

Village of Mayville Master Plan

Chapter 2: Village Profile

Geographical Location

The Village of Mayville is located in the south-central portion of Tuscola County, part of the “Greater Thumb” area of east central Michigan. The Mayville area is characterized by a rural setting of family farms, natural areas, in addition to the quaint Village of Mayville. Mayville has a land area of approximately 1.2 square-miles and sits in the southeast corner of Fremont Township.

Mayville is bordered by Indianfields Township to the north, Dayton Township to the east, Watertown Township and Rich Township (Lapeer County) to the south, and Vassar and Juniata Townships to the west. The Village is also within close proximity to several major markets including the tri-cities of Saginaw, Bay City, and Midland as well as Flint, Lapeer, and Detroit.

Local Government

The village of Mayville is a General Law Village with a Council/Manager form of government. Powers and duties are determined by Public Act 3 of 1895, which establishes specific powers, duties, and limitations and serves as a charter for the community, detailing legal authority. A president and four-member council, all elected to staggered terms, help govern the Village of Mayville, acting as the legislative or policymaking body for the village government. The village council meets on the first Tuesday of each month for a Committee of the Whole working meeting, and the third Tuesday of each month for the regular Council Meeting.

The following is a snap shot of the Village of Mayville. This serves as a starting point for understanding the Village and aptly determining goals and recommendations. Included are discussions of the following:

- Population Characteristics
- Housing Characteristics
- Community Facilities
- Educational and Cultural Resources

This section provides a brief overview of the population characteristics of the Village of Mayville. For the purpose of this plan, we have used figures from the *U.S Census, East Michigan Planning and Development Regional Commission (ECMPDR)* and the *Office of the State Demographer*. Public officials estimate the current population of the Village of Mayville to be approximately 950 people.

Evaluation of population characteristics provides a more comprehensive understanding of the people that live in Mayville. In turn, this information contributes to determining future Village needs. Characteristics that are important in this process include trends and projections, ethnicity, age, education, employment, and income. The following discussion profiles and compares the population characteristics of Mayville and establishes key findings about its residents.



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Population Characteristics

Over the last 40 years, the population in the Village of Mayville has experienced only slight growth compared to surrounding areas (see Table 2.1). During a 50-year period, from 1960 to 2010, the Village of Mayville has added a total of approximately 78 new residents. The Village of Mayville witnessed its largest population increase from 1970 to 1980 (an increase of 9.86% in the Village). From 1980 to 1990 the Village had a population increase of 5.43%. From 1990 to 2000 the Village had a population increase of and 4.46%. From 2000 to 2010 the Village experienced a population decline of 10%.

Table 2.1 Mayville Community, Tuscola County and State Population Trends 1970 - 2010

	1970	1980	Percent Change 1970 - 1980	1990	Percent Change 1980 - 1990	2000	Percent Change 1990 - 2000	2010	Percent Change 2000 - 2010	Percent Change 1970 - 2010
Village of Mayville	872	958	9.86%	1,010	5.43%	1,055	4.46%	950	-9.95%	8.94%
Fremont Township	2,200	2,871	30.50%	3,153	9.82%	3,559	12.88%	3,312	-6.94%	50.55%
Tuscola County	48,603	56,961	17.20%	55,499	-2.57%	58,266	4.99%	55,729	-4.35%	14.66%
Michigan	8,881,826	9,262,078	4.28%	9,295,297	0.36%	9,938,444	6.92%	9,883,640	-0.55%	11.28%

Source: U.S. Census Bureau, 2010



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Household Trends

A household includes all the people who occupy a housing unit as their usual place of residence. Consistent with the population growth trend, the Village of Mayville saw a decrease in the number of households between 2000 and 2010. Table 2.2 presents the household characteristics of the Village of Mayville and the surrounding community for 2010 as reported by the U.S. Census Bureau. In total, there are 369 households in the Mayville Community. Households defined as, “Married Couple Families” make up 44% of the households in the Village of Mayville and the community at large. Due to the decline in average household size, Mayville can expect that the future growth rate of households will be higher than that of the population.

	Village of Mayville	Fremont Township	Tuscola County	Michigan
Total Households	369	1,270	21,590	3,872,508
Married Couple Families	162	723	12,196	1,857,127
Married Couple Families (%)	43.90%	56.93%	56.49%	47.96%
Single Male Families	24	68	1,097	185,363
Single Male Families (%)	6.50%	5.35%	5.08%	4.79%
Single Female Families	49	121	2,130	511,583
Single Female Families (%)	13.28%	9.53%	9.87%	13.21%
Single-Persons Living Alone	134	358	6,167	1,318,435
Single-Persons Living Alone (%)	36.31%	28.19%	28.56%	34.05%

Source: U.S. Census Bureau, 2010

The decline in household size is a national trend that most communities are experiencing due to the evolution of family types and family sizes in the country. The Village of Mayville has experienced a decline in average household size over time (Table 2.3), similar to the State of Michigan. According to the Census Bureau, a family is a group of two or more people who reside together and who are related by birth, marriage, or adoption. A family household may

	2000	2010
Village of Mayville	402	369
Fremont Twp	1,266	1,270
Tuscola County	21,454	21,590
Michigan	3,785,661	3,872,508

Source: US Census Bureau, 2010

	2000	2010
Village of Mayville	2.62	2.57
Fremont Twp	2.81	2.61
Tuscola County	2.72	2.58
Michigan	2.63	2.55

Source: US Census Bureau, 2010



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contain people not related to the householder, but those people are not included in the family and not all households contain families. Average family size has been decreasing over the past several decades (Table 2.4), but at a lower rate than the average household size over the same period. The number and type of households has an important role in defining the social and economic future of the community.

Housing Characteristics

Village of Mayville housing stock has been analyzed in order to establish more specific information about residential land uses and the neighborhoods in the Village. It is important that goals and objectives in this plan focus on effective strategies related to these elements. Housing characteristics include total housing units, housing unit growth and changes, housing unit type, owner occupancy and housing value. Housing Age, Type, and Tenure. The 2010 US Census reported 369 housing units in the Village of Mayville. There are 251, or 68%, owner occupied units in the Village (Table 2.5). While this 2010 percentage is a bit low, the Village has recently experienced an influx of new residents purchasing homes and this percentage is expected to rise. Therefore, it does not raise significant concerns about rental housing when considering the Village as a whole. As evidenced by the age of housing (Table 2.6), much of the existing housing growth occurred prior to 1940, with significant growth between 1960 and 1999. Mayville’s median year of structures built is 1971. Detached single-family homes continue to be in the majority. These homes come in the form of traditional neighborhoods at the Village’s core, low-density neighborhoods nestled in extensively wooded areas, and typical suburban subdivisions with moderately sized lots.

Owner Occupied	251
Renter Occupied	119
Source: U.S. Census, 2010	

2000 to 2009	3.4%
1980 to 1999	19.4%
1960 to 1979	26.1%
1940 to 1959	13.6%
1939 or earlier	37.6%
Source: U.S. Census, 2010	

Housing Value

Housing values in Mayville have seen a great deal of fluctuation since the 2007, as have most residential properties in the region. As of the 2010 Census, the majority of homes fell into the range of \$50,000 to \$99,000 (Table 2.7).

Less than \$50,000	47
\$50,000 to \$99,999	136
\$100,000 to \$149,999	31
\$150,000 to \$199,999	12
\$200,000 to \$299,999	3
Greater than \$300,000	0
Source: U.S. Census, 2010	



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Age Distribution

The age distribution of the Village of Mayville’s population can be an important factor in identifying potential social, economic and public service needs. It can also play an important factor in the way land use is organized within a community. The needs and lifestyles among various age groups change over time. Using broad characteristics, there are several identifiable stages that individuals go through during the span of a lifetime. Each stage has its own predominant needs, which impact the type of retail goods and services offered and public or institutional programs sought by residents. Table 2.8 depicts the composition of the population by age group and (stage of life) for 2010.

Stage of Life		Village of Mayville	% of Total
	Total Population	950	
Preschool	Under 5 years	61	6.42%
Elementary	5 to 9 years	51	5.37%
	10 to 14 years	90	9.47%
Secondary	15 to 19 years	64	6.74%
College	20-24 years	46	4.84%
Young Family	25 to 34 years	106	11.16%
Established Family	35 to 44 years	102	10.74%
	45 to 54 years	128	13.47%
Mature Family	55 to 59 years	65	6.84%
	60 to 64 years	46	4.84%
Retired	65+ years	191	20.11%
Source: U.S. Census Bureau, 2010			

Racial Make-Up

Citizens identified as “White Alone” make up 96% of the Village of Mayville. Approximately 2% of the population is identified as a race other than “White Alone.” Table 2.9 indicates the racial make-up of the Village of Mayville.

Total Population	950
Population of one race	927
White alone	913
Black or African American alone	5
American Indian and Alaska Native alone	2
Asian alone	2
Native Hawaiian and Other Pacific Islander alone	0
Some other race alone	5
Population of two or more races	23
Source: U.S. Census, 2010	

Education, Income and Employment

According to the 2010 US Census, 26.8% of residents in Mayville have obtained a high school diploma, with a total of 16.5% completing some college and only 7% earning a Bachelor Degree (Figure 2.10).



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The largest employment sector for the Village is the Services category, employing 10% of residents. The second largest employment sectors are Sales and Office and Management and Professional occupations, both with 9.89%.

Production/Transportation is 9.78%, and Construction and Farming 4.42%. The median household income is \$35,568, which is lower than that of Fremont Township, Tuscola County, and the State of Michigan (Figure 2.12).

Priority Redevelopment

As an extension of the future land use categories, specific redevelopment areas have been identified for the Village. Many of the Village’s options are defined and fixed by regional forces over which the Village has limited control. However, the purpose of this Plan is to identify those areas where the Village can realistically affect change. In considering the various redevelopment options presented, the Village needs to consider the relative difficulty of an option and the ability of an option to be supported by the market alone, or whether financial and administrative assistance will be required. It must also be acknowledged that for the Village to effectively address the underlying fundamental issues that are associated with redevelopment, options must extend beyond traditional, status quo approaches.

Today, Mayville is at an important “life” stage. It is vital that redevelopment occurs in a planned fashion that addresses these factors to meet the needs of both existing residents and to attract additional populations. The redevelopment or reuse of underutilized areas, which often have a detrimental effect on surrounding areas, has the potential to increase local economic benefits. The main areas targeted for such redevelopment are considered “Potential Intensity Change Areas” and are defined below.

Table 2.10 Education Attainment of 25 or older

	Village of Mayville	Fremont Township	Tuscola County
Less than High School Diploma	102	330	4,293
High School Graduate	255	1,166	16,004
Some College, no Degree	157	524	8,951
Associates Degree	26	212	3,602
Bachelors Degree	70	184	3,577
Graduate or Professional Degree	9	60	1,707

Source: U.S. Census, 2010

Table 2.11 Occupation

Management / Professional	94
Services	99
Sales and Office	94
Construction / Farming	42
Production	93

Source: US Census Bureau, 2010

Table 2.12 Median Housing Income

Village of Mayville	\$ 35,568.00
Fremont Township	\$ 41,637.00
Tuscola County	\$ 43,768.00
Michigan	\$ 49,576.00

