

Spring Lake Township Master Plan



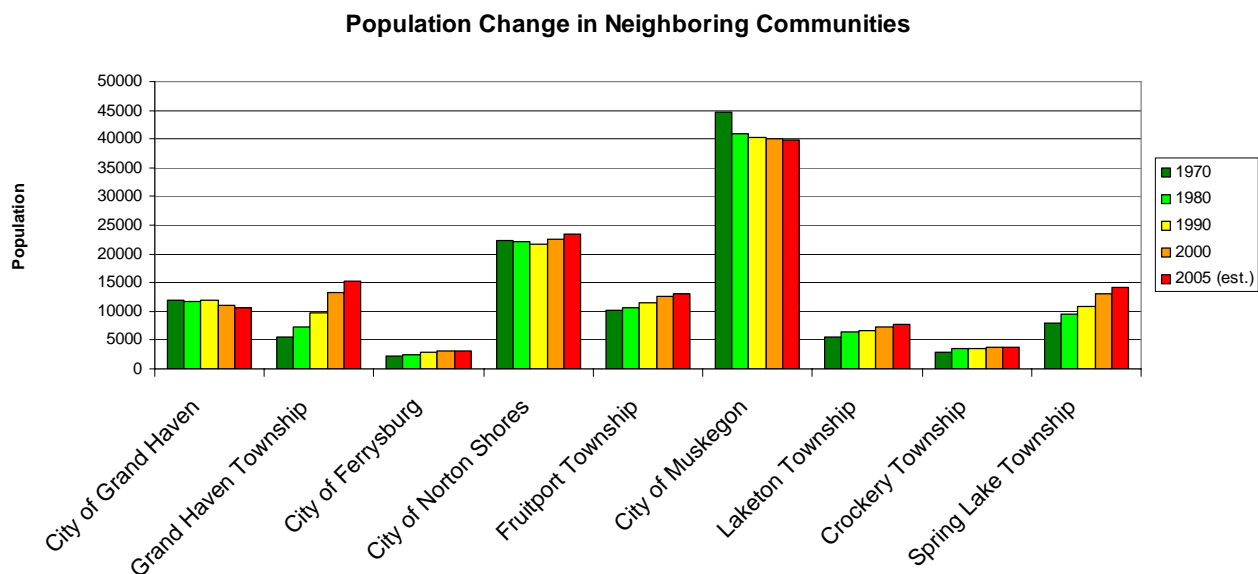
Demographics & Land Use

August 15, 2006

Williams & Works

Demographics

- Spring Lake Township has experienced significant population growth in the last 30 years
- 2000 population of 13,140
- Population increased by 22.2% from 1990 to 2000
- Average annual growth of 1.67%



Demographics

- Growth projections on pace with 2005 population estimate of 14,058

Population Projection Summary

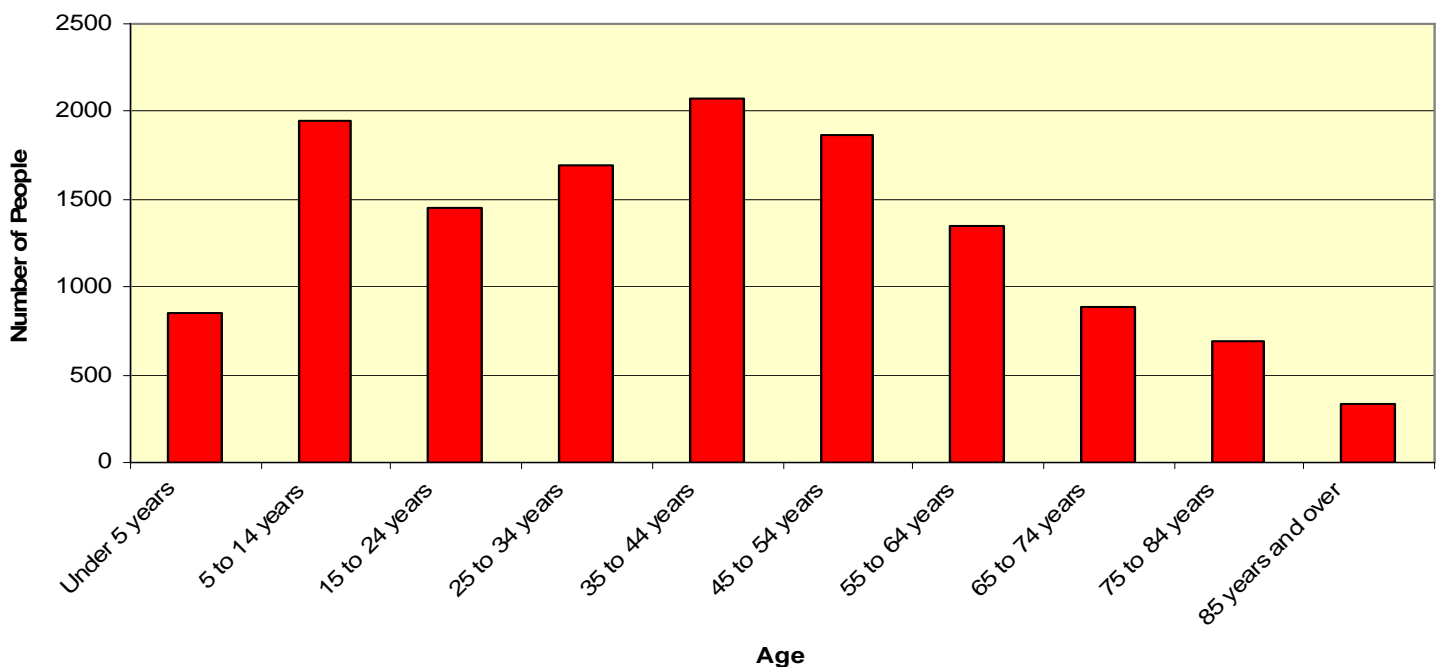
	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Constant Proportion	13,140	14,848	17,401	20,223
Growth Rate	13,140	15,506	18,300	21,596
Arithmetic	13,140	14,849	16,558	18,267
<u>Building Permits</u>	<u>13,140</u>	<u>15,403</u>	<u>17,666</u>	<u>19,929</u>
Average	13,140	15,152	17,841	20,004

- Population growth in the Township is likely to continue due to:
 - Natural beauty
 - Excellent public schools
 - Proximity to employers, transportation networks

Age Distribution

- Median age in Township has increased from 34.1 in 1990 to 38.1 in 2000
- Approximately 28.1% of the Township is 25-44 years of age
 - Suggests a demand for single-family housing, schools, and recreational activities for children

Figure 1.3. Age Distribution in Spring Lake Township, 2000



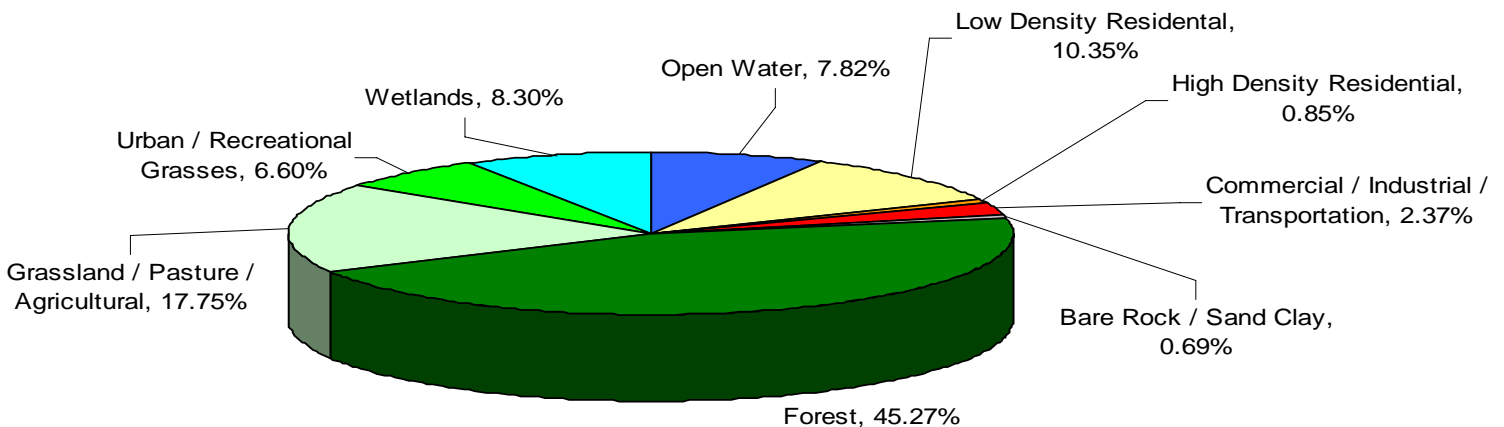
Education and Employment

- Township has seen increases in educational attainment since 1990
- The Grand Haven/Holland region's unemployment has been consistently lower than that of the state
- Average unemployment rate in 2005 was 5%, compared with 6.7% for the State

Land Cover

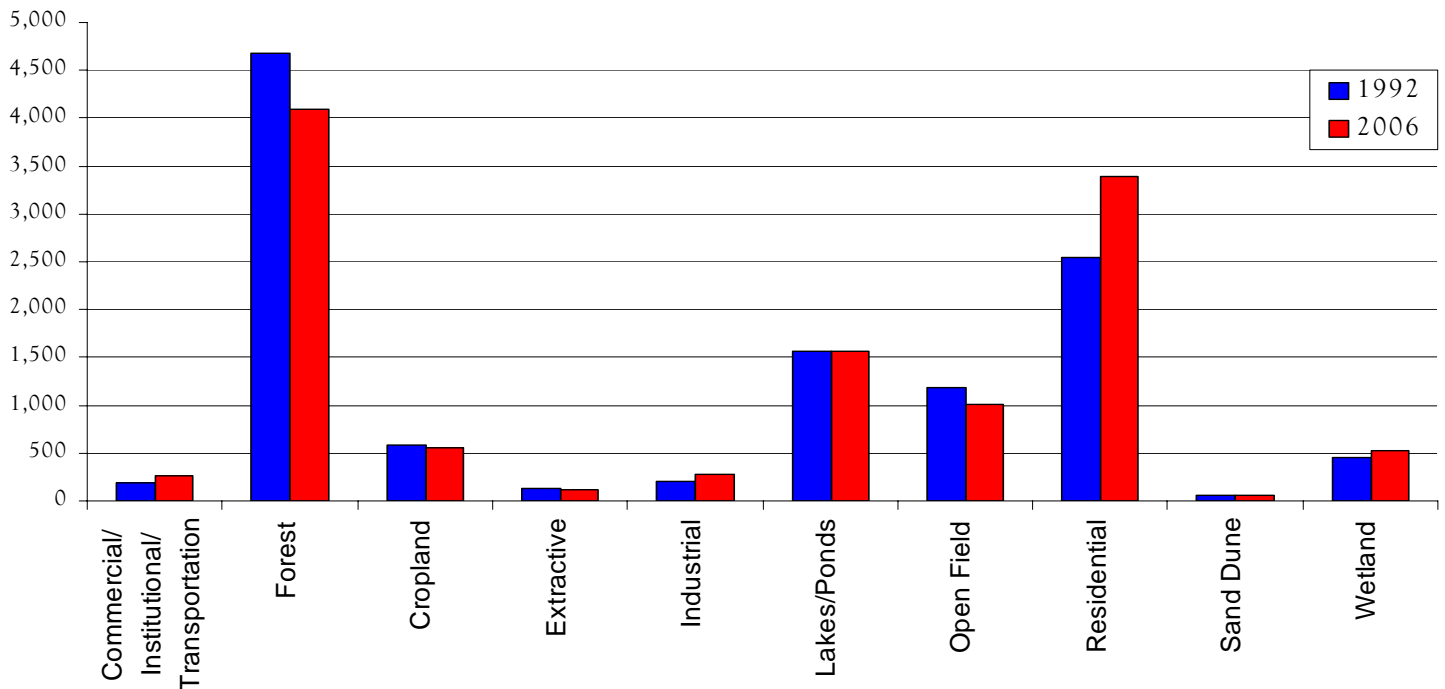
- Land Cover data and map is reflective of diverse range of land covers in the Township
- Predominant land cover type in the Township is forest
- Also significant amounts of grassland, open water/wetlands, and residential areas

Figure 2.1
1992 Land Cover Classifications
Spring Lake Township



Land Use

Figure 2.2
Land Use Comparison: 1992 to 2006



- Spring Lake Township has seen forested land, croplands, and open spaces decrease from 1992 to 2006
- Residential, commercial, and industrial uses increased
- Indicative of proliferation of low density development in the Township

Build-out Analysis

- 2003 West Michigan Regional Planning Commission Study contained build-out analysis.
- Township is zoned to accommodate an additional 21,422 residents
- Using these figures, Spring Lake Township would reach full build-out in 2055

Category	Additional Acres	Units Per Acre	Additional Units	Occupied Units	Additional Population
Rural Residential / Single Family	1,268.7	0.5	304	280	700
Low Density Residential	3,303.8	4.4	6,977	6,446	16,115
Medium Density Residential	841.5	4.4	1,777	1,642	4,105
High Density Residential	53.7	8.8	226	209	522
Public	(620.5)	--	--	--	--
Commercial	321.5	--	--	--	--
Industrial	306.8	--	--	--	--

Existing Land Use and Development Limitations

- Township contains a number of natural features and conditions that are not conducive to development
- Development in certain portions of the Township is unlikely based on existing land use patterns.
- Spring Lake Township can choose to focus on a few areas that appear to be well-suited for development

Conclusions and Planning Implications

- Township is experiencing significant population growth that is likely to continue
- Residential land uses are increasing while forest, croplands and open spaces are decreasing
- Diverse range of land uses contributes to unique character of the Township as well as many planning challenges
 - Protection of natural features
 - Continued economic growth