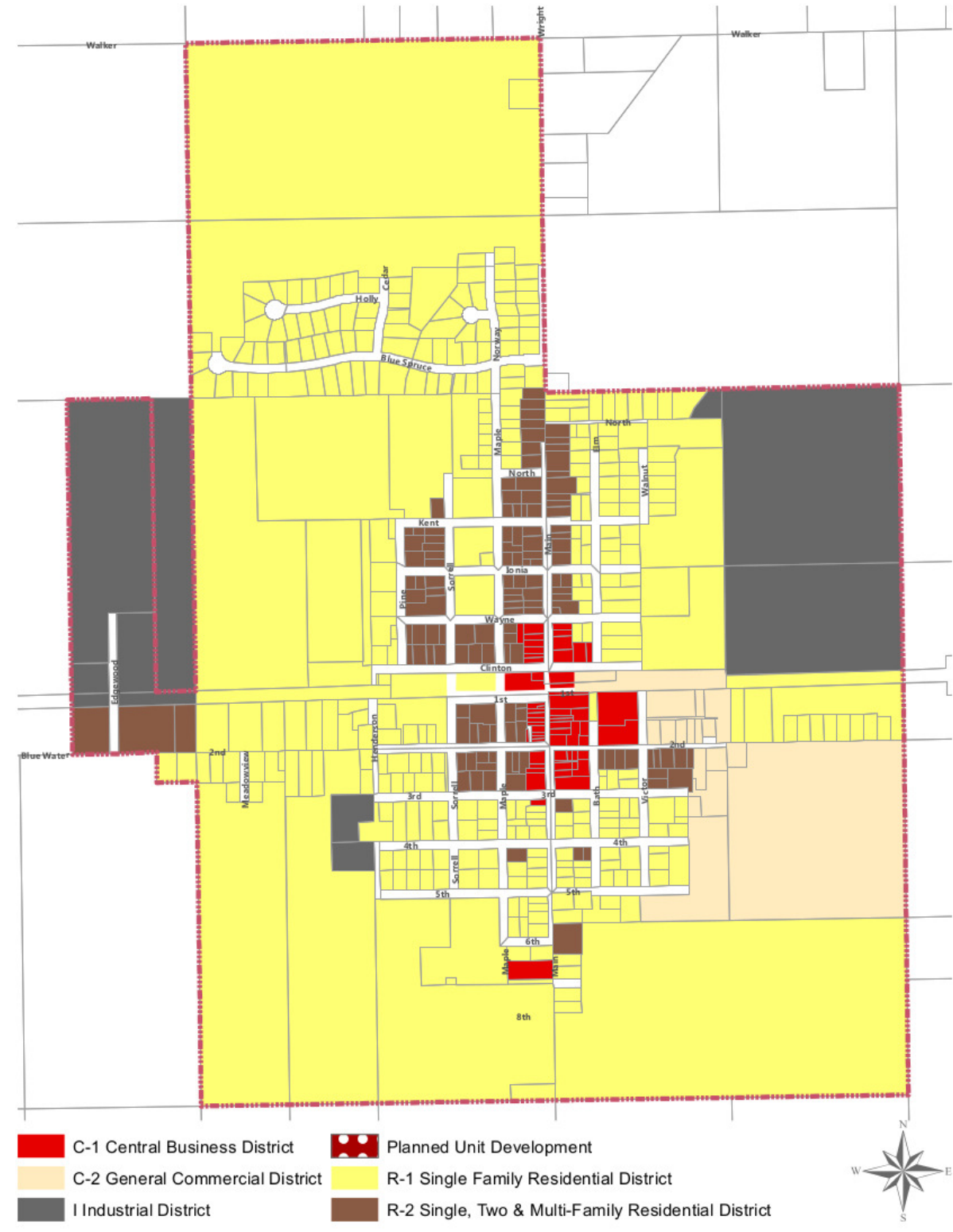


***Village of Fowler Future Land Use***



# APPENDICES

## Official Zoning Map of the Village of Fowler





## **Glossary of Terms**

To assist the reader in utilizing this planning document, the following commonly applied planning terms have been generally defined.

### **Capital Improvements Program**

A locally adopted document which prioritizes public investment needs for land, infrastructure, equipment, and buildings. This document is considered one of three major implementing tools (along with the Zoning Ordinance and the Subdivision Regulations) of the Comprehensive Development Plan.

### **Cluster Development**

Grouping houses on part of a property while maintaining a large amount of open space on the remaining land.

### **Comprehensive Development Plan**

Also called the master plan, this is a document composed of maps and text which describes the present and future residential, business, industrial and community facilities, as well as circulation and physical characteristics of the township. It sets forth policy guidelines and an agenda for future development and improvement of the community.

### **Conservation Easement**

A Conservation Easement is a legal document that restricts the use of land to farming, open space, or natural preservation efforts. A landowner may sell or donate an easement to a government agency or a private land trust.

### **Development Objectives**

Development Objectives are long-range statements of specific activities which must be implemented in order to achieve corresponding policy statements.

### **Density**

Density is the ratio between a specified number of housing units and an acre of land inclusive of all other land uses including public and private streets. A modified gross density may include all other land uses except public and private streets and unbuildable land areas such as regulated wetlands or unsuitable soils or grades.

### **Development Right**

Development Rights are the rights to develop land, which is one of several rights that come with land ownership. The development right may be sold or given away separately from other rights. If the development right is removed, the land is still private property, though the uses that are allowed are typically limited to farming or open space.

## Geographic Information System (GIS)

A Geographic Information System is a digital tool which allows for the analysis of data and the production of maps or map series. Data might include: census information, soils, parcels, roads, waterways, buildings, and zoning districts.

## Goal

A goal is a very broad and general statement which represents the citizen's view on what they would like the township to be. These goals provide the basic framework for planning, budgeting of tax dollars, and provision of services.

## Growth Management

Growth Management refers to the use of regulations and incentives to influence the rate, timing, location, density, type, and style of development in the community.

## Net Density

Net Density is the ratio between a specified number of housing units and an acre of land which is intended for residential purposes exclusive of public/common parks, public and private roads, and non-residential land uses.

## Housing Units

A Housing Unit is a building, or portion thereof, designed for occupancy by an individual or family for residential purposes. A housing unit must have kitchen and bathroom facilities.

## Multi-Family Housing

Multi-Family Housing is a single building or series of buildings with abutting walls containing more than two residential dwelling units.

## Neighborhood Design Character

Neighborhood Design Character consists of those features of an area which are unique to it or are particularly identifiable, such as architecture, street layout, landscaping, open space, housing style or other similar characteristics.

## Platting

The partitioning or dividing of a parcel of land which is recorded, mapped and charted with the County Plat Board in preparation for development, is platting. Re-platting is a process of changing the boundaries of a recorded plat.

## Planned Unit Development

A Planned Unit Development is a comprehensive form of development based on an overall site plan and focuses on the clustering of structures, a mixture of housing types, potential non-residential uses, and

the provision of substantial open space.

### Policy

A general application of the goals and objectives is a Policy. A Land Use Policy will indicate general uses of land in terms of where people live, work, shop and play and how they travel.

### Smart Growth

Smart Growth is a land use and community planning concept which emphasizes planning, designing, developing, and revitalizing communities to promote a sense of place, preserve natural and cultural resources, and equitably distribute the costs and benefits of development.

### State Equalized Value

State Equalized Value is the value of real property (real estate) as determined by the state of Michigan for all land and development within the local jurisdictions and is the basis for local property tax assessment.

### Street/Road

A Street or Road is a public/private way or right of way used for the movement of people and goods that provides vehicular and pedestrian access to abutting properties.

### Subdivision

The division of a parcel of land into five (5) or more lots for purpose of ownership transfer, building development, or dedication of a new street is a Subdivision.

### Transfer of Development Rights (TDR)

A Transfer of Development Rights is the process by which the Development Rights of a property are moved, oftentimes through a municipality-sanctioned body, from one property to another. It allows a municipality to designate a 'receiving' area, which is intended to be the beneficiary of increased allowable development densities. The property which transfers away its development rights is generally restricted to agricultural or open-space uses.

### Urban Design

Urban Design is the composition of the buildings, streets, light fixtures, open spaces and the general environment as perceived by persons living, working or passing through a place. It includes the identity, distinction and personality of physical features and geographic areas such as historic landmarks, architectural styling, natural foliage and similar aesthetic amenities.

### Zoning

Zoning is the division of a community into districts to regulate the use of land and structures, create order for the physical development of land, and to minimize potential use conflicts. Zoning is

implemented through the adoption of a Zoning Ordinance by a local community.

### Zoning Ordinance

A Zoning Ordinance is a set of land use regulations and map adopted by the local governing body to create zoning districts that permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height, and the coverage of buildings.

## **Implementation Tools**

The Comprehensive Plan is a statement, illustrated by graphics, of goal and policy objectives concerning the future physical development of the community. Positive actions are required on the part of both public and private interests, acting in concert, to ensure the Plan's proposals are realized. Private actions include investments in homes, stores, factories, farms, and the care of these investments. Public actions include investments of time, energy, and funds to adopt the Comprehensive Plan and its "Tools" to implement same. Following is a brief explanation of the three major tools utilized to implement the Comprehensive Development Plan.

### **Zoning Ordinance**

The Zoning Ordinance is the major tool available to local government to implement the land use element of a comprehensive plan.

The Village's Comprehensive Development Plan indicates areas for each of the following land use emphasis: agricultural and open space, rural residential and mixed land use development. Each emphasis is located on the future land use map and anticipates different densities. The Comprehensive Plan provides very general land allocations, and on the Zoning Map these general areas are translated into precise land use boundaries through the application of specific land use decisions. The purpose of zoning is to regulate the use of land and buildings to protect areas of uniform development from the adverse effects of disruptive land uses which would tend to lower economic value, efficient operation, and the physical and social amenities of the surrounding properties. A disruptive land use can be residential, commercial, industrial, or rural land use.

The Zoning Ordinance should be thought of as being part of the Comprehensive Plan. Obviously, however, they are distinct legal entities with distinct separate functions. Also, the Comprehensive Plan and Zoning Ordinance are distinctly related due to the very essence of what each accomplishes.

### **The Comprehensive Plan**

The Comprehensive Plan sets the framework within which the Zoning Ordinance operates, according to the laws of the State of Michigan.

### **The Zoning Ordinance**

The Zoning Ordinance is one of the tools which enable the Comprehensive Plan to be implemented.

The zoning of a specific property may or may not reflect the existing use. The Plan should act as a guide to the actions of the Planning Commission and the Village Council in reviewing and acting on zoning applications and amendments. The elements of the Comprehensive Plan will be thrown out of balance if the Plan and Zoning Ordinance are not carefully coordinated. The Land Use Plan of the Comprehensive Plan is comprehensive in a way no zoning map can be in that the Land Use Plan relates

and coordinates the elements of township development, permitting a well-planned community.

The Zoning Ordinance is adopted by the Village Council on the recommendation of the Planning Commission, while the Comprehensive Plan is adopted only by the Planning Commission and endorsed by the Board of Commissioners. Although not required by law, this endorsement of the Plan by the elected officials ensures that there is general agreement on the planning and development policies of the Township.

## **Subdivision Regulations and Land Division Ordinance**

A second tool used to effectuate the Comprehensive Plan is the Subdivision Control Ordinance (SCO). This regulatory device sets minimum standards for the division of land into parcels for residential properties and other uses. The SCO is designed to insure that economic value of sites is not impaired because of unwise land subdivision design (lots, streets, and open space) and construction of substandard streets and utilities which the community will be required to maintain later at taxpayer's expense. Well planned subdivisions don't just happen. The provision of adequate lot sizes, street widths, utilities, and usable dwelling lots, will increase the value of the entire subdivision over the years, allowing for greater economic benefits for the owners and lower maintenance costs for the community.

The character of an area is set for many years to come by the initial design of streets and lots and will be a measure of quality, or its opposite, for a subdivision.

Zoning works in conjunction with the SCO to set minimum lot sizes and setbacks. Also, zoning protects subdivisions from harmful land use encroachments adjacent to and within the subdivision which would lessen its desirability as a place to live.

Additionally, the Land Division Ordinance established the procedure and maximum number of divisions which a non-platted parcel may be divided and recorded for owner and ultimately developed in conjunction with the requirements of the Zoning Ordinance.

## **Capital Improvement Program**

Public improvements are investments made by the community in facilities which will benefit the community. Public capital improvements include schools, libraries, park and recreation areas, fire and police stations, Village offices, storm sewers and the road system. As such, the Capital Improvements Program (CIP) is an essential part of the Comprehensive Plan. It is the purpose of the Comprehensive Plan to provide the basis within which the CIP can be properly executed. The CIP:

Enables the proper relationship and coordination between one capital improvement and the others;

Measures the necessity of one versus another;

Determines a municipality's financial capability in any given year to afford these capital improvements

The CIP establishes a short range priority schedule of needed public improvements in accordance with budgetary capabilities. This tool should be very exhaustive in scope by assessing future needs and programming public improvements. In projecting the needs of the Village within a CIP, it is necessary to consider the budgetary limitations. The CIP should be planned realistically within budgetary restraints.

The compilation of a Capital Improvements Program is, according to State law, a joint responsibility between the Planning Commission and the elected officials. Specific budgetary actions may become the responsibility of the Village and should be itemized within the CIP document.

The CIP is a short-range program which is utilized to effectuate the Comprehensive Plan in increments of five or six years. It indicates improvements which will be required and establishes priorities for the most desirable economical sequence to fulfill the Comprehensive Plan objectives; this is the CIP's whole purpose. But, unlike the zoning ordinance and subdivision control ordinance, which are reviewed and updated every five years, the CIP is reviewed and updated every year and projected again for the next five or six year period.

**Population Projections**

Population projections have been prepared for Clinton County, Dallas Township, and the Village of Fowler through the year 2045. Tri-County Regional Planning Commission prepared an interim population forecast as part of a report for the region. The results are shown below.

**VILLAGE OF FOWLER POPULATION PROJECTIONS THROUGH 2020**

| Clinton County    |             |             |             |             |             |                |                |                |                |
|-------------------|-------------|-------------|-------------|-------------|-------------|----------------|----------------|----------------|----------------|
|                   | Census 1970 | Census 1980 | Census 1990 | Census 2000 | Census 2010 | Projected 2020 | Projected 2030 | Projected 2040 | Projected 2045 |
| Est. Pop.         | 48,492      | 55,893      | 57,883      | 64,754      | 75,382      | 79,811         | 84,897         | 87,805         | 89,269         |
| Village of Fowler |             |             |             |             |             |                |                |                |                |
|                   | Census 1970 | Census 1980 | Census 1990 | Census 2000 | Census 2010 | Projected 2020 | Projected 2030 | Projected 2040 | Projected 2045 |
| Est. Pop.         | 1,005       | 1,067       | 989         | 1,136       | 1,208       | 1,238          | 1,285          | 1,318          | 1,334          |

New home construction can also be used as an indicator of population increase. The housing profile presented information of the number of new houses built in the village since 2000. It also includes information on the vacancy rate of housing units in the township and the average number of persons per household for the township. Using this information, it is possible to consider the impact of market forces on growth estimates and create a third population estimate.

Using the factors outlined above, a second population estimate can be calculated as follows: since 2000, there has been an average of 3.6 new homes built in the village each year. Utilizing the current household size of 2.90 and adjusting downward to 2.80 persons per household to reflect the decreasing household size, and utilizing the current residential vacancy rate of 7.6%, it can be estimated that by the year 2020 there may be approximately 93 additional persons residing in the village. If this estimate were to hold true, it would result in a total population of approximately 1301 people by the year 2020.

The difference between the Village of Fowler population estimate outlined in the previous paragraph (1,301 residents) and the estimate released by the Tri-County Regional Planning Commission (1,238 residents) for the year 2020 is 63 persons.



**Trends: 2020 and Beyond – Population, Household, and Employment Projections for the Tri-County Region**

| MCD                  | Population |       |       |       |       |       |       |       |       |  | 1995-2035 % Growth |
|----------------------|------------|-------|-------|-------|-------|-------|-------|-------|-------|--|--------------------|
|                      | 1995       | 2000  | 2005  | 2010  | 2015  | 2020  | 2025  | 2030  | 2035  |  |                    |
| Bath Twp             | 6492       | 7575  | 9782  | 10212 | 10871 | 11265 | 11502 | 11647 | 11818 |  | 82%                |
| Bengal Twp           | 1085       | 1174  | 1302  | 1370  | 1466  | 1559  | 1625  | 1683  | 1750  |  | 61%                |
| Bingham Twp          | 2483       | 2776  | 3104  | 3365  | 3989  | 4597  | 5071  | 5485  | 5955  |  | 140%               |
| Dallas Twp           | 1339       | 1187  | 1267  | 1328  | 1423  | 1512  | 1570  | 1614  | 1669  |  | 25%                |
| DeWitt City          | 4513       | 4702  | 4878  | 5371  | 5459  | 5529  | 5542  | 5536  | 5547  |  | 23%                |
| DeWitt Twp           | 11190      | 12144 | 13878 | 14290 | 14710 | 15035 | 15159 | 15191 | 15313 |  | 37%                |
| DuPlain Twp          | 1403       | 1274  | 1436  | 1541  | 1685  | 1823  | 1927  | 2011  | 2110  |  | 50%                |
| Eagle Twp            | 2229       | 2202  | 3452  | 4649  | 5005  | 5234  | 5406  | 5551  | 5712  |  | 2%                 |
| Eagle Village        | 127        | 130   | 128   | 126   | 124   | 123   | 121   | 120   | 118   |  | -7%                |
| Elsie                | 1013       | 1055  | 1064  | 1067  | 1078  | 1088  | 1092  | 1095  | 1101  |  | 9%                 |
| Essex Twp            | 1095       | 1169  | 1350  | 1464  | 1610  | 1752  | 1860  | 1954  | 2055  |  | 88%                |
| Fowler               | 900        | 1136  | 1157  | 1160  | 1170  | 1181  | 1185  | 1186  | 1189  |  | 32%                |
| Greenbush Twp        | 2226       | 2115  | 2325  | 2475  | 2667  | 2858  | 3008  | 3137  | 3283  |  | 47%                |
| Lebanon Twp          | 705        | 705   | 811   | 855   | 916   | 975   | 1022  | 1058  | 1097  |  | 56%                |
| Maple Rapids         | 718        | 643   | 653   | 657   | 672   | 686   | 696   | 703   | 712   |  | -1%                |
| Olice Twp            | 2330       | 2322  | 2667  | 2827  | 3035  | 3237  | 3387  | 3508  | 3643  |  | 56%                |
| Ovid Twp             | 1825       | 1978  | 2210  | 2384  | 2629  | 2867  | 3041  | 3186  | 3353  |  | 84%                |
| Ovid Village         | 1517       | 1512  | 1540  | 1536  | 1537  | 1537  | 1534  | 1528  | 1525  |  | 1%                 |
| Riley Twp            | 1694       | 1767  | 2005  | 2143  | 2320  | 2495  | 2634  | 2751  | 2880  |  | 70%                |
| St. Johns City       | 7854       | 7484  | 7648  | 7890  | 7988  | 8088  | 8149  | 8188  | 8252  |  | 5%                 |
| Victor Twp           | 3056       | 3276  | 3735  | 4067  | 4479  | 4886  | 5223  | 5523  | 5848  |  | 91%                |
| Watertown Twp        | 4008       | 4171  | 5093  | 5587  | 5833  | 6071  | 6245  | 6386  | 6543  |  | 63%                |
| Westphalia Twp       | 1448       | 1381  | 1499  | 1588  | 1714  | 1837  | 1920  | 1986  | 2065  |  | 43%                |
| Westphalia Village   | 762        | 876   | 906   | 906   | 912   | 917   | 917   | 916   | 916   |  | 20%                |
| Total Clinton County | 62012      | 64754 | 73892 | 78858 | 83292 | 87152 | 89836 | 91943 | 94454 |  | 52%                |

| <b>Households</b>    |             |             |             |             |             |             |             |             |             |                           |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------------|
| <b>MCD</b>           | <b>1995</b> | <b>2000</b> | <b>2005</b> | <b>2010</b> | <b>2015</b> | <b>2020</b> | <b>2025</b> | <b>2030</b> | <b>2035</b> | <b>1995-2035 % Growth</b> |
| Bath Twp             | 2,358       | 2,818       | 3,900       | 4,130       | 4,427       | 4,625       | 4,766       | 4,871       | 4,987       | 1%                        |
| Bengal Twp           | 341         | 377         | 426         | 453         | 489         | 525         | 553         | 578         | 607         | 78%                       |
| Bingham Twp          | 820         | 916         | 1,023       | 1,130       | 1,379       | 1,624       | 1,826       | 2,010       | 2,219       | 2%                        |
| Dallas Twp           | 361         | 326         | 355         | 377         | 409         | 441         | 463         | 482         | 505         | 40%                       |
| DeWitt City          | 1,510       | 1,591       | 1,681       | 1,879       | 1,930       | 1,975       | 1,999       | 2,017       | 2,043       | 35%                       |
| DeWitt Twp           | 4,475       | 4,946       | 5,630       | 5,931       | 6,159       | 6,353       | 6,461       | 6,536       | 6,650       | 49%                       |
| Duplain Twp          | 486         | 450         | 517         | 563         | 623         | 682         | 730         | 771         | 820         | 69%                       |
| Eagle Twp            | 768         | 773         | 1,236       | 1,690       | 1,841       | 1,948       | 2,037       | 2,118       | 2,206       | 187%                      |
| Eagle Village        | 49          | 51          | 51          | 51          | 51          | 51          | 51          | 51          | 51          | 4%                        |
| Elsie                | 398         | 423         | 434         | 442         | 452         | 462         | 469         | 477         | 485         | 22%                       |
| Essex Twp            | 345         | 374         | 440         | 488         | 542         | 595         | 637         | 675         | 717         | 1%                        |
| Fowler               | 334         | 430         | 446         | 454         | 464         | 474         | 481         | 487         | 495         | 48%                       |
| Greenbush Twp        | 719         | 698         | 782         | 840         | 914         | 989         | 1,051       | 1,107       | 1,171       | 63%                       |
| Lebanon Twp          | 220         | 223         | 262         | 283         | 305         | 328         | 347         | 362         | 379         | 72%                       |
| Maple Rapids         | 265         | 241         | 249         | 257         | 265         | 273         | 279         | 285         | 291         | 10%                       |
| Olice Twp            | 823         | 838         | 979         | 1,052       | 1,144       | 1,236       | 1,309       | 1,373       | 1,445       | 76%                       |
| Ovid Twp             | 623         | 690         | 785         | 856         | 951         | 1,047       | 1,124       | 1,189       | 1,263       | 1%                        |
| Ovid Village         | 573         | 584         | 606         | 610         | 616         | 622         | 627         | 631         | 636         | 11%                       |
| Riley Twp            | 561         | 594         | 687         | 751         | 820         | 890         | 948         | 1,000       | 1,056       | 88%                       |
| St. Johns City       | 3,101       | 3,014       | 3,133       | 3,272       | 3,351       | 3,427       | 3,494       | 3,551       | 3,617       | 17%                       |
| Victor Twp           | 1,020       | 1,115       | 1,293       | 1,430       | 1,594       | 1,759       | 1,903       | 2,039       | 2,185       | 1%                        |
| Watertown Twp        | 1,351       | 1,426       | 1,769       | 1,966       | 2,075       | 2,183       | 2,272       | 2,349       | 2,433       | 80%                       |
| Westphalia Twp       | 434         | 422         | 467         | 502         | 548         | 594         | 630         | 659         | 694         | 60%                       |
| Westphalia Village   | 287         | 336         | 355         | 360         | 367         | 373         | 378         | 382         | 387         | 35%                       |
| Total Clinton County | 22,222      | 23,656      | 27,506      | 29,767      | 31,716      | 33,477      | 34,835      | 3,600       | 37,342      | 68%                       |

| Retail Employment    |       |       |       |       |       |       |       |        |        |                    |
|----------------------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------------------|
| MCD                  | 1995  | 2000  | 2005  | 2010  | 2015  | 2020  | 2025  | 2030   | 2035   | 1995-2035 % Growth |
| Bath Twp             | 186   | 202   | 298   | 323   | 350   | 371   | 387   | 405    | 422    | 127%               |
| Bengal Twp           | -     | 1     | 2     | 3     | 4     | 5     | 6     | 7      | 8      |                    |
| Bingham Twp          | 459   | 567   | 760   | 941   | 1,135 | 1,220 | 1,305 | 1,426  | 1,550  | 238%               |
| Dallas Twp           | 62    | 63    | 64    | 65    | 66    | 66    | 66    | 66     | 66     | 6%                 |
| DeWitt City          | 177   | 185   | 203   | 216   | 228   | 236   | 246   | 258    | 271    | 53%                |
| DeWitt Twp           | 1,182 | 1,378 | 1,779 | 2,051 | 2,321 | 2,510 | 2,715 | 2,977  | 3,273  | 177%               |
| DuPlain Twp          | 9     | 12    | 17    | 20    | 23    | 25    | 27    | 29     | 31     | 244%               |
| Eagle Twp            | 27    | 30    | 39    | 43    | 47    | 50    | 51    | 54     | 57     | 111%               |
| Eagle Village        | 5     | 5     | 5     | 5     | 5     | 5     | 5     | 5      | 2      | 0%                 |
| Elsie                | 154   | 163   | 180   | 191   | 203   | 209   | 215   | 223    | 231    | 50%                |
| Essex Twp            | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2      | 2      | 0%                 |
| Fowler               | 103   | 115   | 129   | 142   | 156   | 162   | 168   | 177    | 186    | 81%                |
| Greenbush Twp        | 183   | 197   | 225   | 242   | 260   | 270   | 279   | 291    | 303    | 66%                |
| Lebanon Twp          | 7     | 8     | 9     | 11    | 13    | 14    | 15    | 16     | 17     | 143%               |
| Maple Rapids         | 58    | 62    | 67    | 71    | 76    | 78    | 80    | 83     | 86     | 48%                |
| Olice Twp            | 73    | 79    | 88    | 95    | 103   | 107   | 111   | 116    | 121    | 66%                |
| Ovid Twp             | 44    | 53    | 69    | 80    | 90    | 95    | 100   | 107    | 114    | 159%               |
| Ovid Village         | 154   | 161   | 175   | 182   | 191   | 196   | 201   | 207    | 213    | 38%                |
| Riley Twp            | 8     | 10    | 12    | 14    | 16    | 17    | 18    | 20     | 22     | 175%               |
| St. Johns City       | 2,385 | 2,476 | 2,529 | 2,579 | 2,633 | 2,657 | 2,682 | 2,715  | 2,750  | 15%                |
| Victor Twp           | 103   | 111   | 122   | 131   | 141   | 146   | 151   | 158    | 165    | 60%                |
| Watertown Twp        | 520   | 563   | 712   | 768   | 832   | 873   | 910   | 954    | 998    | 92%                |
| Westphalia Twp       | 43    | 48    | 54    | 60    | 66    | 69    | 72    | 76     | 80     | 86%                |
| Westphalia Village   | 88    | 93    | 99    | 105   | 112   | 115   | 118   | 122    | 126    | 43%                |
| Total Clinton County | 6,032 | 6,584 | 7,639 | 8,340 | 9,073 | 9,498 | 9,930 | 10,494 | 11,097 | 84%                |

| Non-Retail Employment |        |        |        |        |        |        |        |        |        |                    |  |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------------------|--|
| MCD                   | 1995   | 2000   | 2005   | 2010   | 2015   | 2020   | 2025   | 2030   | 2035   | 1995-2035 % Growth |  |
| Bath Twp              | 1,378  | 1,434  | 1,631  | 1,717  | 1,800  | 1,835  | 1,849  | 1,875  | 1,899  | 38%                |  |
| Bengal Twp            | 131    | 135    | 140    | 144    | 148    | 148    | 148    | 148    | 148    | 13%                |  |
| Bingham Twp           | 646    | 907    | 1,155  | 1,319  | 1,487  | 1,536  | 1,544  | 1,588  | 1,630  | 152%               |  |
| Dallas Twp            | 70     | 70     | 71     | 71     | 71     | 71     | 71     | 71     | 71     | 1%                 |  |
| DeWitt City           | 494    | 500    | 524    | 534    | 541    | 544    | 546    | 548    | 550    | 11%                |  |
| DeWitt Twp            | 3,077  | 3,216  | 3,774  | 3,999  | 4,168  | 4,245  | 4,287  | 4,333  | 4,373  | 42%                |  |
| Duplain Twp           | 213    | 215    | 223    | 226    | 229    | 230    | 230    | 230    | 230    | 8%                 |  |
| Eagle Twp             | 182    | 227    | 245    | 250    | 255    | 256    | 257    | 258    | 259    | 42%                |  |
| Eagle Village         | 4      | 4      | 4      | 4      | 4      | 4      | 4      | 4      | 4      | 0%                 |  |
| Elsie                 | 184    | 192    | 230    | 243    | 256    | 260    | 263    | 266    | 268    | 46%                |  |
| Essex Twp             | 113    | 113    | 113    | 113    | 113    | 113    | 113    | 113    | 113    | 0%                 |  |
| Fowler                | 181    | 187    | 205    | 212    | 219    | 221    | 222    | 223    | 224    | 24%                |  |
| Greenbush Twp         | 132    | 136    | 179    | 190    | 200    | 206    | 210    | 213    | 215    | 63%                |  |
| Lebanon Twp           | 23     | 25     | 27     | 29     | 31     | 32     | 32     | 33     | 34     | 48%                |  |
| Maple Rapids          | 46     | 50     | 56     | 60     | 64     | 64     | 64     | 64     | 64     | 39%                |  |
| Olice Twp             | 199    | 203    | 212    | 218    | 224    | 225    | 225    | 225    | 225    | 13%                |  |
| Ovid Twp              | 106    | 112    | 142    | 153    | 163    | 167    | 169    | 171    | 172    | 63%                |  |
| Ovid Village          | 541    | 549    | 580    | 592    | 604    | 608    | 611    | 613    | 614    | 13%                |  |
| Riley Twp             | 147    | 151    | 155    | 159    | 163    | 163    | 163    | 163    | 163    | 11%                |  |
| St. Johns City        | 4,308  | 4,646  | 4,722  | 4,791  | 4,863  | 4,883  | 4,884  | 4,904  | 4,923  | 14%                |  |
| Victor Twp            | 136    | 140    | 151    | 156    | 161    | 162    | 163    | 164    | 164    | 21%                |  |
| Watertown Twp         | 2,319  | 2,413  | 2,947  | 3,124  | 3,296  | 3,389  | 3,432  | 3,490  | 3,537  | 53%                |  |
| Westphalia Twp        | 75     | 78     | 83     | 87     | 91     | 92     | 92     | 92     | 92     | 23%                |  |
| Westphalia Village    | 165    | 169    | 176    | 181    | 186    | 187    | 187    | 187    | 187    | 13%                |  |
| Total Clinton County  | 14,870 | 15,872 | 17,745 | 18,573 | 19,337 | 19,641 | 19,766 | 19,976 | 20,159 | 36%                |  |

