

REGIONAL SETTING AND SETTLEMENT HISTORY

INTRODUCTION

There are many factors which combine to influence a community's future. Some are the result of local decisions while others result from actions outside of the community. Likewise, the historical pattern of development in the community forms a base from which decisions on future growth and development will evolve. This chapter seeks to gain a perspective on the Township's historical settlement and present regional context in order to identify regional developments that may affect its future growth.

REGIONAL SETTING

Very few communities are so large and so diverse that they could exist and thrive completely on their own. Rather, the interaction between communities within the region gives each one the opportunity to grow and develop. The two regional factors that help the individual community chart its own possibilities are location and regional influences.

Regional Location

Mussey Township is a rural township located in the northeastern area of St. Clair County, on the eastern border of Lapeer County (See Map 1). Mussey Township and its neighbors are part of a larger region that can be firmly identified as rural in nature. Lynn Township lies to the north of Mussey Township; Imlay Township is located to the west; Berlin Township is to the south; and Emmett Township lies to the east.

The largest cities in the region are Lapeer, which is 18 miles to the west, and Port Huron, which lies approximately 22 miles east of Mussey Township. Flint is 40 miles west, and downtown Detroit is about 50 miles south. Although downtown Detroit is a substantial distance away, the metro Detroit region has an influence on Mussey Township. The Detroit metro area provides a substantial number of jobs, services, and entertainment. Many Mussey Township residents commute daily to the Detroit area for employment opportunities. While the residential density and traffic congestion experienced in the metro area are not presently apparent in Mussey Township, the influence of the Detroit area will be more strongly felt as people continue to move north from the established Detroit suburbs.

There are a few small villages and towns in close proximity to Mussey Township. The village of Capac is within Township borders, while other communities, such as Emmett, Yale, Memphis, Imlay City, Almont, and Avoca are within ten miles of Mussey Township.

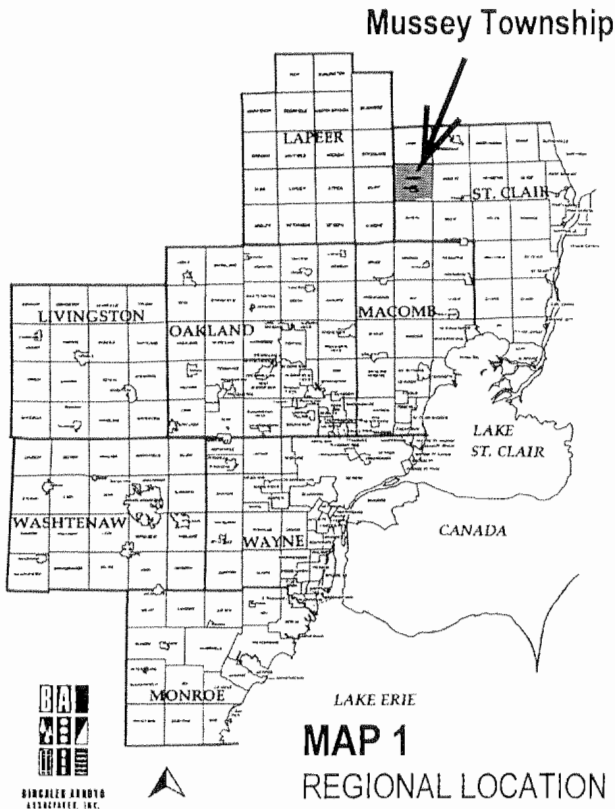
There are two highways that cross the Township. Imlay City Road (old M-21) bisects Mussey Township through the Village of Capac, and provides access to Port Huron to the east and Flint to the west. Capac Road also travels through Capac, but in a north-south direction. It originates in Warren and continues north to Port Austin in the northern thumb area. Mussey also has a freeway traversing the southern portion of the Township. I-69 has become a major roadway for freight traffic traveling from Canada to destinations in central and western Michigan, and for vacationers from both nations. Before

the construction of I-69 this east-west traffic traveled through Mussey Township on Imlay City Road. The construction of I-69 has lessened the reliance on Imlay City Road for this east-west traffic.

planning review are all conducted by the County.

Future Local Influences

In addition to regional plans that may affect the future development of Mussey Township, local plans by neighboring communities may also influence land use along the Township's boundaries. As noted previously, Mussey Township has common borders with four townships, three within St. Clair County, and one located in Lapeer County. It is important to know what plans these adjacent townships have and if they will have any impact on Mussey Township. Copies of each community's master plan map can be found in the Appendix.



Lynn Township

Lynn Township, which lies to the north of Mussey Township, does not yet have their first Master Plan completed. It is expected to be finished within the next year. According to Township officials, from a preliminary standpoint it appears that the common border will most likely be designated as agricultural on Lynn Township's Master Plan.

Future Regional Influences

St. Clair County is part of the Southeast Michigan Council of Governments (SEMCOG) planning and development region. SEMCOG plays an active role in providing planning-related data, transportation modeling, and regional planning. SEMCOG also reviews local applications for federal funding.

Emmett Township

Emmett Township, which lies to the east of Mussey Township, adopted a Land Use Plan in 1980. The Land Use Plan designates the majority of the Township's western border, adjacent to Mussey Township, for agricultural-preservation uses with the southerly mile of the common border designated for rural-residential uses.

The St. Clair County Planning Commission carries out planning functions, as well. County-wide planning, statistical analysis and research, mapping, and local zoning and

Berlin Township

Berlin Township, which lies to the south of Mussey Township, plans to keep the majority of the common border in a residential/ agricultural classification. More dense development is planned for the land in close proximity to Capac Road. Small segments of commercial use are suggested on both sides of Capac Road. Industrial use is designated for the land areas just east and west of the commercial uses.

Imlay Township

Imlay Township, which lies to the west of Mussey Township, adopted their Master Plan in 1986. The Land Use Plan designates the majority of Imlay Township's eastern border as important agriculture, with two smaller portions shown as open space in the northern half of the Township. Both of these areas surround lakes.

SETTLEMENT HISTORY

Mussey Township

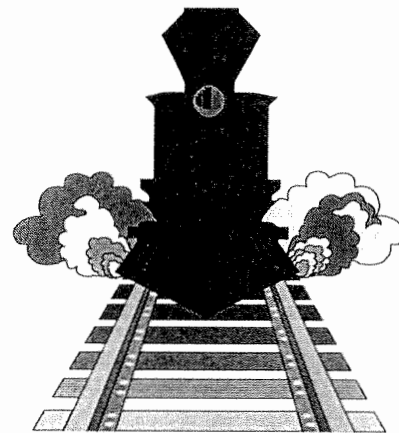
Mussey Township was formed on February 10, 1855 out of what was formerly part of Berlin Township. It was named after Dexter Mussey, who was a long-time state representative from Macomb County. There were no permanent settlers in the Township until 1840. By 1864 there were 806 residents; by 1870 there were 1,117 residents; and by 1880 there were 1,746 residents. Many of the first settlers were from the state of New York. The first permanent settlers were Daniel Alverson, W. Burk, R. Shutt, S. I. Fancher, and W. B. Preston.

Mussey Township, like the rest of St. Clair County, was covered with white pine trees. Early settlers would often log in the winter and farm in the summer months. Much of the Township was originally marsh. The marsh land proved to be quite productive farmland, especially for cranberries. Ditching, damming, draining, and flooding that would keep the plants and vines underwater from November to May resulted in lucrative yields of cranberries. The land was also converted to farmland for other crops by extensive ditches that would drain the land.

The first post office in the Township was established in May of 1852 and was called, "Pinery." It was closed four months later, and then was reopened in August of 1853. In 1858, the name was changed to "Capac."

Village of Capac

In 1857, the Village of Capac was platted by Dewitt C. Walker, in anticipation of the railroad that was proposed to be constructed through the area. (The railroad did not arrive until 1868.) Walker named the Village after Manco Capac, an Inca Indian who was one of Peru's first emperors. The Village was incorporated in 1873.



DEMOGRAPHIC ANALYSIS

INTRODUCTION

The population of a community is a basic ingredient in planning for the future. Historical and current population trends can be used in various ways to illustrate problem areas and provide an indication of probable future needs. Proper planning of future land use, roads, and community facilities must take the composition and characteristics of the future population into consideration.

The Township's population and Master Plan are interrelated. The Master Plan must be formulated to accommodate the community's expected population, while the future population is somewhat governed by the community's long-range goals and objectives that are written in the Master Plan. Numerous forces work to determine the total population at any given time. The location of jobs, regional road network, housing supply, and available land are just a few of the forces that can affect a community's population growth, both positively and negatively. The consequences of changes in population make its study an important ingredient in planning for Mussey Township's future.

This chapter will examine three primary aspects of the Township's population:

- Past historical trends,
- Present composition, and
- Future estimates.

By analyzing the potential for population growth or decline, the Planning Commission seeks to anticipate the needs of the Township. Proper land development can result only after the appropriate allocation of

future population within the social and physical requirements of the Township.

PAST AND PRESENT TRENDS

Settlement History of the Country

From the turn of the century to 1990, the United States' population more than tripled, growing from 75,995,000 to 248,709,873. During the same period, the East North Central States (Michigan, Illinois, Wisconsin, Indiana and Ohio) grew at a slightly slower rate, with their population increasing from 16,000,000 persons in 1900 to 42,008,942 by 1990. As a percent of the United States, the East North Central States, decreased by 4.1 percent between 1900 and 1990, dropping from 21.0 to 16.9 percent.

Michigan, as a percent of the East North Central States, in the last 90 years has increased its share of the East North Central States' population from 15.2 percent in 1900 to 22.1 percent in 1990.

Broadly speaking, the evolution or growth of the United States can be described in terms of three basic eras:

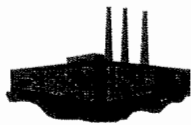
- The Agricultural Era* - which ended in the late 1800's.
- The Manufacturing Era* - which prevailed through the late 1950's.
- The Human Resources Era (also known as the Information Age)* - which emerged during the early 1960's.

The Agricultural Era



The Agricultural Era saw a reliance upon individual strength and manpower. The basic production system was one of self-reliance. Families tended to be very large and farm size was largely dependent upon how much land the family could till. Areas of urbanization were limited to small cities and villages that provided market places and social and cultural activities for the families in the surrounding farmland.

The Manufacturing Era



During the Manufacturing Era, or age of industrialization, people moved from the farm to jobs in the cities and growing urban centers. One of the most important developments of this era was the beginning of the urbanization movement and improvements in the region's road network. With these improvements it became possible for persons to live in outlying rural areas and commute to work in cities like Detroit, Pontiac, Flint, and Port Huron.

The Human Resources Era

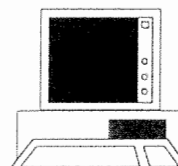


Unlike the Agricultural and Manufacturing Eras, when most work required physical strength or dexterity, the Human Resources Era or Information Age, requires that an increasing percentage of workers have higher levels of educational achievement and skill development to meet job requirements. The demand for education, greater specialization, and the technology of automation and computers is evidenced in the growth patterns of a region. The rapid increase in the use of robots and computer control of

many manufacturing processes is causing a rise in the demand for specialized university level training. Many areas that were formally thought of as exclusively manual tasks now require skilled training. Greater reliance upon and use of machines in the manufacturing process has also resulted in a drop in highly-paid, skilled manufacturing jobs. The slack is being taken up by increases in the service sector jobs which typically earn lower wages.

In the past few decades, the trend has been to subdivide farmland for residences and, to a lesser degree, hobby farms. Many farmers have abandoned farming entirely or partially for better salaries in other employment sectors. This is evidenced by the decline in the number of full and part-time farmers, the increase in the number of lot split applications in many of the more rural or "exurban" areas, and the decrease in farmland in southeast Michigan from 2,118,000 acres in 1945 to 893,000 acres in 1987, a loss of 58 percent.

At the same time farmland is decreasing, the traditional place of employment, the urban core, is diminishing in importance on a regional scale. Over 80 percent of the existing office floor space in the suburbs has been built since 1970. With the introduction of such technological advances as cellular phones, teleconferencing, fax machines, modems and the Internet, offices may be located even further from urban cores as communication from almost anywhere becomes easier and more affordable. A person's home -- or even car -- can serve as an office in this technologically-advanced world.



Another recent trend is the migration from large urban centers to more open and rural areas, while continuing to work in the urban areas. The decade from 1970 to 1980 saw a basic change in the migration of the population of the United States. For the previous four decades there was a steady migration from the rural areas to the metropolitan centers. This trend reversed itself for the first time in the 1970's, showing up as a country-wide trend in the 1980 census.

HISTORICAL GROWTH

Table 2-1 shows a comparison of population change from 1960 to 1990 for Mussey Township and several surrounding communities.

Table 2-2 shows that Mussey Township's proportion of the County population has remained relatively constant, hovering around 1%. The Township's share of the County's growth has increased by about 1% each decade for the last thirty years.

POPULATION CHARACTERISTICS

After World War II until 1967, national birth rates were relatively high, resulting in a substantial increase in the school age groups. During the late 1970's and early 1980's the national birth rate declined, causing a decrease in the number of school age children. The late 1980's and early 1990's have once again seen birthrates increase, with the peak occurring in 1990. Due in large part to medical advances over the past 30 years, the age group consisting of 65 and over has dramatically increased as a percent of total population. This group will continue to grow as the baby boomers enter this bracket at the turn of the century.

The rate of decline in the number of children under 5 years of age coupled with the increased number of women of childbearing age (ages 15 through 44) resulted in a sharp drop in the fertility rate in 1970 to 2.3. The fertility rate is determined by dividing the number of children born by the number of women of child-bearing age. In 1980, the fertility rate dropped to 1.8, but saw an increase to 2.0 in 1990, due in large part to the number of women in their 30's giving birth for the first time.

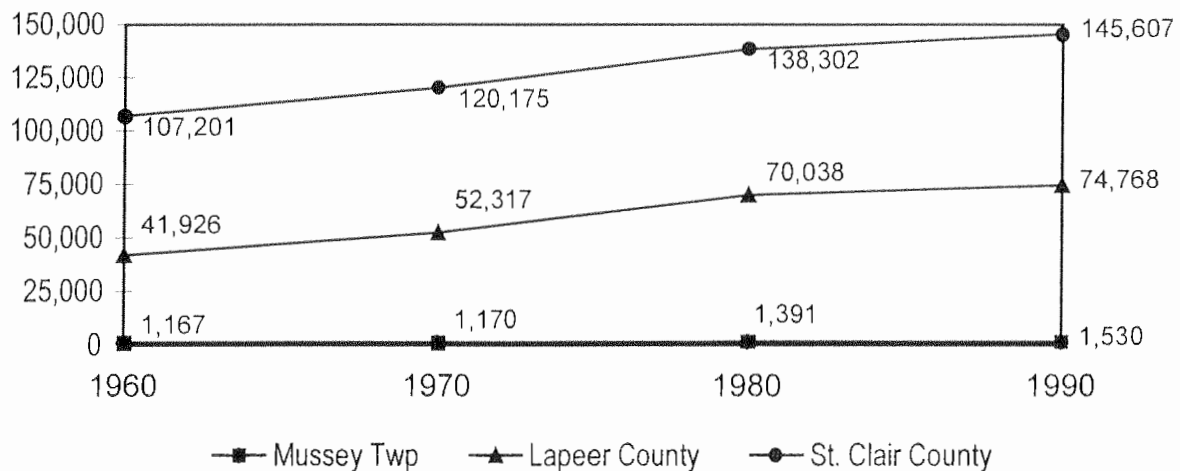


**Table 2-1
Population
Mussey Township and Surrounding Communities
1960-1990**

Community	1960 Population	1970 Population	% Change (1960 - 1970)	1980 Population	% Change (1970 - 1980)	1990 Population	% Change (1980 - 1990)	% Change 1960-90
MUSSEY TWP	1,167	1,170	0.3%	1,391	18.9%	1,530	10.0%	31.1%
Almont Township	1,174	1,529	30.2%	2,297	50.2%	2,361	2.8%	101.1%
Almont Village	1,279	1,634	27.8%	1,857	13.6%	2,346	26.3%	83.4%
Berlin Township	1,418	1,595	12.5%	2,160	35.4%	2,407	11.4%	69.7%
Brockway Twp	946	998	5.5%	1,586	58.9%	1,609	1.5%	70.1%
Capac Village	1,235	1,279	3.6%	1,377	7.7%	1,583	15.0%	28.2%
Emmett Twp	1,064	1,297	21.9%	1,413	8.9%	1,519	7.5%	42.8%
Emmett Village	283	297	4.9%	285	-4.0%	297	4.2%	4.9%
Goodland Twp	1,013	1,261	24.5%	1,534	21.6%	1,476	-3.8%	45.7%
Imlay Township	1,847	2,170	17.5%	2,238	3.1%	2,143	4.2%	16.0%
Imlay City	1,968	1,980	0.68%	2,495	26.0%	2,921	17.1%	48.4%
Lynn Township	751	767	2.1%	999	30.2%	921	-7.8%	22.6%
Memphis	996	1,121	12.6%	1,171	4.5%	1,221	4.3%	22.6%
Riley Twp	1,258	1,536	22.1%	2,075	35.1%	2,154	3.81%	71.2%
Yale City	1,621	1,505	-7.2%	1,814	20.5%	1,977	9.0%	22.0%
Lapeer County	41,926	52,317	24.8%	70,038	33.9%	74,768	6.8%	78.3%
St. Clair County	107,201	120,175	12.1%	138,802	15.5%	145,607	4.9%	35.8%

Source: U.S. Census of Population

**Figure 2-1
Population Change
Mussey Township, Lapeer County, St. Clair County
1960 - 1990**



**Table 2-2
Population Growth
Mussey Township As A Percent Of St. Clair County
1960 - 1990**

Year	Mussey Twp	St. Clair County	Township Share of County Population	Township Share of County Growth
1960	1,167	107,201	1.1%	--
1970	1,170	120,175	0.9%	0.02%
1980	1,391	138,802	1.0%	1.2%
1990	1,530	145,607	1.1%	2.0%

Family Size

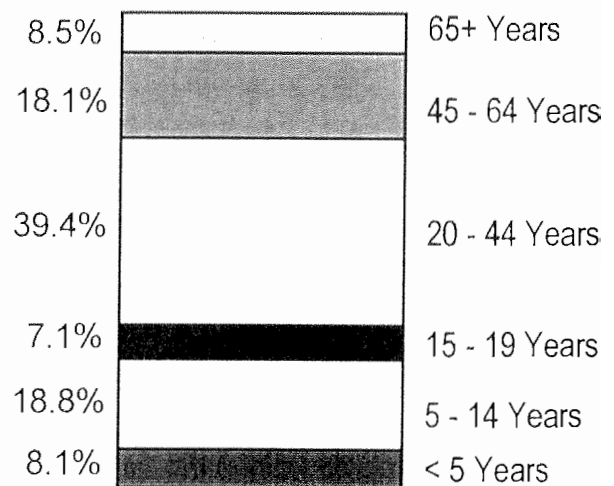
The 1990 Census of Population indicated that there were 479 households in Mussey Township, resulting in an average household size of 3.19 persons per unit, which was a slight decrease from 3.31 in 1980. St. Clair County's average household size dropped from 2.92 persons per unit in 1980 to 2.73 persons per unit in 1990. The decrease in family size reflects the national trend. In general, Americans are delaying marriage, resulting in more single-person dwellings, and having fewer children when they do marry. The high incidence of divorce in the country also contributes to an increased number of single-person households.

Age Groupings

Age groupings generally define several social categories. The preschool group includes those under five years of age. Those from age 5-14 make up the elementary/middle school age group, while the high school sector includes those between 15 and 19 years. The bulk of the work force is found between ages 19 and 64, with the 20-44 year-old group representing family formation years. Individuals who are 45 to 64 years of

age represent mature families and persons 65 and up represent the retiring population. Figures 2-2 and 2-3 show the age distribution and the age/sex distribution of the Township's population in 1990.

**Figure 2-2
Age Distribution
Mussey Township
1990**

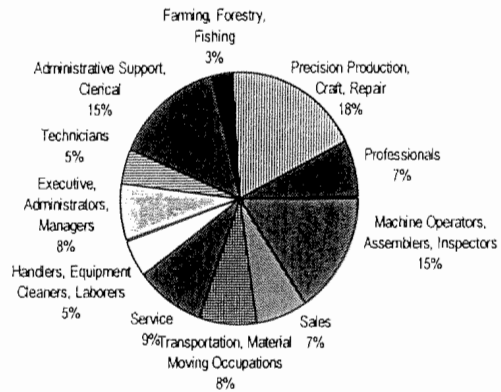


Employment

According to the 1990 Census of Population, there were a total of 655 Mussey Township residents employed in 1990. The South-eastern Michigan Council of Governments (SEMCOG) estimates that there were 332 jobs within the Township at this same time. These two figures indicate that about 50% of Mussey Township residents work outside of the Township. This translates into a long commute for some people. The mean travel time to work is 37 minutes for Mussey Township employed residents.

Figure 2-4 shows employment by sector for Mussey Township residents according to the 1990 Census of Population. The most common type of employment for Mussey residents is in the precision production/repair sector (18.6%), followed closely by the machine operators, assemblers, and inspectors sector (15.9%). Though Mussey Township is a rural area, the farming / forestry / fishing sector only employs 2.9% of the Township's workers.

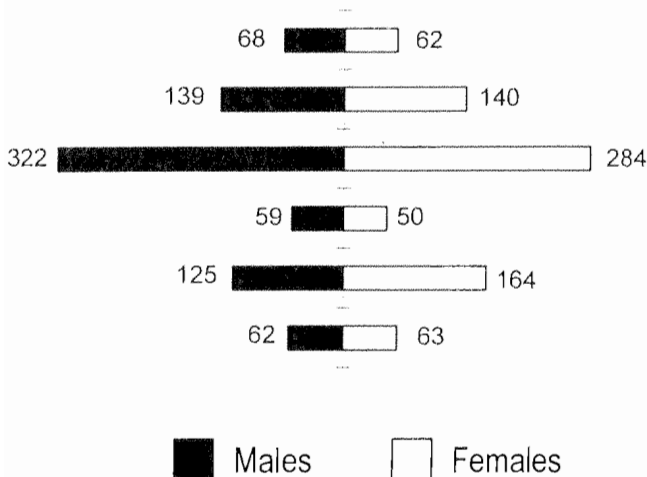
**Figure 2-4
Occupations of Residents
Mussey Township**



Ancestry

The 1990 Census of Population offered 33 different ancestral backgrounds from which respondents were asked to choose one or two that best described their ancestry. The most common ancestry for Mussey Township residents was German (32.4%). The next most popular ancestral background among Mussey residents was English (11.9%), followed by Polish (11.5%), Irish (8.8%), and French (5%).

**Figure 2-3
Age / Sex Distribution
Mussey Township
1990**



Education

The 1990 Census of Population also provides statistics on educational attainment. Of Mussey Township residents that are 25 years old or older, 76.7% have received a high school education or higher. Approximately 3.7% have earned an associates degree; 3.2% have earned a bachelors degree; and 2.6% have earned a graduate or professional degree.

Income

Table 2-3 shows the median household income, per capita income, and the percent of population below poverty level for Mussey Township, surrounding communities, St. Clair County, and Lapeer County. The Census Bureau defines "poverty level" based on the cost of nutritionally adequate food for the number of people in the household. It is assumed that food purchases constitute 1/3 of a family's budget, thus poverty level is set at three times the cost of nutritionally

adequate food purchases. For a family of four, poverty level was set at \$12,674 in 1989.

The 1990 median household income in Mussey Township was \$38,611, which is above the County median. Per capita income was \$13,186. About 9.1% of Mussey Township are living below poverty level, which is just slightly higher than the County average of 9.0%.

Table 2-3
Income
Selected St. Clair County Communities
1990

Community	Median Household Income	Per Capita Income	Percent Below Poverty Level
MUSSEY TWP	\$38,611	\$13,186	9.1%
Almont Township	\$46,897	\$15,796	5.5%
Almont Village	\$32,243	\$13,279	6.4%
Berlin Township	\$38,371	\$13,939	6.4%
Brockway Twp	\$35,809	\$11,857	11.0%
Capac Village	\$24,632	\$10,556	15.6%
Emmett Twp	\$32,500	\$11,791	10.2%
Emmett Village	\$32,083	\$10,745	9.7%
Goodland Twp	\$30,509	\$12,277	12.6%
Imlay Township	\$38,125	\$13,208	6.2%
Imlay City	\$25,313	\$11,587	12.1%
Lynn Township	\$33,750	\$11,586	7.9%
Memphis	\$30,344	\$11,259	9.2%
Riley Twp	\$42,204	\$13,430	6.8%
Yale City	\$20,767	\$9,751	14.5%
Lapeer County	\$35,874	\$13,313	8.2%
St. Clair County	\$30,692	\$13,257	9.2%

1995 Population Estimate

Using SEMCOG data on new housing starts from 1990 through 1995, an estimated additional 132 houses were built in Mussey Township since the census was taken, resulting in a total of 590 dwelling units in Mussey Township. Assuming an average of 3.0 persons per unit, the 1995 population is estimated to have been 1,770--an increase of 15%.

PROJECTIONS OF FUTURE POPULATION

Large geographic areas generally have a significant influence on their smaller constituent sub-areas. The growth rate for Mussey Township is directly influenced by the growth of the larger geographic areas of which it is a part. For this reason, the St. Clair County area is discussed in conjunction with the Township's future population estimate.

The most recently available population forecasts for St. Clair County and Mussey Township are those developed by the Southeastern Michigan Council of Governments (SEMCOG). Their March, 1996 estimates are reported in Table 2-4.

**Table 2-4
SEMCOG Population Projections
Mussey Township and St. Clair County
2000 - 2010**

	2000	2010
St. Clair Co	167,478	182,766
Mussey Twp	2,133	2,366

A number of mathematical methods can be used to project the Township's future population. Three methods that seem particularly reasonable and which lend themselves to the available data include the constant proportion, growth rate, and increasing proportion methods. All of these methods are based on historical trends.

The constant proportion method assumes that the Township will maintain the same percentage of the county's projected 2000 and 2010 population as it experienced in 1990. Mussey Township contained 1.1 percent of the County's 1990 population. Projections for the Township using this method can be found in Table 2-5.

**Table 2-5
Population Projections
Constant Proportion Method
St. Clair County and Mussey Township**

	2000 Projection	2010 Projection
St. Clair County	167,478	182,766
Mussey Twp	1,842	2,010

The major supposition in the constant proportion method is that the Township's percentage of County population will remain the same. This percentage increased only marginally between 1980 and 1990. However, to assume that this proportion will stay constant, if it actually increases, may result in a low forecast. The projection derived from this method for 2000 can already be proven inaccurate by the 1995 population figure estimated from SEMCOG building permits.

The growth rate method is an alternative method of projection that assumes the 1990-2000 growth rate will be the same as between 1980-1990, and the 1990-2010 growth rate will be the same as between 1970 and 1990. The results are as follows:

**Table 2-6
Population Projection
Growth Rate Method
Mussey Township**

Mussey Twp - 1990 Population	1,530
1980 - 1990 % Change	+10.0%
1970 - 1980 % Change	+30.8%
Mussey Twp 2000 Projection	1,683
Mussey Twp 2010 Projection	2,001

The resulting numbers for both time frames are rather low, since the 1995 population estimate derived from building permit data is higher than the year 2000 projection.

The increasing proportion method assumes that the rural areas on the fringe of growth centers will expand over the next two decades as these growth centers approach their build-out. The data below assumes Mussey Township will comprise 1.5 percent of the County population in 2000 and 2.0 percent in 2010. The results are as follows:

**Table 2-7
Population Projection
Increasing Proportion Method
St. Clair County and Mussey Township**

	2000	2010
St. Clair County	167,478	182,766
Incr. Proportion %	1.5	2.0
Mussey Twp	2,512	3,655

The increasing proportion method does not appear to be a reasonable forecast. While the population of Mussey Township has been increasing, such drastic increases are probably not realistic. The fringe growth permeating from Port Huron, Flint, and the Detroit area is not yet close enough to Mussey Township to cause such intense population changes.

CONCLUSION

It is important to have a good estimate of the future population so that planning activities for recreation, infrastructure, municipal services, and administrative capabilities can be well-managed and directed for the growth and development that does occur. Planning for a population that is less or more than expected renders the community unprepared. For planning purposes during the Township's formation of this Master Plan, the following population levels will be assumed to insure that adequate levels of service are provided. Although the Township is not promoting these growth levels, it is essential that the community be prepared for what may occur.

**Table 2-8
Population Projection
Mussey Township
2000, 2010**

Year	Population	House-Holds	Family Size
2000	2,100	700	3.0
2010	2,500	893	2.8