

Geography

A. Location

Osceola Township is located in the southeast quadrant of Osceola County, Michigan. It is a rural township; however, it does surround the northern portion of the City of Ewart (pop. 1,738). Page 28 of the *Osceola County, Michigan Future Land Use Plan* provides information concerning Osceola County's location.

Appendix 1: Location Map

B. Size

Osceola Township is 6 miles by 6 miles encompassing a total of 36 square miles.

C. Climate

Weather often plays a role in planning as it can influence agriculture, housing, recreation, transportation, and our way of life in general. Information concerning Osceola County's weather can be found on pages 28-29 of the *Osceola County, Michigan Future Land Use Plan*.

D. Topography

Elevations within the township range from a low of 1,010 feet above mean sea level to a high of 1,444 feet above mean sea level. The low point is located along the eastern edge of the township near the Muskegon River in Section 24 while the high point is located in the very northwest corner of the township in Section 6. The topography for all of Osceola County can be found on pages 32-33 of the *Osceola County, Michigan Future Land Use Plan*.

Note: Section numbers can be referenced from several sources; however an easily available source is the Osceola County, MI 2009 Land Atlas & Plat Book.

Land Use

A. Pre-2001 Existing Land Use Maps

Land use maps developed prior to the one found in the *Osceola County, Michigan Future Land Use Plan* were available; however, the scale was too great to be of any value at the township level.

B. Existing Land Use

The definitions used in this section are primarily taken directly from the *Osceola County, Michigan Future Land Use Plan*.

Very general land use categories are used in order to not overwhelm people using the Plan. Each of the categories is described below.

Agriculture - This category includes a variety of uses including crops, orchards, Christmas trees, livestock, and other uses related to agriculture. Barns and other outbuildings are also included in this category, as are homes associated with the agricultural uses. Since the Existing Land Use Inventory is at a general level of detail, other land uses may also exist in areas identified as agriculture. Also, it is often difficult to determine (with aerial photos) if an area is actually used for agriculture, or if it is open space.

Commercial - This category includes retail and wholesale businesses, business and professional services, personal services, and other businesses that provide goods or services to the general public. The category includes any buildings associated with the land use, as well as surrounding land, outdoor structures, parking areas, access areas, and other related areas.

Industrial - This category includes sites where any type of manufacturing process occurs. Industries can include those that produce various emissions in the process (smoke, odor, noise, light, vibrations, etc.) or those that do not produce emissions detectable to surrounding areas - such as the assembly of parts shipped from other facilities. This category also includes extraction sites, where oil, gas, gravel, sand, or other natural resources are removed.

Modular - This category includes areas where mobile homes, trailers, modular housing, or other types of homes manufactured off site are located. Typically, since the categories are fairly general and must cover a certain area to be considered, this category only occurs where larger clusters of such housing occurs, such as mobile home parks or modular home subdivisions.

Multiple Family - This category includes attached housing with three or more units. The category also covers the surrounding land and any structures related to the dwelling units such as garages, carports, parking lots, maintenance facilities, storage sheds, administrative offices, club houses, recreation areas, and other related uses. Since the coverage of the inventory maps is limited to land uses of certain sizes, multiple family facilities may be identified in other land use categories. No major facilities of this type were identified in Osceola Township.

Open Space - This category consists primarily of undeveloped areas including forested areas and pastures that are not actively used for agriculture. Homes may be included in this category if the housing units make up a small portion of the area. Since the Existing Land Use Inventory is at a general level of detail, other land uses may also exist in areas identified as open space. Also, it is often difficult to determine (with aerial photos) if an area is actually open space or if it is used for some form of agricultural uses.

Public - This category includes a wide variety of land uses including municipal offices, federal, state, and county office facilities, schools, libraries, parks, golf courses, cemeteries, maintenance facilities, and other areas funded by the general public. The category includes all support buildings and structures as well as land and parking areas. Transportation is included in this category, but tends to be included in whatever categories the network crosses or borders. This category does not identify public land as a land use; the many areas within Osceola Township that are public land are listed in the Open Space or Agriculture categories. This should not be confused with "public land" which denotes ownership versus a land use.

Single Family - This category includes unattached single-unit homes built on-site. The category also covers the surrounding land and any structures related to traditional dwelling units such as garages and storage sheds. Since the Land Use Inventory is fairly general, this category will often contain modular units, duplexes, and other housing that has characteristics similar to unattached, single-unit homes built on-site. Many single family units are included in other categories (primarily agriculture and open space) due to lack of compact development. This category does not distinguish between year-round residences and seasonal units (cottages).

Listed below is the existing land uses in Osceola Township according to the *Osceola County, Michigan Future Land Use Plan*.

Agriculture	Commercial	Industrial	Modular	Multi-Family	Open Space	Public	Single Family	Water	Total
8,369	81	134	0	0	12,618	528	579	51	22,308

Table 1: Existing (as of 2001) Land Use, Osceola Township
 Data Source: *Osceola County, Michigan Future Land Use Plan*

Pages 49-58 of the *Osceola County, Michigan Future Land Use Plan* has complete information on existing land use throughout Osceola County. Page 58 is a map of the Southeast Quadrant which includes Osceola Township.

C. Future Land Use

Future land use in Osceola Township through 2020 has been identified in the *Osceola County, Michigan Future Land Use Plan* and should be considered when the Township updates its plan.

Refer to the previous section for the definitions of each land use category.

Listed below is the future land uses in Osceola Township according to the *Osceola County, Michigan Future Land Use Plan*.

Agriculture	Commercial	Industrial	Modular	Multi-Family	Open Space	Public	Single Family	Water	Total
8,088	98	497	0	11	12,432	528	655	51	22,308

Table 2: Future Land Use, 2020, Osceola Township
 Data Source: *Osceola County, Michigan Future Land Use Plan*

Pages 104-113 of the *Osceola County, Michigan Future Land Use Plan* has complete information on existing land use throughout Osceola County. Page 113 is a map of the Southeast Quadrant which includes Osceola Township.

D. Parcels

The Osceola County, MI 2009 Land Atlas & Plat Book, pages 22 & 23 provide a good depiction of Section numbers, land ownership, and features such as roads, rivers, creeks, cemeteries, and forests.

Natural Resources

A. Surface Water

Osceola Township has a number of water features. These include lakes, rivers, streams, and wetlands. One of the most prominent is the Muskegon River.

Listed below is the water and wetland acreage in Osceola Township according to the *Osceola County, Michigan Future Land Use Plan*.

Water (in acres)	Wetlands (in acres)	Total	% of Township Covered by Water and Wetlands
51	596	647	2.9

Table 3: Water and Wetland Acreage, Osceola Township
Data Source: *Osceola County, Michigan Future Land Use Plan*

Pages 32-38 of the *Osceola County, Michigan Future Land Use Plan* has complete information on surface water throughout Osceola County. Page 38 is a map of the Southeast Quadrant which includes Osceola Township.

B. Groundwater

Groundwater is a valuable natural resource as evidenced by commercial interests in springs within the Township. Planning should account for protecting these resources.

C. Soils

There are five different soils associated with Osceola Township. Page 31 of the *Osceola County, Michigan Future Land Use Plan* provides a map depicting what and where these soil associations are while pages 29-30 briefly describes their characteristics. The map on page 31 also provides a depiction of the entire County.

D. Commercial Forest Acts Land

There are no parcels in Osceola Township enrolled in Michigan's Commercial Forest Act (CFA) program.

E. Oil and Gas Wells

An oil and gas well map could not be found at the township level; however, one was found at the State level. The map shows that Osceola County is in an area with oil and gas wells. While

detail at the township level is not possible the fact that the County is in an area with oil and gas wells indicates that the Township should at least discuss the issue before planning.

Appendix 2: Oil and Gas Wells in Michigan Map

F. Wildlife

The wildlife found in the Township is typical of that found throughout the County and most of lower Michigan. Information concerning wildlife in Osceola County can be found on page 41 of the *Osceola County, Michigan Future Land Use Plan*.

G. Native Vegetation

The native vegetation found in the Township is typical of that found throughout the County and most of lower Michigan. Information concerning native vegetation in Osceola County can be found on page 41 of the *Osceola County, Michigan Future Land Use Plan*.

Population

A. Total Population

According to the 2000 U.S. Census Osceola Township has a population of 1,118.

B. Population Projections

The population in Osceola Township is expected to grow by 39.7% through the year 2020. This is fairly close to the County's projected growth rate of 36.1%. Both growth rates are trend based projections calculated by the West Michigan Regional Planning Commission.

Osceola Township	2000	2005	2010	2015	2020	Change #	Change %
	1,118	1,218	1,324	1,439	1,562	444	39.7

Table 4: Population Projections in Osceola Township
Data Source: *Osceola County, Michigan Future Land Use Plan*

C. Population by Sex

	Number	Percent
Male	590	52.8
Female	528	47.2

Table 5: Population by Sex in Osceola Township
Data Source: 2000 U.S. Census

D. Population by Age

Age	Number	Percent
Under 5 years	54	4.8
5 to 9 years	77	6.9
10 to 14 years	100	8.9
15 to 19 years	105	9.4
20 to 24 years	59	5.3
25 to 34 years	107	9.6
35 to 44 years	176	15.7
45 to 54 years	148	13.2
55 to 59 years	71	6.4
60 to 64 years	63	5.6
65 to 74 years	90	8.1
75 to 84 years	54	4.8
85 years and over	14	1.3
Median Age	39.0	na

Table 6: Population by Age in Osceola Township
Data Source: 2000 U.S. Census

E. Individuals per Square Mile

According to the 2000 U.S. Census Osceola Township has a density of 32.7 individuals per square mile.

F. Housing Density per Square Mile

According to the 2000 U.S. Census Osceola Township has a density of 15.9 housing units per square mile.

Note: Population data relative to all of Osceola County can be found on pages 21-24 of the *Osceola County, Michigan Future Land Use Plan*.

Housing

A. Total Housing Units

According to the 2000 U.S. Census Osceola Township has 562 housing units. Of these units 123 are classified as “For seasonal, recreational, or occasional use.”

B. DP-4. Profile of Selected Housing Characteristics: 2000

File DP-4. Profile of Selected Housing Characteristics for the Osceola Township Geographic Area is included as an appendix. It includes information concerning:

- a. Units in Structure
- b. Year Structure Built
- c. Rooms
- d. Year Householder Moved Into Unit
- e. Vehicles Available
- f. House Heating Fuel
- g. Selected Characteristics
- h. Occupants per Room
- i. Value
- j. Mortgage Status and Selected Monthly Owner Costs
- k. Selected Monthly Owner Costs As a Percentage of Household Income in 1999
- l. Gross Rent
- m. Gross Rent as a Percentage of Household Income in 1999

Appendix 3: File DP-4. Profile of Selected Housing Characteristics for Osceola Township

Infrastructure

A. Roads

With the exception of a several mile stretch of US-10 the road network in the Township is composed entirely of county and township roads. The majority of these roads are township maintained. The majority of the township roads are unpaved.

The portion of US-10 that does cross through the Township is relatively busy. This may be due to the location of the high school, fairgrounds, and industry that is located in the City of Evert.

Appendix 4: 2007 Average Daily Traffic Map, Osceola County and Surrounding Area

Appendix 5: 2007 Average Commercial Daily Traffic, Osceola County and Surrounding Area

B. Airport

There is not an airport in Osceola Township.

Osceola Township encompasses the northern portion of the City of Evert and US-10 forms a portion of its southern boundary. Just on the other side of US-10 is the Evert Municipal Airport.

C. Railroads

There are no railroads that cross through Osceola Township.

D. Public Transit

Osceola Township is not served by public transit.

E. Sewer & Water

The vast majority of the Township sewer and water needs are met through on-site wells and septic systems.

F. Emergency Services

Law enforcement in Osceola Township is provided by the Osceola County Sheriff's Department. Township residents receive firefighting services from the Evert Fire Department and emergency medical services from the Osceola County Emergency Medical Service (EMS).

G. Utilities

All or portions of Osceola Township are served by the following utilities:

DTE Energy
2000 Second Ave, 1121 WCB
Detroit, MI 48226

Harmony Nowlin, Area Manager
Consumers Energy
1325 Wright Ave.
Alma, MI 48801
(989) 466-4200

Great Lakes Energy
1323 Boyne Ave.
P.O. Box 70
Boyne City, MI 49712
1-888-485-2537

Charter Communications
1-866-782-4212

H. Recreation

Osceola Township does not have its own recreation plan; however it is included as part of the *Osceola County, Michigan Recreation Plan* dated December 2004.

Facilities that provide recreational opportunities are listed below.

Name	Address	Plat Section	Indoor/ Outdoor	Public/ Private	Opportunities
Evert High School	6221 95th Ave. Evert, MI 49631	33	Both	Public (school)	Gym Weight Room Football Field Practice Football Field Baseball Fields (2) Softball Fields Track
Pere-Marquette Rails-to-Trails	N/A	34-36	Outdoor	Public (State)	(Rails-to-Trails) Walking Biking Snowmobiling
Evert Motorcycle	N/A (portion of Trail)	6,7,18	Outdoor	Public (State)	Off-Road Motorcycle

Trail					
Fairgrounds	732 Recreation Ave. Ewart, MI 49631	33	Both	Public	County Fair Activities
River Country Campground	6281 N. River Road Ewart, MI 49631	25	Outdoor	Private	Camping Canoeing
Spring Hill Camp	7717 95th Ave. Ewart, MI 49631	21,28	Both	Private	Camping Other Activities

Table 7: Recreational Facilities in Osceola Township
Source: Osceola County, Michigan Recreation Plan

I. Governmental Buildings/Facilities

Osceola Township Hall
8995 95th Avenue
Ewart, MI 49631

Cemetery
Located on 95th Avenue approximately halfway between 8 Mile Road and 9 Mile Road

Economics

A. Business Retention & Recruitment

Osceola Township is way too small to conduct its own business retention and recruitment program. These services, when needed, are provided through Michigan State University Extension.

B. Major Employers

There are several large employers in the City of Ewart. As a result Township residents do have several nearby employment opportunities; however, several of these employers are tied to the automotive industry therefore employment can be cyclical. The Township has one major employer, the Ewart High School. Being a public body it does not contribute to the Township's tax base.

C. File DP-3. Profile of Selected Economic Characteristics: 2000

File DP-3. Profile of Selected Economic Characteristics for the Osceola Township Geographic Area is included as an appendix. It includes information concerning:

- a. Employment Status
- b. Commuting to Work
- c. Occupation
- d. Industry
- e. Class of Worker
- f. House Heating
- g. Income in 1999
- h. Poverty Status in 1999

Appendix 6: File DP-4. Profile of Selected Economic Characteristics for the Osceola Township

C. Revenue Sharing Documents

Included in the Fact Book is the FY 2008-2009 Revenue Sharing Amounts from the Michigan Department of Treasury website. It is important to remember that projections can change based on changes made by the legislature and changes in the economy.

Appendix 7: FY 2008-2009 Revenue Sharing Amounts

Planning & Related Documents

A. Current Zoning Map

Each Planning Commission member has received a copy of the current zoning map or has access to the zoning map.

B. Master Plan & Zoning Text

Each Planning Commission member has received a copy of the master plan and zoning text or has access to the master plan and zoning text.

C. PA 425 Agreements

Osceola Township has entered into one PA 425 agreement. An agreement was made with the City of Ewart so that sewer and water could be brought out to the Ewart High School.

D. Michigan State University Land Use Series Checklists

The Michigan State University Extension, Land Use Area of Expertise Team has published a series of checklists to assist communities in different aspects of planning and zoning. Several of these checklists have been placed into this Fact Book. These and other checklists are available online at <http://web5.msue.msu.edu/lu/pamphlets.htm#C>

Appendix 7: Checklist #F, What Should be in a Master Plan?

Appendix 8: Checklist #G, For Adoption of a Plan in Michigan

Appendix 9: Checklist #H, The Five-Year Plan Review

E. Other Documents

Other documents may be added as appendices as the Planning Commission works to update its Plan.