

## PART 3 - COMMUNITY DESCRIPTION

### PHYSICAL CHARACTERISTICS

Hampton Charter Township is located adjacent to and directly east of the City of Bay City and is part of the Bay City Urbanized Area. The Township is directly east of the mouth of the Saginaw River, with the entire northern boundary of the Township, which extends about eight miles, being located along the Saginaw Bay.

The topography of the Township is primarily flat lake bottom sands and clays. Total relief in the area is only about ten feet, and ranges from five hundred and eighty feet to five hundred and ninety feet above sea level. Approximately the northern third of the Township is located within the one hundred k;year floodplain. Saginaw Bay is a relatively shallow body of water and a strong southwest wind can blow water out of the bay causing low water levels along the bay shore. Conversely, strong northeasterly winds raise water levels by blowing water from Lake Huron into the Bay. A northeastern can cause sever shoreline flooding and in the spring can push ice flows into the bay causing damage to the bay shore. As a result, and with assistance from the U.S. **Army** Corps of Engineers, a earthen dike was recently constructed along the entire Township shoreline to prevent future flooding. Extensive mud flats exist along the bay which hinders shoreline development but which has created an ideal environment for wildlife habitat. As a result the state has designated much of the area as the Quanicassee Wildlife and Game Preserve.

Soil types in the area all generally loams, clay loams, sandy loams, muck and marsh. These soil types are very rich and fertile which is ideal for farming. Generally, however, these relatively heavy, poorly drained soils are not conducive to the long-term use of individual septic tanks.

An extensive groundwater aquifer underlies most of the Township. Private, wells are generally not developed, however, because the water is characterized by high chloride levels and not desirable for domestic use. All areas of the Township are therefore served by a public water distribution system.

The climate of the area is determined primarily by its latitude, but is moderated by the influence of the Great Lakes which make winters warmer and summers

cooler than they would normally be at this latitude. On average, there are ten days when the temperature exceeds 90 degrees fahrenheit and six days when the temperature drops below 0 degrees fahrenheit.

Annual precipitation is well distributed throughout the year and average 29.14 inches with 58 percent falling in May through October. Snowfall averages 36.3 inches per year and can be expected to last 98 days a year. The average date of the first killing frost is October 8th and the average date of the last killing frost is May 10th.

In spite of several natural limitations the Township has grown steadily since 1930, with the greatest growth occurring between 1970 and 1980. Between 1980 and 1990, there were about 300 new homes built in the Township but there was a very small increase in population due to a decrease in the number of persons per household. This primarily resulted from a out migration of young adults during the early 1980's because of a lack of employment opportunities. The Township has been very aggressive in planning for the orderly **development** of the Township.

Most urban types of development have been directed to the west half of the Township with the eastern half being preserved for continued farm use. To service this development the Township has constructed extensive public water distribution, sanitary sewage collection and storm water drainagesystems. The Township has also established well equipped professional police and fire departments, and a well-staffed department of Public Works.

At the present time there are about 2,400 single-family home, 1,500 apartment units and 400 mobile homes located within the Township. A major commercial area is also located within the Township which includes a regional shopping center and approximately 100 individual retail businesses. While there are several major industries located in the Township the majority of the work force is employed within the city of Bay City, which to some extent, makes Hampton Township a suburban bedroom community.

As a result of the services provided by the Township along with being served by two excellent school systems the Township has been the fastest growing community in Bay County. For these same reasons the Township is expected to continue to be the fastest growing community in the area.

## EXISTING LAND USE & DEVELOPMENT TRENDS

### *RESIDENTIAL LAND USE*

The following table shows the number of homes built for each **10** year period beginning in **1940**

#### HAMPTON TOWNSHIP HOUSING AGE

Year Constructed	Number	% Of Total	Average Number Per Year
Before <b>1940</b>	<b>424</b>	<b>10</b>	-
<b>1940 - 1949</b>	<b>311</b>	<b>8</b>	<b>31</b>
<b>1950 - 1959</b>	<b>438</b>	<b>11</b>	<b>44</b>
<b>1960 - 1969</b>	<b>848</b>	<b>21</b>	<b>85</b>
<b>1970 - 1979</b>	<b>1,861</b>	<b>45</b>	<b>186</b>
<b>1980 - 1986</b>	<b>208</b>	<b>5</b>	<b>30</b>
TOTAL	<b>4,090</b>	<b>100</b>	<b>78</b>

Ten percent of the homes were constructed prior to **1940**. At that time the Township was primarily a rural farm community with limited urban development near the west boundary adjacent to Bay City and Essexville. Another **10** percent of the homes were built during each of the next two decades.

By **1960**, Hampton had become an attractive community and a considerable amount of suburban type of residential development was occurring. To accommodate this growth the Township constructed extensive public water and sanitary sewer systems in the early **1960's**. Because these were the **only** systems outside of Bay City and Essexville, considerable development began to occur. In addition, the Township was served by an excellent school system

and had favorable tax rates in comparison with other communities. The low tax rates were made possible by the location of power generating plants within the Township. During the 1960's about 850 single-family homes were constructed. One apartment complex and one mobile home park were also constructed during that period.

The following table shows the total number of dwelling units, by type, for various years since 1960.

HAMPTON TOWNSHIP  
HOUSING TYPES

	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1986</b>
Single-Family Homes	<b>961</b>	<b>1,529</b>	<b>2,133</b>	<b>2,188</b>
Apartments	<b>110</b>	<b>288</b>	<b>1,459</b>	<b>1,482</b>
Mobile Homes	<b>0</b>	<b>102</b>	<b>290</b>	<b>420</b>
<b>TOTAL</b>	<b>1,173</b>	<b>2,021</b>	<b>3,882</b>	<b>4,090</b>

During the 1960's the population of the Bay County increased by about 10,000 persons and the population of the Township increased by 1,500 persons. That represented a 37 percent increase which was the greatest rate of growth for any community in the county.

The greatest growth, however, occurred in the Township during the 1970's with 1,861 new dwelling units being constructed. During this period the Township's population increased by about 3,500 persons while the population of the entire county only increased by 2,500 persons. This was possible because some communities had a population loss which drastically reduced the increase of the entire county.

The growth of the 1970's was possible because of the progressive attitude of Township Officials and public improvement projects undertaken at that time. During the early 1970's the Township made improvements and extensions to the sanitary sewer system, undertook a major storm drainage project and made extensive street improvements. The Township also had a plan for orderly development and directed growth to those areas where services and facilities were available.

During the 1970's, approximately 600 single-family homes, 1,200 apartments and a mobile home park with 200 sites were constructed. The apartment complexes developed adjacent to the Center Avenue Business Area as a transitional use separating businesses from single-family homes and along Hampton Road adjacent to a county owned golf course. Some single-family homes were built on platted lots in the west portion of the Township, but for the most part, they were constructed on large parcels along existing roads. Generally, they are located west of Knight Road where public sanitary sewers are available.

Since 1980, residential activity slowed as a result of both a local and national economic recession. During this period, 208 dwelling units have been constructed which represents about 20 percent of the total new dwellings which have been built within Bay County.

Generally, the residential development trends have been desirable. Multi-family developments have taken place where services are available, in convenient locations and as transitional uses. Single-family homes have been of a high quality and are extremely well-maintained. The pattern of development, however, is based on projections made in 1970, which have not been achieved since 1980. If these projections are revised downward as part of the current **planning** program the Township should encourage a more confined or concentrated pattern of development. Development should occur where public utilities are presently available so that costly water, sanitary sewer and storm drainage extensions can be minimized.

### ***COMMERCIAL LAND USE***

There are four commercial areas within the Township.

- 1. CENTER AVENUE BUSINESS AREA.**

For discussion purposes, this area extends from the west

Township boundary easterly beyond Pine Street. It is the major retail center within the Township. Because of its size and importance to the overall development of the Township it is discussed in more detail in a separate section.

**2. CENTER AVENUE BETWEEN WAGNER & KNIGHT.**

This area contains a concentration of older commercial uses along with a few newer businesses that are located near the Knight Road intersection. The older structures are located close to the highway right-of-way and, as a result, have limited parking space available. Turning movements into and out of these businesses is difficult but because they generate low traffic volumes relatively few problems are encountered.

A larger area surrounding these businesses has been zoned commercial for a number of years. The 1970 plan proposed that this area be used for longer range development after the vacant commercial land west of Pine Street is developed. It was also envisioned that the old existing structures will become obsolete and replaced with new buildings as part of the long-range plan.

**3. M-15, TUSCOLA ROAD.**

There are a few convenience types of businesses located in the extreme southwest portion of the Township. These include a bank, service station, body shop, eye clinic and a convenience type grocery store. They serve the local area and because of land constraints, little, if any, expansion is possible.

**4. BAY MEDICAL CENTER AREA**

This area is also in the southwest corner of the Township and generally includes land along Trumbull and **Mulholland** streets. This is a mixed residential and limited business area. Because of the close proximity of the hospital, the **Township** allows professional offices in this area upon the issuance of a special use permit. The size of these businesses is usually limited and they must be designed to blend in with the residential character of the area. There are a few remaining vacant parcels available in this area and they will likely be developed in the future for professional offices.

## ***INDUSTRIAL LAND USE***

Consumers Power Company is the largest industrial use within the Township. **They** operate power generating facilities on over **1,100** acres in the northwest portion of the Township along the Saginaw Bay and River. They also own several hundred additional acres throughout the Township on which their main transmission lines are located.

There are only two other industrial uses within the Township. J.C.S. Tool Company is located on a relatively small site on Powell Street just north of Center Avenue. The other industrial site is the Midland Ross plant site (formerly Bay City Shovels) which is located at the west Township boundary and on the north side of Center Avenue.

While there is a considerable amount of land zoned for industrial use it has not been developed. While this land would be adequate for some larger industrial uses it does not offer complete industrial services and facilities. Most smaller, light industries desire sites with all utilities, improved streets, convenient access, some degree of site visibility and in an area of compatible uses. Most industries look for fully improved sites that are readily available. If the Township is going to be successful in attracting industry, which was a high priority in the residents questionnaire, the Township will probably have to provide assistance in establishing an industrial park. Such an area should contain a minimum of 40 acres and be able to offer all of the services described above.

## ***PUBLIC LAND USES***

Public land uses are facilities which are provided by a public agency and are generally available for public use. There are several different types of facilities.

### **BAY COUNTY FACILITIES**

Bay County owns and operates several facilities on a 120 acre parcel located on the northwest corner of Hampton and Knight roads. The site is fully developed and the facilities include the Bay Medical Facility and Juvenile Home and a public golf course.

### **SCHOOL FACILITIES**

The northern portion of Hampton Township is served by **Essexville-Hampton Schools** and the southern portion is served by Bay City

Schools.

#### ESSEXVILLE-HAMPTON PUBLIC SCHOOLS.

The **Verellen** Elementary School is located on a **20** acre parcel on the north side of Borton Road between Jones and Knight roads. In addition to class rooms this facility has a gymnasium, playground equipment, two baseball diamonds and outside basketball courts.

The Bush Elementary School is located on a 7 acre site on Nebobish Road. Facilities in addition to classrooms include a gymnasium, 2 baseball diamonds, playground equipment and outdoor basketball courts.

Garber High School and Cramer Junior High School serve part of Hampton Township. These schools are located just outside of the Township on a **40** acre parcel on the east side of Pine Street, north of Nebobish Road. Facilities at these schools include 6 tennis courts, 2 gymnasiums, and olympic size swimming pool, outside basketball courts, a soccer field, 4 ball fields, a lighted football field and an all weather track.

#### BAY CITY PUBLIC SCHOOLS.

The Hampton Elementary School is located on a **10** acre site north of Youngs Ditch road and east of Tuscola Road. In addition to Classrooms, facilities include a gymnasium, playground equipment, outside basketball courts and 2 baseball diamonds.

#### OTHER SCHOOLS

In addition to the public schools, there are three smaller private schools in the Township which provide recreational facilities. These are the Bethel Lutheran Church on Pine Street, First Baptist Academy and Totsville Childrens Center on Powell Road.

## TOWNSHIP FACILITIES

The major Township facilities include the following:

### ADMINISTRATIVE COMPLEX

This complex, which includes five separate buildings is located at the corner of Center Avenue and Wagner Road. In addition to offices other facilities include a hall for wedding receptions and other events, a Senior Citizens Complex, Fire Station DPW building and Police Department.

### LANDFILL TRANSFER STATION

A garbage and trash transfer station is located on Knight Road, north of Arms Road and is available for use by all Township residents.

### PARKS

Three new parks have been developed since 1970. These are as follows:

**Pondside** Park is located on a 30 acre parcel at the northwest corner of Ridge and Jones roads. This facility was constructed as a joint park and storm water retention basin. About 5 acres is a permanent basin and another 5 to 10 acres are flooded during the spring thaw. Major facilities include 3 ball diamonds, 4 lighted tennis courts, **playground** equipment and a picnic area.

Ridge Road Park is located on the north side of Ridge Road just west of Pine Street. This 6 acre parcel is developed with 2 ball diamonds, playground equipment and a picnic area.

Finn Road Park is a 12 acre site at the end of Finn Road on the Saginaw Bay. Activities include a small boat launch, campground, fishing pier, playground and picnic area along with all of the necessary support facilities.

## ***AGRICULTURAL LAND USE***

Farmland in Hampton Township is generally considered as being the best in the state. Most of the land is highly productive and used primarily for truck farming and the growing of potatoes. Almost all of the land that is not intensively developed is farmed. The only significant exceptions are a narrow beach ridge along the Bay, a few isolated woodlots and several small vacant parcels.

In 1985, over 11,000 acres or 65 percent of the total land within the Township was in cropland. About one-third of the cropland or 20 percent of the total land in the Township was enrolled in Public Act 116, which was enacted in 1974 to keep land in agricultural production. Under Act 116, the owners pay less property taxes by agreeing to keep the land in agriculture and not making it available for development.

## **DEMOGRAPHIC CHARACTERISTICS**

### ***POPULATION GROWTH TRENDS***

The following table illustrates that in the years between 1930 and 1980, Hampton Township saw a steady increase in its population. During this period the rate of growth climbed from an average of 70 new residents per year between 1930 and 1940 to 355 per year between 1970 and 1980. Between 1980 and 1990, the population decreased by 898 persons or a decrease of 9 percent from the 1980 population. During the same period, the population of Bay County decreased by 8,158 persons or a decrease of about 7 percent.

HAMPTON TOWNSHIP  
POPULATION INCREASE

Year	Population	Population Increase	Average <b>Incr./Decr.</b> Per Year	Percent
<b>1930</b>	<b>2,347</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>1940</b>	<b>3,046</b>	<b>699</b>	<b>70</b>	<b>30</b>
<b>1950</b>	<b>3,857</b>	<b>811</b>	<b>81</b>	<b>27</b>
<b>1960</b>	<b>5,387</b>	<b>1,530</b>	<b>153</b>	<b>40</b>
<b>1970</b>	<b>6,868</b>	<b>1,481</b>	<b>148</b>	<b>27</b>
<b>1980</b>	<b>10,418</b>	<b>3,550</b>	<b>355</b>	<b>52</b>
<b>1990</b>	<b>9,520</b>	<b>-898</b>	<b>-89</b>	<b>-9</b>

Source: U.S. Census of Population

These declines in growth rates are attributed to local and national economic conditions which prevailed in the early part of the **1980's** and in more recent years to the continued sluggishness of local and regional economic conditions. Economic conditions and their role in effecting population growth rates are further evidenced in the following table.

**BAY COUNTY  
1970 - 1990 POPULATION COMPARISONS**

Township	1970 Population	1980 Population	1990 Population	1980-1990 Population Incr./Decr.	% Change 1980-1990
Hampton	6,868	10,418	9,520	-898	-9
Bangor	15,896	17,494	16,028	-1466	-8
Beaver	2,346	3,027	2,810	-217	-7
Frankenlust	2,032	2,525	2,281	-244	-10
Fraser	3,412	3,964	3,680	-274	-7
Garfield	1,202	1,810	1,736	-74	-4
Gibson	815	1,068	1,090	22	2
Kawkawlin	4,135	5,077	4,852	-225	-4
Merritt	1,902	1,676	1,610	-66	-4
Monitor	8,743	10,143	9,512	-631	-6
Mt. Forest	1,094	1,444	1,457	13	1
Pinconning	2,577	2,984	2,647	-337	-11
Portsmouth	4,088	4,291	3,918	-373	-9
Williams	4,296	4,414	4,278	-136	-3
Cities					
Auburn	1,919	1,921	1,855	-66	-3
Bay City	49,499	41,493	38,936	-2,557	-6
Essexville	4,990	4,378	4,088	-290	-7
Midland (portion)	255	234	234	0	0
Pinconning	1,320	1,430	1,291	-139	-10
Bey County Total	117,339	119,881	111,723	-8,158	-7

Source: ECMPDR & MESC.

The comparison of Hampton Township to neighboring communities indicates that during the period between 1970 and 1980, Hampton's growth led all others on both a numeric and percentage basis. This occurrence has been largely attributed to Township policies which have encouraged well planned

development, provided public utilities and excellent protective services and a generally excellent living environment. While Hampton Township may continue to have a relative edge in attracting growth, it, along with all communities within the county except Mt. Forest Township, suffered a population loss between 1980 and 1990.

### **AGE GROUP COMPARISONS**

Age group comparisons also help explain growth trends and normally give a fair indication of what will occur in the future.

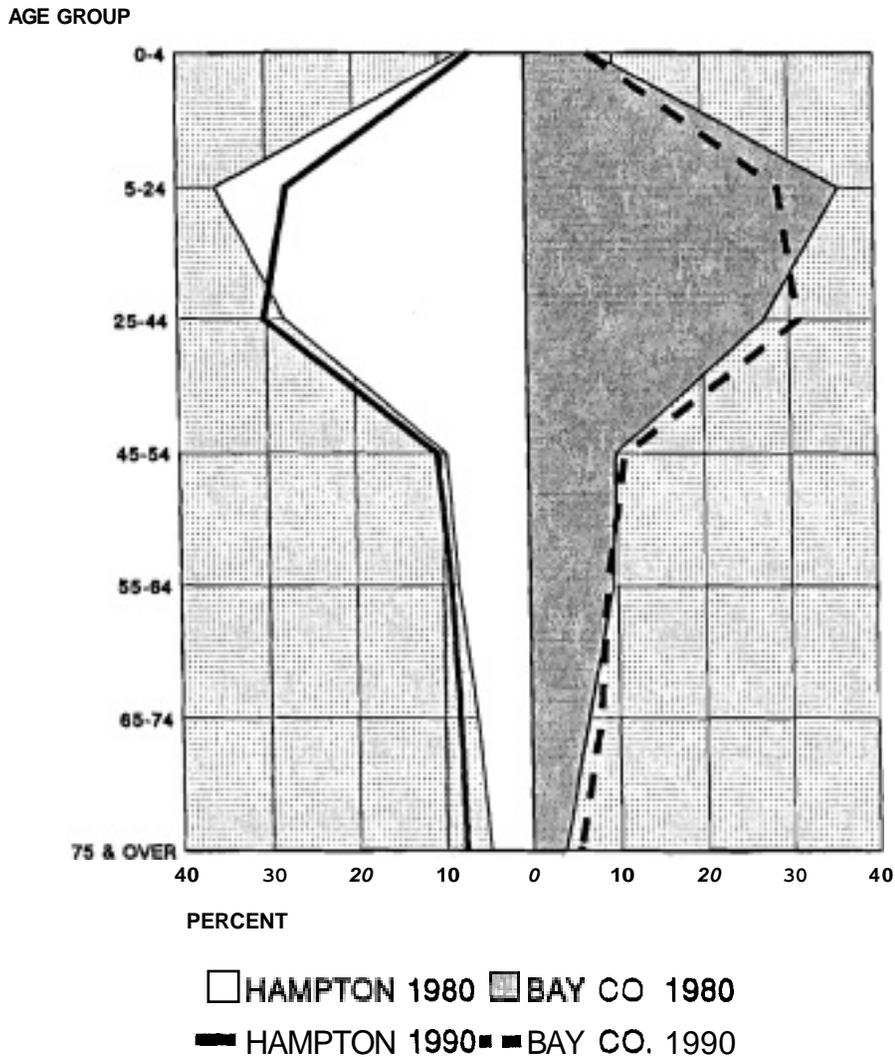
#### **HAMPTON TOWNSHIP 1980 - 1990 AGE GROUP COMPARISONS**

Age Group	Hampton Township 1980 %	Hampton Township 1990 %	Bay County 1980 %	Bay County 1990 %
0 - 4	7.7	6.4	7.7	7.1
5 - 24	35.7	27.7	35.9	28.8
25 - 44	27.9	30.3	27.0	31.1
45 - 54	9.5	10.6	9.8	10.9
55 - 64	8.2	9.1	9.4	8.8
65 - 74	6.2	8.2	6.5	7.9
75 + over	4.8	7.7	3.7	5.4
Median Age	28.4	35.5	28.7	33.9

The percentage distributions by age groups are very similar for Hampton Township and Bay County as a whole. In both instances the 1990 distributions indicate a much smaller percentage of persons in the under 25 age groups and increases in all age groups over 25 years of age except for the 55-64 age group in Bay County, which indicates a slight increase.

# HAMPTON TOWNSHIP

## 1980-1990 AGE GROUP COMPARISONS



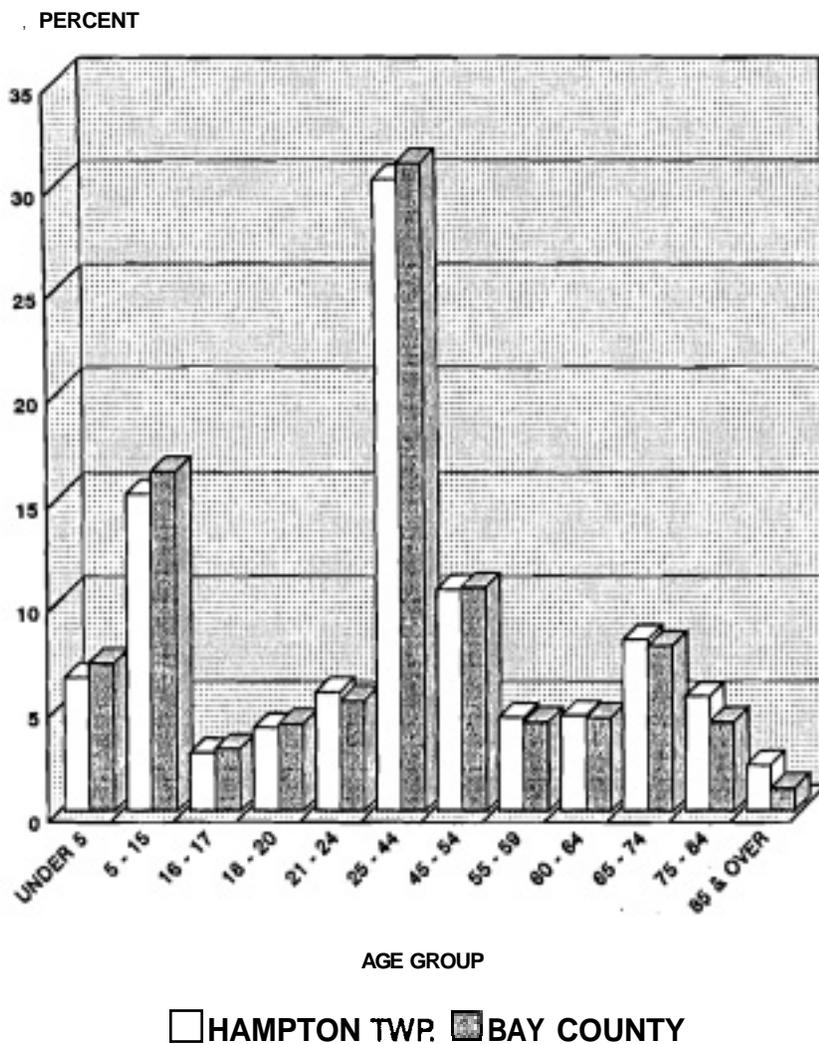
The out-migration of young persons (under **24** years of age) reflects the poor economic conditions in the early 1980's. During this period, many of the area's young adults left the area to seek better employment opportunities elsewhere. The decrease in the younger age groups along with increases in the older age groups increased the median age from **28.4** years to **35.5** years in the township and from **28.7** years to **33.9** years in the county.

The shifts in age groups have several implications with respect to anticipating the needs for future recreational facilities. The major increases in population are in the retirement age groups and, because these persons have more **leisure**

time, it is likely that there will be an increase in the use of the various recreational facilities. This will no doubt be accompanied by the need for more passive types of facilities such as nature trails, picnic areas, shuffleboard courts and so forth.

## HAMPTON TOWNSHIP 1990 AGE GROUP COMPARISONS

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## **POPULATION PROJECTIONS**

Projections of future population are an important part of the Recreation Plan. They provide insight concerning the magnitude of potential growth and allow the Township to determine land requirements and needed improvements to accommodate the increased population projections should not, however, be viewed as precise predictions of what the population will be at a certain point in time.

Population increases or decreases are the result of numerous external and internal factors over which the Township has relatively little control. In a metropolitan area, such as Bay County, the external forces of **areawide** economic conditions are most important. If the economy is strong and growing and many persons are in-migrating into Bay County, the Township will likely grow very rapidly. Internally, the Townships growth policy, availability of public utilities and services, quality of schools, land values and general attitudes toward different types of development all affect the rate of population growth.

### **HISTORIC POPULATION GROWTH**

	1960 - 1970		1970 - 1980		1980 - 1990	
	Numeric Incr.	%	Numeric Incr.	%	Numeric Incr.	%
Michigan	1,051,889	13.4	386,995	4.2	-91,778	-1
Bay County	10,297	9.6	2,542	2.2	-8,158	-7
Hampton Township	1,481	27.0	3,550	51.7	-898	-9

Source: U.S. Census of Population

During the **1960's**, economic conditions were generally good throughout the state as well as Bay County. Internal factors, however, allowed the Township to grow at a much faster rate than the County. During this period the Township developed extensive sanitary sewer and water systems, had low taxes and generally had a positive attitude towards growth.

The rate of growth in the Township nearly doubled in the 1970's while it was relatively stagnant in both the County and the State. During this period the Township constructed a storm drainage system, established a Township police

department and made numerous park improvements. While all of these factors contributed to the high rate of growth, the primary factor was a positive attitude on the part of Township Officials with respect to the development of apartments, mobile home parks and businesses.

The early 1980's was a period of economic recession throughout the state and there was little construction activity any place, including Hampton Township. As a result, both the Township and the County suffered a population loss between 1980 and 1990.

Projections of the future population of the State, County and Hampton Township have been prepared by the Michigan Department of Management and Budget and the East Central Michigan Planning and Development Region and are as follows.

### POPULATION PROJECTIONS

	1990	2000	2010
State of Michigan	9,387,700	9,775,100	10,044,300
Bay County	111,723	115,003	109,799
Hampton Township	9,520	10,894	10,765

Source: ECMDDR

Between 1990 and 2010, the population is projected to increase by 7 percent in the entire state, decrease by 6 percent in the County and increase by 0.1 percent in Hampton **Township**. This rate of population **increase/decrease** is much less than it was for the previous 20 year period. It should also be pointed out that the projections for the Township are derived from somewhat general allocations based on a population decline for Bay County and do not consider numerous factors within the Township that affect the rate of growth.

The 1970 Township Development Plan projected a growth rate of about 200 dwelling units per year consisting of 75 percent single-family homes and 25 percent apartments and mobile homes. The actual increase of 186 dwelling units per year was quite accurate, however, the mix was 33 percent **single-**family homes and 67 percent apartments and mobile homes. Between 1980

and 1986, the rate of growth greatly declined but the rates of single-family homes to apartments and mobile homes stayed about the same.

In terms of the future, it is unlikely that the rate of growth will be as great as it was during the 1970's or as low as it was during the first half of the 1980's. Because Bay County is not expected to have a population gain during the next twenty years, most future growth in the Township will be the result of shifts in the County population (persons moving to Hampton Township from some other part of the County); older persons moving from large, family homes to new, smaller apartments and condominiums and a greater number of births than deaths within the Township.

Based on the progressive attitude of the Township, the availability of a high level of public utilities and services, excellent schools, relatively low taxes, and an ample supply of improved, undeveloped land it is projected that approximately 125 new dwelling units will be constructed each year as follows.

**HAMPTON TOWNSHIP  
GROWTH PROJECTIONS  
1989 - 2010**

	<b>Number of Dwelling Units</b>	<b>Persons/Dwelling Units</b>	<b>Population Increase</b>	<b>Population Incr. Per Year</b>
<b>Single-family Homes</b>	<b>1,200</b>	<b>2.3</b>	<b>2,760</b>	<b>131</b>
<b>Apartment/Condominiums</b>	<b>1,050</b>	<b>1.3</b>	<b>1,365</b>	<b>65</b>
<b>Mobile Homes</b>	<b>375</b>	<b>1.7</b>	<b>640</b>	<b>30</b>
<b>Total</b>	<b>2,625</b>	<b>1.8</b>	<b>4,765</b>	<b>226</b>