



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:
Grant E. Bauman
R2PC Principal Planner
(517) 768-6711
gbauman@co.jackson.mi.us

DATE: December 13, 2018
TIME: 6:00 p.m.
PLACE: 5th Floor Commission Chambers
Jackson County Tower Building
120 W. Michigan Avenue
Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [**3 MINUTE LIMIT**]
3. Approval of minutes
Approval of the December 13, 2018, meeting minutes [**ACTION**] 3
4. Approval of agenda
Approval of the January 10, 2019, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) – *None*
 - b. Consideration of master plan(s) – *None*
 - (1) MP #19-01 –Blackman Township [**ACTION**] 7
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) – *None*
6. Other business
 - a. Unfinished business – *None*
 - (1) Jackson County Master Plan [**DISCUSSION**]
 - (a) Demographics 21
 - (b) Mapping 43
 - b. New business – *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next meeting of the Jackson County Planning Commission is scheduled for February 14, 2019

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MEETING MINUTES

December 13, 2018

Jackson County Tower Building • Jackson, Michigan

Members Present: Roger Gaede, Environment; Nancy Hawley, At Large; Ted Hilleary, Education; Russ Jennings, At Large; Amy Torres, Industry and Economics; Jim Videto, Agriculture; and Jonathan Williams, Jackson County Board of Commissioners

Members Absent: Timothy Burns, At Large, and Jennifer Morris, At Large

Liaisons Present: Grant Bauman, Principal Planner

Others Present: Douglas Jennings

- Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Chair Torres. Those in attendance rose and joined in the Pledge of Allegiance.
- Item 2. **Public Comment.** There was no public comment.
- Item 3. **Approval of Minutes.** A motion was made by Comm. Hilleary, and seconded by Comm. Hawley, to **approve** the minutes of the November 1, 2018, meeting as presented. *The motion was approved unanimously.*
- Item 4. **Approval of the Agenda.** A motion was made by Comm. Hilleary, and seconded by Comm. Hawley, to **approve** the December 13, 2018, meeting agenda as presented. *The motion was approved unanimously.*
- Item 5. **Request(s) for Review, Comment, and Recommendation**
- a. **Consideration of Township Zoning Amendment(s).**
- (1) **CZ #18-28 – Proposed rezoning in Leoni Township**

Staff summarized its report regarding the proposed rezoning of the subject property—known as 8593 Page Avenue, Parcel ID# 000-14-12-200-001-01, and located in Section 12 (T3S-R1E) of the Township—from 'Agricultural (AG)' to 'Heavy Industrial (M)'. County Planning Commissioners were advised to recommend disapproval (please see the staff report). Staff also summarized a conversation with the Township Supervisor who pointed out that adequate electrical service is available for industrial, that the waste water treatment plant is located nearby, and that Page Avenue can be improved.

There was discussion among the Planning Commissioners regarding the request. Comm. Jennings voiced his concern that the proposed rezoning is simply a way to circumvent the current moratorium on medical marijuana facilities in the 'AG' district. Comm. Hawley was concerned that the Township has been too accommodating for a particular industry. She suggested that the Township look at an overlay area in the master plan to cluster medical marijuana uses together.

A motion was made by Comm. Jennings, and seconded by Comm. Videto, to recommend **disapproval** of the proposed 'M (Heavy Industrial)' rezoning to the Leoni Township Board. *The motion was approved unanimously.*

(2) **CZ #18-29 – Proposed zoning ordinance text amendments in Parma Township**

Staff summarized its report, explaining that Parma Township wants to establish a 'Commercial Medical Marihuana (CMM) Overlay District' which is limited to properties located in the 'General Commercial (C-1)' and 'Highway Service [Commercial] (C-2)' districts. The effect of a 'CMM' rezoning would be to allow a 'Provisioning Center' as a conditional use. County Planning Commissioners were advised to recommend approval with comments (please see the staff report).

There was discussion among the Planning Commissioners regarding the request. Comm. Gaede questioned the use of overlay districts as opposed to standard districts. He also mentioned his ethical conflict as a licensed engineer in the State of Michigan regarding the issue of medical marihuana.

A motion was made by Comm. Videto, and seconded by Comm. Jennings, to recommend **approval with comments** of the proposed text amendments to the Parma Township Board (please see the staff report). *The motion was approved by majority vote with Comm. Gaede voting no.*

(3) **CZ #18-30 – Proposed rezoning in Parma Township**

Staff summarized its report regarding the proposed rezoning of a portion of the subject property—known as 2199 N. Concord Road, Parcel ID# 000-06-27-451-001-01, and located in Section 27 (T2S-R3W) of the Township—to the 'Commercial Medical Marihuana (CMM) Overlay District', retaining the underlying 'General Commercial (C-1)' zoning'. County Planning Commissioners were advised to recommend approval with comments (please see the staff report).

A motion was made by Comm. Williams, and seconded by Comm. Hilleary, to recommend **approval with comments** of the proposed 'CMM (Commercial Medical Marihuana) rezoning to the Parma Township Board. *The motion was approved by majority vote with Comm. Gaede voting no.*

(4) **CZ #18-31 – Proposed zoning ordinance text amendments in Parma Township**

Staff summarized its report on the proposed zoning ordinance text amendments modifying the regulation of 'large gatherings' in Parma Township. County Planning Commissioners were advised to recommend approval with comments (please see the staff report).

There was discussion among the Planning Commissioners regarding the request. Comm. Gaede stated that the regulations should also cover the effect of weather on a special event and how to address those situations when they occur. Comm. Videto was concerned about the effect of the regulations on graduation parties and similar events.

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to recommend **approval with comments** of the proposed text amendments to the Parma Township Board (please see the staff report). *The motion was approved unanimously.*

b. **Consideration of Master Plan(s).**

(1) **MP18-02 – Henrietta Township Master Plan**

Staff summarized its report on the proposed *Henrietta Township Master Plan* (please see the staff report). County Planning Commissioners were advised to state that in the opinion of the Commission, the proposed master plan is generally consistent with: (1) the master plans of adjacent county municipalities and (2) the Jackson Community Comprehensive Plan.

A motion was made by Comm. Hilleary, and seconded by Comm. Gaede, to concur with the staff advisement (please see the staff report). *The motion was approved unanimously.*

c. **Farmland & Open Space Preservation Program (PA 116) application(s).**

(1) **FA #18-05 –Columbia Township**

Staff summarized its report regarding the application to enroll the subject properties—known as Parcel ID#s 000-19-14-200-001-02 and 000-19-14-200-001-03, and located in Section 12 (T4S,R1E) of the Township—in the PA 116 program. Staff identified some errors/omissions regarding the application (please see the staff report).

A motion was made by Comm. Videto, and seconded by Comm. Williams, to recommend approval of the application with comments (please see the staff report). *The motion was approved unanimously.*

Item 6. **Other Business**

- a. **Unfinished Business.** None.
- b. **New Business.**

Staff announced that the County Administrator directed the County Planning Commission to begin to work on the *Jackson County Master Plan*. The approach suggested by staff was to begin gathering background information for the planning effort. Staff then passed out a packet of demographic information regarding the county. Comm. Gaede requested a timetable/schedule for the completion on the document.

Item 7. **Public Comment.** There was no public comment.

Item 8. **Commissioner Comment.** Comm. Jennings thanked Comm. Williams for his service on the JCPC. Comm. Williams thanked the Commission for all of its good work and professionalism.

Item 9. **Adjournment.** The meeting was adjourned by Chair Torres at 7:00 p.m.

Respectfully submitted by:
Grant Bauman, Recording Secretary

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MASTER PLAN REPORT | #19-01

To: County Planning Commissioners
From: Grant E. Bauman
Date: January 10, 2019

Proposal: Review of the proposed Blackman Charter Township Master Plan

The proposed future land use map does not differ from the future land use map contained in the Township's current edition of the master plan. Those changes are limited to the replacement of the 'Jackson Technology Park SmartZone' area with areas recommended for 'light industrial' and 'office/research' uses and changing the recommendation for the area located at the intersection of Clinton Road (M-50) and Rives Junction Road from 'local commercial' to 'regional commercial'. No changes are proposed around the periphery of Blackman Township.

Purpose

Section 41 (3) of the Michigan Planning Enabling Act (PA 33 of 2008) states that "if the county planning commission . . . that receives a copy of a proposed [municipal] master plan under subsection (2)(e) submits comments, the comments shall include, but need not be limited to, both of the following, as applicable:

- (a) A statement whether the county planning commission . . . considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2)(a) or (d).
- (b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan"(MCL 125.3841(3)).

Analysis and Recommendation

Is the proposed master plan inconsistent with the master plan of any adjacent municipality in Jackson County?

1. **Rives Township.** Areas recommending 'low-density residential' and 'public/quasi-public' uses are proposed along Blackman Township's northern border with Rives Township (see Map 1). This appears to be compatible with the areas recommending 'agricultural' and 'low- and medium-density residential' uses in Rives Township (see Map 2).
2. **Henrietta Township.** Areas recommending 'low-density residential' and 'public/quasi-public' uses are proposed along Blackman Township's eastern border with Henrietta Township (see Map 1). This appears to be compatible with the areas recommending 'agricultural and 'prime agricultural' uses (as well as 'areas of special environmental concern') in Henrietta Township (see Map 3).

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3. **Leoni Township.** Areas recommending 'light industrial', 'low- and medium-density residential', 'general commercial', and 'office/research' uses are proposed along Blackman Township's eastern border with Leoni Township (see Map 1). This appears to be compatible with the areas recommending 'agricultural and agricultural preservation', 'low-density residential', 'commercial', 'industrial', and 'public/quasi-public' uses in Leoni Township (see Map 4).
4. **City of Jackson.** Areas recommending 'general commercial', 'light industrial', 'low- and medium-density residential', and 'public/quasi-public' uses are proposed along Blackman Township's southern border with the City of Jackson (see Map 1). This appears to be compatible with the areas recommending 'regional commercial', 'residential', 'mixed use arts and culture', and 'industrial' uses (as well as several 'gateway corridors') in the City of Jackson (see Map 5).
5. **Summit Township.** Areas recommending 'medium-density residential', 'general commercial', 'light industrial', and 'office/research' uses are proposed along Blackman Township's southern border with the Summit Township (see Map 1). This appears to be compatible with the areas recommending 'low- and high-density residential', 'commercial', and 'industrial' uses in Summit Township (see Map 6).
6. **Spring Arbor Township.** An area recommending 'light industrial' uses is proposed along Blackman Township's southwestern border with the Spring Arbor Township (see Map 1). This is in contrast to the areas recommending 'agricultural' and 'low-density residential' uses in Spring Arbor Township (see Map 7).
7. **Sandstone Charter Township.** Areas recommending 'low-density residential' and 'light industrial' uses are proposed along Blackman Township's western border with Sandstone Township (see Map 1). This appears to be compatible with the areas recommending 'agricultural', 'medium-density residential', and 'industrial' uses in Sandstone Township (see Map 8).
8. **Tompkins Township.** An area recommending 'low-density residential' uses is proposed along Blackman Township's northwestern border with Tompkins Township (see Map 1). This appears to be compatible with the area recommending 'very low density residential and agricultural' uses in Tompkins Township (see Map 9).

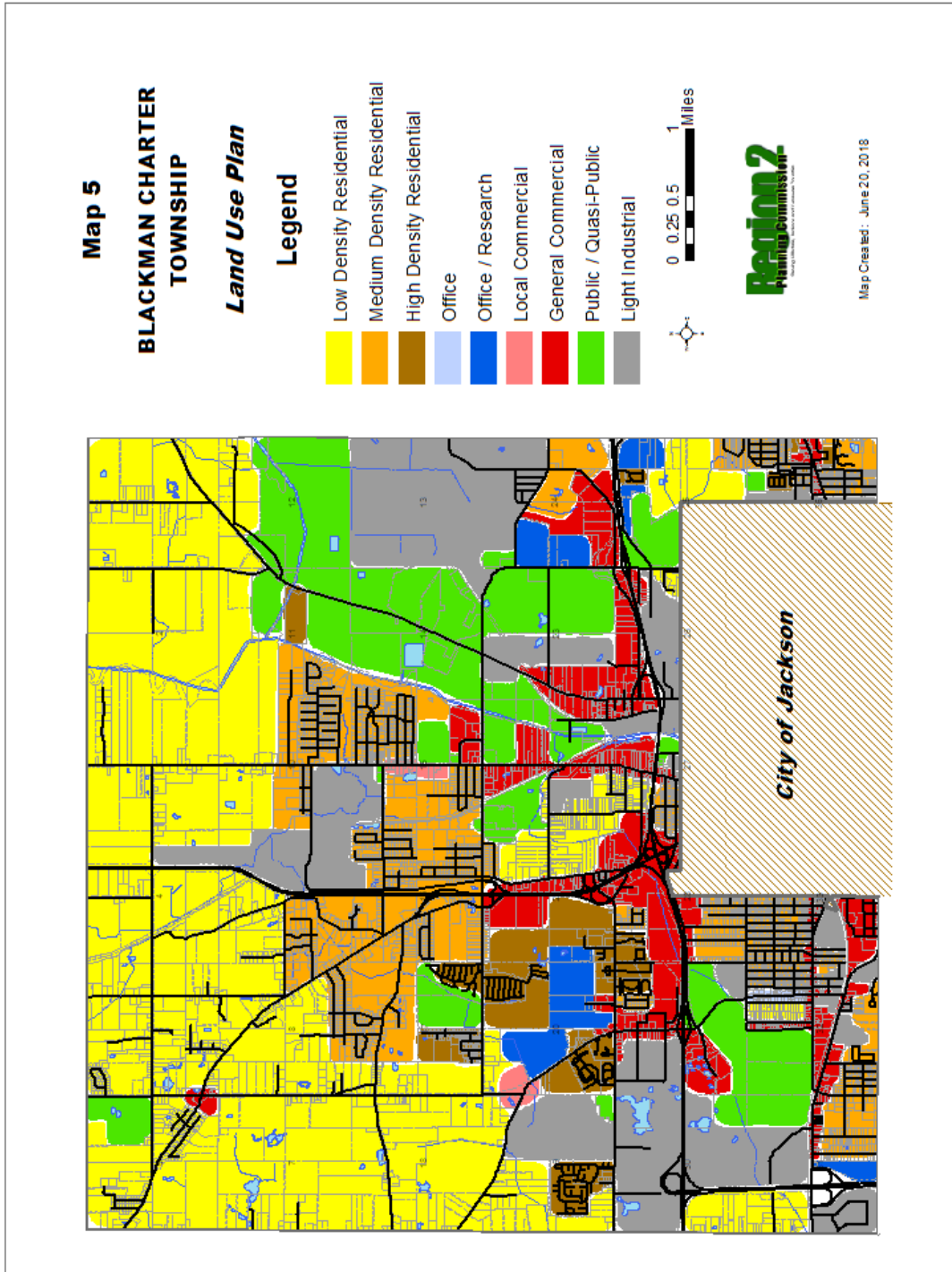
Is the proposed master plan inconsistent with Jackson County's master plan?

A mix of areas recommending 'low-, medium-, and high-density residential'; 'office and office/research', 'local and regional commercial', 'public/quasi-public' and 'light industrial' uses are proposed in Blackman Township, but no areas recommending 'agricultural' uses (see Map 1). This appears to be compatible with the Jackson Community Comprehensive Plan that only proposed 'agricultural preservation areas' along the periphery of the northern, eastern, and western borders of Blackman Township, and a mix areas recommending 'residential', 'commercial', and 'institutional' uses within Blackman Township (see Maps 10a and 10b).

Staff Recommendation – Based upon the above analysis, staff advises the Jackson County Planning Commission to state that, in its opinion, the proposed Blackman Charter Township Master Plan is generally consistent with:

- The master plans of adjacent Jackson County municipalities and
- The Jackson Community Comprehensive Plan.







Map 1 Blackman Charter Township



Map 2 Rives Township

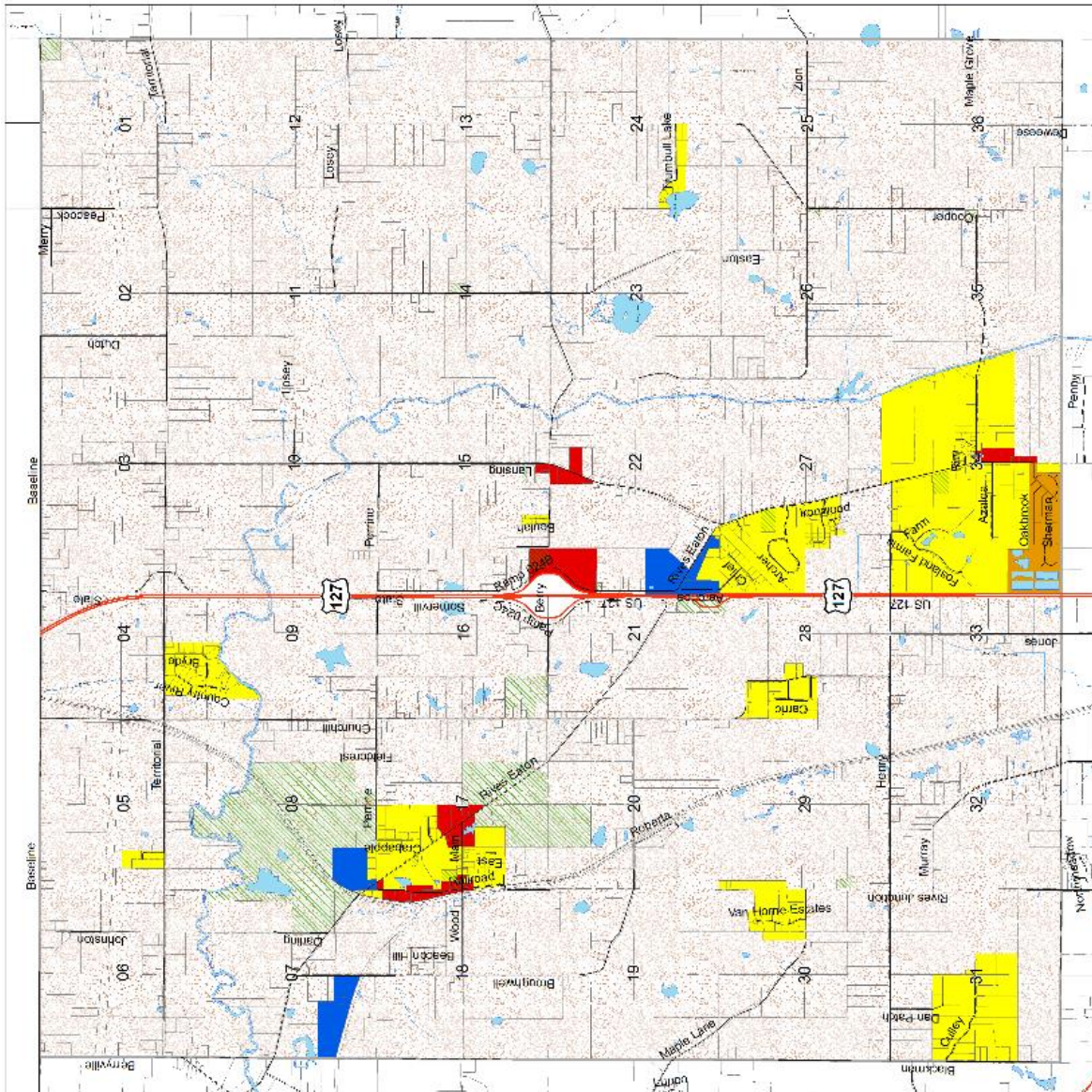
RIVESTOWNSHIP Future Land Use

Legend

-  Agricultural
-  Low Density Residential
-  Medium Density Residential
-  Commercial
-  Light Industrial
-  Institutional

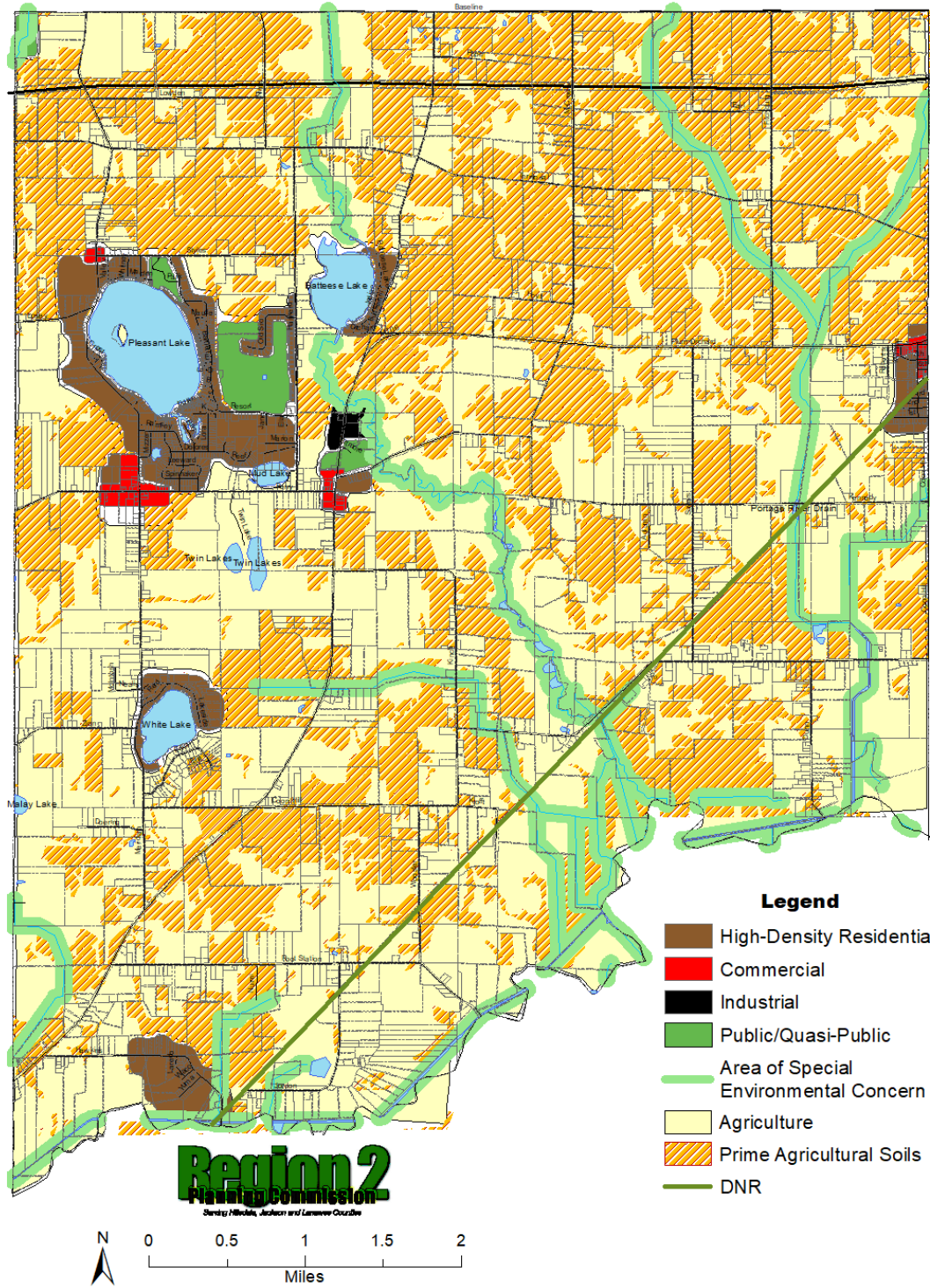


Map Created: October 10, 2018



Map 3 Henrietta Township

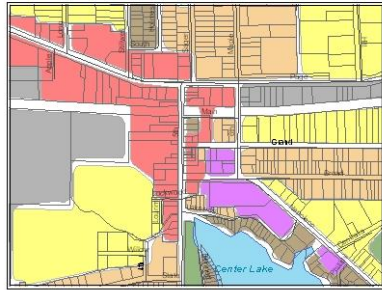
Future Land Use



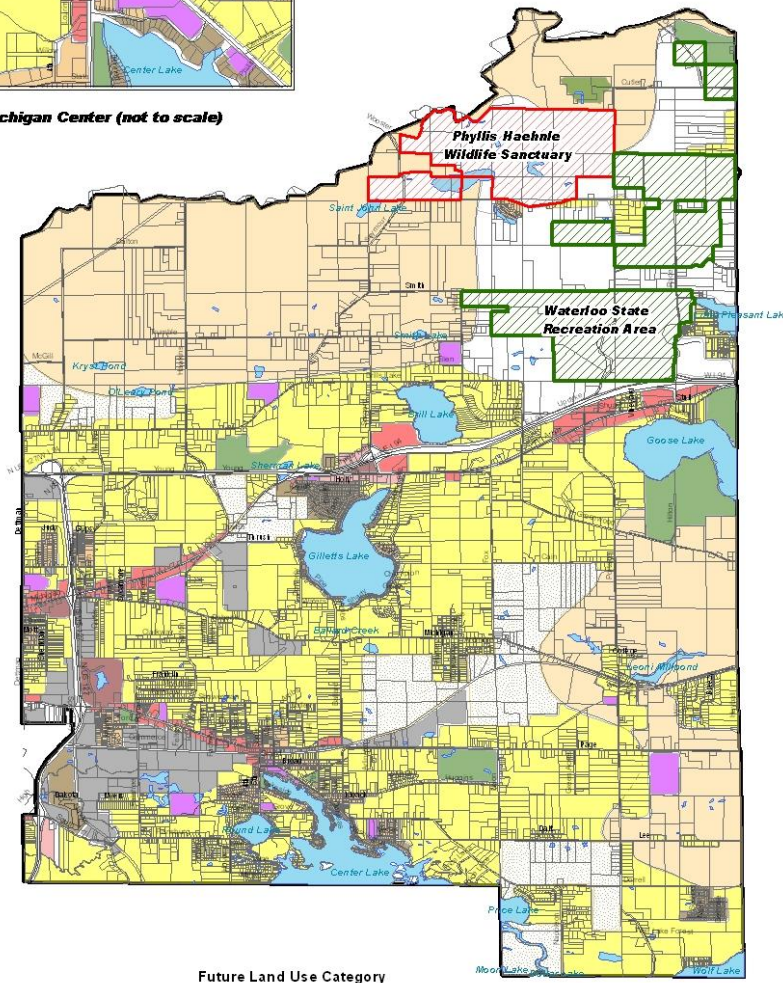
Map 4 Leoni Township

Map 1

Leoni Township Future Land Use Plan

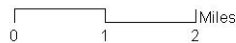


Michigan Center (not to scale)



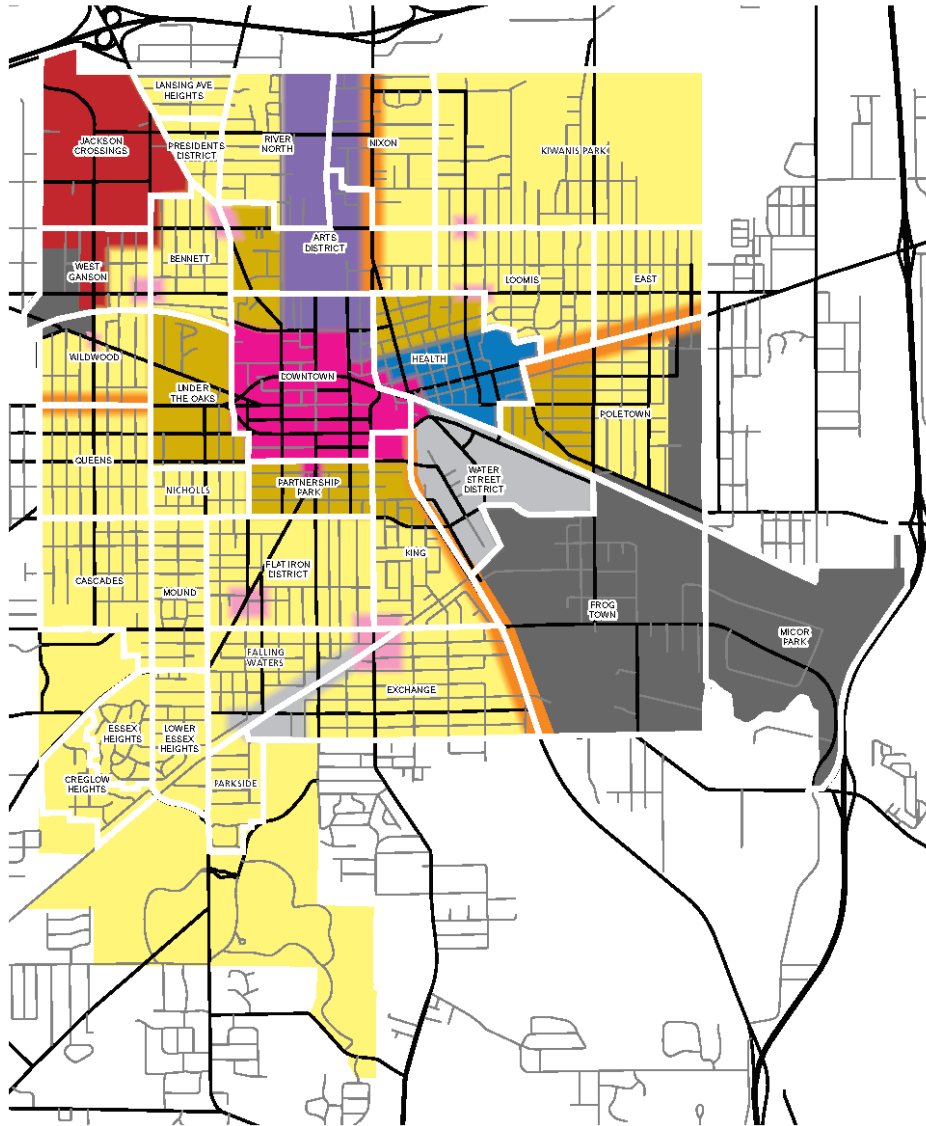
Future Land Use Category

- | | | |
|------------------------------|---------------------|---------------------------------|
| Low-Density Residential | Commercial | Agricultural Preservation Areas |
| Moderate-Density Residential | General Commercial | Parks and Recreation |
| High-Density Residential | Regional Commercial | Public/Quasi-Public |
| Agriculture | Industrial | Open Space |













Map Created: December 7, 2011
Revised: January 18, 2012

Map 5 City of Jackson

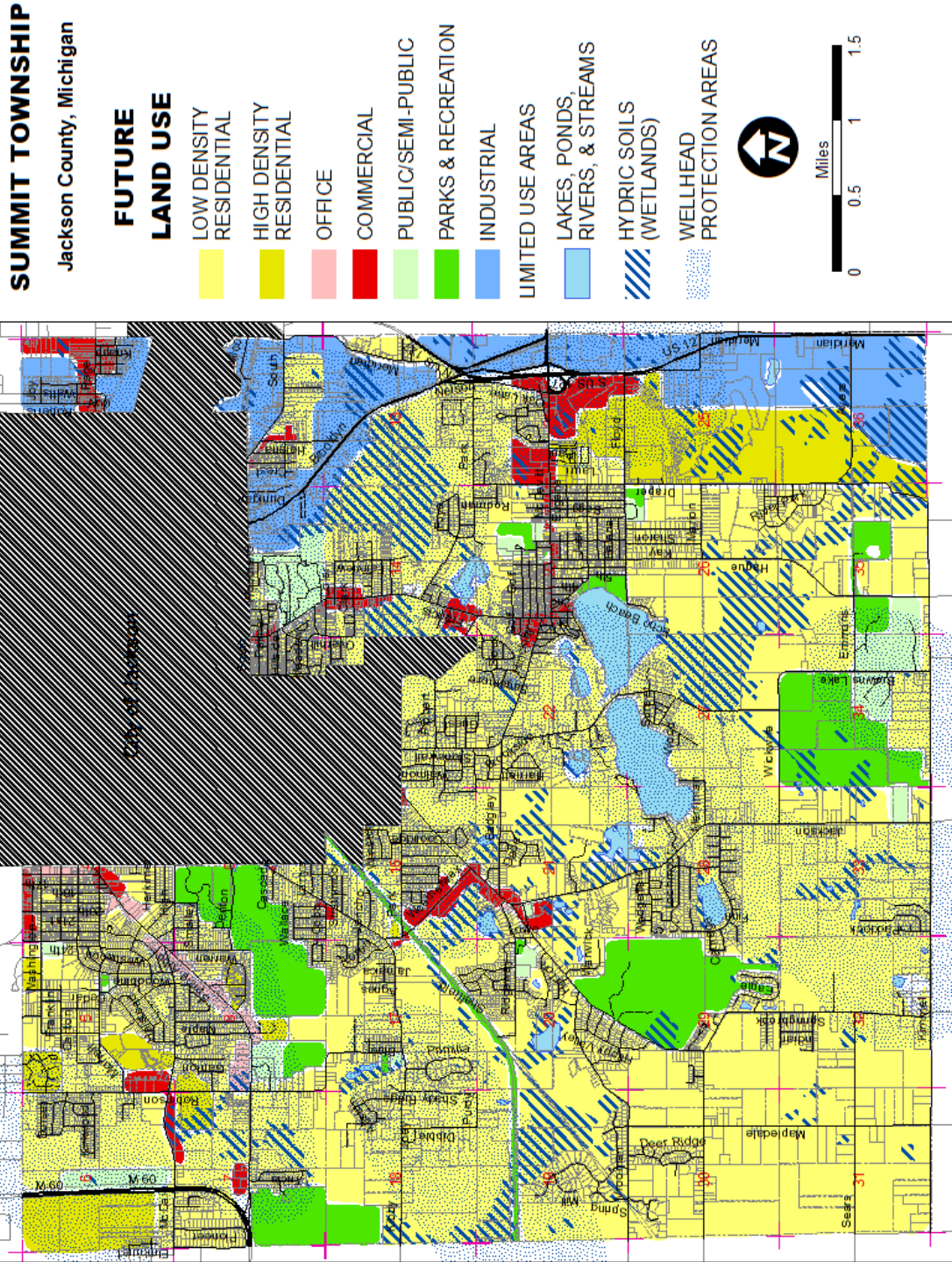


CITY OF JACKSON
Future Land Classification

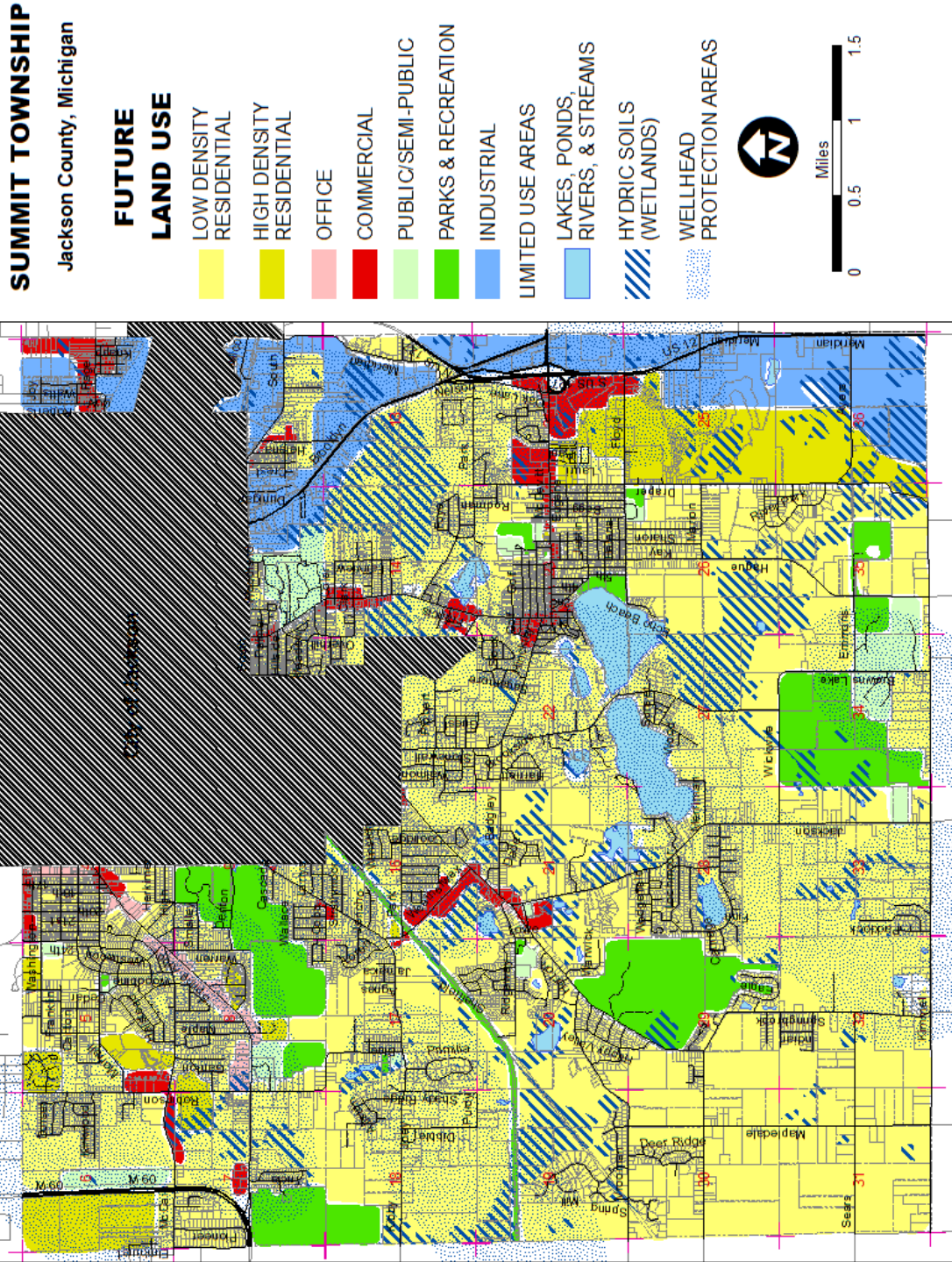
Data Source: State of Michigan Geographic Data Library, City of Jackson GIS

- | | |
|--|--|
|  Residential |  Gateway Corridor |
|  Residential and Office |  Mixed Use Arts and Cultural Corridor |
|  Neighborhood Commercial Node |  Health and Office |
|  Regional Commercial |  Core Mixed Use |
|  Industrial Commercial | |
|  Industrial | |

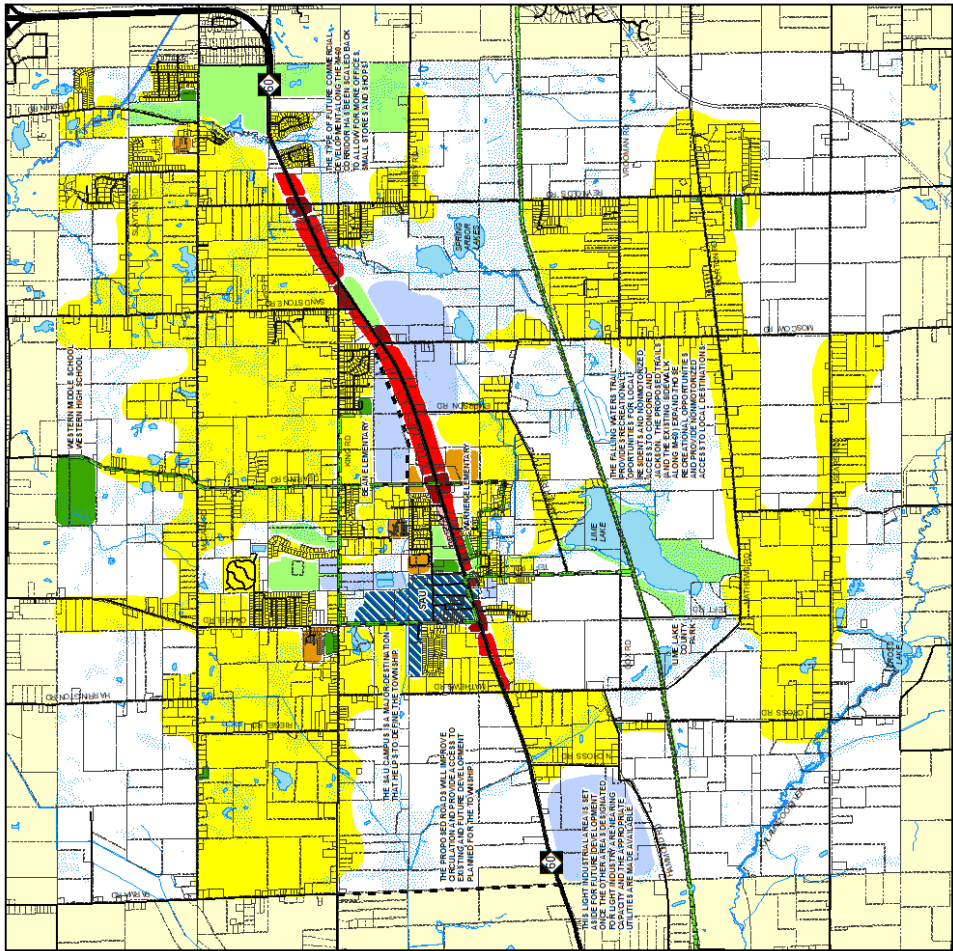
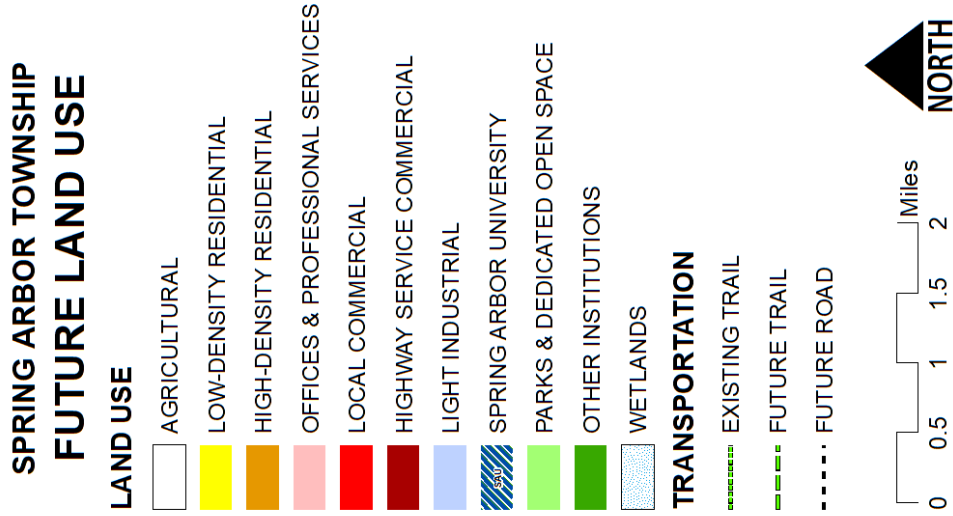
Map 6 Summit Township



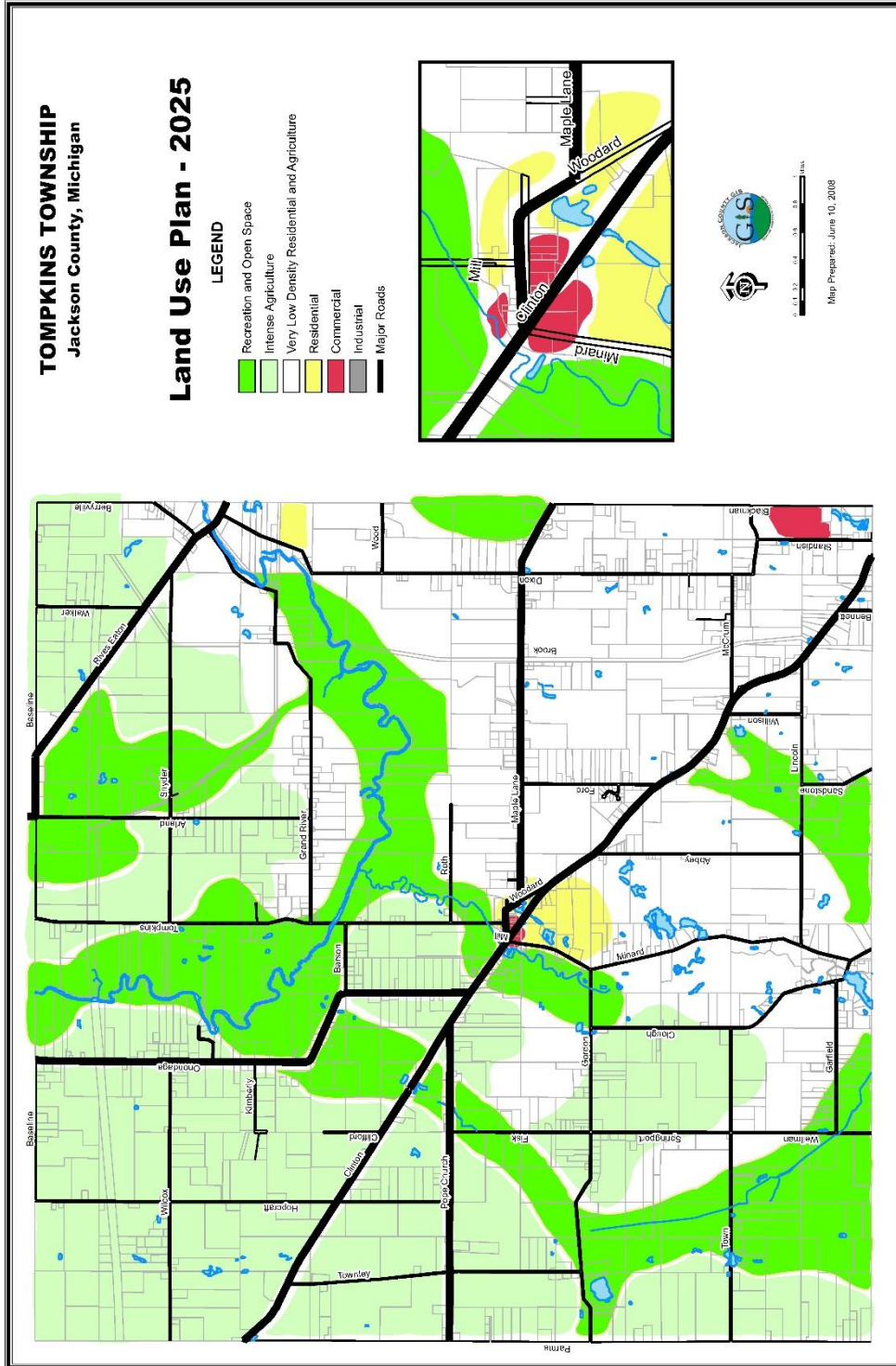
Map 7 Summit Township



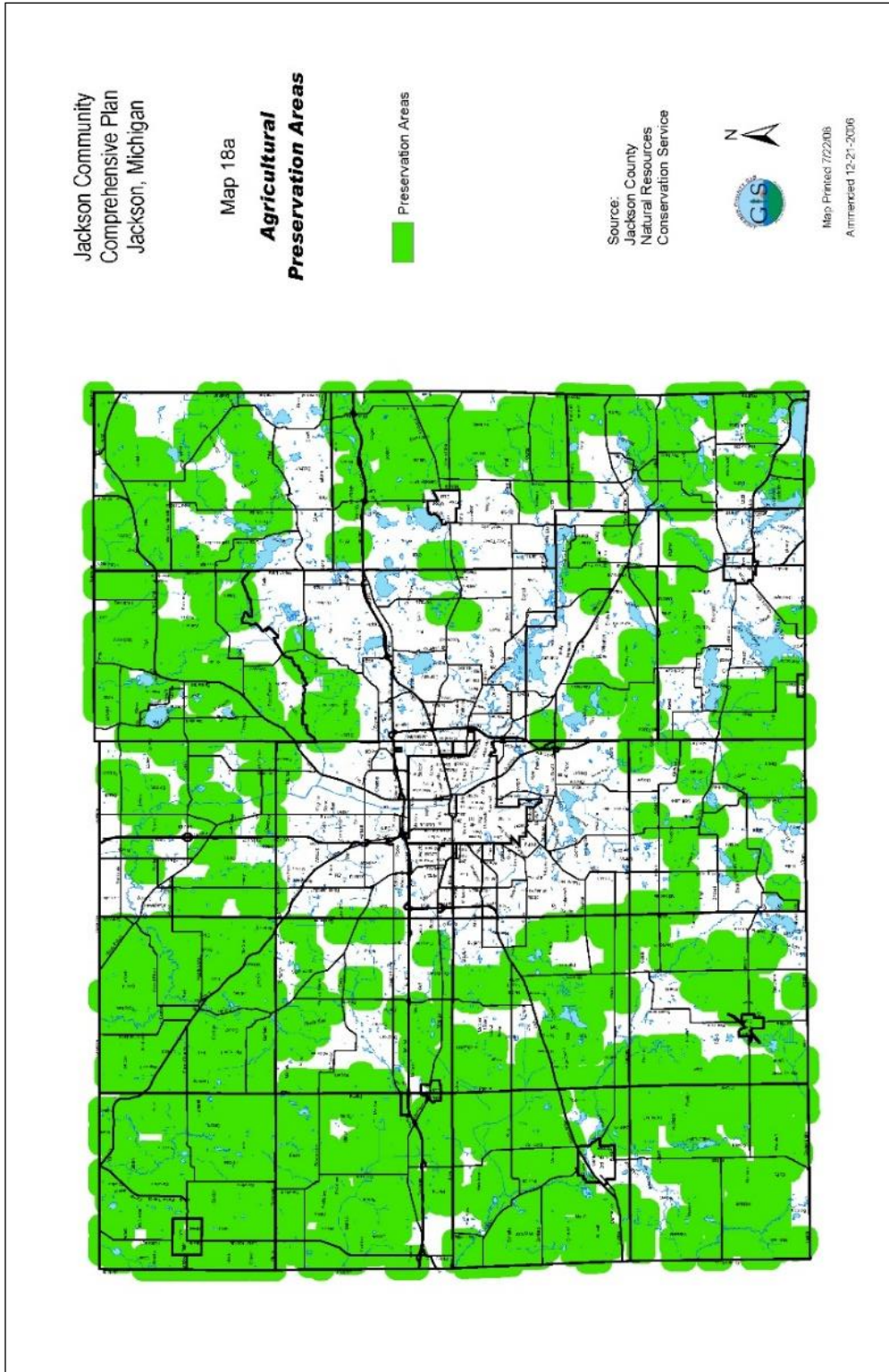
Map 8 Spring Arbor Township



Map 9 Rives Township



Map 10a Jackson County



Map 10b Jackson County

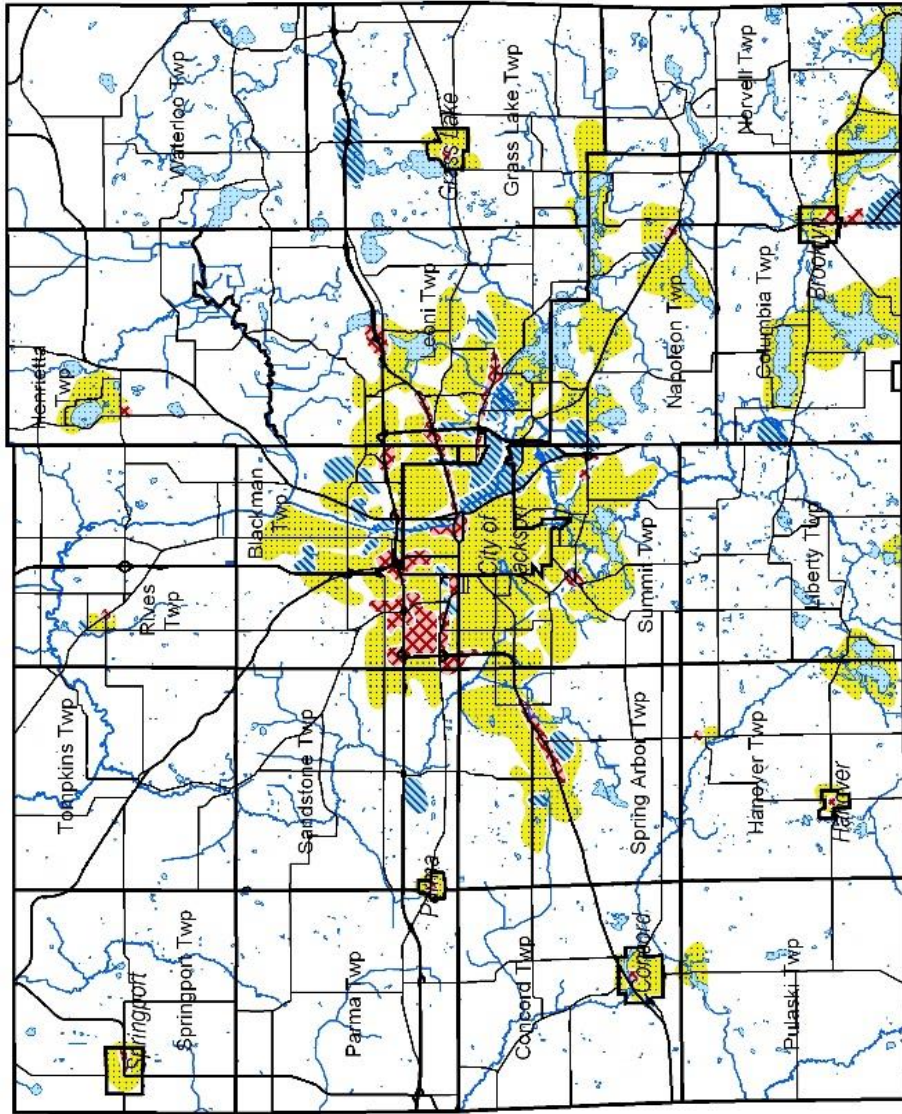
Jackson Community
Comprehensive Plan
Jackson, Michigan

Map 19
2025

Jackson County Land Use Plan

Legend

-  Commercial
-  Industrial
-  Residential



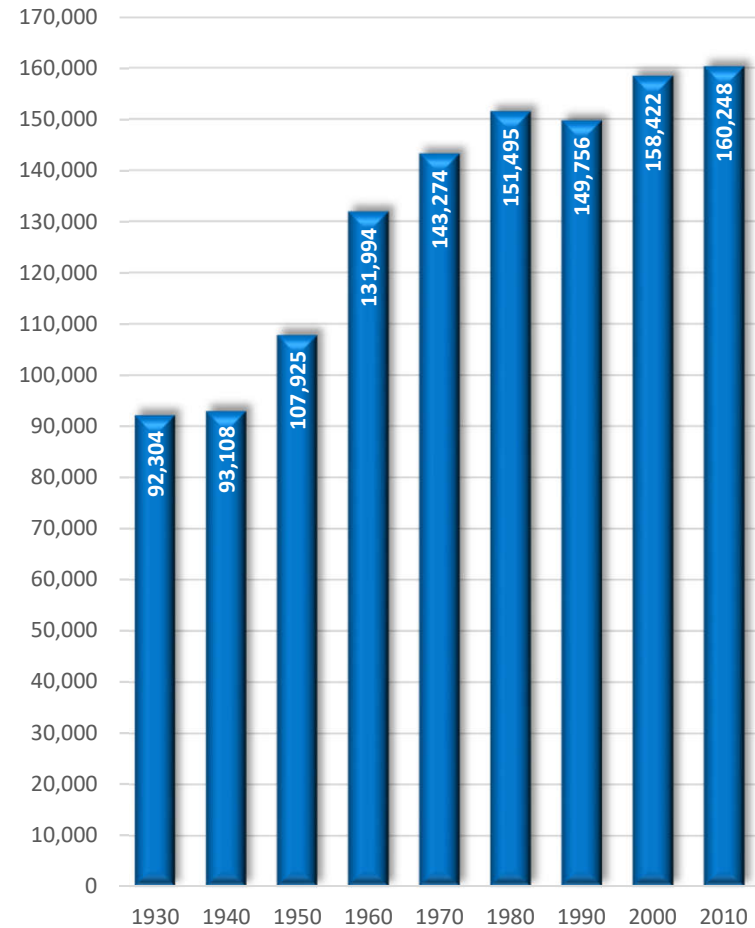
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APPENDIX A
DEMOGRAPHICS



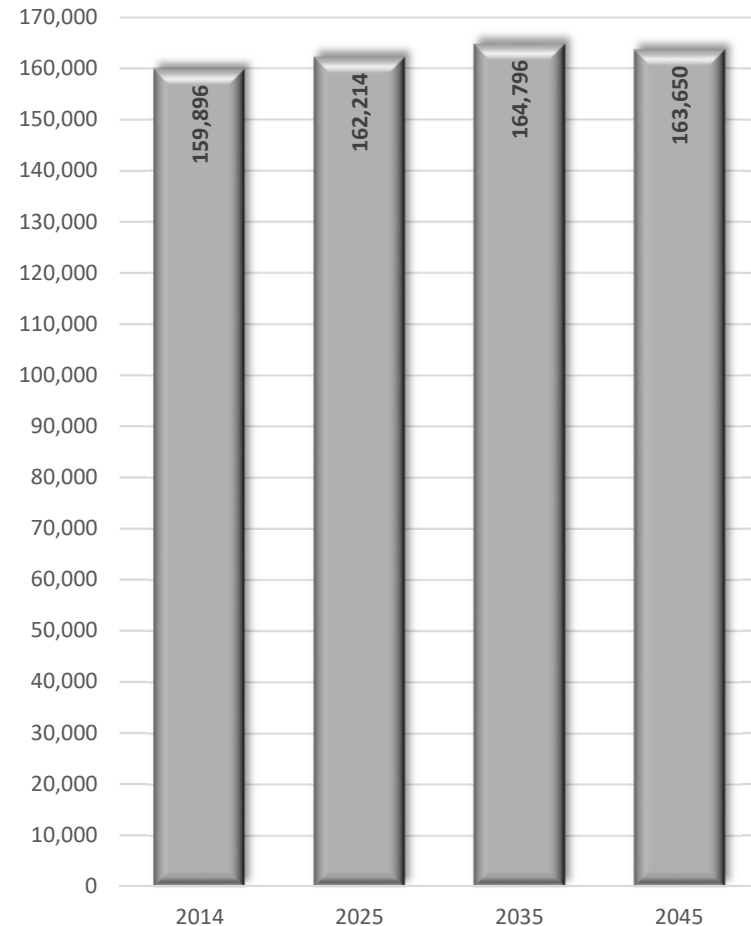
Population History

- The County was home to 160,248 people in 2010, according to the U.S. Census.
- The adjacent figure shows that the population:
 - Increased <1% between 1930 and 1940.
 - Increased 16% between 1940 and 1950.
 - Increased 22% between 1950 and 1960.
 - Increased 9% between 1960 and 1970.
 - Increased 6% between 1970 and 1980.
 - Decreased 1% between 1980 and 1990.
 - Increased 6% between 1990 and 2000.
 - Increased 1% between 2000 and 2010.



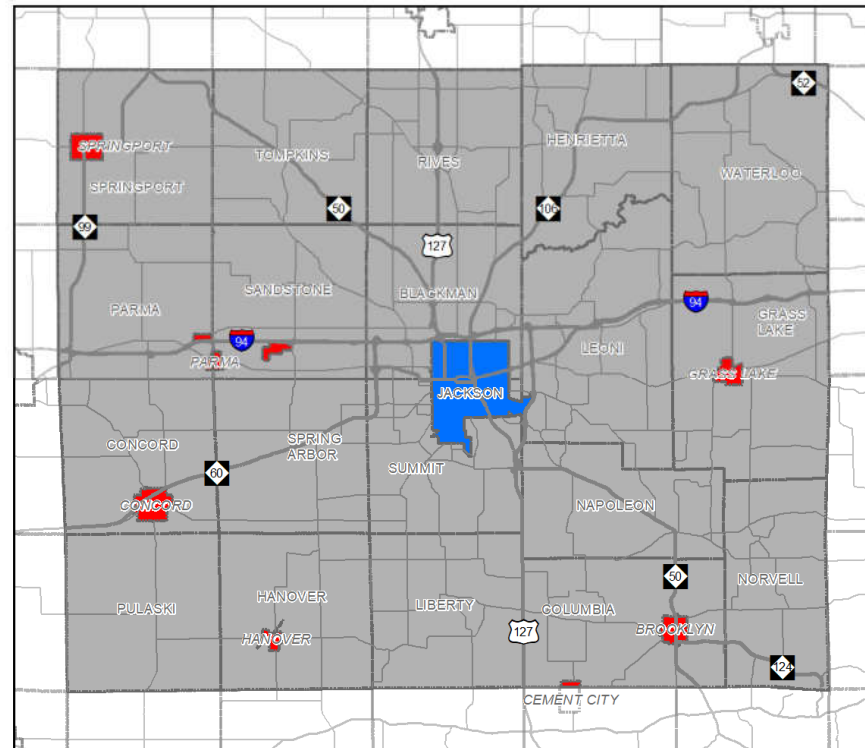
Population Projections

- The population projections utilized in this plan were developed for the Jackson Area Comprehensive Transportation Study (JACTS).
 - The 2014-2045 projections are grounded on historic census trends and Regional Economic Models Inc. (REMI) forecasts.
- Utilizing that information, it is reasonable to expect that:
 - The population will increase 2% by 2045.
 - The 2014 population for the County is estimated to 159,896 people a <1% decrease from 2010.
The American Community Survey (ACS) estimates that the population was 159,927 residents in 2014 (i.e., 2010-2014).
 - The 2025 population is projected to be 162,214 people, a 1% increase from 2014.
 - The 2035 population is projected to be 164,796 people, a 2% increase from 2025.
 - The 2045 population is projected to be 163,650 people, a <1% decrease from 2035.



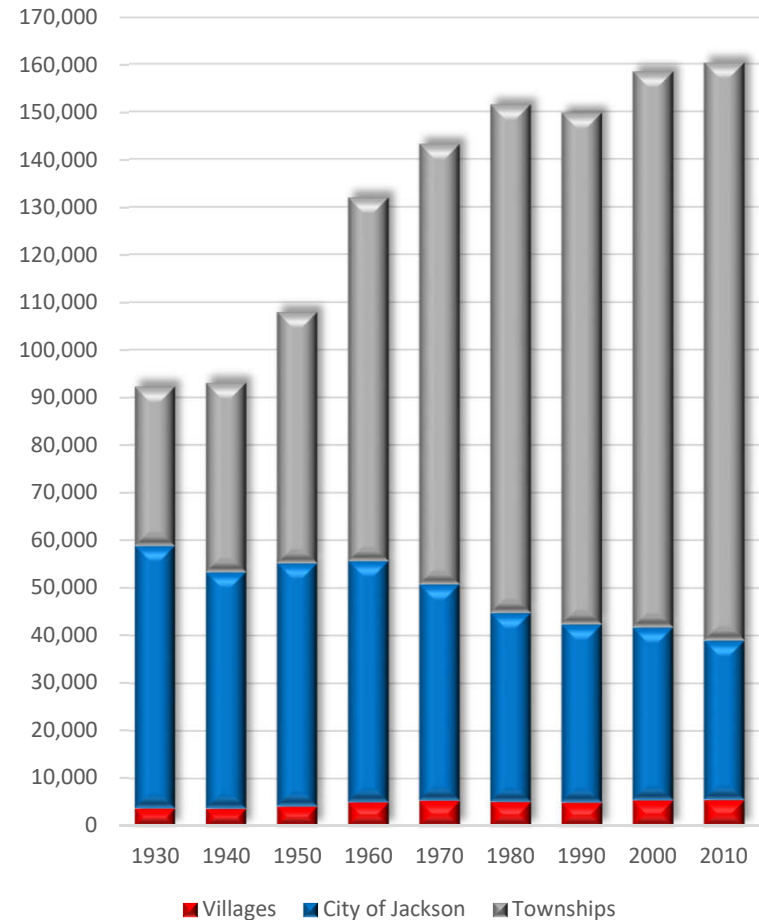
Jackson County Municipalities

- Jackson County is comprised of 19 Townships, the City of Jackson, and 7 Villages.
- Villages are also part of the Townships in which they are located.
- Residents, property owners, and business owners within Villages are also residents, property owners, and business owners of the Townships in which they are located.



Comparative Historic Population Growth

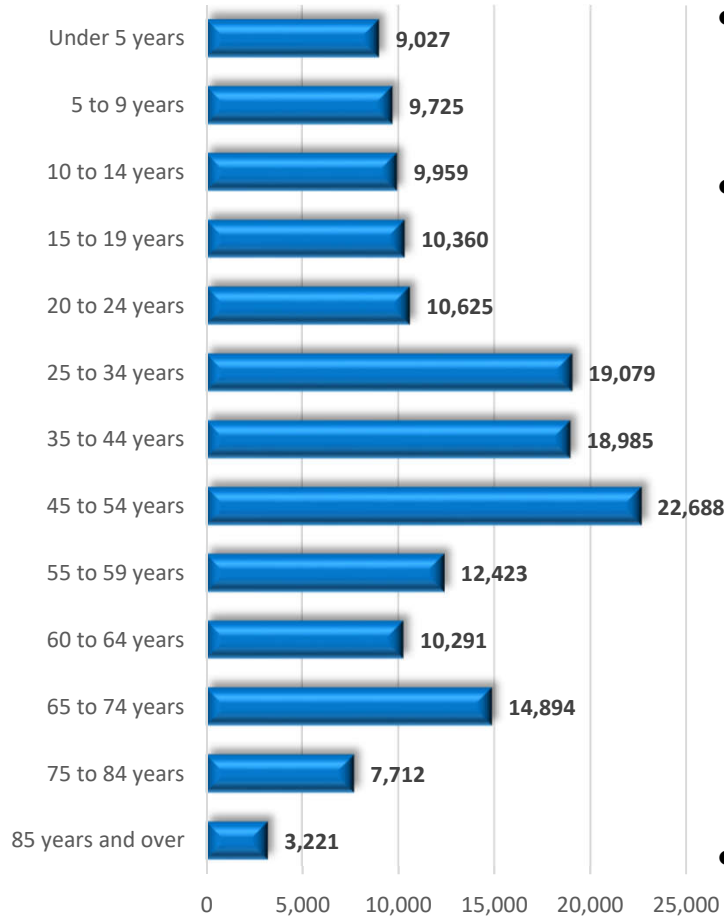
- The population of the Townships grew from 33,427 in 1930 to 121,242 in 2010, an increase of 263%. The population of the Townships comprised 76% of the County population in 2010, up from 36% in 1930.
- The population of the City of Jackson shrunk from 55,187 in 1930 to 33,534 in 2010, a 39% decrease. Its population comprised 21% of the County population in 2010, down from 60% in 1930.
- The population of the Villages grew from 3,690 in 1930 to 5,472 in 2010, a 48% increase. Their population comprised 3% of the County population in 2010, down from 4% in 1930.



American Community Survey (ACS)

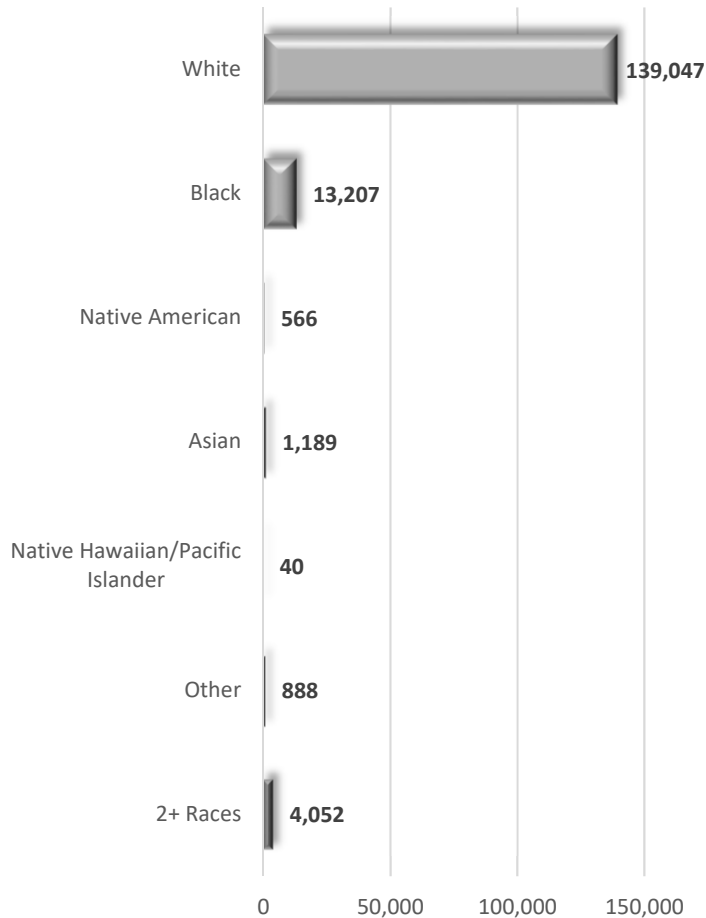
- The use of estimates provided by the U.S. Census Bureau’s American Community Survey (ACS) provides more up-to-date demographics than the decennial census.
- Five-year average estimates provided.
- The reporting period utilized for this plan is 2013-2017.
- The ACS states that “median income divides the income distribution into two equal groups, one having incomes above the median, and [the] other having incomes below the median”.
- The ACS states that per capita income is the average “obtained by dividing aggregate income by [the] total population of an area”.
- Any totals that do not add up to 100% are caused by rounding errors.

Age & Gender: 2013-2017



- The estimated median age of Jackson County’s 159,989 residents was 41.0 years in 2017 [39.6 years statewide].
- The adjacent figure illustrates the age groupings to which those residents belonged in 2017:
 - The ‘iGeneration’ & younger generations (i.e., people ≤14 years old) — 18% [18% statewide].
 - The ‘Millennials’ generation (i.e., people 15-34 years old) — 25% [26% statewide].
 - The ‘Generation X’ generation (i.e., people 35-54 years old) — 26% [26% statewide].
 - The ‘Baby Boomers’ generation (i.e., people 55-74 years old) — 24% [23% statewide].
 - The ‘Silent’ and older generations (i.e., people ≥75 years old) — 7% [7% statewide].
- Finally, it is estimated that males comprised 51% of the County’s population in 2017 [49% statewide].

Race & Ethnicity: 2013-2017



The population of Jackson County was fairly homogenous in 2017, but racial and ethnic minorities comprised a significant portion of the County’s estimated 158,989 residents.

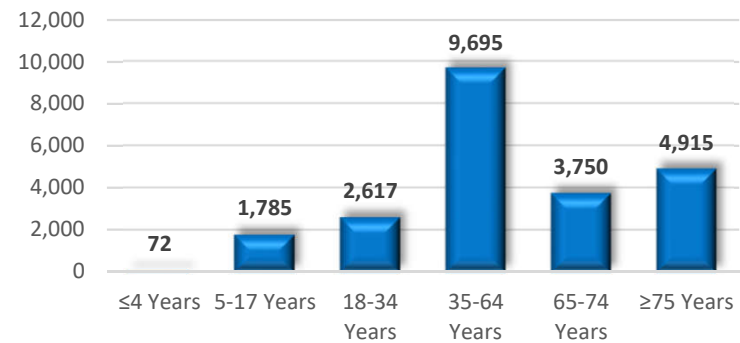
- The adjacent figure illustrates the races to which those residents belonged in 2017:
 - White — 87% [79% statewide].
 - Black — 8% [14% statewide].
 - Native American — <1% [<1% statewide].
 - Asian —<1% [3% statewide].
 - Native Hawaiian/Pacific Islander — <1% [<1% statewide].
 - Some Other Race —<1% [1% statewide].
 - Two or More Races —3% [3% statewide].
- An estimated 3% of the County’s residents considered themselves Hispanic in 2017 [5% statewide].

Disabilities: 2013-2017

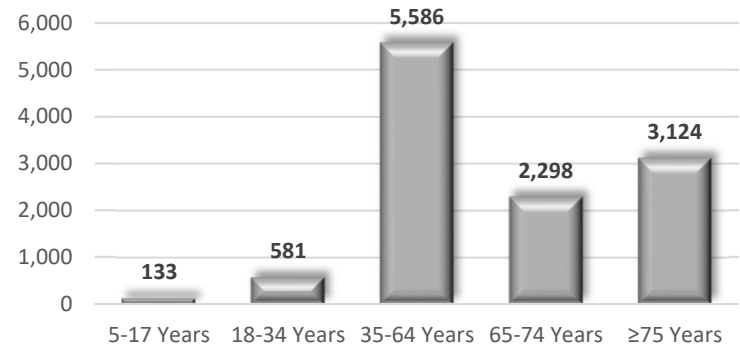
Disabled residents were a significant component of Jackson County’s estimated 151,193 noninstitutionalized civilian residents in 2017.

- An estimated 15% of those residents were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living) [14% statewide] and 8% had an ambulatory disability [8% statewide].
- ≤4 years old:
 - Disabled in some way — <1% [<1% statewide].
- 5-17 years old:
 - Disabled in some way — 7% [6% statewide].
 - Had an ambulatory disability — <1% [<1% statewide].
- 18-34 years old:
 - Disabled in some way — 9% [7% statewide].
 - Had an ambulatory disability — 2% [2% statewide].
- 35-64 years old:
 - Disabled in some way — 16% [15% statewide].
 - Had an ambulatory disability — 9% [9% statewide].
- 65-74 years old:
 - Disabled in some way — 26% [25% statewide].
 - Had an ambulatory disability — 16% [15% statewide].
- ≥75 years old:
 - Disabled in some way — 47% [49% statewide].
 - Had an ambulatory disability — 30% [32% statewide].

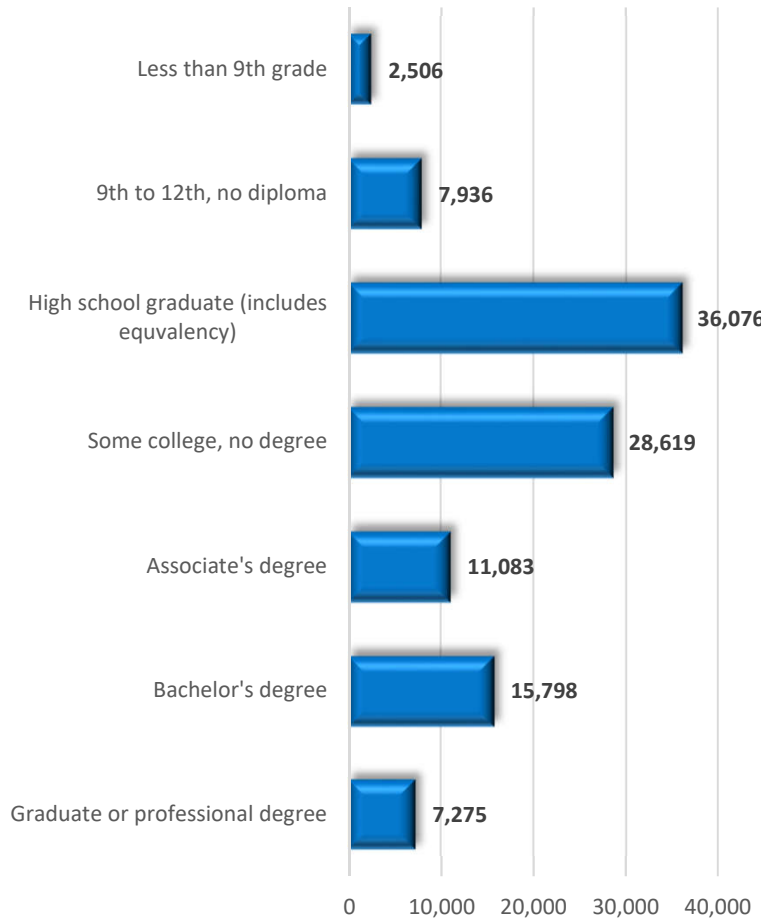
Some Type of Disability



Ambulatory Disability



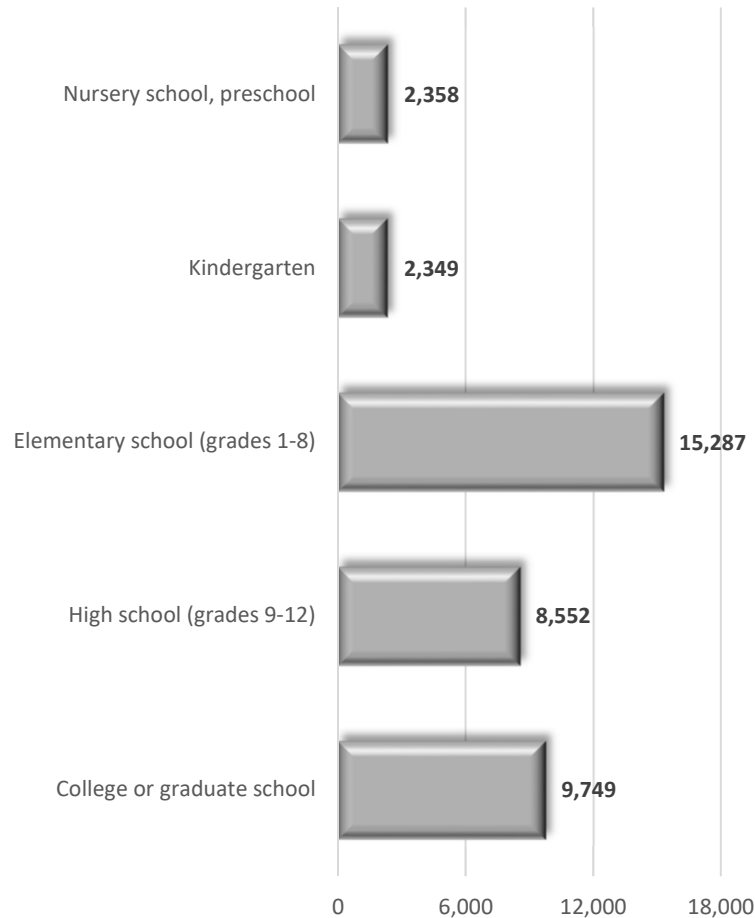
Educational Attainment: 2013-2017



The estimated educational attainment of the 109,293 residents 25 years old or older in 2017 was as follows:

- Less than a 9th grade education — 2% [3% statewide].
- 9th to 12th, grade education, no diploma — 7% [7% statewide].
- High school graduate (includes equivalency) — 33% [29% statewide].
- Some college education, no degree — 26% [24% statewide].
- Associate’s degree — 10% [9% statewide].
- Bachelor’s degree — 14% [17% statewide].
- Graduate or professional degree — 7% [11% statewide].

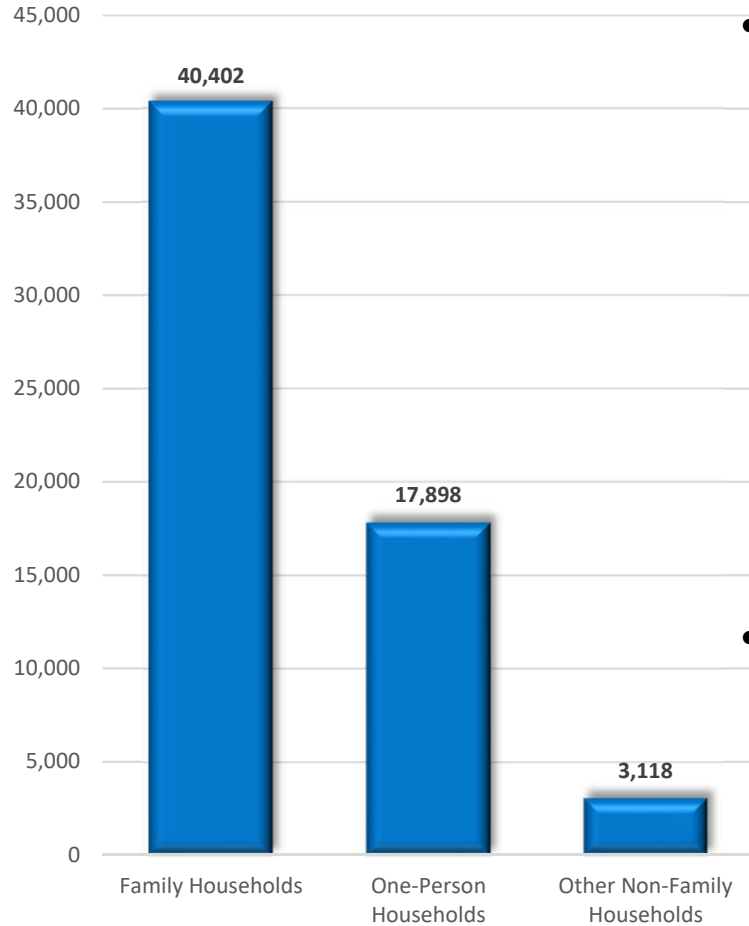
School Enrollment: 2013-2017



The estimated school enrollment of the 38,295 people estimated to be 3 years old or older in 2017, and attending school, was as follows:

- Nursery school, preschool — 6% [6% statewide].
- Kindergarten — 6% [5% statewide].
- Elementary school (grades 1-8) — 40% [39% statewide].
- High school (grades 9-12) — 22% [21% statewide].
- College or graduate school — 25% [29% statewide].

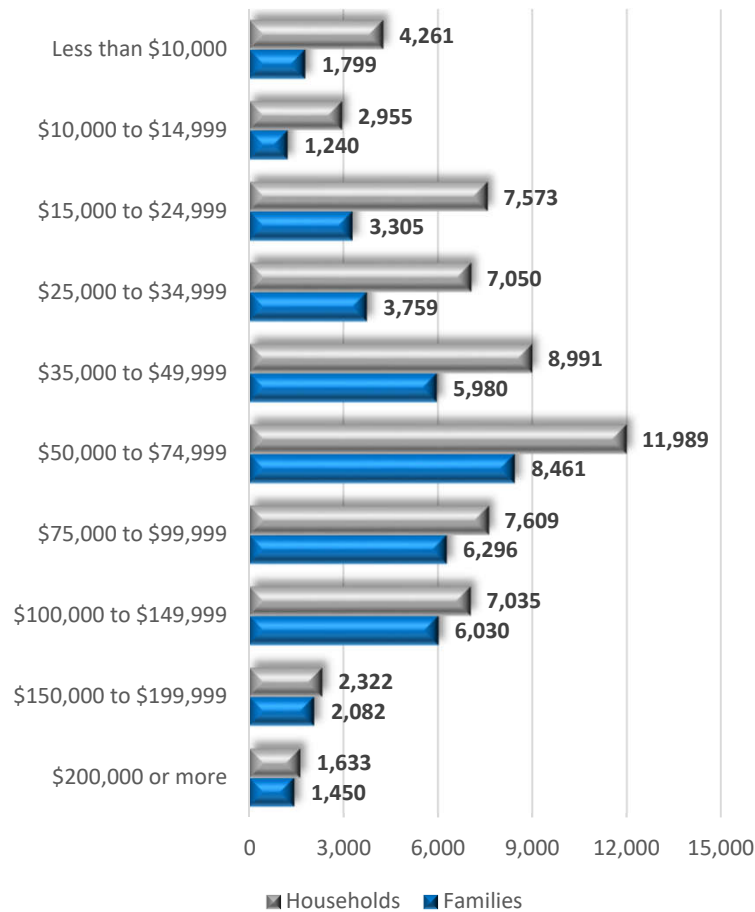
Households & Families: 2013-2017



- Most Jackson County residents lived in its estimated 61,418 households in 2017.
 - Families comprised an estimated 66% of those households [65% statewide]
 - An estimated 29% of households were comprised of a single person [29% statewide].
 - Other non-family households comprised the remaining estimated 5% of households [6% statewide].
 - The estimated average household and family size was 2.43 people and 2.98 people, respectively (please see the ACS note) [2.49 people and 3.08 people, respectively, statewide].
- Group quarters (e.g., nursing homes, etc.) were home to an estimated 9,508 person in 2017, an estimated 6% of the population [2% statewide].

The presence of correctional and assisted living facilities in Jackson County contribute to the larger percentage of the population living in group quarters.

Household and Family Income: 2013-2017



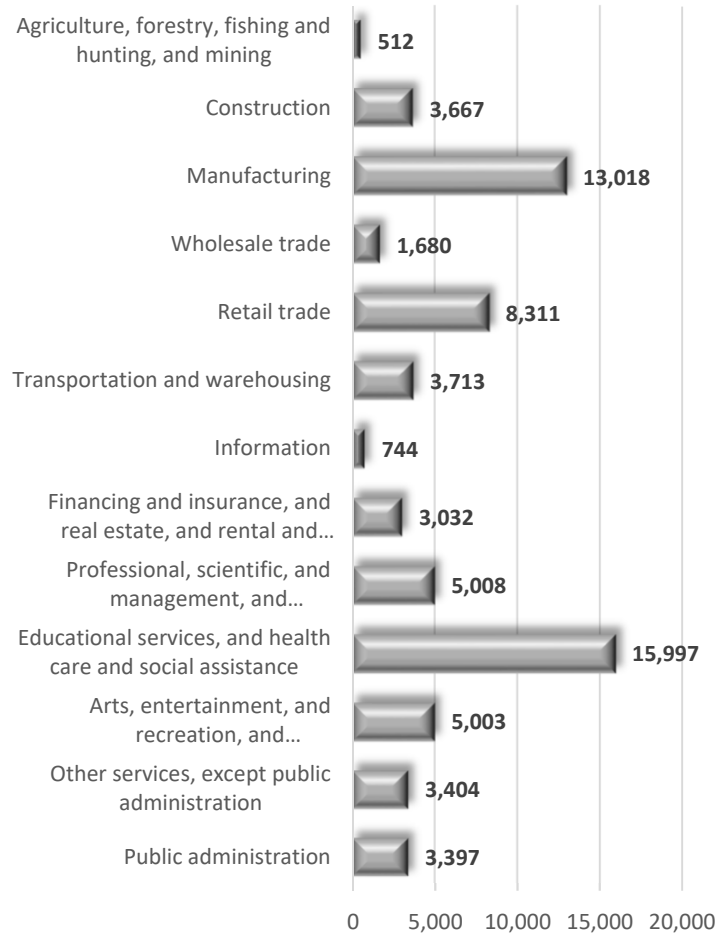
- Households with an income of:
 - \$24,999 or less comprised an estimated 24% of households [23% statewide]
 - \$25,000-\$49,999 comprised an estimated 26% of households [25% statewide]
 - \$50,000-\$99,999 comprised an estimated 32% of households [31% statewide]
 - \$100,000 or more comprised an estimated 18% of households [22% statewide]

- Families with and income of:
 - \$24,999 or less comprised an estimated 16% of families [15% statewide]
 - \$25,000-\$49,999 comprised an estimated 24% of families [22% statewide]
 - \$50,000-\$99,999 comprised an estimated 37% of families [35% statewide]
 - \$100,000 or more comprised an estimated 24% of families [29% statewide]

Incomes and Poverty Status: 2013-2017

- Median Incomes:
 - Household -- \$49,715 [\$52,668 statewide]
 - Family -- \$61,359 [\$66,653 statewide]
 - Non-Family -- \$29,676 [\$31,333 statewide]
- Per Capita Income:
 - Per Capita -- \$25,952 [\$28,938 statewide]
- Total Population Below Poverty Level:
 - All of the 148,916 people for whom poverty status was determined – 15% 16% statewide]
 - Under 18 years – 25% [22% statewide]
 - 18-64 years – 14% [15% statewide]
 - 65+ years old – 6% [8% statewide]
- Total population with work experience:
 - All of the 119,336 people with work experience – 12% [14% statewide]
 - Worked full-time – 3% [3% statewide]
 - Worked part-time – 17% [19% statewide]
 - Did not work – 20% [22% statewide]

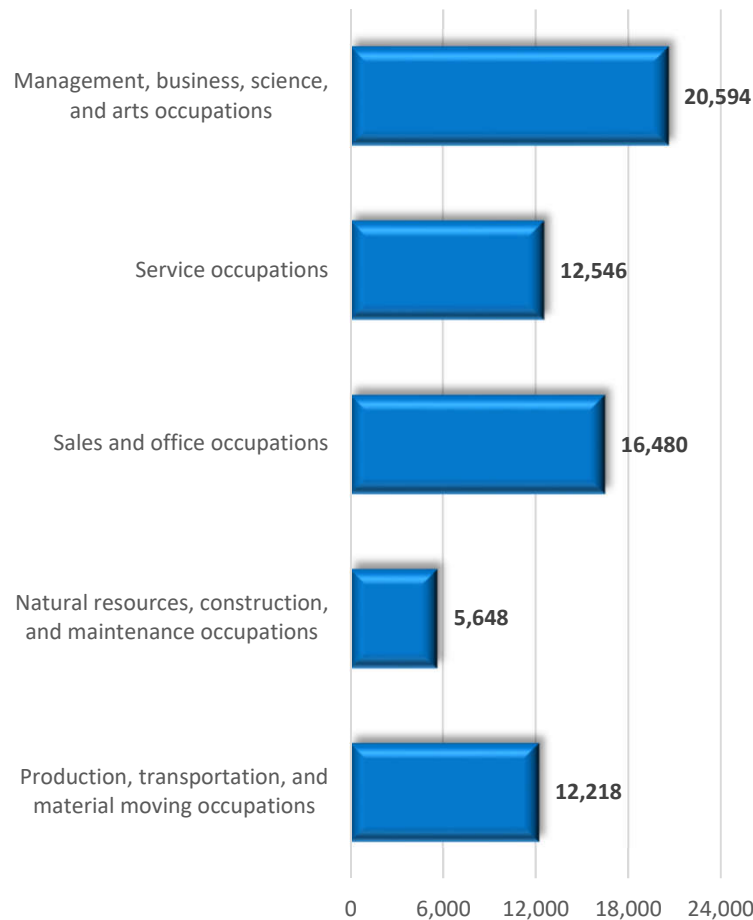
Employment by Industry: 2013-2017



The estimated employment by industry of the 67,486 civilian employees 16 years old or older in 2017 was:

- Agriculture, forestry, fishing and hunting, and mining — <1% [1% statewide]
- Construction — 5% [5% statewide]
- Manufacturing — 19% [18% statewide]
- Wholesale trade — 2% [2% statewide]
- Retail trade — 12% [11% statewide]
- Transportation and warehousing — 6% [4% statewide]
- Information — 1% [2% statewide]
- Financing and insurance, and real estate, and rental and leasing — 4% [5% statewide]
- Professional, scientific, and management, and administrative and waste management services — 7% [9% statewide]
- Educational services, and health care and social assistance — 24% [24% statewide]
- Arts, entertainment, and recreation, and accommodation and food services — 7% [9% statewide]
- Other services, except public administration — 5% [5% statewide]
- Public Administration — 5% [3% statewide]

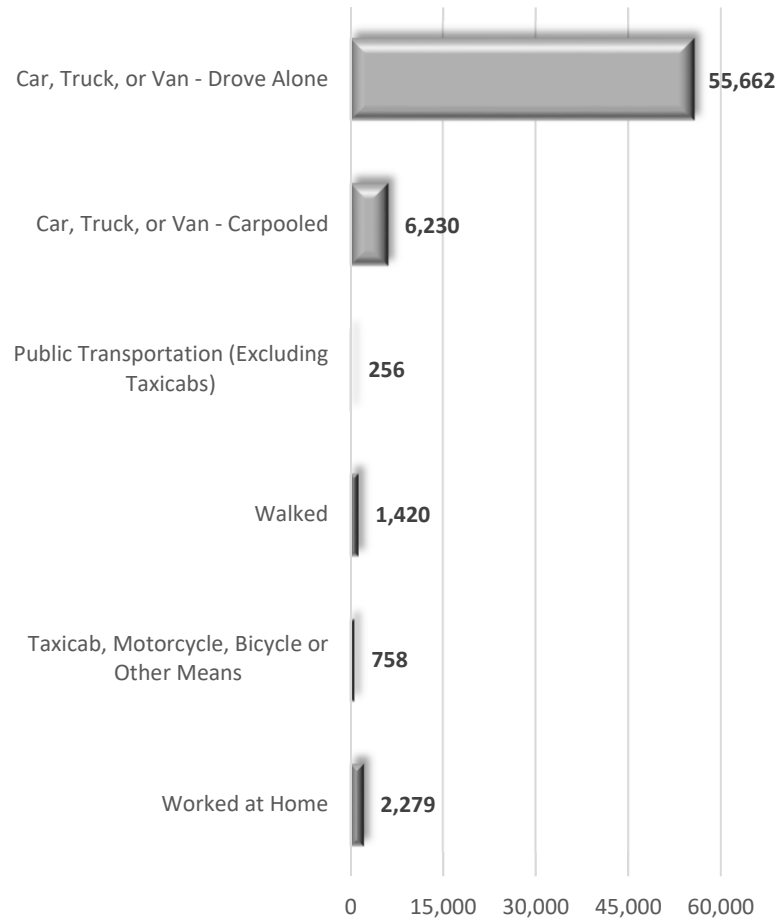
Employment by Occupation: 2013-2017



The estimated employment by occupation of the 67,486 civilian employees 16 years old or older in 2017 was:

- Management, business, science, and arts occupations — 31% [36% statewide]
- Service occupations — 19% [18% statewide]
- Sales and office occupations 24% [23% statewide]
- Natural resources, construction, and maintenance occupations — 8% [8% statewide]
- Production, transportation, and material moving occupations — 18% [16% statewide]

Means of Travel to Work: 2013-2017



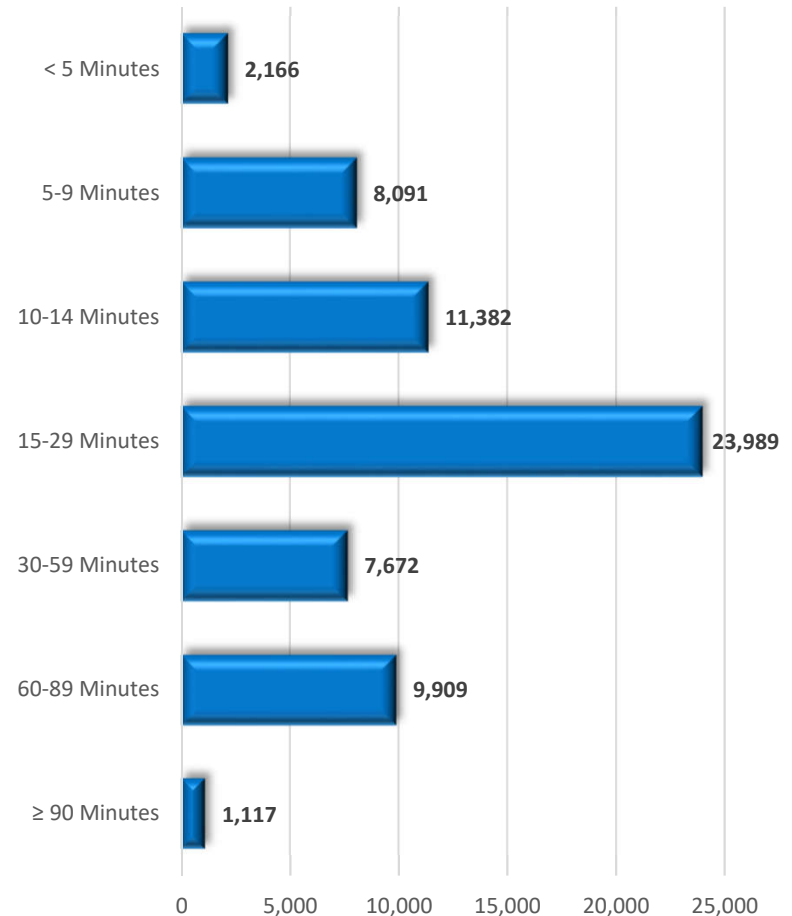
Jackson County had 66,605 residents, 16 years or older, for whom travel to work data was estimated in 2017

- An estimated 84% of people drove alone [83% statewide]
- An estimated 9% of people carpooled [9% statewide]
- An estimated 4% used some other means of travel [5% statewide]
- An estimated 3% worked at home [4% statewide]

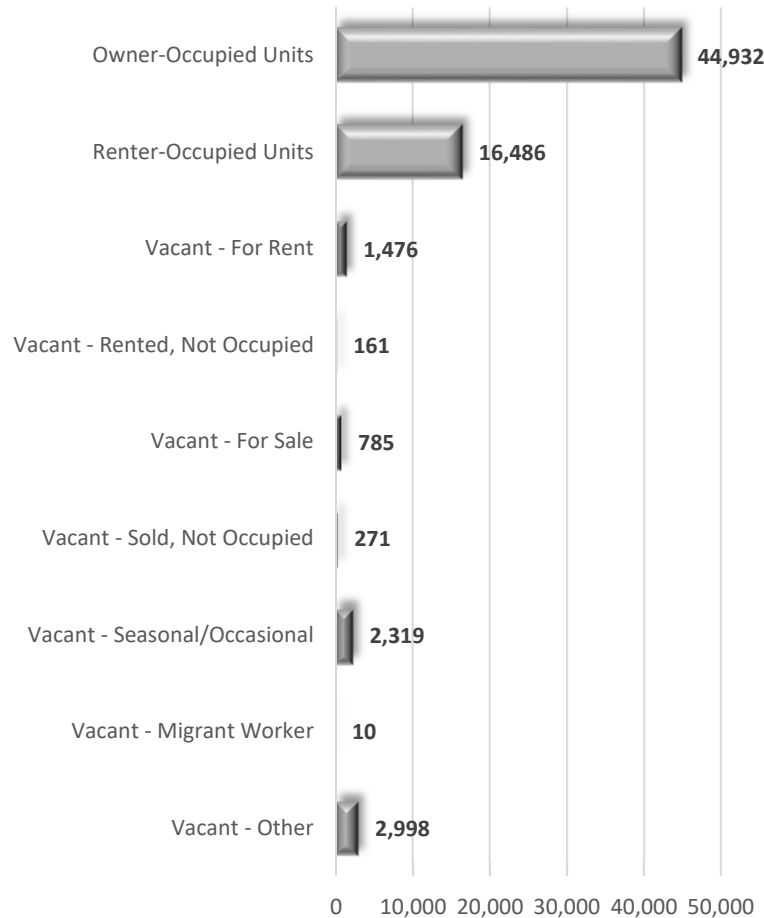
Travel to Work: 2013-2017

Jackson County had 64,326 residents, 16 years or older, for whom travel time to work data was estimated in 2017

- The estimated travel time to work was 23.3 minutes [24.3 minutes statewide]
- Travel time segments
 - ≤5 minutes — 3% [3% statewide]
 - 5-9 minutes — 13% [11% statewide]
 - 10-14 minutes — 18% [15% statewide]
 - 15-29 minutes — 37% [38% statewide]
 - 30-59 minutes — 12% [15% statewide]
 - 60-89 minutes — 15% [16% statewide]
 - ≥90 minutes — 2% [2% statewide]



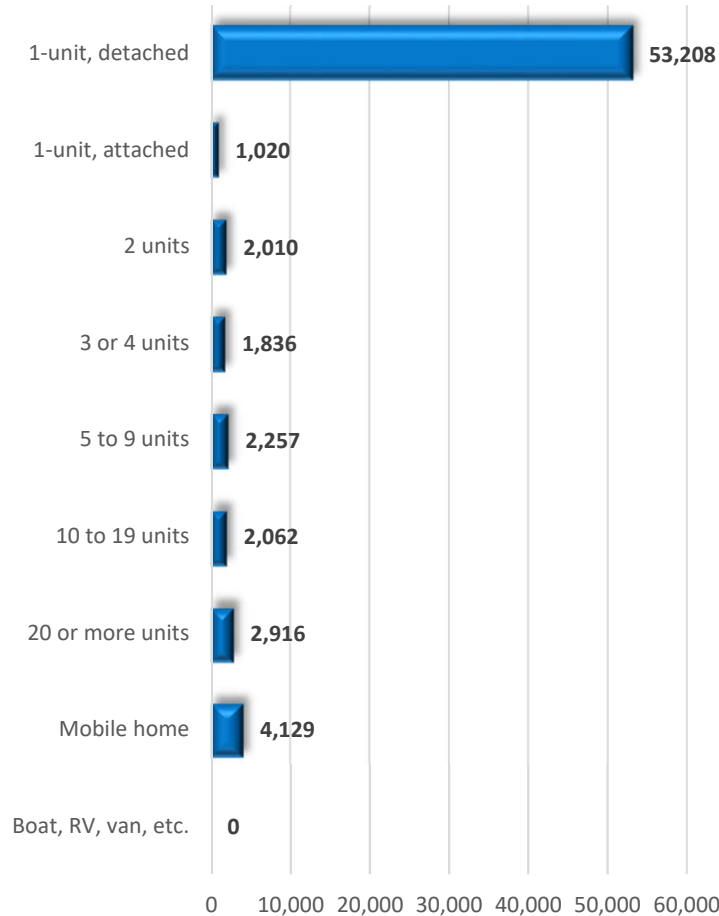
Dwellings & Vacancy Rates: 2013-2017



Jackson County had an estimated 69,438 dwelling units in 2017:

- An estimated 89% of those dwellings were occupied [85% statewide]
 - Owner-occupied — 65% [60% statewide]
 - Renter-occupied — 24% [25% statewide]
- An estimated 11% of those dwellings were vacant [15% statewide]
 - Used seasonally/occasionally — 3% [6% statewide]
 - Used to house migrant workers — <1% [<1% statewide]
 - Otherwise vacant — 8% [8% statewide]

Housing Types: 2013-2017



Jackson County had an estimated 69,438 dwelling units in 2017

- An estimated 78% of dwellings were single units [77% statewide]
 - An estimated 77% of dwellings were detached single units [72% statewide]
 - An estimated 1% of dwellings were attached single units [5% statewide]
- An estimated 16% of dwellings were in multi-unit buildings [18% statewide]
 - An estimated 3% of dwellings were in duplexes [2% statewide]
 - An estimated 3% of dwellings were in 3-4 unit buildings [3% statewide]
 - An estimated 3% of dwellings were in 5-9 unit buildings [4% statewide]
 - An estimated 3% of dwellings were in 10-19 unit buildings [4% statewide]
 - An estimated 4% of dwellings were in 20 or more unit buildings [5% statewide]
- An estimated 6% of dwellings were mobile homes [5% statewide]
- An estimated 0% of dwellings were boats, RVs, vans, etc. [$<1\%$ statewide]

Housing Costs: 2013-2017

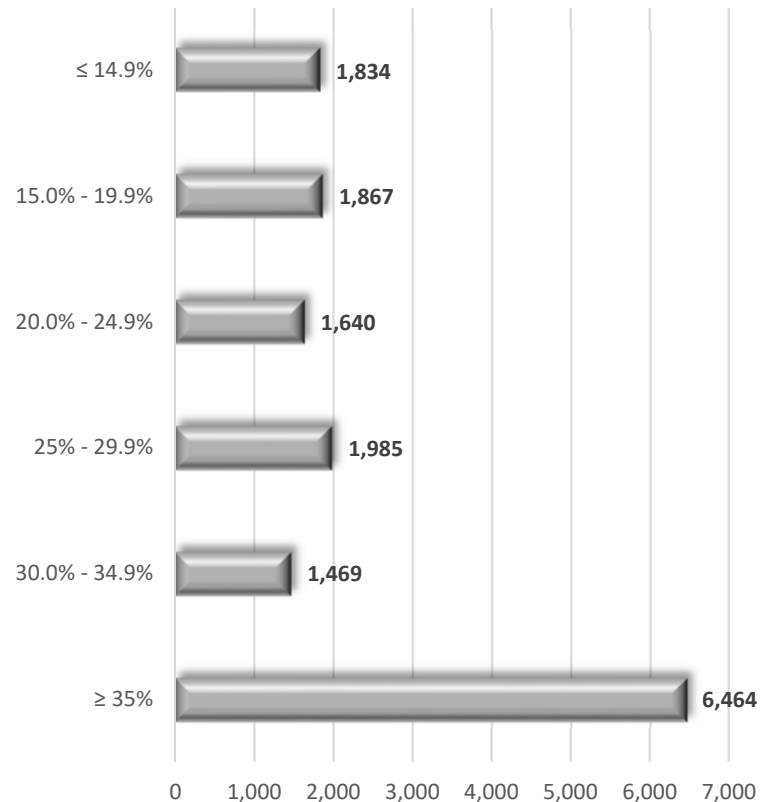
Jackson County had an estimated 15,259 renter occupied households paying rent in 2017:

- The estimated median monthly rent was \$738 in 2017 [\$780 statewide]
- An estimated 52% of households who rented spent $\geq 30\%$ of household income on rent [50% statewide]

Jackson County had an estimated 44,932 owner occupied households in 2017:

- Of the estimated 27,939 owner-occupied households in 2017 with a mortgage:
 - The median monthly owner cost was \$1,122 [\$1,295 statewide]
 - An estimated 25% of those households spent $\geq 30\%$ of household income on housing [25% statewide]
- Of the estimated 16,993 owner-occupied households in 2017 without a mortgage
 - The median monthly owner cost was \$430 [\$463 statewide]
 - An estimated 12% of those households spent $\geq 30\%$ of household income on housing [15% statewide]

Gross Rent as a Percentage of Household Income



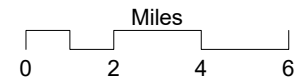
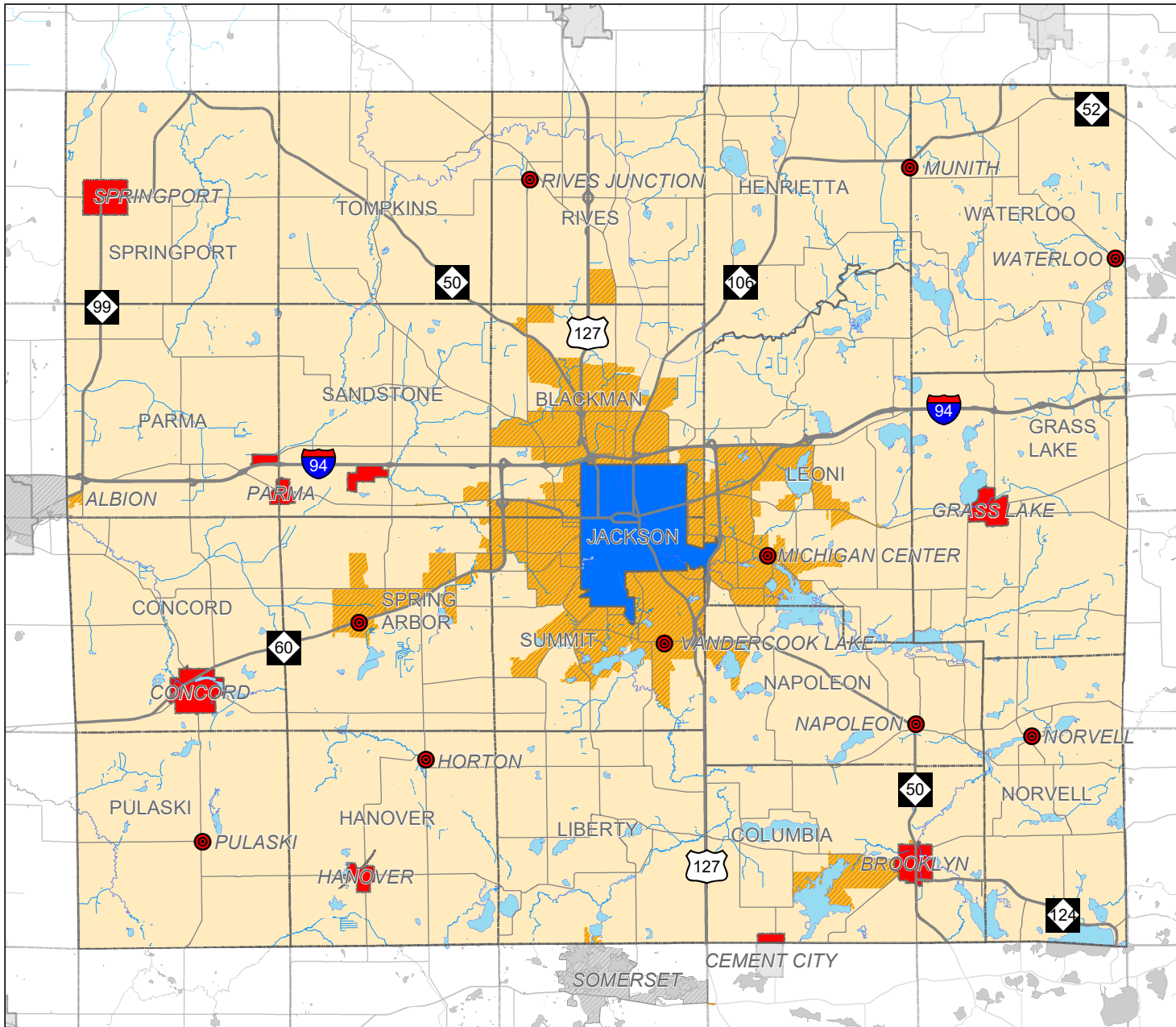
**Jackson County
Master Plan**



**Municipalities
& Places**

Legend

- Townships
- City of Jackson
- Incorporated Villages
- Other Places
- Urban Areas and Clusters



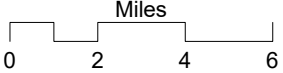
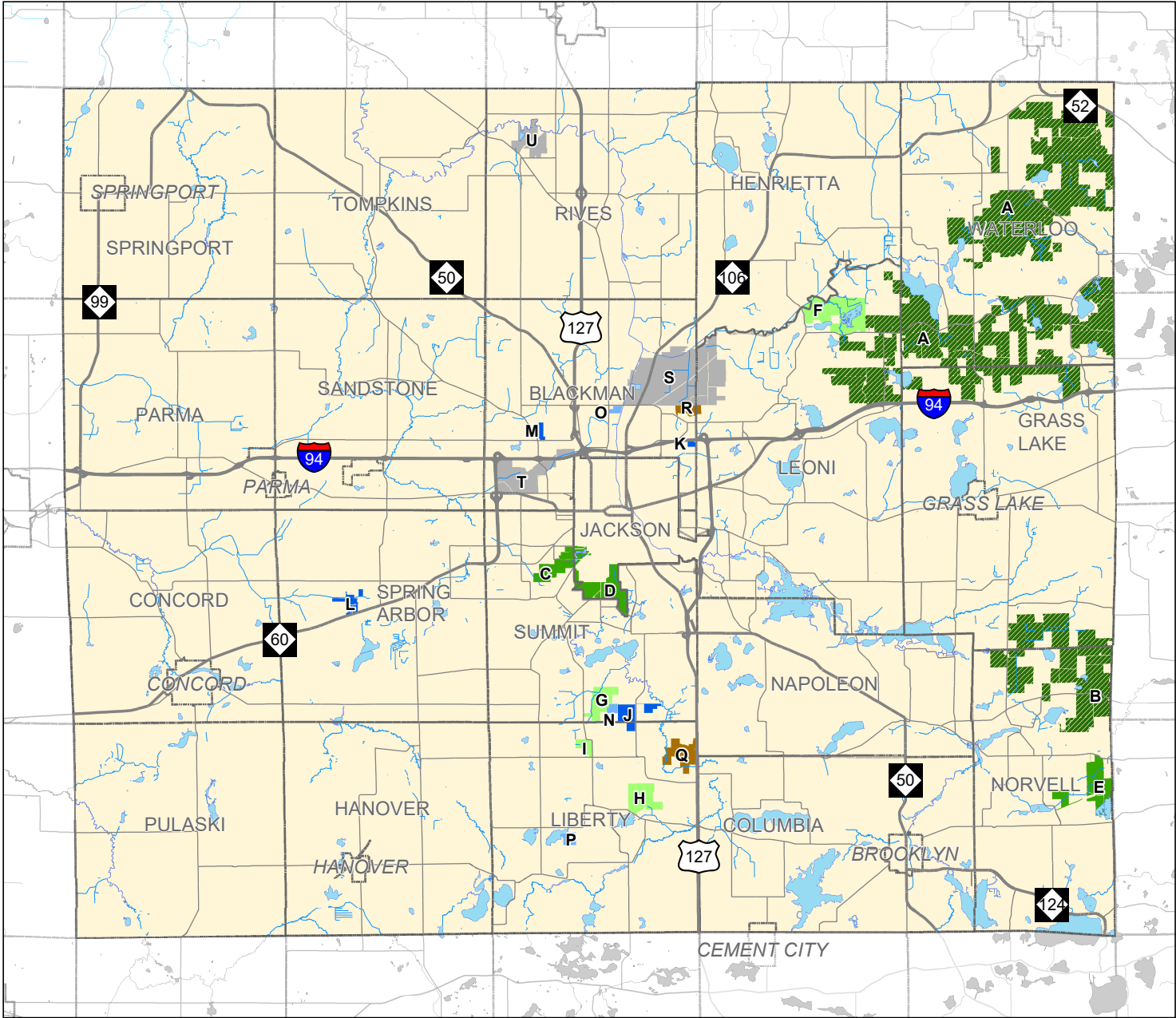
**Jackson County
Master Plan**



**Major
Institutions**

Legend

-  State Game & Recreation Areas
-  State, County, and City Parks
-  Nature Preserves
-  Colleges
-  Jackson County ISD
-  Landfills
-  Other Institutions



Recreation and Conservation

- A. Waterloo State Recreation Area
- B. Sharonville State Game Area
- C. Sparks Foundation (Cascades) County Park
- D. Ella Sharp Park
- E. Watkins Lake State Park
- F. Phyllis Haehnle Memorial Audubon Sanctuary
- G. Dahlem Center
- H. MacCredy Reserve (MSU)
- I. Rogers Reserve (MSU)

Education

- J. Jackson College (Central Campus)
- K. Jackson College (W. J. Maher Campus)
- L. Spring Arbor University
- M. Baker College
- N. Jackson Area Career Center (Jackson County ISD)
- O. Tarrant and Kit Young Center (Jackson County ISD)
- P. Camp McGregor (Jackson County ISD)

Landfills

- Q. Liberty Landfill
- R. McGill Road Landfill

Other

- S. State of Michigan Prisons
- T. Jackson County Airport – Reynolds Field
- U. Youth Haven