

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION MEETING

HELD OCTOBER 28, 2019

AT 7:00 P.M.

MEMBERS PRESENT: CHAIRMAN KILGORE, MEMBERS GREEN, WALTERS, SCHERER, SCHROEDER, AND STAHELIN.

OTHERS PRESENT: SUPERVISOR COOLEY, CLERK KILGORE, TOWNSHIP BOARD MEMBERS CAMPBELL, AND LAWRY, MR. PIGGOTT OF ROWE PROFESSIONAL SERVICES COMPANY, AND RESIDENTS OF THE TOWNSHIP.

1. Meeting was called to order by Chairman Kilgore at 7:00 p.m.
2. Pledge of Allegiance was given.
3. There were no Additions to the Agenda.
4. Minutes of September 3, 2019 were approved as presented in a Motion made by Mr. Green and supported by Mrs. Schroeder. Motion carried.
5. Chairman asked for Public Comment. There was none.
6. Mr. Piggott, Representing Rowe Professional Services Company made a presentation on Master Plan Data collected to date, and how the public can remain involved.
Mr. Piggott updated those present on what had been done to date, including the Survey and Planning Meeting held in September summarizing the data that they had generated thus far. He discussed public interaction exercises and gave a description of the next steps in the Planning Process and how the public can stay involved. He noted that the Public could assist in the update of the Master Plan, which effects the infrastructure of the Township and the Zoning. He said there would be another Public Hearing held at the end of the process and that all the Planning Commission Meetings were open to the Public.

So far, we have had a Community Survey and this Public Meeting to allow Citizens to have input on what they would like to see addressed. There will be another Open House at a later date. Tonight Mr. Piggott will be discussing four things, 1. Changes in the last 20 years. 2. Hold a Brainstorm session on what the Public would like to see. 3. Questions and Comments to the Planning Commission on the Plan and the Process. 4. Take everyone through the steps of the process.

Mr. Piggott reviewed with the Commission and those present the background information that they have collected to date, population changes and comparisons with surrounding areas. Age Group statistics and comparisons with surrounding areas. Household sizes and education attainment, to 2017. Economic Characteristics, household income, occupations, poverty status, housing characteristics, and housing unit occupancy. He also discussed Household income, and the preservation of the rural character of the Township. Finishing up with a map showing prime farmland in the Township and the Township wetlands and floodplains. (a copy of his presentation is attached to these minutes.)

Mr. Piggott noted that they were working on utilities changes, and land uses.

Mr. Piggott then opened the Brain storming session to allow Residents to tell their Prouds and Sorrys.

The Prouds were:

1. Liked that the Township responded to needs of Residents on the Solar and Wind Ordinances.
2. Proud of the Farms and those who continue to farm and keep the Township rural.
3. Proud of Strange One Room School.
4. Liked reasonable taxes.
5. Proud of community involvement.
6. Proud that the Planning Commission and Township Board were willing to listen to Township Residents concerns.
7. Proud of Road Conditions.
8. Liked the large lot sizes.
9. Liked that the properties were well kept in the Township.
10. Likes that we have good law enforcement.

The Sorrys were:

1. Pot holes on some roads
2. Too much commercial truck traffic on roads, but grateful for good road conditions.
3. County drain improvements are still needed.
4. Don't like the congestion in the Meijer area.
5. Snow removal in the north east part of the Township is not good.
6. Affordable housing for younger people to keep them in the Township
7. Water and Sewer Rates.
8. Traffic and speed on Cochran road.
9. Lack of parks and walking trails.
10. Need for cultural entertainment and in community senior housing.
11. Need for a sound system in the Township Hall.
12. Need to preserve surface water quality.

Mr. Piggott will document these and get them to the Planning Commission. He asked for further comments from the Residents present, and noted that the Survey was available on line. Comments from the Residents were about the question on the survey regarding a preference of wind or solar energy and why was that question on the survey. Another Resident wondered why the Master Plan was being updated at this time. Mr. Piggott said that it was required by law to be updated from time to time to keep it current and it is currently out of date in some areas.

Mr. Piggott discussed where we go from here. He updated the Planning Commission and those present on what had been done and what was coming. He noted they would be going over the goals and objectives of the past plan and addressing the issues that need attention and making necessary changes based on the input from the survey.

The next step will be an Open House for Residents in January or February. Then the Draft Plan will be prepared after that there is a 63-day waiting period, so about June or July of 2020 there will be Public Hearing for approval or disapproval by the Public, the Planning Commission and the Township Board.

This concluded Mr. Piggott's presentation.

Chairman Kilgore thanked Mr. Piggott for the presentation and the Residents for attending.

7. Public Comment: A Resident asked if the Township had been contacted regarding the ingress and egress on M-43 for the schools. They had not been contacted. This will take place in 2020. A Resident asked about the activity on the Mackenzie property at the end of Rupp Road. Mr. Green let the Resident know that if there was any plan for development Mackenzie would have to take out a permit from the Township and a Public Hearing would be held and the Residents would be notified by mail to come to a Public Hearing regarding the request.
 8. Any Other Business: There was none.
 9. Meeting was adjourned at 8:25p.m.
- Minutes respectfully submitted by Jan Schultz and Melissa Goschka.

APPROVED:

Mr. Justin Kilgore, Chairman



ROWE PROFESSIONAL SERVICES COMPANY

Large Firm Resources. Personal Attention. sm

Memorandum

To: Oneida Charter Township Planning Commission
Oneida Township Board

From: Doug Piggott, AICP
Senior Planner

Date: October 10, 2019

RE: Second Planning Commission Meeting

Our second Master Plan meeting will be held on October 28th. This will be a Planning Commission meeting at which we will:

- Conduct the Community Workshop / Master Plan Town Meeting – The steps in this will be:
 - Make a brief presentation (15-20 minutes) summarizing the data we have generated to date on the township
 - Lead the public in a Prouds and Sorries exercise
 - Open the floor to the public for any questions or comments
 - Finish with a description of the next steps in the planning process and how they can remain involved
- If the Planning Commission members have any comments or points of interest regarding the public input we can discuss them in preparation for our second joint, tentatively scheduled for December.

Attached is some of the preliminary information we have gathered for the plan update.

If you have any questions, you can reach me at ROWE at phone number (810) 341-7500, on my cell phone at phone number (810) 869-5110, or by email at dpiggott@rowepsc.com.

Attachment

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Background Information

Population Characteristics

Information about population is an important aspect when trying to understand a community. Population information is shown through census data and includes population changes, age profiles/breakdown, and population growth trends. Population data helps in determining the social and physical needs of the community. Population information is based on the 2010 census data and earlier, as well as 2017 American Community Survey information. Understanding Oneida Township and the changes it has undergone through time helps to better determine a clear direction for its future. By analyzing existing trends and conditions, we can begin to learn why and how land patterns have changes over time and the ways in which the township can better serve the needs of its residents.

Figure 1 Oneida Township Population 1970-2010



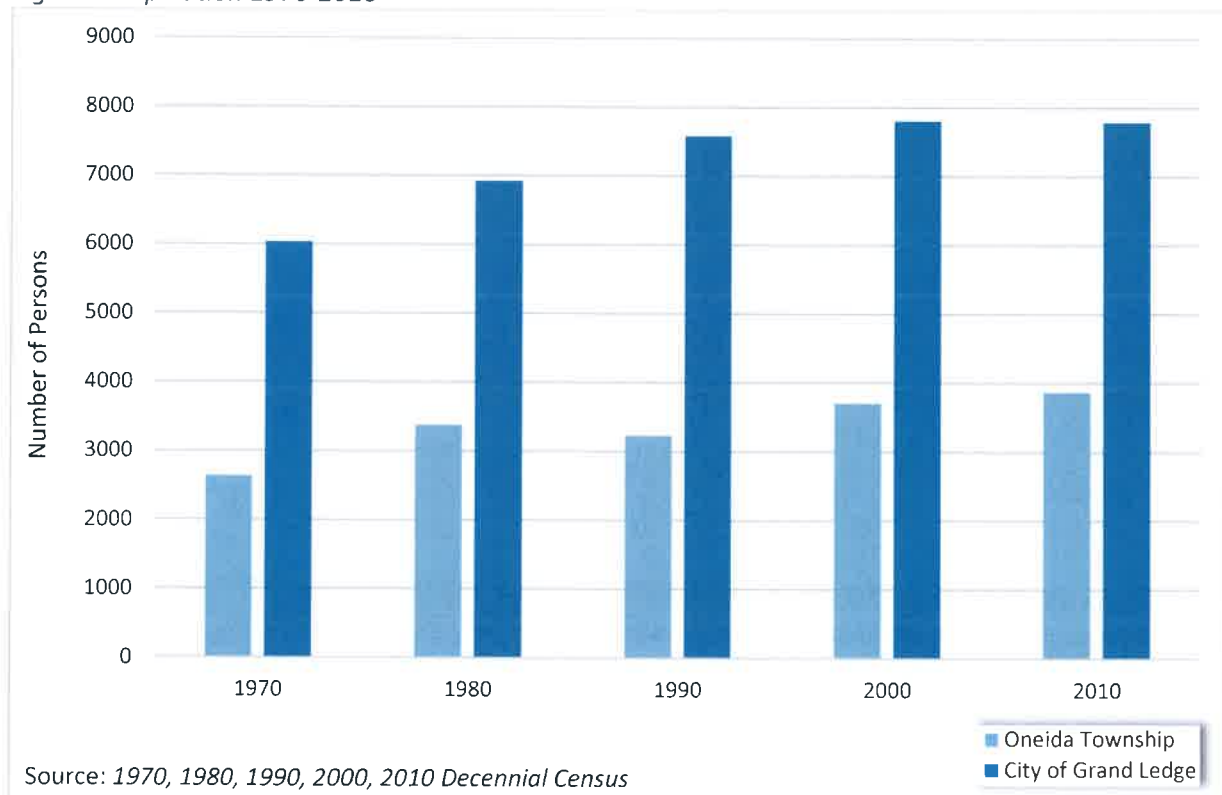
Figure 1 shows the population changes between 1970 and 2010. This figure is a great visual showing the growth that has occurred over the last 40 years in Oneida Township. Between 1970 and 1980, Oneida Township saw the most dramatic growth, followed by a slight decline between 1980 and 1990. Between 1990 and 2010, the Township saw additional growth.

Table 1 Population Growth Trends 1970-2010

Community	1970	1980 (Percent Change)	1990 (Percent Change)	2000 (Percent Change)	2010 (Percent Change)	2017 ACS (Percent Change)
Oneida Township	2,635	3,378 (28.2%)	3,228 (-4.4%)	3,703 (14.7%)	3,865 (4.4%)	3,887 (0.6%)
Eagle Township	1,594	2,060 (29.2%)	2,151 (4.4%)	2,332 (8.4%)	2,671 (14.5%)	2,694 (0.9%)
Delta Township	17,396	23,822 (36.9%)	26,129 (9.7%)	29,682 (13.6%)	32,408 (9.2%)	32,849 (1.4%)
Benton Township	1,754	2,405 (37.1%)	2,528 (5.1%)	2,712 (7.3%)	2,796 (3.1%)	2,814 (0.6%)
Roxand Township	1,671	1,975 (18.2%)	1,903 (-3.6%)	1,903 (0.0%)	1,848 (-2.9%)	1,915 (3.6%)
City of Grand Ledge	6,032	6,920 (14.7%)	7,579 (9.5%)	7,813 (3.1%)	7,786 (-0.3%)	7,799 (0.2%)
Eaton County	68,892	88,337 (28.2%)	92,879 (5.1%)	103,655 (11.6%)	107,759 (4.0%)	108,586 (0.8%)
State of Michigan	8,875,083	9,262,078 (4.4%)	9,295,297 (0.4%)	9,536,094 (2.6%)	9,883,640 (3.6%)	9,925,568 (0.4%)

Source: 1970, 1980, 1990, 2000, 2010 Decennial Census, 2017 American Community Survey

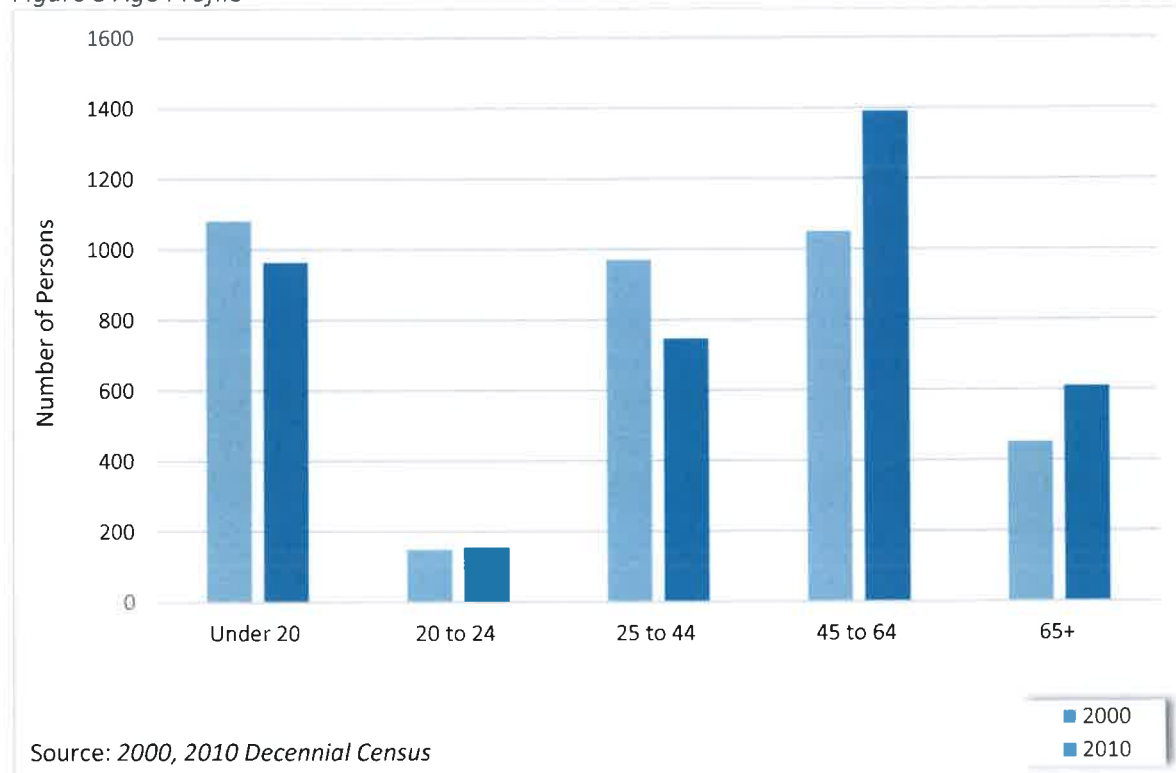
Figure 2 Population 1970-2010



The data in Table 1 from surrounding jurisdictions shows the township's change in population in relation to local, county and statewide trends. It shows that the change has generally been consistent with that of the county as a whole and significantly greater than the state.

Figure 2 shows the population change for Oneida Township in comparison with the City of Grand Ledge. While Oneida Township continues to generally have half the population of the city, the growth rate has generally exceeded the city's over much of the past 40 years.

Figure 3 Age Profile



Oneida's largest age group in 2010 can be seen in Figure 3 is those who are 45 to 64, which differed from 2000 when the largest age group was those under the age of 20. Large populations in 45 to 64 "cohort" indicate immediate or future needs for senior citizens such as retirement housing and health care facilities. The segment of the population 20 to 24 remains the smallest in both 2000 and 2010. This percentage is likely to increase the next 10 to 20 years as the younger (under 20) group matures, assuming the younger residents remain in township once they reach adulthood.

Table 2 Median Age, 1990-2010

Year	Oneida Township	Eaton County	State of Michigan
1990	35.6	32.8	32.6
2000	40.5	36.4	35.5
2010	46.1	40.3	38.9

Source: 1990, 2000, 2010 Decennial Census

The continued “aging” of the population is shown in the change in the median income in Table 2. This also demonstrates the extent to which the population of the township is older than that of the county or the state as a whole.

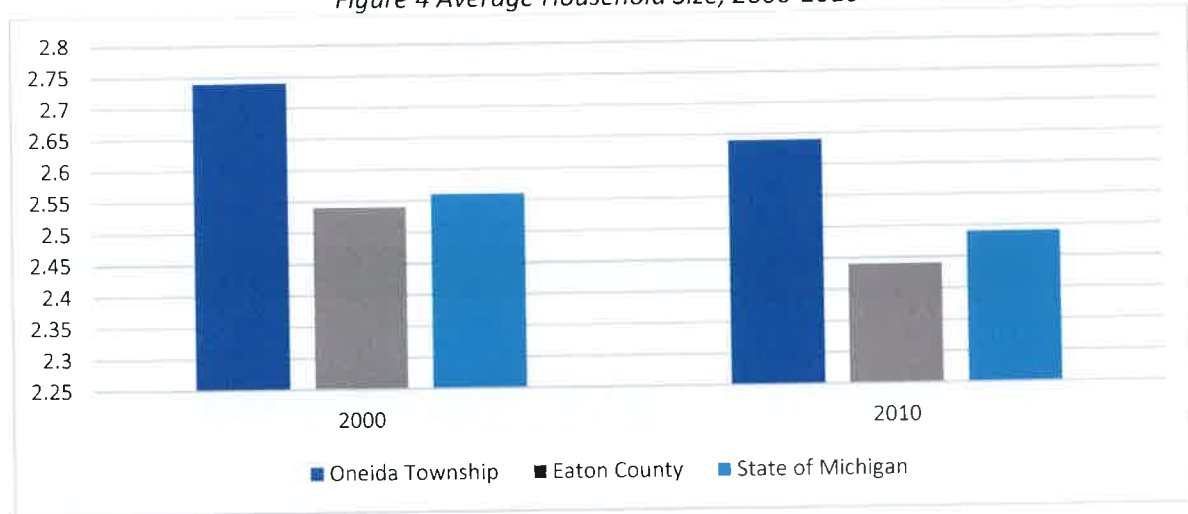
Table 3 2010 Household Types

	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
Total Households	1,449	100.0%	43,494	100.0%	3,872,508	100.0%
Family households (families)	1,146	79.1%	29,255	67.2%	2,554,073	66.0%
With own children under 18 years	413	28.5%	12,198	28.0%	1,106,735	28.6%
Married-couple Family	1,004	69.3%	22,443	51.6%	1,857,127	48.0%
With own children under 18 years	344	23.7%	8,208	18.9%	730,892	18.9%
Female Householder, no husband present	94	6.5%	4,842	11.1%	511,583	13.2%
With own children under 18 years	44	3.0%	2,886	6.6%	284,562	7.3%
Male Householder, no wife present	48	3.3%	1,940	4.5%	185,363	4.8%
With own children under 18 years	25	1.7%	1,104	2.5%	91,281	2.4%
Nonfamily Households	303	20.9%	14,269	32.8%	1,318,435	34.0%
Householder living alone	260	17.9%	11,797	27.1%	1,079,678	27.9%
Householder 65 years and over	110	7.6%	4,249	9.7%	395,437	10.2%

Source: 2010 Decennial Census

Table 3 illustrates that while almost 70% of the households in the township are married couples, less than a quarter are married couples with at least one child under 18 years of age, what many people would assume is the “normal” household composition. Even taking into account one parent households, those with at least one adolescent are less than 30% of all households. A plurality of households (45.6%) are “empty nesters”, and this percentage can be expected to increase. However at some point these older households can be expected to get to the age where they need to move into housing more suitable to their needs and capabilities and the housing will be occupied by younger households with families.

Figure 4 Average Household Size, 2000-2010



The average household size is shown in Figure 4 for the township, county, and state. As shown, Oneida Township shows higher average household sizes than both Eaton County and the State of Michigan. 2010 shows a drop among all jurisdictions in average household size. This is a national trend due to the aging population. Increases in the rate of divorce over the past 50 years have also increased the number of households and caused a reduction in average household. A significant impact of this trend is that a population that does not increase may still require additional housing units. It also impacts the demand for smaller dwelling units.

Table 4 Education Attainment, 2017

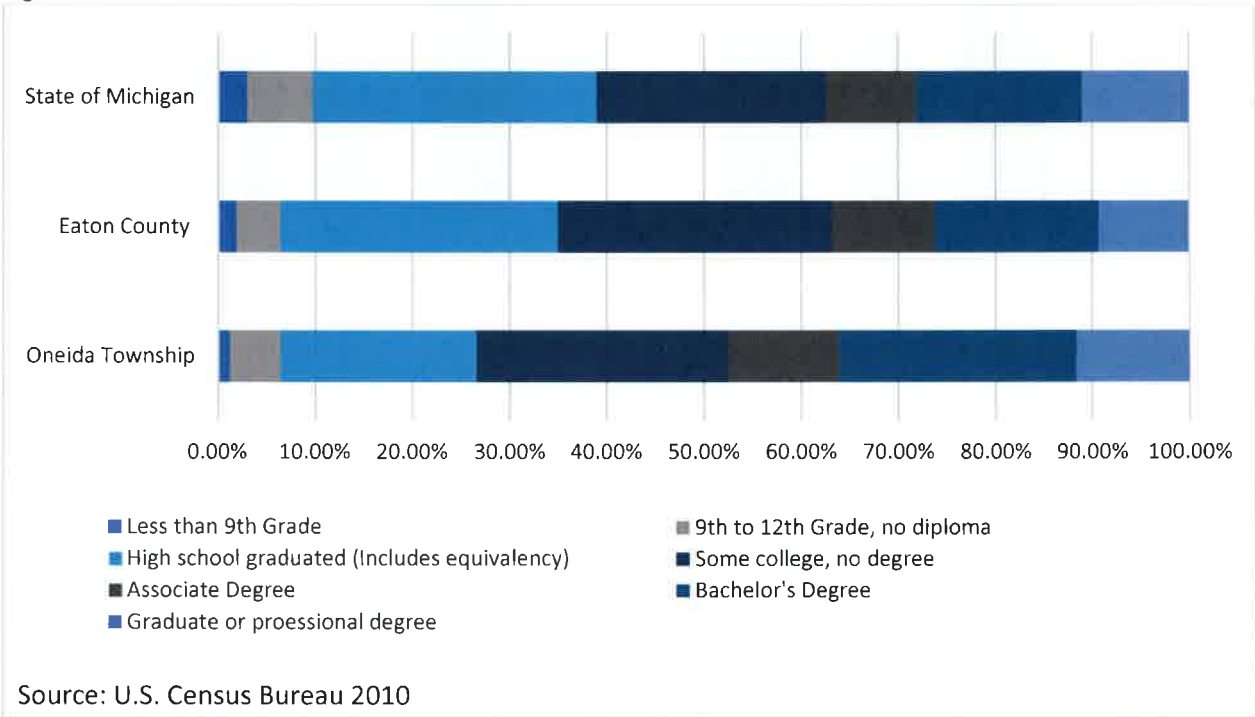
	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
Population 25 years and over	2,690	-	74,426	-	6,719,972	-
Less than 9th grade	32	1.2%	1,437	1.9%	204,526	3.0%
9th to 12th grade, no diploma	139	5.2%	3,409	4.5%	452,157	6.7%
High school graduate (includes equivalency)	543	20.2%	21,584	28.6%	1,966,110	29.3%
Some college, no degree	697	25.4%	21,284	28.2%	1,588,068	23.6%
Associate degree	308	11.4%	8,013	10.6%	622,070	9.3%
Bachelor's degree	658	24.5%	12,750	16.9%	1,147,842	17.1%
Graduate or Professional Degree	313	11.6%	6,949	9.2%	739,199	11.0%

Source: 2017 American Community Survey

The township has a similar education attainment numbers and percentages to the township and state, but the township does show a slightly higher percentage of those with bachelor's degrees. The largest segment of the population over 25 years old have some college, but no degree. This differs from Eaton

County and the State of Michigan, where the largest group are those with high school degrees but no college. This is expected to change over the next 20 years as more workers find it necessary to go to college to acquire training or skills to remain employed.

Figure 5 Educational Attainment



Economic Characteristics

The individuals analyzed are those that live within the community. When analyzing the economic characteristics of a community it is important to keep in mind that individuals may choose to live in your community but work elsewhere. Economic characteristics include household income, industry, and income sources.

Table 5 Household Income, 2017

	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
Less than \$10,000	55	3.70%	2,107	4.80%	284,882	7.30%
\$10,000 to \$14,999	32	2.20%	1,751	4.00%	193,880	5.00%
\$15,000 to \$24,999	61	4.10%	3,627	8.20%	411,782	10.60%
\$25,000 to \$34,999	98	6.60%	4,442	10.00%	403,426	10.40%
\$35,000 to \$49,999	149	10.00%	6,775	15.30%	549,638	14.10%
\$50,000 to \$74,999	282	19.00%	9,252	20.90%	720,755	18.50%
\$75,000 to \$99,999	223	15.00%	6,735	15.20%	474,850	12.20%
\$100,000 to \$149,999	363	24.50%	6,358	14.30%	500,924	12.90%
\$150,000 to \$199,999	165	11.10%	2,026	4.60%	183,124	4.70%
\$200,000 or more	55	3.70%	1,250	2.80%	165,385	4.30%
Median	\$79,662	N/A	\$59,224	N/A	\$52,668	N/A
Source: 2017 American Community Survey						

Figure 6 Oneida Township Household Income

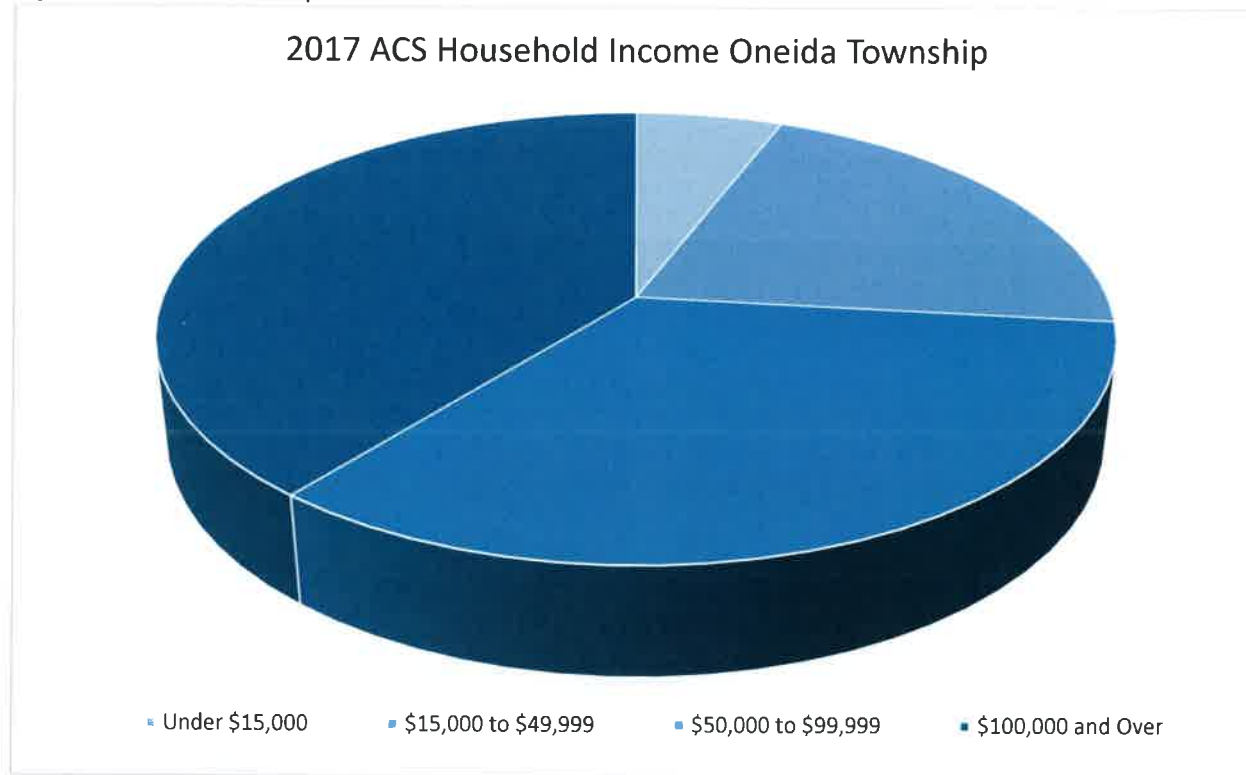


Figure 7 Eaton County Household Income

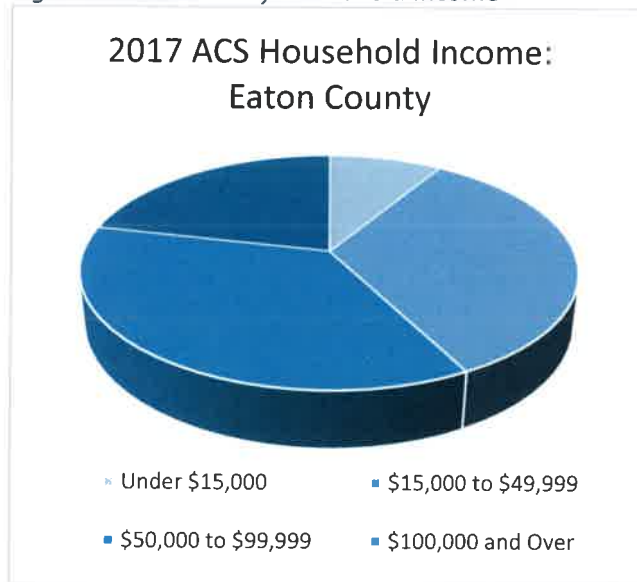
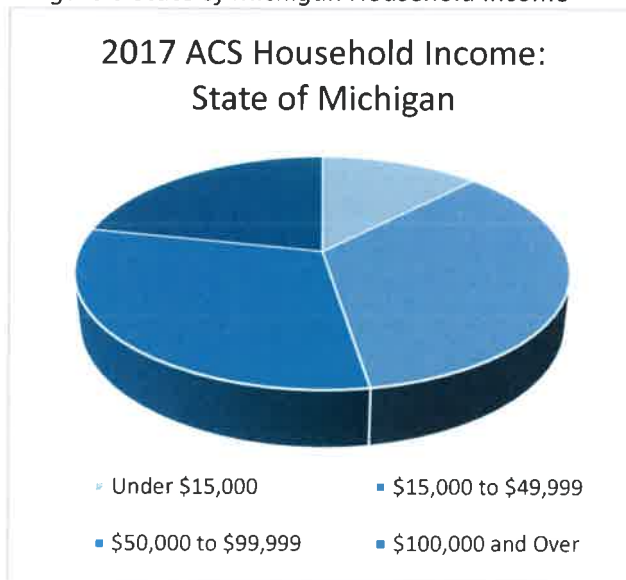


Figure 8 State of Michigan Household Income



Household incomes can help provide an understanding of a community's economic and employment conditions. In 2017, the American Community Survey shows that household incomes from \$50,000 to

\$99,999 as the highest percentage in Oneida Township. This is concurrent with both Eaton County and the State of Michigan. It's important to note that Oneida Township second largest household income group as those with incomes higher than \$100,000 and over, whereas Eaton County and the State of Michigan have the second highest percentage as those with household incomes from \$15,000 to \$49,999.

Table 6 Occupations

Industry	Number of Persons Employed by Industry	Percent of Persons Employed by Industry
<i>Agriculture, Forestry, Fishing, Hunting, & Mining</i>	14	0.8%
<i>Construction</i>	132	7.2%
<i>Manufacturing</i>	230	12.6%
<i>Wholesale/Retail Trade</i>	215	11.7%
<i>Transportation, Warehousing, and Utilities</i>	89	4.9%
<i>Information</i>	17	0.9%
<i>Finance, Insurance, & Real Estate</i>	66	3.6%
<i>Professional, Scientific & Waste Management Services</i>	238	13.0%
<i>Educational, Health, and Social Services</i>	432	23.6%
<i>Entertainment, Recreation, Accommodation & Food Services</i>	196	10.7%
<i>Other Services (Except Public Administration)</i>	50	2.7%
<i>Public Administration</i>	151	8.3%
TOTAL	1,830	100%
Source: 2017 American Community Survey		

Table 6 Occupations shows the different industries and the number of persons in Oneida Township that are employed by that specific industry, to clarify the results, there is also the percentage of persons employed. The highest percentage of persons are employed in the Educational, Health, and Social Services industry and the lowest amount is in the Agriculture, Forestry, Fishing, Hunting, & Mining.

Table 7 Income Source, 2017

Income Source in 2010	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
Households	1,483	100%	44,323	100%	3,888,646	100%
With earnings	1,159	78.2%	33,650	75.9%	2,881,976	74.1%
Mean earnings (dollars)	84,290	-	69,779	-	74,358	-
With Social Security Income	557	37.6%	15,610	35.2%	1,332,083	34.3%
Mean Social Security Income (dollars)	19,654	-	20,636	-	19,702	-
With Supplemental Security Income	23	1.6%	1,936	4.4%	243,232	6.3%
Mean Supplemental Security Income (dollars)	12,074	-	10,826	-	10,072	-
With public assistance income	22	1.5%	2,169	4.9%	107,712	2.8%
Mean public assistance income (dollars)	N	-	2,737	-	2,670	-
With retirement income	578	39.0%	12,478	28.2%	876,148	22.5%
Mean retirement income (dollars)	33,259	-	25,795	-	22,642	-
Source: 2017 American Community Survey						

Table 7 Income Source, 2017 shows the income source of the residents in Oneida Township, Eaton County, and the State of Michigan. Information about income source is important because it allows a community to understand the extent to which their residents are impacted by changes in employment opportunities or living on stable but fixed income such as retirement. Changes in living costs can affect those individuals living off fixed incomes since they cannot afford raised costs. Oneida Township has a higher percentage of individuals living on retirement income, and the Township also has a higher mean retirement income than both the County and the State. Oneida Township also shows a notably lower amount of people living with public assistance income.

Table 8 Poverty Status, 2017

Poverty Status in 2017	Oneida Township	Eaton County	State of Michigan
	%	%	%
All Families	-	-	-
Percent below poverty level	4.2%	7.4%	10.9%
With related children under 18 years	-	-	-
Percent below poverty level	5.1%	12.7%	18.4%
With related children under 5 years	-	-	-
Percent below poverty level	0.0%	15.7%	20.6%
Families with female householder, no husband present	-	-	-
Percent below poverty level	25.4%	24.1%	31.3%
With related children under 18 years	-	-	-
Percent below poverty level	45.7%	33.3%	42.5%
With related children under 5 years	-	-	-
Percent below poverty level	0.0%	39.7%	49.5%
All people as individuals	-	-	-
Percent below poverty level	6.1%	10.9%	15.6%
18 years and over	-	-	-
Percent below poverty level	6.7%	9.3%	13.8%
65 years and over	-	-	-
Percent below poverty level	7.1%	5.8%	8.2%
Related children under 18 years	-	-	-
Percent below poverty level	4.5%	16.2%	21.3%
Related children 5 to 17 years	-	-	-
Percent below poverty level	5.3%	15.3%	19.9%
Unrelated individuals 15 years and over	-	-	-
Percent below poverty level	24.4%	15.3%	28.3%
Source: 2017 American Community Survey			

Table 8 Poverty Status, 2017 shows the poverty status of families and individuals in the Township, County, and the State. The Township had a significantly lower number of families with incomes below the poverty level than the county or state. Residents that are unrelated to the head of the household they are living with are the most likely persons to be living below the poverty line.

Household Characteristics

Housing characteristics combines population and economic information and the current status and growth of housing opportunities in the community. Housing characteristics include housing types, the year structures were built, and unit occupancy.

Table 9 Oneida Township Housing Types

Type of Unit	Number of Units	Percent of Units
1-Unit, detached	1,399	91.9%
1-Unit, attached	0	0.0%
2 Units	22	1.4%
3 or 4 Units	0	0.0%
5 to 9 Units	12	0.8%
10 to 19 Units	0	0.0%
20 or More Units	47	3.1%
Mobile Home	43	2.8%
Boat, RV, Van, etc.	0	0.0%

Source: 2017 American Community Survey

Table shows the different types of homes that can be found in Oneida Township. The table shows the type of housing that is most prevalent in Oneida Township is 1-unit detached, or single-family homes, and they make up 91.9% of the Township's housing unit types. This compares with only 72.3% of the housing in the state as a whole. This helps to explain the significantly higher median value of owner occupied homes in the township but places it at a disadvantage in retaining it's aging population with housing more appropriate for it's needs

Table 10 Years Structures Were Built in Oneida Township

Year Structure was Built	Number of Structures	Percent of Total Structures
Built 2014 or Later	0	0.0%
Built 2010 to 2013	19	1.2%
Built 2000 to 2009	234	15.4%
Built 1990 to 1999	259	17.0%
Built 1980 to 1989	115	7.6%
Built 1970 to 1979	295	19.4%
Built 1960 to 1969	358	23.5%
Built 1950 to 1959	45	3.0%
Built 1940 to 1949	76	5.0%
Built 1939 or Earlier	122	8.0%

Source: 2017 American Community Survey

Table shows how many structures are in Oneida Township that were built in specific years. The year that structures were built is an important aspect to consider because older homes can cost more to keep up and are more vulnerable to deterioration. About a third of the homes in the township are 30 years old or less, which is comparable with the county. Only about a quarter of homes in the state as a whole are 30 years older or less. The information in Table 10 also illustrates the dramatic slow down in home construction that occurred over the past 10+ years.

Figure 9 Housing Unit Occupancy

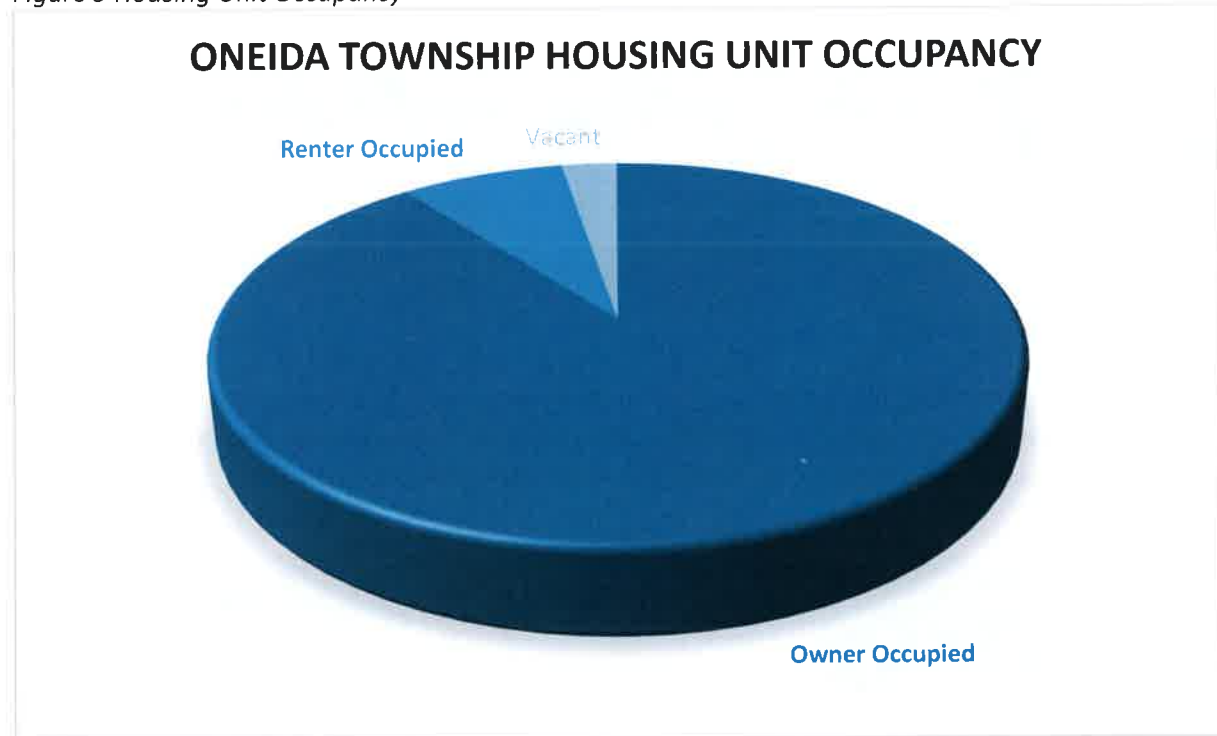


Figure 10 Eaton County Unit Occupancy

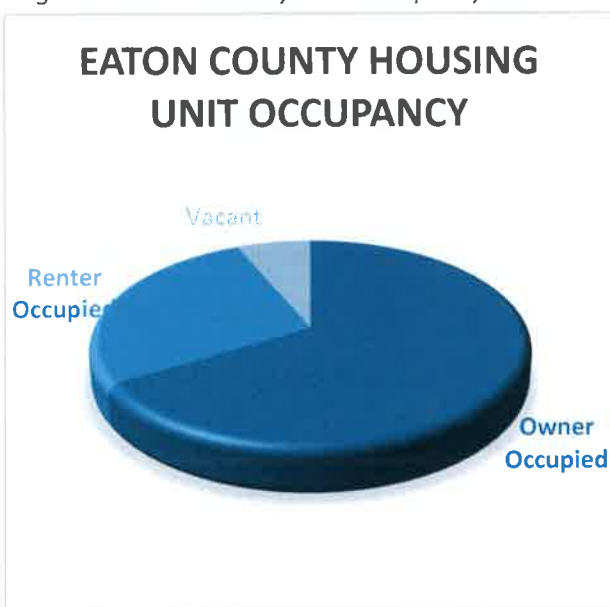


Figure 11 State of Michigan Unit Occupancy

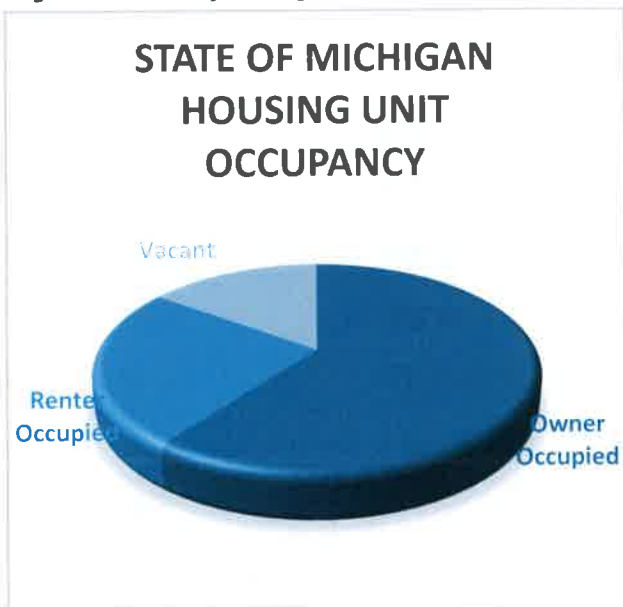


Figure 9 Housing Unit Occupancy shows how many homes in Oneida Township are owner occupied, renter occupied, and vacant. Oneida Township's largest amount is owner occupied, with their lowest amount being vacant. When compared Figure 10 and Figure 10, Oneida Township has a lower vacancy rates than both Eaton County and the State of Michigan. Oneida Township also has less renter occupied dwellings than both Eaton County and the State of Michigan, which is consistent in a community with such a high percentage of single family detached homes.

Table 5 Number of Occupied Dwelling Units, 2000-2010

Total Housing Units	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
2000	1,352	95.0%	40,167	95.4%	3,785,661	89.4%
2010	1,449	95.7%	43,494	92.4%	3,872,508	85.4%
Reference: U.S. Census Bureau						

Table 5 shows the change in the number of occupied dwelling units. Oneida Township showed a 0.7% increase over 2000 to 2010. While Oneida Township saw an increase in occupied dwelling units, both Eaton County and the State of Michigan saw a decrease in occupied dwelling units.

Table 6 House Value, 2017

	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
Specified owner-occupied units	1,365	100%	31,395	100%	2,760,156	100%
Less than \$50,000	76	5.6%	2,806	8.9%	392,550	14.2%
\$50,000 to \$99,999	84	6.2%	5,770	18.4%	593,012	21.5%
\$100,000 to \$149,999	253	18.5%	8,472	27.0%	524,665	19.0%
\$150,000 to \$199,999	362	26.5%	7,208	23.0%	450,723	16.3%
\$200,000 to \$299,999	486	35.6%	5,270	16.8%	437,614	15.9%
\$300,000 to \$499,999	85	6.2%	1,472	4.7%	263,609	9.6%
\$500,000 to \$999,999	19	1.4%	283	0.9%	80,189	2.9%
\$1,000,000 or more	0	0.0%	114	0.4%	17,794	0.6%
Median (dollars)	185,900	-	142,300	-	136,400	-
Reference: 2017 American Community Survey						

Table 7 Gross Rent, 2017

	Oneida Township		Eaton County		State of Michigan	
	#	%	#	%	#	%
Specified renter-occupied units	118	100%	12,473	100%	1,067,206	100%
Less than \$500	60	50.8%	1,414	11.3%	139,806	13.1%
\$500 to \$999	31	26.3%	7,802	62.6%	603,601	56.6%
\$1,000 to \$1,499	27	22.9%	2,787	22.3%	246,120	23.1%
\$1,500 to \$1,999	0	0%	282	2.3%	52,018	4.9%
\$2,000 to \$2,499	0	0%	144	1.2%	14,720	1.4%
\$2,500 to \$2,999	0	0%	12	0.1%	5,165	0.5%
\$3,000 or more	0	0%	32	0.3%	5,776	0.5%
Median (dollars)	-	-	823	-	824	-
No Rent Paid	0	-	455	-	61,284	-

Source: 2017 American Community Survey

Table 7 shows the rent breakdown in the Township, the County, and the State of Michigan. Oneida Township's median rent value is not given, however looking at the breakdown of rent, a majority of the Township's rent is less than \$500. This is lower than both the county and the State of Michigan, where the highest percentage is \$500 to \$999.

Figure 12 Selected Monthly Owner Costs as a Percentage of Household Income, 2017

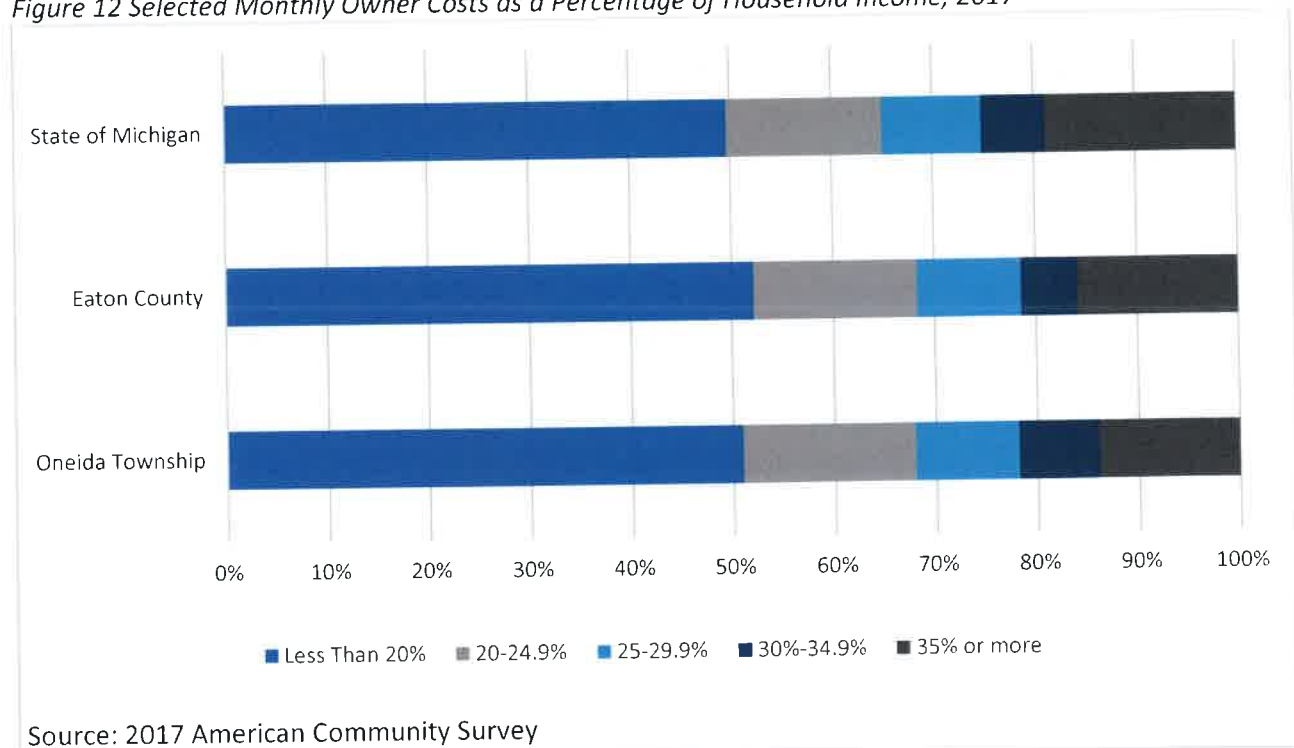


Figure 13 Gross Rent as a Percentage of Household Income, 2017

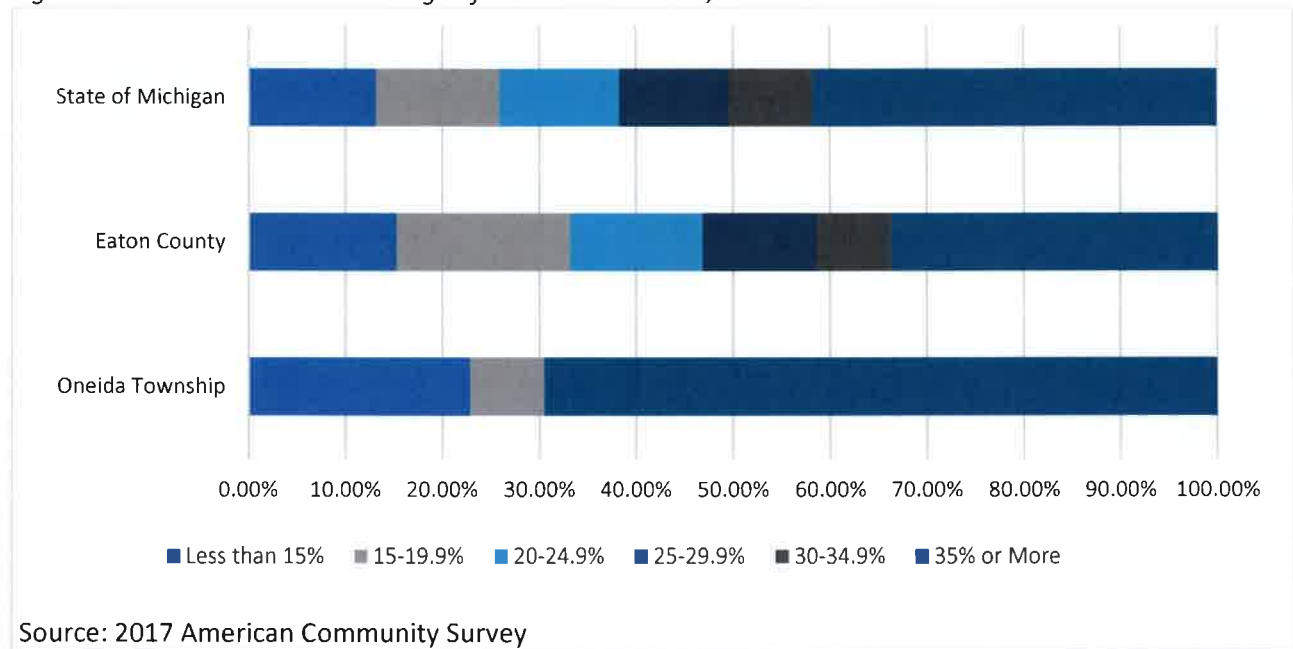


Figure 12 shows the Selected Monthly Owner Cost as a Percentage of Household Income in 2017, Oneida Township, Eaton County, and the State of Michigan show very similar statistics for this percentages. Figure 13 shows the gross rent as a percentage of household income in 2017. By looking at Oneida Township, it should be noted that there is a much larger proportion of residents in the Township paying 35% or more of the household income toward rent than in the surrounding jurisdictions. Oneida Township data shows no households paying 20-34.9%, of income in rent where these numbers are quite evenly spaced in the Eaton County and the State of Michigan data. This may be in part due to the very low number of rental properties in the township. The 2017 ACS sample data indicated only 118 rental property in the township.

Agriculture

Agriculture is the principal land use in the township, however residential development continues to reduce the proportion of land used for that purpose. During the “Great Recession” of the mid to late 2000’s the pressure on farmland conversion was reduced, but as the state and local economy continue to rebound, the pace of residential growth can be expected to quicken.

Map 3 shows the distribution of prime farmland soils in the township. It shows that the vast majority of the township soils are classified as prime. The Township wrestled with the appropriate approach to protect this natural resource along with the rural character of the township, a related characteristic that the residents also indicated was important to preserve. At the time of the 2002 plan’s adoption the Planning Commission considered a range of techniques. These can be thought of as a continuum, with aggressive farmland techniques on one end and approaches that preserved rural character but not necessarily industrial scale farming at the other. The techniques on the “Farmland Preservation” end of the continuum tend to be more prescriptive and significantly limit the amount of rural residential

development is allowed while the techniques on the “Preservation of Rural Character” side tend to be more incentive based and allow for more rural residential development provided it does not result in a suburban “feel”.

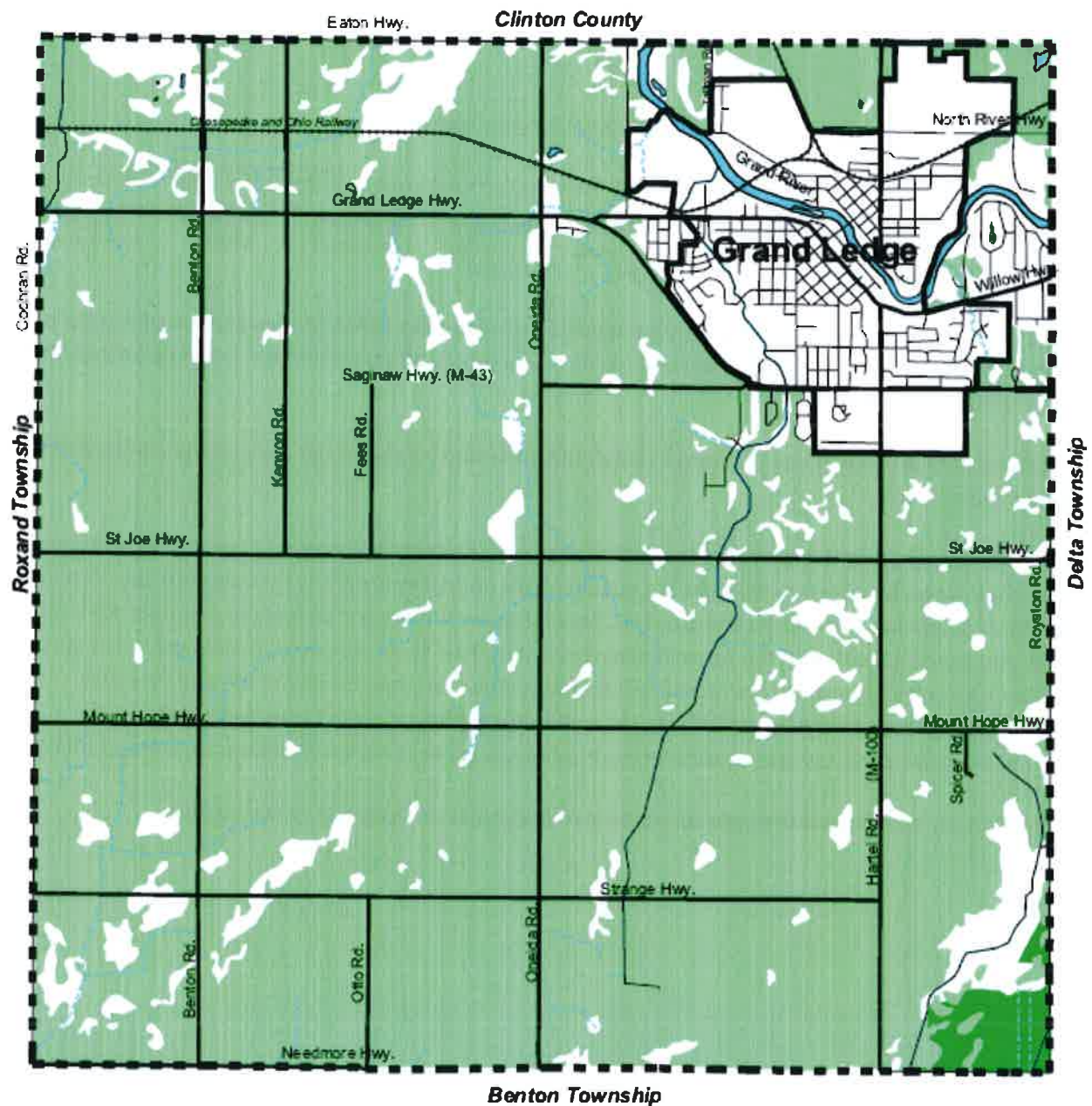
Continuum of Protection of Farmland / Rural Character							
Farmland Preservation				Preservation of Rural Character			
Exclusive Agricultural Use Zoning	Quarter / Quarter Zoning	Sliding Scale Zoning	Transfer of Development Rights	Purchase of Development Rights	Open Space Development	Agricultural Buffers	Large Lot Development

Eventually the Master Plan did not settle on a specific technique but called for designation of a growth area around the City of Grand Ledge, beyond which it was proposed that minimum lot widths should be increased from 1 to 2 acres.

When the zoning ordinance was updated in 2004, the minimum lot size in the Agricultural zoning district was retained at 1 acre.

The decision on whether the township seeks to preserve land primarily for agriculture production or to protect their rural character to maintain the quality of life of residents relates to issues not specifically agricultural. Wind and solar farms are uses that provide opportunities for farmers to augment their farm income and provide them with the resources to reinvest in their farm. However, residences in the rural areas have concerns regarding these facilities and their impact on their quality of life and property value. A study by the University of Michigan showed that support for wind farms was substantially greater in areas property owners considered rural versus areas that were considered rural residential.

The decision can also impact the appropriateness of municipal services and infrastructure.



Map #3 Township Prime Farmland

Oneida Township
Eaton County, Michigan

Legend

- Prime Farmland
- Unique Farmland (other than prime)

Source:
Base: Tri-County Regional Planning Commission
& LSL Planning
Prime Farmland: USDA Soil Conservation Service
Date: December 2002

0.5 0 0.5 1 Miles



LSL
LANDSCAPE
SOLUTIONS
LEBLANC
ASSOCIATES, INC.

Natural Features

Natural features help to define the character of a community, provide benefits and place limitations on development. Natural features include wetlands, floodplains, rivers lakes and woodlots. The Township Zoning Ordinance limits the ability of property owners from removing or altering significant natural features as part of site plan review (Section 16.08.C).

Wetlands

Wetlands in Michigan are regulated part 303 of the Natural Resources and Environmental Protection Act (PA 451 of 1994). They are defined as “a land or water feature, commonly referred to as a bog, swamp, or marsh, inundated or saturated by water at a frequency and duration sufficient to support, and that under normal circumstances does support, hydric soils and a predominance of wetland vegetation or aquatic life. A land or water feature is not a wetland unless it meets any of the following:

- i. Is a water of the United States as that term is used in section 502(7) of the federal water pollution control act, 33 USC 1362.
- ii. Is contiguous to the Great Lakes, Lake St. Clair, an inland lake or pond, or a stream. As used in this subparagraph, "pond" does not include a farm or stock pond constructed consistent with the exemption under section 30305(2)(g).
- iii. Is more than 5 acres in size.
- iv. Has the documented presence of an endangered or threatened species under part 365 or the endangered species act of 1973, Public Law 93-205.
- v. Is a rare and imperiled wetland.



Map 4: National Wetlands Inventory

Map 4 shows the wetlands identified by the National Wetland Inventory. This map is not definitive and there may be other areas in the township that would qualify as wetlands under Part 303 and some of the areas shown may not. But it gives a good general overview of the location and quantity of wetlands in the township. Under Part 303 permits are required for the filling or other alteration of regulated wetlands. Often permits are only approved if the applicant is able to mitigate the change in the wetland through other changes to the wetland or through the creation of new wetlands.

Floodplains

The Federal Emergency Management Administration (FEMA), administers the National Flood Insurance Program (NFIP), which identifies communities with flooding potential and encourages these communities to participate in the program. As part of the program FEMA, in cooperation with the Surface Water Division of the Michigan Department of Environmental Quality, identify the “100 year flood plain” for that community. The “100 year flood plain” represents the areas along a river, stream, drain or lake which is expected to have a 1 percent chance of flooding in any given year.



The floodplain areas in Oneida Township are along the banks of the Grand River, east and west of the City of Grand Ledge. The floodplain area west of Grand Ledge generally runs along the rear of lots fronting on Lawson Road while the floodplain east of the city runs along the north end of lots fronting Grand River Drive. It does not appear that many if any buildings are in the floodplain, although several residential lots appear to be partially within it, which may require them to get an elevation certificate in order to be exempted from the requirement for flood insurance by the mortgage holder.

Construction is generally permitted within a floodplain provided the building is built above the flood elevation. Construction is not generally allowed in the floodway, which is defined as the area on either side of a river that carries the floodwater downstream during a 100 year flood.

