

CHAPTER 2 - COMMUNITY PROFILE

Introduction

The history of the Great Lakes region is intimately linked with the Les Cheneaux Islands. The safe harbors of the many channels between the islands sheltered people who passed through the falls of the St. Mary's River and the Straits of Mackinac. Through the passage of time, many individuals were lured by the abundance of natural resources and opted to settle in the region. Since the latter part of the nineteenth century, the shores and islands of Clark Township became a favorite summer resort for the well-to-do of Detroit, Cincinnati, Toledo, Chicago, and Cleveland. Local commerce was established in Hessel and Cedarville. Hessel became the number one center for pleasure boating activities in northern Michigan as marked by the establishment of one of (*Chris Craft's*) the largest dealerships. With the opening of the St. Lawrence Seaway and the construction of the Mackinac Bridge, thousands of new tourists from all over North America discover this beautiful area each year.

Spatial Location

Clark Township occupies the eastern and southern end of Mackinac County. By road, it can be reached on M-134 east of I-75 after a ten-mile drive; and also from Pickford, in the north, on M-129; by boat on Lake Huron at the Hessel or Cedarville docks; and by plane landing at the Hessel airport. The Township lies within the area described as T42N, T41N, and R1W, R1E, and R2E.

Demographics

Population and Density

Clark Township experienced its most significant population change between 1940 and 1950 when the number of individuals nearly doubled. Between 1950 and 1990 Clark Township's year round population nearly doubled again, rising 97% going from 1,145 to 2,012. From 1990 to 2000, however, the population of Clark Township remained comparatively constant. US Census Bureau population estimates from 2000 to 2006 reflect negative population growth (see Table 2-1 and Figure 2-1), a trend reflected across most of Mackinac County (see Table 2-2).

Table 2-1
Clark Township Historic Population

Year	Population	% Change
1930	777	-
1940	793	2.1%
1950	1,145	44.4%
1960	1,563	36.5%
1970	1,771	13.3%
1980	1,879	6.1%
1990	2,012	7.1%
2000	2,200	9.3%
2006 (estimate)	1,958	-11.0%

Source: US Census Bureau

Figure 2-1
Clark Township Historic Population

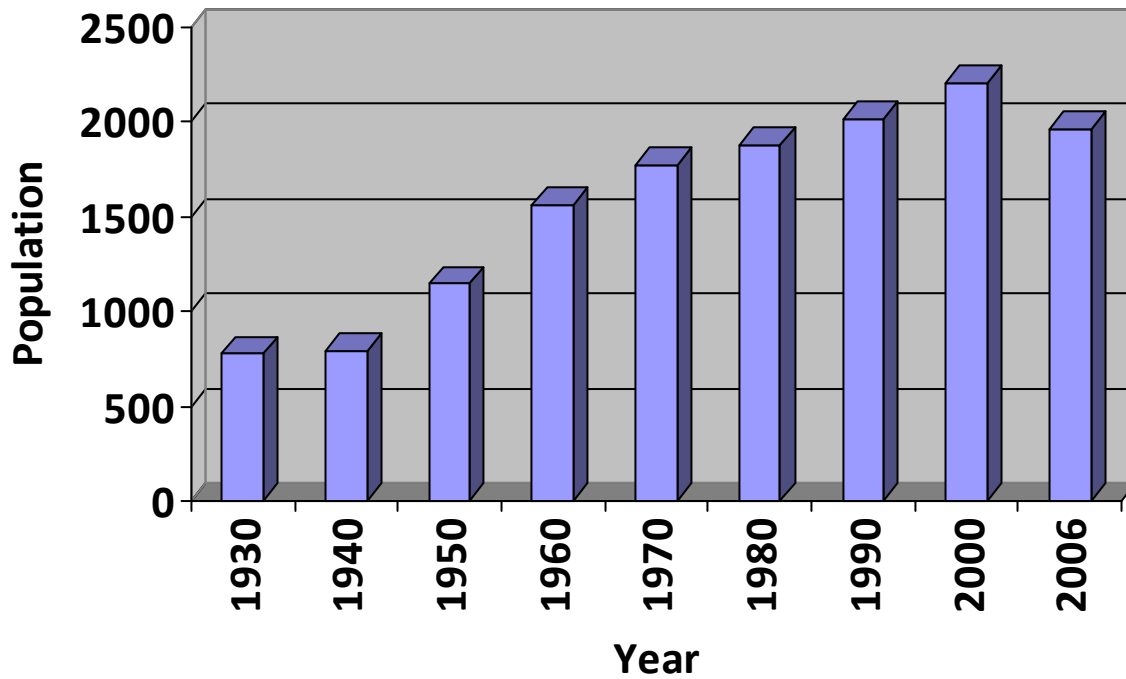


Table 2-2
County Population

Government Unit	1980 Population	1990 Population	2000 Population	2006 Population	1980- 1990% Change	1990- 2000% Change	2000- 2006% Change
Mackinac County	10,178	10,674	11,943	11,001	4.87%	11.89%	-7.89%
Bois Blanc Twp	62	59	71	63	-4.84%	20.34%	-11.27%
Brevort Twp	451	484	649	571	7.32%	34.09%	-12.02%
Clark Twp	1,879	2,102	2,200	1,958	7.08%	4.66%	-11.00%
Garfield Twp	1,206	1,156	1,251	1,110	-4.15%	8.22%	-11.27%
Hendricks Twp	166	161	183	451	-3.01%	13.66%	146.45%
Hudson Twp	212	197	214	206	-7.08%	8.63%	-3.74%
Mackinac Island City	479	469	523	471	-2.09%	11.51%	-9.94%
Marquette Twp	461	550	659	613	19.31%	19.82%	-6.98%
Moran Twp	823	838	1,080	1,008	1.82%	28.88%	-6.67%
Newton Twp	354	358	356	324	1.13%	-0.56%	-8.99%
Portage Twp	747	890	1,055	974	19.14%	18.54%	-7.68%
St. Ignace City	2,632	2,568	2,678	2,360	-2.43%	4.28%	-11.87%
St. Ignace Twp	706	932	1,024	941	32.01%	9.87%	-8.11%

The range of population changes among local units of government and the County between 1980 and 1990, 1990 and 2000, and again from 2000-2006 can be seen on Table 2-2. Leading up to the year 2000, Brevort Township had the largest population increase at just over 34% and Hudson Township had the greatest decrease at just 0.56%. The County overall experienced about a 12% population increase between 1990 and 2000. In this same time period, the State experienced only a 6.4% population increase. Population estimates from the US Census Bureau between 2000 and 2006, however, reflect a significantly different picture, with nearly universal population decreases across the county. Clark Township figures indicate a population of 1,958 in 2006, representing an approximate 11% decrease between 2000 and 2006.

The population of the Township in the 2000 Census includes only a count of persons in year-round occupied housing units. If the median household size of the Township (2.31 persons) is applied to all seasonal housing units, then seasonal units contribute about 2,201 additional people to the Township's population in the summer, doubling the Township's permanent population. There also exists an extensive number of rental units in the Township in various resorts, motels and hotels. If the use of these rental units is included in the Township's summer population, the peak summer population would be nearly four times higher than the year-round population.

Increase in density affects the community character of an area. Density is a function of urbanization and urbanization influences demand for services. In 50 years (1950-2000) density of year round residents in the Township slightly more than doubled; going from about 13 persons per square mile to 27.8 persons per square mile. Growth over the period of 1990 to 2000 slowed considerably, however, increasing only from 26 persons per square mile to 27.8 per square mile. Population

estimates for 2006 reflect a reduced density of 24.7 persons per square mile.

Population densities continue to be relatively low in the Township, but they are much higher than the County's 2000 density; which was about 11 persons per square mile. They are also much higher than the average in those portions of the Township which are developed (the southern shoreline). In contrast, the average density throughout Michigan was about 179 persons per square mile in 2000.

Race and Household

About 10% of the Township's 2000 population were American Indian; about 2.7% were of more than one race; about 0.3% were African American or Black; about 0.3% were Asian; and the remainder were white (86.7%).

There were 952 households in the Township in 2000. About 60% of all households were married-couple families, about 27% were single-person households and about 13% were single parent households. The average 2000 household size in Clark Township (2.31 persons per household) was nearly identical to the County average of 2.32 persons per household.

Housing

In 2000, there were 1,962 housing units in the Township. A large portion of these units were classified seasonal (48.6%). A smaller, but still large portion of the County's housing stock is also seasonal (41.9%). Comparatively, only about 5.5% of the State's housing stock is classified as seasonal.

The majority of housing in the Township is single-family in nature (97%). About 5% of the housing units (102) are mobile homes; these are also classified as single family. Only 3% of the Township's housing stock is in the form of multi-family units. Single-family housing is the largest consumer of land in most Michigan communities.

The Township has a high incidence of home ownership. About 82% of all housing units in the Township are owner-occupied. This compares to about 79% of all County housing units are owner-occupied. The state average is lower at 74 % owner occupancy.

The Township's housing stock is relatively new in that approximately 70% of it has been built since 1980. Between 1980 and 1990 alone, 245 units were built. Between 1990 and March of 2000, an average of 33 new housing units (including single family and multi-family) per year have gone up in the Township (see Table 2-3). Most of these 337 units have been single-family units.

In 2000, the median value of owner-occupied housing in the Township was \$111,900; higher than the County average of \$91,800. Compared to other units within the County, Clark was third in terms of the value of owner-occupied housing units; behind only Mackinac Island with a median housing value of \$170,000, and Moran Township with a median housing value of \$112,800. The lowest median housing value in the County was \$62,500 in Bois Blanc Township.

Age

Median age in the Township is higher than the County (44.6 years of age vs. 42.8 years of age). The state's median age is much lower at 35.5 years of age. Higher median ages in both the County and the Township are due primarily to concentrations of persons 65 years and older (i.e., retirees). In the state overall, 12.4% of the population is 65 years and older; for the county, 20.6%; and for the Township, 19.6% (see Table 2-4).

Table 2-4
Median Age

	1980	1990	2000
State of Michigan	28.8	32.6	35.5
Mackinac County	32.3	37.1	42.8

Clark Township	34.8	38.2	44.6
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Source: US Census Bureau

For comparative purposes, differences in median age and the percentage of persons 65 years and older is highly variable throughout the County. The range in median age runs from a low of 38.1 years of age in Marquette Township to a high of 57.1 years of age in Bois Blanc Township. Likewise, the percentage of persons 65 years and over ranges from a low of 12.2% in Mackinaw Island City to a high of 24.4% in Newton Township.

The Township's higher median age in light of a slightly lower percentage of persons 65 and over than the County may be due to the presence of "*baby boomers*" and preretirement aged persons. Nearly 29.7% of the Township's population was between 45 and 64 years old in 2000. Just over 22.7% of the population was under 18 years of age or under.

Education

Overall, Clark Township residents have a higher percentage of high school graduates than the County and the State. As of 2000; 88.4% of the Township's population 25 years of age or older were high school graduates or higher, the State's figure was 83.4%. However, the state had a higher percentage of persons with a Bachelors degree or higher at 21.8% vs. the Township figure of 19.7%. The County had lower figures than the state and Township with 82.5% of the population being high school graduates or higher and 14.9% with a Bachelor's degree or higher.

School Enrollment

Enrollment in the Les Cheneaux School District generally declined between 1970 and 1993. In 1970 the system (K- 12) had 571 students. In 1990 it was down about 29% to 407 students. In 1993, enrollments rose to 433 students, representing about a 6% increase. Enrollment remained steady through 2001 with 439 students enrolled at that time. Recently, however, a sharp decline in enrollment has occurred, with only 331 students enrolled in 2007. This 25% decline in

enrollment over the past 6 years is reflective of the aging population within the Township.

A reduction in the number of school-aged children was a common trend in Michigan in the late 1970s through most of the 1980s due to children born toward the end of the post WWII "*baby-boom*" passing through K- 12 systems. In recent years, there has been an increase in the percentage of children under 5 years old in Michigan, which is beginning to be reflected in more recent school enrollment data. Clark Township, with its aging population, does not reflect this statewide trend. With the loss of more than 100 students in the past 6 years, future enrollment numbers and stability within the school system are a concern.

Economy

There are two major economic factors in the local economy, 1) limestone operations by Michigan Limestone Corporation which employs 100 individuals and 2) recreation and resort oriented economic activities. Lumbering and other wood-related operations have also some economic significance. Overall, economic growth has been somewhat slow during the last ten years, which is comparable to the national growth trend.

Tourism

Recreation associated with Great Lake amenities have a profound impact on Mackinac County, and Clark Township. Typically, true impacts of tourism are difficult to gauge, but there is some existing data which can present a general picture of tourism impact.

According to the Travel Industry of America, the State of Michigan ranked 13th in US spending on domestic overnight trips and day trips of 50 miles or more, with total 2004 expenditures estimated at \$12.75 billion dollars. This statistic is important as, according to the Michigan Travel

Bureau, in 1990 Mackinac County was 14th of 83 counties in tourism-related expenditures, with \$94 million spent. This money generated an estimated \$23 million additional in payrolls. During the summer season much of the seasonal labor is imported to the County, especially for those tourist-related businesses on Mackinac Island and in or near the Mackinac Straits.

In 1983, the Travel, Tourism and Recreation Resource Center at Michigan State University estimated the supply of Great Lakes recreational marina facilities. At that time, Mackinac County had some 41 marinas with a total of about 560 slips. Mackinac County provided well over one-quarter of all Great Lakes slips found in the Upper Peninsula (28%). Mackinac County provided over three times the number of marina slips than Grand Traverse County did at that same time. Further, in 1989, approximately 2,800 pleasure watercraft were registered to County residents and 92 boats were registered as commercial craft. Since about 70% of the pleasure craft were only 12-15.9 feet long, it may be surmised that many of the larger pleasure craft frequenting the area are registered to tourists from other counties.

Fishing is another indicator of water-related recreational activity. In 1989, the Michigan Department of Natural Resources recorded 6,872 annual fishing licenses purchased in Mackinac County. The majority of the annual fishing licenses were purchased by nonresidents (57%; or 3,924).

Public Finance

Between 1982 and 1991, the total County tax rate increased by 18.5%. In that same time period the Township tax rate increased by 125%, or over two-fold (see Table 2-5). County and school rates increase by 23% and 11%, respectively. The Township's significant tax increase in just nine years is indicative of a Township that was under pressure to provide public services--services spurred by new development

(urbanization). Tax rate increases have since leveled and are now in fact lower than they were in the late 1990's.

Table 2-5
Tax Levy Rates - 2000

	Mackinac County	Clark Township	School Board
1982	4.35	1.80	28.50
1984	4.49	1.87	29.00
1986	4.50	2.85	28.68
1988	4.50	3.84	29.68
1991	5.36	4.06	31.64
1996	6.00	4.23	12.58
1998	6.00	3.76	15.65
2000	5.81	2.69	15.38
2002	5.67	3.30	15.68
2004	5.67	3.37	16.21
2006	5.30	4.43	16.44
2007	5.64	3.45	16.49

Source: US Department of Treasury

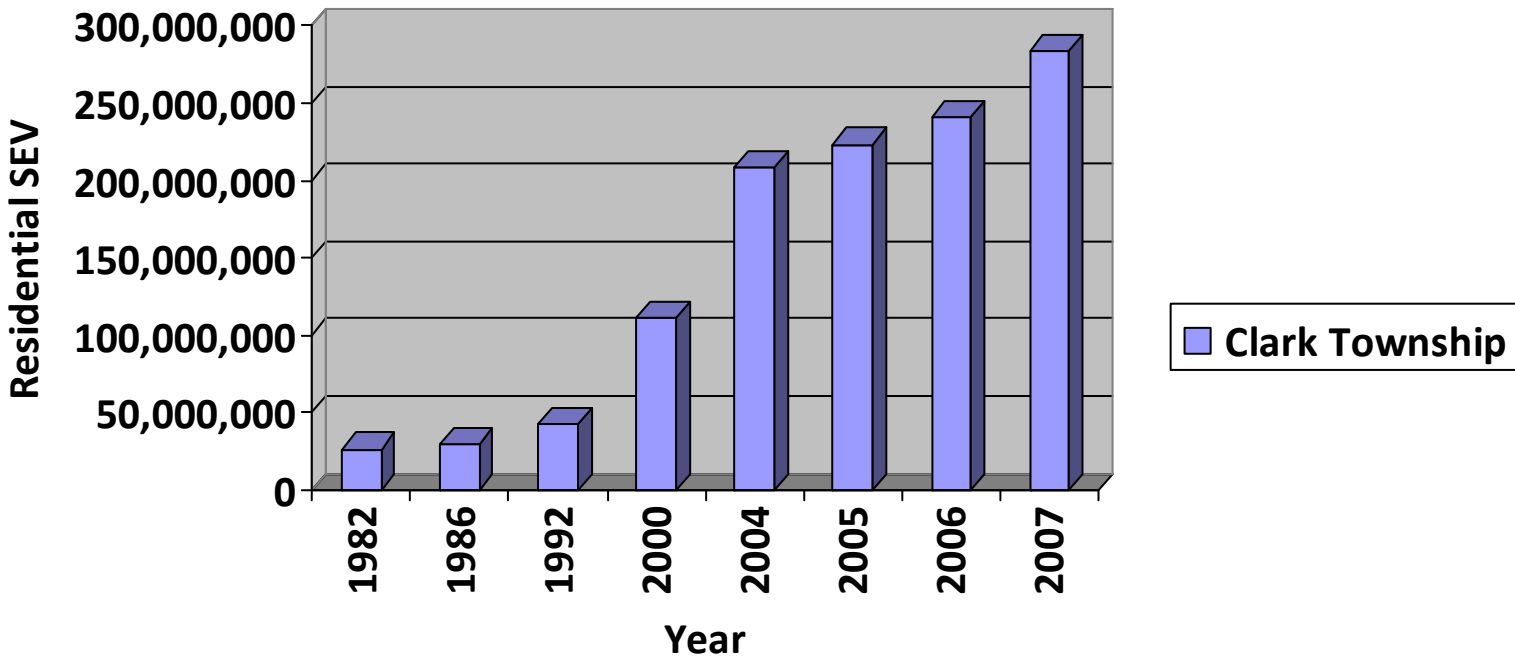
Shifts in state equalized value (SEV) also indicate increased development. In the span of 10 years leading up to 1992, those lands classified as residential increased in value by 61% (see Figure 2-3 and Table 2-6). Lands classified as commercial increased in value by 63%. Conversely, natural resource-based lands, which are essentially undeveloped, increased a comparatively small amount. Agricultural lands increased in value by 11% and timber lands increased in value by only 2%.

Since 1992, a dramatic increase in lands classified as residential has been experienced a values have jumped by 567%. While beneficial to current landowners, this increase in residential land values has priced many lower income individuals and families out of the local housing market. Commercial land values, meanwhile, have increased by 256% while industrial land values have increased by 102%. Agricultural land values saw sizable gains up until 2004 at 289%, but have since declined 64%. Comparitively, these increases reflect a growing dependence upon the residential

land base and an effective decrease in commercial, industrial and agricultural lands.

Overall, total SEV in the Township increased by 464% in the past 15 years (see Table 2-6). Perhaps more significant than the percentage change in any SEV category is the change in proportion of total SEV it represents over time. In 1982, residential SEV represented 71% of total SEV in the Township. By 1992 it represented a larger proportion; comprising 76% of the total tax base. By 2007, residential SEV represented 90% of the total tax base. Conversely, in 1982, commercial lands, represented 8.2% of total SEV, increasing to 9.0% in 1992, but dropping to 5.6% in 2007. Over the same time period, industrial lands dropped from 6.4% to 4.7% to 1.7%. Agricultural lands followed a similar trend, dropping from 0.7% in 1982, to 0.5% in 1992 to 0.1% in 2007.

Figure 2-3
Clark Township
State Equalized Value (SEV) - Residential



Source: Michigan State Department of Treasury Annual Reports

Table 2-6
Clark Township State Equalized Values

	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Total
1982	264,250	3,061,930	2,379,800	26,364,317	2,402,561	37,303,807
1986	253,060	3,510,726	2,372,505	29,154,884	2,181,715	40,142,453
1992	293,330	4,992,495	2,636,710	42,428,217	2,459,870	55,768,532
2000	653,386	12,357,999	3,304,430	110,967,736	5,801,679	139,953,701
2004	1,140,159	18,783,534	4,743,912	208,720,237	N/C	241,214,286
2005	738,787	20,674,273	4,775,009	223,070,310	N/C	257,023,782
2006	446,100	18,735,600	4,741,100	240,711,800	N/C	272,655,356
2007	411,800	17,774,400	5,335,800	283,035,000	N/C	314,585,546

Source: Michigan State Department of Treasury Annual Reports

Labor Force and Employment

Of the 1,764 persons 16 years and over in the Township, about 57% (1,011) of them are in the labor force. At the time of the 1990 Census, 13.7% of the labor force was unemployed. At the time of the 2000 Census, 12.5% of those in the labor force were unemployed. The County had a higher figure of 14.7% and the state had a lower figure of 5.8%. The top five occupations in 2000 among Clark Township workers are listed in Table 2-7.

The top five occupations represented 65.3 % of the labor force. While occupation refers to the type of work a person does, industry refers to that sector of the economy which employs them. The top five industries in 2000 that provided jobs to Township workers are listed in Table 2-8.

Table 2-7
Clark Township
Top Five Occupations

	% of Township Workers
Professional and related occupations	15.1%
Construction and extraction	13.9%
Office and administrative support	13.7%
Management, business and financial	12.2%
Sales and related	10.4%

Source: US Census Bureau

Table 2-8
Clark Township
Top Five Industries

	% of Township Workers
Education, health and social services	19.3%
Arts, entertainment, recreation, accommodation and food services	16.2%
Construction	13.7%
Retail trade	12.1%
Manufacturing	7.4%

Source: US Census Bureau

The top five industries employed 68.7% of the work force. Other significant industries represented included public administration, finance, mining, and health services.

Income

There are four common measurements of income in the Census; median household income; median family income; median income of nonfamily households, and per capita income. Household income figures include all households in a community, no matter what their composition. Family income is a subset of all households. Nonfamily households is the other subset of all households and includes single-person households, and households with unrelated individuals living together. Per capita income distributes all income among each individual in a community (non-workers, like children included).

In all cases, Clark Township's income figures are lower than state averages, yet higher than county averages (see Table 2-9). This relationship is also reflected in housing values. In 2000, the median value of housing in the state was \$110,300 compared to the median value of \$89,900 for housing in Mackinac County and \$109,700 for housing in Clark Township.

Table 2-9
Median Income Levels - 2000

	State	Mackinac County	Clark Township
All households	\$44,667	\$33,356	\$33,975
Family households	\$53,457	\$39,929	\$40,795
Non-family households	\$26,194	\$20,240	\$20,260
Per capita	\$22,168	\$17,777	\$18,357

Poverty levels in the Township are generally lower than state and county figures. In 2000, 9.9% of the entire population of Clark Township was below poverty level; 10.5% of the county population and 10.5% of the state's population was below poverty level. Poverty levels for subsectors of the population, however were much higher, with some of them greater than state and county figures (see Table 2-10).

Two figures that bear special focus here are the percentage of children under five and female-householder (i.e., single-parent) families that are in poverty. The numbers are high--alarmingly so throughout the State. Although Clark Township has lower poverty figures for the population overall and for most subsectors of the population, its poverty figures are higher than state and county averages for all children, most pronounced for those under 5, and above the state levels for female, single-parent households. The children in poverty statistics must, however, be tempered by the realization that even though nearly 29% of children under the age of 5 are living below the poverty line, this represents a fairly small number (26) of children within the Township.

Table 2-10
Poverty Levels
Population Subsectors
Percent in Poverty - 2000

	State	Mackinac County	Clark Township
Persons 65 years and older	8.21%	8.43%	8.33%
Unrelated individuals	19.95%	20.21%	18.98%
Children 5-17 years of age	13.26%	14.42%	14.99%
Children under 5 years of age	15.61%	13.95%	28.89%
Female householder families	27.42%	29.93%	29.08%

