

VILLAGE OF DIMONDALE, MICHIGAN
WINDSOR CHARTER TOWNSHIP, MICHIGAN

**NOTICE OF DRAFT AMENDMENT TO
COMPREHENSIVE PLAN AMENDMENT**

To:

**From: Village of Dimondale
Windsor Charter Township**

Date: May 15, 2015

This communication is to inform you that the Village of Dimondale and Windsor Charter Township have jointly prepared an amendment to the Comprehensive Plan. Pursuant to changes to the requirements for the State of Michigan planning enabling statutes, the Village and the Township request comments from your organization in the review of the draft amendment. The Village and the Township have jointly planned for future development within and between their jurisdictions and welcome your comments.

The draft document can be accessed electronically at www.twp.windsor.mi.us/ or www.villageofdimondale.org or contact the Village or the Township and a hard copy can be requested.

You may submit comments on this draft plan within 63 days of receiving this communication.

If you have any questions or would like additional information about the draft plan, please contact the Village (517-646-0230) and/or the Township (517-646-0772).

Thank you for your cooperation and assistance.

**Gary Haynes, Chairman
Village of Dimondale Planning Commission**

**Sandy Pray, Chairman
Windsor Charter Township Planning Commission**

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To: Planning Commissions – Village of Dimondale/Windsor Charter Township

**Subject: Comprehensive Plan Update - Joint Meeting Summary Notes
Village of Dimondale and Windsor Charter Township**

Date: March 25, 2015

Introduction

As a result of recent joint meetings between representatives of the Village of Dimondale and Windsor Charter Township Planning Commissions, the following summary of proposed updates to the Comprehensive Plan are recommended:

Profiles of Village of Dimondale/Windsor Charter Township

An update memorandum has been prepared and attached to this document which summarizes the changes in demographic information from the 2009 Comprehensive Plan document. This will become part of the Plan review and represents an update of pages 24 through 56.

Village and Township Joint Committee Update Recommendations

Page 74 – Goal: Township/Village Growth and Development Strategy

Policy 2 – Review Land Use Regulations

Objective – The Township Planning Commission will review and discuss adding appropriate land use regulations for the proper placement and operation of the so called “wood burning boiler” as an energy source.

Policy 3 – Capital Improvements Planning Process

The Planning Commission discussed creating a formal Capital Improvements Plan (CIP) for Windsor Charter Township as referenced in Policy 3.

Objective – The Township Planning Commission will discuss, finalize, and recommend to the Board of Trustees the creation of a formal CIP process for the Township to address the long range need for projects such as fire equipment, new Township Hall, and community recreational facilities.

Policy 4 – Adjacent Governmental Communication

The Planning Commission agreed to add the State of Michigan, TriCounty Regional Planning Commission, and the federal government to the objective under this policy.

Add Policy 5 which addresses the Sanitary Sewer District.

Proposed Language – When appropriate opportunities exist, such as road construction in proximity to an existing sewer district or in response to proposed development, the Township and Village will address the feasibility of expanding the sewer system.

Add Policy 6 which addresses annual joint meeting between the two Planning Commissions to review joint planning efforts of the previous year and to identify joint planning efforts for the upcoming year.

Proposed Language – The Village of Dimondale and the Windsor Charter Township Planning will meet annually to review and plan joint planning efforts. Examples of future joint efforts could include community gardens and/or dog parks and joint utilization of public lands.

Page 75 – Goal: Residential

Policy 2 – Add review and updates to the existing Wind Turbine Regulation and the creation of an appropriate solar regulation.

Existing Policy 4 – Revise the “Elderly Housing Options” heading to “Emphasize Diversity in Housing Types”

Revise the Objective to read; “implement opportunities for a diversity in housing types to include multiple family housing, elderly housing, and other underserved housing subgroups.

Page 78 – Goal: Transportation

Policy 1 – Add language to this policy which clarifies participation in the regional transportation process to mean “participation and membership in the Capital Area Regional Transportation Subcommittee (CARTS)”.

Add Policy 5 which addresses future Non-Motorized Connections.

Proposed Language – The Village of Dimondale and Windsor Charter Township shall jointly plan the creation and expansion of Non-Motorized connections within the community and adjacent jurisdictions.

Page 79 – Goal: Industrial Development

Policy 2 – Add language to the second objective which encourages potential manufacturing use for the northwest corner of Creyts and Lansing Road.

Page 80 – Goal Community Facilities

Policy 4 – Add the following language to the end of the existing policy; “for example, a review and discussion on a new township office building”.

New Policy 5 – Add a new policy referencing the need for a “community garden” site within the community.

Add Policy 6 which emphasizes the coordination of Village and Township infrastructure projects.

Proposed Language – The Village of Dimondale and Windsor Charter Township shall jointly plan for future infrastructure projects such as sanitary sewer, sidewalks, recreational facilities and other projects which will jointly benefit both communities.

The Joint Committee also proposed, once the proposed Comprehensive Plan revisions were reviewed by the Planning Commission in each jurisdiction that the required agency review period would take place and the public hearing would be tentatively scheduled for mid-July 2015.

Finally, it was agreed that the jurisdictions would hold a joint public hearing on the proposed updates.

Please do not hesitate to contact me should you have any questions.

Thank you.

Attachment: Demographic Update

MEMORANDUM

To: Village of Dimondale and Windsor Charter Township

From: James Foulds, Community Planning Services

Subject: Appendix for Dimondale and Windsor Master Plan –
Demographic Update

Date: March 9, 2015

Attached you will find an update to the Village of Dimondale and Windsor Charter Township Comprehensive Development Plan. Specifically, this document is intended to update Section IV: Profile of Windsor Charter Township and the Village of Dimondale 2008.

The Population Profile, Housing Profile, and Economics Profile now reference 2010 U.S. Census and 2013 American Community Survey data as they apply to the Village and the Charter Township, as well as direct comparisons to Eaton County, the Tri-County region, and the State of Michigan.

If you have any questions about the update to this section, please let me know. Thank you.

Appendix: 2015 Update to Section IV – Community Profile

Putting the Pieces Together

This profile is an overall picture of Windsor Charter Township and the Village of Dimondale in regards to specific characteristics and the relationship these characteristics have with the surrounding area. Considering that Windsor and Dimondale are dependent on each other and the larger region in terms of growth, it is important to understand the characteristics of Windsor and Dimondale in relation to the larger community to allow for accurate current observations, as well as predictions for the future. This profile does that by examining *Population Demographics, Housing Characteristics, Natural Features, Existing Land Use, Roads and Traffic, Utilities, and Community Facilities* of Windsor Township, the Village of Dimondale and the Tri-County Region.

A Short Introduction...

Windsor Charter Township and the Village of Dimondale are located in the mid- eastern portion of Eaton County. Adjacent to Windsor Township lays Benton Charter Township and the City of Potterville to the west, Delta Charter Township to the north, Delhi Township in Ingham County to the east, and Eaton Rapids Township to the south. Eaton County is part of what is known as the Tri-County Region and shares that title with Ingham and Clinton Counties. The City of Lansing is the largest city in the Tri-County region which plays a vital role in its surrounding communities and is also the location of Michigan’s state capitol. When any of these regional jurisdictions experiences a change in demographics, Windsor Charter Township and the Village of Dimondale are affected. This fact is important in the following detailed profiles.

Population Profile

The population profile paints a statistical picture of the population of Windsor Township and the Village of Dimondale. It compares Windsor and Dimondale with the surrounding regions in terms of overall population and distributions within the population based on age, race, education, and household characteristics. This profile will begin by examining the State of Michigan, the Tri-County region, Eaton County, Windsor Township and the Village of Dimondale.

Population

Michigan

The 2010 U.S. Census shows that the State of Michigan is home to 9,883,640 people. This is a slight (0.5%) decline from the 2000 U.S. Census; the state lost 54, 804 residents over the ten year period. Michigan is ranked eighth nationally in terms of overall population, yet it is ranked 48th in growth rate over the ten years since the previous U.S. Census. The negative growth rate means that more people are moving out of the state than are moving into the state. Michigan experienced a short lived “in-migration” trend in the mid-late 1990’s.

Table 1: Population of Michigan 1980 - 2010

Year	Population	Change	Growth Rate
1980	9,262,078		
1990	9,295,297	33,219	0.36%
2000	9,938,444	643,147	6.92%
2010	9,883,640	-54,804	-0.55%

Tri-County Region

The Tri-County area, which includes Ingham, Clinton, and Eaton Counties, surrounds the City of Lansing and in many ways acts as a single economic region. For this reason, it is important to address population trends within the Tri-County area over the past few decades. Much like Michigan’s population, the Tri-County area grew in the 1980’s and 1990’s, but in contrast has continued to grow at a steady pace over the past decade. Since 1980, the Tri-County region has continuously grown at a rate of around 3% annually, while the State has seen decline in the last ten years.

Table 2: Population of Tri-County 1980 - 2010

Year	Population	Change	Growth Rate
1980	419,750		
1990	432,674	12,924	3.08%
2000	447,728	15,054	3.48%
2010	464,036	16,308	3.64%

Eaton County

Eaton County lies in the heart of mid-Michigan, southwest of the City of Lansing. It is a predominately rural county with a few small municipalities including the City of Grand Ledge, the City of Charlotte, Windsor Charter Township and the Village of Dimondale. There is an abundance of land in the county, adding to the appeal for residential use and adding to population pressures. Eaton County experienced a large influx of people between 1990 and 2000, and while the County continues to grow, the population increase was slower between 2000 and 2010.

Table 3: Population of Eaton County 1980 - 2010

Year	Population	Change	Growth Rate
1980	88,337		
1990	92,879	4,542	5.1%
2000	103,655	10,776	11.6%
2010	107,759	4,104	4.0%

Windsor Charter Township and the Village of Dimondale

Windsor Charter Township has seen significant growth since 1990, achieving triple-digit population growth in each of the last two decades. The Township's population grew even faster than Eaton County since 1990. The Township may be the beneficiary of a declining population in the Lansing metropolitan area. The availability of inexpensive and abundant vacant land in the Township may be a draw for those leaving Lansing.

Table 4: Population of Windsor Township 1980 - 2010

Year	Population	Change	Growth Rate
1980	5,070		
1990	5,213	143	2.8%
2000	5,988	785	15.0%
2010	6,838	850	14.2%

The 2010 Census reported that Dimondale has declined in population 8% since the year 2000. Due to its nearly-built-out status, a decline in growth rate was to be expected, although a loss of population was not.

Table 5: Population of the Village of Dimondale 1980 - 2010

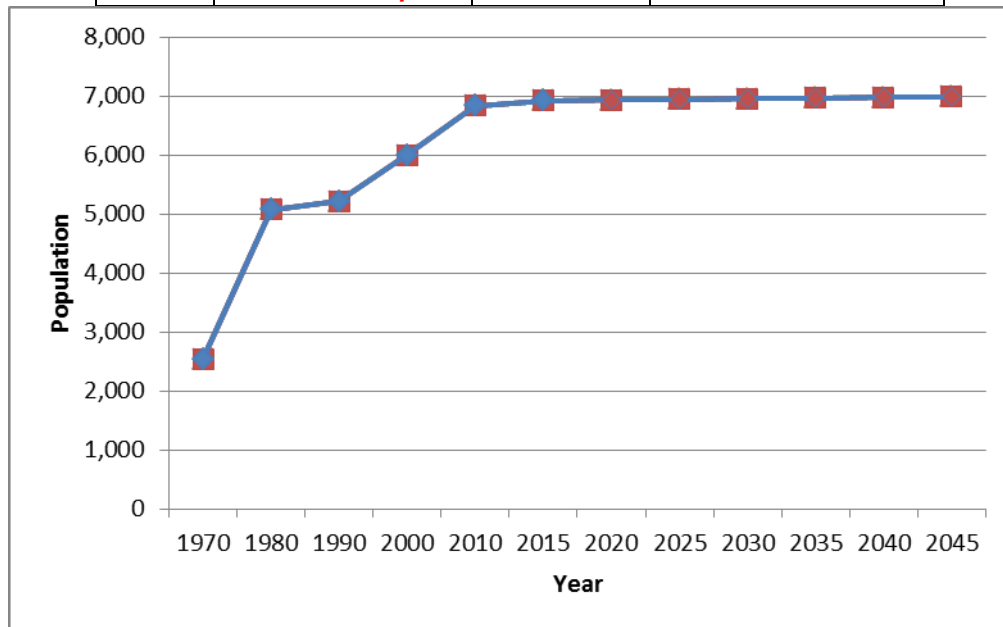
Year	Population	Change	Growth Rate
1980	1,008		
1990	1,247	239	23.7%
2000	1,342	95	7.6%
2010	1,234	-108	-8.0%

Population Projections are especially important when planning and determining growth for an area. Projections help with overall economic, land use and community planning and thus need to be taken very seriously. Projection calculations are approached by first examining past growth rates and trends for the municipality to determine whether growth is consistent or changing. The Tri-County Regional Planning Commission has taken this further by completing

a build-out analysis, which bases its population projections on existing development, remaining developable land, density and uses permitted through local zoning ordinances, and census data. The Tri-County model anticipates growth to slow to less than 1% through the year 2045 for Windsor Township. This growth model is consistent throughout the Tri-County area; many municipalities surrounding Lansing and East Lansing are experiencing similar projections.

Table 6: Population Trends for Windsor Township

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Growth Rate</u>
1970	2,543		
1980	5,070	2,527	99.37%
1990	5,213	143	2.82%
2000	5,998	785	15.06%
2010	6,838	840	14.00%
2015	6,922	84	1.23%
2020	6,929	7	0.10%
2025	6,942	13	0.19%
2030	6,956	14	0.20%
2035	6,968	12	0.17%
2040	6,979	11	0.16%
2045	6,989	10	0.14%

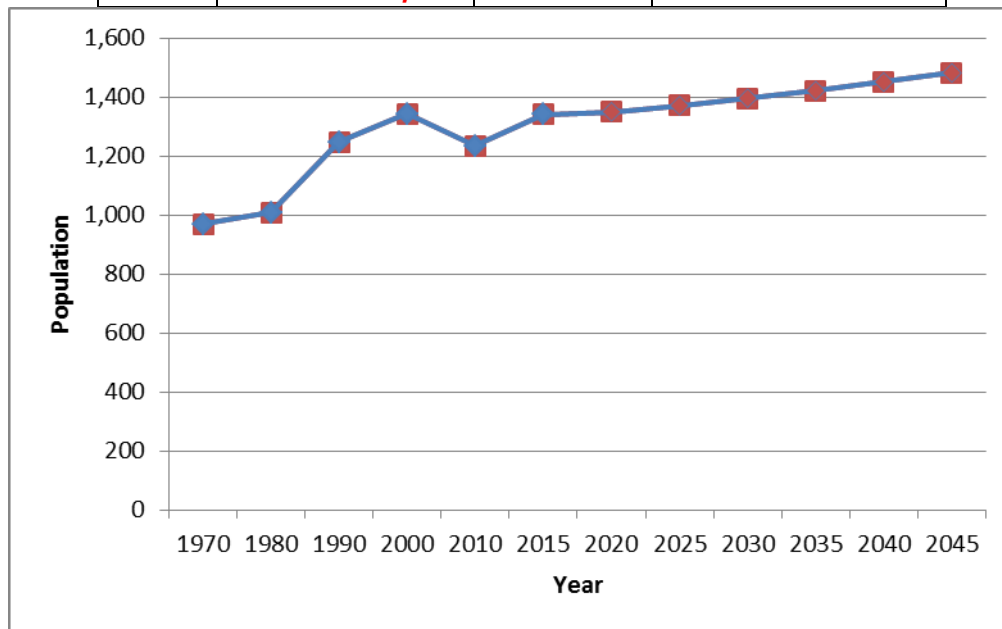


*Tri-County Regional Planning Commission

The Village of Dimondale is nearing its build-out capacity, but the Tri-County model anticipates that the Village will rebound nearly to its 2000 Census population total by the end of 2015, and grow at a rate of 1-2% through 2045.

Table 7: Population Trends for Village of Dimondale

Year	Population	Change	Growth Rate
1970	970		
1980	1,008	38	3.92%
1990	1,247	239	23.71%
2000	1,342	95	7.62%
2010	1,234	-108	-8.05%
2015	1,340	106	8.59%
2020	1,350	10	0.75%
2025	1,371	21	1.56%
2030	1,396	25	1.82%
2035	1,422	26	1.86%
2040	1,451	29	2.04%
2045	1,482	31	2.14%



Characteristics

Distribution of Sexes

Windsor Charter Township and the Village of Dimondale mirror Eaton County in their distribution of sexes. All three entities skew slightly towards a female majority. Dimondale has the largest proportion of female residents, while Windsor has the largest proportion of males of the three.

Table 8: 2010 Windsor, Dimondale and Eaton County Distribution of Sexes

Sex	Windsor Pop.	Windsor %	Dimondale Pop.	Dimondale %	Eaton Pop.	Eaton %
Male	3,334	48.76%	582	47.16%	50,381	48.60%
Female	3,504	51.24%	652	52.84%	53,274	51.40%
Total Population	6,838	100.00%	1,234	100.00%	103,655	100.00%

Racial Make-Up

The racial make-up of Windsor, Dimondale and Eaton County are very similar. According to the 2010 Census, all three municipalities are predominantly white, with the other Census categories combining to contribute between 7-10% of the total. Eaton County has the largest segment of the population classified as “Black or African America,” and the Village of Dimondale has the largest proportion of the population who identify themselves as bi-racial. Across the three entities, the Hispanic classification was the smallest in each instance.

Table 9: 2010 Windsor, Dimondale and Eaton County Race and Origin

Race	Windsor Pop.	Windsor %	Dimondale Pop.	Dimondale %	Eaton Pop.	Eaton %
White	6,307	92.23%	1144	92.71%	93,549	90.25%
Black or African American	186	2.72%	9	0.73%	5,481	5.29%
American Indian	33	0.48%	11	0.89%	453	0.44%
Asian / Pacific Islander	104	1.52%	10	0.81%	1,173	1.13%
Hispanic	1	0.01%	0	0.00%	31	0.03%
Two or more Races	126	1.84%	40	3.24%	1,759	1.70%
Other Race	81	1.18%	20	1.62%	1,209	1.17%
Total Population	6,838	100.00%	1,234	100.00%	103,655	100.00%

Age Distribution

Age is an important element to analyze because it can help a municipality identify the types of services may be in higher demand at a given time in the future. Based on the 2010 Census, the Village of Dimondale and Windsor Charter Township skew much older than Eaton County. For instance, in the Township, nearly 60% of the population is over 45 years of age. Eaton County, by comparison, has only 35% of its population over that age. Because of their aging populations, Dimondale and Windsor may need to spend more resources on services for seniors in the coming years.

Table 10: 2010 Windsor, Dimondale and Eaton County Age Distributions

Age	Windsor		Dimondale		Eaton	
	Pop.	%	Pop.	%	Pop.	%
19 & Under	1,391	20.34%	290	23.50%	30,139	29.08%
20 - 24	280	4.09%	54	4.38%	6,349	6.13%
25 - 34	500	7.31%	107	8.67%	13,105	12.64%
35 - 44	734	10.73%	130	10.53%	16,797	16.20%
45 - 54	1,305	19.08%	237	19.21%	15,955	15.39%
55 - 64	1,319	19.29%	215	17.42%	9,559	9.22%
65 +	1,309	19.14%	201	16.29%	11,751	11.34%
Total Population	6,838	100.00%	1,234	100.00%	103,655	100.00%
Median Age	49.60		47.00		36.40	

Education

Education is an important aspect of long-range community health. Dimondale boasts a significantly higher proportion of the population with Bachelor's degrees than the Township and County, but less advanced degrees by comparison. All three entities enjoy a high proportion of the population who hold a high school diploma. This is similar to the other counties in the region, and may be attributed to its proximity to Michigan State University.

Table 11: 2013 Windsor, Dimondale and Eaton County Educational Attainment (25 years and older)

Educational Attainment	Windsor		Dimondale		Eaton	
	Pop.	%	Pop.	%	Pop.	%
Less than 9th grade	101	2.10%	17	2.10%	1,399	1.90%
9th - 12th, no diploma	173	3.60%	21	2.60%	3,461	4.70%
High School Graduate	1,571	32.70%	252	31.50%	21,650	29.40%
Some College, no degree	1,230	25.60%	185	23.10%	20,987	28.50%
Associate Degree	649	13.50%	98	12.30%	7,953	10.80%
Bachelor's Degree	702	14.60%	184	23.00%	11,635	15.80%
Graduate Degree	375	7.80%	43	5.40%	6,480	8.80%
Total Population over 25 yrs.	4,800		800		73,564	

*American Community Survey 2013

Households

Household data is essential for determining the type of demands a population will place on a

community. Families demand different services than non-family households. Windsor and Dimondale are predominately “family” communities with 70.1% and 69.6% of total households comprised of families respectively. While both are higher than the county, Windsor and Dimondale have both declined in family household proportion from the 2000 Census slightly.

Table 12: 2010 Windsor, Dimondale and Eaton County Household Characteristics

Household Type	Windsor Pop.	Windsor %	Dimondale Pop.	Dimondale %	Eaton Pop.	Eaton %
Family Households	1,979	70.10%	351	69.60%	29,225	67.20%
Married-Couple Households	1,725	61.06%	290	57.53%	22,443	51.60%
Male Householder	1,568	55.50%	264	52.40%	21,244	48.80%
Female Householder	411	14.50%	87	17.30%	7,981	18.30%
Non-Family Households	846	29.90%	153	30.40%	14,269	32.80%
Householder Living Alone	287	24.90%	130	25.80%	11,797	27.10%
Total Households	2,825		504		43,494	
Persons per Household	2.37		2.43		2.44	

Housing Profile

The Housing Profile provides insight into the type of housing units residents of Windsor Charter Township and the Village of Dimondale inhabit. The housing profile can help in forecasting future needs in the residential sector. The housing aspects examined in this document include occupation status, number of units, housing age, and value.

Housing Characteristics

According to the 2010 Census, there were 2,713 occupied housing units within Windsor Charter Township. This figure represents 6.2% of the 43,494 housing units in Eaton County, up slightly from the year 2000. Dimondale has 444 housing units, only 1% of Eaton County’s total housing units. Eaton County’s housing units are about 27% renter-occupied. While Dimondale has less renter-occupied housing at 20%, Windsor Charter Township has significantly less renters, at a

rate of only 7.6%. Low renter-occupied housing is typical for more rural communities throughout the State of Michigan.

Table 13: 2010 Windsor, Dimondale and Eaton County Housing Unit Type

Housing Unit Type	Windsor		Dimondale		Eaton	
	Pop.	%	Pop.	%	Pop.	Eaton %
Occupied Housing Units	2,713	97.10%	444	95.28%	43,494	92.44%
Owner Occupied	2,507	92.41%	352	79.28%	31,583	72.61%
Renter Occupied	206	7.59%	92	20.72%	11,911	27.39%
Vacant Housing units	81	2.90%	22	4.72%	3,556	7.56%
Homeowner Vacancy Rate		2.00%		2.70%		2.40%
Rental Vacancy Rate		0.00%		0.00%		5.80%
Persons per owner-occupied unit	2.47		3		2.59	
Persons per renter-occupied unit	2.34		2		2.09	
Total Housing Units	2,794		466		47,050	

Units per Housing Structure

It is important to obtain an accurate description of the number of units per housing structure in Windsor and Dimondale in order to understand the intensity of land use and the demands placed by each housing unit. Single-family housing is the predominant housing type in Windsor, Dimondale and Eaton County, with Dimondale enjoying the highest proportion at 87.1%. Eaton County has the highest rate of 10+ unit housing at 125, and the Township has very little, only 1.3%

Table 14: 2013 Windsor, Dimondale and Eaton County Units in Housing Structure

Unit Type	Windsor		Dimondale		Eaton	
	Pop.	%	Pop.	%	Pop.	Eaton %
Single Family	2,219	79.42%	406	87.12%	35,148	74.74%
2 - 4 Units	41	1.47%	24	5.15%	2,026	4.31%
5 - 9 Units	25	0.89%	0	0.00%	1,740	3.70%
10+ Units	36	1.29%	36	7.73%	5,642	12.00%
Mobile Home	473	16.93%	0	0.00%	2,465	5.24%
Total Housing Units	2,794		466		47,024	

*American Community Survey 2013

Age of Housing

Dimondale has a large proportion of its housing stock built before 1939, over 20%. Since that time, housing in the Village has remained fairly consistent, with a small uptick in the 1970's. Comparatively, Windsor and Eaton County experienced a large boom in the 1970's, and since then have newer housing stock than

Dimondale. Windsor Township, in particular, has built a high percentage of its housing stock since the year 2000, nearly 20%.

Table 15: 2013 Windsor, Dimondale and Eaton County Year Housing Structure was Built

Year Built	Windsor Pop.	Windsor %	Dimondale Pop.	Dimondale %	Eaton Pop.	Eaton %
2010 or later	15	0.54%	0	0.00%	134	0.28%
2000 - 2009	533	19.08%	66	14.16%	5,606	11.92%
1990 - 1999	457	16.36%	56	12.02%	7,671	16.31%
1980 - 1989	275	9.84%	49	10.52%	5,934	12.62%
1970 - 1979	780	27.92%	78	16.74%	9,880	21.01%
1960 - 1969	265	9.48%	44	9.44%	5,380	11.44%
1950 - 1959	153	5.48%	37	7.94%	3,129	6.65%
1940 - 1949	83	2.97%	42	9.01%	1,961	4.17%
1939 or earlier	233	8.34%	94	20.17%	7,329	15.59%
Total Housing Units	2,794		466		47,024	

*American Community Survey 2013

Value

Housing value is an important aspect of the housing stock to examine. Windsor Charter Township has the highest proportion of housing valued between \$150,000 and \$300,000, but also has a significantly higher proportion of low-value housing compared to Dimondale and the County. Dimondale and Eaton County have comparable median housing values, while Windsor's median value is more than \$15,000 higher.

Table 16: 2013 Windsor, Dimondale and Eaton County Housing Value

Value	Windsor Pop.	Windsor %	Dimondale Pop.	Dimondale %	Eaton Pop.	Eaton %
Less than \$50,000	434	17.31%	33	9.38%	3,048	9.69%
\$50,000 - \$99,999	236	9.41%	54	15.34%	5,783	18.38%
\$100,000 - \$149,999	469	18.71%	115	32.67%	8,874	28.20%
\$150,000 - \$199,999	601	23.97%	69	19.60%	7,321	23.26%
\$200,000 - \$299,999	564	22.50%	76	21.59%	4,902	15.58%
\$300,000 - \$499,999	149	5.94%	0	0.00%	1,110	3.53%
\$500,000 - \$999,999	14	0.56%	3	0.85%	274	0.87%
\$1,000,000 or more	40	1.60%	2	0.57%	157	0.50%
Total Owner-Occupied Units	2,507		352		31,469	
Median Value	\$ 156,900		\$ 140,300		\$ 138,300	

*American Community Survey 2013

Economic Profile

The economy of Michigan, the Tri-County Region, Eaton County, Windsor Charter Township, and the Village of Dimondale are interrelated and dependent on each other. When the Michigan economy suffers, the smaller entities will ultimately feel the trickle affect of the stagnant economy. The same is true if Michigan's economy is vibrant and thriving. Thus, it is crucial to get an accurate description of all these jurisdictions to adequately forecast the future of the Township's and Village's economy. This profile will examine the State of Michigan Economy, as well as the economic conditions of the Tri-County Region, Eaton County, Windsor Charter Township, and the Village of Dimondale. The factors being examined are *Income, Employment, Employment by Industry, and Employment Forecasts.*

Michigan

At the end of 2012, the U.S. Bureau of Labor Statistics estimated the State's unemployment rate to be 8.9%, while 2011 ACS estimates were much lower, at 7.7%. While unemployment rates are high for the state, the median family income has risen over \$3,000 since the 2005 ACS, to \$60,895.

Table 17: 2011 Michigan Employment Status

Status	Michigan Pop.	Michigan %
Not in Labor Force	2,926,876	37.33%
Employed	4,306,814	54.93%
Unemployed	601,515	7.67%
Armed Forces	5,348	0.07%
Total Population 16yrs and over	7,840,553	
Percent Unemployed	7.67%	
Median Family Income	\$ 60,895	
Per Capita Median Income	\$ 25,482	

*American Community Survey 2011

Tri-County Area

As mentioned above, the Tri-County area often functions as a single economic engine due to the fact that many people work in the City of Lansing, but live in different cities or counties. In 2011, the ACS estimates that while actual unemployment grew since 2005, the unemployment rate for the Tri-County region was down to 6%. Median household income has increased significantly (nearly \$17,000) since that time, as well.

Table 18: 2011 Tri-County Labor Force Status

Status	Tri-County Pop.	Tri-County %
Not in Labor Force	130,400	34.88%
Employed	220,424	58.96%
Unemployed	22,491	6.02%
Armed Forces	529	0.14%
Total Population 16yrs and over	373,844	
Percent Unemployed	6.02%	
Median Family Income	\$ 66,539	
Per Capita Median Income	\$ 26,114	

*American Community Survey 2011

Education, Health, and Social Services, in addition to Manufacturing and Retail, continue to be the largest employment bases in the region. No other industry has made large strides or has taken large cuts to employment since 2005, according to the 2011 ACS.

Table 19: 2011 Tri-County Employment by Industry

Industry	Tri-County Pop.	Tri-County %
Agriculture, Forestry, Fishing, Mining	2,518	1.14%
Construction	9,026	4.09%
Manufacturing	23,850	10.82%
Wholesale Trade	4,318	1.96%
Retail Trade	23,724	10.76%
Transportation and Warehousing	8,113	3.68%
Information	4,176	1.89%
Finance, Insurance, Real Estate	15,123	6.86%
Professional, Scientific, Management	19,257	8.74%
Education, Health, Social Services	59,301	26.90%
Arts, Entertainment, Food Service	20,740	9.41%
Other Services, except Public	10,936	4.96%
Public Administration	19,342	8.77%
Employed Population 16yrs and over	220,424	

*American Community Survey 2011

Windsor Charter Township and the Village of Dimondale

As mentioned previously, Windsor Township has been experiencing steady growth. It has also been mentioned that Dimondale is nearing its build out capacity. Where population growth is able to occur, there is a trend to increase demand for services and businesses nearby. Although

Windsor and Dimondale remain residential communities, it is important to plan for growth in the economic sector as well. In the following paragraphs and tables, Windsor and Dimondale's economic profile will be compared to Eaton County's profile. It should be noted that Windsor and Dimondale's economic figures represent a portion of Eaton County's figures due to the fact that the Township is located within the county.

Income and Occupation

The median household income for Windsor Township and the Village of Dimondale in 2010 was \$72,944 and \$63,500 respectively. Both numbers are much higher than they were in 2000. Eaton County, at \$65,740, sits between Windsor and Dimondale.

In 2010, Windsor Charter Township had 5,509 residents 16 years or older legally able to work, of which 3,251, or 59.0% were in the labor force. Dimondale had 929 persons 16 years or older with 583, or 62.8% in the labor force. Windsor Township's slightly older population may account for the difference in the working population.

Unemployment rates are slightly lower in Windsor and Dimondale than in Eaton County and the State of Michigan.

Table 20: 2013 Windsor, Dimondale, Eaton County and Michigan Employment Status

Status	Windsor Pop.	Windsor %	Dimondale Pop.	Dimondale %	Eaton Pop.	Eaton %	Michigan Pop.	Michigan %
Not in Labor Force	2,258	40.99%	346	37.24%	30,058	34.77%	2,926,876	37.33%
Employed	3,013	92.68%	544	93.31%	50,505	89.58%	4,306,814	87.65%
Unemployed	238	7.32%	39	6.69%	5,792	10.27%	601,515	12.24%
Armed Forces	0	0.00%	83	14.24%	83	0.15%	5,348	0.11%
Total Population 16yrs and over	5,509		929		86,438		7,840,553	
Percent Unemployed	7.32%		6.69%		10.27%		12.24%	
Median Family Income	\$ 72,944		\$ 63,500		\$65,740		\$ 60,895	
Per Capita Median Income	\$ 27,264		\$ 27,106		\$26,582		\$ 25,482	

*American Community Survey 2013

According to the 2013 American Community Survey estimates, Windsor Charter Township closely follows the County in terms of the makeup of workers in each labor class. The Village of Dimondale, however, has a higher percentage of the labor force in government jobs, and less in the private sector or self-employed.

Table 21: 2013 Windsor, Dimondale and Eaton County Class of Worker

Class	Windsor Pop.	Windsor %	Dimondale Pop.	Dimondale %	Eaton Pop.	Eaton %
Private Wage / Salary	2,307	76.57%	385	70.77%	37884	75.01%
Government Workers	542	17.99%	144	26.47%	9,835	19.47%
Self-Employed	154	5.11%	15	2.76%	2,647	5.24%
Unpaid Family Workers	10	0.33%	0	0.00%	139	0.28%
Total Population 16 yrs. and over	3,013		544		50,505	

*American Community Survey 2013

It is unsurprising, given the proximity to Michigan State University and multiple health systems in the Tri-County area, that all three entities have high proportions of the labor class working in the Education/Health/Social Services industry. They also have high percentages of the labor force in Public Administration and Retail.

Table 22: 2013 Windsor, Dimondale and Eaton County Employment by Industry

Industry	Windsor Pop.	Windsor %	Dimondale Pop.	Dimondale %	Eaton Pop.	Eaton %
Agriculture, Forestry, Fishing, Mining	11	0.37%	0	0.00%	438	0.87%
Construction	147	4.88%	10	1.84%	2,365	4.68%
Manufacturing	272	9.03%	44	8.09%	7,327	14.51%
Wholesale Trade	29	0.96%	5	0.92%	694	1.37%
Retail Trade	390	12.94%	56	10.29%	5,761	11.41%
Transportation and Warehousing	176	5.84%	11	2.02%	2,091	4.14%
Information	41	1.36%	5	0.92%	537	1.06%
Finance, Insurance, Real Estate	278	9.23%	29	5.33%	3,680	7.29%
Professional, Scientific, Management	228	7.57%	60	11.03%	4,012	7.94%
Education, Health, Social Services	684	22.70%	144	26.47%	10,911	21.60%
Arts, Entertainment, Food Service	235	7.80%	77	14.15%	4,240	8.40%
Other Services, except Public	188	6.24%	28	5.15%	2,608	5.16%
Public Administration	334	11.09%	75	13.79%	5,841	11.57%
Total Population 16yrs and over	3,013		544		50,505	

*American Community Survey 2013

Employment Forecasts

The employment forecast estimates the additional number of people living in a municipality employed in the Retail and Non-Retail sectors (but not necessarily working in said municipality). Based on these forecasts provided by the Tri-County Regional Planning Commission (see 2035 Long Range Plan for assumptions), it is estimated that Windsor Charter Township will experience an increase in retail and non-retail employment, as will the Village of Dimondale. Eaton County is projected to follow a similar path in both sectors, exhibiting increased growth in retail and non-retail employment.

Table 23: Retail Employment Forecast

Municipality	2015	2020	2025	2030	2035	2040	2045
Windsor	151	158	163	168	176	185	195
Dimondale	51	52	52	52	53	53	54
Eaton County	9,285	9,408	9,449	9,450	9,532	9,614	9,698

Table 24: Non-Retail Employment Forecast

Municipality	2015	2020	2025	2030	2035	2040	2045
Windsor	4,709	4,803	4,856	4,907	4,986	5,061	5,134
Dimondale	237	241	246	250	256	261	267
Eaton County	37,030	37,795	38,485	39,184	40,028	40,890	41,771

*Tri-County Planning Commission, 2035 Long Range Plan (LRP)