



Wilson Township Master Plan 2023

Prepared by the Wilson Township Planning Commission

WILSON TOWNSHIP MASTER PLAN TABLE OF CONTENTS

	Page
Chapter 1: Introduction.....	1-1
Regional Setting and History.....	1-1
Plan Overview.....	1-3
Chapter 2: Social and Economic Conditions.....	2-1
Population.....	2-2
Seasonal Population.....	2-2
Age Distribution.....	2-3
Race and Ethnic Composition.....	2-3
Disability Status.....	2-4
Educational Attainment.....	2-4
Income and Poverty.....	2-5
Housing Characteristics.....	2-6
Chapter 3: Natural Resources.....	3-1
Climate.....	3-1
Soils.....	3-2
Geology.....	3-8
Topography.....	3-8
Water Resources.....	3-8
Chapter 4: Existing Land Use.....	4-1
Land Use Classes.....	4-1
Public Lands.....	4-3
Chapter 5: Infrastructure and Facilities.....	5-1
Road System.....	5-1
Airports.....	5-3
Water and Sewer.....	5-3
Schools.....	5-4
Police and Fire Protection.....	5-4
Recreation Areas.....	5-4
Chapter 6: Future Land Use.....	6-1
Future Land Use Classes.....	6-1
Chapter 7: Goals Objectives and Strategies.....	7-1
Infrastructure.....	7-1
Residential Development.....	7-1
Commercial Development.....	7-2
Zoning and Administration.....	7-2
	Page

Environment.....	7-3
Regional Planning.....	7-3
Recreation.....	7-3
Chapter 8: Planning Process and Plan Implementation.....	8-1
Planning Process.....	8-1
Implementation.....	8-1

LIST OF FIGURES

	Page
Figure 1.1 Wilson Township Vicinity Map.....	1-1
Figure 1.2 Wilson Township Location Map.....	1-2
Figure 1.3 Wilson Township Travel Routes.....	1-3
Figure 2.1 2010-2020 Population.....	2-1
Figure 2.2 Population Change 1960-2020.....	2-2
Figure 2.3 Poverty Status for Families 2010-2020.....	2-5
Figure 3.1 Wilson Township General Soil Types.....	3-3
Figure 3.2 Wilson Township Farmland Soils.....	3-4
Figure 3.3 Wilson Township Forest Soils.....	3-5
Figure 3.4 Wilson Township Septic Limitations.....	3-6
Figure 3.5 Wilson Township Slope Limitations.....	3-7
Figure 3.6 Wilson Township Water Wells.....	3-9
Figure 3.7 Wilson Township Relief Model.....	3-10
Figure 3.8 Wilson Township Wetlands and Water.....	3-11
Figure 4.1 Wilson Township Land Use.....	4-2
Figure 4.2 Wilson Township Public Lands.....	4-4
Figure 4.3 Wilson Township DNR Ownership.....	4-5
Figure 5.1 Wilson Township Certified Roads.....	5-1
Figure 5.2 Wilson Township Road Type and Ownership.....	5-2
Figure 5.3 Wilson Township Dry Hydrant Locations.....	5-3
Figure 5.4 Wilson Township School Districts.....	5-4
Figure 6.1 Wilson Township Future Land Use.....	6-2

LIST OF TABLES

	Page
Table 2.1 Population by Age	2-3
Table 2.2 Population by Race.....	2-4
Table 2.3 Disability Status.....	2-4
Table 2.4 Educational Attainment.....	2-4
Table 2.5 Median Family Income.....	2-4
Table 2.6 Poverty Rates.....	2-5
Table 2.7 Housing Characteristics.....	2-6
Table 2.8 Year Structures Built.....	2-6

Table 3.1 Historical Climate Data.....3-1

Table 3.2 General Soil Types..... 3-2

Table 4.1 Wilson Township Land Use.....4-1

Table 6.1 Zoning Plan.....6-3

INTRODUCTION

Regional Setting and History

Wilson Township is located in the northwest portion of Lower Peninsula of Michigan in Charlevoix County, (**Figure 1.1**). The Township is approximately 35 square miles and the 2020 census reported Wilson Township had a population of 1,858 persons. Land use in the Township consists primarily of woodlands and rural residential dwellings with some agricultural operations. A small number of commercial and industrial uses are located along the M-75 corridor in the northeast corner of the Township. Wilson Township is bracketed by the Cities of Boyne City to the north and East Jordan to the southwest and shares borders with the Townships of South Arm, Eveline and Boyne Valley in Charlevoix County and with Jordan Township which is in Antrim County (**Figure 1.2**).

Wilson Township was developed when Charlevoix County first became an official County. Shortly after the Treaty of 1836 in which Michigan became a State in 1837, Charlevoix County was part of the County of Michilimackinac and was one of 21 unorganized Counties in Michigan. In 1840, by an act of Legislature, Charlevoix County was named the County of Keskona. In 1843, the County was renamed to Charlevoix in honor of earlier French discoverers.

The County of Charlevoix was formally organized in 1860 and approved in 1868. Wilson Township is one of the original Townships located in Charlevoix County.

Zachariah Morgan is known as the first official recorded settler in Wilson Township in 1870, at which time he homesteaded land in Section 2 of the Township. He timbered for railroad ties for the GR&I Railroad and provided cordwood to others. Wilson Township was accessible by railroads at two points within the Township. The railroads crossed the township in the north and south region of the township. Wilson Township developed and became populated as a settlement site through the lumbering and farming era. Soil conditions were favorable for producing some crops or raising livestock. As the shoreline communities of East Jordan and Boyne City developed,

Figure 1.1 Wilson Township Vicinity Map



homesteaders and farmers spread throughout the surrounding area. As the Township was conveniently located near Lake Charlevoix, which was used as a primary transit route, travel routes through Wilson Township were developed. Many of the existing main arteries in the Township as shown in **Figure 1.3** were once used as routes for goods and products that were being transferred either to a waterway or nearby railroad.

The Township has always had a relatively small population base. Being located between two developing cities Wilson Township has maintained a rural character, offering a quieter lifestyle for people not wishing to live in a city.

With Northern Michigan's growing population and changing lifestyle preferences, additional residential development is beginning to push out into the Township.

Figure 1.2 Wilson Township Location Map

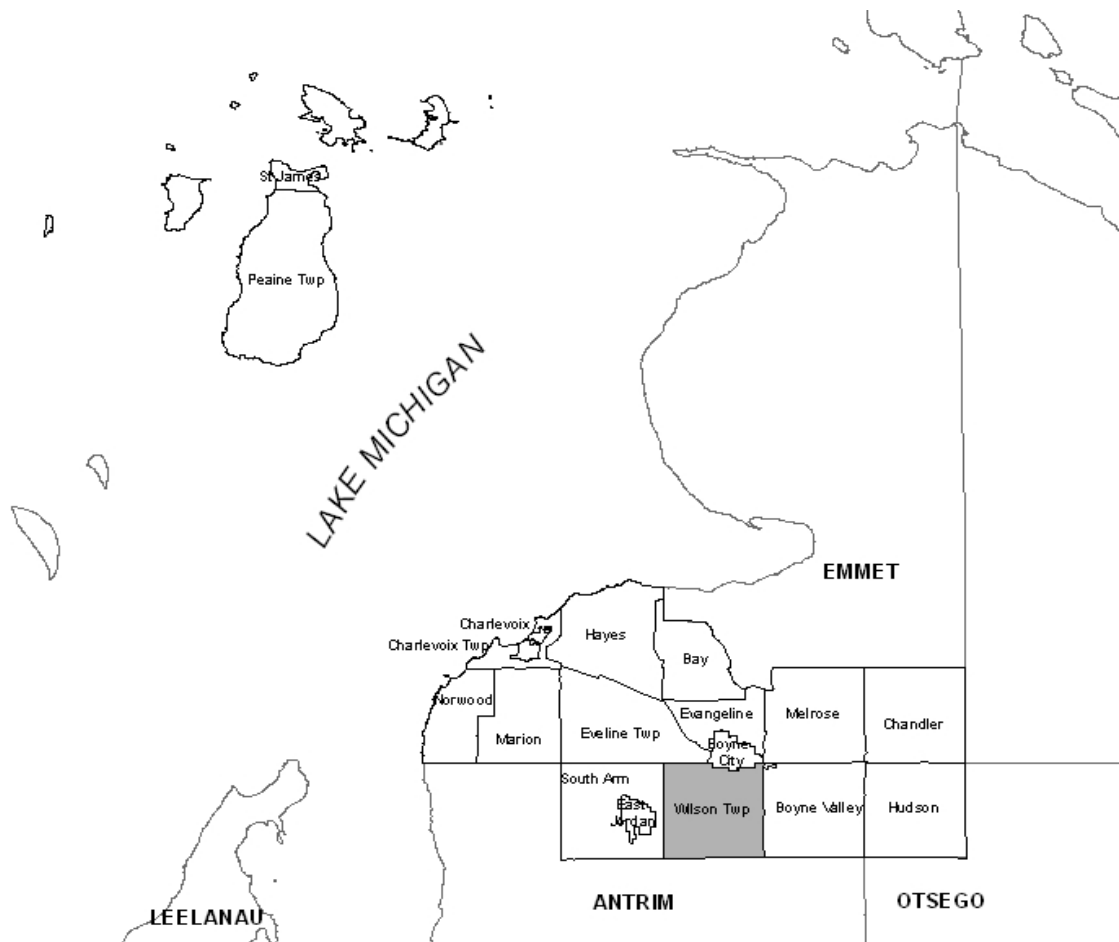
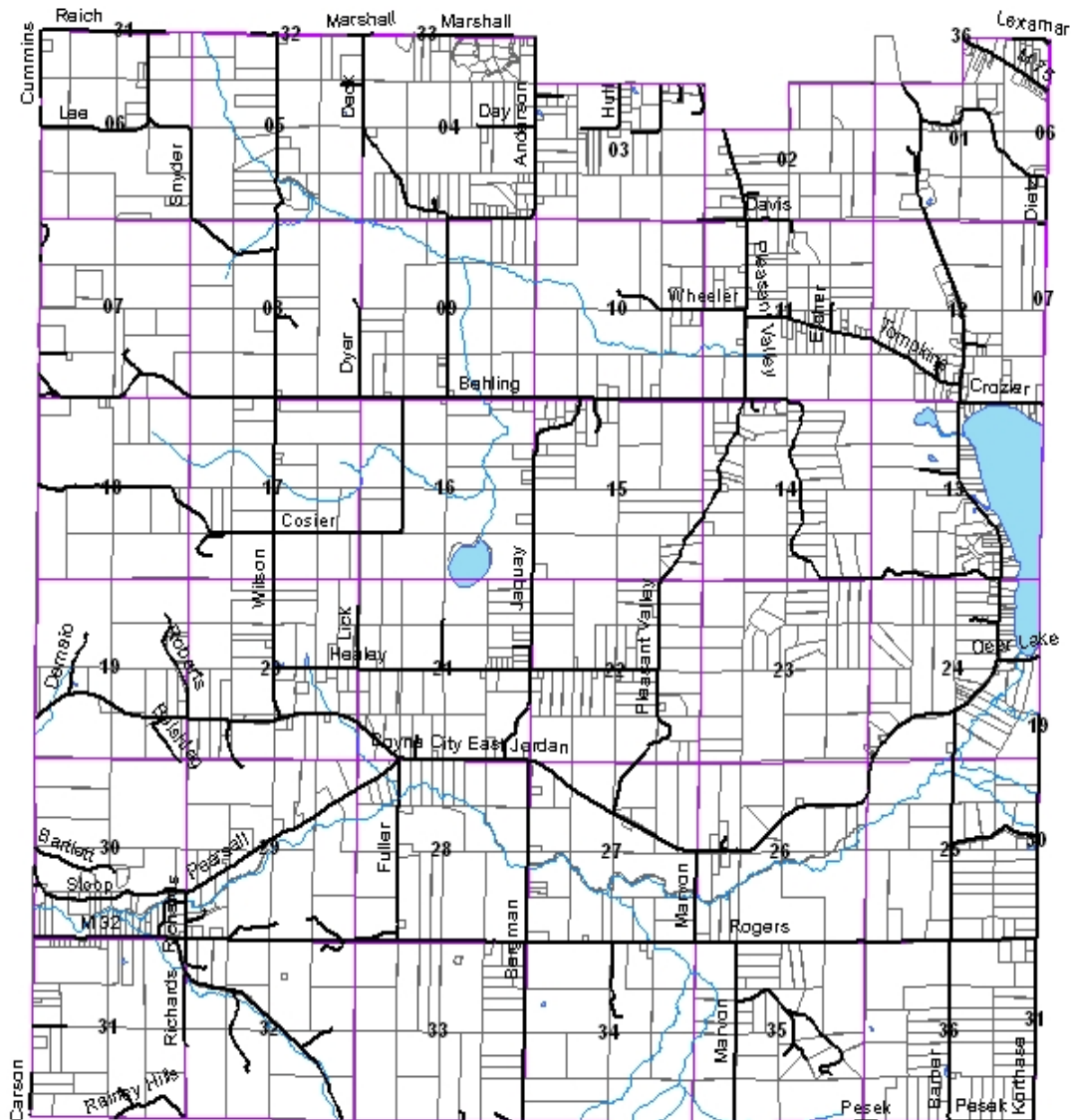


Figure 1.3 Wilson Township Travel Routes

Plan Overview

The Master Plan of Wilson Township is designed to recognize and integrate new or changing development into the existing development pattern of the Township and adjacent areas. The plan is based on recent inventories of land use, the type and character of recent developments and the anticipated future growth and development in the Township and surrounding areas. Township planners and residents have consistently stated the desired goals for the Township of maintaining its rural woodland and agricultural character and to have a low density residential development in natural and pastoral settings. The Master Plan is intended to maintain and improve the desired character of the Township by providing a plan that defines the preferred direction and elements of future growth and development.

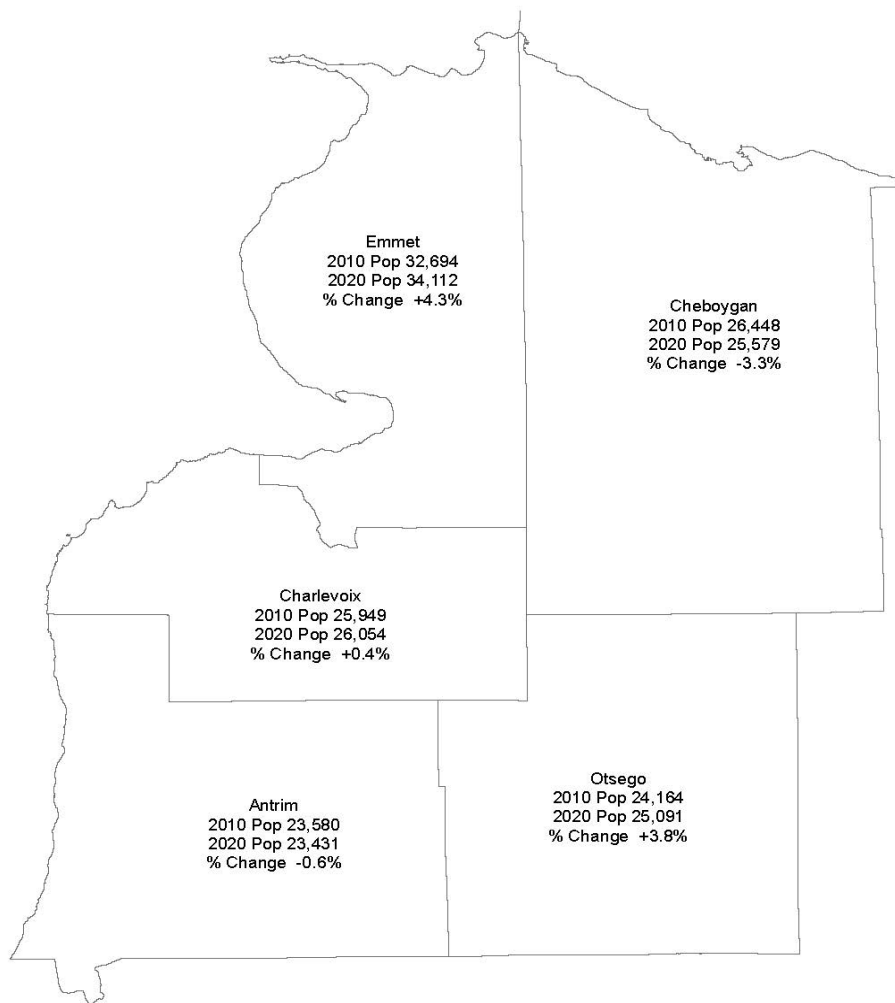
SOCIAL AND ECONOMIC CONDITIONS

Population

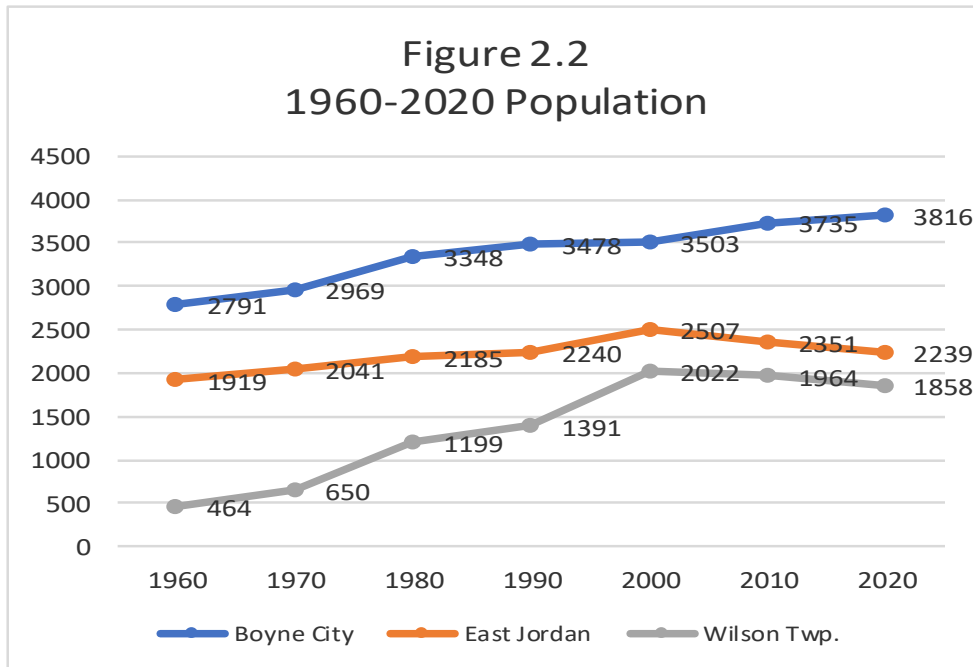
The 2020 Census showed that Charlevoix County had a population of 26,054, which was a 0.4% increase from 2010 but still less than the 2000 count of 26,090. Prior to population loss in 2010 the County experienced steady growth from 1960 to 2000. The County population almost doubled from 13,421 in 1960 to 26,090 persons in 2000. Over that period the largest increase was from 1990 to 2000 when the County population increased by 4,622 persons, a population increase of 21 percent.

Two of the four adjacent counties also experienced population increases from 2010 to 2020, the increases were modest as compared the growth trends that were experienced previously. As shown by **Figure 2.1**, the two adjacent Counties that had population increases were Emmet County which increased 4.3% (1,418 persons) and Otsego which increased by 3.8% (927 persons).

Figure 2.1



The 2020 census showed that over the past decade the population in Wilson Township decreased by 5.4 percent from 1,964 persons to 1,858 persons. This was a continuation of the 2.8 percent population decline experienced in the previous decade. The trend reverses 40 years of population growth from 1960 to 2000 where the township grew over 300% from 464 persons in 1960 to 2,022 in 2000. Figure 2.2 shows population comparisons of Wilson Township and the adjacent cities of Boyne City and East Jordan.



Seasonal Population

Obtaining accurate numbers of seasonal residents and tourists is difficult. Because the U.S. Census is conducted each decade in April, the numbers only reflect those persons who are primarily year-round residents.

The 2020 American Community Survey showed that almost 80% percent of the housing units in the Township were owner occupied and approximately 20% were vacant. Using the assumption that the vacant units could be used as seasonal housing a rough estimate of the number of seasonal residents can be calculated by multiplying the number of seasonal housing units by the average number of persons per household. Using this method, a seasonal population increase of approximately 500 persons is estimated for Wilson Township.

Age Distribution

A comparison of the population by age data from the 2010 census and the 2020 American Community Survey shows the Township's population by age grouping shows that the decline in population can be mostly attributed to the out-migration of young people. As the American Community Survey uses estimates as opposed to actual counts, looking at the percentage changes for the two different periods time is a better method to determine trends. Over the last decade the number of people under the age of 44 declined by 6.9%. Conversely, over the same period, those 45 and older increased by 6.9 percent. This was a continuation of the trend that was

seen from the previous decade. The 2020 American Community Survey shows that 52.9 percent of Wilson Township's population was 45 years old or older, a 6.8 percent increase since 2010 (**Table 2.1**). The largest increase in age group was by those over 65 which grew by 5.9 percent followed by those 45-64 and older which grew by 0.9 percent. Not surprisingly, given this shift in the age of the population, the median age in the township increased from 42.3 to 46.8 years old.

Table 2.1					
Population By Age 2010 – 2020 for Wilson Township					
Age	#	2010 %	#	2020 %	
Under 5	101	5.1%	89	4.3%	
5-17	400	20.4%	424	20.2%	
18-24	106	5.4%	106	5.1%	
25-44	452	23.0%	366	17.4%	
45-64	659	33.6%	721	34.5%	
65+	245	12.5%	385	18.4%	
Source: American Community Survey					

Race and Ethnic Composition

Information found in **Table 2.2** shows that the County and the Township have a very small minority population and that situation has changed relatively little over the last 10 years. From 2010 to 2020, the minority population in Charlevoix County increased from 2.5 to 4.8 percent and from 3.9 to 4.6 percent in Wilson Township.

Table 2.2				
Population By Race For 2020				
	Charlevoix County		Wilson Township	
	#	% of Total Pop	#	% of Total Pop
Total	26,054	100	1,858	100%
White	24,812	95.2	1,785	96.0%
Black	78	0.3	3	0.2%
Am. Indian	384	1.5	35	1.9%
Asian	124	0.5	12	0.6%
Other Race	164	0.6	7	0.4%
Two or More Races	1,242	4.8	73	3.9%
Total Minority	1,242	4.8	86	4.6%
Source: U.S. Bureau of the Census				

Disability Status

Data shown in **Table 2.3** gives an indication of how many disabled persons reside in Wilson Township. In the 2020 American Community Survey, a person was classified as having a disability if they had a sensory disability, physical disability, mental disability, self-care disability, going outside the home disability or an employment disability.

Table 2.3						
Disability Status Wilson Township and Charlevoix County - 2000						
LOCAL UNIT	Disabled persons Under 18	% Disabled Under 18	Disabled persons 18-64	% Disabled 21-64	Disabled persons 65+	% Disabled 65+
Wilson Township	28	5.5%	86	7.2%	154	40.0%
Source: U.S. Bureau of the Census						

In 2020 in Wilson Township 12.8 percent of the persons had some type of disability. The largest numbers of disabled persons in the Township were over the age of 65 with 40 percent of the group having some type of disability.

Educational Attainment

Since 2010 the residents of Wilson Township have made significant increases in educational attainment, as shown in **Table 2.4**. While the percentage of persons 25 and older who had a high school diploma or attended some college or obtained an associate degree decreased slightly from 2010 to 2020, more people continued their education and obtained some type of advanced degree. The percentage of the population that obtained a bachelors degree increased from 5.7 to 13.4 percent and the percentage that obtained a graduate degree increased from 3.7 to 12.8 percent. The data also showed a decrease in the percent of persons who had completed less than high school which dropped from 10.6 to 4.8 percent.

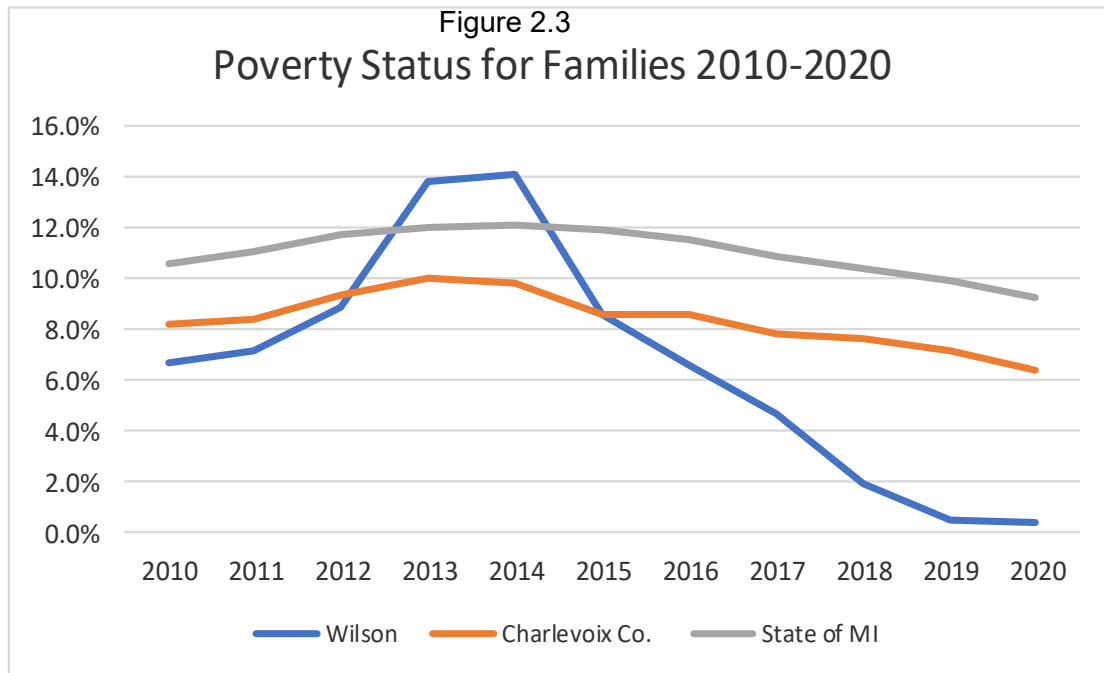
Table 2.4				
Under age 25 Wilson Township Educational Attainment 2010 & 2020				
Degree	2010		2020	
	Number	Percent	Number	Percent
Less than High School	141	10.6%	70	4.8%
High School Diploma	467	35.0%	446	30.3%
Some college or Associates degree	600	45.0%	570	38.7%
Bachelors	79	5.7%	197	13.4%
Graduate or Professional	49	3.7%	188	12.8%
Source: American Community Survey				

Income and Poverty

Data from the American Community survey shows the median family income in Wilson Township rose 48% since 2010. Given this estimate has a \$9,000 margin of error and far exceeds the household income growth for the County and State, it is more probable that the precise income growth was more modest and on the lower end of the margin of error.

Table 2.5			
Median Household Income for Wilson Township and Charlevoix County: 2010 & 2020			
Year	Wilson Township	Charlevoix Co.	State
2010	\$51,101	\$48,704	\$42,081
2020	\$76,000	\$60,433	\$52,035
American Community Survey			

From 2010 to 2014 the family poverty rate in Wilson Township increased from 6.7 percent to a high of 14.1 percent then dropped each year to a low of 0.4 percent in 2020 (**Figure 2.2**). When compared to the poverty rates for Charlevoix County and the State of Michigan, Wilson Township had a similar trend but a much more significant fluctuation. While this could be the result of actual changes in the poverty status of the population, it could also be attributed to the methods of data collection and the effect that random surveys have on small populations.



Poverty characteristics in **Table 2.6** show economic distress in two sub-groupings, female headed households with dependent children and the elderly. The American Community Survey shows that the number of females with dependant children below poverty decreased in the County as a whole and the number in Wilson Township decreased 21.7% from 21 to 3 families.

Table 2.6 Poverty rates for Wilson Township and Charlevoix County										
Municipality	Females With Children under 18 Below Poverty					Age 65 and Over Below Poverty				
	2010		2020		Percent Change	2012		2020		Percent Change
	#	%	#	%		#	%	#	%	
Wilson Township	21	31.8%	3	10.1%	-21.7	36	12.9%	14	4.2%	-8.7%
Charlevoix Co.	365	48.8%	269	29.6%	-19.2%	305	6.4%	391	6.3%	-0.1%
Source: American Community Survey										

Housing Characteristics

Housing characteristics and data on the age of housing stock for Wilson Township and Charlevoix County are found in **Table 2.7**. In Wilson Township the large majority (94.4%) of the housing is owner occupied and only a relatively small number of housing units are renter occupied. Approximately 20% of the housing units are vacant or for seasonal use.

Table 2.7 Wilson Township and Charlevoix County Housing Characteristics: 2000							
MUNICIPALITY	Total Housing Units	Total Occupied Housing Units	% Owner Occupied	% Renter Occupied	Total Vacant/ Seasonal Housing Units	Average House hold Size Owner-Occupied	Average House hold Size Renter-Occupied
Wilson Township	1,046	842	94.4%	3.4%	204	2.47	2.76
Source: American Community Survey							

Information found in **Table 2.8** shows the year that housing units were built in Charlevoix County and Wilson Township. Generally speaking, the older a housing unit is the more likely it is to need rehabilitation. As a rule of thumb, any housing unit that is older than 50 years may need at least some, if not a great deal of renovation. Census data shows that of the 1,046 housing units in Wilson Township 77.2 percent of the housing stock in Wilson Township was constructed after 1970.

Table 2.8 Wilson Township and Charlevoix County Year Structures Built								
	1939 or Earlier		1940 – 1969		1970 -1989		1990-2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Wilson Township	79	7.6%	159	15.2%	347	33.2%	461	44.1%
Charlevoix Co.	3,257	20.5%	3,722	24.3%	4,960	32.3%	3,531	23.0%
Source: U.S. Bureau of the Census								

NATURAL RESOURCES

Without a doubt, the greatest attractions for the residents and visitors of northwest Michigan is the area's environment and natural features. Recreational activities such as hunting, fishing, golfing, skiing, snowmobiling, boating and a multitude of other outdoor activities attract people from all areas of Michigan, as well as from other states. Many long-time visitors decide to move to the area upon retirement. Because of the abundant outdoor recreation opportunities, the natural environment significantly contributes to the quality of life in Wilson Township as well as being an economic base and income generator.

Climate

The lake effect on Wilson Township's climate is significant throughout most of the year. The prevailing westerly winds, in combination with Lake Michigan to the west, produce this lake influence. The lake effect increases cloudiness and snowfall during the fall and winter and also modifies temperatures, keeping them cooler during the late spring and early summer, and warmer during the late fall and early winter. In the late winter as ice builds up on the lakes, Wilson Township is subjected to temperature variations which are more closely associated with interior locations of the State. Diminished wind speeds or winds which do not traverse large unfrozen lakes often produce clearing skies and the colder temperatures expected at continental locations. Because the day-to-day weather is controlled by the movement of pressure systems across the nation, this area seldom experiences prolonged periods of hot, humid weather in the summer or extreme cold during the winter. Temperature and precipitation averages are shown in **Table 3.1**.

Table 3.1					
Historical Climate Data 1981-2010 Averages					
	Average Temperature			Average Precipitation	
Period	Max	Min	Mean	Total	Snow
Jan	28.3	13.1	20.7	2.34	31.0
Feb	32.0	13.0	22.5	1.55	20.8
Mar	42.3	20.0	31.2	1.82	10.6
Apr	57.2	31.8	44.5	2.48	4.1
May	69.8	41.8	55.8	2.92	0.3
Jun	78.7	51.7	65.2	2.91	0
Jul	82.9	56.4	69.7	2.65	0
Aug	80.8	55.5	68.1	3.67	0
Sep	72.6	49.0	59.0	3.83	0
Oct	59.2	38.6	48.9	3.89	0.8
Nov	44.8	29.9	37.3	3.05	12.7
Dec	32.7	20.0	26.3	2.66	31.3
Annual	56.8	35.1	45.9	33.77	111.6
Source: Michigan State Climatologist Office. Site: Boyne Falls MI, station 200925					

Climate data from 1981 through 2010 show that the prevailing wind is westerly, averaging 9 mph. The average 1 P.M. relative humidity varies from 51% for May to 78% for December, and averages 63% annually. Summers are dominated by moderately warm temperatures with an average of 9 days exceeding the 90 F mark. In July and August of 2006 temperatures 100 F or higher recorded. The lake influence was reflected in the minimum temperatures; an average of 173 days was 32 F or lower, an average of 22 days was 0 F or lower. Historically, the highest average monthly maximum temperature of 88.8 F was recorded July 2006, and the lowest average monthly minimum temperature of 0.9 F was recorded February 1994.

Climate data from 1981 through 2010 show the average date of the last freezing temperature in the spring was June 5, while the average date of the first freezing temperature in the fall was September 11. The freeze-free period, or growing season, averaged 97.2 days annually. The average seasonal snowfall was 116.2 inches with 122 days per season averaging 1 inch or more of snow on the ground, but varied greatly from season to season.

Precipitation is usually distributed throughout the year with the crop season, April-September, receiving an average of 18.3 inches or 56 percent of the average annual. The average wettest month is September with 3.9 inches, while the average driest month is February with 1.39 inches. Summer precipitation comes mainly in the form of afternoon showers and thundershowers. Annually, thunderstorms will occur on an average of 26 days. Michigan is located on the northeast fringe of the Midwest tornado belt. The lower frequency of tornadoes occurring in Michigan may be due, in part, to the effect of the colder water of Lake Michigan during the spring and early summer months, a prime period of tornado activity.

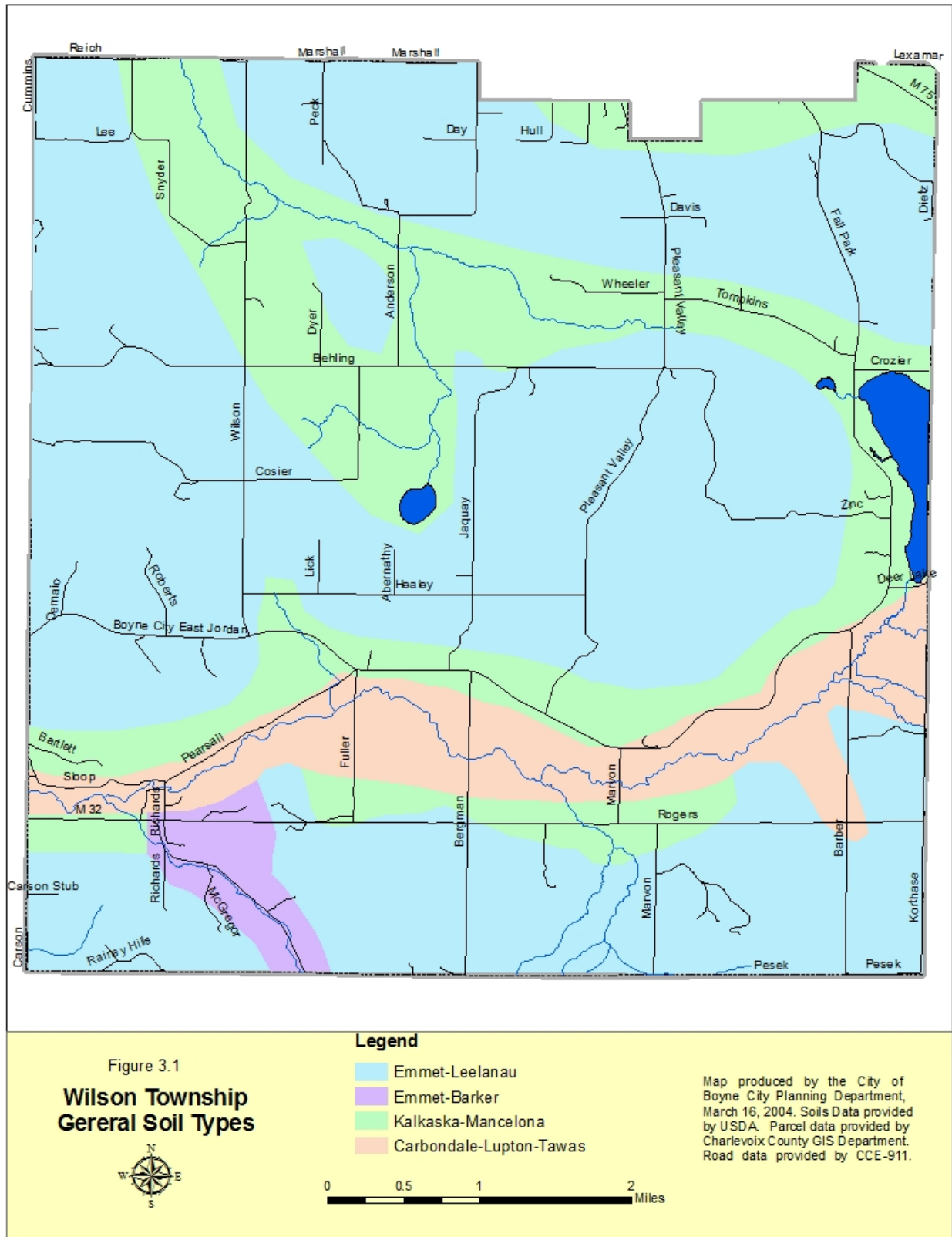
Soils

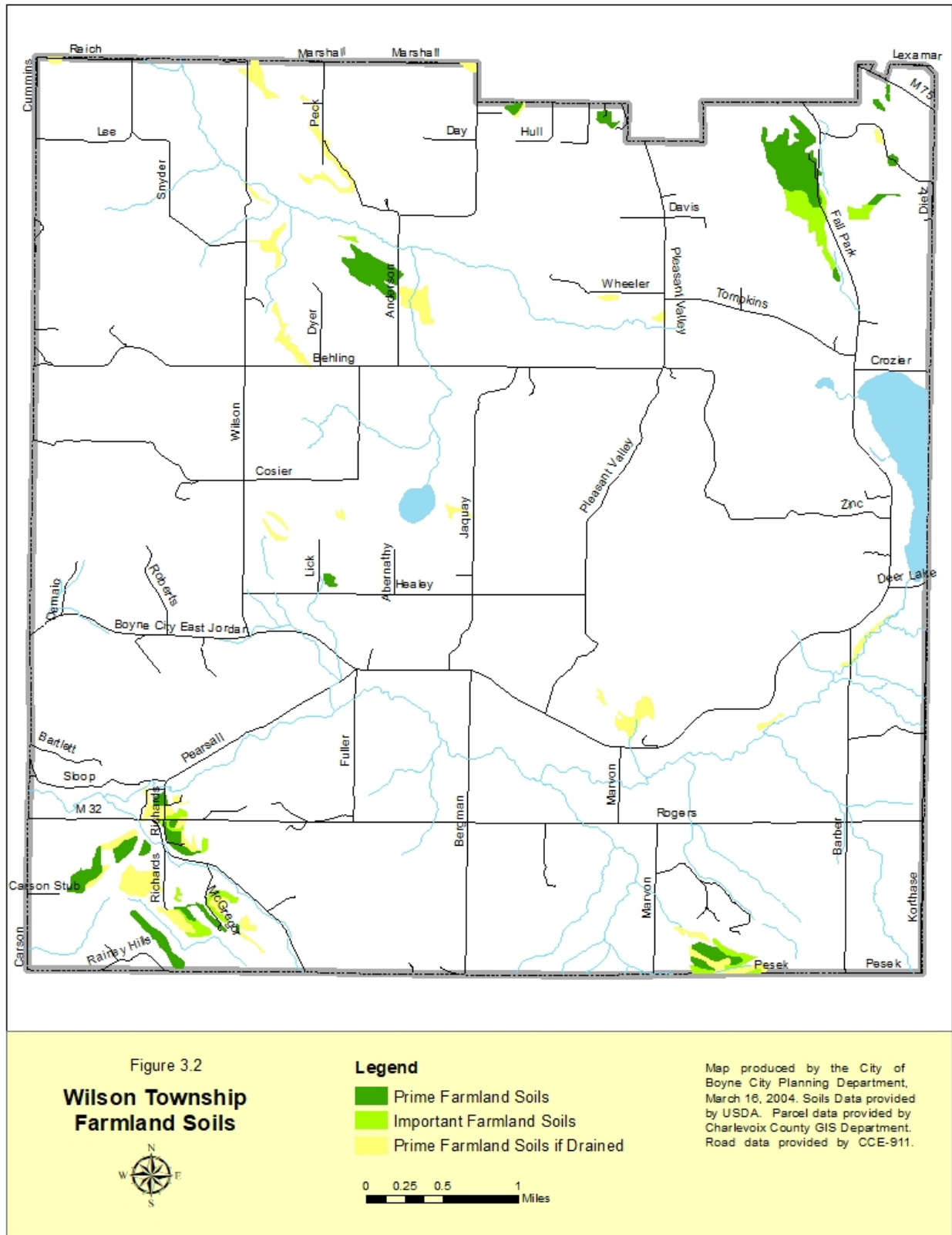
The various kinds of soils in Wilson Township differ from each other mainly because they developed from different kinds of parent materials, under different conditions of drainage, and for different lengths of time. The mineral soils were formed after the glaciers melted and the processes of soil formation began to alter the glacial debris. These soils are grouped by texture of parent material and natural drainage.

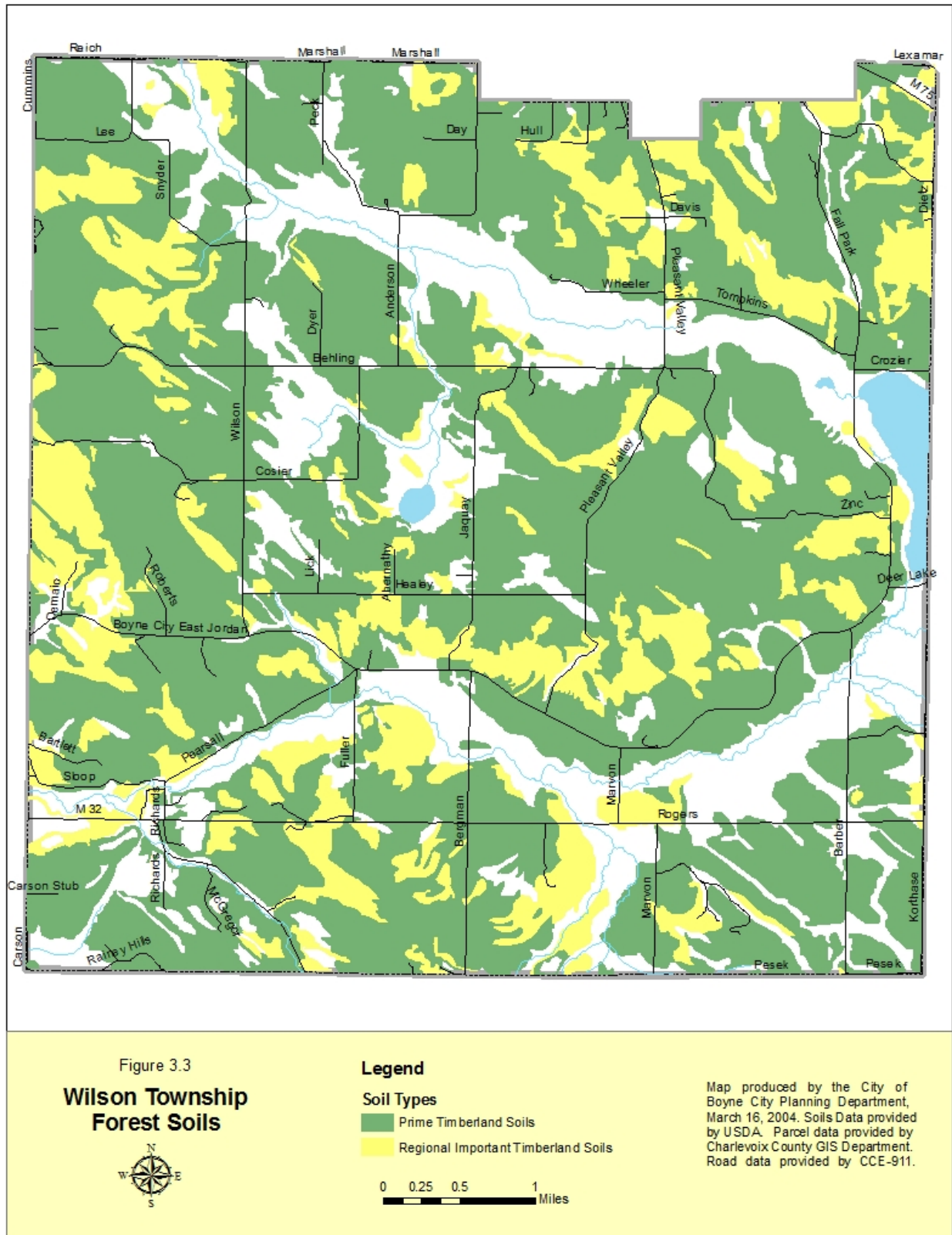
The descriptions of the general soil types in Wilson Township are listed in **Table 3.2**. In Wilson Township the majority of the soils are comprised primarily of Emmet-Leelanau Association and the Kalkaska-Mancelona Association. **Figures 3.1 - 3.5** show the general soil types and soils suitability and constraints in Wilson Township.

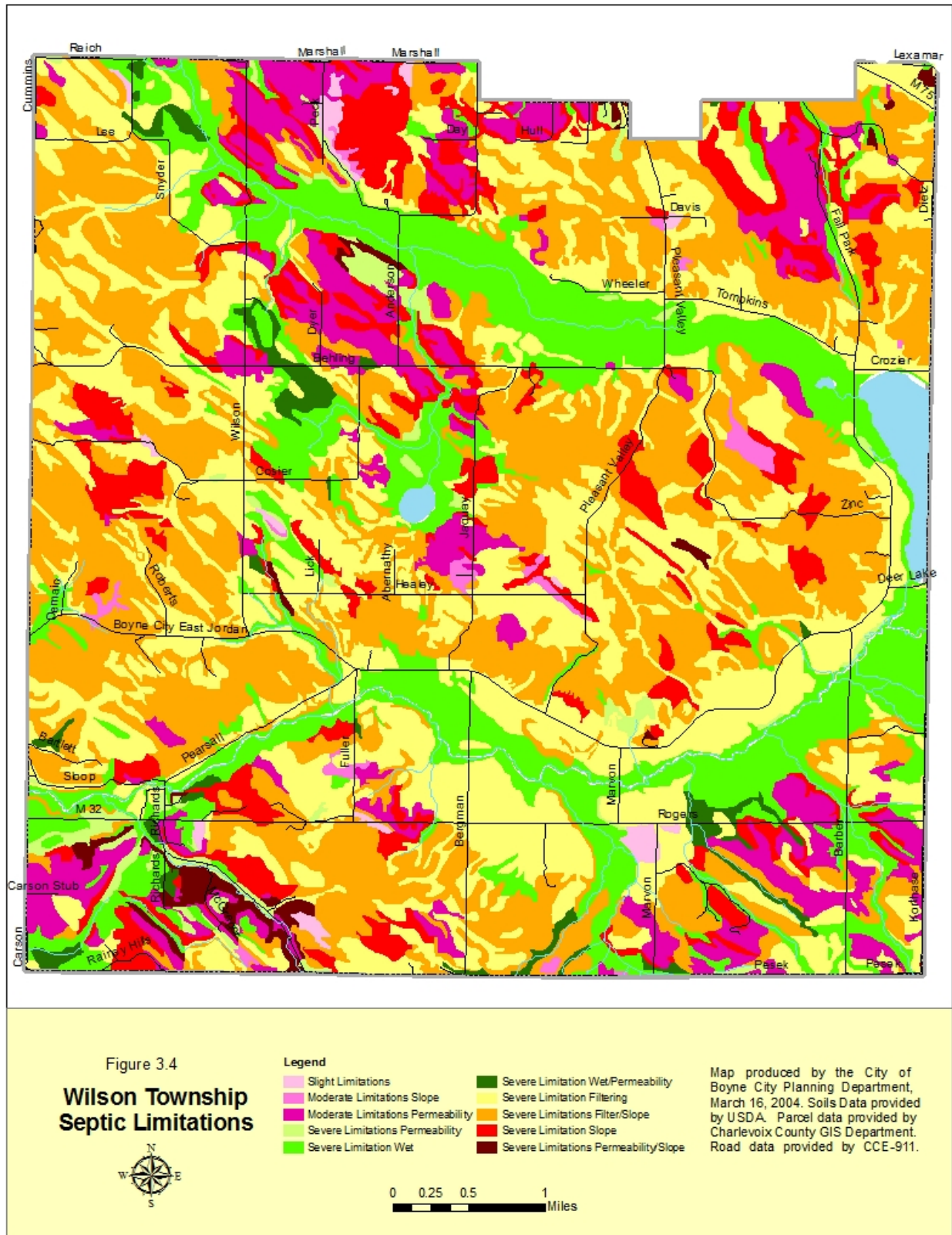
Table 3.2 Wilson Township General Soil Types	
Soil Type	Description
Emmet-Leelanau	Well drained, nearly level to very steep loamy and sandy soils on moraines
Emmet-Barker	Well drained or moderately well drained, gently sloping to steep loamy soils on moraines
Kalkaska-Mancelona	Well drained or moderately well drained, nearly level to gently sloping sandy soils on lake plains and valley plains
Carbondale-Lupton-Tawas	Very poorly drained, nearly level to gently sloping organic soils in depressional areas on till plains, outwash plains, and lake plains

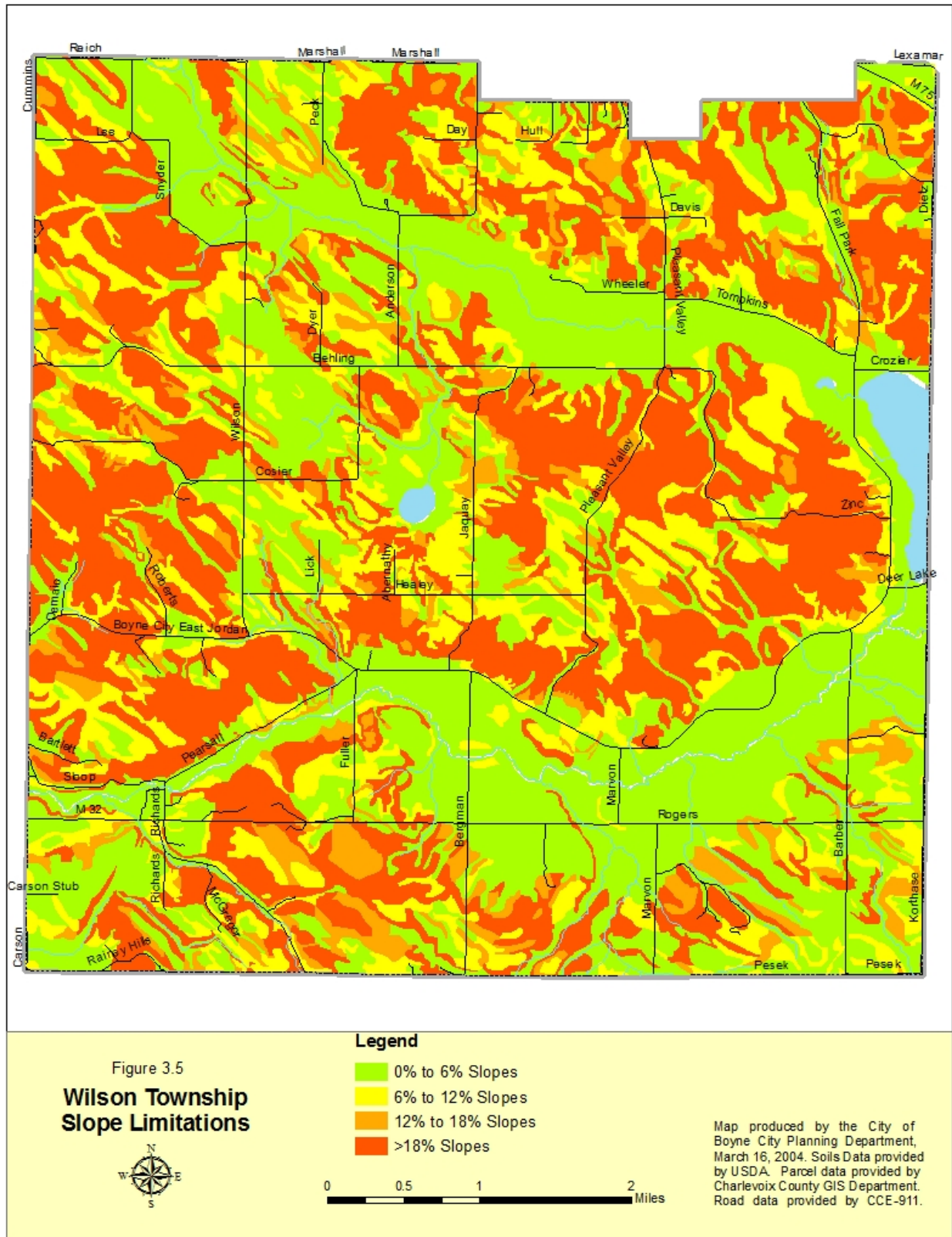
Source: Soil Conservation Service











Geology

The basic structure and texture of the land found in northwest Michigan are products of geological forces occurring centuries ago. The foundation upon which northwest Michigan rests is the result of glacial advance and retreat that shaped northern Michigan's landscape (**Figure 3.6**). Depending on their proximity to the surface, the bedrock formations deposited during these glacial activities have a direct bearing on where certain types of development can occur. Fortunately, these formations are not a constraint in Wilson Township, although outcroppings of bedrock are found in other areas of Charlevoix County.

One of the most notable features of Wilson Township's landscape is ground moraines. Moraines are accumulations of sand and gravel that were carried by a glacier and then deposited when the glacier melted. Moraines can be found throughout the Township, but predominate in the central and northern and southern portions of the Township. In most cases, moraines are characterized by steep slopes and unstable subsurface materials, which places mild to prohibitive constraints on development.

Large sections of Wilson Township are plains that are sandwiched between glacial ground moraines. Two outwash plains extend that westward from the northern and southern tips of Deer Lake provide a relative flatness in the center portion of the Township. While hydric and wet soils are more common in the low lying areas, development constraints associated with these areas are less considerable.

Topography

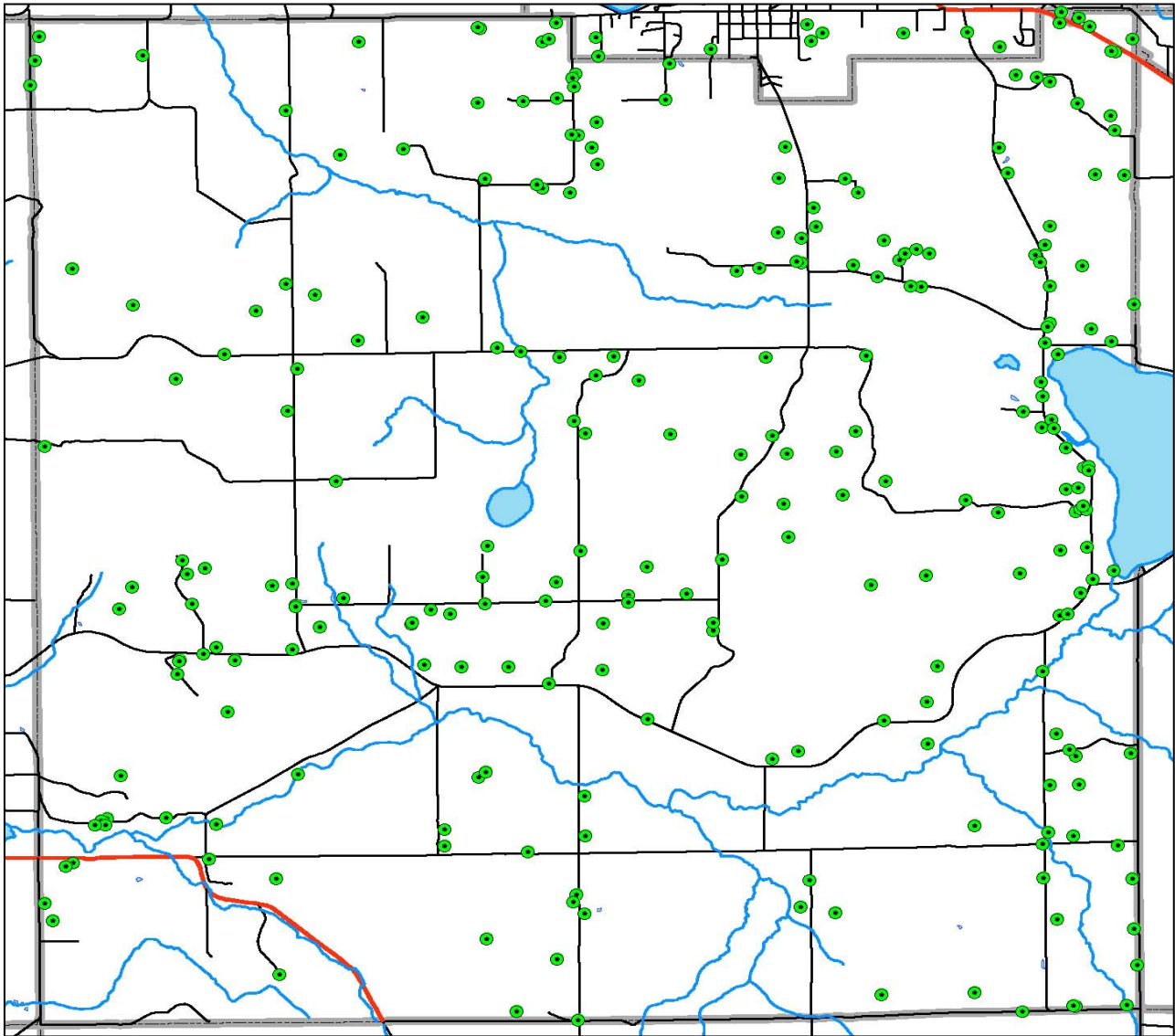
An evaluation of the community's topography provides insight into site construction limitations, potential erosion problems and concerns regarding drainage. The hills within Wilson Township obviously provide visual relief and aesthetic beauty for community residents. However, they must be carefully managed if the problems just mentioned are to be avoided.

As can be seen by a relief model of Wilson Township (**Figure 3.7**) the terrain in the Township is characterized by low lying wetlands and floodplains adjacent to Porter, Deer and other creeks and around Deer Lake. The land gradually slopes up from these creek and lake areas and becomes mostly rolling hills located in the east, central, west and south portions of the Township. In terms of topographic relief, these areas range from an elevation of just under 610 feet above sea level along portions of Deer Creek to more than 1090 feet above sea level for the hills located in the western portion of the Township.

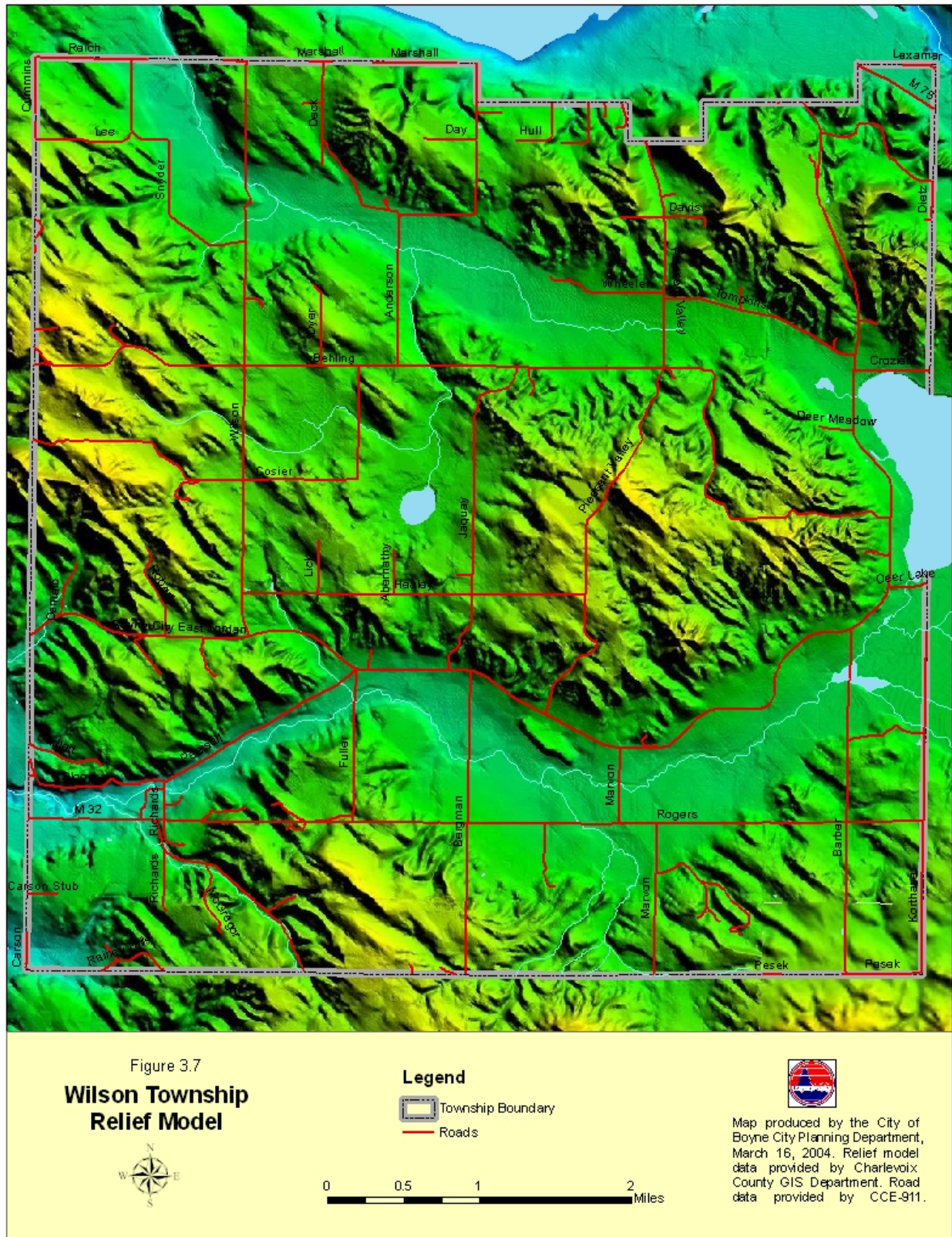
Water Resources

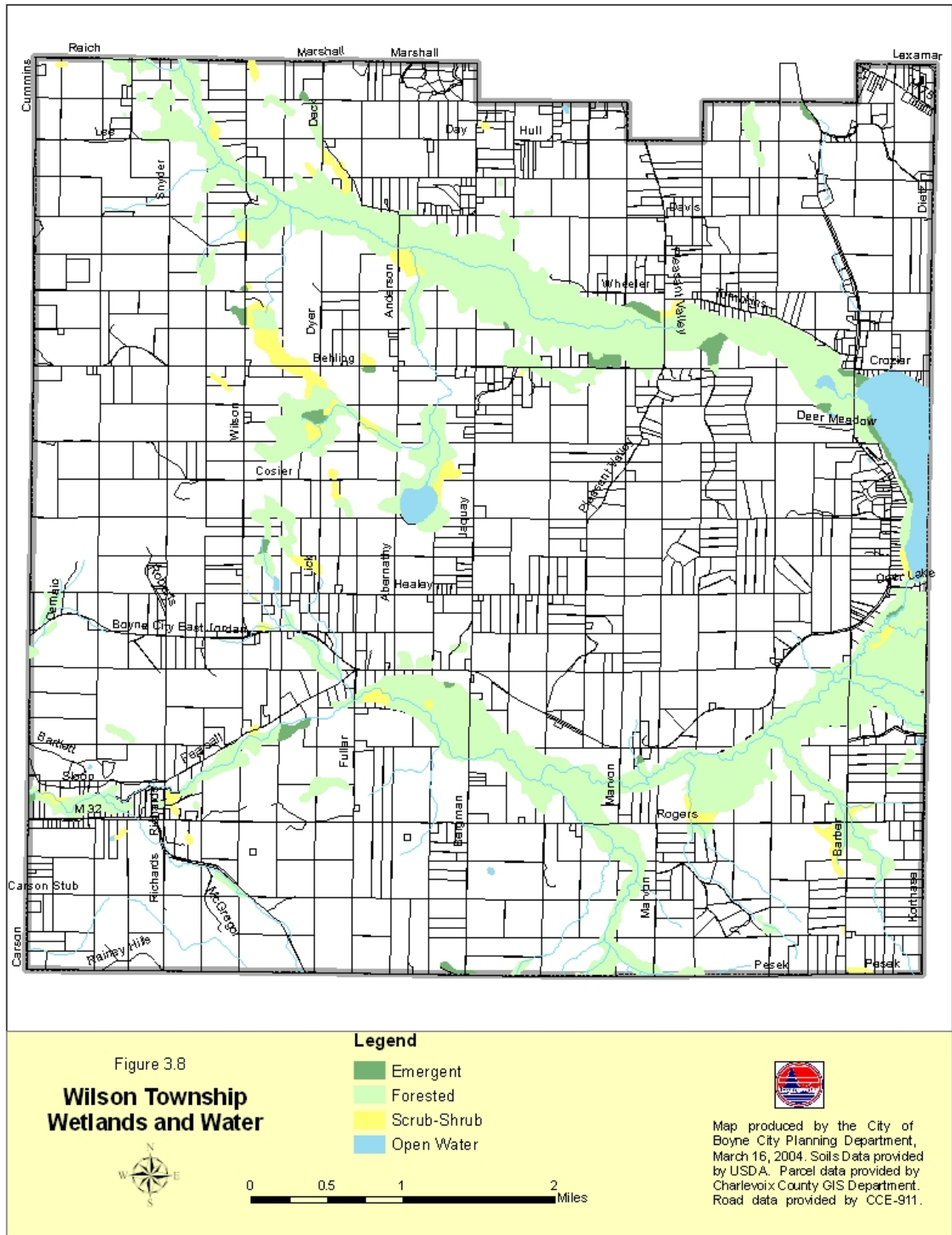
Wilson Township's water resources can be classified into two major types: ground water and surface water. Groundwater is significant to the community as its quality and quantity determine how well the resource can satisfy the demand for water by Township residents. Where groundwater is found in glacial deposits, supplies within Charlevoix County are relatively plentiful. This is particularly true for Wilson Township, where resources are abundant and supply far exceeds demand. On site wells presently service most of the Township with a limited number of municipal customers located on M-75 are serviced by the City of Boyne City. The following map shows the residential water well locations in Wilson Township.

Figure 3.6



Although not used for domestic water purposes, the community's surface water areas are extremely important natural resources. The surface waters help recharge the community's groundwater, create a distinctive natural landscape, attract and provide natural habitats for wildlife and have immeasurable recreational and aesthetic value.





EXISTING LAND USE

As shown in **Figure 4.1** and listed in **Table 4.1**, land use in Wilson Township can be classified into eight general categories: residential, commercial, industrial/extractive/utilities, agricultural, shrub land/open land, forest, water, and wetlands. Table 4.1 details the amount of each land use type by total acres and figure 4.1 shows the distribution of the different land uses throughout the Township.

Table 4.1 Wilson Township Land Use				
Land Use	2000 Acres	2022 Acres	2000 Percent of Total Acres	2022 Percent of Total Acres
Residential	1,152	1,536	5.2%	6.9%
Commercial	63	63	0.3%	0.3%
Industrial /Extractive/Utilities	143	179	0.6%	0.8%
Agricultural	3,079	2,778	13.9%	12.5%
Shrub Land/Open land	4,064	4,048	18.4%	18.3%
Forest	9,406	9,318	42.6%	42.2%
Water	222	222	1.0%	1.0%
Wetland	3,953	3,938	17.9%	17.8%
Total	22,082	22,082	99.9%*	99.8%
*Not equal to 100% due to rounding				

Land Use Classes

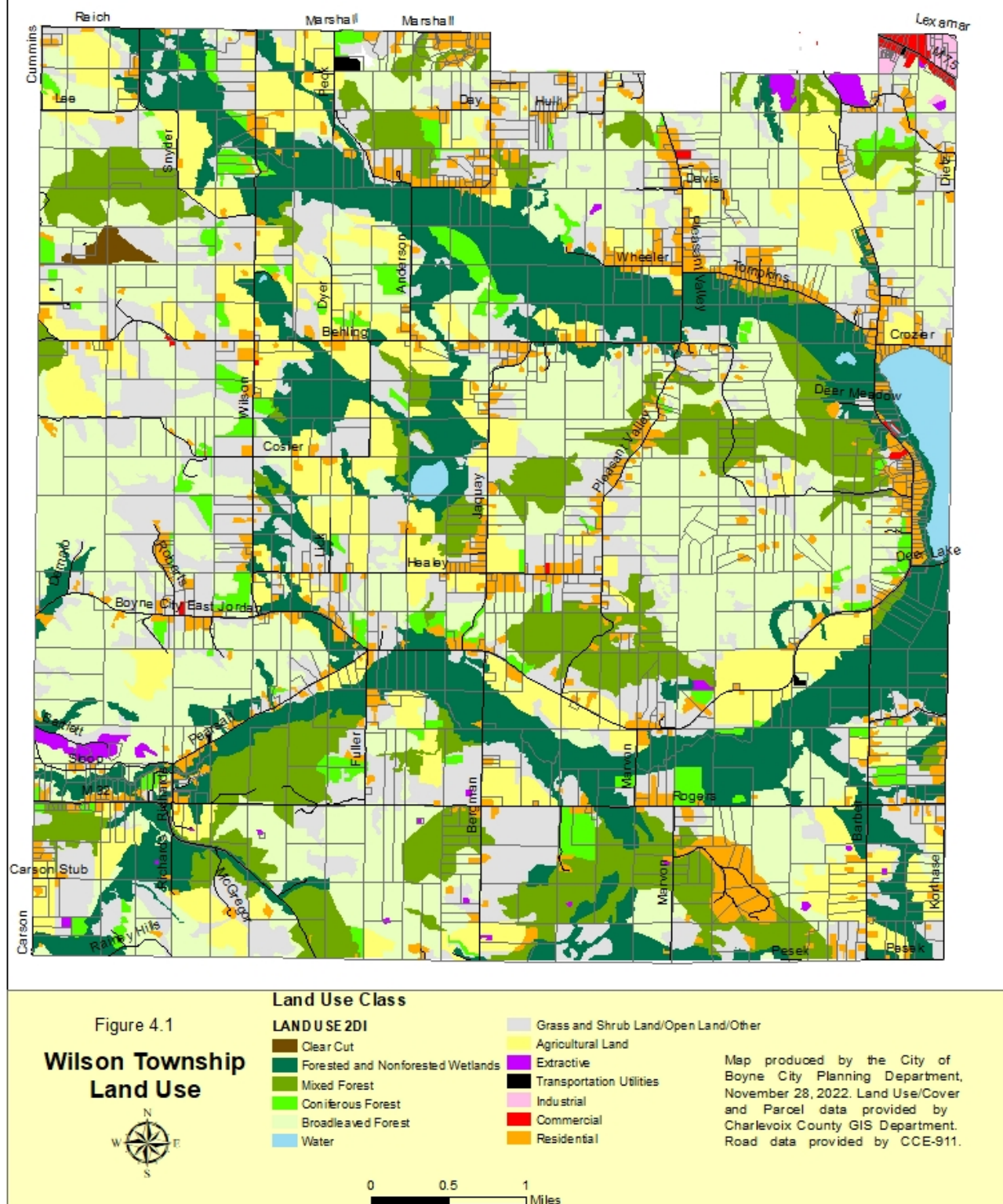
Residential

Residential land uses include residential dwellings such as single-family homes or duplexes, multi-family low rise residential dwellings, and mobile home parks. Residential land use comprises approximately 1,536 acres or 6.9 percent of the total land area of Wilson Township. Over the past 20 years this land use class increased by 1.7 percent (384 acres). By far the predominant housing type is single family dwellings that have been constructed on metes and bounds parcels. The vast majority of homes in Wilson Township are primary residences that are classified as homesteads. Data from the Charlevoix County Equalization Department shows that in 2022 the mean parcel size for a residential homestead in Wilson Township was 14.2 Acres and the mean SEV was \$85,626. In 2010 the mean parcel size for a residential homestead in Wilson Township was 11.37 Acres and the mean SEV was \$61,410. In 2000 the mean parcel size was 10.1 acres and the mean SEV was \$69,000.

Commercial

The commercial land use category includes uses related to the sale of products and services. Commercial uses are mostly located in the commercial zoning district along M-75 although a few are located in the interior of the Township. Typical commercial uses are retail uses and service establishments. Some contractor offices and yards are also located in this designation. The commercial category also includes parking areas related to the commercial businesses. According to the composite land use map, the total commercial land use in the Township comprises approximately 63 acres or 0.3 percent of the total land area of the Township.

Figure 4.1



Industrial /Extractive/Utilities/Transportation. This land use includes extractive industries, manufacturing and industrial uses, utilities and transportation right-of-ways. The total land in this category comprises approximately 143 acres or 0.6 percent of the total land area. Mining operations make up the majority of this category and the largest concentrations are located in the northeast and southwest corners of the Township.

Agricultural

The agricultural land use category generally includes land that is used for the production of food and fiber, but also includes land used for non-food livestock such as horses. The types of agriculture in this category include cropland, orchards, confined feeding operations, pasture land, farmsteads, greenhouses and horse training areas. In Wilson Township 2,778 acres or 12.5 percent of the land in Wilson Township is classified as agricultural.

Forest

Forest land is by far the largest land cover category in the Township with 42.6 percent (9,406 acres) of the land in the Township included in this classification. Forest types in the Township include upland forest and lowland forest. Upland forests include upland broadleaved species such as maple, beech, aspen and birch and upland conifers such as red pine, white pine, jack pine, white spruce, blue spruce, eastern hemlock and balsam fir. Lowland forests are dominated by species that grow in wet soils. Lowland hardwoods include ash, elm, red maple and cottonwood. Lowland conifers include cedar, tamarack, balsam fir, black spruce and white spruce.

Shrub land /Open Land

The shrub/open land category includes open land and rangeland such as barren land, herbaceous open land and shrub land. Herbaceous open land is usually subjected to continuous disturbance such as mowing, grazing or burning and typically it can have a variety of grasses, sedges and clovers. Shrub land is land in transition from being open to becoming and eventual forest. There are native shrubs and woody plants like blackberry, dogwood, willow, and sumac and tag alder. Approximately 4,064 acres or 18.4 percent of the land in the Township is classified in the township as shrub land/open land.

Wetlands

Wetlands are those areas where the water table is at or near the land surface for a significant part of most years. Examples of wetlands are marshes, mudflats, wooded swamps, and shallow areas along rivers, lakes or ponds. Wetlands include both non-vegetated mudflats and areas of hydrophytic vegetation. In Wilson Township there are 3,953 acres (17.9 percent) of land in the township classified as wetlands.

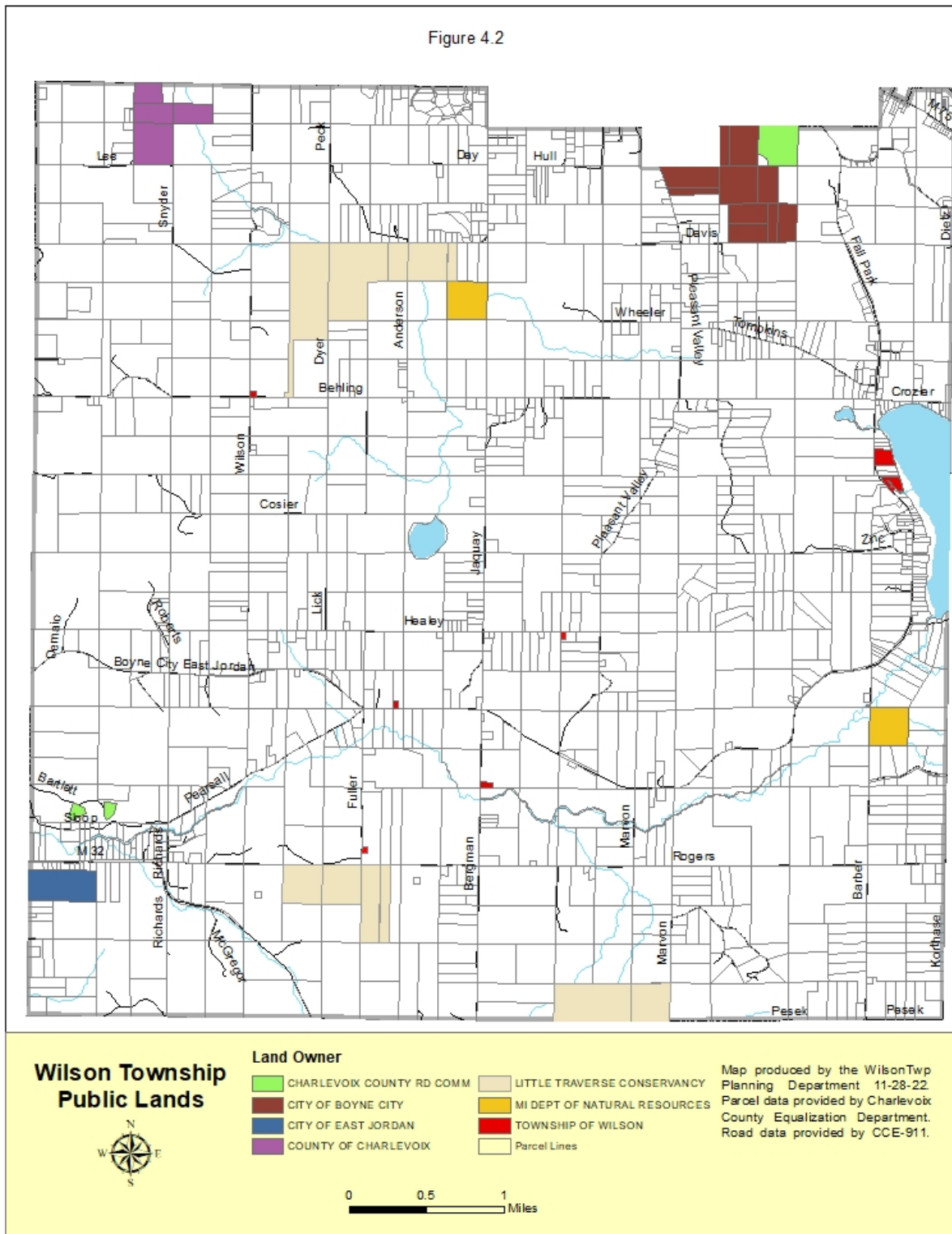
Water

The water category includes all surface water in the township such as lakes, impoundments, rivers and streams. Surface water comprises 222 acres or 1 percent of the Township.

Public Lands

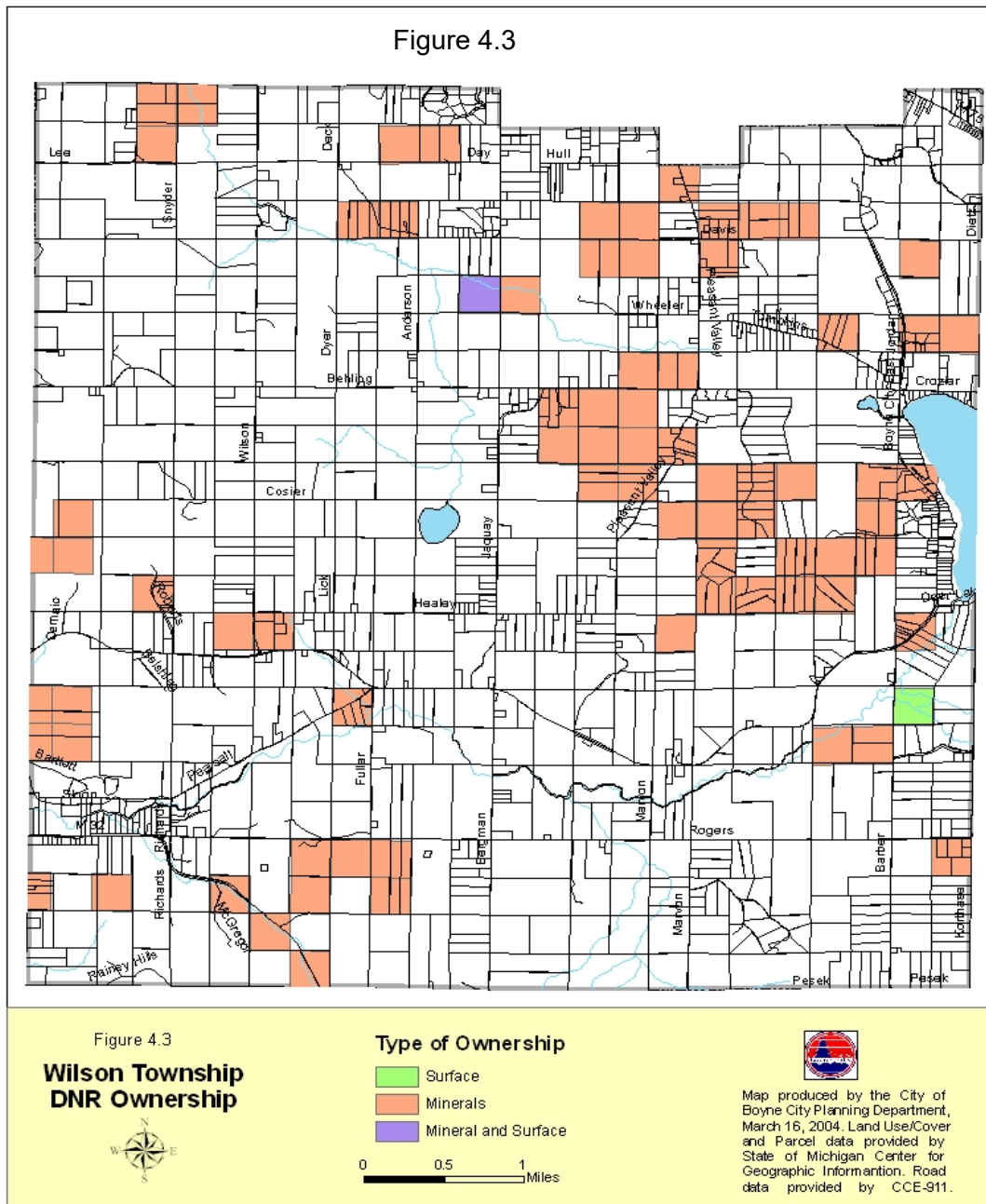
Public land ownership in Wilson Township is shown in **Figure 4.2**. The largest public land owners in the Township are the City of Boyne City and the Little Traverse Conservancy.

Figure 4.2



The City owns approximately 218 contiguous acres which is part of Avalanche Park. The property is open to the public for recreational uses such as hiking, biking, disc golf, cross country skiing and sledding. The Little Traverse Conservancy owns 277 acres in section 8 and 9, 140 acres in section 32 and 33 and 120 acres in sections 34 and 35. The Conservancy property is open to the public for passive recreational uses. Other public land owners in Wilson Township are Wilson Township, Charlevoix County, the City of East Jordan and the Michigan Department of Natural Resources. While the Department of Natural Resources only owns a small amount of surface rights in the Township, it does hold a significant amount of mineral rights as shown in **Figure 4.3**.

Figure 4.3



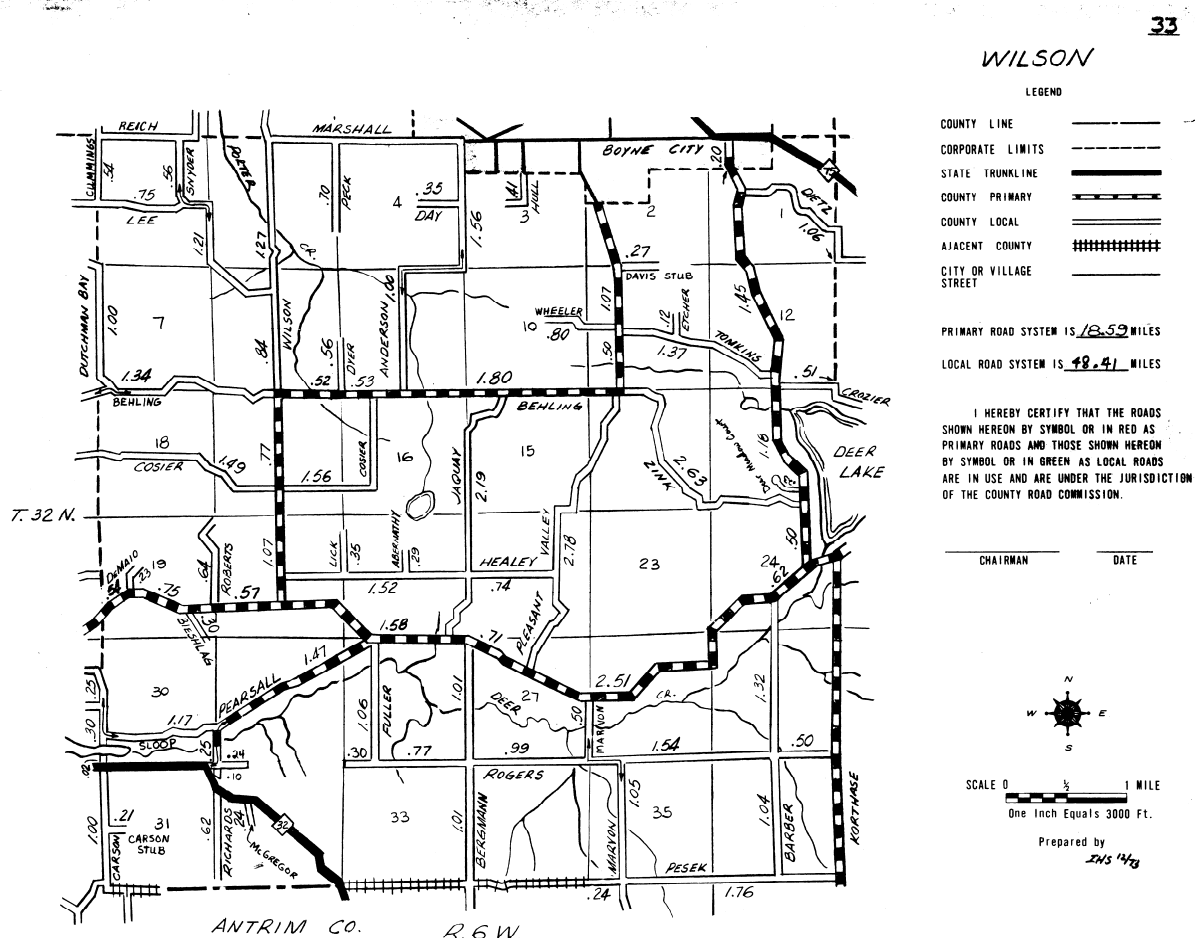
INFRASTRUCTURE AND FACILITIES

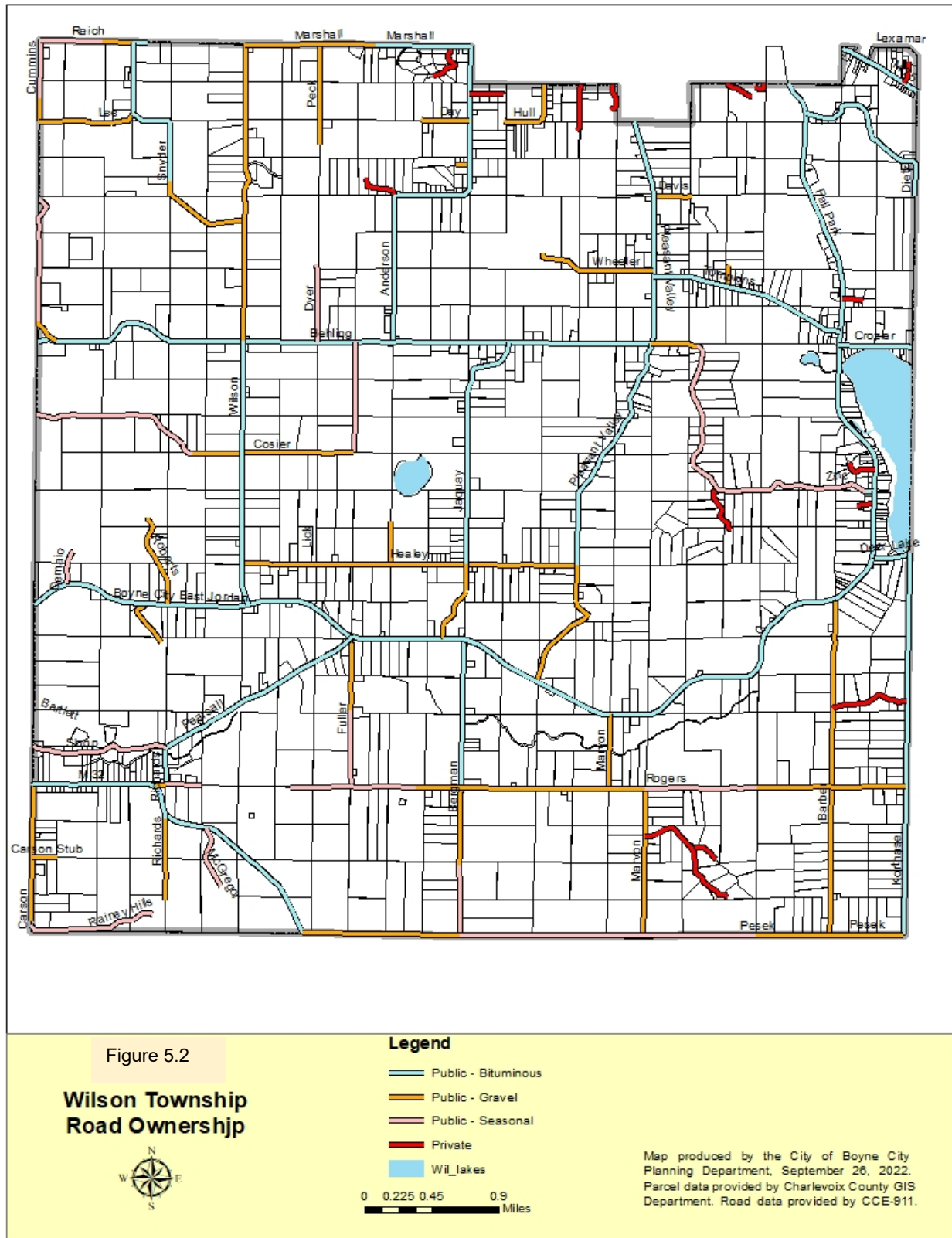
Road System

The road system in Wilson Township is almost entirely comprised of county roads. Of the approximately 75 miles of roads in the Township, 67 miles are certified county roads. Of the certified county roads 18.59 miles are classified as primary and 48.41 are classified as local (See **Figure 5.1**). There are approximately 3 miles of state roads in the Township. A 2.3-mile section of M-32 crosses the southwest corner of the township and a 0.6-mile section of M-75 crosses the northeast corner of the Township. There is approximately 5 miles of private roads in the Township.

Wilson Township residents are in close proximity to US-131 and M-32, both of which provide direct access to Interstate 75. Classified as a state arterial, US-131 was originally constructed to provide access to lakeshore communities and continues to serve that function today. Locally, the connections between Wilson Township and the neighboring communities of East Jordan, Boyne Falls and Boyne City are generally adequate. The vehicular circulation within Wilson Township is relatively easy and convenient; however, a significant number of roads are either gravel or unimproved seasonal roads. **Figure 5.2** shows the road types and surfaces in Wilson Township.

Figure 5.1 Wilson Township Certified County Roads





Airports

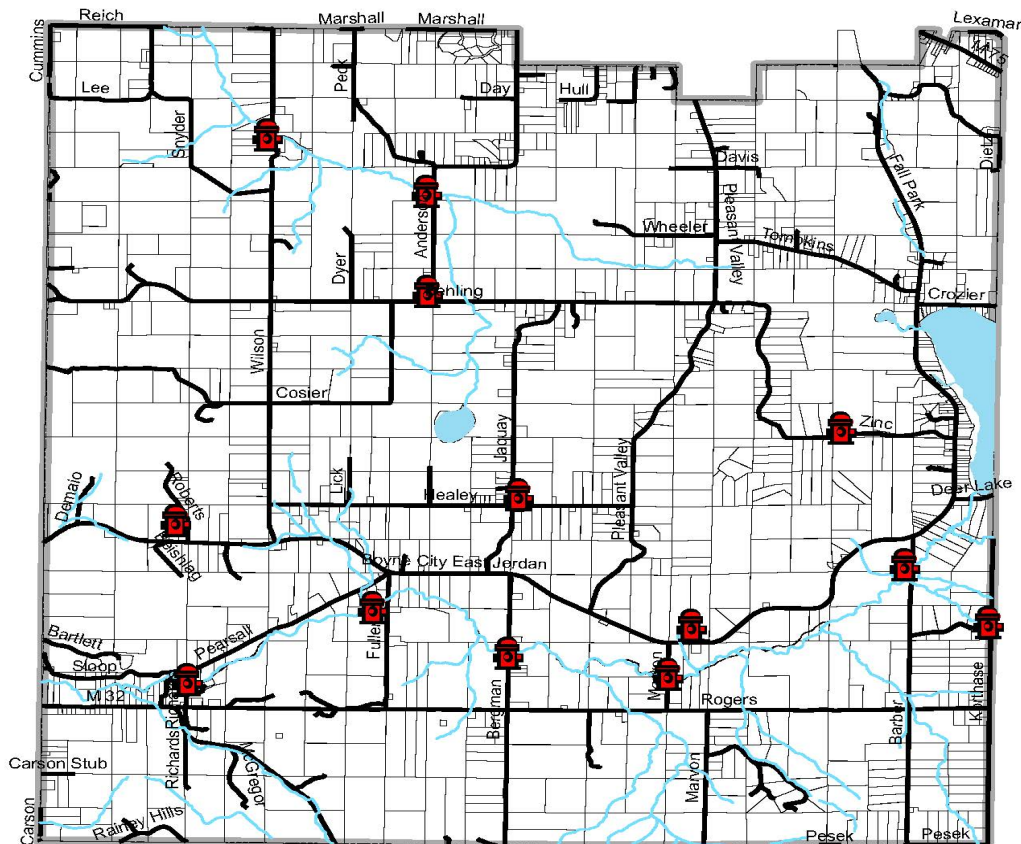
There are two public airports and one private airport located in close proximity to Wilson Township. Boyne City Airport is located in the City of Boyne City and has hangers, gasoline services and a 3,800-foot hard surface runway. East Jordan Airport is located in South Arm Township on M-32 just outside the city limits of East Jordan and has a 3,200-foot hard surface runway. The privately-owned airport is operated by Boyne Mountain Resort, located just 5 miles from Wilson Township and has a 5,200-foot runway.

Water and Sewer

Given its rural nature, the Township has not developed water and sewer infrastructure. The City of Boyne City has run water and sewer lines along M-75 in Wilson Township and currently the City is providing water and sewer services to two Wilson Township commercial customers along M-75. As development and redevelopment continues along M-75 it is anticipated more commercial customers will eventually want to hook up to the City system. In 2003 Capital Consultants prepared a sanitary sewer feasibility study that explored the possibility of the City providing sewer services to Wilson Township.

The lack of a public water system limits the fire fighting capabilities in the Township. To increase its fire fighting capabilities, the Township has constructed dry hydrants in various locations throughout the township as shown by **Figure 5.3**.

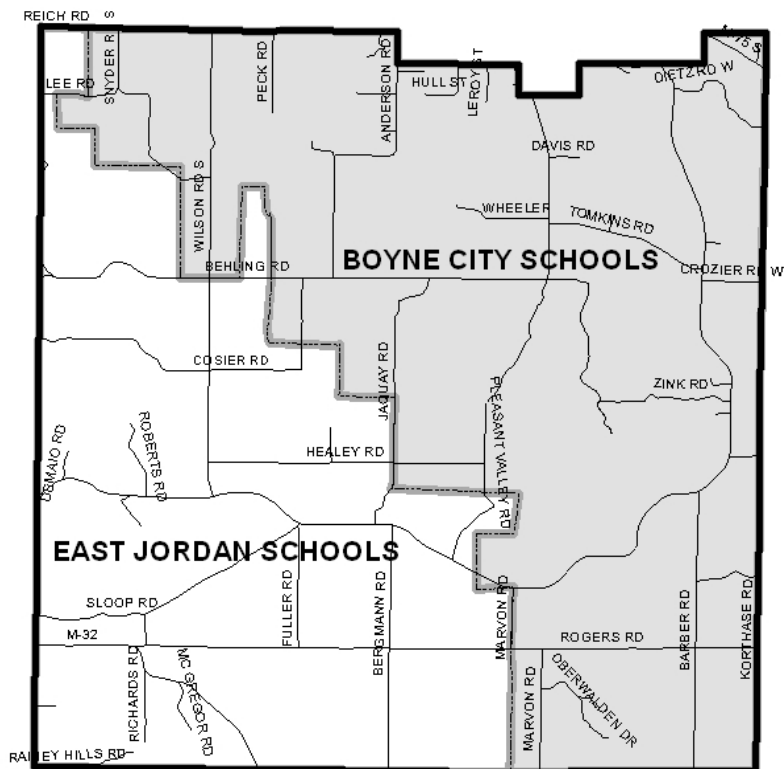
Figure 5.3 Wilson Township Dry Hydrant Locations



Schools

Wilson Township is divided between East Jordan and Boyne City School districts as shown in **Figure 5.4**. No school facilities or buildings are located within the township's borders. The Boyne City Public School system has three school buildings: elementary, middle school and high school, which share a common campus located on Boyne Avenue in the City of Boyne City. The East Jordan school system is comprised of three separate facilities located within the limits of East Jordan. The elementary school serves kindergarten through fifth grades and the middle school serves the 6-8 grades.

Figure 5.4



Police and Fire Protection

Police protection and law enforcement for Wilson Township is available through the Charlevoix County Sheriff's Department, located in Charlevoix, and the Michigan State Police Post, located in Petoskey. The Sheriff's Department provides the bulk of law enforcement within the Township. Fire and ambulance services differ throughout the township, based on the location of the needed service. The Township contracts with the City of East Jordan and the City of Boyne City for fire and ambulance services. Costs of these services are based upon the state equalized valuation (SEV) of property located within each particular district. In 1997, police, fire, and ambulance services in Charlevoix, Cheboygan, and Emmet counties joined together to create a regional dispatch center. This enhanced 911 system handles both emergency and non-emergency calls. Callers can be located through the system and responders throughout the three-county area can be dispatched to emergencies. All police patrol cars are equipped with in-car computers to access statewide databases and vehicle locators to monitor police car locations using global positioning satellites.

Recreation Areas

Fall Park

Fall Park, located on the western shoreline of Deer Lake, is the only developed Township Park. The park is approximately 5 1/2 acres and has 475 feet of water frontage on Deer Lake and a 700-foot canal that runs through the middle of the park. The canal was dug out sometime in the 1950's

and was created for boat access to the property. Since that time the canal has filled with sediment and organic material and the depth of the canal has decreased from the original 8-9 feet to 4-5 feet and as a result has significantly reduced boat accessibility to the park. The Township has been exploring the possibility of having the canal dredged and has included the dredging in the five-year action program of this plan. In anticipation of this work the Township had a pre-application meeting with the Michigan Department of Environmental Quality (MDEQ) File Number 12-15-0022-P to review a possible dredging project. The follow up report from this pre-application meeting has been included in appendix A. While the park does have a large amount of water frontage, most of it is marsh and the small beach area has limited appeal for swimming due to the shallow depth of water and marl bottom.



The Park is landscaped and maintained and has parking, picnic tables and grills, a pavilion, play equipment, basketball hoop and a volley ball net. At the south end of the Park there is a gazebo and there are several fishing platforms in the canal. The park is also the location of the Township hall. While reservations are taken for use of the pavilion, the Township Hall is solely used for public meetings and elections and is not available for social events or private gatherings. The Township Hall bathroom does have an exterior entrance secured from the rest of the hall that is left open for public use when the hall is not open. The park is used often by residents and visitors to fish and relax and also for more formal gatherings such as family reunions and weddings. The hours of the park are limited from sun up to sun down.

As the primary recreational asset of the Township a master plan for the future development of the park has been prepared and has also been attached to this plan as appendix A.

Township Land

Approximately 500 feet north of Fall Park the Township owns approximately 9.5 acres of undeveloped property. The property has 910 feet of frontage on Deer Lake but there is no access to the water on the property. The property is heavily wooded and with some wetlands. The Township also owns several other smaller parcels that shown in various locations around the township on the public lands map.

Public Lands

The largest public land owners in the Township are the City of Boyne City and the Little Traverse Conservancy. The City owns approximately 218 contiguous acres which is part of Avalanche Park. The property is open to the public for recreational uses such as hiking, biking, disc golf, cross country skiing and sledding. Porter Creek Natural Area is 98-acre park owned by Charlevoix County. Located on Snyder Road the park offers a scenic 1.2-mile trail loop with abundant wildlife, fern meadows, cedar swamps, bogs, old homestead apple trees, red pine stand, and upland hardwood trees. The Little Traverse Conservancy owns 120 contiguous acres in sections 32 and 33, 100 contiguous acres in sections 34 and 35 and 276 contiguous acres in section 8 and 9. The Conservancy property is open to the public for passive recreational uses. Other public land owners in Wilson Township are Wilson Township, Charlevoix County, the City of East Jordan and the Michigan Department of Natural Resources.

Raven Hill Discovery Center

Located on 157 acres in the southwest corner of the Township Raven Hill Discovery Center is an indoor and outdoor hands on museum with scientific and historical exhibits. Visitors experience a “new world” in the main museum, learn about animals in the exotic animal room, and further expand their explorations and minds outside in the Music Garden; Beyond Jurassic Park walk; One-Room School House; ET Building; Accessible Tree House and the Ancient World. Some exhibits remain popular year after year, like the animals, treehouse and pyramid, but new experiences await visitors too. Raven Hill continually provides a place for scientific exploration, historical reflection and immersion in the arts.

FUTURE LAND USE and ZONING PLAN

Future Land Use Classes

Residential

The Residential category denotes areas where the highest density of residential land use for the Township is desired. The typical use for this area would be single family dwellings and accessory structures on 1-2 acre parcels; however, home occupations and in home businesses would also be allowed with appropriate reviews and conditions. These areas are primarily adjacent to public primary roads and are located relatively close to the neighboring cities of East Jordan or Boyne City.

Medium Residential

The Medium Residential Category denotes areas where lot sizes between 3 and 10 acres are desired. This area is intended to provide residential home sites in a more rural setting. Typical uses in this area are single family dwellings and related accessory structures. Agricultural uses as well as home occupations and in home businesses are also allowed in these areas.

Rural Residential/Agricultural

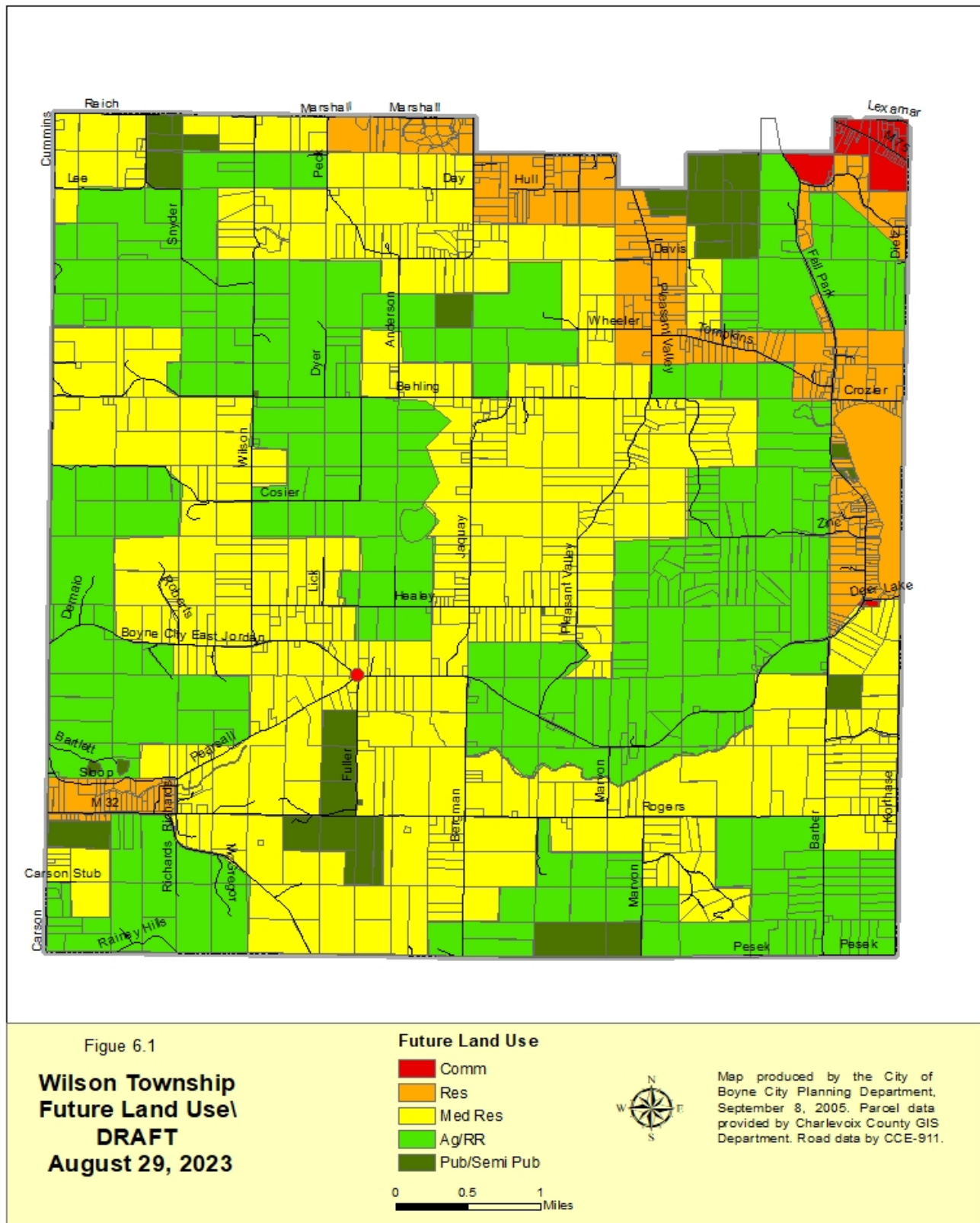
This area includes the prime agricultural lands and forest lands in the Township and areas that are currently being used for agricultural purposes. While much of this area is not actively being farmed, low density residential development and limited fractionalization of parcels in these areas is desired in order to maintain the rural character of the Township. While the minimum parcel size in these areas is 10 acres, reductions of the required lot size and area are allowed in conjunction with a clustered development that dedicates and preserves significant existing open space.

Commercial/Industrial

The commercial/Industrial category is intended to accommodate small commercial uses such as retail uses service establishments and light industrial uses such as manufacturing and contractor offices and yards. The majority of this category includes to the M-75 corridor and the C.H. Smith gravel pit located on Fall Park Road. In addition to the main commercial corridor on M-75, small nodes of commercial uses have also been designated for the purpose of providing neighborhood convenience commercial goods and services to local residents. Possible locations for these nodes are at the Fall Park Road and Deer Lake Road intersection, the intersection of Pearsall and Boyne City East Jordan Road. These commercial nodes are intended for a small neighborhood commercial establishment that would primarily provide convenience goods to nearby residences.

Public/Semi-Public/Recreational

This land use includes publicly owned lands and also privately owned lands that are open to or are intended to be used by the public. Publicly owned lands include properties owned by the City of Boyne City, the City of East Jordan, Wilson Township, Charlevoix County and the State of Michigan. Privately owned properties intended for public use are lands owned by the Little Traverse Conservancy as well as the Raven Hill Discovery Center.



Zoning Plan

In accordance with the Michigan Planning Enabling Act the Zoning Plan shown in Table 6.1 shows the relationship between the future land use categories with the zoning districts.

Table 6.1 ZONING PLAN FUTURE LAND USE CATEGORIES AS RELATED TO ZONING DISTRICTS		
Future Land Use	Zoning District	
➤ Residential	RR2 MFR	Rural Residential 2 Multiple Family Residential District
➤ Medium Residential	RR1	Rural Residential 1
➤ Agricultural Rural Residential	RDA	Resource Development Agricultural District
➤ Commercial/Industrial	CSC I	Community Services Commercial District Industrial District
➤ Public/Semi Public	RDA	Resource Development Agricultural District

GOALS, OBJECTIVES AND STRATEGIES

Infrastructure

Goal: Balance development with the availability of sufficient infrastructure and services.

Objective 1: Maintain, protect and improve the road system in the Township.

- Strategy 1: Prepare and adopt an annual road improvement plan that analyzes existing road conditions, identifies needs, and prioritizes improvements.
- Strategy 2: Maintain function and capacity of Township roads through proactive access management.
- Strategy 3: Insure public roads can be improved to County standards prior to the creation of additional development parcels.
- Strategy 4: Require private roadways be constructed to Township standards prior to development and agreements for maintenance are recorded.
- Strategy 5: Review the location of proposed roads to provide for logical road extension and efficient future property development.
- Strategy 6: Promote the use of Special Assessment Districts to fund road improvements
- Strategy 7: Where appropriate insure new roads are planned, designed, and constructed to provide appropriate access to all legal users...whether by car, truck, transit, assistive device, foot or bicycle.

Objective 2: Ensure necessary infrastructure and services are provided for future development.

- Strategy 1: Direct development to areas that have infrastructure in place.
- Strategy 2: Work cooperatively with public and private agencies to facilitate the improvement or construction of infrastructure.
- Strategy 3: Require the completion of necessary infrastructure as a part of site plan approval and obtain adequate surety to ensure its completion.

Residential Development

Goal: Maintain rural residential character.

Objective 1: Provide for a range of residential styles and densities that are suitably integrated with rural landscape and are compatible with adjacent residential uses.

- Strategy 1: Maintain low density development in the rural areas of the township.
- Strategy 2: Use clustering techniques to allow compact development in exchange for the conservation of large contiguous parcels.
- Strategy 3: Promote higher density residential development along existing primary routes close to existing infrastructure and facilities.
- Strategy 4: Limit commercial development to the areas identified on the future land use map

Commercial and Industrial Development

Goal: Provide for commercial and industrial development that meets the market needs of Township residents and provides employment and business opportunities without compromising the Townships rural character.

Objective 1: Facilitate and support the transition of the M-75 frontage from industrial uses to retail/service oriented commercial uses.

- Strategy 1: Support the relocation of existing industrial type uses along the M-75 Frontage
- Strategy 2: Support retail and service oriented commercial uses intended for destination and passerby automobile traffic.
- Strategy 3: Prepare a sub-area plan for the M-75 corridor that addresses aesthetic design and access management issues.
- Strategy 4: Develop minimum design criteria for commercial building design and facades.
- Strategy 5: Discourage commercial development in areas not designated on the future land use map for future development.
- Strategy 6: Work with the City of Boyne City to have public sewer and water available to parcels along the M-75 commercial corridor.

Objective 2: Have neighborhood commercial uses that provide residents with convenience commercial goods close to there home.

- Strategy: Identify suitable locations for neighborhood commercial uses intended to provide convenience commercial goods to local residents.

Objective 3: Provide for home occupations and home based businesses that provide employment and business opportunities that are compatible with surrounding residential uses.

- Strategy : Adopt adequate site plan review and zoning regulations to insure compatibility of home occupations and home based businesses.

Objective 4: Encourage and support industrial development in appropriate locations.

- Strategy 1: Target small and light industrial uses that require limited amount infrastructure improvements.
- Strategy 2: Identify and promote the growth of industrial niche markets
- Strategy 3: Promote the development of complementary and related industries

Zoning and Administration

Goal: Zoning regulations and administration that result in compatible and desired land uses that balance and protect the environment, property values and individual property rights

Objective 1: Maintain a township zoning ordinance that is current and relevant.

- Strategy 1: Completely review ordinance at least annually and promptly address all new land use issues and legislation.
- Strategy 2: Insure rezonings/special uses/site plans comply with future land use map and/or goals of the master plan.
- Strategy 3: Review and coordinate zoning regulations and districts with adjacent jurisdictions.
- Strategy 4: Focus regulations and policies on outcome and not processes.
- Strategy 5: Refine zoning regulations to provide incentives for desired types of development.

Objective 2: Maintain fair, consistent and effective administration of the zoning ordinance.

- Strategy 1: Continue to contract professional full time planning and zoning services.
- Strategy 2: Require potential developers attend a planning commission meeting and discuss conceptual plans prior to formal submittals for site plan review.

Environment

Goal: Maintain and protect natural resources in the Township

Objective: Maintain the high quality of land, air, surface water and ground water resources.

- Strategy 1: Adopt zoning ordinance regulations for green belts and buffer strips.
- Strategy 2: Maintain adequate setback distances from lakes and streams.
- Strategy 3: Maintain annual township clean-up program.
- Strategy 4: Avoid the fractionalization of woodland resources.
- Strategy 5: Protect environmentally sensitive areas such as surface waters, wetlands and steep slopes through planning, education and ordinances.
- Strategy 6: Continue to identify and monitor invasive species and develop appropriate ordinance to address negative impacts.
- Strategy 7: Adopt Township storm water control ordinance and coordinate with County for administration and enforcement.
- Strategy 8: Plan for and develop appropriate regulations for commercial power generation from renewable sources.

Regional Planning

Goal: Promote productive planning relationships with other governmental units in the region.

Objective: Participate in multi-jurisdictional planning.

- Strategy 1: Coordinate planning activities with adjacent jurisdictions.
- Strategy 2: Review and participate in County planning activities.
- Strategy 3: Support strong County Planning and the retention of the County Planner Position

Recreation

Goal: Provide recreation opportunities to township residents and visitors

Objective: Maintain and enhance recreation resources.

Strategy 1: Review and update the Township recreation plan

Strategy 2: Work with county and state agencies and private property owners to develop additional recreational resources and opportunities.

Strategy 3: Explore opportunities for acquisition of private lands suitable for public recreation.

Strategy 4: Identify and develop a trail route through Wilson Township that connects Boyne City and East Jordan.

Planning Process and Implementation

Planning Process

In 2002, Public Act 168 of 1959 was amended to become the “Township Coordinated Planning Act”, Public Act 168 of 2002. The Wilson Township Planning Commission followed the required procedures prescribed in the Coordinated Planning Act in the preparation and adoption of this plan. As defined by the coordinated planning act, the Comprehensive Plan shall “serve as a basis for land use regulation, infrastructure development, public and private investment, and any plans which may detail one or more topics of the comprehensive plan.”

In the spring of 2022 the Planning Commission thoroughly reviewed the Townships current master plan and determined that the plan should be updated. In compliance with the requirements of the Coordinated Planning Act, an “Intent to Plan” notice was provided to all of the adjacent jurisdictions in August 2022. The Planning process began with an inventory and analysis of natural resources, infrastructure, facilities and land use conditions throughout the Township. In addition to reviewing the physical aspects of the Township, an analysis of the demographic and socio-economic status of Wilson Township residents was completed using data from the 2020 Census. Through the spring and summer of 2023, the Wilson Township Planning Commission worked on the plan. A public input session was held in June 2023 and the planning commission reviewed responses from previous community surveys. With this input The Planning Commission developed a Future Land Use Map and the Goals, Objectives and Strategies for the Plan. In July 2023 the Wilson Township Board approved a draft of the Plan be distributed to the notification list as required by the Coordinated Planning Act. In August 2023 the Draft plan was distributed for comments. After the mandatory comment period all the received comments were reviewed and a public hearing was held November 1, 2023 at the regular meeting of the Wilson Township Planning Commission which recommended approval of the Plan. On November 8, 2023 the Plan was approved by the Wilson Township Board. The approved plan was then distributed to the municipalities and agencies as required by the Coordinated Planning Act.

APPENDIX A



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
GAYLORD FIELD OFFICE



DAN WYANT
DIRECTOR

July 6, 2012

Mr. Scott McPherson
Wilson Township
2530 Fall Park Rd.
Boyne City, MI 49730

Dear Mr. McPherson:

SUBJECT: Pre-application Meeting
Michigan Department of Environmental Quality (MDEQ)
File Number 12-15-0022-P

This letter is a follow-up to our June 14, 2012, pre-application meeting regarding the proposed project in Wilson Township, Charlevoix County. The purpose of a pre-application meeting is to provide you with information that will clarify the permit process, answer preliminary questions about your specific project in order to avoid delays at a later date, and to determine, if possible, the need for wetland or inland lakes and streams permits.

During this meeting, we reviewed the need to obtain a permit under Part 301, Inland Lakes and Streams, and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The review was based on discussion of the proposed project and site, and potential modifications to the project discussed during our meeting.

In general, members of the Township described a master plan for the Township Park which promoted the public's use while minimizing impacts to aquatic resources associated with Deer Lake. During this meeting, we specifically discussed the regulatory concerns relative to dredging the existing canal and construction of docks and/or platforms over the water. The purpose of these structures included boat moorage and access for fishing.

Historically, the canal at Falls Creek Township Park was excavated in the 1950s and likely has not been dredged since. The canal entrance from Deer Lake runs perpendicular or east-west; then dog legs to the north. It appears the spoils were bailed or disposed of in areas adjacent to the canal. Due to natural erosion, deposition, and accumulation of decaying vegetation over time, the depth of the canal has been reduced. Additionally, thick aquatic vegetation makes navigation in the canal difficult in July and August. The majority of the canal has fringe of wetlands and there is very little evidence of erosion on the banks of the canal. The portion of the canal that parallels the shoreline (i.e., runs north-south) is likely to have mucky substrate; the portion of the canal perpendicular to Deer Lake (i.e., runs east-west) has a marl substrate. The mouth of the canal and immediate area of Deer Lake is shallow and dominated by bulrush. It appears the Township is the sole riparian for the portion of the canal running north-south; however the Township is only the riparian of half the entrance channel. Please refer to the enclosed sample figure.

During the review of the project site, the MDEQ's Water Resources Division (WRD) staff made the determination that a permit is required under Part 301 and Part 303 for the project as proposed.

We also discussed a number of issues related to the project, including the following:

- The scope of the project. If you choose to submit an application for dredging the canal, you are encouraged to not dredge the canal so wide and so deep that all vegetation is removed and the canal is essentially sterilized.
- You are strongly encouraged to minimize the dredge depth to accommodate the usual boats found on Deer Lake, and to minimize the width of the dredging to avoid wetland impact and bank scour.
- Hydraulic dredging will likely be the best method of dredging based on equipment access and managing the disposals (i.e., dewatering and containment). The dredged spoils may contain as much as 60 percent water.
- Spoils must be disposed of at an upland/non-wetland and non-floodplain location.
- If you choose to dredge the entire length of the canal, riparian permission from all impacted riparians must be provided when the application is submitted.
- You are encouraged to maintain the buffer zone or vegetation along the shoreline of the canal and Deer Lake. During the time of the site inspection, it appears the water level is at the ordinary high water mark; that is to say there is no exposed bottomland. Therefore, any beach sanding in the water would require a permit from the MDEQ; beach sanding above, or landward, of the ordinary high water mark would not require a permit. However, you are encouraged not to beach sand since the sand will likely not stay in place and erode into the canal.
- A search of the WRD's database indicates the following:
 - There are no threatened or endangered species known to occur at or near this area.
 - There is no occurrence of contaminated sediments known at or near this area.
 - There is no occurrence of a feature with state historical significance at or near this area.
 - This area is not a designated as a scenic or wild river, lake or stream.
- Construction of docks or platforms should be constructed of open piling to allow for free water movement. Additionally, the structures should be designed to avoid or minimize wetland impacts and negative impacts to navigation within the canal.
- Based on the project design, the application fee may be \$50, \$100 or \$500. An application review will likely be conducted under both Part 301 and Part 303. Statutorily the MDEQ will have a total of 90 days to review the application (30 days for administrative completeness plus 60 days for the biological review).
- During the review, staff may issue a permit for the proposed project, issue a permit for a modified project, or deny the permit. If a permit can be issued, it will be issued for five years which is the maximum time allowed by statute.
- Please be advised that the WRD's jurisdiction is contained to work within a wetland, inland lake, or stream. Activities outside of wetlands, an inland lake, or stream do not require a permit from the WRD.

Please note that this is not a permit. The WRD cannot indicate during a pre-application meeting whether or not a permit will be issued. The WRD cannot make a decision regarding a permit until it has considered all of the information provided in the final permit application, and, in some instances, has also considered comments received in response to a public notice of the project. Therefore, WRD staff cannot legally tell you whether the project will be permitted in advance of a permit application being submitted and reviewed. The MDEQ file number assigned to this project is 12-15-0022-P. Please keep a record of this file number, and use it when submitting a final application or otherwise corresponding with our office on this project.

July 6, 2012

The MDEQ appreciates the opportunity to meet with you to address these concerns. The information submitted to date will be used to facilitate processing of the final application. If you should have any questions, please contact me at 989-705-3442 or merrickr@michigan.gov.

Sincerely,



Roxanne Merrick
Water Resources Division
Gaylord Field Office

Enclosure

cc/enc: Mr. Marc Seelye, Charlevoix County

DEC 12-15-0022-17
NOT DRAWN TO SCALE

BULRUSH

APPROXIMATE
RIPARIAN
LINE

DEER LAKE

CANAL

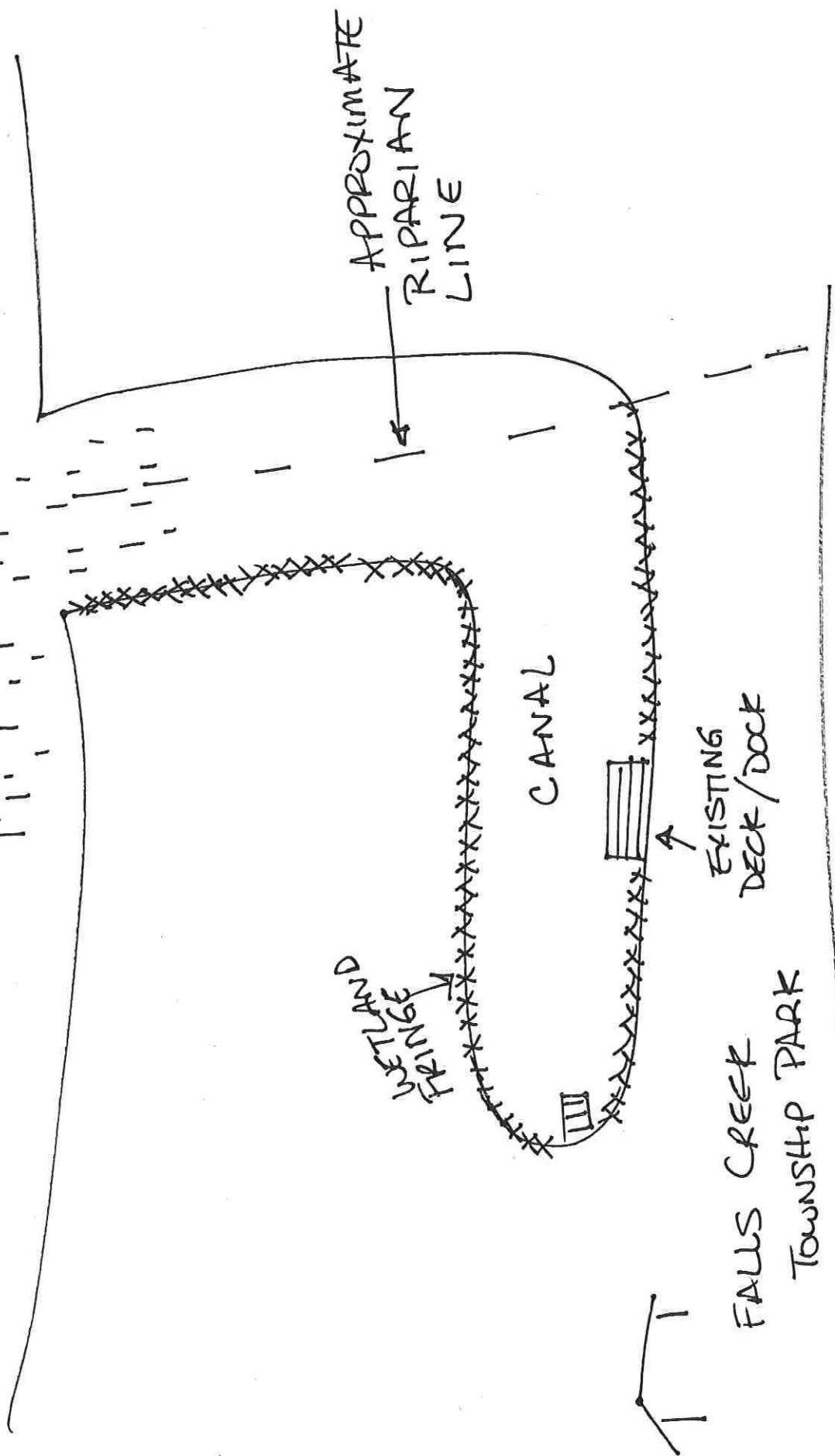
WETLAND
FRINGE

EXISTING
DECK/DOCK

FALLS CREEK
TOWNSHIP PARK

C-73

A-N



Wilson Township, Michigan



Deer Lake

Deer Lake

Wilson Township, Michigan

Wilson Township, Michigan

Master Plan Proposal

