

DEMOGRAPHIC & ECONOMIC OVERVIEW

POPULATION

The primary source of information for Eveline Township is the Census of Population, which is taken every ten years. What follows is an overview of the significant and relevant information. The Census only contains population data for those persons for whom Eveline Township is their primary residence. The seasonal residents are not reflected in this count. Seasonal population has a considerable influence upon the population levels of the townships, especially during the summer months.

The population of Eveline Township has increased from 602 in 1960 to an estimated 1,585 in July of 2002 (a 163% increase). During the same time period, the county population increased from 13,421 to 26,386, a 97% increase.

Table 6 Population Changes, Eveline Township & Charlevoix County, 1960-2002

	1960	1970	1980	1990	2000	2002
Eveline Township	602	837	1,061	1,100	1,560	1,585
Ten Year Increase		39%	27%	4%	42%	8%
Charlevoix County	13,421	16,541	19,907	21,468	26,090	26,386
Ten Year Increase		23%	20%	8%	22%	12%

Table 7 Population Changes, Charlevoix County, 1970-2002

	1970	1980	1990	2000	July 2000	July 2001	July 2002
Boyer City	2,969	3,348	3,478	3,503	3,494	3,448	3,369
Charlevoix	3,519	3,296	3,116	2,994	2,983	2,932	2,858
East Jordan	2,041	2,185	2,240	2,507	2,501	2,471	2,416
Bay Township	456	599	825	1,068	1,223	1,254	1,276
Boyer Valley Township	832	948	1,102	1,215	1,071	1,080	1,084
Chandler Township	89	132	182	230	237	263	291
Charlevoix Township	720	993	1,016	1,697	1,702	1,719	1,722
Evangeline Township	440	538	646	773	775	783	788
Eveline Township	837	1,061	1,100	1,560	1,564	1,578	1,585
Hayes Township	706	1,274	1,317	1,893	1,903	1,938	1,961
Hudson Township	219	343	481	639	645	667	687
Marion Township	694	946	1,130	1,492	1,500	1,529	1,552
Melrose Township	830	947	1,106	1,388	1,395	1,420	1,440
Norwood Township	325	540	516	714	718	733	746
Peaine Township	58	81	128	244	248	261	275
St. James Township	161	240	276	307	309	317	324
South Arm Township	995	1,237	1,418	1,844	1,853	1,883	1,904
Wilson Township	650	1,199	1,391	2,022	2,033	2,075	2,108
Charlevoix County	16,541	19,907	21,468	26,090	26,154	26,351	26,386

While the population of Eveline Township is growing, the median age of residents is rising. The median age of township residents has grown from 33.8 years in 1980, to 38.8 years in 1990, to 44.5 years in 2000. In the state overall, the median age has gone from 28.8 in 1980, to 32.6 in 1990, to 35.5 in 2000.

There are many potential reasons for the high median age in the township: the area is attractive to retirees, the rising housing values (especially for lakefront properties) is not affordable to young families, the lack of jobs and educational opportunities in the area, as well as the overall aging of the population.

The number of persons per household and persons per family are lower in the township than in the state overall. This is expected in a community with a higher median age, where fewer families have children at home. Between 1990 and 2000, the number of persons per household and persons per family has declined in the township at a rate similar to the state overall.

Table 8 Household & Family Sizes, Eveline Township & Michigan, 1990-2000

	1990		2000	
	Persons per Household	Persons per Family	Persons per Household	Persons per Family
Eveline Township	2.61	2.91	2.52	2.81
Michigan	2.66	3.19	2.58	3.10

The population density (number of persons per square mile) continues to grow in the township and the county overall.

Table 9 Population Density, Eveline Township & Charlevoix County, 1980-2000

	1980	1990	2000
Eveline Township	40.8	42.3	59.9
Percent Increase		3.7%	41.6%
Charlevoix County	47.7	51.5	62.6
Percent Increase		8.0%	21.6%

HOUSING

The total number of housing units increased from 1,017 to 1,298 between 1990 and 2000, a 28% increase. Between 1980 and 1990, housing units increased by 17% in the township.

Of the township's 1,298 housing units in 2000, 620 were occupied on a year around basis and 626 (48%) were used for seasonal or occasional recreational use. In 1990, 53% of the township's housing units were for seasonal or occasional recreational use. In Charlevoix county overall, 30% and 28% of the units were for seasonal use in 1990 and 2000, respectively. The proportion of housing units that are for year around use is decreasing in both the county and the township; however, there is still a much higher proportion of seasonal homes in the township.

Table 10 Summary of Housing Units, Eveline Township & Charlevoix County

	Total Dwelling Units	Built Between 1990-2000	Built Prior to 1940
Eveline Township	1,320	21%	16%
Charlevoix County	15,370	23%	21%

Table 11 Housing Value Changes, Eveline Township & Charlevoix County, 1980-2000

	1980	1990	2000
Eveline Township	\$44,300	\$70,600	\$172,900
		59%	145%
Charlevoix County	\$34,400	\$53,600	\$112,700
		56%	110%
Michigan	\$39,000	\$60,600	\$115,600
		55%	91%

The value of owner housing in Eveline in 2000 was 1½ times the 1990 value. This compares to a 60% increase in value between 1980 and 1990. The increases in housing values were similar over these time periods in Charlevoix County and the state of Michigan overall; however Eveline experienced the most extreme increases during the 1990's.

Table 12 Median Rent Changes, Eveline Township & Charlevoix County, 1980-2000

		1980	1990	2000
Eveline	Units	50	25	49
	Median Rents	\$163	\$305	\$541
	% Increase		87%	77%
Charlevoix County	Units	1,482	1,393	1,817
	Median Rents	\$180	\$288	\$470
	% Increase		60%	63%
Michigan	Median Rents	\$197	\$343	\$546
	% Increase		74%	59%

Similarly, the median rents in the township grew faster during the 80's and 90's than either the county overall or the state overall. Eveline's median rent was on par with the statewide median rent in 2000 and was 15% higher than the countywide median rent.

There are many positives associated with high and rising housing values. This situation suggests that the township is a desirable place to live and properties are well maintained. In addition, tax base is high for the township and other taxing jurisdictions. Housing choice in the township is, however, limited for young families and those of moderate income.

NATURAL RESOURCES OVERVIEW

CLIMATE

According to the Climatology Program of the Michigan Department of Agriculture, the lake effect on the East Jordan area is significant throughout most of the year. That is, the prevailing westerly winds in combination with Lake Michigan to the west increases cloudiness and snowfall during the fall and winter and also modifies temperatures, keeping them cooler during the late spring and early summer, and warmer during the late fall and early winter.

Over a 30 year period, the annual mean temperature at the East Jordan weather station was 44.4 degrees Fahrenheit. The average annual high temperature was 55.0 degrees over this period with an average high in July of 80.2 degrees and average high in January of 27.6 degrees. The mean seasonal snowfall over this time period was 93.72 inches. The mean annual precipitation was 31.78 inches.

Table 13 Temperature (Fahrenheit) Summary for East Jordan, 1951-1980

Month	Daily Averages			Daily Extremes			
	Max	Min	Mean	High	Year	Low	Year
Jan	27.6	12.6	20.1	51	1973	-28	1970
Feb	29.7	9.4	19.5	55	1976	-41	1979
March	39.2	18.3	28.7	72	1966	-29	1962
April	54.1	31.1	42.6	88	1980	0	1972
May	67.4	40.5	53.9	91	1977	16	1966
June	76.3	49.8	63.0	97	1954	26	1966
July	80.2	54.6	67.4	99	1955	33	1965
Aug	78.2	53.6	65.9	99	1955	30	1976
Sep	70.2	47.4	58.8	97	1953	23	1965
Oct	59.7	39.0	49.3	86	1971	17	1965
Nov	44.5	29.8	37.1	74	1961	-5	1951
Dec	32.4	19.0	25.7	64	1970	-31	1976
Annual	55.0	33.8	44.4	99	1955	-41	1979

Source: Michigan Department of Agriculture, Climatology Program

Based on the 30-year period of 1951-1980, the average date of the last freezing temperature in the spring was May 31, while the average date of the first freezing temperature in the fall was September 21. The freeze-free period, or growing season, averaged 113 days annually.

Table 14 Precipitation Summary for East Jordan for the 30 Year Period 1951-1980

Month	Liquid Equivalent (inches)						Snowfall (inches)					
	Mean	Maximum Daily Amount & Year	Mean # of Days with at Least			Mean	Maximum Monthly Amount & Year	Maximum Daily Amount & Year	Maximum Total Depth & Year			
			.10	.25	.50							
Jan	2.01	0.84 1974	8	2	*	28.5	55.5 1969	16.0 1969	37 1969			
Feb	1.27	0.90 1977	5	1	*	15.2	35.5 1962	9.0 1962	33 1962			
March	1.55	1.00 1959	5	2	1	10.1	2.75 1963	10.0 1963	33 1962			
April	2.57	1.56 1960	7	4	2	2.7	9.0 1980	6.2 1980	10 1975			
May	2.67	3.44 1963	7	4	1	0.3	5.0 1954	2.5 1954	2 1979			
June	2.95	2.73 1960	6	4	2	0.0	0.0	0.0	0			
July	3.19	3.01 1975	5	4	2	0.0	0.0	0.0	0			
Aug	3.16	3.62 1977	6	4	2	0.0	0.0	0.0	0			
Sep	4.20	2.88 1961	9	6	3	0.0	T 1956	T 1956	0			
Oct	2.91	2.01 1979	8	4	2	0.6	9.0 1962	4.0 1962	3 1962			
Nov	3.01	1.78 1966	9	4	1	10.8	30.0 1976	10.0 1976	16 1976			
Dec	2.29	1.22 1971	8	3	*	25.1	43.3 1975	12.0 1975	24 1958			
Annual	31.78	3.62 1977	83	42	16	93.3	55.5 1969	16.0 1969	37 1969			

Source: Michigan Department of Agriculture, Climatology Program
 T=Trace *=Less than .50

HYDROLOGY & LAKEFRONTS

Lake Charlevoix is the major water body contained within Charlevoix County. The lake contains 60 miles of shoreline, with 41% or 24.5 miles of the 60 located within Eveline Township. Steele, Dyer, and two Mud Lakes are located east of the south arm of Lake Charlevoix while Brock, Mud and Little Mud Lakes are located west of the south arm and south of Nowland Lake. With the exception of Nowland Lake and Lake Charlevoix, which extend into other areas of Charlevoix County, all of these lakes are entirely within Eveline Township.

Lake Charlevoix and Nowland Lake are developed around their respective shorelines, while the remaining lakes have seen little development, due largely to the low, poorly drained soils, and in some cases, wetlands along the shorelines.

Of over 2,000 tax parcels in Eveline Township, approximately 40% are Charlevoix lakefront parcels (within 100 feet of shoreline).

Creeks located in the township include Dyer, Sear, Monroe and Porter. These creeks either feed into or originate from the small lakes and eventually discharge into Lake Charlevoix. Numerous intermittent creeks originate in the wet areas of the township, or in the valleys, fed by natural springs, and run off from rain and snowmelt.

Wet areas exist throughout the township. These result from a number of different geological conditions. In some cases, bedrock close to the ground surface prevents the precipitation from percolating downward into the ground water table. In other instances, topography of the land surface, in conjunction with specific soil types result in areas of standing water or soggy ground. Frequently, the areas surrounding lakes and creeks contain wet areas. This can occur from a high ground water table, in many instances.

SOILS

The Septic Limitation Map, Map 6 on page 34, shows that very few lands within the township have slight limitations for use of septic tanks and tile fields for the disposal of human sanitary wastes. Much of the land area that has only moderate limitation for septic disposal is located on the high ground – areas that are also rated as being prime areas for agricultural crops and timber.

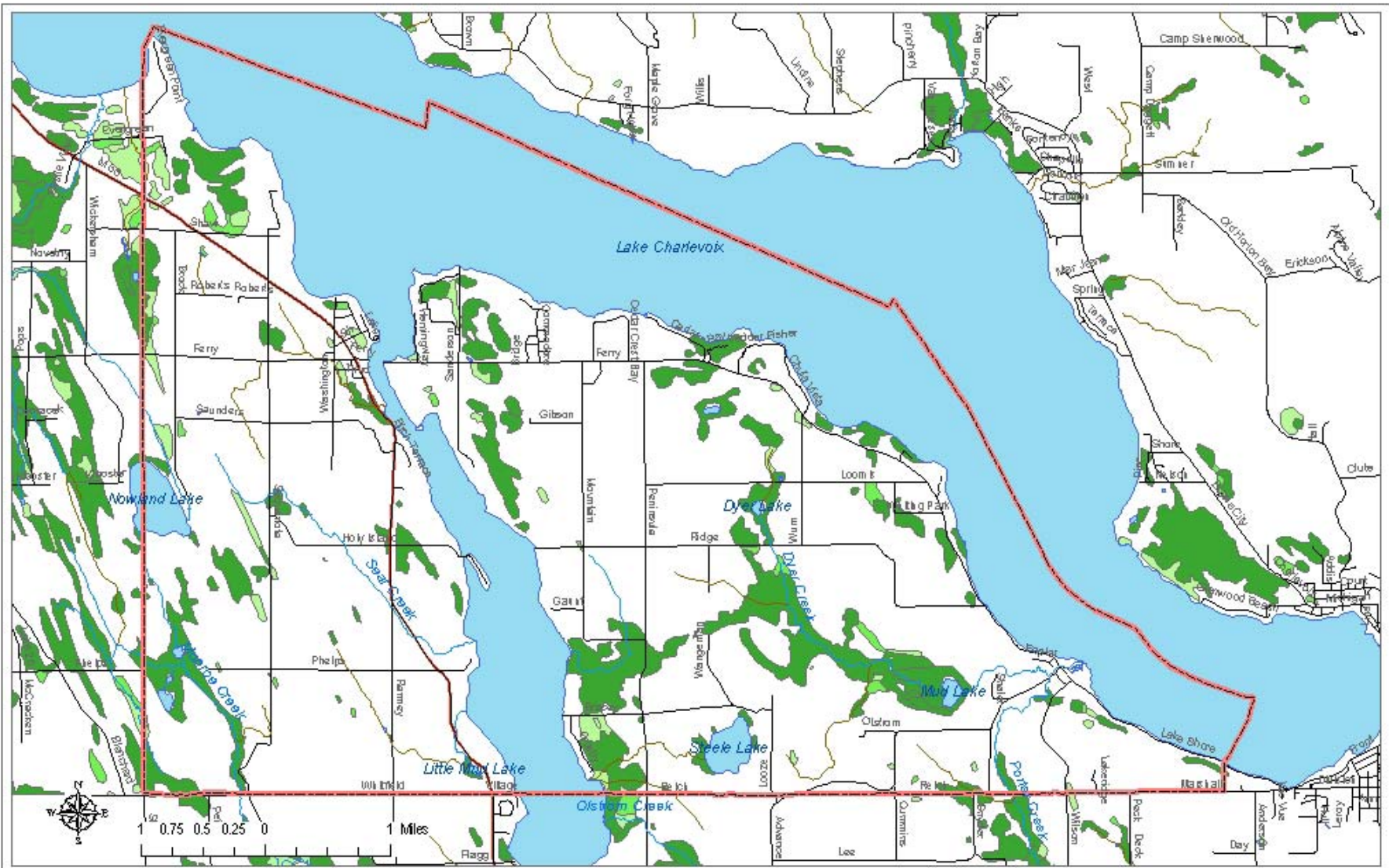
The Lake Charlevoix shoreline and large amounts of land in the areas of Advance, Whiting Park, and in the southwest corner of the township are rated as having severe limitations for septic systems. Although the soil is very sandy in these locations, there is very little filtration of waste material taking place. Historically, these areas have been considered to have excellent septic capacity; in an effort to discontinue practices that could contaminate drinking water wells, the rating for these areas has been changed to severe limitations. Deep wells and other precautions are necessary in these areas to limit potential drinking water contamination.

Other soils have moderate or severe limitations resulting from the inability of moisture to percolate, problems with soil saturation or the soils being located on steep slopes. In many instances, more than one factor limits the use of soils for septic waste disposal. These dual problem areas are scattered throughout the township, as shown on the Septic Limitation Map, Map 6 on page 34.

TOPOGRAPHY

The topographic profile of an area is an important consideration when making decisions regarding suitability for development. On the west side of Eveline Township, there are many ridges and extreme changes in topography resulting in small pockets of steep slopes and a larger sloped area in the southeastern corner of the township. The highest elevations on the west side, over 800 feet above sea level, are seen around the southern township boundary. The striated nature of the topography in this area, a result of glacial retreat, is also reflected in the soils and the prime agricultural soils profiles.

The eastern half of the township is characterized by three prominent high areas. The highest elevations are again along the southern township boundary. Steep slopes are found south of Advance and between Bracey and Ridge Roads.



Map 5 Hydrology Eveline Township, Charlevoix County

WETLAND CLASSIFICATIONS

- AQUATIC BED
- EMERGENT
- FORESTED
- SCRUB-SHRUB
- RIVERS
- DRAINS

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