

The ability of the Township to maintain these qualities will affect population growth. As more people move into the Township, portions of the natural environment are developed upon and the remaining natural areas are subject to greater use. A point could eventually be reached where additional development will not only diminish the Township's natural features, but also alter the perceived desirability of the environment and community in general.

Public facility improvements will also affect the desirability of the community. Research in other semi-rural communities in Michigan revealed that newcomers often are accustomed to the amenities of urban living, such as paved roads, water and sewer services, parks and playgrounds, garbage pick-up, and other services. Typically, the demand for these services gradually increases as the proportion of new residents increases. The ability of the Township to meet these demands will have a substantial impact on people's perception of quality of life in the Township.

### Population Projections

Current population statistics indicate that Lyon Township's population continues to grow, although at a slower rate than in previous decades. The information presented on the previous pages reveals events that are expected to generate future population growth. These events include continued economic expansion in western Oakland County, new housing development in the Township, and the general appeal of the community.

Even though population growth is expected to continue, it is unlikely that the population will approach the Township's holding capacity of 32,403 people within the twenty year framework covered by this plan. Population growth of such magnitude would depend on large-scale housing development and in-migration of thousands of new residents, since the size and age structure of the existing population would be able to generate very modest population growth. Regional economic forecasts do not support prospects for housing development and population growth of such magnitude.

One of the most precise population projections for Lyon Township and other communities in the region has been prepared by SEMCOG as a part of its 2030 Regional Development Forecast. The 2030 Regional Development Forecast is based on local land use plans and policies, modified to account for sewer service, protection of environmentally sensitive lands, planned transportation improvements, and similar considerations.

SEMCOG projections indicate that the number of households in Lyon Township will increase to 5,394 by the year 2015, 6,351 by the year 2025, and 7,801 by the year 2035. The SEMCOG projections indicate a total population of 14,430 by the year 2015. SEMCOG projections for year 2025 indicate a total population of 16,671 which represents a 51 percent increase from the 2000 population (see Table 3-9 and Figure 3-2). The net increase population must be attributed largely to the projected increase in the number of households due to in migration.

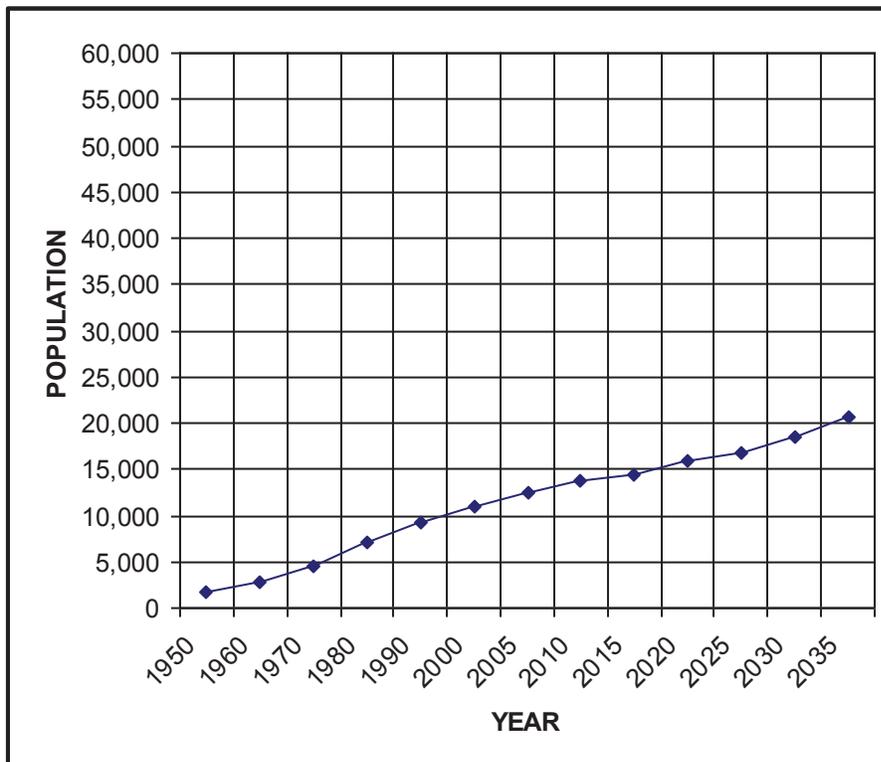
The SEMCOG estimates are based on a much higher rate of growth than in the recent past. Between 1990 and 2000, an average of 93 units were added per year to the housing stock in Lyon Township. In contrast, the SEMCOG estimates call for construction of an average of 156 units per year between 2005 and 2035. Considering that the Census revealed that the population of the Township in 2010 was 14,545, it seems that adjustments to the SEMCOG forecast are in order.

Table 3-9

|      | <u>Total<br/>Population</u> | <u>Total<br/>Households</u> | <u>Persons Per<br/>Household</u> |
|------|-----------------------------|-----------------------------|----------------------------------|
| 2000 | 11,041                      | 3,887                       | 2.83                             |
| 2005 | 12,595                      | 4,677                       | 2.70                             |
| 2015 | 14,430                      | 5,394                       | 2.68                             |
| 2025 | 16,671                      | 6,351                       | 2.62                             |
| 2035 | 20,162                      | 7,801                       | 2.58                             |

Source: SEMCOG 2035 Forecast

Figure 3-2  
Population Trends and Projections



Sources: Bureau of the Census, SEMCOG