

CLEON TOWNSHIP MASTER PLAN

ADOPTED JUNE 14, 2006

**Prepared by:
Cleon Township Planning Commission
16505 Imhoff Drive
Copemish, Michigan 49625

Manistee County, Michigan**

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INTRODUCTION

The Cleon Township Planning Commission has prepared this Master Plan under the authority of the Township Planning Act, Public Act 1968 of 1959, as amended. Section 6 of the Act states:

The township planning commission shall make and approve a basic plan as a guide for the development of unincorporated portions of the township. As a basis for the plan, the township planning commission may do any of the following: (a) Make inquiries, investigations, and surveys of all the resources of the township. (b) Assemble and analyze data and formulate plans for the proper conservation and uses of all resources, including a determination of the extent of probable future need for the most advantageous designation of lands having various use potentials and for services, facilities, and utilities required to equip those lands.

Planning is a process that involves the conscious selection of policies relating to land use and development in a community. A Master Plan serves several functions:

- ° Provides a general statement of the community's goals and provides a comprehensive view of its vision of the future.
- ° Provides the statutory basis for the Zoning Ordinance, as required by Section 3 of the state Township Zoning Act, Public Act 184 of 1943, as amended.
- ° Serves as the primary policy guide for local officials considering development proposals, land divisions, capital improvements, and other matters related to land use and development; thus, it provides a stable and consistent basis for decision making.

The Master Plan comprises three primary components. The background studies profile the demographic and environmental conditions that existed at the time this document was prepared. The goals, objectives, and strategies provide the philosophical basis of the Plan. The future land use studies describe the Township's vision of its future.

With the railroads, many little villages sprang up. **Harlan**, located on the Wexford-Manistee County line, became a prospering village with a post office. **Pomona**, located on the line between Sections 15 and 16 in Cleon Township, had twenty acres laid out for a village. An Evangelical Church was built in 1890, and this holds the distinction of being the first church constructed in Cleon Township. There were two stores, a post office, a telephone office, a blacksmith shop, a sawmill, and a schoolhouse located in Pomona, but not a saloon. The population of Pomona was an estimated 75 people. **Yates**, located at the intersection of County Roads 597 and 600 at the Marilla-Cleon Township line, started out as a logging camp and sawmill. Yates had a stagecoach stop which later became a post office. A little store named Yates Store was built on the corner. In 1879 the Yates WCTU built Yates Chapel. Woodman Hall and a school were also built. The population was approximately 75 people. **Copemish**, the biggest village of all mostly located in Section 18 but with outskirts in Sections 7, 8, and 17, was platted at the intersection of two major railroads, the Toledo, Ann Arbor & Northern Michigan and the Manistee & Northeastern. The village expanded immediately and within two years had reached a population of 300, the number necessary for incorporation. Thus, in February, 1891, Copemish became the first incorporated village in Manistee County. Many businesses sprang up which included blacksmith shops, saloons, hotels, a post office, stores, and even a bank. The population went from very few in 1889 to 300 in 1891 and 500 in 1900.

Although Copemish had two saloons in 1905, it could also boast of three churches: Congregational, Methodist, and Church of Christ. Today, there are two churches: St. Raphael Catholic Church on M-115 just outside of Copemish and Pomona Bible Church on Marilla Road in Pomona.

It was also unique as a northern Michigan school district when in the early years it built a large, eight-room masonry school and took several decades raising sufficient students to fill the building. Today, the township is part of both the Mesick School District and the Benzie County Central School District, which operates Betsie Valley Elementary School located in M-115 just outside of Copemish.

Over the past half century Copemish has seen many of the changes experienced by other northern Michigan communities as transportation patterns have been altered. The railroads are gone and a new highway, M-115, was built which bypasses the village. Although these changes have reduced commercial activities, some businesses have survived, including M R Products. Cope Tool and Die has closed, but Cleon Township has bought the building and it is now used as the township hall and offices. There are a handful of small businesses including a grocery store, a hardware store, a gas station, a bar/restaurant, a beauty salon, a resale shop, an auto garage, and a self-storage. A new family park has also been erected. Honor State Bank opened a branch in Copemish in

POPULATION, HOUSING, EDUCATION, AND EMPLOYMENT

POPULATION

The 2000 Census revealed that there are 932 residents in Cleon Township. The population of the Township increased between 1990 and 2000 by 30.7%. The median age of the population is 36.5 years.

According to the 2000 Census, there are 493 males and 439 females. When broken down by race, there are 894 white persons, 4 black persons, 18 Native Americans, and 19 Hispanics.

HOUSING

According to the 2000 Census there are 478 dwelling units in the Township which is an increase of 16.3% from the 1990 Census. 67.8% of these dwelling units are one-family homes while 26.5% are single-wide mobile homes. The remaining homes are multiple family dwellings such as duplexes.

Of the total housing units, 73.4% are occupied and 26.6% are vacant with 19.5% of these being used for seasonal, recreational, or occasional use.

The average (owner-occupied) housing value is \$89,705. The average rent payment is \$494.

EDUCATION

For the population 25 years and over, 18.6% have attended grades 9 to 12 with no diploma, 41.9% are high school graduates (this includes equivalency), 6.4% have an associate degree, 4.2% have a bachelor's degree, and 1.8% have a graduate or professional degree.

EMPLOYMENT

For the population 16 years and over, 448 residents or 63.9% are in the labor force and 253 residents or 36.1% are not working. Of the residents in the labor force, 23.4% are involved in production, transportation, and material moving occupations, 22% are involved in construction, extraction, and maintenance occupations, 20.8% are involved in sales and office occupations, 18.6% are involved in service occupations, 13.8% are involved in management, professional, and related occupations, and 1.4% are involved in farming, fishing, and forestry occupations.

The median household income is \$30,547.

Refer to the Cleon Township Population Census 2000 Map on Page 16 and the Census Data at the end of this Master Plan.

EXISTING LAND USE

STATE LAND

Large tracts of State land are found in Sections 5, 6, 7, 19, 29, 30, and 31. The state land is part of the Pere Marquette State Forest. The majority of this land is forested. Refer to the Public Lands Map on Page 17 for the locations of State land.

AGRICULTURE

Farms, orchards, pastures, and croplands are an important part of the landscape and economy in the Township. Productive farmlands are known to exist in many sections of the Township.

According to the figures of the 2005 tax assessment rolls, there are 3,320 acres of qualified agricultural properties in the Township.

OPEN LANDS

Non-developed lands covered with native herbaceous plants and shrubs are found throughout the Township. Generally, these are areas that have been previously forested and not replanted or are former farms.

WETLANDS

Scattered pockets of wetland areas are found throughout the Township; however, there are large wetland areas containing hundreds of acres in the western part of the Township. For the most part, the large regulated wetland areas are found on State land and are contiguous to streams. The predominant wetland type in the Township is forested wetlands. Because of the extent of the wetlands in this area, development will be limited. For the location of wetlands in the Township, refer to the Wetlands Map on Page 18.

FORESTED LANDS

Deciduous and conifer forests make up the predominant land cover in Cleon Township. Forested areas are found in virtually every section of the Township although the type of forest varies from area to area. The predominant forest type in the Township is Northern Upland Hardwood. For the mapped location of forest lands, refer to the Wooded Areas Map on Page 19.

DEVELOPED LANDS

Much of the Township remains undeveloped or at least free of buildings and structures. For the most part, development consists of single family residences, roads, gravel pits, and oil or gas wells.

The road system is made up of county roads located on section lines. Only a few exceptions to this exist, one of them being M-115 which angles through the Township.

GOALS, OBJECTIVES, AND STRATEGIES

GOAL 1: Designate land use areas that compliment and do not conflict with the Township's vast natural resources.

Objective: To preserve and protect the Township's natural resources.

Strategies: -Identify and map natural resource areas.
-Include the mapped natural resource areas in the Master Plan.
-Determine which land uses are compatible and appropriate within or near areas of natural resources.
-Review the Zoning Ordinance to make sure the uses allowed are consistent with the Master Plan.

GOAL 2: Create and maintain a Master Plan that directs future growth into appropriate areas.

Objective: To ensure that growth occurs in areas that can be served adequately by roads and streets, public safety vehicles, potable water, and sewage disposal systems.

Strategies: -Encourage any commercial and industrial developments to locate in or near the Village of Copemish and/or on M-115 or other paved main county roads.
-Encourage any commercial and industrial type uses to locate in existing buildings.
-Ensure that all residential structures have adequate lot area for well and septic isolation requirements and replacement.

GOAL 3: Preserve recreational, cultural, and historic areas, as well as areas of commercial significance.

Objective: Encourage the preservation of buildings and lands that are culturally, historically, recreationally, and commercially important.

Strategies: -Identify and map all historic, cultural, and recreational buildings and lands.
-Work with land owners to preserve the resources when they are located on private property.
-Identify sources of funds which may be used to rehabilitate historic buildings.
-Identify sources of funds to acquire important lands.

- Strategies:
- Ensure five acre minimum parcel size in most of the Township.
 - Identify sources of funds to acquire farmland so it can be preserved.

RURAL-RESIDENTIAL DISTRICT

This district covers the majority of the Township. In fact, approximately 60% of the Township falls under this use. The Rural-Residential district is intended to be the most flexible of the land use areas set forth by this plan. Within this area, a mix of rural land uses such as single family homes, small farms, scattered commercial and non-residential uses such as churches, halls, and similar items will be found in order to retain the existing character of the Township.

AGRICULTURAL-PRESERVATION DISTRICT

The intent of this district is to provide for areas which are suited for the production of food or plant fiber to be retained for agricultural production. The intent of this area is to encourage the continuance of agricultural land as much as possible.

FOREST AND RECREATION DISTRICT

Generally, public lands within the Township have been designated Forest and Recreation. Many of the lands which make up this area contain wetlands, streams, forested areas, and open spaces. These lands are appropriate for and will allow for many types of recreation, resort, and very limited residential development where the designation has been applied to private property.

RESIDENTIAL DISTRICT

This designation has been applied to approximately 280 acres in Section 36 that is more densely populated than the rest of the Township. Although many of the existing parcels are larger than two acres in size, one acre parcels are permitted. This area discourages non-residential uses, and is intended for single family residences on lots large enough to provide private well and septic systems.

NATURAL BEAUTY ROAD OVERLAY DISTRICT

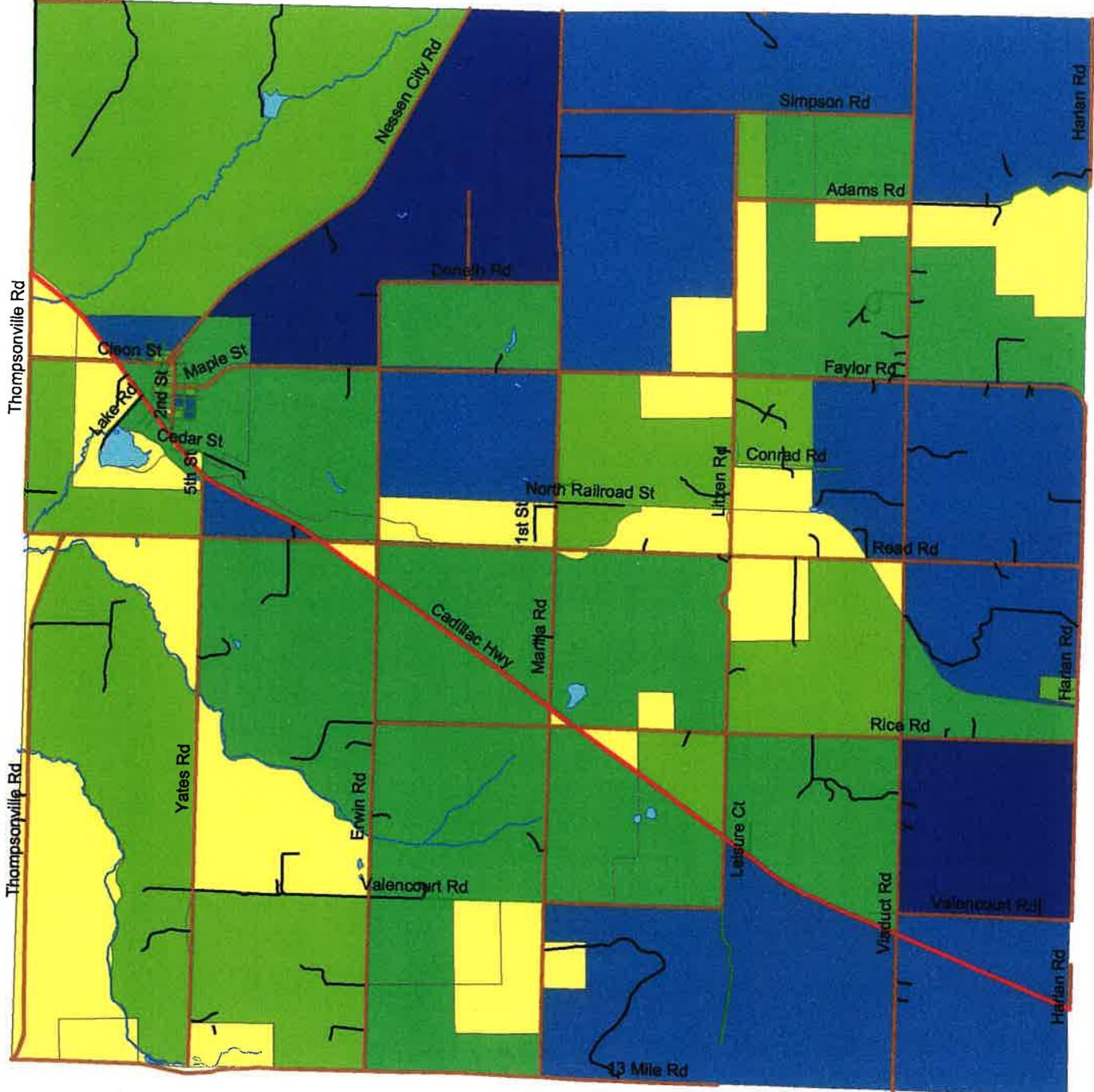
This designation involves three and three-tenths miles of Valencourt Road from Yates Road to Litzen Road/M-115. The goal is to balance growth and development with preservation and conservation and balance roadside safety with aesthetics.

Refer to the Cleon Township Zoning Map on Page 22.

effectiveness of a Master Plan will likely take many years to measure. However, as the preservation of natural resources is a theme throughout this Plan; keep an eye open. Destruction of natural resources is often very visible.

Cleon Township Population Census 2000

Manistee County Line Rd

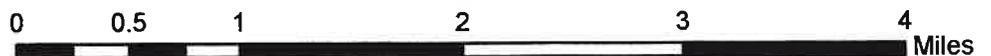


Legend

Population

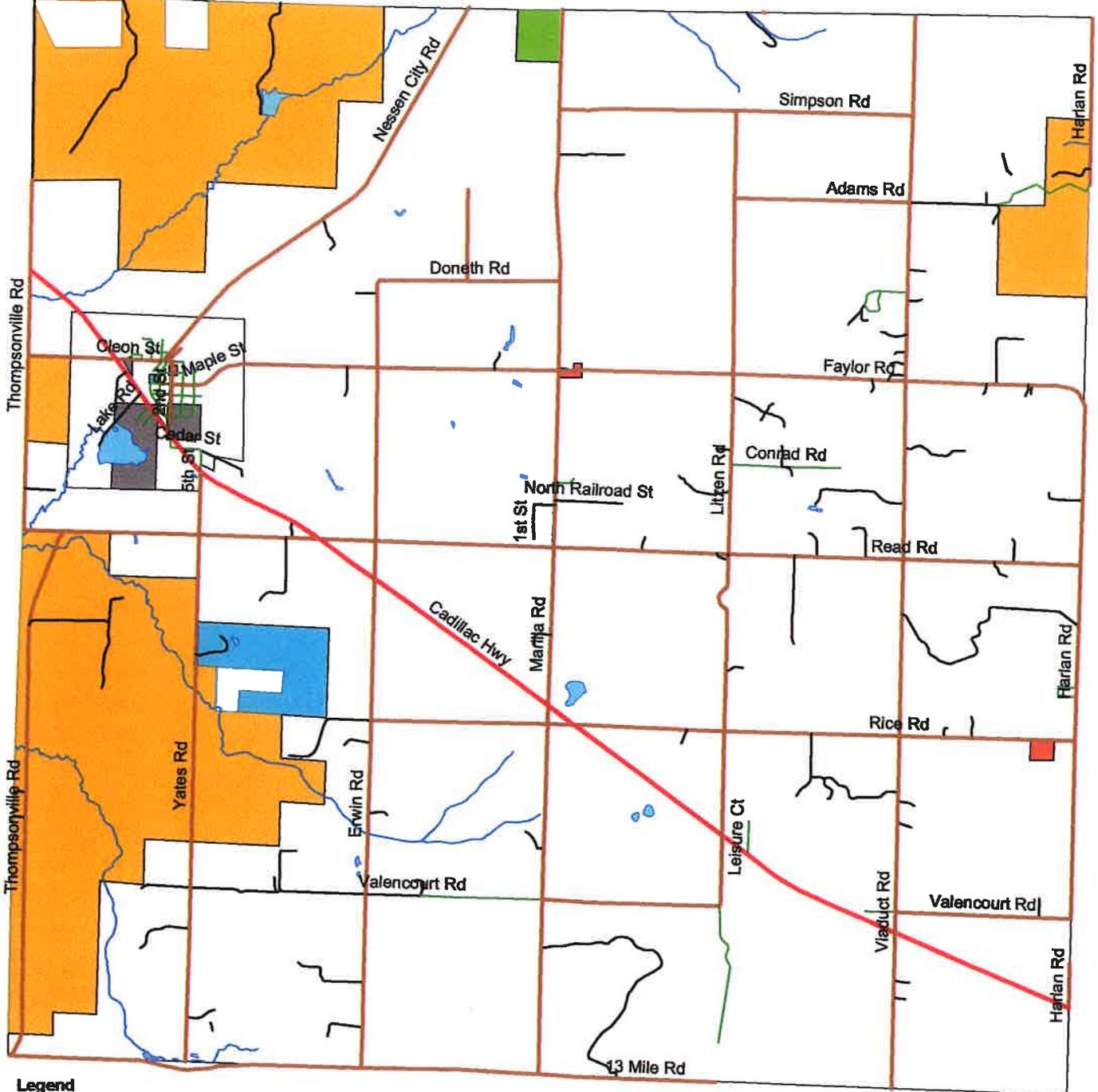
	0.0000 - 3.0000
	3.0001 - 9.0000
	9.0001 - 18.0000
	18.0001 - 35.0000
	35.0001 - 53.0000

16



Cleon Township Public Lands

Manistee County Line Rd



Legend

OWNER

- PRIVATE
- ROAD COMMISSION
- SCHOOL DISTRICT
- STATE FOREST (D.N.R.)
- TOWNSHIP
- VILLAGE

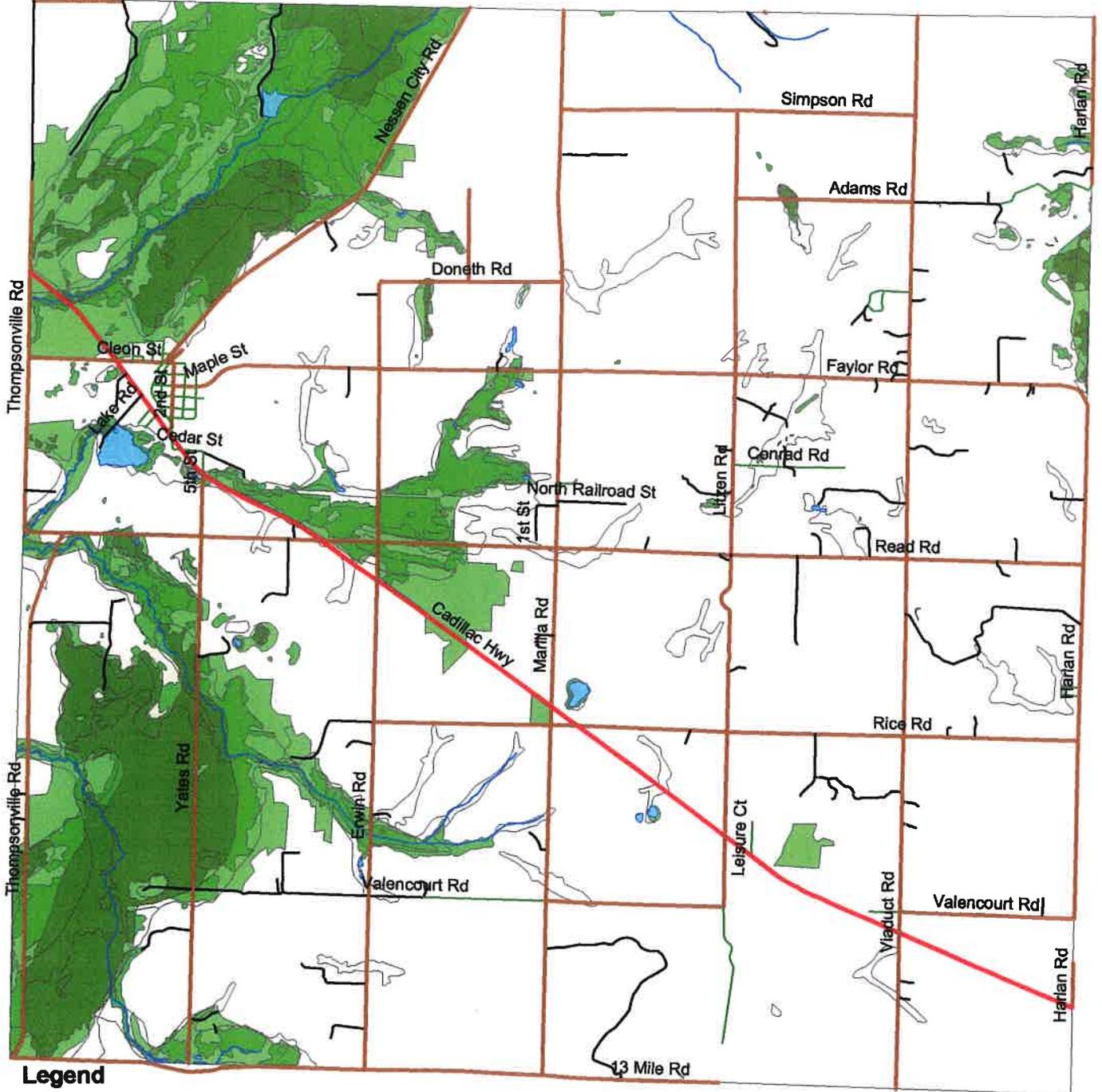


17



Cleon Township Wetlands Map

Manistee County Line Rd

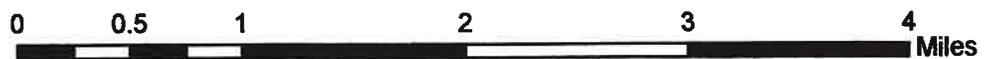


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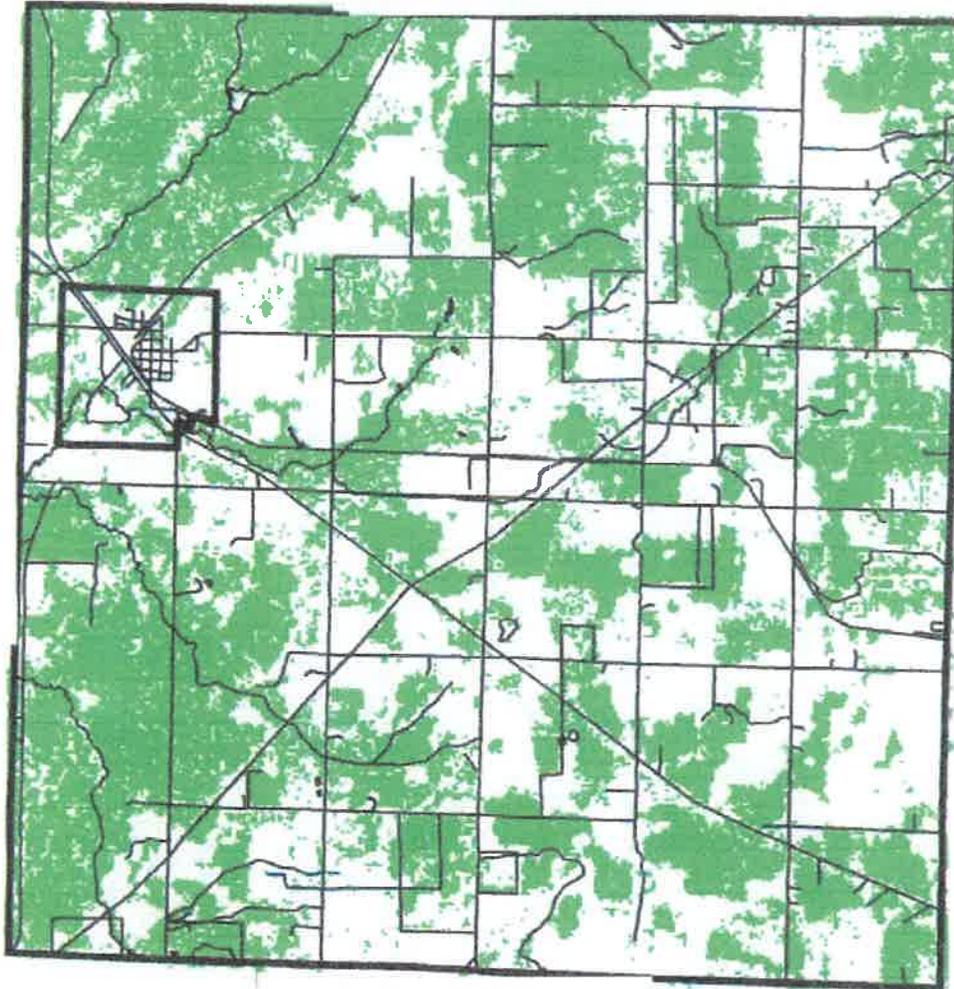
Wetlands Probability

- 0 - 2
- 3 - 22
- 23 - 102
- 103 - 112
- 113 - 122

18

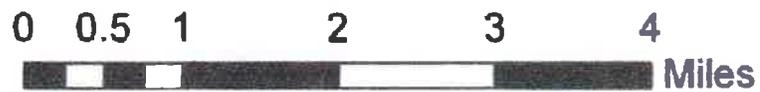


Cleon Township Wooded Areas



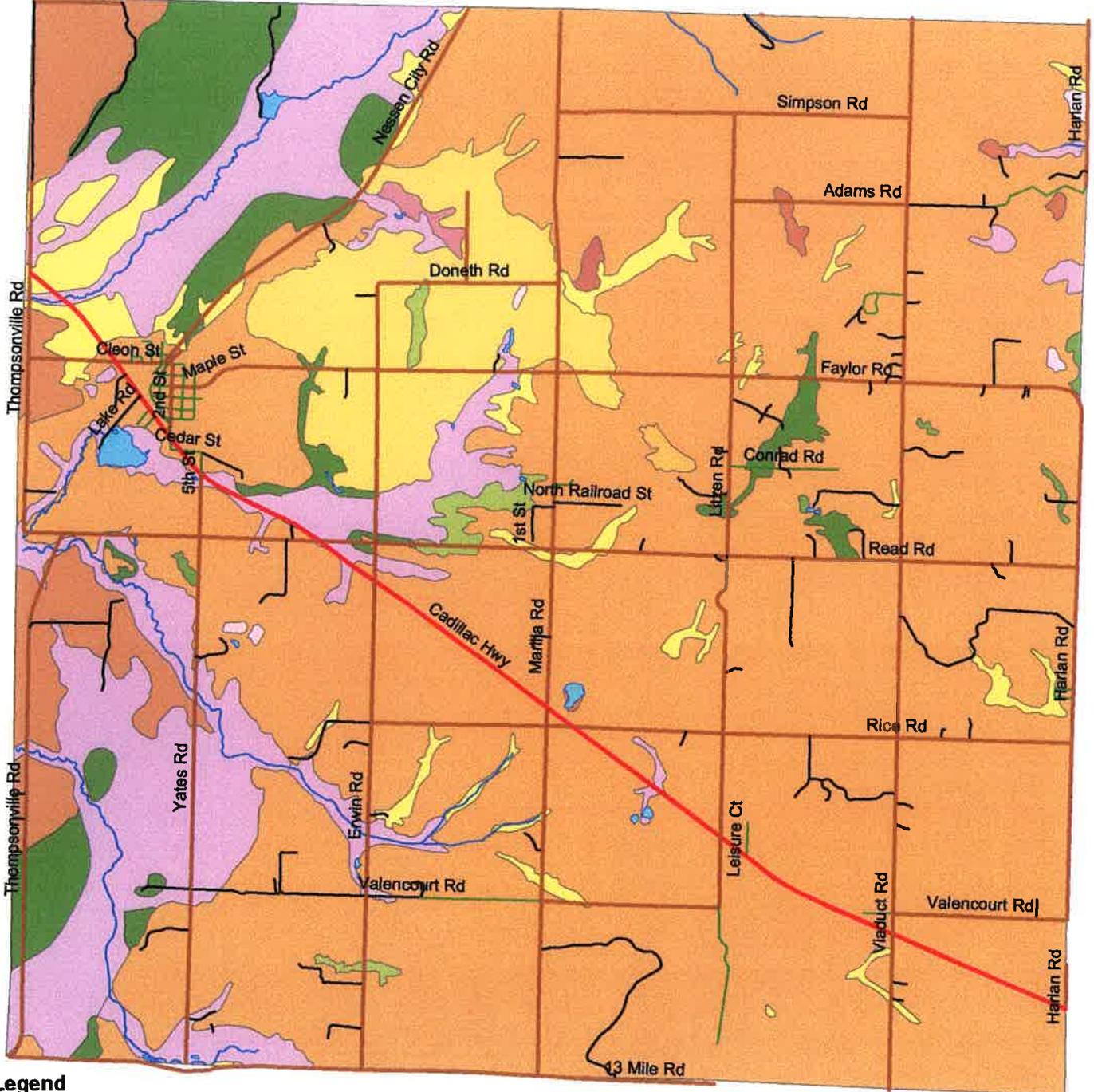
Legend

 Woodlands



Cleon Township Soil Types

Manistee County Line Rd



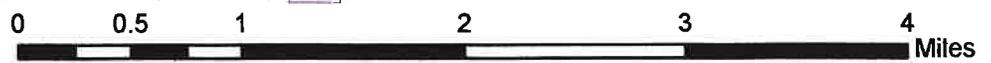
Legend

NAME

- AUGRES ETC. & ROSCOMMON
- AUGRES, FINCH
- BERGLAND ETC. & IOSCO ETC.
- BERGLAND, BREVORT, ENSLEY

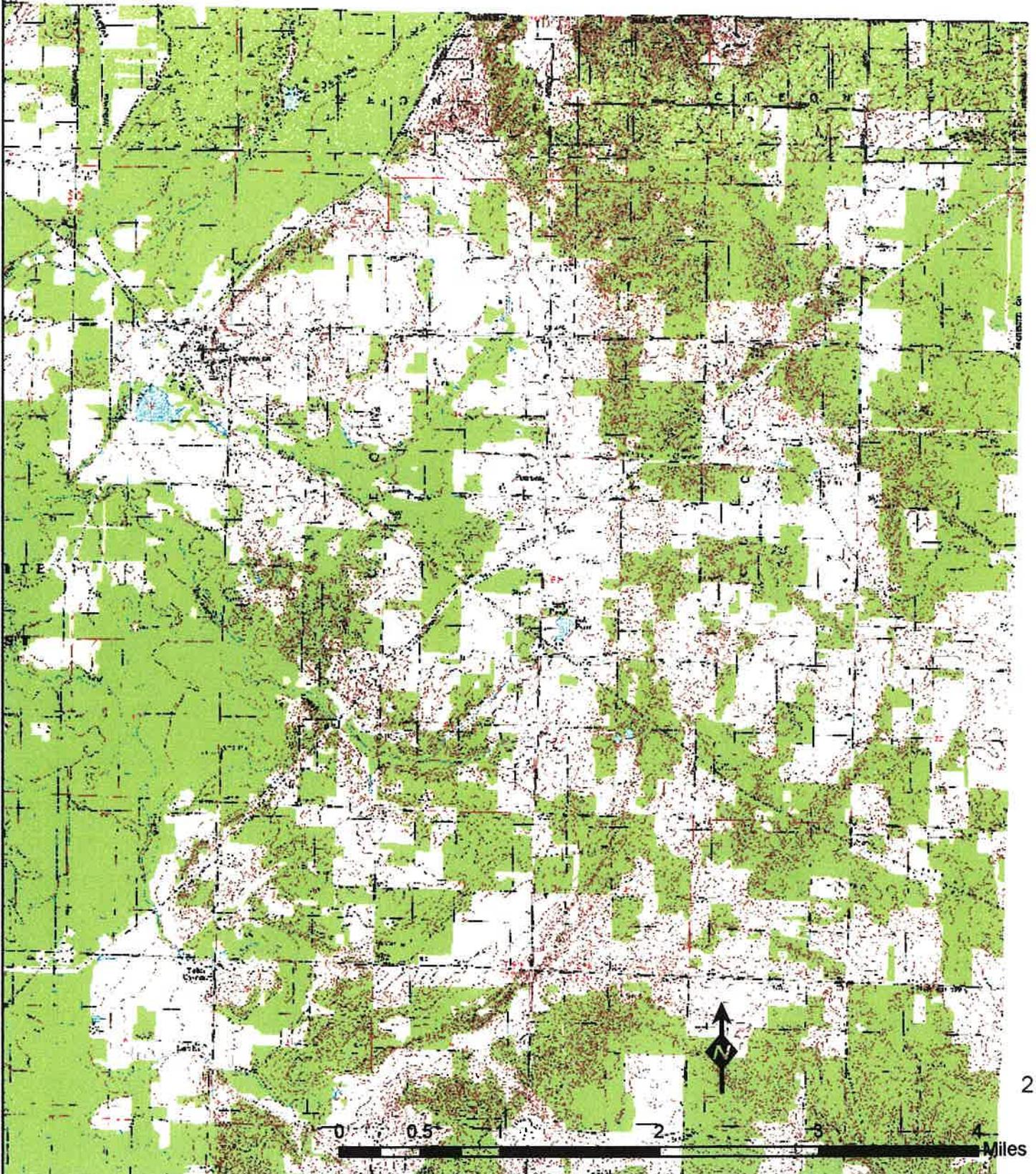
- CROSWELL
- EMMET ETC. & BLUE LAKE ETC.
- KALKASKA
- KALKASKA, MONTCALM
- KALKASKA-LIKE (DEPLETED)

- LOXLEY
- NESTER, KENT
- RICHER & GLADWIN ETC.
- ROSCOMMON W/COMPLEX OTHER
- TAWAS, LUPTON

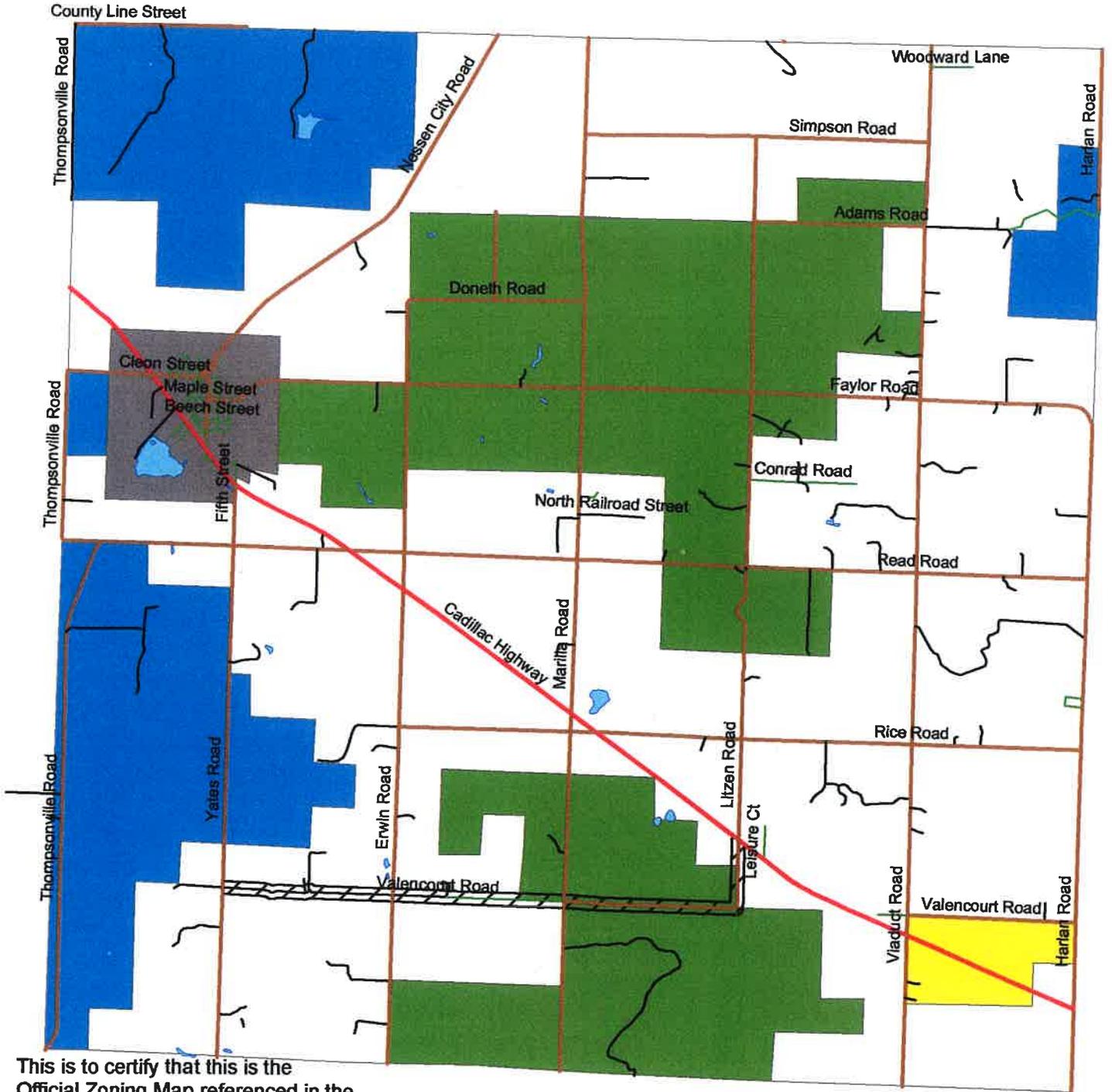


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USGS Topographic Map Cleon Township



Cleon Township Future Land Use Map



This is to certify that this is the Official Zoning Map referenced in the Zoning Ordinance of Cleon Township as amended December 31, 2003

Township Supervisor

Township Clerk

Legend

- ZONELABEL**
- Agricultural Preservation
 - Rural Residential R-1
 - Copemish Village
 - Residential R-2
 - Forest Recreation
 - Natural Beauty Roads Overlay

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Cleon Township Parks and Trail Map



-  COPEMISH VILLAGE PARK
-  MISH-A-MISH PARK
-  FIRST CREEK NATURE TRAIL

Clean township, Manistee County, Michigan

General Demographic Characteristics, 2000 Census Demographic Profile 1 (DP-1)

	2000 Census			1990 - 2000			1990 Census		
	Number	Percent	Percent Change	Number	Percent	Percent Change	Number	Percent	
Total population	932	100.0	30.7	713	100.0				
SEX AND AGE									
Male	49	52.9	31.1	37	52.7				
Female	43	47.1	30.3	33	47.3				
Under 5 years	6	6.5	13.0	5	7.6				
5 to 9 year	6	7.0	16.1	5	7.9				
10 to 14 year	7	8.2	58.3	4	6.7				
15 to 19 year	7	8.0	23.0	6	8.6				
20 to 24 year	4	5.2	11.6	4	6.0				
25 to 34 years	12	13.0	12.0	10	15.1				
35 to 44 year	15	16.4	30.8	11	16.4				
45 to 54 year	14	15.8	119.4	6	9.4				
55 to 59 years	4	4.7	63.0	2	3.8				
60 to 64 year	4	4.4	20.6	3	4.8				
65 to 74 year	6	6.5	-4.7	6	9.0				
75 to 84 years	3	3.6	9.7	3	4.3				
85 years and over		0.6	100.0		0.4				
Median age (years) (see note 5)	36.4	(X)	(N/A)	(N/A)	(X)				
18 years and over	67	72.7	32.4	51	71.8				
Male	35	37.7	33.5	26	36.9				
Female	32	35.1	31.3	24	34.9				
21 years and over	64	69.0	34.0	48	67.3				
62 years and over	12	13.5	2.4	12	17.3				
65 years and over	10	10.8	3.1	9	13.7				
Male	5	5.6	57.6	3	4.6				
Female	4	5.3	-24.6	6	9.1				
RACE (see note 4)									
One race	92	98.8	(N/A)	(N/A)	(N/A)				
White	89	95.9	(N/A)	70	98.5				
Black or African American		0.4	(N/A)		0.4				
American Indian and Alaska Native	1	1.9	(N/A)		1.0				
Asian		0.0	(N/A)		0.0				
HISPANIC OR LATINO AND RACE									
Subject									
Total population	932	100.0	30.7	713	100.0				
Hispanic or Latino (of any race)	1	2.0	58.3	1	1.7				
Mexica	1	1.4	116.7		0.8				
Ruerto Rica		0.1	0.0		0.0				
Cuba		0.0	0.0		0.0				
Other Hispanic or Latin		0.5	-16.7		0.8				
Not Hispanic or Latin	91	98.0	30.2	70	98.3				
White alone (see note 4)	88	95.0	(N/A)	(N/A)	(N/A)				
RELATIONSHIP									
Total population	932	100.0	30.7	713	100.0				
In household	93	37.7	30.7	71	100.0				
Householder	35	37.7	38.7	25	35.5				
Spouse	20	21.5	32.5	15	21.2				
Child	30	33.2	53.7	20	28.2				
Own child under 18 years	24	25.8	34.1	17	25.1				
Other relative	2	3.1	45.0	2	2.8				
Under 18 years	1	1.2	-21.4	1	2.0				
Nonrelative	4	4.6	4.9	4	5.8				
Unmarried partner (see note 5)	2	2.4	(N/A)	(N/A)	(N/A)				
In group quarter		0.0	0.0	0	0.0				
Institutionalized population		0.0	0.0	0	0.0				
Noninstitutionalized population		0.0	0.0	0	0.0				
HOUSEHOLD BY TYPE									
Total households	351	100.0	38.7	253	100.0				
Family households (families)	25	71.8	33.3	18	74.7				
With own children under 18 years	12	34.8	19.6	10	40.3				
Married-couple family	20	57.0	32.5	15	59.7				
With own children under 18 year	9	25.9	16.7	7	30.8				
Female householder, no husband present	3	9.4	32.0	2	9.9				
With own children under 18 years	1	5.4	18.8	1	6.3				
Nonfamily households	9	28.2	54.7	6	25.3				
Householder living alone	7	21.1	54.2	4	19.0				
Householder 65 years and over	2	8.0	12.0	2	9.9				

Source: U.S. Bureau of the Census, Census 2000. 1990 Census data is from the Michigan STF-1A CD (release September 1991) or STF-3A CD (release November 1992). (N/A) is Not Available (X) is Not Applicable

Note 1: For the 2000 Census Other Asian alone, or two or more Asian categories.

Note 2: For the 2000 Census Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

Note 3: For the 2000 Census, in combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

Note 4: 2000 Census race data is not comparable to 1990 Census race data because the 2000 Census survey allowed selection of more than one race while the 1990 Census survey did not.

Note 5: 1990 data not available from the 1990 Census STF-1A or STF-3A CD release

Note 6: School enrollment data for 1990 and 2000 are not fully comparable due to changes in how data were obtained on level of enrollment.

Note 7: Veteran status data are for the civilian population 16 years and over in 1990 and for the civilian population 18 years and over in 2000.

Note 8: Data for 1990 and 2000 are not comparable due to changes in census questions.

Note 9: Occupation data for 1990 and 2000 are not comparable due to changes in the classification system by occupation.

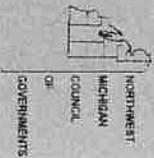
Note 10: Unless otherwise noted, industry data for 1990 and 2000 are not comparable due to changes in the classification system by industry.

Note 11: The industry categories of Construction, Manufacturing, Wholesale Trade, Retail Trade, and Public Administration are comparable for 1990 and 2000.

Note 12: In the 1990 census STF-3A CD release, "Supplemental Security Income" was included in the "Public assistance income" data.

Note 13: The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

The Bureau of Labor Statistics' Consumer Price Index (CPI-U-RS) is 187.0 for 1989, 196.3 for 1990, 242.7 for 1999, and 250.8 for 2000. Based on these revisions, the factor to adjust to 1989 constant dollars in Table DP-3 would be 242.7/187.0, or 1.297861, and the factor to adjust to 2000 constant dollars in Table DP-4 would be 250.8/196.3, or 1.27636.



NORTHWEST
MICHIGAN
COUNTY
GOVERNMENTS

Cleon township, Manistee County, Michigan

General Demographic Characteristics, 2000 Census Demographic Profile 1 (DP-1)

	2000 Census		1990 - 2000		1990 Census		Subject	2000 Census		1990 - 2000		1990 Census		
	Number	Percent	Percent	Change	Number	Percent		Number	Percent	Number	Percent	Percent	Change	Number
Asian Indian		0.0	(N/A)			0.0	Households with individuals under 18 years	13	37.3	23.6	10	41.9		
Chinese		0.0	(N/A)			0.0	Households with individuals 65 years and over	7	22.5	16.2	6	26.9		
Filipino		0.0	(N/A)			0.0	Average household size	2.6	(X)	-5.6	2.8	(X)		
Japanese		0.0	(N/A)			0.0	Average family size	3.1	(X)	-2.8	3.2	(X)		
Korean		0.0	(N/A)			0.0	HOUSING OCCUPANCY							
Vietnamese		0.0	(N/A)			0.0	Total housing units	478	100.0	16.3	411	100.0		
Other Asian (see note 1)		0.0	(N/A)			0.0	Occupied housing unit	35	73.4	38.7	25	61.6		
Native Hawaiian and Other Pacific Islander		0.0	(N/A)			0.0	Vacant housing unit	12	26.6	-19.6	15	38.4		
Native Hawaiian		0.0	(N/A)			0.0	For seasonal, recreational or occasional use	9	19.5	2.2	9	22.0		
Guamanian or Chamorro		0.0	(N/A)			0.0	Homeowner vacancy rate (percent)	1.6	(X)	-17.2	1.9	(X)		
Samman		0.0	(N/A)			0.0	Rental vacancy rate (percent)	3.8	(X)	93.8	2.0	(X)		
Other Pacific Islander (see note 2)		0.0	(N/A)			0.0	HOUSING TENURE							
Some other race		0.5	(N/A)			0.1	Occupied housing units	351	100.0	38.7	253	100.0		
Two or more races	1	1.2	(N/A)		(N/A)	(N/A)	Owner-occupied housing units	30	85.5	47.8	20	80.2		
Race alone or in combination with one or more other races (see notes 3 & 4)							Renter-occupied housing units	5	14.5	2.0	5	19.8		
White	90	97.1	(N/A)		(N/A)	(N/A)	Average household size of owner-occupied units	2.5	(X)	-7.2	2.7	(X)		
Black or African America		0.5	(N/A)		(N/A)	(N/A)	Average household size of renter-occupied units	3.0	(X)	2.7	2.9	(X)		
American Indian and Alaska Native	2	2.6	(N/A)		(N/A)	(N/A)								
Asia		0.0	(N/A)		(N/A)	(N/A)								
Native Hawaiian and Other Pacific Islander		0.0	(N/A)		(N/A)	(N/A)								
Some other race	1	1.1	(N/A)		(N/A)	(N/A)								

Source: U.S. Bureau of the Census, Census 2000, 1990 Census data is from the Michigan STF1A CD (release September 1991) or STF3A CD (release November 1992). (N/A) is Not Available (X) is Not Applicable

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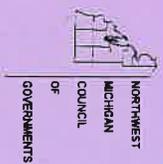
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Cleon township, Manistee County, Michigan

Profile of Selected Social Characteristics, 2000 Census Demographic Profile 2 (DP-2)

Subject	2000 Census		1990 - 2000		1990 Census		Subject	2000 Census		1990 - 2000		1990 Census	
	Number	Percent	Percent Change	Number	Percent	Number		Percent	Percent Change	Number	Percent		
SCHOOL ENROLLMENT (see note 6)													
Population 3 years and over enrolled in school	211	100.0	8.8	194	100.0	MATIVITY AND PLACE OF BIRTH	926	100.0	26.8	730	100.0		
Nursery school, preschool	1	5.2	(NA)	(NA)	(NA)	Total population	90	97.8	26.2	71	98.4		
Kindergarten		3.3	(NA)	(NA)	(NA)	Native	90	97.3	26.0	71	97.9		
Elementary school (grades 1-8)	11	54.5	(NA)	(NA)	(NA)	Born in United State	78	84.8	27.4	61	84.4		
High school (grades 9-12)	6	31.3	(NA)	(NA)	(NA)	State of residence	11	12.5	17.2	9	13.6		
College or graduate school	1	5.7	-33.3	(NA)	(NA)	Different state		0.5	-66.7	1	2.1		
						Born outside United State		2.2	66.7	1	1.6		
						Foreign bor	2	2.2		1	1.6		
EDUCATIONAL ATTAINMENT						Entered 1990 to March 2000 (90 data is 1990 to March 1990)		0.2	0.0		0.0		
Population 25 years and over	597	100.0	32.1	452	100.0	Naturalized citize		0.6	-40.0	1	1.4		
Less than 9th grade	5	8.5	8.5	4	10.4	Not a citize	1	1.5	600.0		0.3		
9th to 12th grade, no diploma	11	18.6	9.9	10	22.3	REGION OF BIRTH OF FOREIGN BORN (see note 5)	20	100.0	(NA)	(NA)	(NA)		
High school graduate (includes equivalency)	25	41.9	26.9	19	43.6	Total (excluding born at sea)		45.0	(NA)	(NA)	(NA)		
Some college, no degree	11	18.6	94.7	5	12.6	Europ		25.0	(NA)	(NA)	(NA)		
Associate degree	3	6.4	280.0	1	2.2	Asi		5.0	(NA)	(NA)	(NA)		
Bachelor's degree	2	4.2	56.3	1	3.5	Africa		0.0	(NA)	(NA)	(NA)		
Graduate or professional degree	1	1.8	-54.2	2	5.3	Oceani		5.0	(NA)	(NA)	(NA)		
						Latin America		20.0	(NA)	(NA)	(NA)		
Percent high school graduate or higher	72.9	(X)	8.4	67.3	(X)	Northern America							
Percent bachelor's degree or higher	6.0	(X)	-32.2	8.8	(X)	LANGUAGE SPOKEN AT HOME							
						Population 5 years and over	860	100.0	27.6	674	100.0		
MARITAL STATUS						English only	85	98.8	31.4	647	96.0		
Population 15 years and over	723	100.0	31.2	551	100.0	Language other than English	1	1.2	-63.0	27	4.0		
Never marrie	19	27.5	42.1	14	25.4	Speak English less than "very well"		0.3	-25.0	4	0.6		
Now married, except separate	38	53.7	27.2	30	55.4	Spanish		0.2	-33.3	3	0.4		
Separate	1	1.4	-44.4	1	3.3	Speak English less than "very well"		0.0	-100.0	3	0.4		
Widows	4	6.2	32.4	3	6.2	Other Indo-European languages (see note 5)		0.9	(NA)	(NA)	(NA)		
Female	4	5.8	35.5	3	5.6	Speak English less than "very well"		0.3	(NA)	(NA)	(NA)		
Divorce	8	11.2	50.0	5	9.8	Asian and Pacific Island languages		0.0	0.0	0	0.0		
Female	3	5.0	125.0	1	2.9	Speak English less than "very well"		0.0	0.0	0	0.0		

Source: U.S. Bureau of the Census, Census 2000, 1990 Census data is from the Michigan STF1A, CD (release September 1991) or STF3A CD (release November 1992). (N/A) is Not Available (X) is Not Applicable

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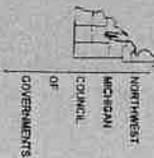
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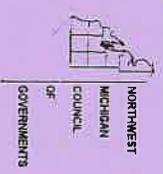
Cleon township, Maristee County, Michigan

Profile of Selected Social Characteristics, 2000 Census Demographic Profile 2 (DP-2)

Subject	2000 Census		1990 - 2000		1990 Census		2000 Census		1990 - 2000		1990 Census	
	Number	Percent	Number	Percent Change	Number	Percent	Number	Percent	Number	Percent Change	Number	Percent
GRANDPARENTS AS CAREGIVERS (see note 5)												
Grandparent living in household with one or more own grandchildren under 18 years	16	100.0	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
Grandparents responsible for grandchildren		50.0	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
VETERAN STATUS (see note 7)												
Civilian population 18 years and over	671	100.0	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
Civilian veteran	10	15.8	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION (see note 8)												
Population 5 to 20 years	220	100.0	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
With a disability	2	12.7	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
Population 21 to 64 years	537	100.0	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
With a disability	10	19.0	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
Percent employed	52.0	(X)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
No disability	43	81.0	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
Percent employed	74.9	(X)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
Population 65 years and over	103	100.0	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
With a disability	4	43.7	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
RESIDENCE IN 1995 (90 data is 1985)												
Population 5 years and over	860	100.0	27.6	3.2	674	100.0						
Same house in 1995 (90 data is 1985)	50	59.1	15.7	1.8	43	65.1						
Different house in the U.S. in 1995 (90 data is 1985)	35	40.9	49.8	5.7	23	34.9						
Same country	8	9.4	92.9	10.8	4	6.2						
Different country	27	31.5	40.4	4.7	19	28.6						
Same state	21	24.7	30.1	3.5	16	24.2						
Different state	5	6.9	96.7	11.2	3	4.5						
Elsewhere in 1995 (90 data is 1985)		0.0	0.0	0.0		0.0						
ANCESTRY (single or multiple)												
Total population	926	100.0	26.8	2.9	730	100.0						
Total ancestries reported	989	106.6	8.6	0.9	97	124.8						
Ara		0.0	0.0	0.0		0.0						
Czech (see note 13)	1	1.3	20.0	2.3	1	1.4						
Danish	1	1.4	0.0	0.0	5	8.1						
Dutch	6	6.9	8.5	0.9	5	8.1						
English	10	11.3	-61.5	-6.8	27	37.4						
French (except Basque) (see note 13)	3	3.3	-40.4	-4.4	5	7.1						
French Canadian (see note 13)	1	1.5	250.0	27.8		0.5						
German	19	20.6	11.7	1.2	17	23.4						
Gree		0.0	-100.0	-100.0		0.3						
Hungarian	1	1.3	100.0	11.3		0.8						
Irish (see note 13)	8	9.2	4.9	0.5	8	11.1						
Italian	1	1.7	33.3	3.8	1	1.6						
Lithuania		0.0	0.0	0.0		0.0						
Norwegian		0.8	-61.1	-6.9	1	2.5						
Polish	5	5.9	17.0	1.8	4	6.4						
Portuguese		0.0	0.0	0.0		0.0						
Russia		0.0	0.0	0.0		0.0						
Scotch-Irish	1	1.2	37.5	3.8		1.1						
Scottish	1	1.2	450.0	49.5		0.3						
Slova		0.0	0.0	0.0		0.0						
Subsaharan Africa		0.0	0.0	0.0		0.0						
Swedish	3	3.6	230.0	25.0	1	1.4						
Swiss		0.6	0.0	0.0		0.0						
Ukrainia		0.0	0.0	0.0		0.0						
United States or America	17	19.0	450.0	49.5	3	4.4						
Welsh		0.8	0.0	0.0		1.0						
West Indian (excluding Hispanic groups)		0.0	0.0	0.0		0.0						
Other ancestries	14	15.1	19.7	2.1	11	16.0						

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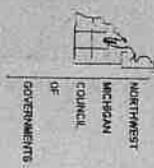
Clean township, Manistee County, Michigan

Profile of Selected Economic Characteristics, 2000 Census Demographic Profile 3 (DP-3)

Subject	2000 Census		1990 - 2000		1990 Census		Subject	2000 Census		1990 - 2000		1990 Census	
	Number	Percent	Percent Change	Number	Percent	Number		Percent	Number	Percent	Percent Change	Number	Percent
EMPLOYMENT STATUS													
Population 16 years and over	701	100.0	29.1	543	100.0		INCOME IN 1999 ('90 data is 1989)	34	100.0	39.4	24	100.0	
In labor force	448	63.9	49.8	29	55.1	Households	2	8.2	-57.6	6	26.8		
Civilian labor force	448	63.9	49.8	29	55.1	Less than \$10,000	29	8.5	-21.6	37	15.0		
Employed	419	59.8	70.3	24	45.3	\$10,000 to \$14,999	63	18.4	3.3	61	24.8		
Unemployed	29	4.1	-45.3	5	9.8	\$15,000 to \$24,999	81	23.6	113.2	38	15.4		
Percent of civilian labor force	6.5	(X)	-63.3	17.7	(X)	\$25,000 to \$34,999	6	18.1	113.8	2	11.8		
Armed Force	0	0.0	0.0	24	44.9	\$35,000 to \$49,999	5	16.3	522.2		3.7		
Not in labor force	253	36.1	3.7	24	44.9	\$50,000 to \$74,999	2	5.8	900.0		0.8		
Females 16 years and over	327	100.0	24.8	262	100.0	\$75,000 to \$99,999	4	1.2	0.0		4	0.8	
In labor force	161	49.2	41.2	11	43.5	\$100,000 to \$149,999	0	0.0	(NA)		1.6		
Civilian labor force	161	49.2	41.2	11	43.5	\$150,000 to \$199,999 (see note 5)	0	0.0	(NA)		(NA)		
Employe	151	46.2	79.8	8	32.0	\$200,000 or more (see note 5)	0	0.0	(NA)		(NA)		
Own children under 6 years	70	100.0	6.1	66	100.0								
All parents in family in labor force	49	70.0	206.3	1	24.2	Median household income (dollars)	30,547	(X)	67.0	18.28	(X)		
COMMUTING TO WORK													
Workers 16 years and over	415	100.0	70.8	243	100.0	... in 1999 dollars	30,547	(X)	28.7	23,737	(X)		
Car, truck, or van - drove alone	332	80.0	101.2	16	67.9	With earnings	284	82.8	65.1	172	69.9		
Car, truck, or van - carpool	49	11.8	28.9	3	15.6	Mean earnings (dollars)	34,764	(X)	48.7	23,372	(X)		
Public transportation (including taxicab)	0	0.0	0.0	0	0.0	... in 1999 dollars	34,764	(X)	14.6	30,334	(X)		
Walk	5	1.2	25.0	0	0.0	With Social Security income	98	28.6	38.0	71	28.9		
Other mean	8	1.9	0.0	0	0.0	Mean Social Security income (dollars)	9,494	(X)	18.0	8,049	(X)		
Worked at home	21	5.1	-41.7	3	14.8	... in 1999 dollars	9,494	(X)	-9.1	10,446	(X)		
Mean travel time to work (minutes)	35.6	(X)	27.3	28.0	(X)	With Supplemental Security income (see note 12)	26	7.6	(NA)	(NA)	(NA)		
Employed civilian population 16 years and older	419	100.0	70.3	246	100.0	Mean Supplemental Security income (dollars)	6,588	(X)	(NA)	(NA)	(X)		
OCCUPATION (see note 9)													
Management, professional, and related occupations	58	13.8	(NA)	(NA)	(NA)	With public assistance income (see note 12)	12	3.5	(NA)	(NA)	(NA)		
Service occupations	7	18.6	(NA)	(NA)	(NA)	Mean public assistance income (dollars)	2,608	(X)	(NA)	(NA)	(X)		
Sales and office occupation	8	20.8	(NA)	(NA)	(NA)	With retirement income	47	13.7	20.5	3	15.9		
Farming, fishing, and forestry occupations	6	1.4	(NA)	(NA)	(NA)	Mean retirement income (dollars)	12,157	(X)	56.8	7,754	(X)		
Construction, extraction, and maintenance occupations	92	22.0	(NA)	(NA)	(NA)	... in 1999 dollars	12,157	(X)	20.8	10,063	(X)		

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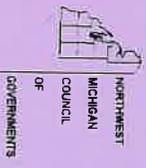
Cleon township, Manistee County, Michigan

Profile of Selected Economic Characteristics, 2000 Census Demographic Profile 3 (DP-3)

Subject	2000 Census		1990 - 2000 Percent Change	1990 Census		Subject	2000 Census		1990 - 2000 Percent Change	1990 Census		
	Number	Percent		Number	Percent		Number	Percent		Number	Percent	
Production, transportation, and material moving occupation	98	23.4	(NA)	(NA)	(NA)	Families Less than \$10,000 \$10,000 to \$14,999 \$15,000 to \$24,999 \$25,000 to \$34,999 \$35,000 to \$49,999 \$50,000 to \$74,999 \$75,000 to \$99,999 \$100,000 to \$149,999 \$150,000 to \$199,999 (see note 5) \$200,000 or more (see note 5)	243	100.0	32.1	184	100.0	
INDUSTRY (see note 10)												
Agriculture, forestry, fishing and hunting, and mining	16	3.8	(NA)	(NA)	(NA)		1	4.9	-70.7	4	22.3	
Construction (see note 11)	77	18.4	71.1	4	18.3		4	5.3	-23.5	1	9.2	
Manufacturing (see note 11)	86	20.5	186.7	3	12.2		5	19.8	-9.4	5	28.8	
Wholesale trade (see note 11)	4	1.0	-73.3	1	6.1		4	23.9	65.7	3	19.0	
Retail trade (see note 11)	51	12.2	8.5	4	19.1		4	17.3	68.0	2	13.6	
Transportation and warehousing, and utilities	18	4.3	(NA)	(NA)	(NA)		4	19.8	433.3	4	4.9	
Information	11	2.6	(NA)	(NA)	(NA)		2	8.2	900.0	1	1.1	
Finance, insurance, real estate, and rental and leasing	11	2.6	(NA)	(NA)	(NA)		0	0.0	0.0	(NA)	(NA)	
Professional, scientific, management, administrative and waste management services	22	5.3	(NA)	(NA)	(NA)		0	0.0	(NA)	(NA)	(NA)	
Educational, health and social services	59	14.1	(NA)	(NA)	(NA)							
Arts, entertainment, recreation, accommodation, and food services	39	9.3	(NA)	(NA)	(NA)							
Other services (except public administration)	8	1.9	(NA)	(NA)	(NA)							
Public administration (see note 11)	17	4.1	183.3	(NA)	(NA)							
CLASS OF WORKER												
Private wage and salary workers	328	78.3	83.2	17	72.8	22	9.1	-45.0	40	21.7		
Government worker	32	7.6	33.3	2	9.8	15	12.4	-31.8	2	20.6		
Self-employed workers in own not incorporated business	57	13.6	62.9	3	14.2	3	6.7	-81.3	1	38.1		
Unpaid family workers	2	0.5	-75.0	3	3.3	4	12.5	-71.4	14	56.0		
INCOME IN 1999 (90 data is 1989)												
Median family income (dollars)	32,841	(X)	54.5	21,250	(X)	With related children under 18 years	4	25.0	-66.7	1	63.2	
...in 1999 dollars	32,841	(X)	19.1	27,580	(X)	With related children under 5 years	0	0.0	-100.0	1	100.0	
Per capita income (dollars)	13,523	(X)	80.5	7,492	(X)	Individuals	122	13.2	-31.1	177	24.3	
...in 1999 dollars	13,523	(X)	39.1	9,724	(X)	18 years and over	86	12.8	-32.3	12	24.9	
Median earnings (dollars) (see note 5):						65 years and over	18	17.5	-37.9	2	33.0	
Male full-time, year-round workers	26,016	(X)	(NA)	(NA)	(X)	Related children under 18 years	32	12.7	-28.9	4	21.3	
Female full-time, year-round workers	20,694	(X)	(NA)	(NA)	(X)	Related children 5 to 17 years	28	15.1	-3.4	2	18.7	
						Unrelated individuals 15 years and over	46	32.2	-8.0	5	48.1	

Source: U.S. Bureau of the Census, Census 2000, 1990 Census data is from the Michigan STF1A CD (release September 1991) or STF3A CD (release November 1992). (NA) is Not Available (X) is Not Applicable

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- Note 4: 2000 Census race data is not comparable to 1990 Census race data because the 2000 Census survey allowed selection of more than one race while the 1990 Census survey did not.
- Note 5: 1990 data not available from the 1990 Census STF1A or STF3A CD release.
- Note 6: School enrollment data for 1990 and 2000 are not fully comparable due to changes in how data were obtained on level of enrollment.
- Note 7: Veteran status data are for the civilian population 18 years and over in 1990 and for the civilian population 18 years and over in 2000.
- Note 8: Data for 1990 and 2000 are not comparable due to changes in census questions.
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- Note 11: The industry categories of Construction, Manufacturing, Wholesale trade, Retail trade, and Public administration are comparable for 1990 and 2000.
- Note 12: In the 1990 census STF3A CD release, "Supplemental Security Income" was included in the "public assistance income" data.
- Note 13: The data represent a continuation of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.



The Bureau of Labor Statistics' Consumer Price Index (CPI-U-RS) is 187.0 for 1989, 196.3 for 1990, 242.7 for 1999, and 250.8 for 2000. Based on these revisions, the factor to adjust to 1999 constant dollars in Table DP-3 would be 242.7/187.0, or 1.297861, and the factor to adjust to 2000 constant dollars in Table DP-4 would be 250.8/196.3, or 1.277635.

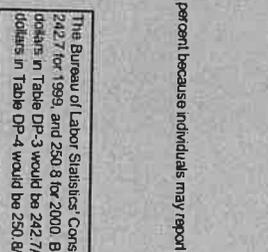
Clean township, Manistee County, Michigan

Profile of Selected Housing Characteristics, 2000 Census Demographic Profile 4 (DP-4)

Subject	2000 Census		1990 - 2000		1990 Census		Subject	2000 Census		1990 - 2000		1990 Census	
	Number	Percent	Percent Change	Number	Percent	Number		Percent	Number	Percent	Percent Change	Number	Percent
Total housing units	475	100.0	19.6	397	100.0								
UNITS IN STRUCTURE													
1-unit, detached	322	67.8	29.3	24	62.7	OCCUPANTS PER ROOM							
1-unit, attached	0	0.0	0.0		0.0	Occupied housing units	348	100.0	42.6	244	100.0		
2 units	7	1.5	16.7		1.5	1.00 or less	6	1.7	48.5	229	93.9		
3 or 4 units	2	0.4	0.0		0.0	1.01 to 1.5	2	0.6	20.0	5	2.0		
5 to 9 units	0	0.0	0.0		0.0	1.51 or more			-80.0	10	4.1		
10 to 19 units	0	0.0	0.0		0.0	Specified owner-occupied housing units							
20 or more units	0	0.0	0.0		0.0	VALUE	127	100.0	78.9	71	100.0		
Mobile home (see note 8)	0	0.0	0.0		0.0	Less than \$50,000	53	41.7	-7.0	57	80.3		
Boat, RV, van, etc (see note 8)	126	26.5	(N/A)	(N/A)	(N/A)	\$50,000 to \$99,999	61	48.0	335.7	14	19.7		
	18	3.8	(N/A)	(N/A)	(N/A)	\$100,000 to \$149,999	7	5.5	0.0	0	0.0		
						\$150,000 to \$199,999	2	1.6	0.0	0	0.0		
						\$200,000 to \$299,999	2	1.6	0.0	0	0.0		
						\$300,000 to \$499,999	2	1.6	0.0	0	0.0		
						\$500,000 to \$999,999 (see note 5)	0	0.0	(N/A)	(N/A)	(N/A)		
						\$1,000,000 or more (see note 5)	0	0.0	(N/A)	(N/A)	(N/A)		
						Median (dollars)	61,300	(X)	95.8	31,300	(X)		
						...in 2000 dollars	61,300	(X)	53.3	39,990	(X)		
YEAR STRUCTURE BUILT													
1999 to March 2000 ('90 data is 1988-March 1990)	32	6.7	0.0	10	27.2	MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS							
1995 to 1998 ('90 data is 1985-1988)	47	9.9	840.0	3	0.0	With a mortgage	77	60.6	113.9	36	50.7		
1990 to 1994 ('90 data is 1980-1984)	38	8.0	22.6	2	1.3	Less than \$300	0	0.0	-100.0	9	12.7		
1980 to 1989 ('90 data is 1970-1979)	53	11.2	-60.7	13	7.8	\$300 to \$499	23	18.1	35.3	17	23.9		
1970 to 1979 ('90 data is 1960-1969)	70	14.7	6.1	6	16.6	\$500 to \$699	26	20.5	160.0	10	14.1		
1960 to 1959 ('90 data is 1950-1959)	42	8.8	35.5	3	7.8	\$700 to \$999	12	9.4	0.0	0	0.0		
1940 to 1959 ('90 data is 1940-1949)	57	12.0	171.4	2	5.3	\$1,000 to \$1,499	14	11.0	0.0	0	0.0		
1939 or earlier	136	28.6	25.9	2	5.3	\$1,500 to \$1,999	2	1.6	0.0	0	0.0		
						\$2,000 or more	0	0.0	0.0	0	0.0		
						Median (dollars)	645	(X)	74.8	369	(X)		
						...in 2000 dollars	645	(X)	36.8	471	(X)		
						Not mortgaged	50	39.4	42.9	35	49.3		
						Median (dollars)	220	(X)	44.7	152	(X)		
						...in 2000 dollars	220	(X)	13.3	194	(X)		

Source: U.S. Bureau of the Census, Census 2000, 1990 Census data is from the Michigan STF-1A CD (release September 1991) or STF-3A CD (release November 1992). (N/A) is Not Available (X) is Not Applicable

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- Note 5: 1990 data not available from the 1990 Census STF-1A or STF-3A CD releases.
- Note 6: School enrollment data for 1990 and 2000 are not fully comparable due to changes in how data were obtained on level of enrollment.
- Note 7: Veteran status data are for the civilian population 15 years and over in 1990 and for the civilian population 18 years and over in 2000.
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- Note 12: In the 1990 Census STF-3A CD release, "Supplemental Security Income" was included in the "Public assistance income" data.
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NORTHWEST
 MICHIGAN
 COUNTY
 GOVERNMENTS

The Bureau of Labor Statistics' Consumer Price Index (CPI-U-RS) is 187.0 for 1989, 196.3 for 1990, 242.7 for 1999, and 250.8 for 2000. Based on these revisions, the factor to adjust to 1999 constant dollars in Table DP-3 would be 242.7/187.0, or 1.297861, and the factor to adjust to 2000 constant dollars in Table DP-4 would be 250.8/196.3, or 1.277636.

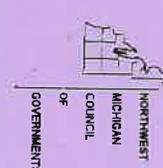
Cleon township, Manistee County, Michigan

Profile of Selected Housing Characteristics, 2000 Census Demographic Profile 4 (DP-4)

Subject	2000 Census		1990 - 2000		1990 Census		Subject	2000 Census		1990 - 2000		1990 Census	
	Number	Percent	Percent Change	Number	Percent	Number		Percent	Number	Percent	Percent Change	Number	Percent
Total housing units	475	100.0	19.6	397	100.0	OCCUPANTS PER ROOM							
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3 or 4 units	2	0.4	0.0		0.0	1.51 or more	2	0.6	-80.0	10	4.1		
5 to 9 units	0	0.0	0.0		0.0	Specified owner-occupied housing units	127	100.0	78.9	71	100.0		
10 to 19 units	0	0.0	0.0		0.0	VALUE							
20 or more units	0	0.0	0.0		0.0	Less than \$50,000	53	41.7	-7.0	57	80.3		
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						\$150,000 to \$199,999	2	1.6	0.0	0	0.0		
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						\$300,000 to \$499,999	2	1.6	0.0	0	0.0		
						\$500,000 to \$999,999 (see note 5)	0	0.0	0.0	0	0.0		
						\$1,000,000 or more (see note 5)	0	0.0	(N/A)	(N/A)	(N/A)		
						Median (dollars)	61,300	(X)	95.8	31,300	(N/A)		
						...in 2000 dollars	61,300	(X)	53.3	39,990	(X)		
						MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS							
						With a mortgage	77	60.6	113.9	36	50.7		
						Less than \$300	0	0.0	-100.0	9	12.7		
						\$300 to \$499	23	18.1	35.3	17	23.9		
						\$500 to \$699	26	20.5	160.0	10	14.1		
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						\$1,000 to \$1,499	14	11.0	0.0	0	0.0		
						\$1,500 to \$1,999	2	1.6	0.0	0	0.0		
						\$2,000 or more	0	0.0	0.0	0	0.0		
						Median (dollars)	645	(X)	74.8	369	(X)		
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