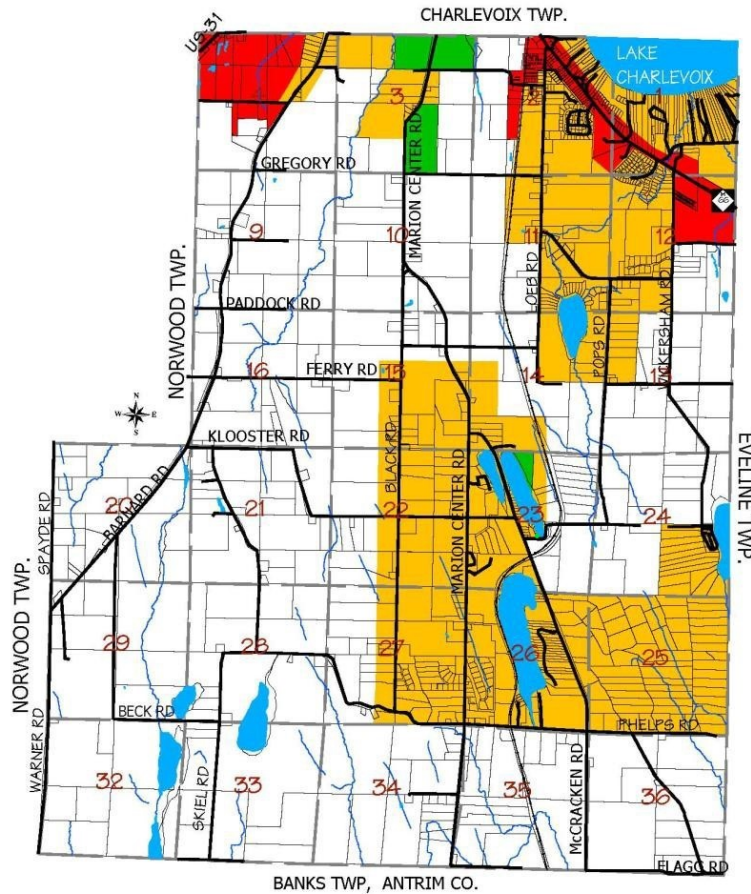


# Marion Township



## Master Plan

2023

**ADOPTED**

**PLANNING COMMISSION: February 27 2023**

**TOWNSHIP BOARD: March 20 2023**

**Marion Township Master Plan  
2023**

Charlevoix County  
Michigan

Prepared by the:

**Marion Township Planning Commission**

Eric Hoffman, Chair

Ron Hilton, Vice-Chair

Tim Matchett, Secretary

Dana Dvoracek

John Ochs

Joel Donaldson

Jim Shull

Initial Planning Commission Adoption:	<b>September 23, 2002</b>
2008 Revision & Adoption:	<b>July 22, 2008</b>
2014/2015 Revision & Adoption:	<b>June 15, 2015</b>
2023 Revision & Adoption:	<b>March 20 2023</b>

# ***Marion Township Master Plan - 2023***

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## Section I: Introduction and Purpose

### Introduction

Marion Township operates under an administrative board consisting of a Township Supervisor, Township Clerk, Township Treasurer and two Township Trustees. These positions are chosen by registered voters of the Township in an at-large election held every four years. The elected offices for Township Supervisor, Clerk, Treasurer and Trustees are four-year terms.

Bylaws adopted by the Township Board determine the order of business and method of conducting regular township business. Meetings are conducted using Robert's Rules of Order. In the case of issues that require a vote for making a determination, a simple majority of trustees present is required.

The Marion Township Board is the final approval authority within the township. The Planning Commission is the body directly responsible for creating the Master Plan

<b>Table 1-1: Local Officials</b>	
<b>Marion Township Elected Officials- Elected</b>	
John Martin	Supervisor
Tim Matchett	Clerk
Michael Jarema	Treasurer
Joe Seidel	Trustee
Julie Whitley	Trustee
<b>Marion Township Planning Commission- Appointed</b>	
Eric Hoffman	Chair
Ron Hilton	Vice-Chair
Tim Matchett	Secretary
Dana Dvoracek	Commission Member
John Ochs	Commission Member
Joel Donaldson	Commission Member
Jim Shull	Commission Member
<b>Marion Township Other Officials-Appointed</b>	
John Ferguson	Zoning Administrator
Mike Larson	Assessing Officer
Bill Gengle	Sexton

This document, the Marion Township Master Plan 2022 Update, presents a strategy for future land use and development. This plan update was prepared by the Marion Township Planning Commission with professional planning assistance from John Ferguson. The 2022 Update is a minor update of the former 2014/15 Update. Upon review of the 2014/15 Update and the findings from a 2014 property owner survey, the Marion Township Planning Commission determined most of the prior plan was still applicable, but did update a few portions of the plan including demographic information, recent property value data, services and facilities information, as well as minor revisions to the goals and policies.

The original plan which served as the basis for the 2002, 2008, 2014/2015 and 2023 Updates was prepared in cooperation with Norwood Township, and with professional assistance from the Charlevoix County office of MSU Extension, the Charlevoix County Planning Department, and consulting planners.

The planning consultant, John Ferguson, working closely with the Planning Commission reviewed, updated and supplemented the previously prepared plan(s) for the 2002, 2008, 2014/2015 and 2023 Updates.

## **Purpose**

This document presents a strategy for future land use and development. It is not a zoning ordinance, and does not regulate the use or development of land in any way. This plan will assist elected and appointed officials when making choices between competing interests by serving as a guide for decision making. This Master Plan update was prepared and adopted under authority of the Michigan Planning Enabling Act (PA 33 of 2008, as amended) to serve the following purposes:

- Provide a basic plan consistent with the intent, purpose, and requirements of the Michigan Planning Enabling Act.
- Provide a legal and rational foundation for each community's zoning ordinance, and other ordinances adopted for the purpose of implementing this Plan.
- Provide goals and policies for future land use and development.
- Encourage the preservation and protection of natural and scenic resources.
- Promote the preservation of features that contribute to each community's character and to the area's tourism related economic base as characterized by low density of development, shorelines, woodlands, farmland, open space, and abundance of recreational amenities.
- Promote future patterns of land development that are consistent with goals established during the planning process.
- Delineate areas suited to various types and densities of land use and development.
- Provide guidelines and policies describing how future land uses should be established, and how land and natural resources should be altered or developed over time.
- Provide a tool for use by township officials during the process of reviewing future land development project proposals.
- Outline methods by which this plan may be implemented.

## **Section II - Community Profile**

## **A. Existing Land Use**

According to the Census Bureau, Marion Township's land area is approximately 26.5 square miles. M.C. Planning & Design mapped the existing land use in the Township in February 2002. The map of existing land use, shown as Figure 2-1, illustrates the distribution of current land uses throughout the Township. Michigan Resource Information System (MIRIS) land cover/use classification categories were used to map the existing land use. The original state MIRIS mapping (1978) was updated by Charlevoix County with 1997 aerial photographs in combination with 1997 field checking, and further updated based on additional checking (conducted February 2002). The updated information was then computerized to produce the existing land use map and statistics. Figure 2-1 was reviewed by the Planning Commission for both the 2008 and 2014/2015 updates and it was determined to still reflect the existing land use. Table 2-1 presents the land uses in rank order, showing the number of acres and percent of the Township in each of the land use categories. Each of the land use categories is discussed below.

### ➤ *Agricultural*

Although the percent of land in agricultural use has decreased since the earlier mapping in 1978, general and specialized farming still constitutes the predominant land use in the Township. As shown in Table 2-1, agricultural land occupied more than 29% of the Township land area in 1998. As is illustrated in Figure 2-1, the active agricultural lands are well dispersed across the Township. Prime or Important farmland soils are discussed and mapped in the Natural Resources portion of this section.

### ➤ *Wetland*

Wetlands include land that has sufficient water at, or near the surface, to support wetland or aquatic vegetation. The Wetlands category includes both forested and nonforested wetlands. These areas are commonly referred to as swamps, marshes and bogs. The identified wetland areas include areas which support lowland hardwoods and conifers such as white cedar, willow and aspen species, as well as lowland brush and grasses. Wetlands and lowland forests comprise 25.4% of the Township area. As seen on Figure 2-1, the wetland areas are scattered throughout the Township, particularly along the lakes and creeks.

### ➤ *Upland Forest*

Of the forested lands, northern hardwoods comprise the vast majority of the upland forestland, with limited upland conifers located in the Township. The upland forested lands are dominated by maple, beech and basswood, with some birch, white ash and aspen found there as well. The upland conifers are predominantly red and white pine.

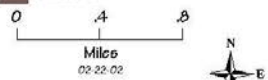
Figure 2-1

# Marion Township Existing Land Use Map - 2002

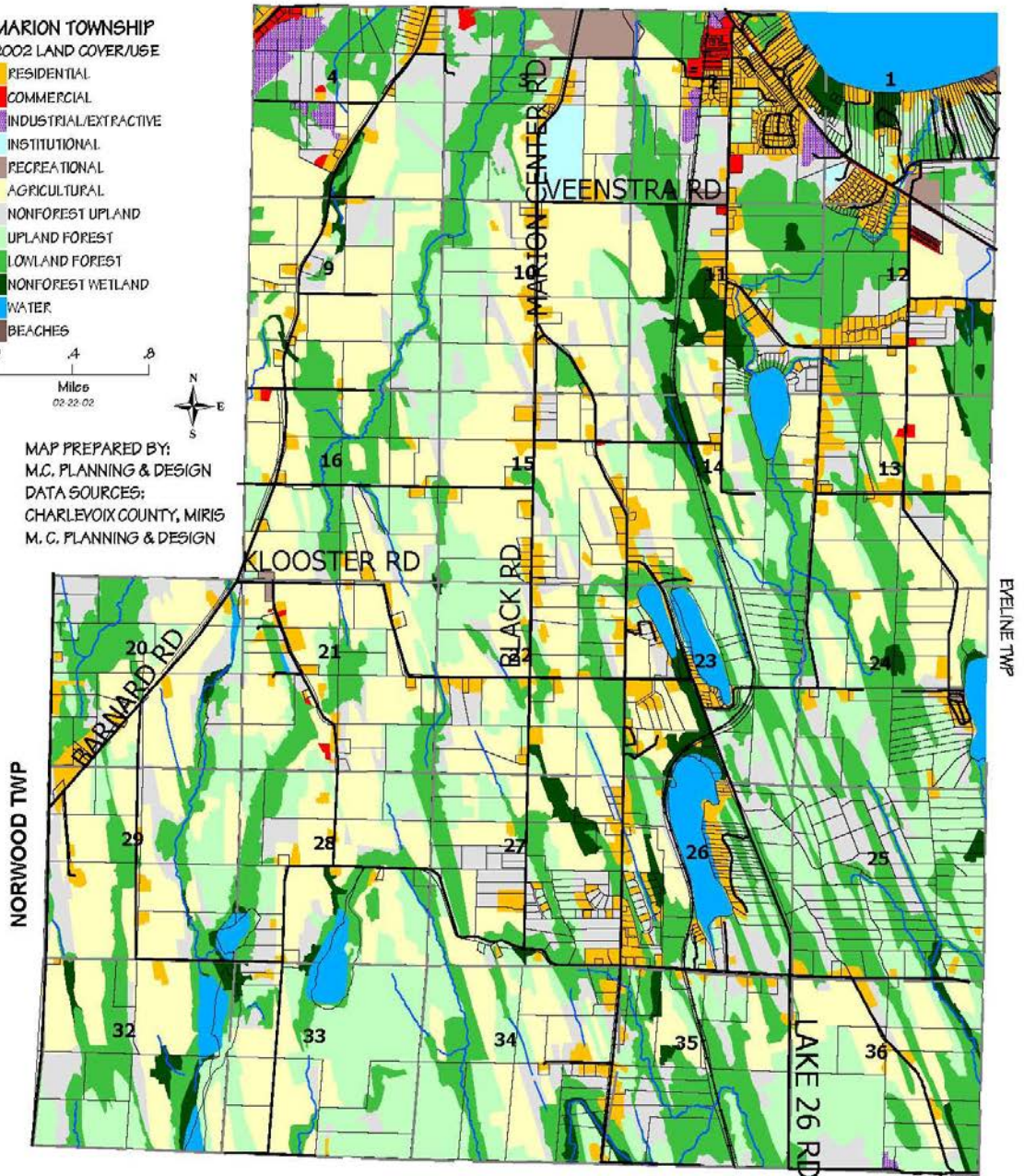
CHARLEVOIX TWP

## MARION TOWNSHIP 2002 LAND COVER/USE

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL/EXTRACTIVE
- INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL
- NONFOREST UPLAND
- UPLAND FOREST
- LOWLAND FOREST
- NONFOREST WETLAND
- WATER
- BEACHES



MAP PREPARED BY:  
M.C. PLANNING & DESIGN  
DATA SOURCES:  
CHARLEVOIX COUNTY, MIRIS  
M. C. PLANNING & DESIGN



BANKS TWP, ANTRIM CO.

*Nonforested / Open*

The nonforested land use category consists of nonforested upland and beach areas. The nonforested areas are typically comprised of herbaceous open and shrub land. As shown in Table 2-1, over 11% of the Township is in this category. Nonforested areas are scattered throughout the Township and are found in nearly all sections of the Township.

<b>Table 2-1</b>		
<b>Existing Land Use Statistics Marion Township</b>		
<b>Land Use</b>	<b>Acres</b>	<b>Percent</b>
Agricultural	4,972	29.4
Wetlands / Forested Wetlands	4,312	25.4
Upland Forest	3,489	20.6
Nonforested Uplands	1,960	11.6
Residential	1,207	7.1
Water	607	3.6
Recreation / Cemetery	117	0.7
Industrial / Extractive	105	0.6
Institutional	82	0.5
Commercial	74	0.4
Beaches	4	--
<b>TOTAL</b>	<b>16,929</b>	<b>99.9</b>

➤ *Residential*

Single family homes constitute the predominant developed land use in the community. Residential development is spread throughout the Township along roadways, as seen in Figure 2-1. Residential land use occupies more than seven (7) percent of the land area in the Township.

➤ *Water*

Open water comprises less than four (4) percent of the Marion Township. Included in this

category are Adams Lake, East Twin Lake, West Twin Lake, Nowland Lake, Lake Marion, Skinner Lake, Matchett Lake, and the creeks.

➤ *Recreation / Cemeteries*

The recreation land category includes the Belvedere Golf Course, the Marion Township Park and boat launch facilities. Additionally, this category includes the cemeteries located in the Township.

➤ *Industrial / Extractive*

Marion Township has a limited amount of land in industrial use, less than one (1) percent. The majority of the property in this category consists of sand and gravel excavation operations. Additionally, the former Hoskins Manufacturing site is classified as industrial. The location of these areas is shown on Figure 2-1.

➤ *Commercial*

Marion Township has limited commercial development, comprising 0.4 percent of the land area in the Township. As illustrated in Figure 2-1, the commercial and business development is concentrated primarily in two locations, along US-31 and along M-66 (at Loeb Road).

➤ *Institutional*

Eighty-two (82) acres, or 0.5 percent of the Township, are mapped as institutional. This includes the recently-built high school and associated facilities on Marion Center Road, as well as the Township Hall and churches in the Township.

## **B. Natural Resources**

Marion Township's character is defined, in large part, by abundant natural resources, including lakes, ponds, streams, woodlands, farmlands, open space, wetlands, topography, and exceptional scenic beauty. These resources influence the suitability of land for various land uses and contribute to the area's desirability for year-round and seasonal residential and recreational development.

Natural resources provide tangible benefits to residents and visitors alike. Lakes, streams, woodlands, meadows, wetlands, hydric soils, floodplains, topographic features, and scenic views capes are irreplaceable environmental, economic, and recreational resources, that are highly valued components of the community's character.

The extent and location of natural resources were examined using Michigan Resource Inventory System (MIRIS) maps prepared by the Cooperative Extension Service, and other information gathered during the preliminary phases of the planning process. Maps illustrating natural features are included in this section of the plan. Descriptions of each feature appear below:

➤ *Water Resources*

One of the most valuable natural resources of Marion Township is water. Marion Township abuts the shoreline of Lake Charlevoix. Additionally, a number of lakes and streams are found in the township. This location means the actions of this community will impact the waters and communities downstream. These waters as well as the many other smaller lakes and streams contribute to the area recreational activities. It is extremely important that the quality of these surface waters be protected from the negative impacts of development, such as pollution and loss of scenic views to open water.

Lakes, ponds, and watercourses support aquatic, shoreline, and streambank wildlife habitats. Lakes and streams make significant contributions to Marion Township's character. Land adjacent to shorelines exhibits some of the community's higher densities of residential development. Proper land use management can help protect the quality of surface waters, and minimize damage to sensitive aquatic, shoreline, and streambank ecosystems in Marion Township.

Both groundwater and surface water are vital resources within Marion Township. The majority of the Township relies on groundwater for drinking water. As shown in Figure 2-2, the majority of the Township is located in an area where vulnerability of drinking water aquifers to surface contamination is high due to permeable soils or sensitive drift lithology.

➤ *Wetlands*

Wetlands provide habitat for a wide variety of plant and animal life, function as natural stormwater retention and filtration systems, and play a significant role in the groundwater recharge cycle. When drained or filled to provide developable land, these practical benefits can be irreparably altered or destroyed. The general wetland areas are mapped in Figure 2-1.

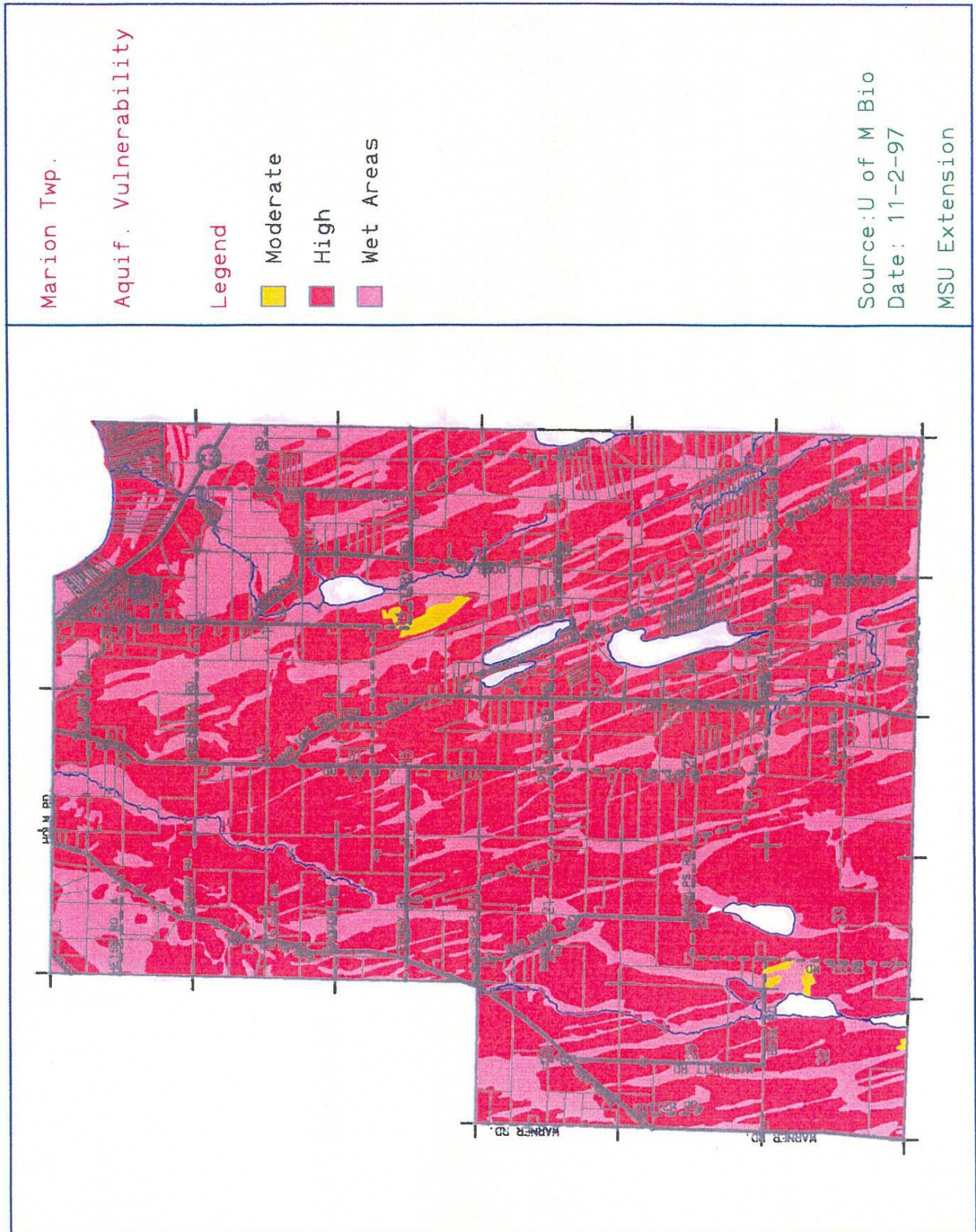


Figure 2-2: Marion Township Aquifer Vulnerability Map

Existing Land Cover / Use Map. Additionally, Figure 2-3 is a map of hydric or wetland soils. A comparison of the two maps shows more hydric soils indicated than actual wetland areas identified during the land use update. It is likely that some of the areas with hydric soils have been built upon and consequently are no longer classified as wetlands.

➤ *Woodlands*

Woodlands provide renewable timber resources, wildlife habitat, buffer the sights and sounds of civilization, moderate the effects of wind, stabilize soils, contribute to the quality of air and surface water, store and filter stormwater, play an important role in the groundwater recharge process, and provide a wide range of recreational opportunities. The fractionalization of productive woodlands for home sites or other land uses impacts their ability to be managed for timber production or utilized by animal species requiring large contiguous areas. Clear cutting for development destroys wildlife habitat, and eliminates the benefits outlined above. See Figure 2-1 and Figure 2-4 for the locations of these forest areas.

➤ *Geology and Topography*

According to geologists, the surface geology of the region was formed 10,000 to 12,000 years ago by glacial activity. Numerous advances and retreats by the glaciers resulted in the locally complex pattern of erosion and deposition. The drainage channels scoured by the glaciers resulted in the drumlin formations and depressions oriented linearly from northwest to southeast, as is visible in the Township's topography.

Topography contributes to the Township's scenic beauty, and the region's recreational and economic base. Areas of rugged topography provide wildlife habitat, and opportunities for forestry and recreation, though are generally *less suited to intensive development without extensive erosion control measures*. Steep roadway grades, septic field failures, soil erosion and excavation costs are some of the difficulties associated with steep grades. The Opportunities and Constraints Map (Figure 2-8) shows areas with moderate and extreme slopes (greater than 12 percent), which are a constraint for potential development. Development in areas with severe slopes and ravines should be monitored. If development is permitted, sensitive site planning should be required along these slopes to prevent erosion.

➤ *Soils*

Most Township residents rely on individual groundwater wells and private septic systems for water supplies and sewage disposal. Soils influence the capability of land to accommodate development. Soil characteristics present opportunities for the development of certain land uses, and limitations for others. Permeability, filtration capability, load bearing capacity, shrink- swell potential, slope, and soil type influence the suitability of land to accommodate septic system absorption fields (see Figure 2-5), building foundations and roadways. These same features influence the quality of wildlife habitat, and the productivity of agricultural and forestry operations.

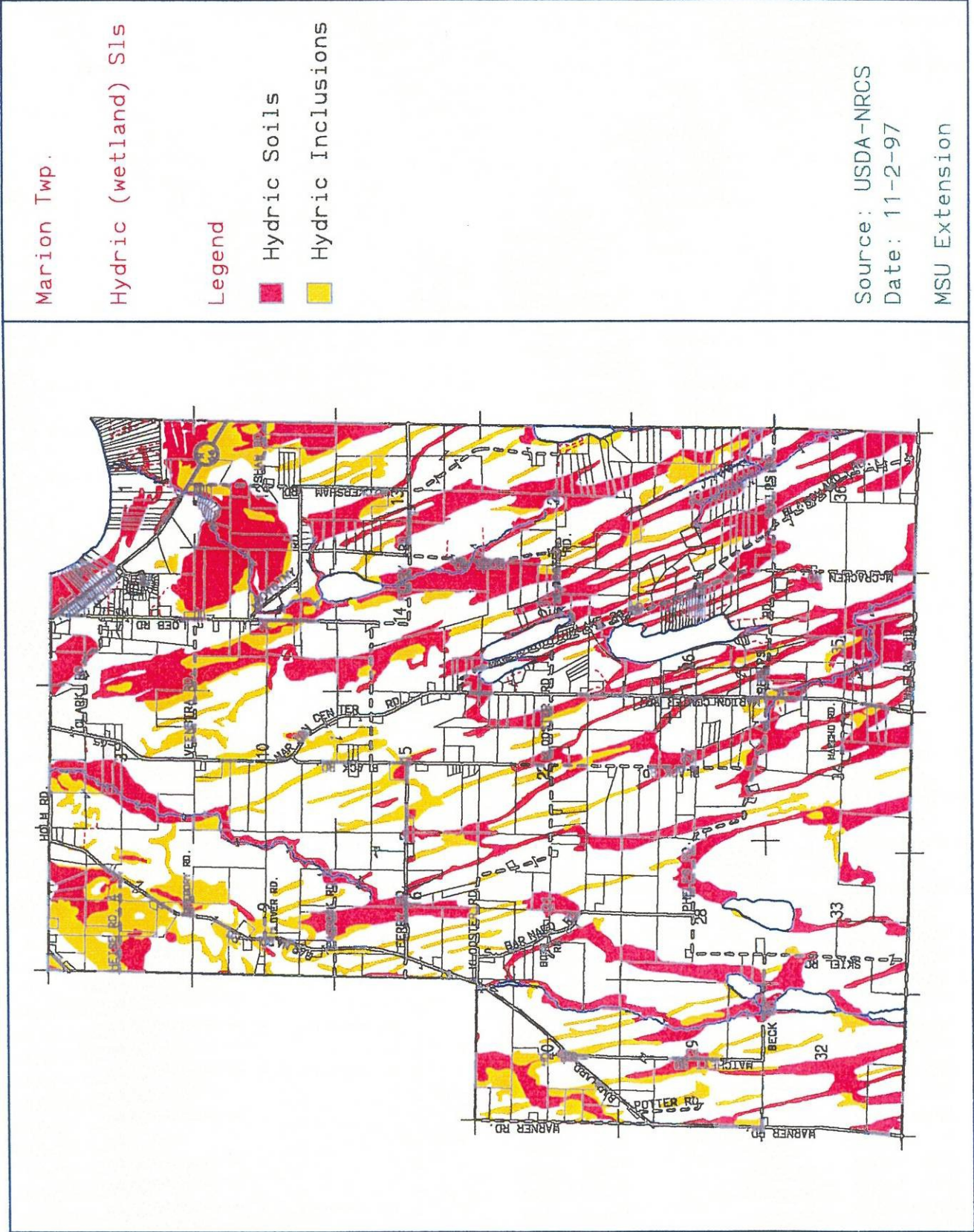


Figure 2-3: Marion Township Hydric (Wetland) Soils

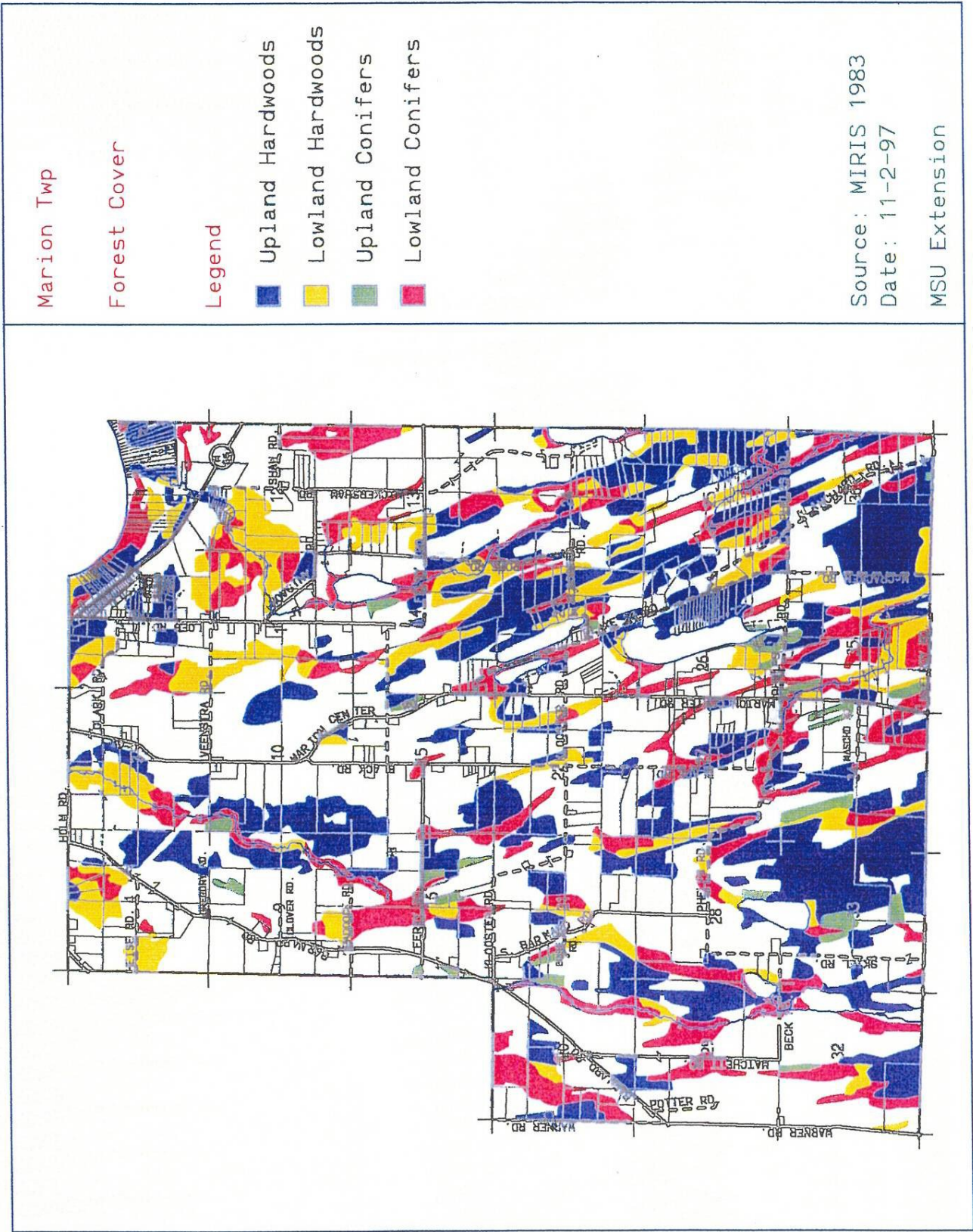


Figure 2-4: Marion Township Forest Cover

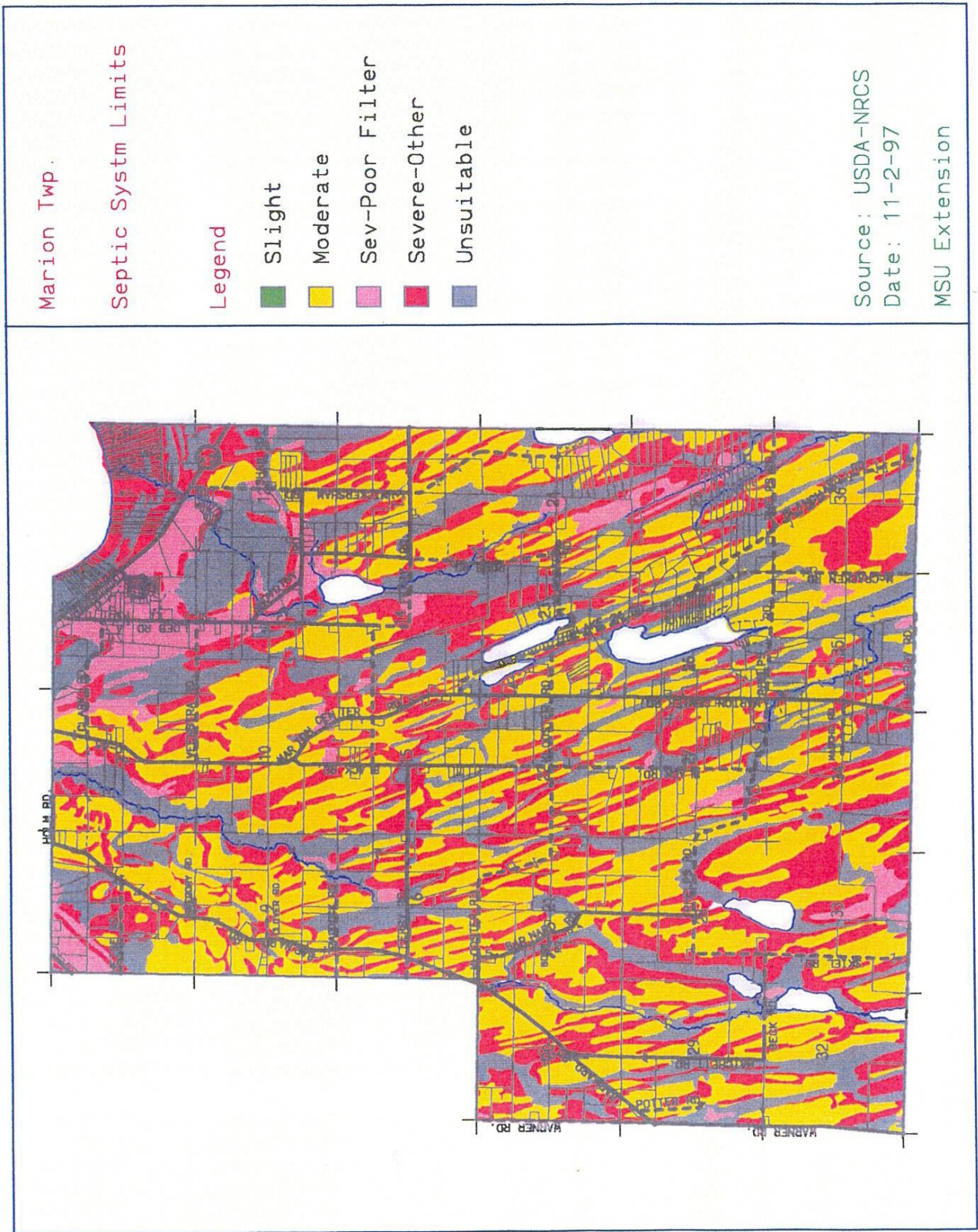


Figure 2-5: Marion Township Septic System Limits

The Marion Township Planning Commission examined maps illustrating the extent and location of soil characteristics during the planning process as a means of delineating areas within the community suited to various types of development. It should be noted that the maps are not site specific, and do not eliminate the need for detailed on-site investigations when land development proposals are made.

Descriptions of soil characteristics examined during the planning process are as follows:

➤ *Hydric/Wetland Soils*

Hydric/wetland soils are generally unsuited for septic system installations, road construction, and building site development. These soils tend to be of insufficient strength to support building foundations. Shrinking and swelling of soils during freeze/thaw cycles can damage building foundations unless soils are modified with appropriate fill material, see Figure 2-3.

➤ *Septic Limitations*

High water table, wetness, slow permeability, slope, rapid permeability, and poor filtration capability influence the ability of septic systems to function properly. Hydric/wetland soils, and heavy clay soils are characterized by slow permeability and are generally considered unsuited for septic system installation. As seen in Figure 2-5, the entire Township is classified as having either moderate or severe septic limitations.

Soils that exhibit rapid permeability or poor filtration capability are unable to adequately filter septic system effluent. Accordingly, septic systems constructed in such soils pose a threat of groundwater contamination from septic system effluent. Intensive development should be limited in areas with these types of soils, in order to help protect the groundwater.

➤ *Farmland Soils*

Prime farmland soils possess fertility, nutrient holding capacity, texture, drainage, and slope characteristics which make them well suited to crop and forage production. These soils are considered important on a national basis. Soils characterized as “prime if drained” possess all of the above characteristics when artificially drained, see Figure 2-6.

Important farmland soils possess all of the above characteristics, though slope is between six and twelve percent. These soils are highly productive when conservation tillage practices are used.

For the purpose of planning, the most significant areas with prime soils are those currently in active agricultural use, as shown on the Development Opportunities and Constraints Map, Figure 2-8.

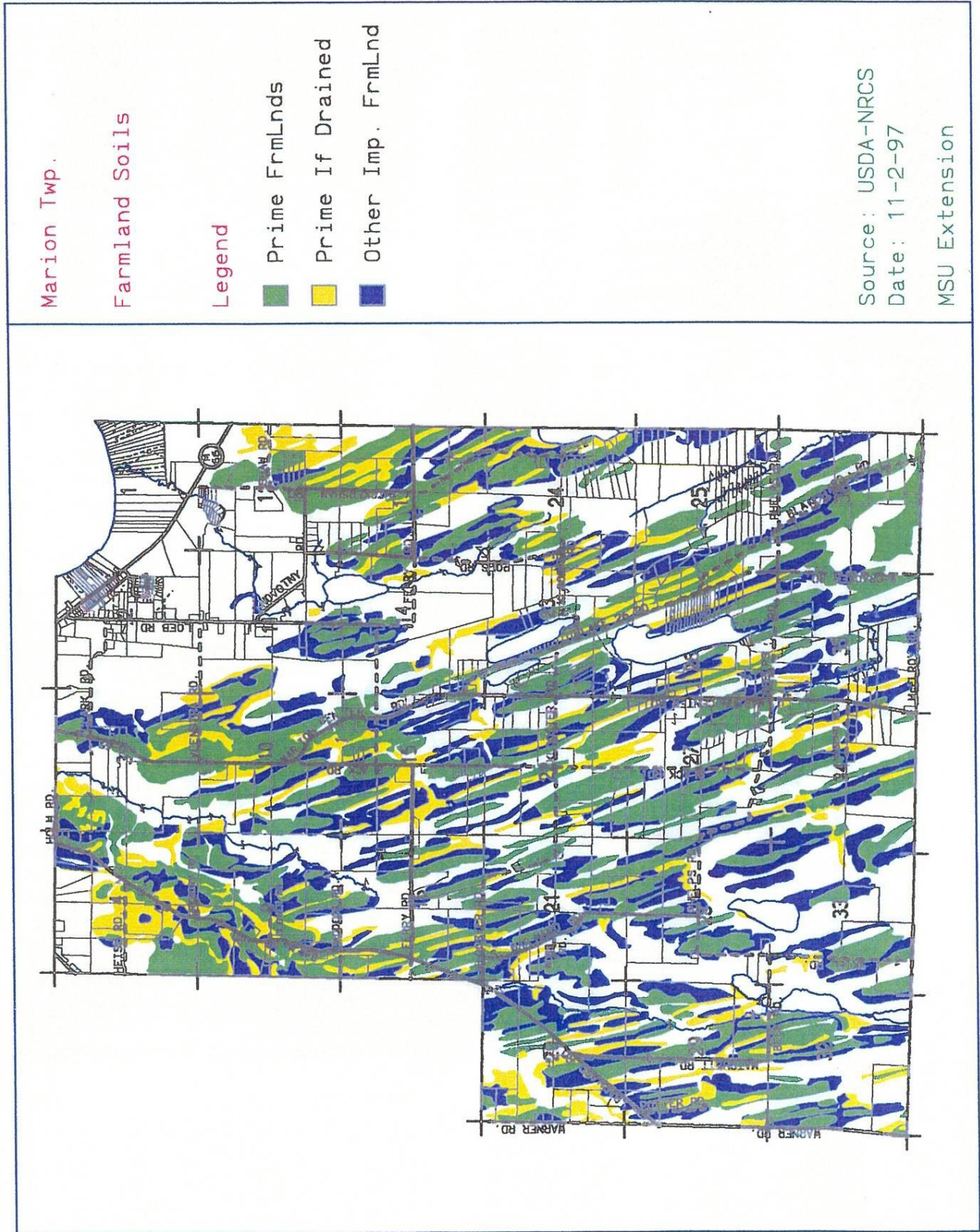


Figure 2-6: Marion Township Farmland Soils

➤ *Timberland Soils*

Timberland soils are rated on the basis of their timber production potential, and are classified as either national or regional.

Soils classified as national are capable of producing greater than one cord, or 1,000 board feet of timber per year per acre, and are considered important on a national basis. Soils classified as regional are considered important on a regional and state basis, and are capable of producing from one-half to one cord of timber per acre.

Typically, the highly productive timber soils also include the prime farm soils discussed above. The timber soils include a greater area because slope is not considered a significant limiting factor, see Figure 2-7.

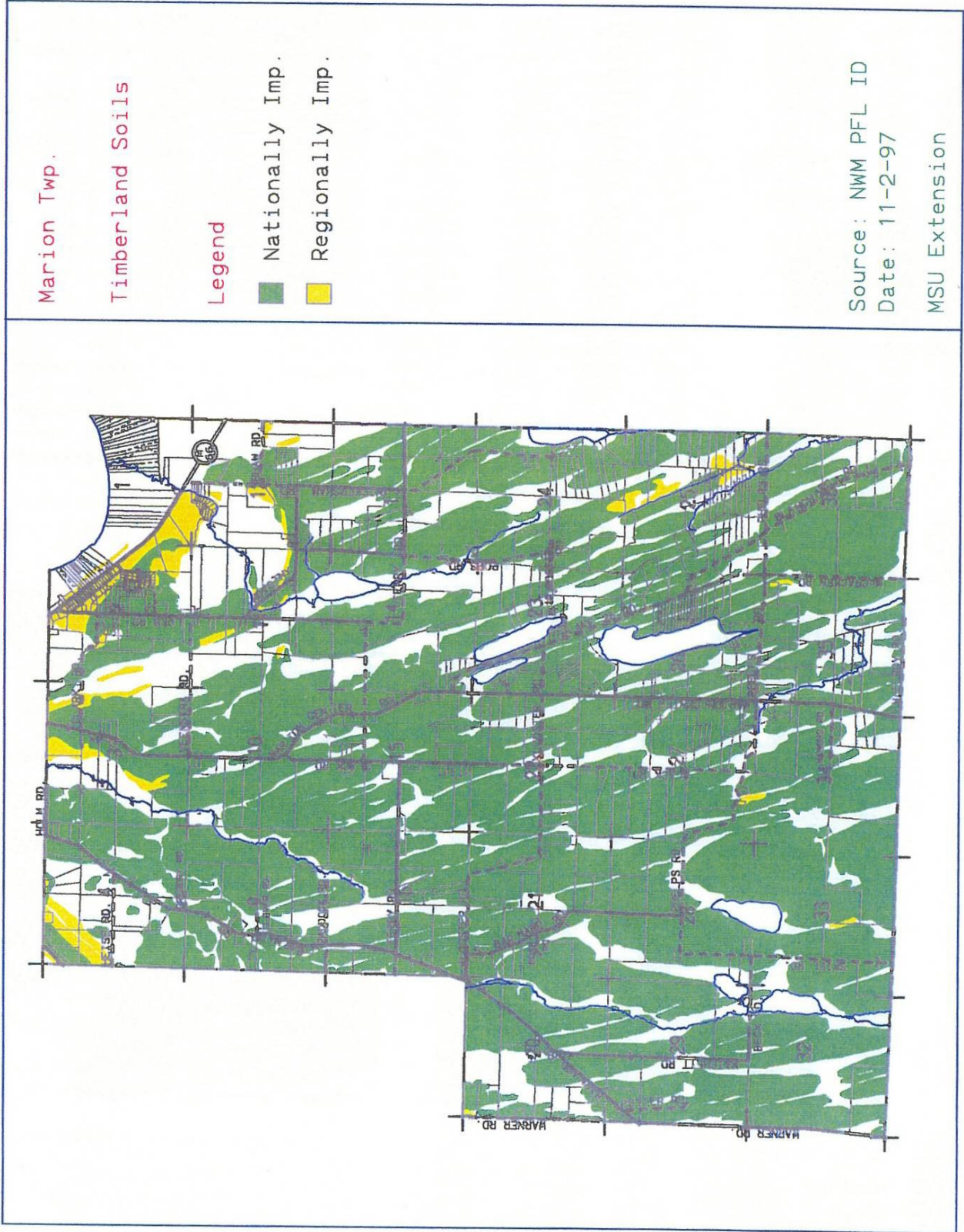


Figure 2-7: Marion Township Timberland Soils

### **C. Physical Opportunities & Constraints**

As discussed in the previous Natural Resources portion of this Section, land in Marion Township is not uniformly suited for development. Figure 2-8 shows a Development Opportunities and Constraints Map. Thus, the Development Opportunities and Constraints Map combines septic limitations information (steep slopes and hydric soils) with active agriculture on prime soils and existing development. The resulting map shows “constraint” areas where development should be severely restricted. Conversely, the white areas on the map identify pockets within the Township where development can be accommodated with the least impact to resources. The Opportunities and Constraints Map, in combination with the goals and policies identified in Section III, serves as the basis for the future land use map in Section IV.

The primary areas identified for farmland preservation efforts are the areas shown on this map where active agriculture is identified on prime soils, and secondarily any other active agricultural areas.

Figure 2-8

# Development Opportunities and Constraints Map

**MARION TOWNSHIP**

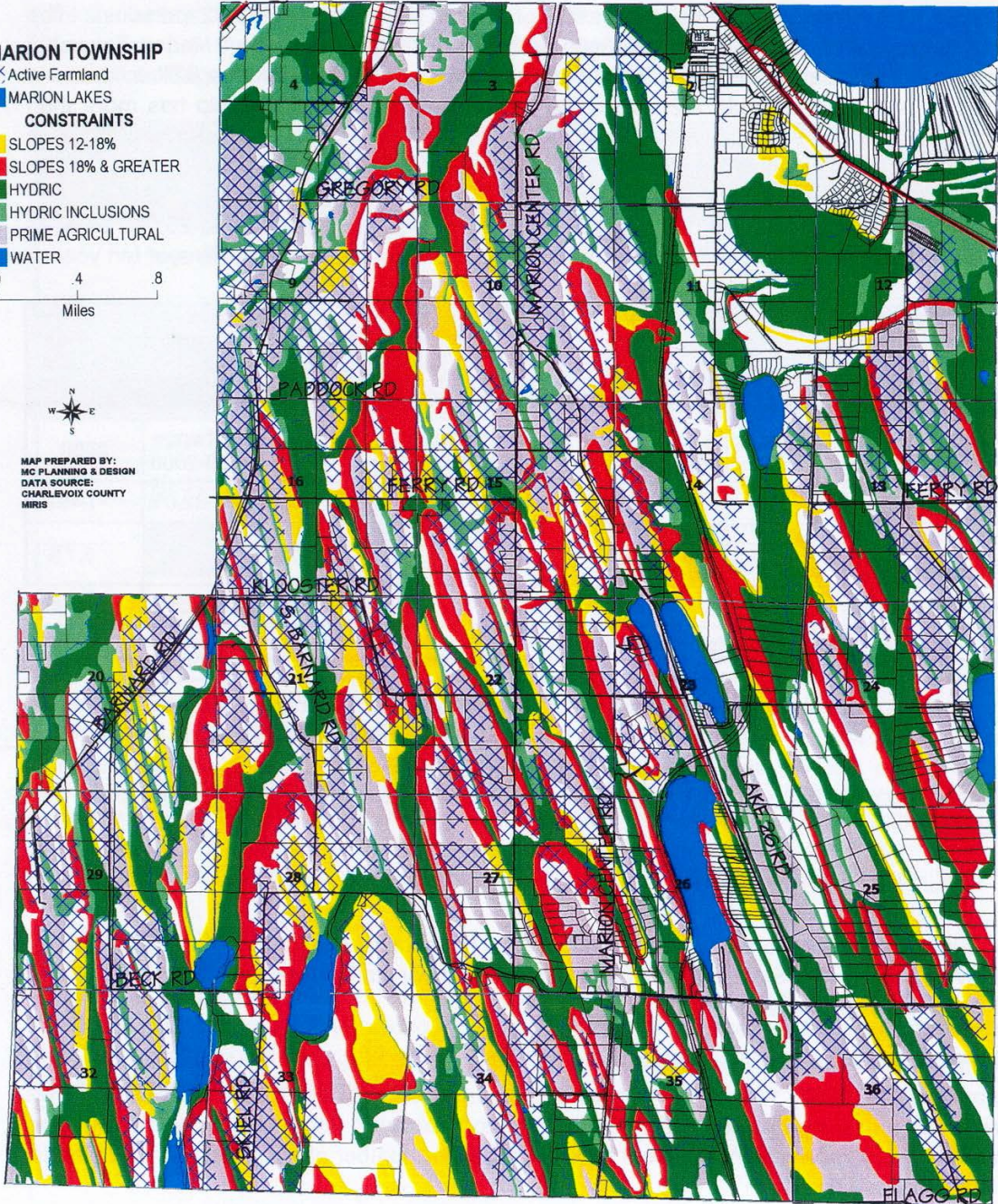
- Active Farmland
- MARION LAKES

**CONSTRAINTS**

- SLOPES 12-18%
- SLOPES 18% & GREATER
- HYDRIC
- HYDRIC INCLUSIONS
- PRIME AGRICULTURAL
- WATER

0 4 8  
Miles

MAP PREPARED BY:  
MC PLANNING & DESIGN  
DATA SOURCE:  
CHARLEVOIX COUNTY  
MIRIS



II C-2

**D. Population, Housing & Socioeconomic Characteristics**

➤ *1990 - 2019 Population*

The 2019 U.S. Census lists the population of Marion Township as 1,646 persons. The Township population is 52% (856) female and 48% (790) percent male. Marion Township experienced a population decrease of 68 persons between 2010 and 2019, or a 4.0 % decrease in population. As seen in Table 2-2 below, the population for Marion Township has increased by approximately 45.7% in the past 30 years; however, Marion Township has shown a decrease in the last decade.

Charlevoix County's population has increased slightly from 25,949 persons in 2010, to 26,054 persons in 2019. This represents an increase of 105 persons or approximately - 0.4% over ten years.

<b>Table 2-2</b>							
<b>Population Growth</b>							
<b>Marion Township and Charlevoix County</b>							
	1990	% Change 1990-2000	2000	% Change 2000-2010	2010	% Change 2010-2020	2020
Marion Township	1,130	32.0%	1,492	14.9%	1,714	-3.3.0%	1,657
Twp as % of County Population	5.3%		5.7%		6.6%		6.3%
Charlevoix County	21,468	21.5%	26,090	-0.5%	25,949	0.4%	26,054
Source: U.S. Bureau of Census of Population and Housing							

The Township population as a percent of the Charlevoix County population has been relatively stable in the last 20 years, while the rate of growth in Marion Township has had a small decrease in the last decade and appears to mirror some of the other portions of the County, see Table 2-2 above. As is the case in communities throughout northwest lower Michigan, population stagnation may, in part, be attributed to a shortage of affordable housing and a limited job avenue.

➤ *Per Household Population*

The 2020 Census reported Marion Township’s average household size as 2.51 persons, which is down from 2.6 in 2010. Charlevoix County and State of Michigan per household populations were reported as 2.25 and 2.47 persons respectively.

The 2020 figures indicate the number of households in the Township (from 646 to 655), County (from 11,355 to 11,503), and State (from 3,806,621 to 3,969,830) has increased since

2010, while the number of persons per household in the township has moderately decreased. This decrease in per household population is attributed to lower birth rates, higher divorce rates, an increase in the number of single-parent families, a greater number of single-person households, and longer life expectancy.

➤ *Age Groups*

Table 2-3 presents a breakdown of age groups within township, county and state populations, and a comparison between 2010 and 2020. The age distribution of the Township population is somewhat similar to that of the County and the State, although the Township has a higher percent of the population in the school age children. The mature family and senior citizens age groups represent the largest single increase as a percent of the total Township population.

<b>Table 2-3</b>						
<b>Age Distribution</b>						
<b>Township, County, State</b>						
<b>Age Group</b>	<b>Marion Township</b>		<b>Charlevoix County</b>		<b>State of Michigan</b>	
	2010	2020	2010	2020	2010	2020
0-4 years	5.0%	5.5%	5.3%	4.1%	6.0%	5.7%
5-19 years	21.7%	17%	16.8%	16.8%	17.7%	18.7%
20-24 years	5.3%	3.1%	6.3%	5.0%	9.9%	6.9%
25-44 years	24.4%	16.4%	21.0%	20.1%	24.7%	24.6%
45-64 years	31.1%	33.8%	32.1%	29.6%	27.9%	27.0%
65+	12.5%	24.1%	18.6%	24.5%	13.8%	17.0%
TOTALS	100.0%	99.9%	100.1%	100.1%	100.0%	99.9%
Median Age	41.2	51.3	45.5	49.1	38.9	39.8

Source: Source: U.S. Census Bureau

School age (5 - 19 years), family forming (25 - 44 years), and mature family (45 - 64 years) age groups represent 17, 16.4, and 33.8 percent of the Township's population respectively, and over 67.2% of the population overall as of the 2020 Census. The 0–4-year, young adult, and seniors age groups represent 5.5, 3.1, and 24.1 percent of the population, respectively.

*Charlevoix County*

School age, family forming, and mature family age groups represent 16.8, 20.1, and 29.6 percent of the county's 2020 population respectively, and 66.5 percent of the population overall. The 0–4-year, young adult, and seniors age groups represent 4.1, 5.0, and 24.6 percent of the population, respectively.

*State of Michigan*

School age, family forming, and mature family age groups represent 18.7, 24.6, and 27.0 percent of the Michigan's population respectively, and 70.3 percent of the 2020 population overall. The 0-4-year, young adult, and retirees and seniors age groups represent 5.7, 6.9, and 17.0 percent of the population, respectively.

**Income, Education and Employment**

Income statistics reflect information from the Census Bureau's 2020 data. Table 2-4 compares the income statistics for the Township, Charlevoix County and the State of Michigan.

According to U.S. the Census Bureau, Marion Township is 4.7 percent below the poverty level, compared to 9.7 percent of the population in the County and 13.7 percent for the State.

<b>Table 2-4</b>		
<b>Income Statistics – 2020</b>		
<b>Governmental Unit</b>	<b>Median Household Income</b>	<b>Per Capita Income</b>
Marion Township	68,854	33,776
Charlevoix County	60,433	38,685
State of Michigan	59,234	34,768

Source: U.S. Bureau of Census

Educational attainment is tracked by the U.S. Census. Statistics from the 2020 Census indicate that 94.1 percent of the Township residents are high school graduates or higher. This level is essentially identical to that of the County (94%) and above the state wide level (90.8%). Township residents with bachelor's degree or higher comprise 30.6 percent of the Township population, which is similar to the County percentage of 31.1, and higher than the state percentage of 29.1 percent.

Michigan Department of Technology, Management & Budget publishes labor force comparisons at the county and state level but no longer keep these figures at the township level. Employment data on the civilian labor force is presented below in Table 2-5, comparing Charlevoix County and the State of Michigan for the years 2017, 2019 and 2021.

**Table 2-5**

**Civilian Labor Force Comparisons  
Charlevoix County and State of Michigan 2017-2021**

	Charlevoix County			State of Michigan		
	2017	2019	2021	2017	2019	2021
Labor Force	13,076	12,901	12,138	4,887,000	4,949,000	4,758,000
Employed	12,351	12,314	11,595	4,663,000	4,748,000	4,478,000
Unemployed	725	587	543	224,000	201,000	280,000
Unemployment Rate	5.5	4.6	4.5	4.6	4.1	5.9

Source: Michigan Department of Technology, Management and Budget

**Housing and Property Values**

➤ *Number & Type of Dwelling Units*

2020 Survey data indicates there were 778 dwelling units in Marion Township, down from the 2010 figure of 889. Seven hundred twenty-three were single family homes, 36 were mobile homes, down from 89 in 2011 and 8 were listed as attached dwelling units, such as duplexes and apartments. As of June 2022, Marion Township has approximately 776 class 401 Improved parcels, of which, 178 do not have a Primary Residence Exemption (PRE). This data would suggest that 23% of the townships housing stock represents seasonal/second homes.

➤ *Median Housing Value*

Median Housing Value fluctuated greatly between 2010 and 2020, reaching a low mark during that period of \$146,900 in 2015. According to the 2020 U.S. Census, the median value of homes in Marion Township is \$189,100 compared to the 2010 figure of \$170,700. The median housing values for Charlevoix County and Michigan were \$173,500 and \$174,800 respectively. This information, while collected by the US Census Bureau is subjectively provided by the general population regarding what he or she thinks is the value of his or her house, and should be used with caution. It is speculated, that some people may intentionally underestimate the value due to concerns that accurate reporting might raise their taxes.

➤ *Age of Housing Stock*

Table 2-6 illustrates residential construction activity, and indicates the age of Marion Township's housing stock and illustrates a significant downward trend for new construction in the last decade.

<b>Table 2-6</b>	
<b>Construction Activity 1960-2020</b>	
Period of Construction	Number of Homes Built
2010 - 2020	20
2000-2009	145
1990 - 1999	134
1980 - 1989	131
1970 - 1979	120
1960 - 1969	94
Before 1960	137
Source: U.S. Bureau of Census.	

➤ *Property Values*

Property values can also be analyzed by reviewing State Equalized Value (SEV) figures. By law, SEV, which constitutes a community's tax base, is equal to approximately one half of the true market value of real property and certain taxable personal properties. Table 2-7 shows the Township SEV by property class for the years 2017, 2019 and 2021. The total SEV for the Township in recent years has trended upwards from \$90,502,700 in 2017 to the 2021 level of \$110,702,700, an increase of 22.3%.

As seen in the table 2-7, below the majority (greater than 75%) of the Township tax base was derived from residential property in each of the years reviewed and the percentage has remained fairly consistent between 78 and 79.9 percent

<b>Table 2 - 7</b>						
<b>Marion Township</b>						
<b>State Equalization Valuation by Property Class</b>						
<b>2017 - 2021</b>						
Property Class	2017 SEV	Percent	2019 SEV	Percent	2021 SEV	Percent
100 Agricultural	10,541,700	11.6	11,246,600	11	12,033,000	10.9
200 Commercial	7,904,600	8.7	8,460,000	8.3	9,465,200	8.5
300 Industrial	674,000	.7	795,100	.8	715,400	.6
400 Residential	71,382,400	78.8	81,315,900	79.9	88,489,100	79.9
500 Timber - Cutover	0	0	0	0	0	0
600 Developmental	0	0	0	0	0	0
800 TOTAL REAL SEV	90,502,700		101,817,600		110,702,700	
Source: Charlevoix County Equalization Department						

<b>Table 2-8</b>			
<b>Marion Township</b>			
<b>Number of parcels by Property Class</b>			
<b>2017-2021</b>			
<b>Property Class</b>	<b>2017</b>	<b>2019</b>	<b>2021</b>
100 Agricultural	140	138	159
200 Commercial	167	168	169
300 Industrial	7	8	8
400 Residential	1,049	1,046	1,045
500 Timber - Cutover	0	0	0.0
600 Developmental	0	0	0.0
<b>Total Parcels</b>	<b>1,363</b>	<b>1,360</b>	<b>1,381</b>
Source: Charlevoix County Equalization Department			
Note: Excludes Exempt Parcels			

According to the annual Charlevoix County Analysis for Equalization reports for 2017, 2019 and 2021 and shown in table 2-8 above, the Township has experienced only slight changes in the number of parcels in each category. Agricultural exhibited the greatest variance.

**E. Services, Facilities & Transportation**

➤ *Water and Sewage Disposal Systems*

Marion Township does not have a public drinking water system, although some businesses in limited portion of the Township (Loeb Rd) are served by public water from Charlevoix Township. Consequently, most Township residents rely on private on-site wells for domestic drinking water. All private drinking water wells are regulated by the County Health Department.

A sewer extends from the northern Township border at Marion Center Road south to the high school. This sewer may significantly influence the type and pace of development in Marion Township. At present local residents primarily rely on private, on-site septic systems, which are also regulated by the County Health Department.

Two important determinants for siting a septic system are soil suitability and depth to bedrock. The Natural Resources portion of this section addresses the geology and soils of the Township, and Figure 2-5 shows areas with septic limitations.

➤ *Solid Waste*

Marion Township is served by a number of private solid waste haulers. The Township organizes an annual spring drop off day, where large items can be taken to a designated location for disposal.

➤ *Other Public Utilities*

Electric power is provided to the Township by the City of Charlevoix and Great Lakes Energy (GLE) . Natural gas service, provided by the DTE Energy (formerly MichCon), is available in limited portions of the Township, including along US-31, Marion Center Road south to Veenstra Road, along Loeb Road, along M-66 and approximately the northern most one-half mile of Wickersham. Additionally, Consumers Energy, Great Lakes Energy and Wolverine Power each maintain a transmission line, which traverses a portion of the Township. Satellite and/or cable television services are available in the Township. Provided by GLE, Truestream high-speed fiber internet is available throughout most of Marion Township.

➤ *Police, Fire and Emergency Medical Service*

Police protection is provided by the Charlevoix County's Sheriff's Department, located in the City of Charlevoix. The Michigan State Police also supplements the County services.

The Marion Township contracts annually with Charlevoix Township to provide fire protection and with the Lake Charlevoix EMS Authority for emergency medical ambulance service. Hospitals offering primary care to Township residents are located in Charlevoix, Petoskey, and Traverse City.

A 911 emergency response system is available in Marion Township, provided by CCE-911 Central Dispatch.

➤ *Schools*

Marion Township is primarily served by the Charlevoix School District, although one property in the Township is in the Ellsworth School District. The Charlevoix Middle/High School is located on Marion Center Road in Marion Township, opened fall of 2002. In Charlevoix, the school district also operates the Safe Harbor Adolescent Recovery Program (S.H.A.R.P.) an alternative education program, as well as a non-traditional high school program combining on- line and classroom courses. Head Start early childhood education programs are also available in Charlevoix.

Marion Township is also served by St. Mary's School, (K-6) and the Charlevoix Montessori Academy for the Arts (Pre-K- 12), a charter school.

Post high school education is available locally at North Central Michigan College (NCMC) in Petoskey, offering two-year associates degrees and one-year certificate programs. NCMC also offers bachelors and masters programs in a variety of subject areas through joint agreements with other 4-year colleges and universities in the State.

Northwestern Michigan College (NMC), a two-year institution, is located in Traverse City and is noted for strong nursing and maritime programs. In addition, NWMC has joint arrangements with Ferris State University, Central Michigan University, Michigan State University, Eastern Michigan University, Michigan Technological University, Lake Superior State University, University of Michigan, and Wayne State University to offer several bachelor or master's degree programs. NWMC has an enrollment of approximately 3,000 full time students and is increasingly being used by area students.

➤ *Recreation*

Inventory of existing Marion Township public lands and recreation facilities include:

- ◆ Township owned property on E. Twin Lake
- ◆ State owned property located on McCracken Road at the southern border of the Township.
- ◆ Michigan Department of Natural Resources (MDNR) with two (2) boat launches (one on Adams Lake and one on Nowland)
- ◆ Belvedere Golf Course (private) – facilities include 18 holes and a private restaurant and clubhouse.
- ◆ Church of God operates private campground – at Loeb and Veenstra

➤ *Municipal, State, and Federal Facilities*

The historic Marion Township Hall is located on Marion Center Road. The Marion Township Hall is adequately meeting the Township needs at this time.

The Township also owns and maintains the Township Cemetery.

➤ *Transportation and Road Maintenance*

The only two state routes through the Township are US-31 and M-66. M-66 traverses the northeast corner of the Township and US-31 passes through the very northwest corner of the Township. These are the only two roads in the Township under the jurisdiction of the Michigan Department of Transportation.

The main County Roads traversing Marion Township are Marion Center Road and Barnard Road, which both run primarily north/south, and Ferry Road which runs east/west. The primary road system consists of 15.23 miles. The remainder of the public roads are county local, some of which are seasonal in places. The local road system is 35.20 miles in length. The Charlevoix County Road Commission provides road maintenance services on public roads in the Township and snow removal for all county primary and the non-seasonal portions of the county local roads.

The Charlevoix County Transit Authority provides an on-call dial-a-ride bus service within Charlevoix County. For transportation needs beyond the County boundaries the local transit

authority coordinates with similar transportation services in adjacent Counties.

A portion of a designated national bicycle route, US Bicycle Route 35 (USBR 35) traverses Marion Township on Barnard Road. USBR 35 runs from Sault Ste Marie, Michigan to Mississippi. The most northern part of USBR 35, the Michigan section runs from Sault Ste Marie on the border with Ontario to New Buffalo (near Chicago).

**F. 2014 Community Survey**

A community property owner survey was developed and analyzed during the 2014/2015 Master Plan update process. The findings from the 2014 survey were reviewed by the Planning Commission and compared with the results of the 1993 survey for Banks, Marion and Norwood Townships. The findings of the two surveys were quite similar. The 2014 survey findings are included as Appendix A.

**Section III: Community Goals and Policies**

**Community Goals**

The purpose of this chapter is to set forth the Township's goals and policies to guide future development. Community participation and input was a critical component in developing these goals and policies. In analyzing the data compiled in the earlier chapters, it is very clear that Marion Township is located in an extremely environmentally sensitive area; therefore, uncontrolled development could dramatically alter the character of the Township. However, by encouraging new development to conform to community-based standards and guidelines, both the rural character and the natural resources of the Township can be preserved to the fullest possible extent.

In developing community goals and policies, it is important to analyze existing community characteristics, such as social and economic features, environmental resources, available services and facilities, and existing land use. In addition to examining existing characteristics, another important tool in the development of community goals and policies is to identify community assets and problem areas.

By combining the outcomes of the working session discussions, the 2014 property owner survey, and plan research efforts, the Township Planning Commission, with guidance from the planning consultant, was able to develop and update the following set of goals and policies:

**Table 3-1**  
**PLANNING AND COMMUNITY DEVELOPMENT**

**Goal**

***Maintain an ecologically sound balance between human activities and the environment to retain and enhance the Township’s quiet, scenic and rural character.***

**Policies**

1. Encourage creative design and planning techniques which produce visual harmony while preserving special features and protecting vital natural resources.
2. Encourage planned land uses in coordination with public utility, facility, and service improvement programs.
3. Encourage the preservation and protection of scenic views of hills, valleys, farms, lakes and streams.
4. Guide development in a manner that is consistent with the natural limitations of the land to maintain the Township’s rural character.
5. Consider how the Township’s planning policies, zoning ordinance, ordinance amendments and re- zonings may impact adjacent municipalities.
6. Pursue efforts to address blight issues, in order to maintain the area’s highly valued scenic character.
7. Encourage traffic and pedestrian safety and minimize negative visual impacts of commercial development along highways.

**Strategies**

1. Implement the Township Master Plan and Recreation Plan by revising the zoning ordinance and developing a capital improvements plan to provide for road, infrastructure, and recreation facility upgrades and maintenance.
2. Control the location of new development by designating appropriate areas for residential, commercial, industrial, and recreational land uses. Coordinate planned land uses with public utility, facility, and service improvement programs.
3. Preserve and protect scenic views of hills, valleys, farms, lakes and streams by requiring setbacks, retention of open space, allowing flexible development options such as Planned Unit Developments (PUD’s), and promoting residential and commercial clustering, and conservation easements.
4. Insert a residential development cluster option into the zoning ordinance in order to preserve open space (only if we decrease the amount of land zoned Agricultural).
5. Develop access management standards for commercial development along US-31 and M-66 to promote shared driveways and parking lots and regulations that promote clustered commercial development.
6. Revise the zoning ordinance to include requirements for landscaping and signage that reduce negative impacts of commercial development within the Township, promote pedestrian safety, and protect open space and important natural resources.

**Table 3-2**  
**NATURAL ENVIRONMENT & WATERFRONT**

**Goal**

***Protect and preserve the natural resources, including the waterfront areas***

**Policies**

1. Encourage a land use pattern that is oriented to and respects the natural features and water resources of the area.
2. Evaluate the environmental impact of all new development.
3. Protect land resources and water quality related to our lakes, streams and wetlands.
4. Encourage the continued natural use of wetlands as groundwater recharge and stormwater holding areas.
5. Protect Lake and river shorelines.
6. Establish regulations and standards necessary to protect and preserve the quality of the air from degradation due to fumes, odors, smoke, dust and other pollutants.
7. Establish regulations and standards to protect the community against high noise levels and exterior lighting glare. Exterior lighting glare can be controlled by requiring that any light fixtures used must direct the light downward.
8. Encourage water-saving strategies.

**Strategies**

1. Determine and analyze soil suitability, slope of the land, potential for ground water and surface water degradation and contamination, compatibility with adjacent land uses, and impacts to sensitive natural areas such as wetlands and wildlife corridors for each new development.
2. Limit and control the density and type of development adjacent to lakes, streams, and wetlands and develop requirements for impervious surface and greenbelts.
3. Incorporate groundwater protection and stormwater management regulations into the zoning ordinance.
4. Encourage natural shoreline landscaping, preservation of existing vegetation, and the use of native and adapted plant species.
5. Encourage the use of green infrastructure such as rain gardens, bioswales, and permeable paving to reduce stormwater runoff.
6. Encourage impact statements regarding effects on water quality, air quality, and noise for all site plan review applications.
7. Revise the zoning ordinance to include requirements that protect the community against high noise levels and other negative effects of mining, as allowed by state law.
8. Encourage water-saving strategies, such as gray- and black-water systems, as allowed by applicable law, and native or adapted plant species that require less irrigation

**Table 3-3**  
**AGRICULTURE, FORESTRY & OPEN SPACE**

**Goal**

***Recognize the importance of agricultural lands to the rural and scenic character of Marion Township, and protect the economic viability of the agricultural and forestry operations wherever possible.***

**Policies**

1. Provide opportunities for landowners to capture the development value of farmland or forestland without creating scattered developments.
2. Allow for low-density residential and recreational use on lands which are not designated as prime or unique for farming and/or forestry purposes.
3. Discourage the fragmentation of prime and unique agricultural land and prime forestlands into parcels too small to be economically used or managed for agriculture or timber production.
4. Provide methods of preserving farmland and forestland by allowing other compatible income producing uses, such as alternative energy systems or cellular communication towers.

**Strategies**

1. Work with Charlevoix County to pursue assistance programs such as Transfer of Development Rights and Purchase of Development Rights to ensure long-term viability of agricultural operations, protect farmland from conversion to residential uses, and to preserve the rural character, scenic beauty, and cultural heritage of the township.
2. Promote compatible, income generating uses on farmland and forestland, such as direct sales of farm and forest products.

<b>Table 3-4</b>	
<b>RESIDENTIAL DEVELOPMENT &amp; HOUSING</b>	
<b>Goal</b>	
<i>Retain the community's rural, scenic character as exhibited by its low- density residential development, while providing for suitable housing opportunities for the varying economic, lifestyle and family stage needs of the community</i>	
<b>Policies</b>	
<ol style="list-style-type: none"> <li>1. Encourage the development of housing to meet the needs of all household types and income groups.</li> <li>2. Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, usefulness and safety.</li> <li>3. Protect the residential neighborhoods from intrusion of incompatible uses.</li> <li>4. Encourage cluster developments with open space for new single-family housing.</li> </ol>	
<b>Strategies</b>	
<ol style="list-style-type: none"> <li>1. Provide for mixed use development, accessory dwelling units, multi-family housing, and small residential dwelling units in appropriate areas of the Township.</li> <li>2. Promote the preservation of scenic views, agricultural land, and open space in the zoning ordinance.</li> </ol>	

**Table 3-5**  
**INFRASTRUCTURE, PUBLIC SERVICES &**  
**TRANSPORTATION**

**Goal**

**Improve and maintain the Township's transportation systems, community facilities, programs and public utilities to be consistent with the community's needs and ability to finance improvements in the most cost-effective manner.**

**Policies**

1. Encourage the efficient use of existing roadways and infrastructure.
2. Work cooperatively with the Charlevoix County Road Commission to maintain a safe, effective and efficient road network in the Township.
3. Plan for safe access and circulation of vehicles as well as pedestrians.
4. Expansion of sewer and water service in the Township shall be consistent with the planned intensity of land use for that area, scheduled when affordable and implemented when necessary to meet an identified need.
5. Encourage the placement of utilities underground for new developments.
6. Plan utility improvements to coincide with development, where possible.
7. Continue to contract with neighboring municipalities and the Lake Charlevoix EMS Authority to provide fire and emergency services consistent with public needs.
8. The Township will encourage the use of new technology that may be developed, which could replace the individual septic system and consequently may not require expansion of the municipal sewer system.
9. Pursue the expansion of high-speed internet and wireless communication services within the Township to provide residents and businesses with more affordable options.
10. Work cooperatively with other local units of governments to explore opportunities for a separate non-motorized trail through the Township to provide safe alternatives for pedestrian and bicycle travel, including a route to the high school.
11. Encourage the reuse of existing facilities and infrastructure including grey- and brownfield redevelopment, over expanding into undeveloped greenfields.

**Strategies**

1. Direct development to areas with existing infrastructure; require developers to fund upgrades of infrastructure to support proposed new development.
2. Develop standards for private roads and shared road access points.
3. Promote adaptive reuse of buildings for commercial uses.

**Table 3-6**  
**COMMUNITY AND ECONOMIC DEVELOPMENT**

**Goal**

*Encourage a diversified economy, which supports a wide variety of business and industries to strengthen the local tax base, while striving to preserve the natural environment and rural character of the Township*

**Policies**

1. Promote a varied business environment.
2. Concentrate commercial development in designated commercial areas.
3. Recognize the importance of the tourist industry to the local economy.
4. Utilize innovative planning and zoning techniques, such as clustering and/or shared parking, to regulate linear or strip commercial development.
5. Maintain greenbelt buffer and landscape regulations.
6. Encourage shared highway access along South M-66.
7. Encourage the re-use of existing facilities and infrastructure where appropriate and consistent with the future land use plan.
8. Allow for residences in commercial areas
9. Allow home occupations compatible with existing residential areas.
10. Ensure that industrial developments take place in an environmentally sensitive manner and are harmonious with the surrounding area.
11. Encourage light industries, which do not pollute the air, soil or water nor offend because of noise, odor, or visual impact, to locate in designated industrial areas.
12. Encourage alternative energy production and use within the Township.

**Strategies**

1. Revise the zoning ordinance to incorporate access management standards for commercial development along US-31 and M-66 to promote shared driveways and parking lots and regulations that promote clustered commercial development.
2. Promote the re-use of existing buildings and infrastructure and the use of green infrastructure and water reuse systems through tax incentives.
3. Develop and enforce requirements for landscaping and signage that preserve the rural character of the township, reduce the negative effects of strip development along US-31 and M-66, promote pedestrian safety, and protect open space and important natural resources.
4. Reduce the visual impact of signs and billboards, and address traffic safety by controlling the size, color, number, illumination, and configuration of signs in the zoning ordinance.
5. Require landscape buffers between residential and commercial or industrial uses.
6. Promote adaptive reuse of buildings for commercial uses.

**Section IV: Future Land Use Plan**

At present, Marion Township is primarily an agricultural and rural residential community.

Forests cover steeply sloped hillsides while wetland vegetation and lowland woods are found in the lower areas. Lakeshore living is available along the shores of many inland lakes including Lake Charlevoix. While active agricultural uses have declined from historic levels, the many active farms which remain are highly valued by the local residents, according to the Marion Township 2014 Property Owner Survey.

Through land use planning and land use controls, Marion Township intends to ensure that existing rural residential, agricultural, and recreational uses can continue, and reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts. Based on the social, economic and environmental characteristics of the Township, four (4) general categories of land use have been identified to serve existing and future development needs. These categories are listed below:

- Resource Preserve and Low Density Residential
- Moderate Density Residential
- Industrial and Commercial
- Public and Quasi-Public

#### ➤ **Resource Preserve and Low Density Residential**

Resource Preserve and Low-Density Residential land use category has been designated consistent with the Township's goal to recognize the importance of agricultural and forest lands. Marion Township recognizes that the presence of forested and agricultural land contributes significantly to the scenic and rural character valued by the Township residents. The Resource Preserve and Low-Density Residential area designation is intended to encourage the continued forestry and agricultural uses of areas on prime soils. The designated area comprises the majority of the Township (see Figure 4-1). To preserve forestry and agricultural uses, it is recommended that non-agriculturally related residential uses be allowed only at a low density within the Resource Preserve and Low-Density Residential category, due to the risk of groundwater contamination.

While the designation of Resource Preserve and Low-Density Residential land use category will not prevent the conversion of farmland and forestland to other uses, it will help to control the scale and rate of conversion and direct attention to areas where farmland conversion may be an issue. There are a number of ways in which the agricultural conversion issue could be addressed prior to development. The Township Zoning Ordinance could, for example, allow non-agricultural uses as a special condition use. Special condition use status would require site plan review by the Planning Commission in the agricultural areas for certain non-agricultural development. During site plan review, a density bonus could be allowed if the proposed residential development is clustered. The areas designated for Resource Preserve and Low-Density Residential use on the Future Land Use Map, Figure 4-1, Do not cover all of the farms in the township but rather identify areas where agriculture and forestry operations are still the dominant uses, and consequently can be more readily protected.

Figure 4-1

# Marion Township Future Land Use Map

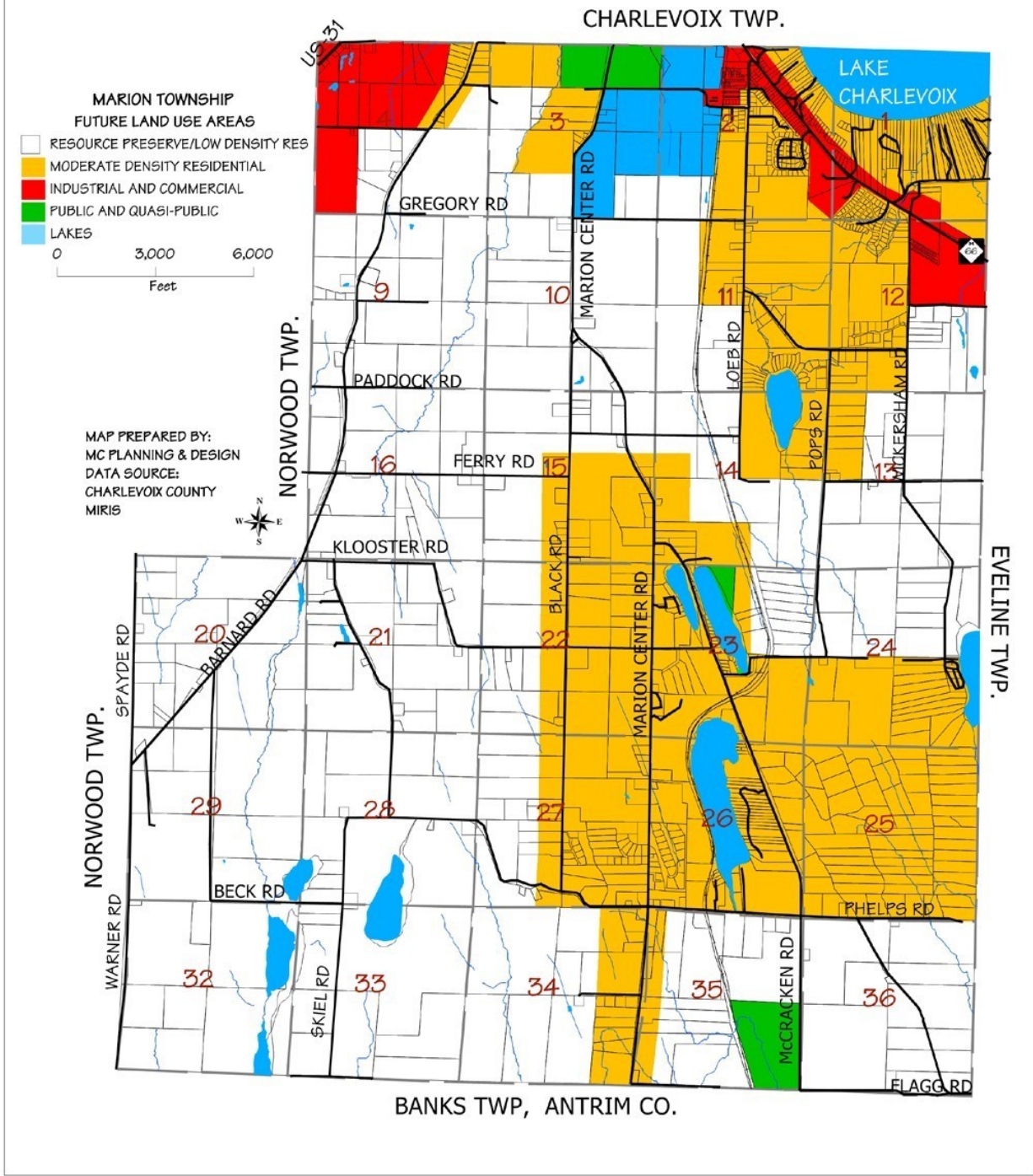
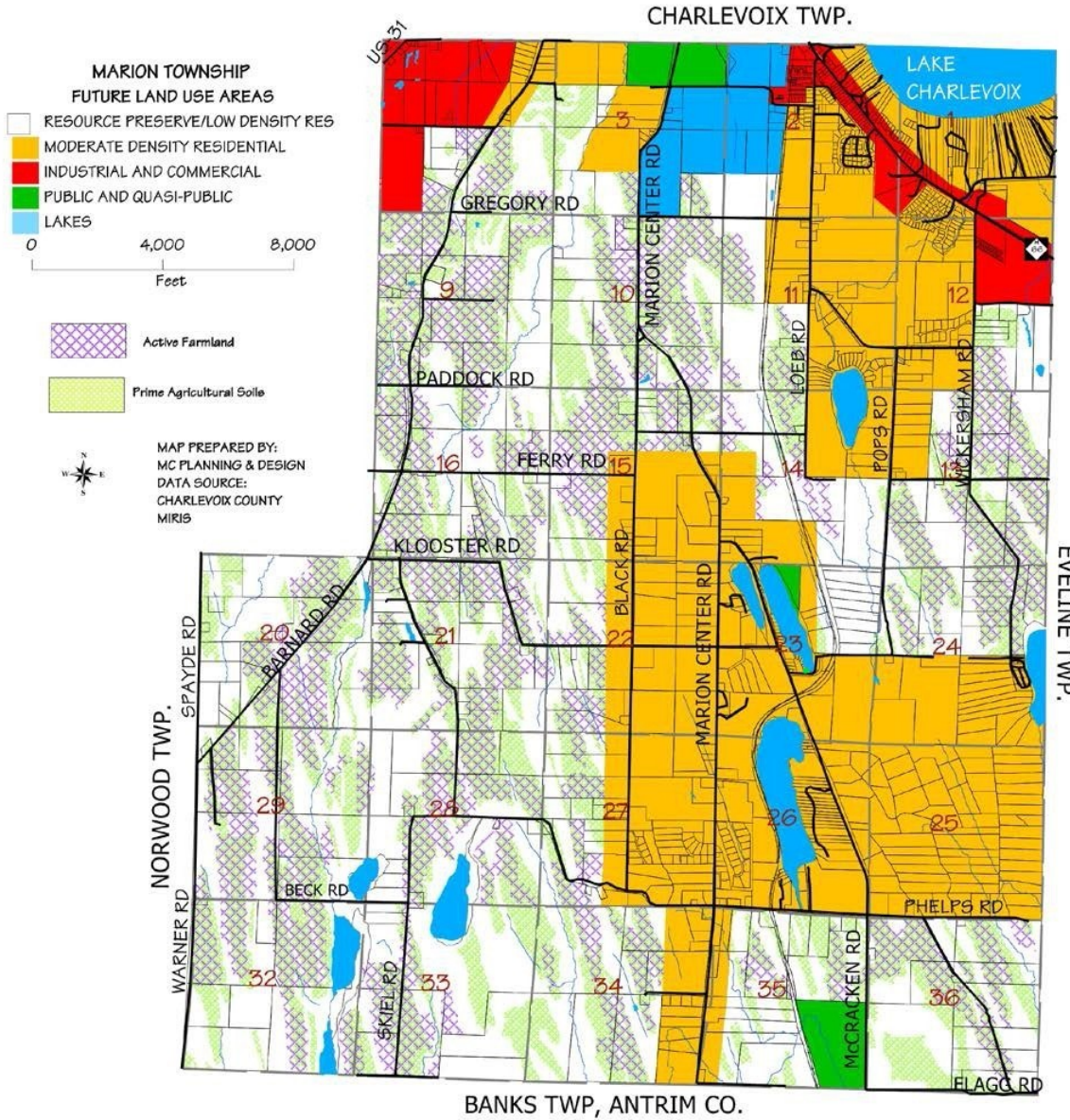


Figure 4-2

# MARION TOWNSHIP FUTURE LAND USE & AREAS OF AGRICULTURAL IMPORTANCE



➤ The Township will encourage methods that accommodate the needs of preserving farmlands, farming, open space, natural resources and rural character of the Township. The methods include innovative zoning provisions that allow for the preservation or conservation of essential natural resources, farmland or open space. Additional methods which other communities have employed or are investigating to help protect and preserve agricultural land include the Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), Agricultural Security Areas (ASA), clustering requirements for non-agricultural uses and tax breaks or incentives for continuing agricultural use. It is recommended that these alternatives be investigated for possible application in Marion Township, as a way to balance economic rights with agricultural preservation goals. It is important to recognize where active agriculture exists in the Township. Figure 4-2 overlays the active farmlands and prime agricultural soils information on the future land use category “Resource Preserve/Low Density Residential”. These areas are considered the primary targeted areas for farmland preservation efforts.

➤ **Moderate Density Residential**

The Moderate Density Residential future land use category is intended to direct future residential growth to specific areas of the Township. The areas designated residential use are located primarily in the northern and eastern portions of the Township. Within these areas, the Township Zoning Ordinance should establish distinct residential districts to specify where low or moderate density residential, such as smaller lot residential development will be allowed. The Zoning Ordinance will also specify where higher density residential uses, such as apartments, townhouses, condominiums, or manufactured home developments will be allowed.

The designated moderate density residential areas should be retained for low to moderate density residential use during the present planning period, since only a limited portion of the Township is currently served by sewer and water. Additionally, low density residential use is more compatible with the adjacent Resource Preserve and Low-Density Residential land use.

It is also important to note that under state law, manufactured homes are allowed in any residential area if the structure meets all requirements set for site-built homes. Additionally, a manufactured home development would be compatible with the multiple-family portion of the residential area.

➤ **Industrial and Commercial**

Limited industrial and Commercial areas are identified in the northwestern portion of the Township, partially along US-31, and along M-66 in the northeastern portion of the township. These areas are designed to accommodate existing sand and gravel extraction operations, minor expansion of these operations or reuse for other industrial purposes. The Future Land Use plan provides for expansion of commercial activities along M-66.

➤ **Public and Quasi-Public**

The Public and Quasi-Public category is designed to provide protection to existing recreation

property, areas planned for future recreation use, or other natural resources, while allowing for very limited and low intensity recreation development to occur, as well as low density residential uses consistent with recreational and conservation uses. The Public and Quasi-Public category includes the Belvedere Golf Course property at the northern boundary of the Township, as well as the Charlevoix Middle/High School on Marion Center Road.

### ***Other Land Use Considerations***

- *Public Service*

Public services were considered in the development of this Future Land Use plan; however, no distinct public services category is designated. As discussed in the Community Services portion of Section II, the existing facilities are adequately meeting the Township's needs. It is anticipated that additional public services would be compatible with many of the proposed land use areas and could be allowed in the associated zoning districts either by right or by special approval depending on the use and the district.

- *Scenic Corridors*

Marion Township is fortunate to have roadways that traverse significant scenic corridors. These corridors contribute to the township's character and identify by affording views of farmland and woodlands, and significant scenic vistas from the township's higher elevations.

Development along scenic corridors should be consistent with the objectives, guidelines, and policies established in this plan.

- *Steep slopes*

Marion Township has an abundance of moderate to steeply sloped land distributed throughout the Township, as seen in Figure 2-8. In order to protect the environmentally sensitive nature of these sloped areas, development standards for areas with steep slopes should be incorporated into the zoning ordinance and apply to development in any zoning district.

- *Clustered Residential*

Due to the physical development constraints of the Township and the community concern about the protection of rural character, it is recommended that the clustering of residential uses be allowed and encouraged. The Township should allow for site condominium projects and Planned Unit Development (PUD) projects as a means of allowing for development on the less sensitive land while allowing the more sensitive land to be protected as open space within the development.

## **Section V: Recreation Plan**

### *Parks & Recreation Staff and Programming*

Currently, because of the lack of Township-owned recreational facilities, Marion Township does not employ staff for the maintenance of public spaces. They do employ a part-time cemetery sexton responsible for maintaining the cemetery and cemetery-related tasks. Additionally, Marion Township does not provide recreational programming to its residents. Recreation facilities located in the Township are owned and operated by other entities. Recreational programming is provided by Charlevoix County ( primarily through MSU Extension), schools, community service groups, and private entities. However, as recreational facilities are developed by the Township, this situation will be adjusted. Residents currently volunteer with area recreation organizations, and the Planning Commission anticipates that if the Township were to develop recreational facilities, such as hiking trails, volunteers would assist with construction and maintenance activities.

### *Funding for the Park & Recreation Budget*

Funding for maintenance and improvement of Township properties, except roads, is taken from the General Fund. Apart from Township funds, other possible funding sources for recreational improvements in the Township are grant opportunities with agencies such as the Michigan Department of Natural Resources, Charlevoix County, private foundations, community service organizations, and community fund-raising groups.

### *Relationships with Other Agencies/Groups*

There are numerous groups in Charlevoix County involved with improving and operating recreational facilities in the area. These groups, which are potential partners for recreational facilities and programming in Marion Township, include the Charlevoix County Parks, Charlevoix Little League, Charlevoix Youth Soccer, Charlevoix Public Schools, Charlevoix County 4-H, and the Charlevoix Rod and Gun Club.

### *Inventory of Existing Recreation Facilities*

Some of the primary draws to Marion Township are the abundant natural resources and outdoor recreational opportunities. The Township has plentiful forestlands, scenic views, opportunities for bicycling along Township roads, athletic fields at Charlevoix Middle/High School, streams and rivers, Lake Charlevoix, other inland lakes, and Lake Michigan boating, beaches, swimming and fishing.

Charlevoix High School hosts musical and theatrical events, and Castle Farms includes artistic displays, seasonal and children's events, and hosts business retreats and meetings. Outside the Township, recreational facilities include athletic fields and courts, municipal and state parks, small township parks, nature preserves, athletic fields, cross-country ski trails and a downhill ski area.

The Township owns two properties as well as the Township cemetery.

Recreation facilities and properties within the Township are:

- Marion Township Hall at the intersection of Ferry Road and Marion Center Road
  - 4.3 acres
- Castle Farms (private) on M-66 next to Evergreen Point subdivision
  - 20.1 acres
- Charlevoix Middle/High School on Marion Center Road near the north of the Township
  - 70.8 acres
- East side of E. Twin Lake
  - 12.8 acres
- State owned property located on McCracken Road at the southern border of the Township
  - 110.7 acres
- Michigan Department of Natural Resources (MDNR) owned boat launches
  - Adams Lake, east side – 2.4 acres
  - Nowland Lake, west side – 2 acres
- State owned land at the south end of E. Twin Lake
  - 0.8 acres
- Belvedere Golf Club (private) at the north end of the Township on Marion Center Road
  - 88.1 acres total (includes area in Marion Township and Charlevoix Township)
- Church of God campground (private) at the intersection of Loeb and Veenstra
  - 25.2 acres
- Winchester Nature Preserve, Lake 26 Road, east side of W. Twin Lake, owned by the Little Traverse Conservancy
  - 7 acres

### Marion Township Hall

The historic Marion Township Hall is currently used for Township meetings and rented to a church. The building is available for rent to private parties, but is rarely rented due to a lack of kitchen facilities.

### Castle Farms

A historic castle built in 1918, the grounds include a WWI museum, gardens, outdoor model railroad, and seasonal train displays. The building and grounds are typically open to the public daily.

### Charlevoix Middle/High School

Recreation facilities include two gymnasiums, a soccer field, an indoor track, and ball fields.

### East Twin Lake

This Township-owned property of almost thirteen (13) acres is currently undeveloped. Forest Shores Drive, which runs north and south to the east of the property, is privately owned. An access easement exists, running from Forest Shores Drive to E. Twin Lake.

### State owned property located on McCracken Road

This is state forest land with no facilities. It is used for forest management, dispersed outdoor recreation, and water access to Marion Creek.

DNR Boat Launches on Adams Lake and Nowland Lake

Adams Lake is almost forty-three (43) acres with a maximum depth of fifteen (15) feet. It has dense aquatic plant growth. Nowland Lake has a surface area of approximately one hundred twenty-six (126) acres and a maximum depth of sixteen (16) feet. Both lakes are primarily used for fishing.

State owned land at the south end of E. Twin Lake

This is an undeveloped public water access site for E. Twin Lake.

Belvedere Golf Club

The Belvedere Golf Club, at the north end of the Township, includes an 18-hole golf course. Although it is private, guests are allowed during certain hours.

Church of God Campground

The Church of God operates a private campground at the corner of Loeb and Veenstra. It offers children’s activities and recreational facilities include a children’s playground. **These facilities are/are not available for public use.**

Winchester Nature Preserve

This Little Traverse Conservancy property is open to the public for passive recreation such as walking, hiking and nature observation. However, there are no designated or maintained trails. Hunting is not permitted, but fishing is allowed.

Recreational facilities outside Marion Township that are used by Township residents include the following:

*Banks Township*

	Location	Description
Antrim Creek Natural Area	On Lake Michigan	156 acres, County, beach, restrooms, natural trails, accessible
Banks Township Park	On Lake	0.9 acres, Township, beach on Lake Michigan, picnic area with grills
<i>Lore Road Property</i>	Lore Road	40 acres, County, landlocked, forested

*Charlevoix Township and City of Charlevoix*

Facility	Location	Description
Shanahan Field	Waller Road	16.9 acres, ball field, soccer field, basketball court, picnic area, playground, BMX dirt track, tennis courts and restrooms
North Point Nature Preserve	Michigan Ave. near the intersection of Mt. McSauba	27 acres, hiking, cross-country skiing, beach
Mount McSauba Recreation Area	On Lake Michigan north of Charlevoix	City, summer day camp, downhill skiing, snowboarding, snowshoeing, cross-country skiing,
Michigan Beach Park	95 Grant Street	City, beach, volleyball, basketball, picnic area,
Water Tower Park	Park Ave.	City, overlook of Pine River Channel, seating areas
Hoffman Park	103A Park Ave.	City, overlook of Pine River Channel and drawbridge, seating area
Robert Bridge Memorial Park	Bridge St.	City, overlook of drawbridge and Round Lake, seating areas and picnic tables
East Park	Bridge St.	City, picnic tables, seating areas, open space, interactive fountain, performance pavilion, trout stream, marina access
Charlevoix City Marina	Bridge St.	City, seasonal slips, 60 transient and 2 commercial slips, electric, water, gas and diesel, restrooms, showers, sanitary pump out, ice, parking, courtesy vehicle, dog run, 24-hour security, grills, picnic tables, cable TV, WIFI, laundry
Depot Beach	307 Chicago	City, beach, covered pavilion, picnic areas, playground, grills, volleyball, restroom
Community Skate Park	401 W. Carpenter Ave.	City, skateboarding, BMX
Carpenter Avenue Ball Fields	406 W. Carpenter Ave.	City, softball fields, baseball field, restrooms, parking
Ferry Beach Park	224 Ferry Ave.	City, swimming beaches, horse shoes, volleyball, basketball, playground, pavilions, seasonal concession stand, restrooms, boat launch
Elm Street Tennis Courts	Near public golf course	Four hard surface tennis courts
Belvedere Golf Club	5731 Marion	Private 18-hole golf course located in Charlevoix Township and Marion Township, open to the public during certain times of day

Charlevoix Golf and Country Club	9600 Clubhouse	Public 18-hole golf course
Charlevoix Golf Club	Petoskey Ave.	City, public 9-hole golf course
Northwest Marine Yacht Club	Ferry Ave.	Private, 207 slips, on protected harbor on Lake Charlevoix, pump out, lodging, boater amenities, and outdoor swimming pool
Charlevoix Elementary School	108 E. Garfield	18.2 acres, public, playground, football field, track
Charlevoix Montessori	115 W. Hurlbut	0.6 acres, private school
St. Mary's School	1005 Bridge St.	1.9 acres, private Catholic school
Lakeshore Drive Road End (Boat Launch and/or Public Space)	Located near MDNR fish weir at "Medusa"	Fish viewing and fishing
Lake to Lake Multi-use Trail	Lake Michigan to Lake	Connects Fisherman's Island State Park on Lake Michigan via Bell's Bay Road Corridor past the Charlevoix Municipal Airport and up to the City's Ferry Beach Park on Lake Charlevoix
Charlevoix-Traverse City Trail (planned)	Along US-31	This proposed, paved bike trail will connect Traverse City to Charlevoix along US-31 and
Little Traverse Wheelway	Along US-31	26-mile non-motorized trail from Charlevoix to Harbor Springs, boardwalk, water access, picnic areas, biking, skating, skiing, walking, running
Boyer City-Charlevoix Trail	Along East side of Lake Charlevoix	Phases 1 and 2 are complete; Phases 3 through 5 are planned

#### Eveline Township

East Jordan Public Schools property	N. Peninsula Rd.	Nature area
Whiting County Park	5820 Lake Shore Rd.	160 acres, County, pole building with kitchen, campground, beach, hiking trails, playground, picnic
Lake Charlevoix Access	Ironton	MDNR, Boat launch, picnic area, pit toilets
Sleepy Hollow Preserve	Sleepy Hollow Lane	55 acres, Little Traverse Conservancy, nature preserve, trails
Villa Nueva Subdivision	02491 Las Olas Drive	Private, swimming, boating, fishing, playground, horseshoe pits, playfields, volleyball courts, boat
Bay Marine	6472 M-66	Private, boating
Ironton Cove Landings	10231 Ferry	Private, boating, fishing

Charlevoix Shores Estates	Ferry Road	Private, swimming
Hidden Valley	2355 Hidden	Private, playground, boating swimming
Ye Nyne Olde Holles	6386 Ferry Rd.	Private, golf course, clubhouse
Ironton Cove Marina	10231 Ferry Rd.	Private, marina, boating
Hemingway Point Club	04000 Hemingway Pointe Club	Private, nature preserve, swimming, beach, marina, hiking trails, cross-country ski trails,
Sequanota Club	4300 Sequanota	Private, marina, swimming
Sommerset Pointe	00970 Marina Dr.	Private fitness facility, marina, yacht club, boat slips

*Hayes Township*

Charlevoix Community Pool	11905 U.S 31 North	Public, fitness, recreation, water safety, educational activities
Charlevoix Rod and Gun Club	On US-31 north of Charlevoix	semi-private, skeet and trap shooting, 3-D archery course, stocked fish pond
Roadside Park	On US-31 and Lake Michigan near Susan Creek Nature Preserve and Burgess Road	Public, MDOT, restroom, picnic area, scenic view area
Kennedy Park	On US-31 and Lake Michigan near Susan Creek Nature Preserve and Burgess Road	

*Norwood Township*

Facility	Location	Description
Fisherman's Island State Park	On Lake Michigan	2,678 acres, campground, beach, picnic area, and hiking trails
US-31 Roadside Park	On US-31 north of Ferry Road	Picnic table, grill
Norwood Township Park	On Lake Michigan, Lake Street	Public, Township, beach, vault toilets, picnic area, grills

### *Recreation Grant Assisted Facilities*

Marion Township has not received any grants from the Michigan Department of Natural Resources (MDNR).

#### *Planning and Public Input Process*

Marion Township adopted its first Master Plan in the mid 1980's. In 2019, the Planning Commission began the process of updating the Master Plan from the latest version, and creating the Township's first recreation plan. The master plan update and recreation plan process included review of socioeconomic data, land use, natural resources and services within the Township, as well as potential future development of recreation facilities such as passive recreation parks and trails. The Planning Commission also reviewed the Future Land Use map and goals and wrote strategies to implement them.

Public input included a community workshop which all Township and area residents were invited to attend and give input. Surrounding communities were notified about the master plan update and recreation plan and invited to attend all meetings. All Planning Commission meetings were open to the public and posted in public places. An invitation to attend the community workshop was mailed to surrounding communities and a Facebook page was set up to notify the public about the master plan and recreation plan process and the community workshop. An online survey was made available during the months of September and October and promoted via printed flyers and on the Facebook page. The fourteen (14) responses to the survey unfortunately make up less than one (1) percent of the Township population. A press release was sent out for the community workshop.

The community workshop was held on September 23, 2019 at the Marion Township Hall. There were 17 attendees. The public was invited to attend a public hearing on February 27, 2023. Notice was published in the Charlevoix County News as well as well as posted locally. After the public hearing the complete document was finalized and submitted to MDNR.

#### *Recreation Goals and Objectives*

Marion Township is favorably located in northwest lower Michigan near Lake Michigan, Lake Charlevoix, and several other inland lakes. Abundant nature resources, scenic views, and recreational opportunities exist in the Township and surrounding area. The Township does not currently own any recreation facilities.

#### Goal

In order to increase and maintain the health of residents and availability of recreational activities for all age groups, the Township should promote the development of recreational facilities that respond to community needs.

#### Objective

Explore the idea of developing recreational facilities on the four-acre site currently occupied by the Township Hall.

#### Objective

Research the feasibility of providing public access to the Township-owned site on E. Twin Lake.

### Objective

Research feasibility for a bike path along Marion Center Road connecting the High School to the Lake-to-Lake trail.

### Objective

When upgrading county roads within the township consider paving road shoulders to accommodate non-motorized transportation.

### Objective

Encourage the use of the existing US bicycle route along Barnard Road and the development of new trails for walking, hiking, biking, cross-country skiing and horseback riding within the Township on public lands.

### Objective

Ensure ADA compliant access to Township-owned recreational facilities.

## **Section VI: Master Plan & Implementation**

### **Draft Plan Circulated for Comments**

The draft Marion Township Master Plan–2023 Update was transmitted to the Township Board for review and comment in March 20,2023. The Township Board approved the draft plan for distribution on March 20,2023. Following the Board’s approval for distribution the proposed plan was distributed to the adjacent Townships (Banks, Charlevoix, Eveline, Hayes, Norwood and South Arm), as well as to Antrim and Charlevoix Counties on January 12<sup>th</sup>,2023 for review and comment. Responses were received from Charlevoix County Planning Commission and Antrim County Planning Commission, see Appendix B.

### **Public Hearing**

A public hearing on the proposed Master Plan-2023 Update, for Marion Township as required by the Michigan Planning Enabling Act, as amended, was held on February 27,2023. The legally required public hearing notice was published in the Charlevoix County News on February 16<sup>th</sup>, 2023 as well as on the Township website. A copy of the public hearing notice is reproduced in Appendix B. During the review period, the draft plan was available for review on the Township’s website or by contacting the Marion Township Clerk.

The purpose of the public hearing was to present the proposed Master Plan to accept comments from the public. In addition to the Planning Commission members, and three residents and/or business owners of the township attended the public hearing. Minutes from the Public Hearing are provided at the end of this chapter.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Commission and steering committee workshop meetings, and public input sessions. During the hearing, maps of existing land use, color coded resource, and proposed future land use recommendations were presented.

## **Plan Adoption**

At a Planning Commission meeting following the public hearing and consideration of comments the Planning Commission took action to formally adopt the Marion Township Master Plan 2023 Update, including all the associated maps by resolution on February 27<sup>th</sup>, 2023.

Per the Michigan Planning Enabling Act, as amended, on March 20<sup>th</sup>,2023 the Township Board asserted the right to approve or reject the plan. The Township Board formally adopted the plan on March 20<sup>th</sup>,2023.

## **Plan Implementation**

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Michigan Zoning Enabling Act, comprehensive planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: "The zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion of the public roads and streets, to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

## **Zoning**

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts. Marion Township is covered by the Marion Township Zoning Ordinance regulating land use activities.

In accordance with the Michigan Planning Enabling Act, Table 6 -1, shows the relationship between the Future Land Use Categories as described in Section IV and the zoning districts as described and regulated in the Marion Township Zoning Ordinance.

Table 6-1 Marion Township FUTURE LAND USE CATEGORIES AS RELATED TO ZONING DISTRICTS		
Future Land Use	Zoning District	
Resource Preserve and Low Density Residential	A & R-1	Agricultural Single Family Residential
Moderate Density Residential	R-1, R-2 & MH	Single Family Residential Mixed Residential Mobile Home Park
Industrial and Commercial	C-1, C-2 & I-1	Community Service Commercial General Commercial Industrial
Public and Quasi-Public	Any	All Districts

The current ordinance was adopted on January 17, 2005 and was last amended on February, 27<sup>th</sup> 2023. The Zoning Ordinance should now be reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use as presented in this Master Plan. Marion Township intends to update the Zoning Ordinance consistent with the Township's vision for the future and provide development options to better meet the goals of this plan.

### Grants and Capital Improvement Plan

The Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

## **Appendix A**

### **Summary and Analysis of Community Survey Results**

# Marion Township Property Owner Survey 2014

## Area Qualities

1. Indicate the level of importance for following qualities of the area:

	Extremely Important	Important	Neutral	Unimportant	Extremely Unimportant
Clean air and water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of crime	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scenic views of water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scenic views of valleys, hillsides and farms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farmlands and forestlands nearby	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sense of community and belonging	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Slower pace of life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Informal lifestyle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rural Image	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Locally owned family business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small population	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Little heavy industry	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Compact, low-rise scale of towns	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wireless service availability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Natural & Scenic Resources

2. Please indicate the level of importance regarding protection of the follow resources in Marion Township:

	Extremely Important	Important	Neutral	Unimportant	Extremely Unimportant
Water quality of lakes and streams	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Groundwater resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wildlife habitat	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scenic views	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Managed forest resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farm and orchard lands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rural character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

# Marion Township Property Owner Survey 2014

## Land Use Concerns

3. Specify your level of agreement that following Land Use issues are of concern:

	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree
Continued intense lakeshore development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Summer traffic congestion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Prevalence of junk	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of farmland to other uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Deteriorating roadside image	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Suburban type sprawl	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loss of rural character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial strip development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proliferation of billboards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rapid growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Incompatible new development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Suburbanization of community image	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Overcrowding of boats on inland lakes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Land Allocation/Future Growth

4. Please rate the importance of providing for business uses for the following in Marion Township both now and in the future:

	Extremely Important	Important	Neutral	Unimportant	Extremely Unimportant
Farming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial/retail/service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Resort and tourism	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Light manufacturing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mining (Sand & Gravel)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial wind turbine generators	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High-tech office business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Storage and wholesale facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

# Marion Township Property Owner Survey 2014

5. Please specify the statement that most closely matches your views about growth and development:

- I would like to see growth and development encouraged.
- I would prefer to let growth and development take its own course in this area.
- I would prefer planned and limited growth and development in this area.
- I would like to see a goal of no growth and development in this area.

## Community Image/Policies

In order to address the many concerns discussed in this survey, local public officials may need to develop new policies.

6. Please indicate how you feel about the following policies or statements:

	Strongly Agree	Agree	Neutral/ Uncertain	Disagree	Strongly Disagree
Adopt Junk & Blight Ordinances	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protection of Scenic Views	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protection of Important Farm and Forestlands from Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of Scenic Rural Roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adopt Groundwater Protection Measures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concentrate Development to Preserve Open Space and Rural Character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stricter Shoreline Zoning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of Historic Buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Require Open Space in New Developments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Limit Residential and Commercial Strip Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adopt Strict Sign Regulations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop Architectural Controls on New Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

# Marion Township Property Owner Survey 2014

## Demographics

7. How many years have you lived in Marion Township, either part-time or full-time?

- Do not live here     0-4 years     5-10 years     11-30 years     More than 30

8. Approximately how much of the year do you reside in Marion Township?

- All year     < 1 month     1-3 months     3-6 months     6-9 months     9-12 months

9. Do you own or rent your Marion Township residence?

- Own     Rent

10. How much land do you own in Marion Township?

- Less than one acre     6-10 acres     21-39 acres  
 1-5 acres     11-20 acres     40 or more acres

11. How many people reside in your household?

- 1-2     3-4     5-6     7 or more

12. Is your Marion Township home on the waterfront?

- Yes     No

13. How long have you owned property in Marion Township?

- 0-4 years     5-10 years     11-20 years     21-30 years     More than 30

14. Please indicate your age range.

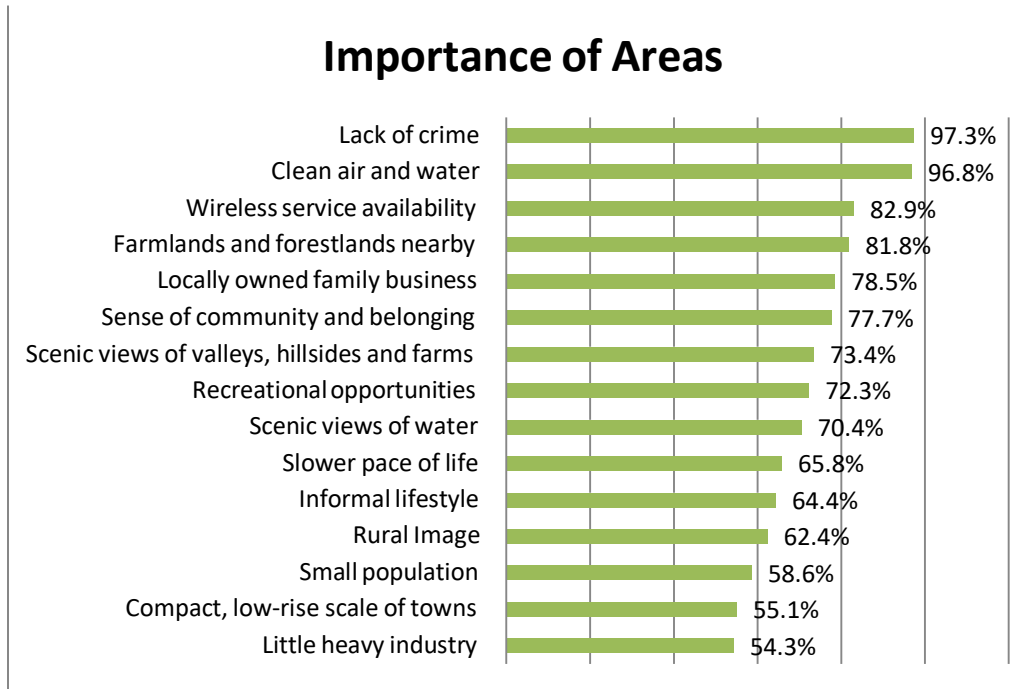
- 20 or less     21-30     31-45     46-65     More than 65

15. Are you a registered voter in Marion Township?

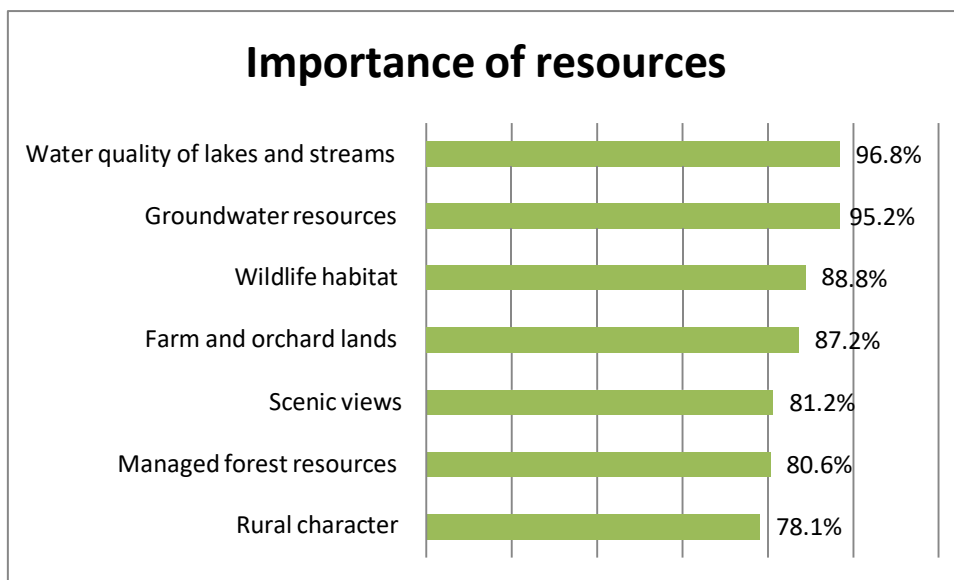
- Yes     No

16. Additional Comments:

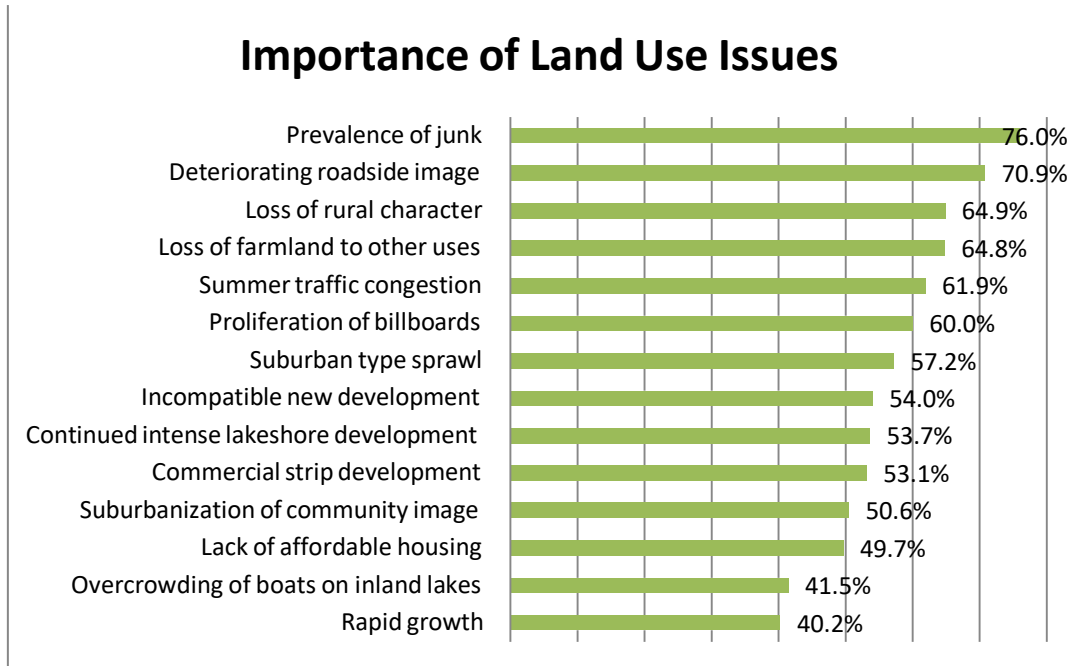
**Indicate the level of importance for following qualities of the area:**  
 (Combined Very Important and Important responses)



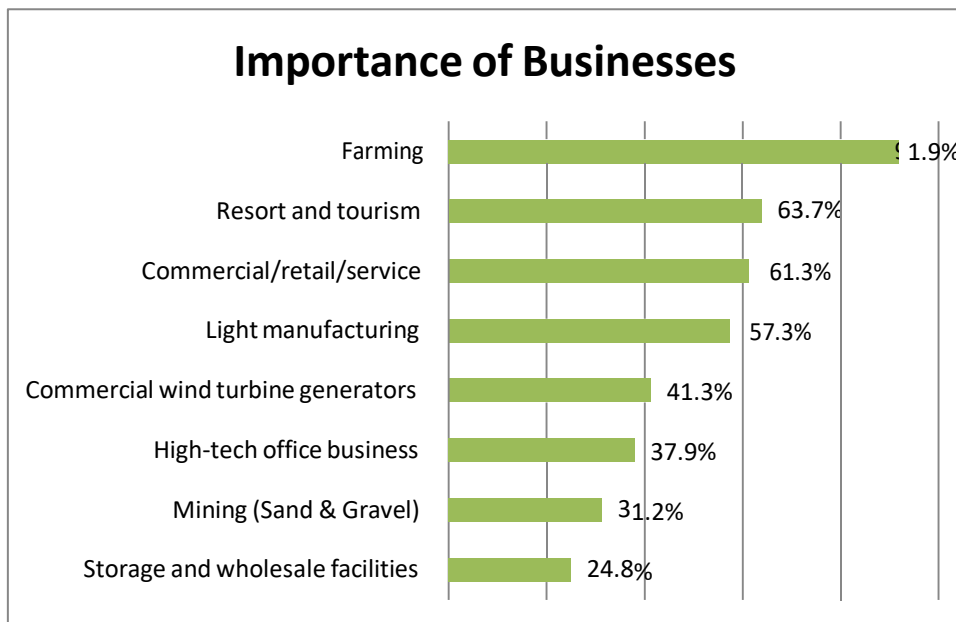
**Please indicate the level of importance regarding protection of the follow resources in Marion Township:**



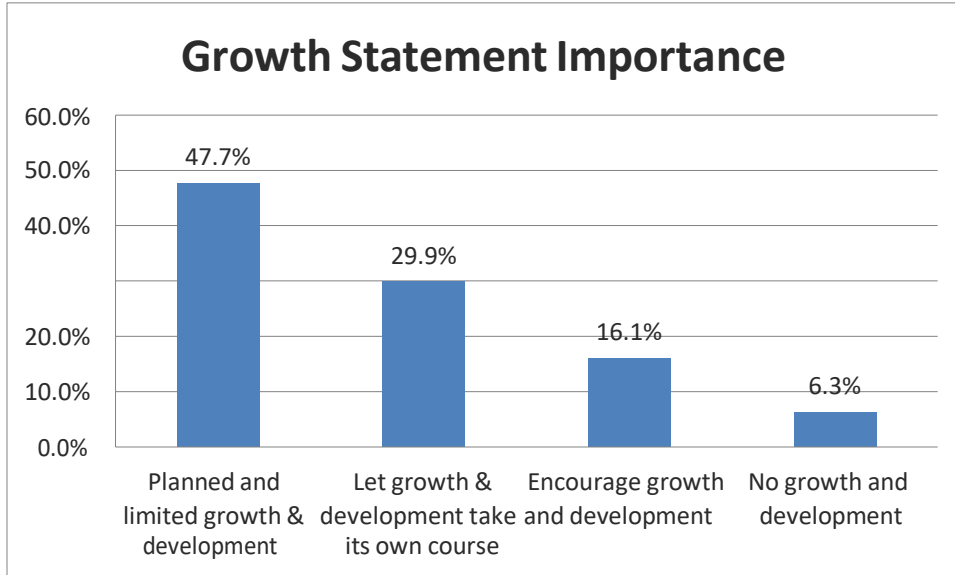
Specify your level of agreement that following Land Use issues are of concern:



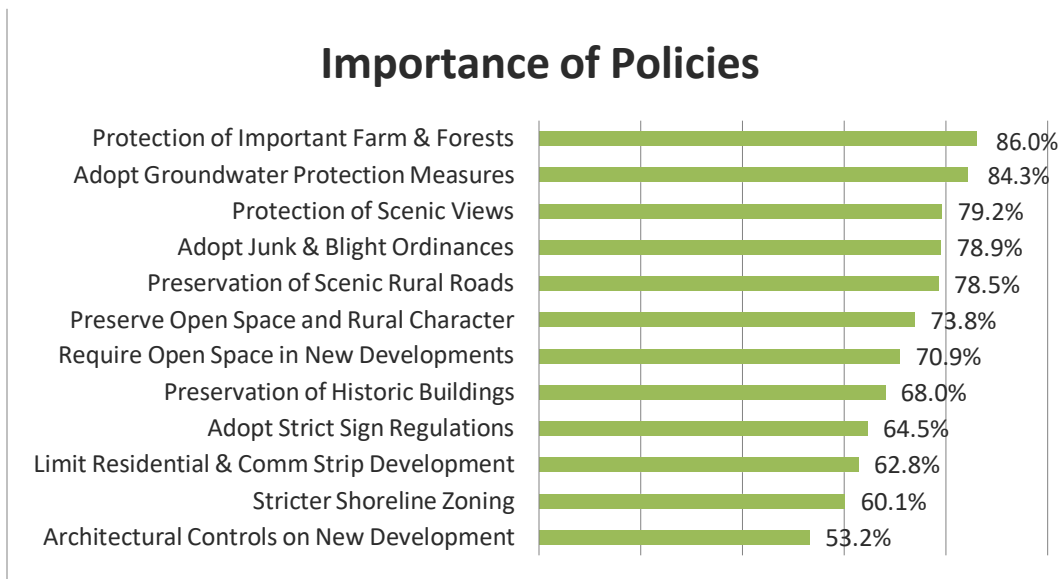
Please rate the importance of providing for business uses for the following in Marion Township both now and in the future:



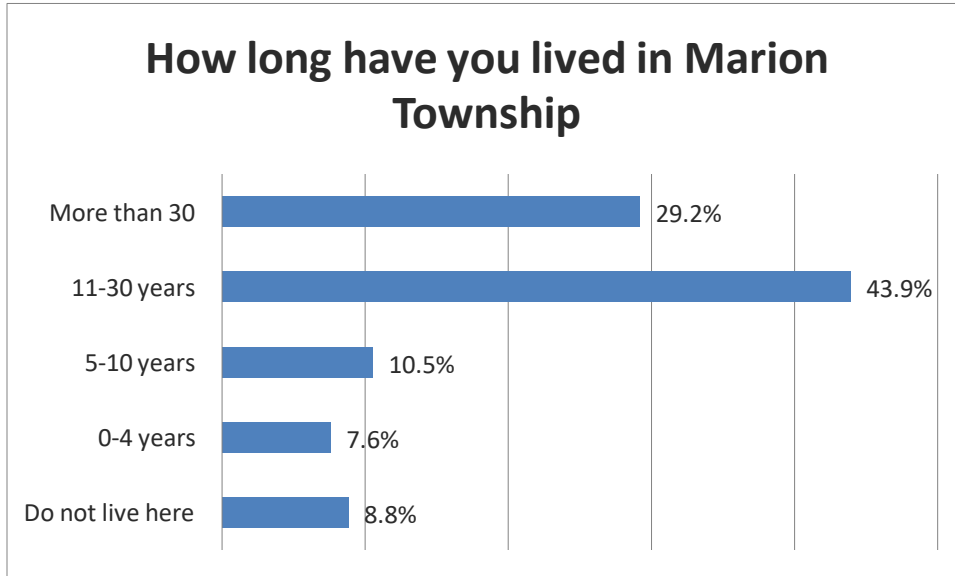
Please specify the statement that most closely matches your views about growth and development:



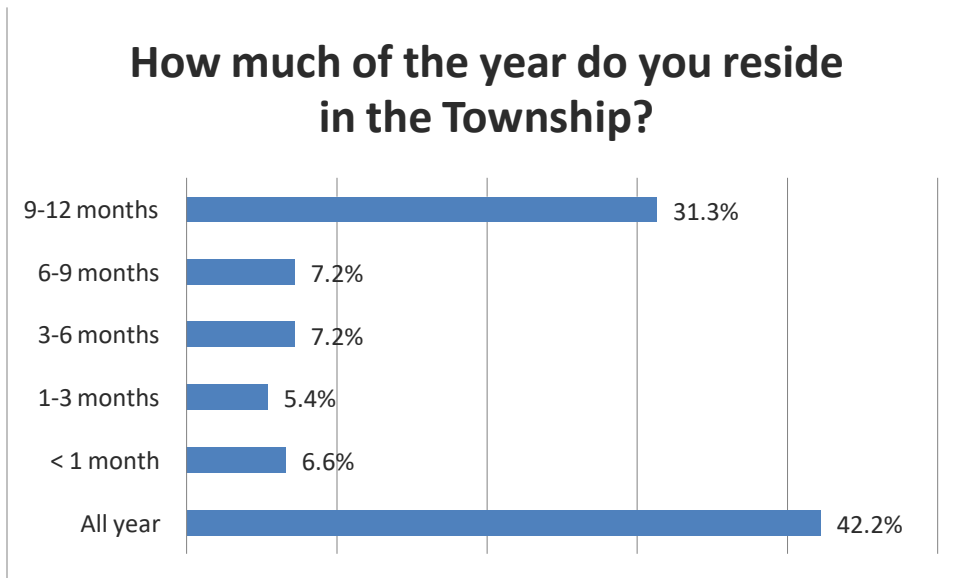
Please indicate how you feel about the following policies or statements:



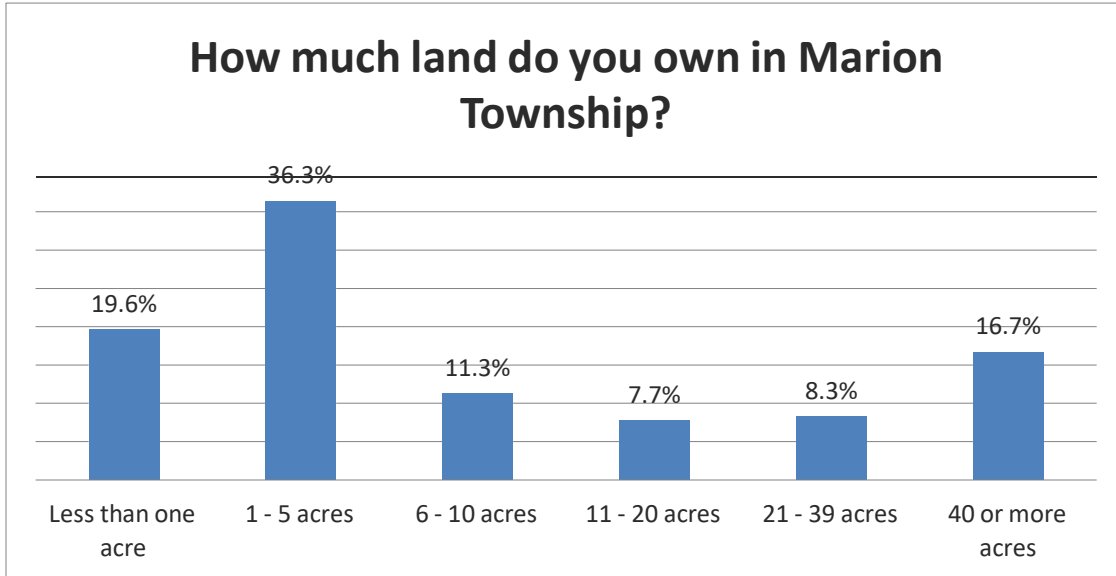
How many years have you lived in Marion Township, either part-time or full-time?



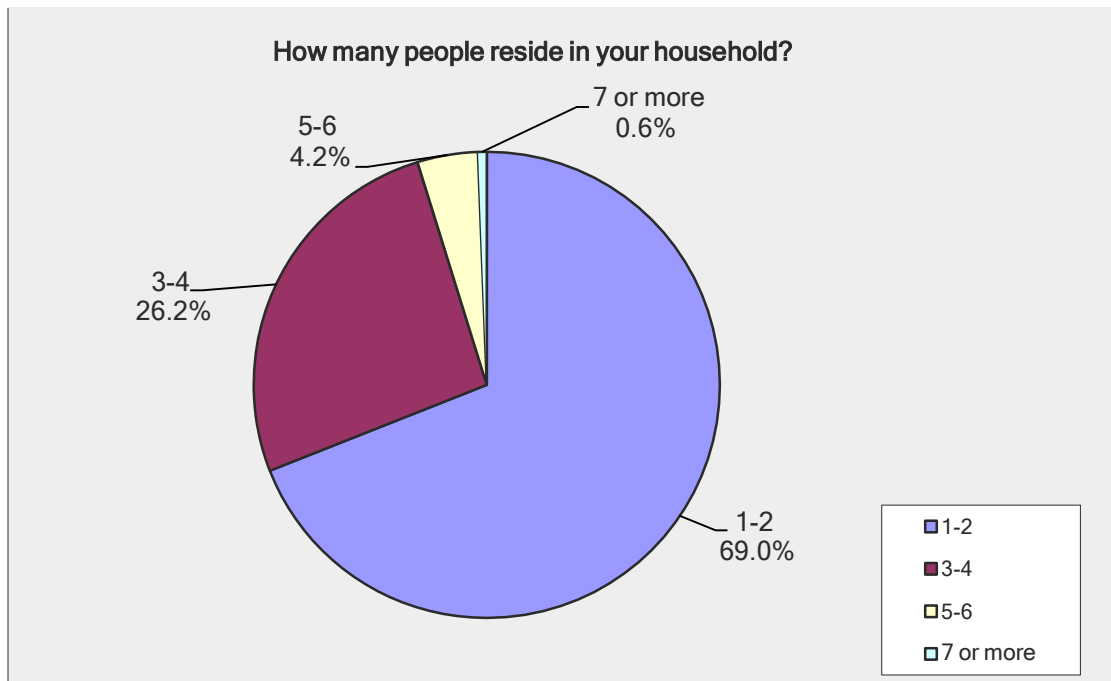
Approximately how much of the year do you reside in Marion Township?



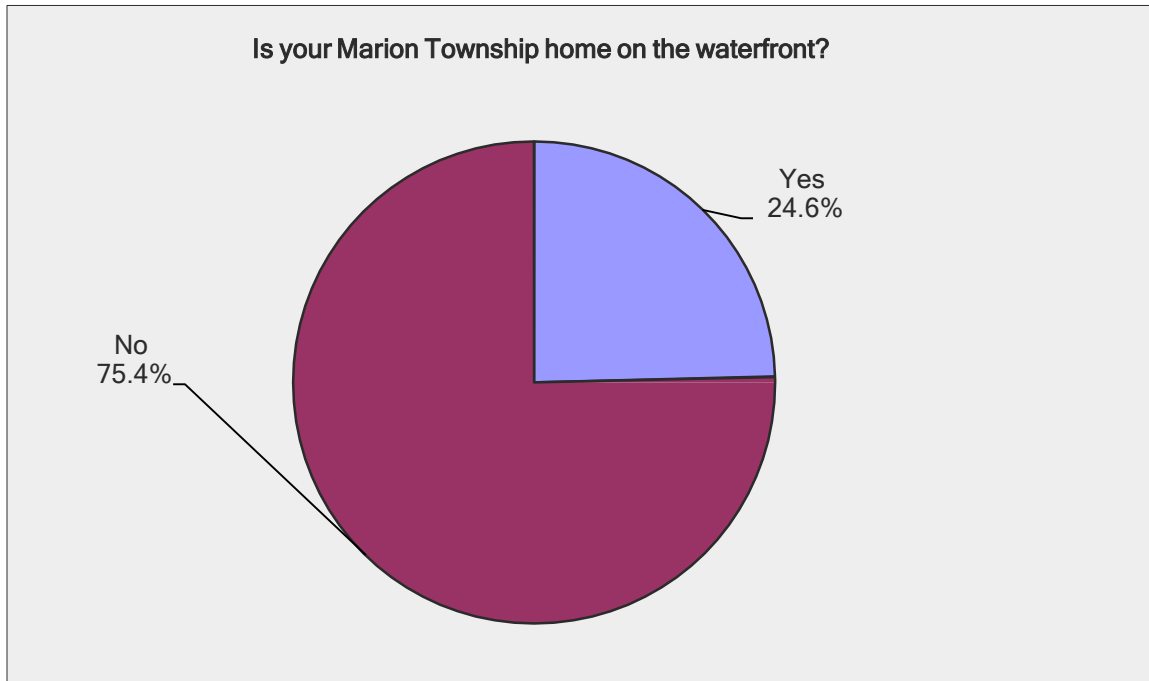
How much land do you own in Marion Township?



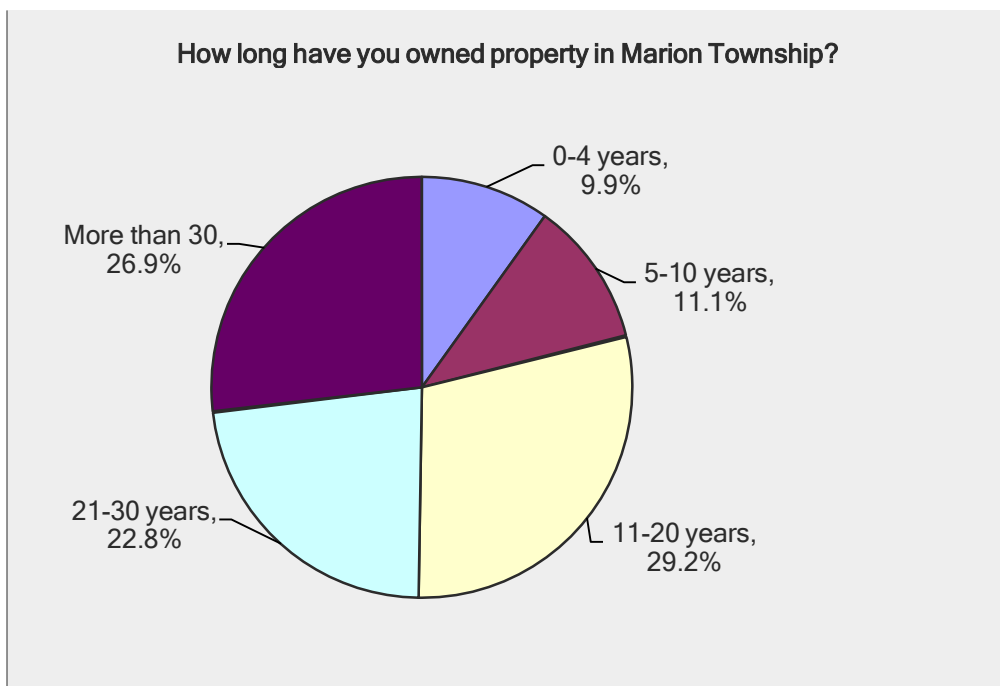
How many people reside in your household?



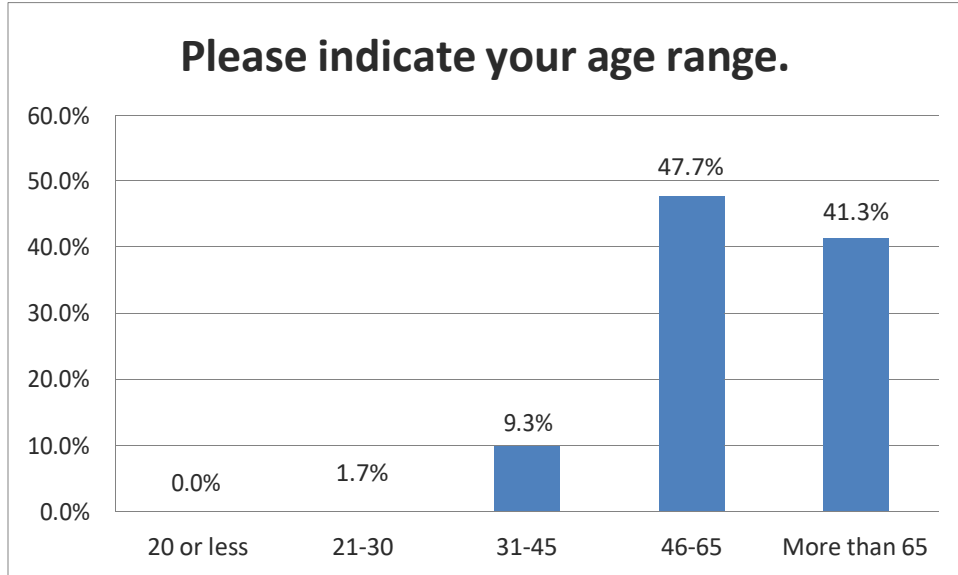
**Is your Marion Township home on the waterfront?**



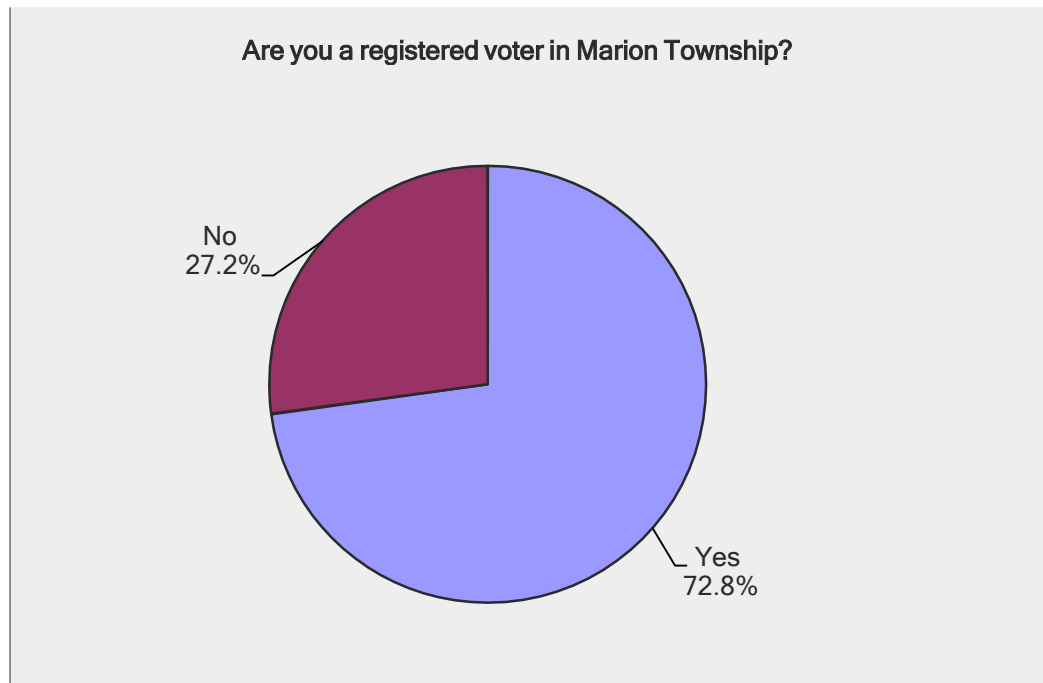
**How long have you owned property in Marion Township?**



Please indicate your age range.

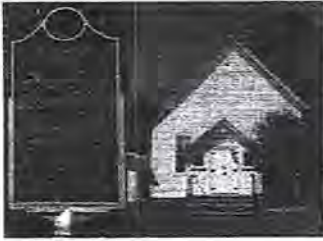


Are you a registered voter in Marion Township?



# **Appendix B**

## **Comments and Adoption Process Documentation**



## NORWOOD TOWNSHIP

0640 Lake Shore Drive  
Mailing Address: P.O. Box 113  
Charlevoix, MI 49720

January 2, 2023

Dear Marion Township Planning Commission:

At their regular meeting December 12, 2022 the Norwood Township Planning Commission reviewed your draft Master Plan. They had no issues and felt the Plan was well written.

Specifically, their minutes read as follows:

Marion Township Master Plan Review – Planning Commission reviewed and had not concerns with the Marion Township Master Plan. ZA will write letter to Marion Township letting them know there are no concerns.

Should you wish additional input from them, please feel free to contact us at [zoning@nortwoodtwp.org](mailto:zoning@nortwoodtwp.org)

Yours in Planning,

Leslie Meyers, Planner/Zoning Administrator



A MICHIGAN HISTORICAL SITE

## CHARLEVOIX COUNTY PLANNING DEPARTMENT

301 State Street  
Charlevoix, Michigan 49720  
(231) 547-7234  
[planning@charlevoixcounty.org](mailto:planning@charlevoixcounty.org)

February 6, 2023

Tim Matchett  
Marion Township Clerk  
01362 Matchett Rd.  
Charlevoix, MI 49720

Tim,

At their meeting on January 12, 2023, the Charlevoix County Planning Commission reviewed the proposed Marion Township Master Plan update. After reviewing the proposed plan and the Planning Department Staff Review, the Planning Commission took the following action:

MOTION by D. Skornia to support the Marion Township Master Plan update, send the suggested changes to the Township for their consideration, and commend the Township on their efforts to update the Master Plan. L. Levengood seconded the motion. Voice vote: all in favor.  
Motion passed.

Please refer to the enclosed approved minutes of the January 12<sup>th</sup> Planning Commission meeting and the Planning Department Staff Review for our comments on the proposed Master Plan update. If you have any questions, please contact me at (231) 547-7234 or [starkk2@charlevoixcounty.org](mailto:starkk2@charlevoixcounty.org).

Sincerely,

Kiersten Stark  
Planning Director

cc: Eric Hoffman, Township P.C. Chair



## CHARLEVOIX COUNTY PLANNING COMMISSION

301 State Street  
Charlevoix, Michigan 49720  
(231) 547-7234  
planning@charlevoixcounty.org

### Excerpts from Approved Meeting Minutes January 12, 2023

#### I. Call to Order

Chairperson Nancy Ferguson called the meeting to order at 6:00 p.m. in the Pine Lake Room at the Charlevoix County Building.

Members present: Nancy Ferguson, Larry Levengood, Pam Grassmick, Matt Cunningham, and Dave Skornia

Members absent: Mike Ritter

Others present: Kiersten Stark (Planning Director), Robert Jess (County Commissioner Liaison), Josh Chamberlain (County Commissioner Alternate Liaison), and Caitlin Donnelly (Little Traverse Conservancy)

#### VIII. Townships, Cities, MI Dept of EGLE & U.S. Army Corps of Engineers Items

##### Marion Township Master Plan Draft

Commission members and Staff reviewed the proposed Marion Township Master Plan update. K. Stark reviewed her comments in the Planning Department Staff Report. Commission members had the following additional comments:

Referring to page 2, D. Skornia noted that the organizational chart is color-coded; each level is a different color. He questioned if the Planning Commission is subordinate to the Township Board. He said some organizational charts show the Township Board (legislative body), the Zoning Board of Appeals (quasi-judicial body), and the Planning Commission (administrative body) all on the same level. He noted that the Zoning Board of Appeals should be added to the organizational chart.

On page 27, first paragraph, the acronym for Northwestern Michigan College should be corrected to read "NMC".

On page 30, regarding policy #7, exterior lighting glare can be controlled by requiring that any light fixtures used must direct the light downward.

On page 40, under Parks & Recreation Staff and Programming, in the sixth line, after the words “Charlevoix County”, insert “(primarily through MSU Extension)”; also add libraries and senior centers to the list of places where recreational programming is provided.

Also on page 40, under Relationships with Other Agencies/Groups, in the fourth line, omit the word “Department”, so the reference is to Charlevoix County Parks, which would include both the Department and the Committee.

Also on page 40, under Inventory of Existing Recreation Facilities, at the end of the second paragraph, change the word “hill” to “area”. The last sentence on the page includes a reference to Figure 3-1, but there is no Figure 3-1.

P. Grassmick said more recent public input is needed; a new community survey should be done.

N. Ferguson said adding photos would enhance the plan.

D. Skornia said the Township made prudent use of their time and taxpayer dollars with this plan update; this Master Plan is a management tool as opposed to a marketing tool, which is clearly the Township’s intent; he noted it would be more effective to have the goals toward the front of the plan; the strategies could include a little more detail to help ensure successful implementation of their goals; the titles and the formatting of the goals needs to be refined; he noted that while their survey is dated, it’s expensive to do a survey; it was interesting that they looked at survey results from the surrounding townships, which was beneficial; it was confusing that the results of the survey were presented in a different way than on the survey itself; the survey *results* should be presented first, so they’re easy to find.

N. Ferguson noted there is also a reference to Figure 5, which is not included in the plan.

MOTION by D. Skornia to support the Marion Township Master Plan update, send the suggested changes to the Township for their consideration, and commend the Township on their efforts to update the Master Plan. L. Levengood seconded the motion. Voice vote: all in favor. Motion passed.



## CHARLEVOIX COUNTY PLANNING DEPARTMENT

301 State Street  
Charlevoix, Michigan 49720  
(231) 547-7234  
planning@charlevoixcounty.org

### Staff Review Marion Township Master Plan 2022 Update

Marion Township is proposing a minor update to their Master Plan. Following are my comments and suggestions based on my review of the proposed plan update:

- In the Organizational Chart on page 2, it should show that the Marion Township Planning Commission reports to the Marion Township Board and the Zoning Administrator, Assessing Officer, and Sexton also report directly to the Township Board. The boxes for individual Board and Planning Commission members should be omitted because they make it look like the Planning Commission reports directly to the Township Clerk, and the Zoning Administrator, Assessing Officer, and Sexton appear to report directly to one of the Planning Commission members. Removing the individual names from the chart will resolve this issue.
- Beginning on page 20, the updates to the demographic data show comparisons of decennial census data and American Community Survey (ACS) estimates. When comparing census figures, either the decennial census data or the ACS estimates can be used, but they shouldn't be compared to each other because the decennial census figures are data based on a survey of the entire population, whereas the ACS figures are estimates based on a sample of the population. Because the 2020 decennial census data is now available, I would recommend using this data where possible.
- On page 26, under Other Public Utilities, insert "(GLE)" after Great Lakes Energy at the end of the first line.
- Also on page 26, under "Schools", first paragraph, at the end of the third line, omit the word "at" and put a comma in its place.
- On page 27, first paragraph, the references to NWMC should be changed to NMC.
- On page 28, in the first line, remove the word "the".
- Also on page 28, first paragraph, remove the word "is" near the end of the first line.
- Under Community Goals, the Township made minor updates to the Policies and added Strategies for each Goal, which is great! This will help the Township achieve their goals.
- On page 33, under Strategies, the first strategy says "...require developers to fund upgrades of infrastructure to support proposed new development." Just a word of caution here that, in Michigan, there are restrictions on what a community can do in terms of requiring off-site improvements.
- Under Future Land Use Plan, some updates were made to the Future Land Use Map on page 36. Attached to this Staff Report, for reference, is the current Marion Township future land

use map. Updates were made in Sections 2, 3, 4, 23, 24, 34 and 35. The same updates were made to the map of Future Land Use & Areas of Agricultural Importance on page 37. It would be helpful if the color used for Active Farmland stood out a little more, so it can be more readily identified.

- A new section was added for Recreation Plan. On page 40, first paragraph, in the sixth line, insert the following after Charlevoix County: “(primarily through MSU Extension)”. Also on page 40, in the last line, there is a reference to Figure 3-1, but I couldn’t find Figure 3-1.

#### Relationship to County Future Land Use Plan

No conflicts were identified between the proposed Marion Township Master Plan Update and the County Future Land Use Plan. In fact, the updates made to the Marion Township future land use map make it more consistent with the County future land use map.

#### Relationship to the Plans of Communities Adjacent to Marion Township

No conflicts were identified between the proposed Marion Township Master Plan Update and the plans of communities surrounding Marion Township.

#### General Comments

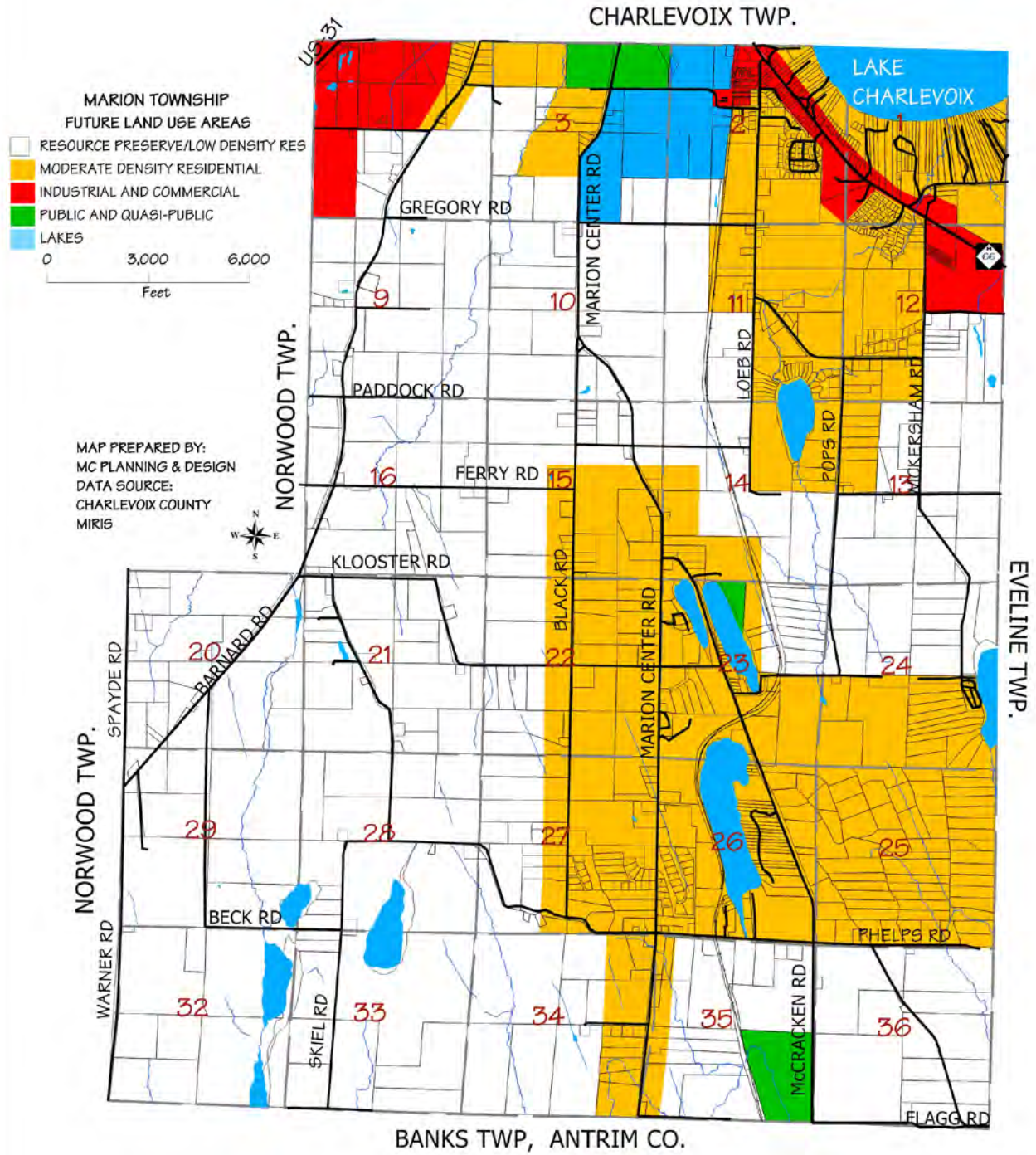
I’d like to commend Marion Township on their efforts to update their Master Plan, especially the time they took to develop strategies to achieve their goals in the plan. Other than some minor corrections noted above, the Township did an excellent job on this plan update!

*Prepared by:*

Kiersten Stark  
Planning Director

Figure 4-1

# Marion Township Future Land Use Map



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2003 Ford Excursion. Seats 8, leather, moon roof, tow pkg, NEW DIESEL ENGINE. \$13,995. As low as \$249 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2008 Honda Element. 4WD. Sale Price \$5,495. As low as \$199 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2010 GMC Acadia. AWD, 3rd row seat. Sale Price \$2,495. As low as \$179 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2011 Chevy Suburban LTZ. 4WD, 3rd row seat, rear camera, tow pkg, leather. 197 K miles. \$13,900. As low as \$259 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2013 Ford Explorer Sport. 4WD, twin turbo, moon roof, tow pkg, leather. 141 K miles. Sale Price \$13,995. As low as \$229 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

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2014 Lincoln MKT. Leather, double moon roof, 3rd row seat, 184 K miles. \$11,900. As low as \$249 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191.

www.OnwayAuto.com 2015 GMC Yukon Denali. Moon roof, leather, 3rd row seat, AWD, 179K miles. Sale Price \$27,995. As low as \$469 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2015 Kia Soul. Sale Price \$6,495. As low as \$219 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2016 Kia Soul. High miles. Sale Price \$8,995. As low as \$279 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

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2018 Chevy Equinox. AWD, \$14,900. As low as \$269 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2018 Chevy Tahoe. Rear camera, tow pkg, 82k miles. \$26,900. As low as \$399 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2018 Chevy Trax LT. Rear camera, great MPG, 75K miles. Sale Price \$20,995. As low as \$349 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

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2019 Ford Escape SE. AWD, tow pkg, 124 K miles. \$21,900. As low as \$249 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2020 Jeep Cherokee Latitude Plus. 4x4, leather, 81 K miles. \$24,900. As low as \$379 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2021 Ford F-150 XLT. 4x4, bedliner, tow pkg, 115 K miles. Sale Price \$17,995. As low as \$319 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2021 Chevy Silverado 1500. 4x4, double cab, bedliner, tow pkg, 164K miles. Sale Price \$24,495. As low as \$419 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2014 Ford F-150 XLT. 4x4, crew cab, bedliner, 116 K miles. Sale Price \$18,995. As low as \$349 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2014 Ford F-150 XLT. 4x4, crew cab, bedliner, 116 K miles. Sale Price \$18,995. As low as \$349 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2018 Ford F-150 XLT. 4x4, bedliner, club cab. Sale Price \$25,595. As low as \$479 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2018 Ram 2500. Club cab, 6.4L Hemi, Line-X bedliner, 10K miles. As low as \$549 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2018 Ram Promoter City Cargo Van, 188 K miles. Sale Price \$19,995. As low as \$329 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2019 Ford F-150 XLT. 4x4, crew cab, 62K miles. Sale Price \$36,995. As low as \$599 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2020 Ram 1500. 4x4, rear camera, 147 K miles. \$21,900. As low as \$339 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2020 Ram Laramie 1500. Double cab, 4x4, tow pkg, bedliner, rear camera, premium sound, leather, 5.7L Hemi, 68K miles. As low as \$649 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2021 Ram 1500 Classic. Workload. Bedliner, pkg, quad cab, 5.7L Hemi, only 23K miles. Sale Price \$46,495. As low as \$699 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

A few weeks ago, we had about 35 of these vehicles. We are down to about 13. Hurry in. Choose from cars, trucks, SUV, vans all \$2,500 or less. Most need some work or TLC. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

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VANS 2008 Honda Odyssey, low pkg, leather, 180 K miles. Sale Price \$5,995. As low as \$199 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2015 Ford Transit Connect Cargo Van. \$9,900. As low as \$219 a month. 6 other Ford Transit Connect Cargo Vans to choose from. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2015 Ram 1500 ProMaster Cargo Van. Lift gate, 68 K miles. \$27,900. As low as \$469 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2015 Ram 1500 Promaster Cargo van. Roof rack, 130 K miles. Price reduced \$2,000. \$17,995. As low as \$299 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

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2017 Dodge Grand Caravan SXT. Brava Ability conversion wheelchair lift, 76 K miles, leather, 76 K miles. Very nice quality handicap van. Hard to find. Call for price. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2017 Nissan 2500 Cargo Van. 227 K miles. \$17,900. As low as \$289 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2018 Dodge Grand Caravan. Rear camera, 8 captain chairs, 83K miles. Sale Price \$19,995. As low as \$339 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2018 Dodge Grand Caravan. Rear camera, Stow N Go seats. Only 48 K miles. \$19,900. As low as \$329 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2018 Honda Pilot. AWD, 33 K miles, 3rd row seat. \$30,500. As low as \$449 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2018 Nissan NV Van. 8 passengers, large cargo area, 202 K miles. \$19,900. As low as \$299 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2018 Nissan Frontier SV. 4x4, bedliner, tow pkg, quad cab, rear camera, 83 K miles. Sale Price \$38,995. As low as \$599 a month. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2018 Chrysler Voyager Limited. Leather, 4 captain chairs, double moon roof, 73K miles. Loaded. This is a very fun van. Sale Price \$26,900. As low as \$469 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2020 Chrysler Pacifica Limited. Leather, 4 captain chairs, double moon roof, 73K miles. Loaded. This is a very fun van. Sale Price \$26,900. As low as \$469 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2021 Chrysler Voyager Limited. 4 captain chairs, leather, rear camera, Sale Price \$26,495. As low as \$469 a month. 2 to Choose From. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2021 Chrysler Voyager. Leather, 3rd row seat, rear camera, 75 K miles. \$26,900. As low as \$399 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2021 Chrysler Voyager. Leather, 3rd row seat, rear camera, 75 K miles. \$26,900. As low as \$399 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

2021 Chrysler Voyager Limited. 4 captain chairs, leather, rear camera, Sale Price \$26,495. As low as \$469 a month. 2 to Choose From. Rivertown Auto Sales & Leasing, 989 VFW Rd, Cheboygan. 231-627-6700. www.rivertownautosales.com. Need a car a day or a week. We rent vehicles.

2021 Chrysler Voyager. Leather, 3rd row seat, rear camera, 75 K miles. \$26,900. As low as \$399 a month. Onway Auto, 21061 M-68 Hwy, Onaway. 989-733-8191. www.OnwayAuto.com

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2021 Chrysler Voyager. Leather, 3rd row seat, rear camera, 7

## MARION TOWNSHIP PLANNING COMMISSION

### **Minutes of the Public Hearing held by the Marion Township Planning Commission on February 27, 2023.**

**Call to Order:** Chairman Hoffman called the Public Hearing to order at 7:30pm.

**Roll Call:** Members present were Eric Hoffman, Timothy Matchett, Dana Dvoracek, John Ochs, Ron Hilton, James Shull and Joel Donaldson.

Absent: None.

**Purpose of the Hearing:** To receive public comment on the proposed 2023 Update to the Marion Township Master Plan.

**Public Comment:** No Comments were received from those present. Commission Members reviewed the written comments received from the Charlevoix County Planning Commission and the Norwood Planning Commission. (A complete copy of these comments will be placed in Appendix B of the Master Plan).

**Adjournment:** Public Hearing adjourned at 7:34pm by Chairman Hoffman.

### **Excerpt of the Minutes of the Regular Marion Township Planning Commission meeting held on February 27, 2023.**

**Call to Order:** Chairman Hoffman called the meeting to order at 7:35pm.

**Roll Call:** Members present were Eric Hoffman, Timothy Matchett, Dana Dvoracek, John Ochs, Ron Hilton, James Shull and Joel Donaldson.

Absent: None.

**Master Plan Update:** Since no additional comments were received at the Public Hearing, Ochs moved to send the proposed 2023 Master Plan Update to the township Board for approval. Seconded by Shull. Carried. 7-0. (Resolution #PC5 – 23 attached).

A complete copy of the minutes for this meeting can be obtained from the Planning Commission Secretary or the Township Clerk

Timothy Matchett, Secretary  
Marion Township Planning Commission

## MARION TOWNSHIP Board of Trustees Minutes

### **Excerpt of the Minutes of the Regular Marion Township Meeting held on March 20, 2023.**

**Call to Order:** Supervisor Martin called the meeting to order at 7:00pm with the Pledge of Allegiance to the Flag.

**Roll Call:** Members present were John Martin, Timothy Matchett, Mike Jarema, Julie Whitley and Joseph Seidel.

Absent: None.

**Township Master Plan Update:** Clerk Matchett stated that after reviewing and considering comments from surrounding municipalities, the Planning Commission had completed their work on the 2023 Master Plan Update. This Master Plan Update was adopted by the Planning Commission at their February 27, 2023 meeting, and the Commission requested it be presented to the Township Board for final adoption. Matchett moved for the adoption of the 2023 Master Plan Update, including all associated charts and maps, as recommended by the Planning Commission. Seconded by Jarema. Roll call vote; Martin – Aye, Seidel – Aye, Whitley – Aye, Matchett – Aye and Jarema – Aye. (Resolution #23-05). Carried.

For a complete copy of the minutes for this meeting, contact the Marion Township Clerk.

Timothy Matchett  
Marion Township Clerk

Marion Township  
01362 Matchett Road  
Charlevoix, MI 49720

**Marion Township Planning Commission**

**Resolution No. PC5 - 23 of 2023**

WHEREAS, the Marion Township Planning Commission desires to adopt a master plan update and has made the necessary inquiries, investigations and surveys of the appropriate resources of the township; and

WHEREAS, the master plan update will promote the public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and consider the character of the township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Marion Township Planning Commission has noticed and conducted a public hearing in accordance with the requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), said hearing was held on February 27, 2023, following distribution of the draft plan to the planning commissions of the adjacent townships, as well as the Counties of Antrim and Charlevoix on November 25, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Marion Township Planning Commission hereby adopts the Marion Township Master Plan – 2023 Update, with all the associated maps; and recommends this plan to the Marion Township Board of Trustees for adoption.

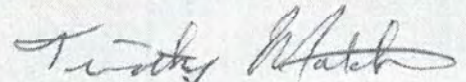
YEAS: Eric Hoffman, John Ochs, Ron Hilton, Dana Dvoracek, James Shull, Timothy Matchett and Joel Donaldson.

NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED.

I certify that the foregoing resolution was adopted by the Marion Township Planning Commission at its meeting on **February 27, 2023**.



Timothy Matchett, Secretary  
Marion Township Planning Commission  
February 27, 2023