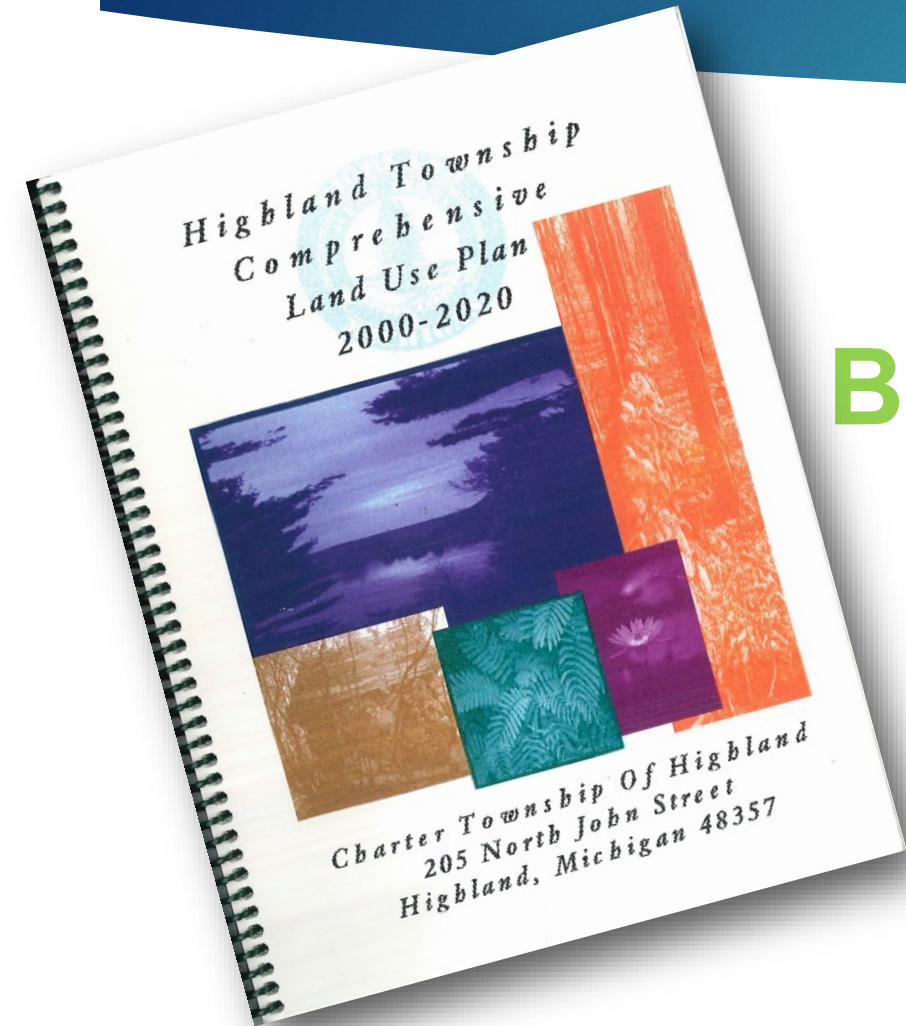


# Highland Township Master Plan Update



## BACKGROUND STUDIES

# Highland Township

## Preparing a Master Plan

### ► Steps in Drafting Master Plan

**WE ARE HERE** →

1. Background studies
  - Population/housing update
  - Economic information
  - Community facilities
  - Environmental resources
  - Transportation
  - Existing land use and transitional lands
2. Public Participation
3. Future Land Use Plan
4. Master Plan Document

### WELCOME TO HIGHLAND

Township Offices are located at:  
205 N. John Street  
Highland, MI 48357



[highlandtwp.net](http://highlandtwp.net)

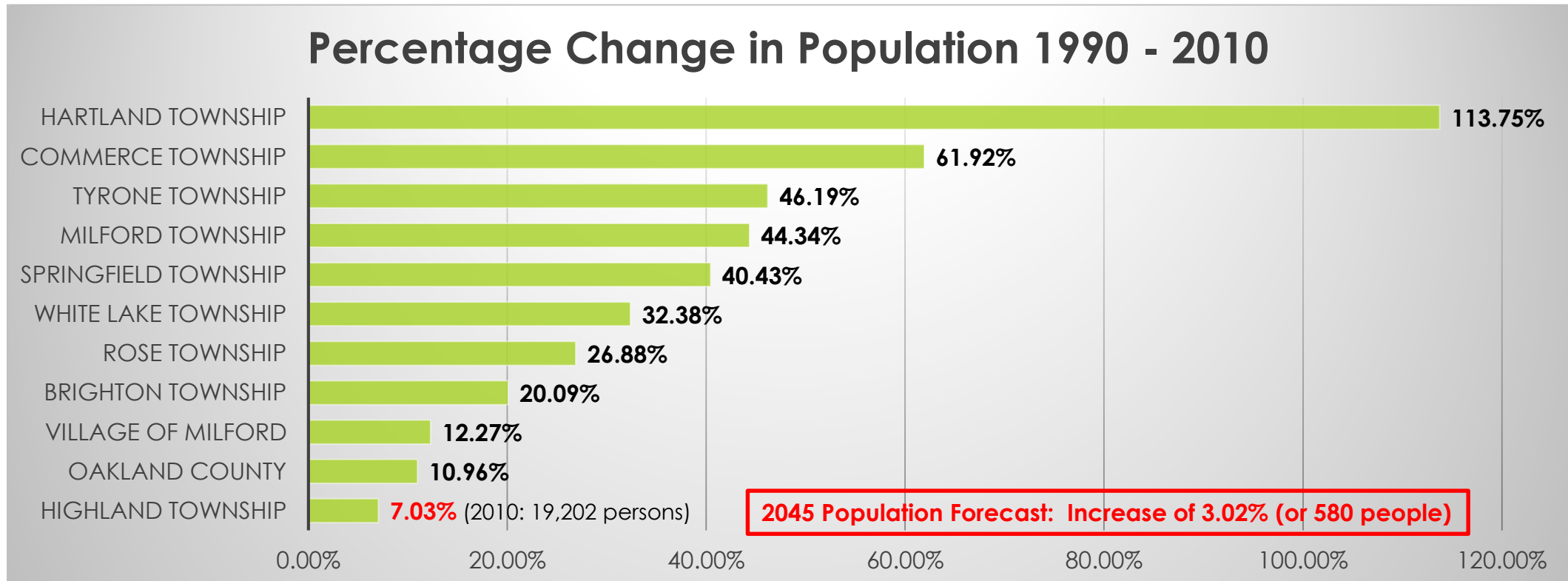


[oaklandcountylakefrontlivingmi.com](http://oaklandcountylakefrontlivingmi.com)

# Highland Township Background Studies

## ► Population/Housing Update\*

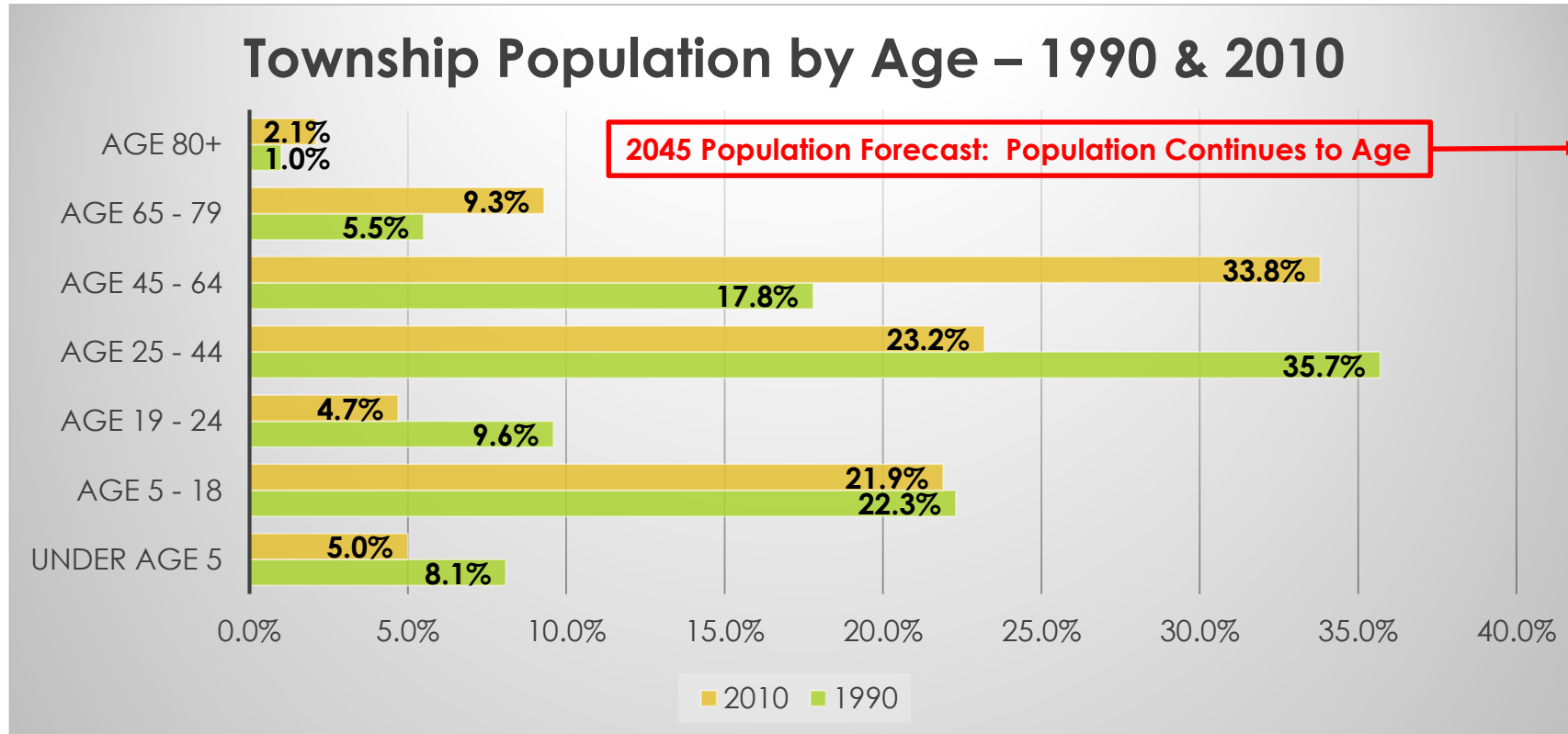
\*All Data from 1990 or 2010 US Census, unless noted otherwise.





# Highland Township Background Studies

## ► Population/Housing Update



2045 Population Forecast: Population Continues to Age

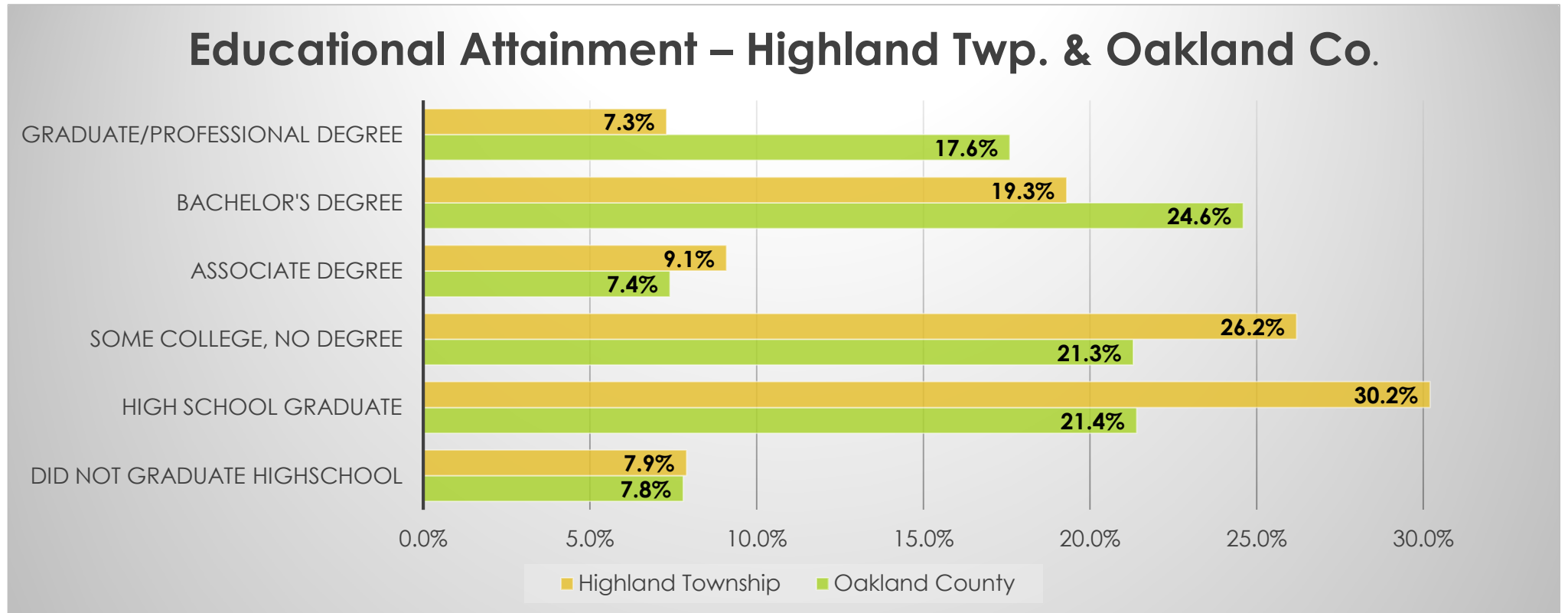
Forecasting a 60% increase 65-84 and 206% increase in 84+

Median Age:  
1990: 31.1 years  
2010: 42 years

# Highland Township

## Background Studies

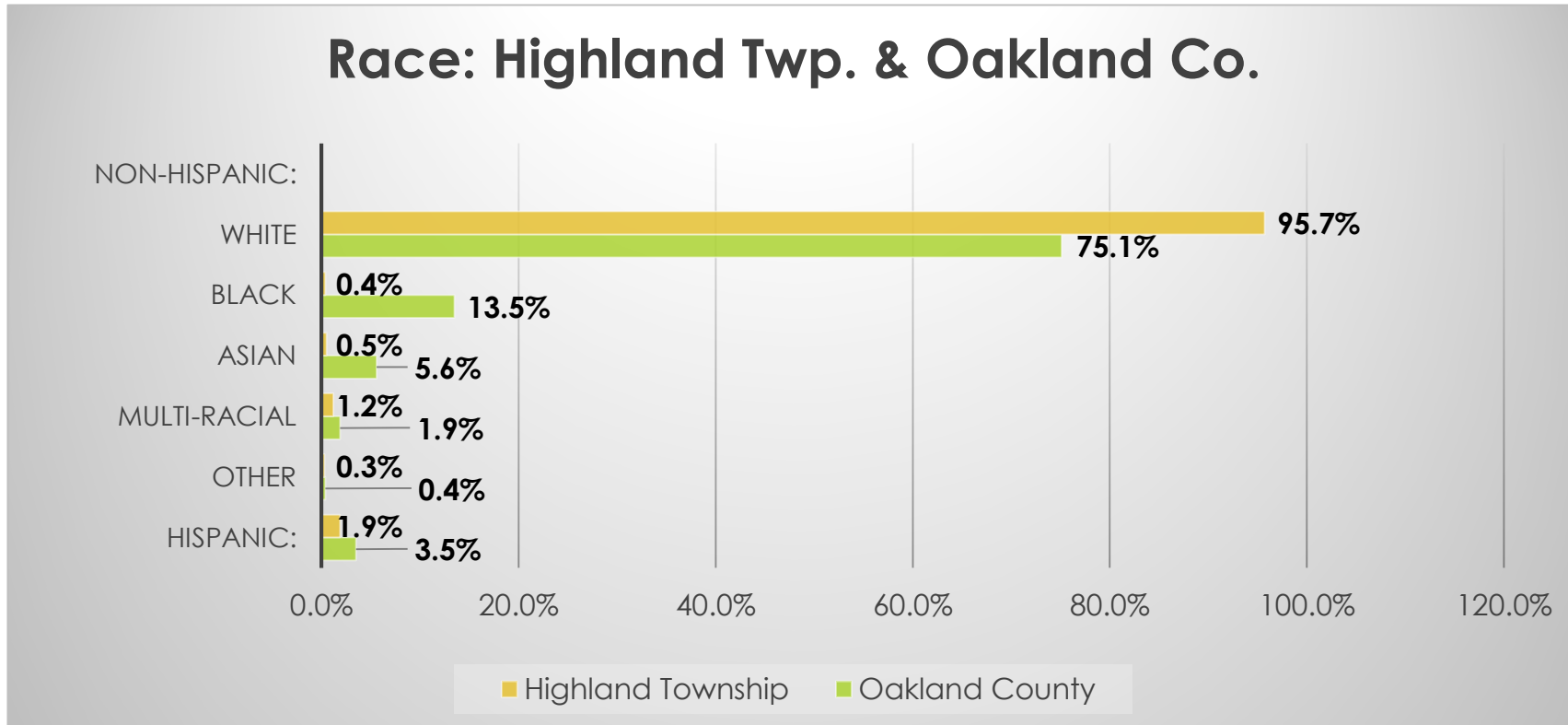
### ► Population/Housing Update



# Highland Township

## Background Studies

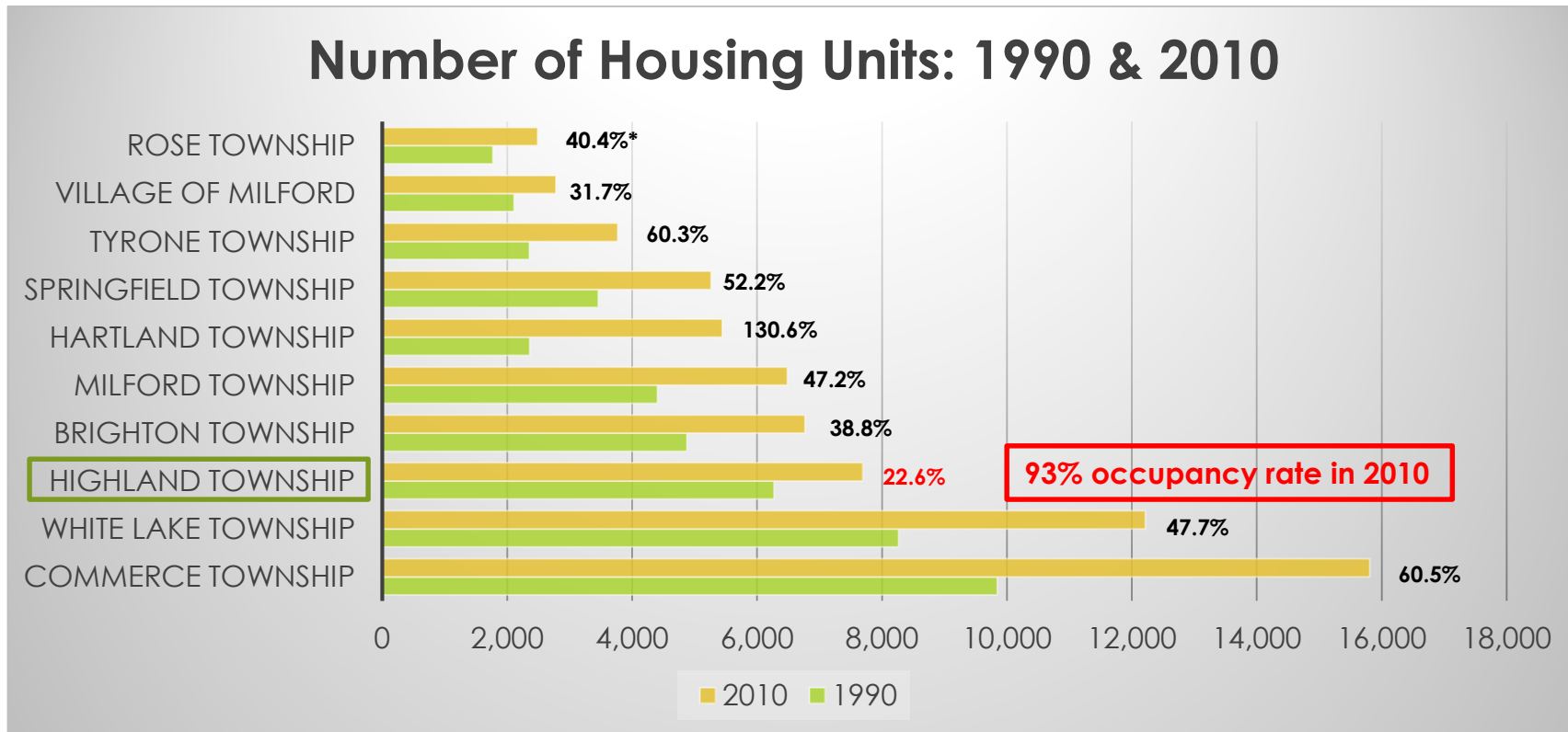
### ► Population/Housing Update



# Highland Township

## Background Studies

### ► Population/Housing Update



\*Percent increase from 1990 to 2010

**Average Household Size:**  
 1990: 3.02 persons  
 2010: 2.69 persons

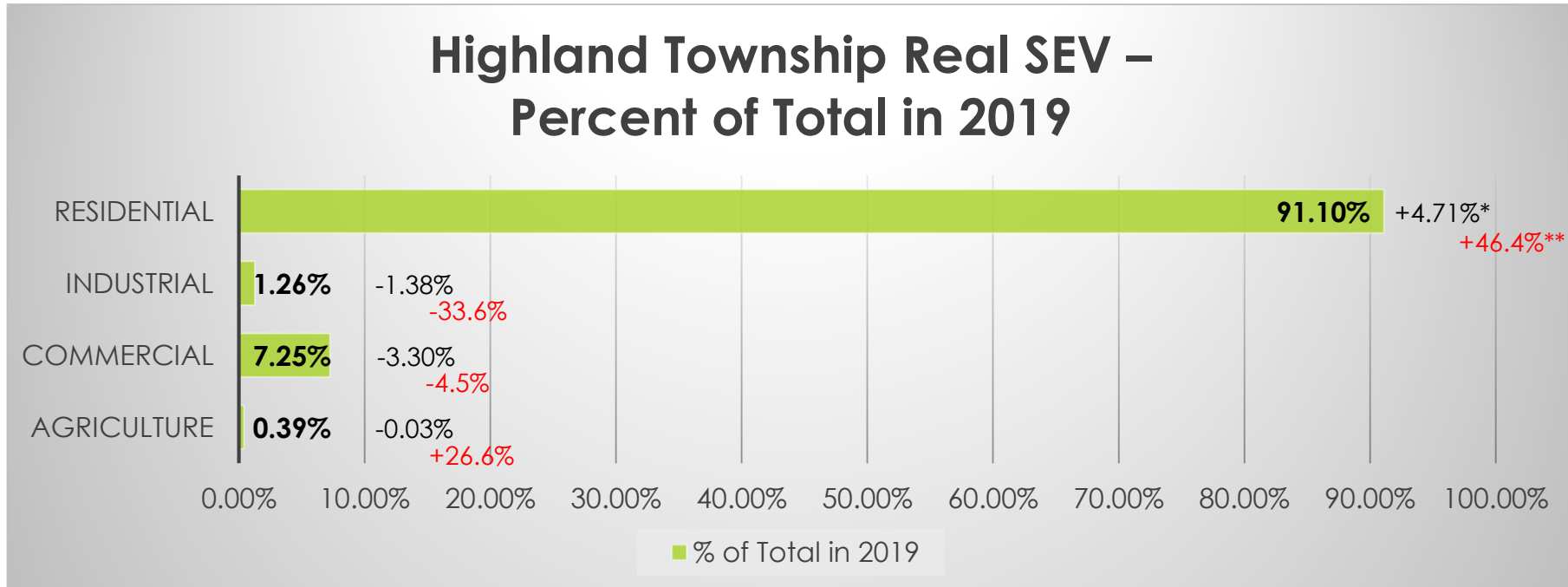
**Forecast:**  
 2045: 2.37 persons



# Highland Township

## Background Studies

### ► Economics: Assessment, Income & Employment



\*Change in % of total from 2010.

\*\*Change in SEV from 2010.

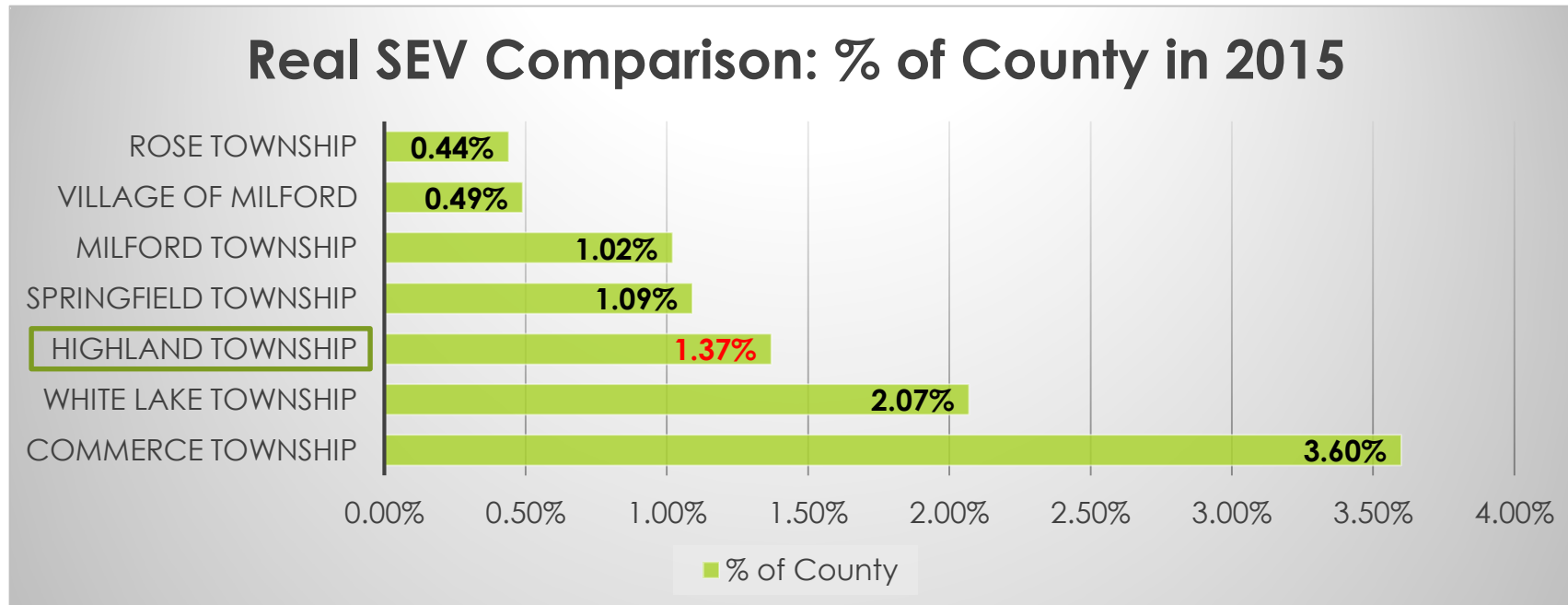
**State Equalized Value (SEV)**—SEV is the **assessed value** that has been adjusted following county and **state equalization**. The County Board of Commissioners and the **Michigan State** Tax Commission must review local assessments and adjust (**equalize**) them if they are above or below the constitutional 50% level of assessment.



# Highland Township

## Background Studies

### ► Economics: Assessment, Income & Employment



**State Equalized Value (SEV)**—SEV is the **assessed value** that has been adjusted following county and **state equalization**. The County Board of Commissioners and the **Michigan State** Tax Commission must review local assessments and adjust (**equalize**) them if they are above or below the constitutional 50% level of assessment.

# Highland Township

## Background Studies

### ► **Economics: Assessment, Income & Employment**

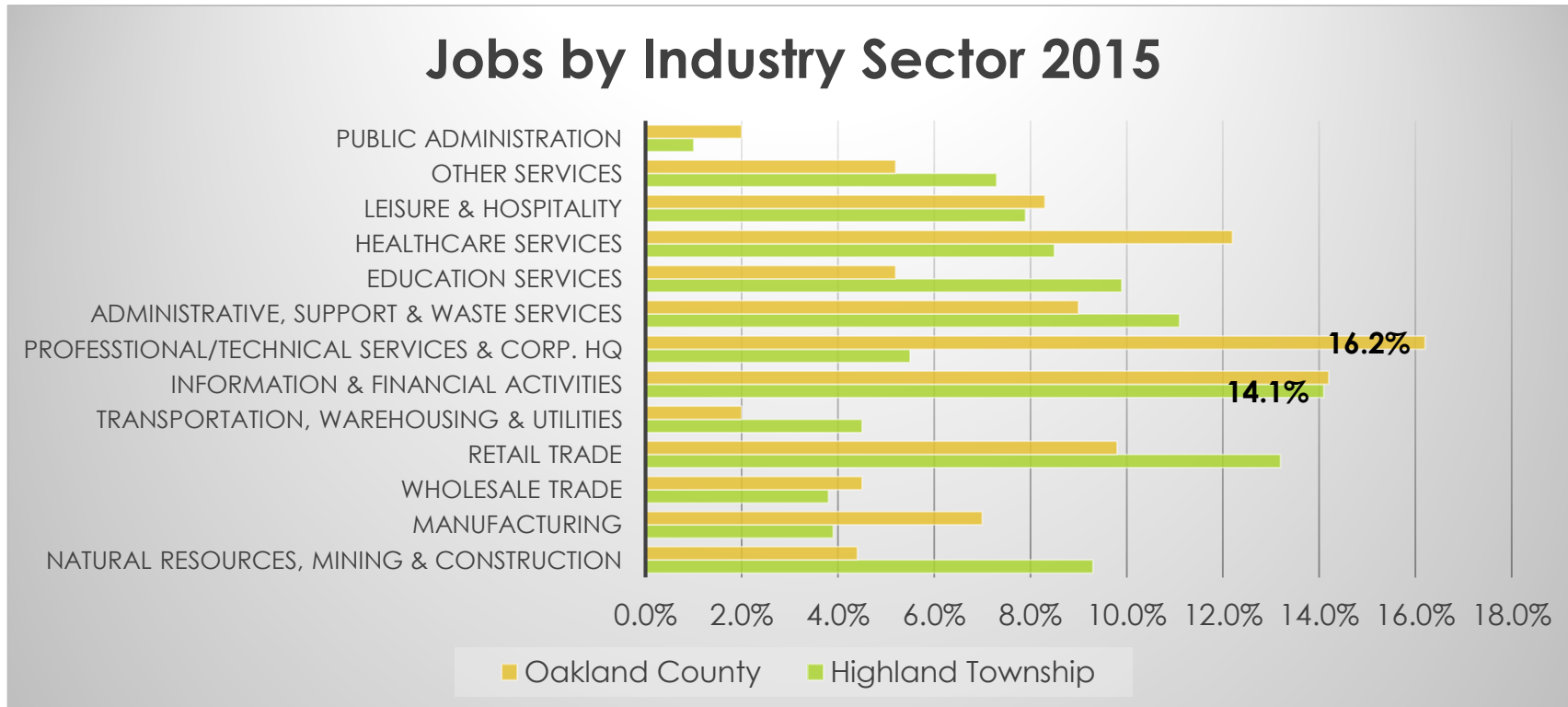
	1990	2010
Highland Township – Median Household Income	\$42,157	\$74,160
Highland Township – Per Capita Income	\$15,716	\$32,493

	1990	2010
Oakland County – Median Household Income	\$43,407	\$72,163
Oakland County – Per Capita Income	\$21,125	\$39,280

# Highland Township

## Background Studies

### ► Economics: Assessment, Income & Employment



**Residents who work in the Township:**  
**17.9% of workers (age 16+)**

**Mean travel time to work:**  
**1990: 31.9 minutes**  
**2010: 31 minutes**

# The Master Plan Background Studies

## ▶ **Community Facilities**



Facebook

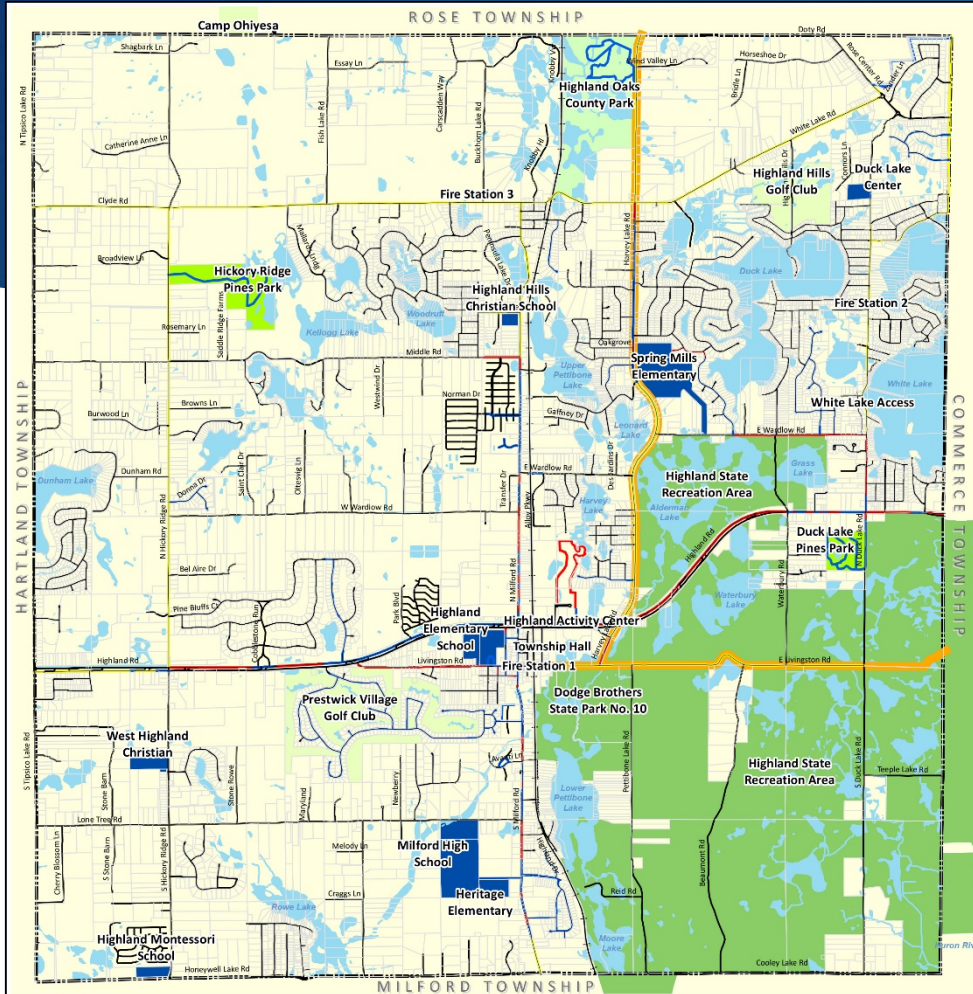


whmi.com

- ▶ Township Hall w/Senior Citizen's Program
- ▶ Library
- ▶ Community water wells/system (protected by Wellhead Protection Program)
- ▶ Police via Oakland County Sheriff's Office
- ▶ 3 Fire Stations
- ▶ 4 Public Schools & additional private/parochial schools
- ▶ 5 Township Parks with sports fields, picnic facilities, play structures, etc.
- ▶ Highland State Recreation Area
- ▶ Private recreation facilities (golf courses, camps, equestrian facilities, etc.)
- ▶ Regional trail system

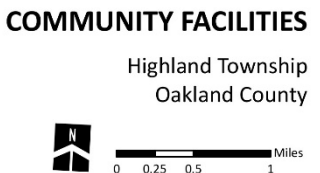


# The Master Plan Background Studies



- Township Park
- County Park
- State Park
- Privately-owned Park
- Educational Facility
- Natural Beauty Road

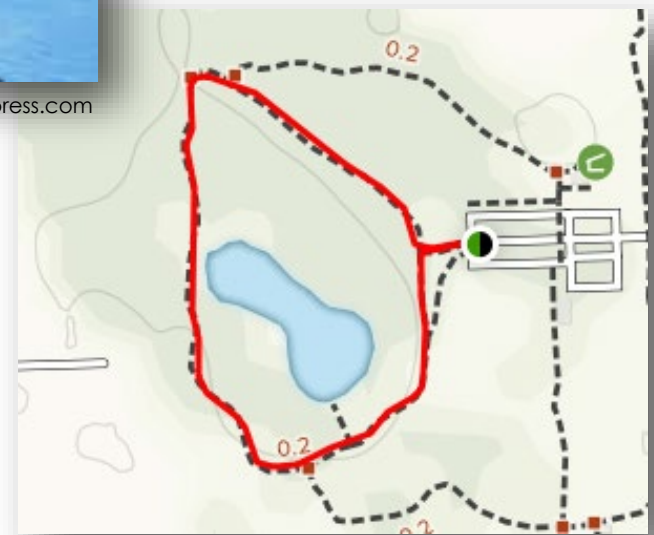
- Oakland County Pathway Concept**
- Under Consideration
- Township Non-Motorized Pathways**
- Existing
- Planned (1-5 years Priority)
- Planned (5-10 years Priority)



Carlisle/Wortman Associates  
December 20, 2019  
Source: Oakland County GIS



theoaklandpress.com



alltrails.com



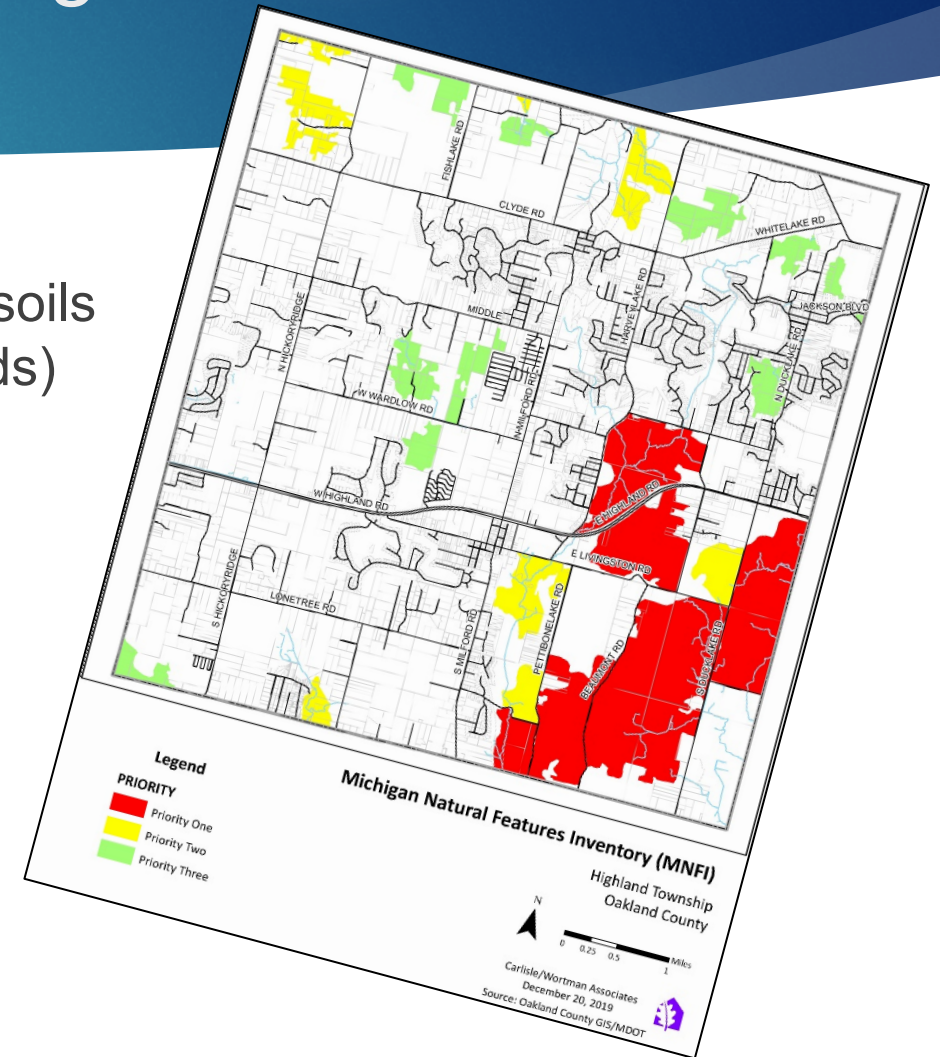
# The Master Plan Background Studies

## ► Environmental Resources

- Geology, groundwater, topography and soils
- Water features (Lakes, streams, wetlands)
- Identifies priorities for environmental preservation (MNFI)



highlandtwp.net



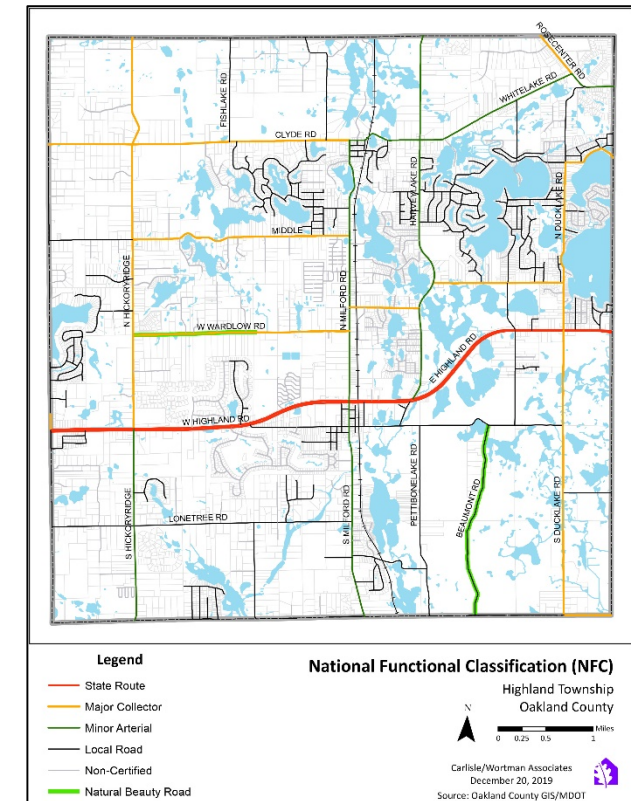
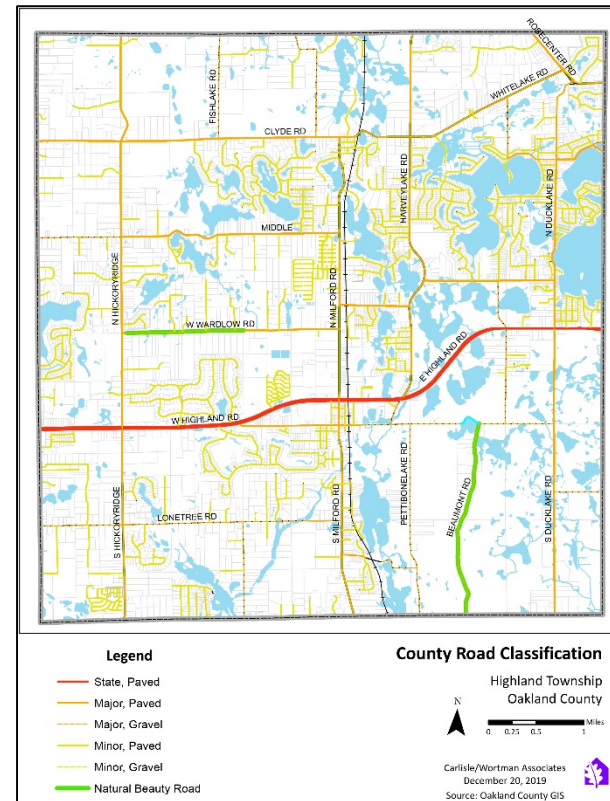
# The Master Plan Background Studies

## ► Transportation & Traffic

- County & MDOT Road Classifications
- Natural Beauty Roads



homesnap.com





# The Master Plan Background Studies

## ► Transportation & Traffic

**Highland Rd. (M-59):  
Most Highly Traveled  
EW Road.**

Road	Direction	Limits/Location	Average Annual Daily Traffic
Highland (M-59)	Eastbound	Tipsico Lake to Hickory Ridge	15,000
Highland (M-59)	Westbound	Tipsico Lake to Hickory Ridge	14,090



raqueldelly.com



michiganrelocationguides.com



# The Master Plan Background Studies

## ► Transportation & Traffic

**Milford Rd.: Most Highly Traveled NS Road, followed by Duck Lake & Hickory Ridge.**

Road	Direction	Limits/Location	Average Annual Daily Traffic
Milford	Two-Way	Lone Tree to Livingston	15,600
Milford	Two-Way	Reid to Lone Tree	14,250
Milford	Two-Way	Rowe to Reid	14,140
Milford	Two-Way	Livingston to Highland	12,810
Duck Lake	Two-Way	Highland to Wardlow	13,530
Hickory Ridge	Two-Way	Lone Tree to Highland	12,700
Hickory Ridge	Two-Way	Honeywell Lake to Lone Tree	12,620

# The Master Plan Background Studies

## ► Transportation & Traffic

Local Rank	County Rank	High Crash Intersection	Annual Average Number of Crashes 2014 - 2018
1	67	Highland Rd E @ Duck Lake Rd N	29.6
2	213	Highland Rd W @ Hickory Ridge Rd	17
3	326	Highland Rd E @ Milford Rd N	13.6
4	425	Highland Rd E @ Harvey Lake Rd	11.6
5	467	Highland Rd E @ Milford Rd N	11
6	688	Highland Rd W @ Hickory Ridge Rd N	8.2

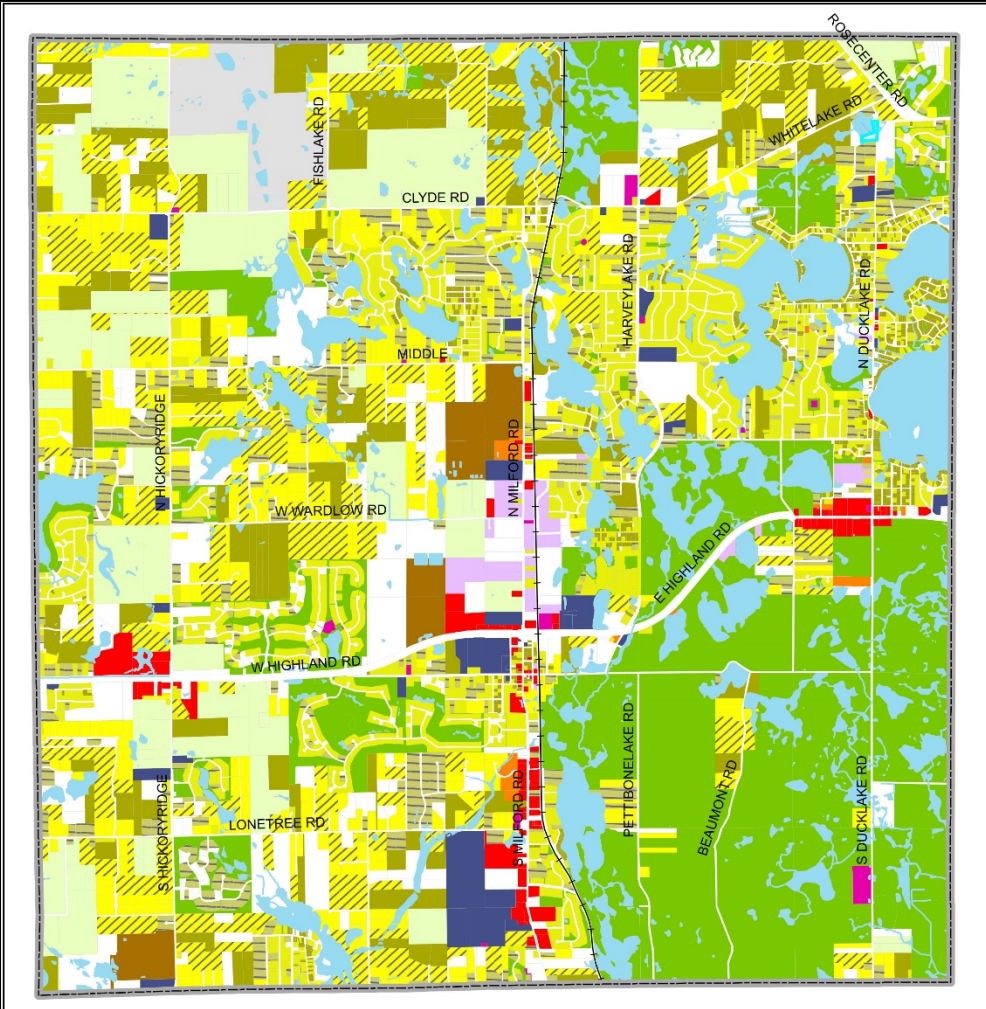
# The Master Plan Background Studies

## ► Existing Land Use & Transitional Lands

Use Category	2001 Acreage	2018 Acreage	2001-2018 % Change
Single Family	8,708	8,981	+3.1%
Recreation/Conservation	4,632	5,188	+12.0%
Agricultural	2,219	2,075	-6.5%
Vacant	3,240	2,060	-36.4%
Water	1,679	1,688	+0.05%
Road Right-of-Way	855	1,418	+65.8%
Extractive	518	396	-23.5%
Public/Institutional	381	387	-1.6%
Mobile Home	378	310	-18.0%
Commercial/Office	229	309	+35.0%
Industrial	144	167	+16.0%
Railroad Right-of-Way	73	70	-0.4%
Multiple Family	45	56	+24.4%
Transportation, Utility, and Communication	53	50	-0.6%
<b>Total</b>	<b>23,152</b>	<b>23,156</b>	



# The Master Plan Background Studies



**Legend**

Recreation/Conservation	Agriculture	Commercial/Office	Multiple Family	Mobile Home Park	Single Family, 13,999 sq/ft or less	Single Family, 14,000 to 43,559 sq/ft	Single Family, 1 to 2.4 acres	Single Family, 2.5 to 4.9 acres	Single Family, 5 to 9.9 acres	Single Family, 10 acres or greater	Public/Institutional	Extractive	Utility/Communication	Vacant
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**Existing Land Use  
Highland Township  
Oakland County**

0 0.25 0.5 1 Miles

Carlisle/Wortman Associates  
December 20, 2019  
Source: Oakland County GIS



realtor.com

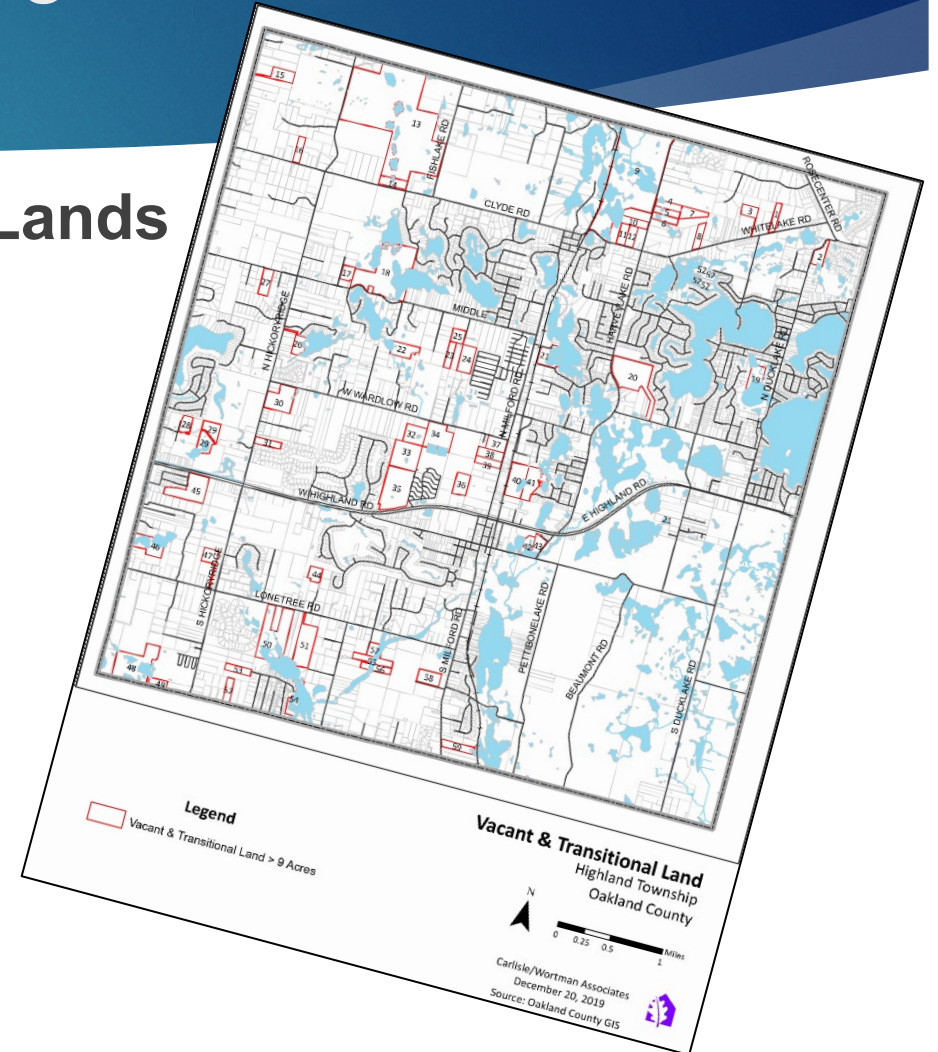


hotpads.com



# The Master Plan Background Studies

- ▶ **Existing Land Use & Transitional Lands**
  - ▶ Currently unused, under used, or whose use is unlikely to continue indefinitely
  - ▶ Identifies lands that are either vacant or likely to be converted to other uses in the near future.



# The Master Plan Background Studies

## ▶ In Summary:

- ▶ Population has increased slightly, and will continue to increase, but at a slower rate.
- ▶ More significantly, population is aging. May need to consider locations for smaller dwellings (townhomes, two/four-plexes, etc.)
- ▶ Number of housing units and value has increased
- ▶ Residents are employed in a variety of industries, consistent with the County
- ▶ Background Studies chapter describes existing community facilities and environmental resources
- ▶ Road classifications (uses) and traffic patterns/concerns have been identified
- ▶ Changes in existing land uses, and potential transitional lands have been identified.



# The Master Plan Background Studies

## Questions?

