



# Wilson Township Recreation Plan 2020-2024

Prepared by the Wilson Township Planning Commission

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## APPENDIX

### Appendix A

- MDEQ pre-application meeting review letter July 6, 2012
- Fall Park Master Plan Drawings
- Fall Park Master Plan Components
- Fall Park Master Plan Cost Estimates
- Fall Park Master Plan Additional Development Options
- Fall Park Master Plan Additional Development Options Cost Estimates

### Appendix B

- 2012 Wilson Township Survey
- 2018 Wilson Township Survey

## Appendix C

Resolution by Wilson Township Planning Commission

Resolution by Wilson Township Board of Trustees

Public Notice for 30 Day Comment Period

Public Notice for Public Hearing

Meeting Minutes October 2, 2019 Wilson Township Planning Commission

Meeting Minutes November 13, 2019 Wilson Township Board of Trustees

Transmittal Letter to County Planning Agency

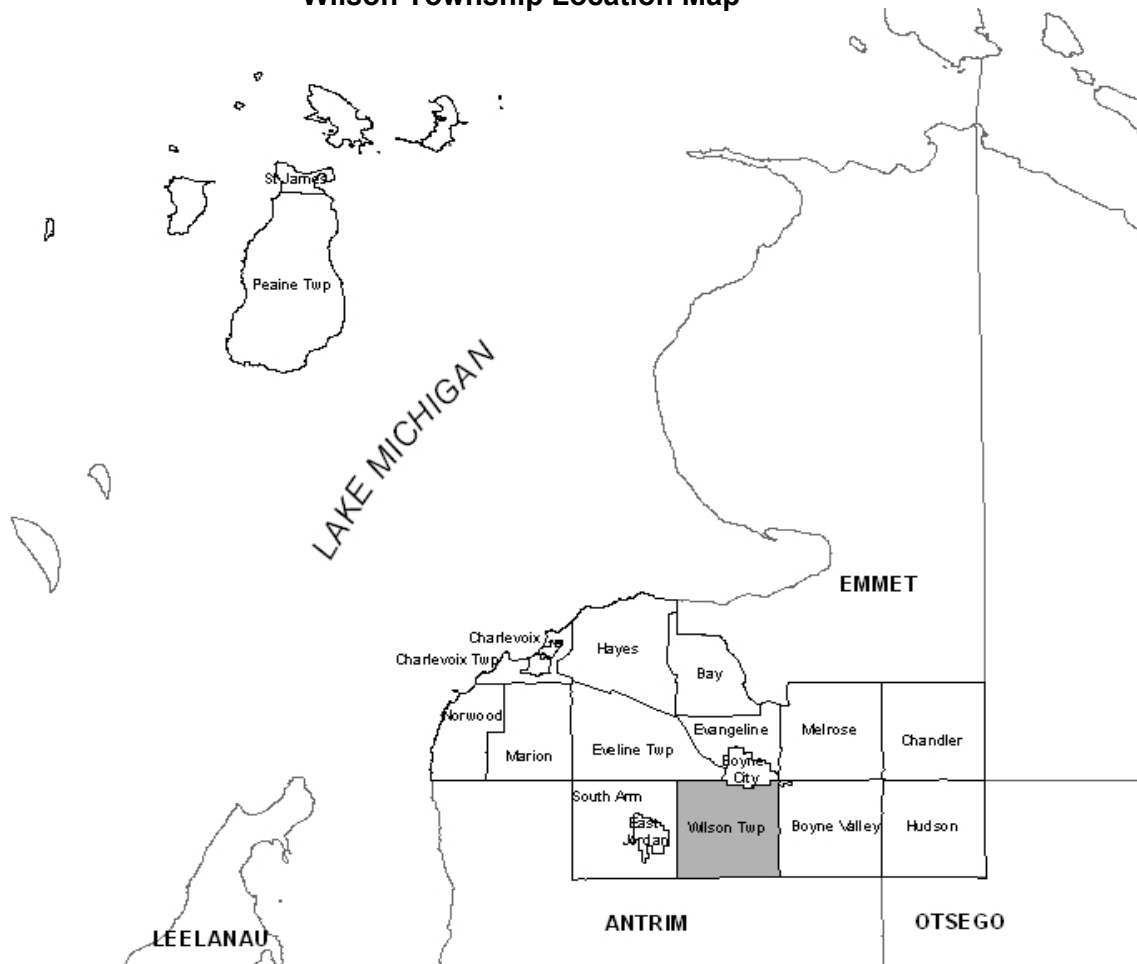
Transmittal Letter to Regional Planning Agency

## COMMUNITY DESCRIPTION

### Regional Setting

Wilson Township is located in the northwest portion of Lower Peninsula of Michigan in Charlevoix County. The Township is approximately 35 square miles and the 2010 census reported Wilson Township had a population of 1,964 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.

**Wilson Township Location Map**



The vast majority of land in Wilson Township is in private ownership and the amounts of public recreation areas are relatively limited. Fall Park, located on the western shoreline of Deer Lake, is the most prominent park in the Township. Sharing a location with the Township Hall, 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 Park is landscaped and maintained and has parking, a pavilion, children's play equipment, a gazebo and fishing platforms in the canal. 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 City of Boyne City owns approximately 218 contiguous acres in section 2 of Wilson Township 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 140 contiguous acres in section 32 and 33 and 120 contiguous acres in sections 34 and 35. The Conservancy property is open to the public for passive recreational uses such as hiking and nature observation.

### **Population**

The 2010 census showed that over the past decade the population in Wilson Township decreased by 2.9 percent from 2,022 persons to 1,964 persons. This was a fairly dramatic change as compared to the previous decade when the Township experienced a 45% increase in population. Since that time data from the American Community Survey shows the Township population has remained relatively constant with population estimates ranging from 1,863 to 1,965 from 2011 to 2017.

As the area is a popular tourist destination many people are seasonal visitors to the area. In 2010 the Census showed that almost 30% percent of the housing units in the County were seasonal units and 10% percent of the units in Wilson Township were seasonal. 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 11,858 persons is estimated for Charlevoix County and for Wilson Township an additional 205 persons is estimated. This figure does not include those seasonal visitors or tourists staying in area motels, campgrounds or family homes

### **Age Distribution**

A breakdown of the Township's population by age grouping shows that the decline in population can be directly attributed to the out-migration of young people. Over the last decade the number of people under the age of 44 declined by 22% (297 persons). Conversely, over the same period, those 45 and older increased by 36% (239 persons). While the decrease in population is a result of younger people leaving, the number of people over 44 continued to increase. From 1990 to 2000 the 44 and older age group increased by 67% (266 persons). The 2010 census shows that 46.1 percent of Wilson Township's population was 45 years old or older, a 12.5 percent increase since 2000. The largest increase in age group was by those 45-64 which grew by 8.7 percent

followed by those 65 and older which grew by 3.8 percent. Not surprisingly, given this shift in population age, the median age in the township significantly increased from 35.5 to 42.3 years old.

### **Disability Status**

The 2000 Census showed that 17.4 percent of the persons in Charlevoix County had some type of disability and 19.4 percent of the residents in Wilson Township had some type of disability. The largest numbers of disabled persons in the Township were between the ages of 21 - 64 (265), and of the people in this group, 65.7 percent were employed. This compares with 79.1 percent of people with no disability who are employed. The 65 and over age group had the highest percentage of persons with a disability with almost one out of every two persons in Wilson Township having some type of disability (46.6%).

### **Schools**

Wilson Township is divided between East Jordan and Boyne City School districts. 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.

### **Infrastructure**

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 amount of roads are either gravel or unimproved seasonal roads.

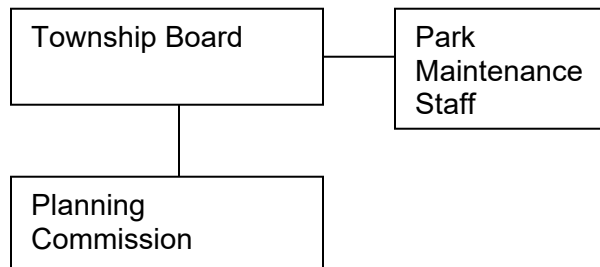
There are two public airports and one private airport located in close proximity to Wilson Township. Boyne City Airport is located in the City of Boyne City and has hangars, gasoline services and a 3,800 foot hard surface runway. East Jordan Airport is located in South Arm Township on M-32 just outside 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.

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.

## ADMINISTRATIVE STRUCTURE

### Roles of Commissions and Boards

For several years there had been a recreation committee that was responsible for the recreation plan and developing recreation improvements but the committee was dissolved in approximately 2002. Since that time the Planning Commission has been assigned the responsibility of developing a recreation plan and recommending recreation improvements to the Township Board. The Planning Commission is a 7 member commission that is appointed by the Township Board. The 5 member Township Board is comprised of Township Supervisor, Township Clerk, Township Treasurer and two Trustees. The Board establishes the recreation budget and is the final authority on the implementation on all recreational improvements. The organizational chart is as follows:



### Relationships with Volunteers, Schools and Other Organizations

While the adjacent school districts of Boyne City and East Jordan occasionally use the recreation facilities of the Township no formal arrangement has been made between the Township and school districts. Due to its size and limited budget the Township does not have any active recreational programming. The majority of recreation programming is handled through the schools and various civic groups such as 4H, Girl Scouts, Boy Scouts, and leagues for soccer, softball and baseball. Volunteers may provide support for specific projects from time to time, as projects dictate, but there is not a specific volunteer group dedicated to recreation activities in the Township. In 2007 the Township partnered with the City of Boyne City and Township of Boyne Falls on a Partnership for Change Grant administered by LIAA to develop a corridor plan for M-75 from Boyne Falls to Boyne City. From that process the goal of creating a trail connector from City of Boyne City to Boyne Falls was developed. In 2018 the Township again partnered with the City of Boyne City and updated the M-75 corridor plan. Currently there is a volunteer group investigating potential trail layouts and necessary property acquisitions for the trail. As previously mentioned, the Township contracts with the City of Boyne City to provide professional planning services for the Township. This agreement has fostered a close relationship between the two municipalities that provides insight and cooperation on a variety of levels.

### Staff and Budget

The Township contracts with the City of Boyne City for the services of a fulltime professional planner who assists and facilitates the Township through the planning process and the development of the township recreation plan. The Township employs 1 part time person to maintain Township facilities.

The current source of funding for Township recreation improvements would be the from the Township general fund. In order to make most of the proposed recreational improvements feasible these funds would need to be leveraged with State Trust Fund and/or Recreational Passport grants or other funding sources. The revenues and expenditures for Wilson Township parks are shown in the 2019-2020 Wilson Township Budget revenue and expenditure comparison and line item review.

**Wilson Township Operating Budget  
Fiscal Year Ending March 31, 2020**

**Budget Comparison**

Code	Item	2019 Budget	2019 Projected	Over(-Under) Budget	2020 Proposed
<b>REVENUES</b>					
072	Due from County & State	\$ 0.00	\$ 601.86	\$ 601.86	\$ 0.00
401	Right of Way PA 48	\$ 4,000.00	\$ 4,211.75	\$ 211.75	\$ 4,000.00
404	Voted Millage	\$ 236,100.00	\$ 306,729.08	\$ 70,629.08	\$ 307,207.00
404.3	425 Agreement	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
407	Delinquent Taxes	\$ 18,000.00	\$ 1,073.54	\$ -16,926.46	\$ 18,000.00
450	LCC Income	\$ 785.00	\$ 831.05	\$ 46.05	\$ 830.00
475	Special Hearings/Reimburse	\$ 0.00	\$ 400.00	\$ 400.00	\$ 0.00
476	Licenses and Permits	\$ 1,800.00	\$ 6,075.00	\$ 4,275.00	\$ 2,000.00
574	State Revenue Sharing	\$ 160,987.00	\$ 166,720.00	\$ 5,733.00	\$ 171,245.00
607	Administration Fee	\$ 20,000.00	\$ 25,719.33	\$ 5,719.33	\$ 25,000.00
664	Interest Income	\$ 1,400.00	\$ 1,130.16	\$ -269.84	\$ 1,000.00
673	Cemetery	\$ 250.00	\$ 1,350.00	\$ 1,100.00	\$ 250.00
676	Reimbursement/Rebates	\$ 0.00	\$ 235.10	\$ 235.10	\$ 0.00
697	Other Revenue (grants) (misc)	\$ 1,000.00	\$ 15,273.55	\$ 14,273.55	\$ 1,000.00
	Unrestricted Fund Revenue	\$ 286,926.00	\$ 301,723.48	\$ 93,501.48	\$ 300,127.00
	<b>TOTAL REVENUE</b>	<b>\$ 444,334.00</b>	<b>\$ 459,131.48</b>	<b>\$ 250,909.48</b>	<b>\$ 457,535.00</b>
<b>EXPENDITURES</b>					
101	Township Board	\$ 55,900.00	\$ 35,270.60	\$ 20,629.40	\$ 35,900.00
161	Parks & Recreation	\$ 19,750.00	\$ 16,022.70	\$ 3,727.30	\$ 19,950.00
171	Supervisor	\$ 16,325.00	\$ 15,570.91	\$ 754.09	\$ 16,550.00
181	Planning Commission	\$ 10,500.00	\$ 9,430.00	\$ 1,070.00	\$ 10,500.00
191	Elections	\$ 9,150.00	\$ 6,517.71	\$ 2,632.29	\$ 9,150.00
209	Assessor	\$ 27,400.00	\$ 24,489.84	\$ 2,910.16	\$ 27,400.00
215	Clerk	\$ 17,400.00	\$ 16,528.23	\$ 871.77	\$ 18,250.00
247	Board of Review	\$ 2,660.00	\$ 1,495.00	\$ 1,165.00	\$ 2,660.00
253	Treasurer	\$ 19,850.00	\$ 17,440.82	\$ 2,409.18	\$ 19,500.00
265	Township Hall	\$ 10,100.00	\$ 4,073.24	\$ 6,026.76	\$ 10,300.00
276	Cemetery	\$ 7,000.00	\$ 5,208.89	\$ 1,791.11	\$ 7,000.00
280	ZBA	\$ 950.00	\$ 0.00	\$ 950.00	\$ 950.00
330	LCC	\$ 950.00	\$ 898.16	\$ 51.84	\$ 950.00
371	Planning Department	\$ 42,100.00	\$ 41,857.82	\$ 242.18	\$ 43,050.00
528	Fall Cleanup	\$ 12,500.00	\$ 9,447.76	\$ 3,052.24	\$ 13,400.00
6560	Payroll Expenses	\$ 8,000.00	\$ 7,357.03	\$ 642.97	\$ 8,000.00
	<b>Sub Total</b>	<b>\$ 260,535.00</b>	<b>\$ 211,608.71</b>	<b>\$ 48,926.29</b>	<b>\$ 243,510.00</b>
	Fire and Ambulance	\$ 83,400.00	\$ 79,297.54	\$ 4,102.46	\$ 87,000.00
	Road Maintenance	\$ 130,200.00	\$ 120,278.74	\$ 9,921.26	\$ 213,000.00
	<b>Total Expenditures</b>	<b>\$ 474,135.00</b>	<b>\$ 411,184.99</b>	<b>\$ 62,950.01</b>	<b>\$ 543,510.00</b>



**Wilson Township Operating Budget**  
**Fiscal Year Ending March 31, 2020**  
**Line Item Review**

**Board of Trustees**

101	Current Budget	Projected Budget	Under Expended -Over Expended	Proposed Budget
Wages	\$ 14,000.00	\$ 10,834.96	\$ 3,165.04	\$ 14,000.00
Office Supplies/Equipment	\$ 5,000.00	\$ 4,952.72	\$ 47.28	\$ 3,500.00
Audit	\$ 3,800.00	\$ 3,770.00	\$ 30.00	\$ 1,000.00
Legal	\$ 5,300.00	\$ 5,245.06	\$ 54.94	\$ 5,000.00
Dues/Membership	\$ 1,500.00	\$ 1,429.50	\$ 70.50	\$ 1,500.00
Telephone	\$ 2,500.00	\$ 1,992.96	\$ 507.04	\$ 2,600.00
Travel	\$ 300.00	\$ 174.42	\$ 125.58	\$ 300.00
Public Notices	\$ 2,500.00	\$ 2,222.98	\$ 277.02	\$ 2,500.00
*Insurance/Bond	\$ 5,000.00	\$ 4,636.00	\$ 364.00	\$ 5,000.00
Education	\$ 500.00	\$ 0.00	\$ 500.00	\$ 500.00
Other (bank fees)	\$ 15,500.00	\$ 12.00	\$ 15,488.00	\$ 0.00
<b>Total</b>	<b>\$ 55,900.00</b>	<b>\$ 35,270.60</b>	<b>\$ 20,629.40</b>	<b>\$ 35,900.00</b>

**Parks**

161	Current Budget	Projected Budget	Under Expended -Over Expended	Proposed
Wages	\$ 4,000.00	\$ 2,400.00	\$ 1,600.00	\$ 4,000.00
Office Supplies	\$ 50.00	\$ 0.00	\$ 50.00	\$ 50.00
Contract Costs	\$ 5,000.00	\$ 3,575.00	\$ 1,425.00	\$ 5,000.00
*Improvements	\$ 9,800.00	\$ 9,760.00	\$ 40.00	\$ 10,000.00
Maintenance Materials	\$ 900.00	\$ 287.70	\$ 612.30	\$ 900.00
<b>Total</b>	<b>\$ 19,750.00</b>	<b>\$ 16,022.70</b>	<b>\$ 3,727.30</b>	<b>\$ 19,950.00</b>

\*Portion of this covered by Charlevoix County Park Grant for \$6,000

**Supervisor**

171	Current Budget	Projected Budget	Under Expended -Over Expended	Proposed Budget
Wages	\$ 13,000.00	\$ 12,999.96	\$ 0.04	\$ 13,000.00
Office Supplies/Equipment	\$ 1,250.00	\$ 1,228.10	\$ 21.90	\$ 1,500.00
Telephone/Internet	\$ 1,100.00	\$ 629.73	\$ 470.27	\$ 1,300.00
Travel	\$ 725.00	\$ 713.12	\$ 11.88	\$ 500.00
Education	\$ 200.00	\$ 0.00	\$ 200.00	\$ 200.00
Other Expense	\$ 50.00	\$ 0.00	\$ 50.00	\$ 50.00
<b>Total</b>	<b>\$ 16,325.00</b>	<b>\$ 15,570.91</b>	<b>\$ 754.09</b>	<b>\$ 16,550.00</b>

## RECREATION INVENTORY

### Method

Township staff visited and inspected all the public and private recreation areas and facilities located in the Township to complete the following inventory.

### 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, a swing set, slide, basketball hoop and a valley 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**

Public land ownership in Wilson Township is shown in following public lands map. 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 section 32 and 33 and 100 contiguous 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.

### **ADA Status and Compliance**

In developing and implementing recreation improvements Wilson Township is always mindful of possible access limitations. Most recently the Township had a new concrete sidewalk and ramp installed to meet ADA access requirements for the Township Hall. Since the Township has only a limited amount of recreation facilities, of which mostly have been recently constructed and are accessible, there is not a pressing need for retrofitting existing facilities for ADA compliance. Probably the most immediate need at Fall Park is the reconstruction of the fishing platforms and developing an accessible trail to the platforms. The platforms should be reconstructed to improve safety and to facilitate barrier free fishing opportunities. In regards to ADA compliance, the largest challenge for the Township is creating barrier free access to Township water features such as Deer Creek, Deer Lake and the canal at Fall Park and to develop a barrier free trail system.

**Wilson Township Recreation Grant History**

Project No: TF86-337  
Project Title: Wilson Township Park  
Year: 1986  
Status: Closed  
Purpose: Acquisition of 5.12 Acres of Land  
Amount: \$26,200



The property purchased with this grant is now Fall Park. The park has been developed and maintained since the purchase and has become the primary recreational asset in the Township.

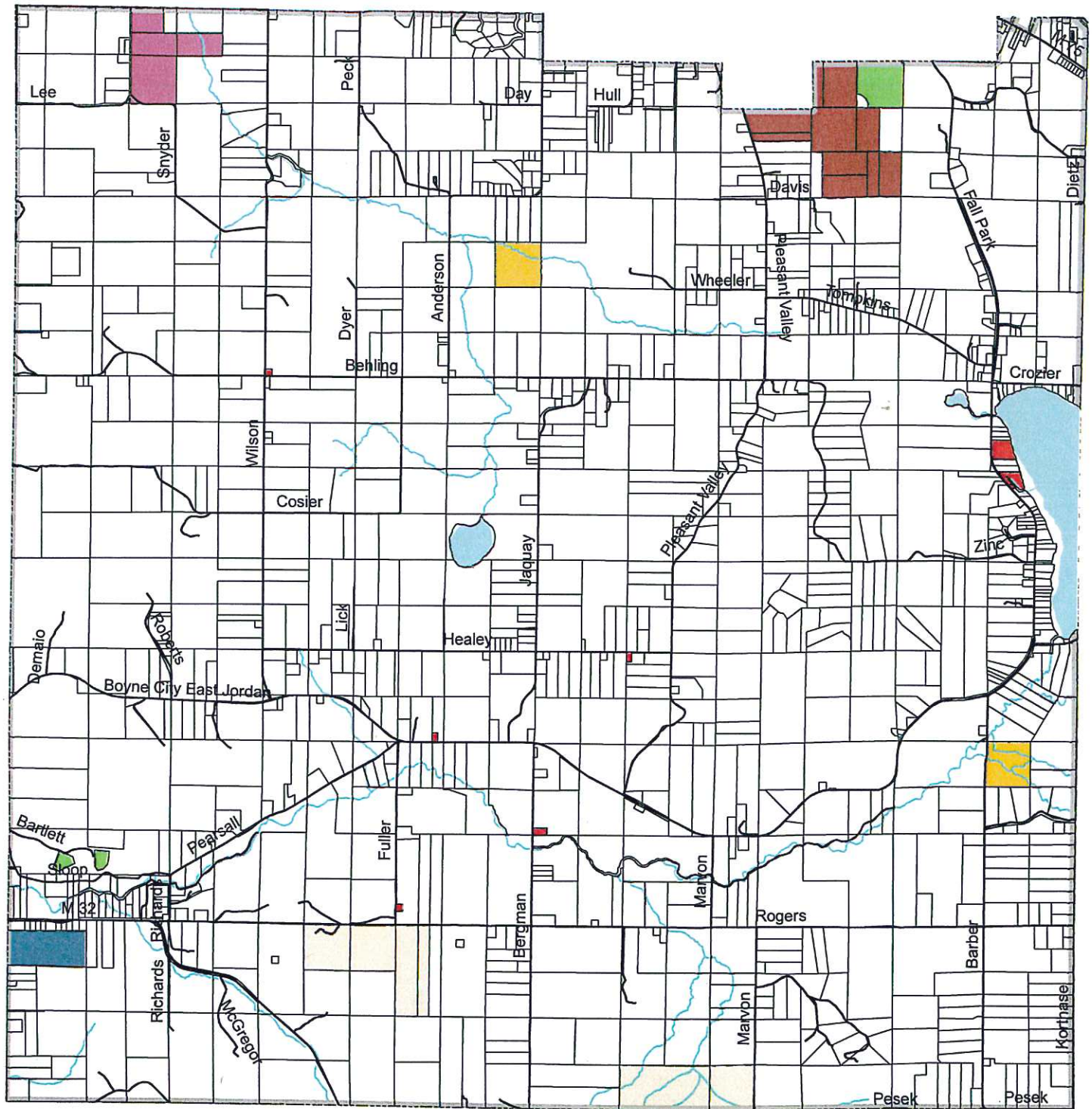
**Privately Owned Recreation Facilities in Wilson Township****Boyne City Lanes**

Bowling center.

**Raven Hill Discovery Center**

Indoor and outdoor hands on museum with scientific and historical exhibits. Located on 157 acres in the southwest corner of the Township Raven Hill 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.





## Wilson Township Public Lands



### Land Owner

<span style="color: green;">■</span>	CHARLEVOIX COUNTY RD COMM	<span style="color: lightgray;">■</span>	LITTLE TRAVERSE CONSERVANCY
<span style="color: brown;">■</span>	CITY OF BOYNE CITY	<span style="color: yellow;">■</span>	MI DEPT OF NATURAL RESOURCES
<span style="color: blue;">■</span>	CITY OF EAST JORDAN	<span style="color: red;">■</span>	TOWNSHIP OF WILSON
<span style="color: magenta;">■</span>	COUNTY OF CHARLEVOIX		

0 0.5 1  
Miles

Map produced by the WilsonTwp Planning Department 11-6-12.  
Parcel data provided by Charlevoix County Equalization Department.  
Road data provided by CCE-911.

## **PLANNING PROCESS**

To develop the plan a number of information resources were used. Census data, the Wilson Township Master Plan, Township recreation surveys from 1997, 2006, 2012 and the Charlevoix County Recreation Plan were used for reference. To obtain current public opinions and input the Township developed and distributed a new survey in 2019 inquiring about recreational opportunities in Wilson Township. The recreation surveys raised questions regarding the adequacy of, and the need for, additional recreational facilities and the prioritization of recreation improvements as opposed to infrastructure and other improvements needed in the Township. The most noted needs in the survey responses was the need for additional water access sites for swimming and boating usage, as well as non- motorized trails.

## **PUBLIC INPUT PROCESS**

### **Community Surveys**

In 2019 the Township sent surveys 1,055 Township property owners. The Township received 231 responses for a return rate of 22%. This was a slight improvement in response rate compared to the 2012 recreation survey where the Township received 206 responses for a return rate of 17%. The questionnaire and a summary of the returned surveys can be found in appendix B of this plan. The surveys included questions about existing recreational facilities in the township and asked about future recreational improvements and had respondents evaluate and comment on Township roads. While some specific recreational needs were identified, a significant portion of the respondents indicated that the improvement and maintenance of Township roads should take priority.

In the survey respondents were asked about the maintenance at Fall Park. The 2019 survey showed that residents are very satisfied with the maintenance of the park as 74% of the respondents thought maintenance at the park was generally good or better. Seven percent indicated that they thought the park was poorly maintained. This was a slightly poorer showing than the 2012 survey where 82% of the respondents thought maintenance at the park was generally good or better and no respondents indicated that they thought the park was poorly maintained. While people are generally satisfied with the maintenance of the park, some maintenance suggestions included additional trash cans, recycling container and building updates.

While the majority of people indicated that they are generally pleased with the maintenance of the park, it appears this assessment is done as they drive by. A large number of respondents indicated they rarely if ever use the park with 41% percent of the respondents saying they rarely use the park and 21% of the respondents said they never use the park.

If improvements are considered for Fall Park, it appears improvements to water access are the most desired. In the 2012 survey the two highest vote totals for a specific improvement were for some type of improved water access. An improved beach area and dock were the most prevalent responses. In the 2019 survey respondents were asked to list any improvements they would like to see at Fall Park and the comments appear to reinforce the desire to improve access to the water. Suggested improvements included dredging the canal, improved beach access, boat/kayak launch and more

docks and fishing piers. In 2012 survey respondents were specifically asked if they would like to see the canal dredged to improve access to the park by boat. Of the 169 responses to this question 57% indicated that they would like to see the canal dredged. Other improvements that were noted were noted in both surveys were improved/more ADA accessible trails, additional grills and tables, pavilion improvements and tables and improved restrooms.

### **Review of Draft Plan, Public Hearing and Adoption**

Based on the survey responses, public input and review of available data, recommendations for the recreation needs of the community were developed by the Planning Commission. After the plan was reviewed and the draft plan completed it was made available for required public review and comment period on August 19, 2019. After the required 30 review period a public hearing was held on October 2, 2019 and the plan was recommended for adoption by the planning commission. The plan was then sent to the Township Board for their review and consideration of adoption on October 9, 2019 and the plan was approved and adopted by the Board at that meeting. The notices for the review period and the public hearing and the minutes and resolutions from the Planning Commission and the Township Board can be found in Appendix C.



## GOALS AND OBJECTIVES

The Recreation Plan for Wilson Township is designed to recognize and integrate new or changing recreation needs into the existing recreation facilities and opportunities located in the Township. The plan is based on public input, inventories of recreational facilities and use, and the type and character of recent developments and the anticipated future growth and development in the Township and surrounding areas. The Recreation Plan is intended to maintain and improve the existing recreation facilities in the Township and develop new opportunities for Township residents and visitors.

The five primary recreation goals this recreation plan seeks to accomplish through the implementation of the 5 year action program and short term and long term projects are:

1. Focus on Fall Park as the primary recreational asset in the Township.
2. Expand Fall Park and gain complete ownership of property adjacent to canal.
3. Expand recreational uses and water access at Fall Park.
4. Improve and develop ADA accessible recreational opportunities.
5. Maintain existing recreational facilities and assets in excellent condition.

## 5 YEAR ACTION PROGRAM

YEAR	Project Description and Basis for action	Project Cost	Funding Source
2020	<b>Project:</b> Acquire Property adjacent to Fall Park <b>Basis:</b> Will give township complete control of canal, increase accessibility and fishing opportunities and facilitate future park improvements.	\$200,000	Township MDNR Trust fund
	<b>Project:</b> Improve park amenities and public access to water. Build accessible fishing platforms, ADA path and boat docking area and dredge canal at Fall Park, improve water access. <b>Basis:</b> Provide ADA accessible fishing opportunities, provide swimming opportunities, and improve and increase boat access to Fall park from Deer lake.	\$200,000	Township MDNR Trust fund
2021	<b>Project:</b> Bathroom at Fall park. <b>Basis:</b> Provide a bathroom available year round other than inside township hall.	\$50,000	Township MDNR Trust fund Recreation Passport
2022	<b>Project:</b> Build nature trail/ Boardwalk in Fall Park. <b>Basis:</b> Increase hiking, wildlife viewing and cross country skiing opportunities.	\$50,000	Township MDNR Trust fund Recreation Passport

2023	<b>Project:</b> Begin development of Township trail system. <b>Basis:</b> Increase hiking, bike riding, cross country skiing and snowmobile opportunities and provide connections to existing trail systems in East Jordan and Boyne City.	\$50,000	Township MDNR Trust fund Recreation Passport
2024	<b>Project:</b> Develop vacant township parcel south of Hall for nature trails. <b>Basis:</b> Property is currently undeveloped and inaccessible waterfront property. Trails will increase hiking and wildlife viewing opportunities for lakeshore and wetland habitats.	\$30,000	Township MDNR Trust fund Recreation Passport

### Annual and Short Term Projects

On an annual basis the Township will assess the recreation needs of the Township and may make small scale improvements as needs and opportunities arise. These improvements may include the following.

- Rehabilitation or reconstruction of Gazebo
- Additional trash cans in Fall Park
- Repair replace play equipment
- Repair and improve fishing piers

### Long Range Projects

In addition to the specific projects listed in the 5 year action program, there are other recreation projects in the Township that the Township would like to complete if presented with the opportunity and resources.

- Acquire additional property for recreational purpose.
- Develop access to Deer Creek
- Improve pavilion and Fall Park.
- Partner with MDNR and Boyne Valley Township to improve boat launch.

## 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

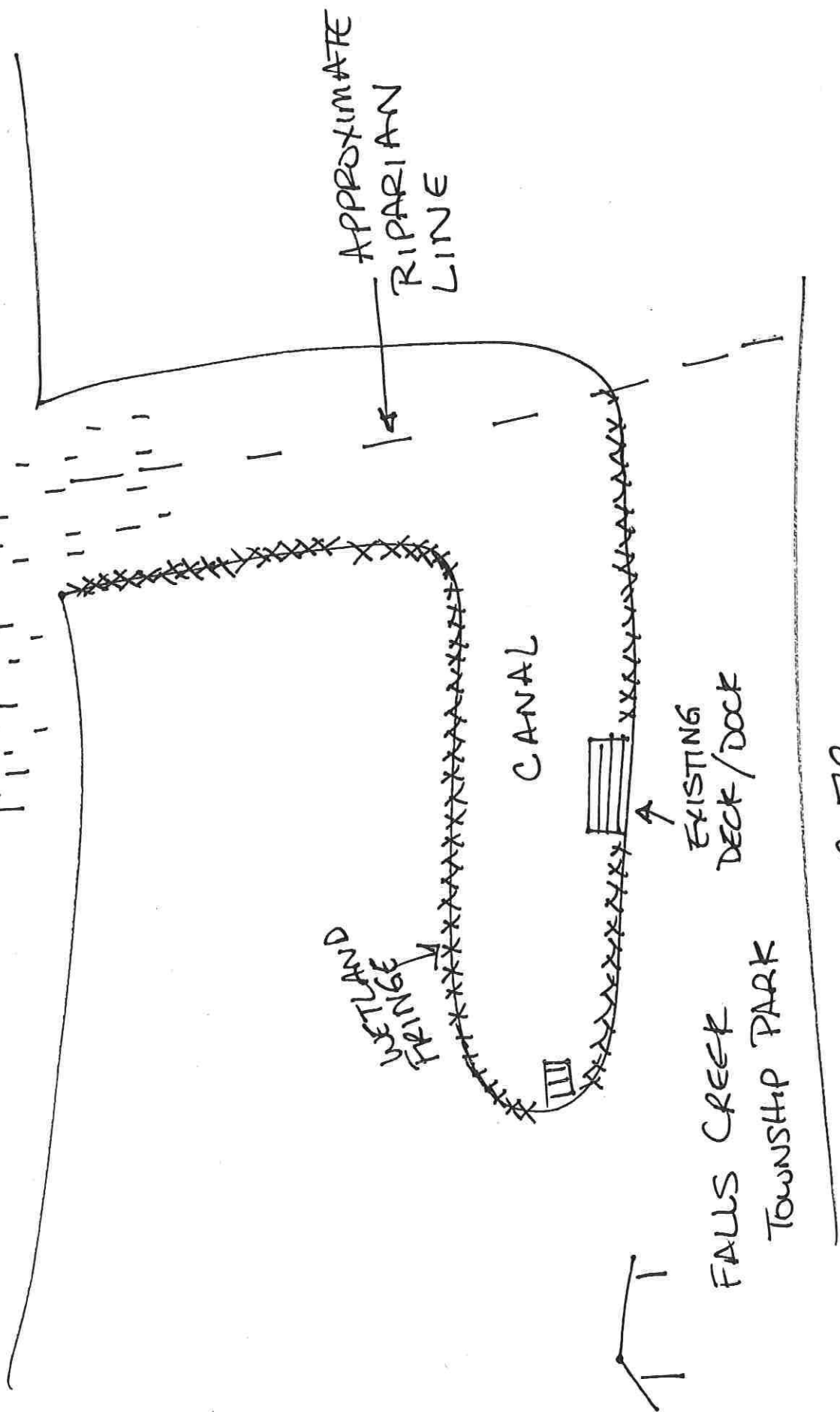
WETLAND  
FRINGE

EXISTING  
DECK/DOCK

FALLS CREEK  
TOWNSHIP PARK

C-73

A-N





# Fall Park

Wilson Township, Michigan

## Master Plan

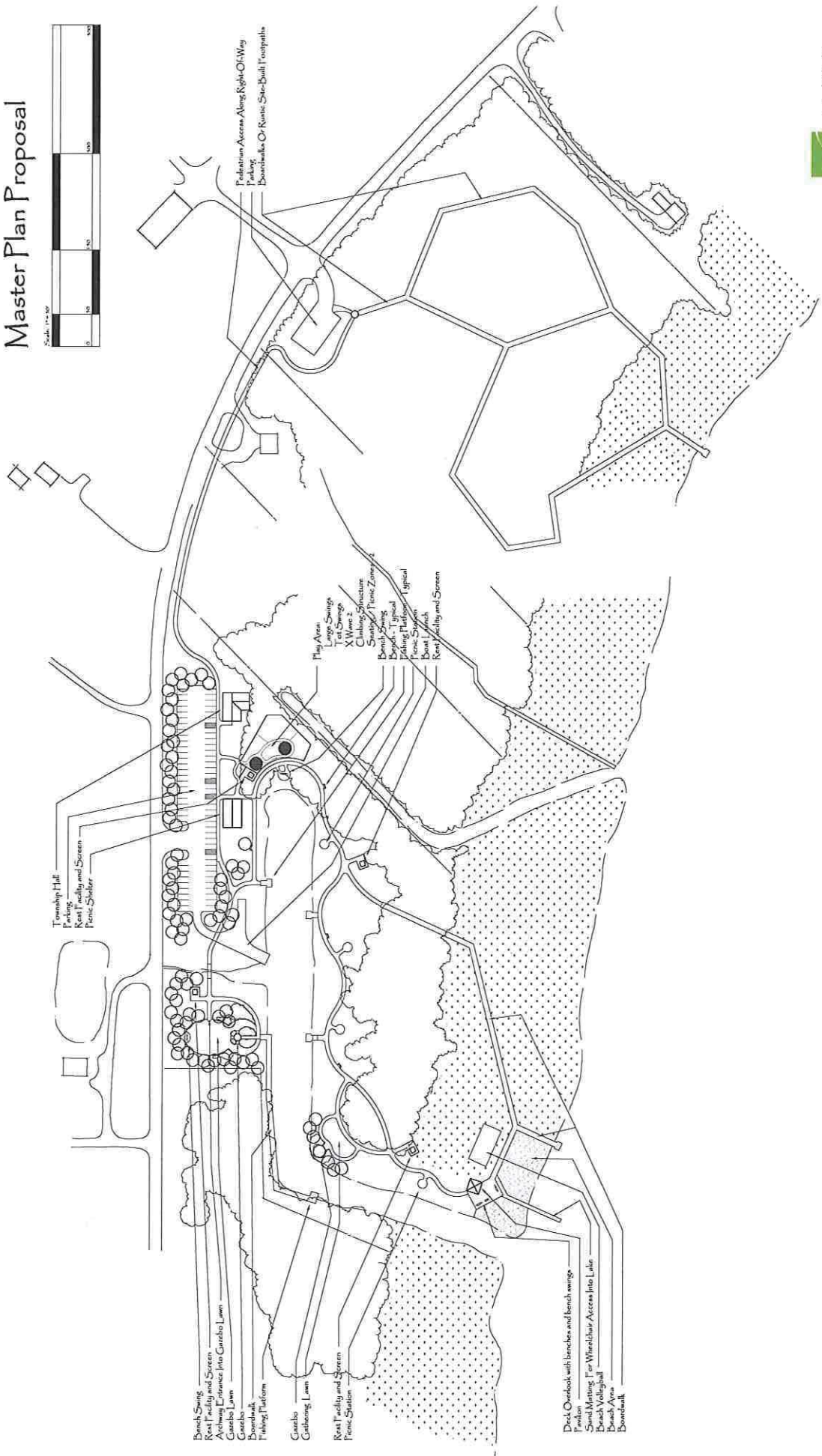




Wilson Township, Michigan

Wilson Township, Michigan

# Master Plan Proposal





## **Fall Park – Master Plan Components**

**September 2008**

The type of improvements desired by Wilson Township for Fall Park can be phased into numerous components depending on the availability of financial resources, demand for such facilities and the associated ability and commitment to maintain what is constructed. Paved pedestrian access is the one element that unifies and connects park elements and therefore seems essential for inclusion in the initial scope of development.

1. Pedestrian Pathway System
  - Benches, 4 Picnic Stations, 1 Restroom, 1 Swing Bench, Trash Receptacles, and Bike Racks
2. Fishing Platforms – 3
3. Playground
  - Including 1 Restroom

# Fall Park - Master Plan

## Cost Estimate

September 2008

### Paved Walking Paths

Concrete, 4" thick, 3000 psi  
 1950 LF, 6' wide  
 11,700 SF @ \$4/SF \$46,800

### Fishing Platforms – 3 Total

12' x 8' with 8' x 10' approach  
 176 SF @ \$25/SF = \$4400 each \$13,200

### Playground

2 Large Swing Sets @ \$2395 each \$4,790  
 1 Tot Swing Set @ \$2400 2,400  
 1 X Wave 2 7,000  
 1 Climbing Structure 15,960  
 6 - 6' Benches @ \$980 5,880  
 4 Tables @ \$1524 each 6,096  
 2 Trash Receptacles @ \$380 each 760  
 Safety Surface, 3875 SF @ \$1.10/SF 4,262  
 Concrete Path, 170 LF, 4' wide @ \$4/SF 2,720  
 Concrete Pads - 2, 300 SF each @ \$4/SF 2,400  
 Fencing, 310 LF, 5' vinyl-clad chain link @ \$17/LF 5,270  
 Clearing, Grubbing 2,500

Item Total: \$60,038

### Restrooms – 2 Total

Portable, handicap accessible @ \$1500 each \$3,000

### Restroom Screens and Pads – 2 Total

Wood fence, hinged screen @ \$3500 each \$7,000  
 Concrete pad and access, 420 SF each @ \$4/SF 3,360

Item Total: \$10,360

### Paved Handicap Parking

6 spaces, 1458 SF @ \$4/SF \$5,832

### Picnic Stations – 4 Total

Concrete paving 210 SF each @ \$4/SF \$3,360  
 Table @ \$1524 each 6,096  
 Grill @ \$400 each 1,600

Item Total: \$11,056

### Bridge Structure To Existing Gazebo

Lump sum \$2,000

**Site Furnishings**

1 Swing Bench with pad @ \$2480 each	\$2,480
4 Benches with pads @ \$1092 each	4,368
7 Trash receptacles @ \$380 each	2,660
2 Bike racks @ \$350 each	<u>700</u>

Item Total: \$10,208

Sub-Total: \$162,494

Profit, Bonds & Overhead – 20%: \$32,499

Design & Construction Documentation – 7%: \$11,375

**Total Estimated Cost: \$206,368**



## **Fall Park – Master Plan: Additional Development Options**

**September 2008**

The components of park development listed here are in addition to the components listed under Master Plan. These components can be developed together or phased depending upon available resources and demand for facilities.

1. Pedestrian Pathway System
  - Complete minor extensions of pathway system
2. Beach Area Development
  - Pavilion
  - Deck Overlook
  - Beach
  - Beach Volleyball
  - Swing Benches & Benches
  - Including 1 Restroom
3. Existing Gazebo Improvements
  - Including 1 Restroom
4. Boardwalk Along Canal
5. Boardwalk Across / To Beach Area
6. New Gazebo / General Site Plantings



# Fall Park - Master Plan: Additional Development Options

## Cost Estimate

September 2008

### Paved Walking Paths

Concrete, 4" thick, 3000 psi  
150 LF, 6' wide  
900 SF @ \$4/SF

\$3,600

### Boardwalk Along Canal

310 LF, 8' wide  
2480 SF @ \$25/SF

\$62,000

### Boardwalk Access To / Across Beach

590 LF, 6' wide  
3540 SF @ \$14/SF

\$49,560

### Restrooms – 2 Total

Portable, handicap accessible @ \$1500 each

\$3,000

### Restroom Screens and Pads – 2 Total

Wood fence, hinged screen @ \$3500 each  
Concrete pad and access, 420 SF each @ \$4/SF

\$7,000

3,360

Item Total: \$10,360

### Beach Pavilion

400 SF, prefabricated structure @ \$40/SF

\$16,000

### Beach Deck Overlook

1750 SF @ \$14/SF

\$24,500

### Beach Volleyball

Grub  
Sand  
Equipment

\$750

750

600

Item Total: \$2,100

### Beach Preparation and Sand

Grub and place sand – lump sum

\$6,000

### Sand Matting

500 SF @ \$9/SF

\$4,500

### New Gazebo

250 SF @ \$60/SF  
Associated planting

\$15,000

5,000

Item Total: \$20,000

**Plantings**

Existing Gazebo Enhancements	\$16,500
Parking Screening	10,500
General plantings across site	<u>15,000</u>
Item Total:	\$42,000

**Site Furnishings**

1 Swing Bench with pad @ \$2480 each	\$2,480
2 Swing Benches without pads @ \$2000 each	4,000
1 Bench without pad @ \$980	<u>980</u>
Item Total:	\$7,460

Sub-Total:	\$251,080
Profit, Bonds & Overhead – 20%:	\$50,216
Design & Construction Documentation – 7%:	\$17,576
<b>Total Estimated Cost:</b>	<b>\$318,872</b>

## APPENDIX B



## WILSON TOWNSHIP SURVEY

The Township is looking for input on a variety of issues and more specifically on the future development in the Township and along Fall Park /Boyne City East Jordan Road. Please rate the following statements with 1 being strong agreement and 5 strong disagreement:

Currently in Wilson Township 46% of the frontage of Fall Park/Boyne City-East Jordan Road is zoned Resource Development Agricultural (RDA-10 acre minimum), 31% is Rural Residential 1 (RR1-3 acre minimum), and 22% is Rural Residential 2 (RR2-1 acre minimum). Currently there are no other zoning districts along the corridor.

	<u>Strongly Agree</u>			<u>Strongly Disagree</u>	
The existing zoning should not change.	1	2	3	4	5
Zoning should be changed for more RDA land.	1	2	3	4	5
Zoning should be changed for more RR1 land.	1	2	3	4	5
Zoning should be changed for more RR2 land.	1	2	3	4	5
Zoning should be changed to include some commercial zones.	1	2	3	4	5

The primary uses currently allowed along Fall Park/Boyne City – East Jordan Road are agricultural and residential.

	<u>Strongly Agree</u>			<u>Strongly Disagree</u>	
The uses currently allowed should not be changed.	1	2	3	4	5
Zoning should be changed to allow more homes.	1	2	3	4	5
Zoning should be changed to allow less homes.	1	2	3	4	5
Some limited commercial use should be allowed.	1	2	3	4	5
A wide variety of commercial uses should be allowed.	1	2	3	4	5

A use that has been proposed on Fall Park/Boyne-City East Jordan Road is commercial storage units. Currently storage units are not an allowed use in any of the districts that are on Fall Park/Boyne-City East Jordan Road.

	<u>Strongly Agree</u>			<u>Strongly Disagree</u>	
Storage units should not be allowed.	1	2	3	4	5
Storage units should be allowed in a limited and controlled way.	1	2	3	4	5
Storage units should be allowed without any restrictions.	1	2	3	4	5

Currently in Wilson Township land zoned for commercial/ industrial uses is located on M-75 between Fall Park Road and Moll Drive. The total land area dedicated for these uses is 123 acres which is 0.5% of the land in the Township.

	<u>Strongly Agree</u>			<u>Strongly Disagree</u>	
The commercial/industrial districts does not need to be changed.	1	2	3	4	5
Additional land for commercial/industrial uses are needed.	1	2	3	4	5
Less land for commercial/industrial uses are needed.	1	2	3	4	5

Home prices and rents are high in the area and it is often difficult for people to find acceptable housing that they can afford. Two ways Township zoning affects housing costs is by regulating the minimum parcel size and minimum size of a dwelling. Currently 46% of the township is zoned Agricultural (10 Acre Minimum), 48% is zoned Residential 1 (3 acre), and 5.5% is zoned Residential 2 (1 acre). The minimum size of dwelling in all districts is 864 square feet.

	<u>Strongly Agree</u>			<u>Strongly Disagree</u>	
These are the correct amounts and should not be changed	1	2	3	4	5
More land should be zoned agricultural (10 Acres).	1	2	3	4	5
More land should be zoned Residential 1 (3 Acres).	1	2	3	4	5
More land should be zoned Residential 2 (1 Acre).	1	2	3	4	5
The minimum dwelling size should be increased.	1	2	3	4	5
The minimum dwelling size should be decreased.	1	2	3	4	5

The Township can restrict or encourage development through the implementation of various ordinances.  
Please rate the following statements with 1 being strong agreement and 5 strong disagreement:

	<u>Strongly Agree</u>			<u>Strongly Disagree</u>	
No change needed in regulations	1	2	3	4	5
Restrict all Development	1	2	3	4	5
Encourage all Development	1	2	3	4	5
Restrict Residential Development	1	2	3	4	5
Restrict Commercial Development	1	2	3	4	5
Restrict Industrial Development	1	2	3	5	5
Encourage more Commercial Development	1	2	3	4	5
Encourage more Industrial Development	1	2	3	4	5
Encourage more Residential Development	1	2	3	4	5

Please indicate your opinion on the following with 1 being very good and 5 very poor.

	<u>Very Good</u>			<u>Very Poor</u>	
Access to Deer Lake	1	2	3	4	5
Access to Deer Creek	1	2	3	4	5
Condition of Fall Park	1	2	3	4	5
Condition of Township Cemeteries	1	2	3	4	5
Access to Township Officials	1	2	3	4	5
Blight and Junk Control	1	2	3	4	5
Township Cleanup Day	1	2	3	4	5
Condition of Paved Roads	1	2	3	4	5
Condition of Gravel Roads	1	2	3	4	5
Condition of Seasonal Roads	1	2	3	4	5
Dust Control	1	2	3	4	5

Every year the Township adopts a road improvement plan that prioritizes what roads should be improved. Please list 3 roads in order of priority that you believed should be improved.

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_

Fall Park is a Township owned and maintained park. Please indicate how often you use the Fall Park.

I use the park often.      I use the park occasionally.      I rarely use the park.      I never use the park.

Please list any improvements you would like to see at Fall Park.

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Please write any comments you would like to share with the Township Board.

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Thank you for your participation in this survey!

## Frequency Tables for Questions in Survey (1055 surveys sent, 231 returned as of 12/24/18 = 22% return rate)

**Question 1**    **Currently in Wilson Township 46% of the frontage of Fall Park/Boyne City-East Jordan Road is zoned Resource Development Agricultural (RDA-10 acre minimum), 31% is Rural Residential 1 (RR1-3 acre minimum), and 22% is Rural Residential 2 (RR2-1 acre minimum). Currently there are no other zoning districts along the corridor.**

<b>1A                      Existing zoning should not change.</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	98	49%
	2 Agree	18	9%
	3 Neither Agree nor Disagree	40	20%
	4 Disagree	17	8%
	5 Strongly Disagree	28	14%
		<u>201</u>	<u>100%</u>

<b>1B                      Zoning should be changed for more RDA Land</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	23	14%
	2 Agree	17	11%
	3 Neither Agree nor Disagree	48	30%
	4 Disagree	28	17%
	5 Strongly Disagree	45	28%
		<u>161</u>	<u>100%</u>

<b>1C                      Zoning should be changed for more RR1 land.</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	31	19%
	2 Agree	30	18%
	3 Neither Agree nor Disagree	47	29%
	4 Disagree	15	9%
	5 Strongly Disagree	40	25%
		<u>163</u>	<u>100%</u>

<b>1D                      Zoning should be changed for more RR2 land.</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	20	12%
	2 Agree	26	16%
	3 Neither Agree nor Disagree	46	28%
	4 Disagree	13	8%
	5 Strongly Disagree	58	36%
		<u>163</u>	<u>100%</u>

<b>1E                      Zoning should be changed to include some commercial zones.</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	19	11%
	2 Agree	29	16%
	3 Neither Agree nor Disagree	23	13%
	4 Disagree	17	9%
	5 Strongly Disagree	91	51%
		<u>179</u>	<u>100%</u>

**Question 2** The primary uses currently allowed along Fall Park/Boyne City-East Jordan Road are agricultural and residential.

<b>2A The uses currently allowed should not be changed.</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	114	55%
	2 Agree	25	12%
	3 Neither Agree nor Disagree	33	16%
	4 Disagree	14	7%
	5 Strongly Disagree	21	10%
		207	100%

<b>2B Zoning should be changed to allow more homes.</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	24	14%
	2 Agree	41	24%
	3 Neither Agree nor Disagree	42	25%
	4 Disagree	12	7%
	5 Strongly Disagree	49	29%
		168	100%

<b>2C Zoning should be changed to allow less homes.</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	24	15%
	2 Agree	12	7%
	3 Neither Agree nor Disagree	37	23%
	4 Disagree	42	26%
	5 Strongly Disagree	46	29%
		161	100%

<b>2D Some limited commercial use should be allowed.</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	20	11%
	2 Agree	24	14%
	3 Neither Agree nor Disagree	30	17%
	4 Disagree	11	6%
	5 Strongly Disagree	91	52%
		176	100%

<b>2E A wide variety of commercial uses should be allowed.</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	10	6%
	2 Agree	6	4%
	3 Neither Agree nor Disagree	23	13%
	4 Disagree	22	13%
	5 Strongly Disagree	110	64%
		171	100%

**Question 3** A use that has been proposed on Fall Park/Boyne City -East Jordan Road is commercial storage units. Currently storage units are not an allowed use in any of the districts that are on Fall Park/Boyne City-East Jordan Road.

<b>3A Storage units should not be allowed</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	134	64%
	2 Agree	17	8%
	3 Neither Agree nor Disagree	25	12%
	4 Disagree	13	6%
	5 Strongly Disagree	22	10%
		211	100%

<b>3B Storage units should be allowed in a limited and controlled way.</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	32	17%
	2 Agree	32	17%
	3 Neither Agree nor Disagree	22	12%
	4 Disagree	12	7%
	5 Strongly Disagree	86	47%
		184	100%

<b>3C Storage units should be allowed without any restrictions.</b>			
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	8	5%
	2 Agree	2	1%
	3 Neither Agree nor Disagree	7	4%
	4 Disagree	14	8%
	5 Strongly Disagree	137	82%
		168	100%

**Question 4**    **Currently in Wilson Township, land zoned for commercial/industrial uses is located on M-75 between Fall Park Rd and Moll Drive. The total land area dedicated for these uses is 123 acres which is 0.5% of the land in the township.**

<b>4A</b>	<b>The commercial/industrial districts do not need to be changed.</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	127	61%
	2 Agree	20	10%
	3 Neither Agree nor Disagree	29	14%
	4 Disagree	15	7%
	5 Strongly Disagree	16	8%
		<u>207</u>	<u>100%</u>

<b>4B</b>	<b>Additional land for commercial/industrial uses are</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	20	11%
	2 Agree	26	15%
	3 Neither Agree nor Disagree	39	22%
	4 Disagree	19	11%
	5 Strongly Disagree	74	42%
		<u>178</u>	<u>100%</u>

<b>4C</b>	<b>Less land for commercial/industrial uses are needed.</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	29	18%
	2 Agree	13	8%
	3 Neither Agree nor Disagree	46	28%
	4 Disagree	19	12%
	5 Strongly Disagree	55	34%
		<u>162</u>	<u>100%</u>

**Question 5** Home prices and rents are high in the area and it is often difficult for people to find acceptable housing that they can afford. Two ways Township zoning affects housing costs is by regulating the minimum parcel size and minimum size of a dwelling. Currently 46% of the township is zoned Agricultural (10 acre minimum), 48% is zoned Residential 1 (3 acres), and 5.5% is zoned Residential 2 (1 acre). The minimum size of dwelling in all districts is 86 square feet.

5A These are the correct amounts and should not be changed			
Code	Response Item	Frequency	Percent
	1 Strongly Agree	93	47%
	2 Agree	22	11%
	3 Neither Agree nor Disagree	41	21%
	4 Disagree	20	10%
	5 Strongly Disagree	21	11%
		197	100%

5B More land should be zoned agricultural (10 acres).			
Code	Response Item	Frequency	Percent
	1 Strongly Agree	32	20%
	2 Agree	18	11%
	3 Neither Agree nor Disagree	47	29%
	4 Disagree	29	18%
	5 Strongly Disagree	37	23%
		163	100%

5C More land should be zoned Residential 1 (3 acres).			
Code	Response Item	Frequency	Percent
	1 Strongly Agree	28	17%
	2 Agree	47	28%
	3 Neither Agree nor Disagree	37	22%
	4 Disagree	16	9%
	5 Strongly Disagree	41	24%
		169	100%

5D More land should be zoned Residential 2 (1 acre).			
Code	Response Item	Frequency	Percent
	1 Strongly Agree	28	17%
	2 Agree	34	20%
	3 Neither Agree nor Disagree	30	18%
	4 Disagree	11	7%
	5 Strongly Disagree	64	38%
		167	100%

5E The minimum dwelling size should be increased			
Code	Response Item	Frequency	Percent
	1 Strongly Agree	27	16%
	2 Agree	16	9%
	3 Neither Agree nor Disagree	37	22%
	4 Disagree	27	16%
	5 Strongly Disagree	62	37%
		169	100%

5F            The minimum dwelling size should be decreased			
Code	Response Item	Frequency	Percent
	1 Strongly Agree	35	20%
	2 Agree	20	11%
	3 Neither Agree nor Disagree	32	18%
	4 Disagree	20	11%
	5 Strongly Disagree	71	40%
		178	100%



**Question 6** The township can restrict or encourage development through the implementation of various ordinances. Please rate the following statements with 1 being strong agreement and 5 strong disagreement.

<b>6A</b>	<b>No change needed in regulations</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	71	37%
	2 Agree	17	9%
	3 Neither Agree nor Disagree	59	30%
	4 Disagree	22	11%
	5 Strongly Disagree	25	13%
		194	100%

<b>6B</b>	<b>Restrict all development</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	37	20%
	2 Agree	9	5%
	3 Neither Agree nor Disagree	52	29%
	4 Disagree	30	17%
	5 Strongly Disagree	53	29%
		181	100%

<b>6C</b>	<b>Encourage all development</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	22	12%
	2 Agree	35	19%
	3 Neither Agree nor Disagree	46	25%
	4 Disagree	20	11%
	5 Strongly Disagree	63	34%
		186	100%

<b>6D</b>	<b>Restrict residential development</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	29	16%
	2 Agree	16	9%
	3 Neither Agree nor Disagree	44	24%
	4 Disagree	45	25%
	5 Strongly Disagree	46	26%
		180	100%

<b>6E</b>	<b>Restrict commercial development</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	63	34%
	2 Agree	36	20%
	3 Neither Agree nor Disagree	32	17%
	4 Disagree	21	11%
	5 Strongly Disagree	32	17%
		184	100%

<b>6F</b>	<b>Restrict industrial development</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	76	41%
	2 Agree	29	16%
	3 Neither Agree nor Disagree	29	16%
	4 Disagree	17	9%
	5 Strongly Disagree	33	18%
		<u>184</u>	<u>100%</u>

<b>6G</b>	<b>Encourage more commercial development</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	19	10%
	2 Agree	32	17%
	3 Neither Agree nor Disagree	41	22%
	4 Disagree	20	11%
	5 Strongly Disagree	76	40%
		<u>188</u>	<u>100%</u>

<b>6H</b>	<b>Encourage more industrial development</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	19	10%
	2 Agree	21	11%
	3 Neither Agree nor Disagree	35	18%
	4 Disagree	31	16%
	5 Strongly Disagree	85	45%
		<u>191</u>	<u>100%</u>

<b>6I</b>	<b>Encourage more residential development</b>		
<b>Code</b>	<b>Response Item</b>	<b>Frequency</b>	<b>Percent</b>
	1 Strongly Agree	44	23%
	2 Agree	48	25%
	3 Neither Agree nor Disagree	48	25%
	4 Disagree	14	7%
	5 Strongly Disagree	39	20%
		<u>193</u>	<u>100%</u>

**Question 7** Please indicate your opinion on the following with 1 being very good and 5 very poor.

7A Access to Deer Lake			
Code	Response Item	Frequency	Percent
	1 Very Good	72	34%
	2 Good	53	25%
	3 Neither good nor poor	61	29%
	4 Poor	21	10%
	5 Very Poor	7	3%
		214	100%

7B Access to Deer Creek			
Code	Response Item	Frequency	Percent
	1 Very Good	42	21%
	2 Good	41	20%
	3 Neither good nor poor	77	38%
	4 Poor	27	13%
	5 Very Poor	14	7%
		201	100%

7C Condition of Fall Park			
Code	Response Item	Frequency	Percent
	1 Very Good	84	39%
	2 Good	75	35%
	3 Neither good nor poor	49	23%
	4 Poor	6	3%
	5 Very Poor	2	1%
		216	100%

7D Condition of Township cemeteries			
Code	Response Item	Frequency	Percent
	1 Very Good	51	25%
	2 Good	67	33%
	3 Neither good nor poor	80	39%
	4 Poor	5	2%
	5 Very Poor	1	0%
		204	100%

7E Access to township officials			
Code	Response Item	Frequency	Percent
	1 Very Good	56	27%
	2 Good	64	30%
	3 Neither good nor poor	71	34%
	4 Poor	14	7%
	5 Very Poor	6	3%
		211	100%

7F	Blight and junk control		
Code	Response Item	Frequency	Percent
	1 Very Good	31	14%
	2 Good	48	22%
	3 Neither good nor poor	80	37%
	4 Poor	33	15%
	5 Very Poor	22	10%
		214	100%

7G	Township clean-up day		
Code	Response Item	Frequency	Percent
	1 Very Good	90	41%
	2 Good	62	29%
	3 Neither good nor poor	49	23%
	4 Poor	12	6%
	5 Very Poor	4	2%
		217	100%

7H	Condition of paved roads		
Code	Response Item	Frequency	Percent
	1 Very Good	18	8%
	2 Good	79	36%
	3 Neither good nor poor	76	35%
	4 Poor	31	14%
	5 Very Poor	15	7%
		219	100%

7I	Condition of gravel roads		
Code	Response Item	Frequency	Percent
	1 Very Good	8	4%
	2 Good	46	22%
	3 Neither good nor poor	81	38%
	4 Poor	42	20%
	5 Very Poor	36	17%
		213	100%

7J	Condition of Seasonal Roads		
Code	Response Item	Frequency	Percent
	1 Very Good	14	7%
	2 Good	37	18%
	3 Neither good nor poor	84	41%
	4 Poor	36	17%
	5 Very Poor	35	17%
		206	100%

7K	Dust Control		
Code	Response Item	Frequency	Percent
	1 Very Good	13	6%
	2 Good	45	22%
	3 Neither good nor poor	99	49%
	4 Poor	22	11%
	5 Very Poor	25	12%
		204	100%

**Fall Park is a township owned and maintained park. Please indicate how often you use the Fall Park.**

I use the park often	8
I use the park occasionally	73
I rarely use the park.	88
I never use the park.	44
	<hr/>
	213

<b>List any improvements you would like to see at Fall Park.</b>
Disc Golf area needed
Seems adequate
How to use facility, what it can be used for
Need trash cans. Cost to use building should be reasonable for resident folks in the township
Better bathrooms, building updates
More trash barrels
Improve water levels in Deer Lake! Close dam on southwest corner of Deer Lake. Lake levels worsening each year making boat docking on both shores very difficult!
The building should be accessible to the public for rental. People need an inexpensive place to gather.
A beach with some parking, all on the lake, not in the channel. Use Boyne Mountain as an example.
Walkway down to lake - sidewalk or chip
Paved path to lake, more lights in parking lot
Don't clutter it up. It's good now.
More play equipment for children. Better access to fish at the park
Beach type access/outdoor shower
None too much money spent
Dock into Deer Lake
The roads are in need of improvement so please invest in those needs and other needs of citizens!!
All good.
Real bathrooms. Had a wedding there, (October 2006) the township pulled the portables.
New picnic tables and docks
It's pretty perfect as it is!
Kitchen facilities for indoor events
None.
Just keep it up.
None - just maintained
I think it is beautiful. Would however suggest adding a garbage/trash can for people to use while at the park. (Maybe there is one there in the summer?? I noticed there wasn't one in October)
None. Fall Park - OK "as is".
Forget about it!
It is a nice park.
Handicap trail for those in wheelchairs
Bathrooms
The park is a nice asset and use is good.
Clean up access at creek for fishing and canoe and kayak access
5 stars - great
Looks good when I drive by or park to vote
A larger play area and walking trails
None. Very well maintained and what an improvement paving the parking lot! Nice park!
Trash and recycle container
Channel cleaned out - dredged
Limited camping
More fish piers
Have the building open for use of WT residents
Would like to see the building open for use

Looks good already
Outside lighting
A canoe/kayak launch
Dredge the channel, it is becoming a swamp
Trim foliage around waters edge more often
Preserving, enhancing indigenous foliage keeping family friendly environment
More picnic tables
Playground equipment
Just moved - haven't used it yet
Pavilion ceiling replaced
Lighting/electrical improvements in pavilion
Just continue good maintenance.



## APPENDIX C



**TOWNSHIP OF WILSON  
CHARLEVOIX COUNTY  
RECREATION PLAN**

**Resolution for Recommendation of Adoption  
Wilson Township Planning Commission**

**WHEREAS**, the Planning Commission of the Township of Wilson, Charlevoix County has undertaken a Five-Year Recreation Plan that describes the physical features, existing recreation facilities and the desired actions to be taken to improve and maintain recreation facilities during the period between 2020 and 2024, and

**WHEREAS**, The Planning Commission of the Township of Wilson, Charlevoix County has developed the plan for the benefit of the entire community and to adopt the plan as a document to assist in meeting the recreation needs of the community, and

**WHEREAS**, the draft plan was made available to the public for review and comment from August 13, 2019 to October 2, 2019, and

**WHEREAS**, a public hearing on the plan was advertised and held at the regular meeting of the Wilson Township Planning Commission on October 2, 2019, to provide an opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Recreation Plan, and

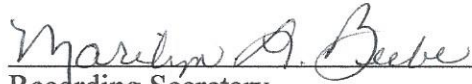
**NOW, THEREFORE BE IT RESOLVED** the Planning Commission of Wilson Township, Charlevoix County hereby recommends the adoption of the Wilson Township Recreation Plan as a guideline for improving recreation for the residents of the Wilson Township,

Yeas: 6

Nays: 0

Absent: 1

I, Marilyn L. Beebe, Wilson Township, Charlevoix County, do hereby certify that the forgoing is a true and original copy of a resolution recommended for adoption by the Wilson Township Planning Commission on the 2<sup>nd</sup> day of October 2019.

  
\_\_\_\_\_  
Recording Secretary

TOWNSHIP OF WILSON  
RECREATION PLAN RESOLUTION OF ADOPTION  
TOWNSHIP BOARD OF THE TOWNSHIP OF WILSON

WHEREAS, the Township of Wilson has undertaken a Five-Year Parks and Recreation Plan which describes the physical features, existing recreation facilities and the desired actions to be taken to improve and maintain recreation facilities for the period from 2020 through 2024, and

WHEREAS, a public comment session was held at Wilson Township Hall and a recreation survey was mailed to all property owners within Wilson Township to provide an opportunity for citizens to express opinions, ask questions, and discuss all aspects of the proposed Recreation Plan, and

WHEREAS, the Township of Wilson has developed the plan for the benefit of the entire community and to adopt the plan as a document to assist in meeting the recreation needs of the community, and

WHEREAS, a draft of the Recreation Plan was advertised and made available to the public for review and comment on August 13, 2019, and

WHEREAS, the Wilson Township Planning Commission held a public hearing on the proposed Recreation Plan on October 2, 2019, and

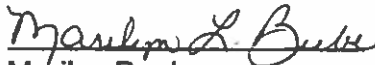
WHEREAS, the Wilson Township Planning Commission unanimously passed a resolution of support for adoption of the Wilson Township Recreation Plan, and

WHEREAS, after the public meeting, the Wilson Township Board of Trustees voted to adopt said Recreation Plan.

NOW, THEREFORE BE IT RESOLVED the Township of Wilson Board of Trustees hereby adopts the Township of Wilson Recreation Plan as a guideline for improving recreation for the residents of the Township of Wilson

Yeas: 5                      Nays: 0                      Absent: 0

I, Marilyn Beebe Wilson Township Clerk, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the Township Board of Trustees at a Regular Meeting thereof held on the 13<sup>th</sup> day of November 2019.

  
Marilyn Beebe,  
Township Clerk

## northern michigan review, inc.

**-Invoice-****WILSON TOWNSHIP  
PLANNING COMMISSION**  
CHARLEVOIX COUNTYDRAFT RECREATION PLAN  
PUBLIC REVIEW  
AND COMMENT

A Public Notice is hereby being given that a 30 day review and comment period is being held for the purposes of receiving public comments and the draft Wilson Township Recreation Plan. A draft copy of the plan is available at Boyne City – City Hall or can be provided by contacting the Township Planner at (231) 582-0343 or email at smcpherson@boynecity.com.  
(L-8/13)

**Date:** 08/08/19  
**Account #:** 177283  
**Company Name:** Wilson Township  
**Contact:** Marilyn Beebe  
**Address:** P.O. Box 447  
**City:** Boyne City  
**State:** MI  
**Telephone:** (231) 536-3254  
**Fax:**

**Publications:**

News Review

**Ad ID:** 717965  
**Run Dates:** 08/13/19 to 08/13/19  
**Ad Class:** Public Notices  
**Columns wide:** 1  
**Total # of Lines:** 21  
**Total Cost:** \$39.63  
**Account Rep:** Hilary August  
**Phone #** (231) 439-9322  
**Email:** haugust@petoskeynews.com

**Payments:**

Method	Card Type	Last 4 Digits	Check	Amount
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<b>Gross:</b>	<b>\$39.63</b>
---------------	----------------

<b>Paid Amount:</b>	<b>- \$0.00</b>
---------------------	-----------------

<b>Amount Due:</b>	<b>\$39.63</b>
--------------------	----------------

## northern michigan review, inc.

**-Invoice-**

**Date:** 09/12/19  
**Account #:** 177283  
**Company Name:** Wilson Township  
**Contact:** Marilyn Beebe  
**Address:** P.O. Box 447  
**City:** Boyne City  
**State:** MI  
**Telephone:** (231) 536-3254  
**Fax:**

**Publications:**  
 News Review

**Ad ID:** 736576  
**Run Dates:** 09/17/19 to 09/17/19  
**Ad Class:** Public Notices  
**Columns wide:** 1  
**Total # of Lines:** 30  
**Total Cost:** \$59.50  
**Account Rep:** Hilary August  
**Phone #** (231) 439-9322  
**Email:** haugust@petoskeynews.com

**WILSON TOWNSHIP**  
 CHARLEVOIX COUNTY  
 NOTICE OF PUBLIC HEARING  
 Planning Commission

Public Notice is hereby given that the Wilson Township Planning Commission will conduct a public meeting at 6:00 p.m. Wednesday, October 2, 2019, in the Wilson Town Hall located at 02530 Fall Park Rd, Boyne City to hear the following:

A Public Hearing to consider adoption of the Wilson Township 5 Year Recreation Plan

Further information on the plan is available through the Township Planner by calling (231) 582-0343. Written comments may be submitted until noon the day of the meeting to the Wilson Township Planner, 319 N. Lake St., Boyne City, MI 49712, or e-mail comments to smcpherson@boynecity.com.  
(L-9/17)

**Payments:**

Method	Card Type	Last 4 Digits	Check	Amount
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**Gross:** \$59.50

**Paid Amount:** - \$0.00

**Amount Due:** \$59.50

Wilson Township  
Planning Commission Meeting  
October 2, 2019  
**DRAFT**

<b>CALL TO ORDER</b>	Chair John Mathers called the meeting to order at 6:00 PM and led the Pledge of Allegiance. Present: Roll call: Norm Vogt, Guy White, Mark Wuerth, John Mathers, Ray Guzniczak, and Mel Nowland. Absent: Aaron Nordman. Also, present, planner Scott McPherson and recording secretary Marilyn Beebe.
<b>APPROVAL OF MINUTES</b>	<b><i>Motion by Ray Guzniczak, support by Mel Nowland to approve the minutes from the September 4, 2019 Planning Commission meeting. Further discussion: None.</i></b> <b><i>Voice vote: Ayes – 6 Nays – 0 Absent - 1 MOTION CARRIED</i></b>
<b>CITIZENS COMMENTS ON NON-AGENDA ITEMS</b>	None
<b>NEW BUSINESS</b>	<ol style="list-style-type: none"><li><u>Wilson Township 5-Year Recreation Plan Public Hearing.</u> Chair John Mathers opened the public hearing for the Wilson Township Recreation Plan. Planner Scott McPherson noted that the public hearing for adoption is required after a mandatory public comment period. Scott reported that only one letter from Mr. Haggard in support of the plan had been received and no comments were taken from the public at the hearing. In discussion, Mark Wuerth commented that even though some people don't want to spend township money on recreation, he thinks it is money well spent. Guy White suggested putting mats in the water on top of the marrow or creating a swimming area for children by making a small channel linked to the current channel that would feed into the lake. This would keep the water moving and there would be no need to work around marrow. It was a consensus of the Planning Commission that beach access should be added to the plan. <b><i>Motion by Mel Nowland, support by Ray Guzniczak to recommend the Wilson Township Board of Trustees approve the 2020-2024 Wilson Township Recreation Plan.</i></b> <b><i>Voice vote: Ayes – 6 Nays – 0 Absent – 1 MOTION CARRIED</i></b></li><li><u>Wilson Township Road Improvement Plan.</u> The 2016 Road Improvement Plan was reviewed and discussed for updates. The Planning Commission determined that Anderson Road and Pleasant Valley Road should be the top priorities and that Bergmann Road, due to the traffic count and houses located on the road, be removed as a priority and that eventually the paved portion of the road be replaced with Afton stone. Gravel roads were also discussed. John stated that he was concerned about the condition of several gravel roads that need attention (centers are crowned, and sides are washed out), especially Marvon Road. Scott noted that he will update the plan according to the discussion.</li></ol>
<b>OLD BUSINESS</b>	None
<b>OTHER COMMUNICATIONS / REPORTS</b>	<ol style="list-style-type: none"><li><u>Planner and Zoning Administrator's report:</u> Submitted and reviewed.<ul style="list-style-type: none"><li>Trail construction has started</li><li>Scott recently attended a planning conference where the main topic</li></ul></li></ol>
<b>ADJOURNMENT</b>	<b><i>Motion by Mel Nowland, support by Norm Vogt to adjourn at 7:05 PM.</i></b> <b><i>Voice vote: Ayes – 6 Nays – 0 Absent – 1 MOTION CARRIED</i></b>

Wilson Township  
Board of Trustees Meeting  
November 13, 2019  
DRAFT

<b>PLEDGE OF ALLEGIANCE, CALL TO ORDER, ROLL CALL</b>	Todd Sorenson, Supervisor called the meeting to order at 6:00 PM and led the Pledge of Allegiance. Roll call: Supervisor Todd Sorenson, Clerk Marilyn Beebe, Treasurer Kerri Reinhardt, and Trustees Louie Fall and Ray Guzniczak. Guests: Boyne City Fire Dept. Fireman Dennis Amesbury, Chief, Ramie Leist, Captain and James Farley, Lieutenant.																		
<b>READING OF MINUTES</b>	<i><b>Motion by Louie Fall support by Ray Guzniczak to approve the minutes from the October 9, 2019 regular Board of Trustees meeting. Discussion: None. Voice vote: Ayes: 6 Nays: 0 Absent: 0 MOTION CARRIED.</b></i>																		
<b>TREASURER'S REPORT</b>	<p><b>Checking/Savings as of September 30, 2019:</b></p> <table> <tr> <td>Charlevoix State Bank</td><td></td></tr> <tr> <td>    General Money Market</td><td>\$ 155,775.08</td></tr> <tr> <td>    General Checking</td><td>\$ 654.23</td></tr> <tr> <td>    Sewer Escrow Money Market</td><td>\$ 11,313.81</td></tr> <tr> <td>    Tax Account Money Market</td><td>\$ 11,987.30</td></tr> <tr> <td>    Tax Account Checking</td><td>\$ 739.87</td></tr> <tr> <td>Huntington Bank</td><td></td></tr> <tr> <td>    General Money Market</td><td>\$ <u>248,917.54</u></td></tr> <tr> <td><b>Total Checking/Savings</b></td><td><b>\$ \$429,387.83</b></td></tr> </table> <p><b>October/November warrants for payment:</b> Checks numbering 6035 – 6053 totaling \$9,592.07(includes an E-Pay of \$1,608.54 to Charlevoix State Bank for Federal payroll tax liabilities).</p> <p><i><b>Motion by Todd Sorenson, support by Louie Fall to approve the treasurer's report and clerk warrants for payment. Further discussion: None.</b></i></p> <p><i><b>Roll Call: Guzniczak – Aye, Fall – Aye, Sorenson – Aye, Beebe – Aye, Reinhardt – Aye MOTION CARRIED</b></i></p>	Charlevoix State Bank		General Money Market	\$ 155,775.08	General Checking	\$ 654.23	Sewer Escrow Money Market	\$ 11,313.81	Tax Account Money Market	\$ 11,987.30	Tax Account Checking	\$ 739.87	Huntington Bank		General Money Market	\$ <u>248,917.54</u>	<b>Total Checking/Savings</b>	<b>\$ \$429,387.83</b>
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<b>Total Checking/Savings</b>	<b>\$ \$429,387.83</b>																		
<b>REQUEST TO ADD AN AGENDA ITEM</b>	1. Sewer Escrow account added to New Business																		
<b>CITIZENS COMMENTS / OATHS OF OFFICE / PRESENTATIONS</b>	1. Boyne City Fire Chief Dennis Amesbury provided an update of the BC Fire Dept runs in Wilson Township for 2018. Also, of discussion, the condition of the hydrant at Fall Park and others around the township. The hydrant at the park is not pulling water and the one on the corner of Anderson and Behling roads has a broken sleeve, but still works. It was suggested that the township contact a contractor who can provide a method of looking down the pipe to see what is wrong with the hydrant at the park. Also discussed additional hydrant locations i.e. Deer Lake boat launch parking lot, the corner of Tomkins and Pleasant, on the hill at the west end of Zink, and one in the Marshall/Wilson roads area.																		
<b>PUBLIC HEARING / CORRESPONDENCE</b>	None																		
<b>COMMITTEE REPORTS</b>	<ol style="list-style-type: none"> <li><u>Supervisor's Report</u> - Todd Sorenson: Submitted and discussed.</li> <li><u>Planning Commission</u> – Ray Guzniczak: Attended the Charlevoix County Planners Forum in Charlevoix,</li> <li><u>ZBA</u> – Marilyn Beebe: No meeting <u>MTA</u> – Marilyn Beebe: Lindsey Westdorp from Bit Social Media discussed benefits of using the web and social media (i.e. Facebook) to promote townships or to share information with residents</li> <li><u>Cemetery</u> – Marilyn Beebe: Contacted by Jim Lambeau with the East Jordan American Legion. Mr. Lambeau said that the American Legion wants to carry on the Wreaths Across America event that Jeff Argetsinger planned in the past. The</li> </ol>																		

	<p>date of the event will be December 14<sup>th</sup> at 10:00 AM at Knup Cemetery. Fifteen wreaths are needed for the township (for all three cemeteries). Mr. Lambeau indicated that he would check on prices of the wreaths, which are made local.</p> <p>5. <u>Park and Hall</u> – Louie Fall: Louie reported that he and Corey put up the holiday lights on the tree and gazebo. He also noted that there is a dead Ash tree that could fall on the gazebo. He called several people to cut down the tree and grind up several tree stumps, but he is having no luck getting anyone to call him back.</p> <p>6. <u>Roads</u> – Todd Sorenson: No update.</p>
<b>UNFINISHED BUSINESS</b>	<p>1. <u>EGLE Scrap Tire Grant</u>: Todd reported that the township and the county were both awarded a Scrap Tire Grant. The county would be willing to work with the township but suggested that the event be held in June instead of April as the weather is unpredictable in April.</p> <p>2. <u>County Grants – Sidewalk and Lights</u>:</p> <ol style="list-style-type: none"> <li>The cracks in the sidewalk have still not been repaired and final payment is still being withheld.</li> <li>The light project has not started. Todd will contact Aaron Nordman to check on the project status.</li> </ol> <p>3. <u>AMAR</u>: Todd reported that all the items under the AMAR have been completed except the Economic Condition Factors (ECF). Todd is working with several resources for advice and training on creating the ECF. He anticipates that the last item should be submitted to the State in a couple of weeks.</p> <p>4. <u>425 District</u>: Northern Michigan Escapes has requested to hook up to the city sewer, however, in order to do so, a 425 agreement must be in place. Todd reported that he asked township attorney Bryan Graham for advice about an active Intergovernmental Agreement that the township signed with the City of Boyne City. Mr. Graham advised that the township does not have access to the sewer line and the only access that could be created would be via a 425 District Agreement. Todd will be calling for a second opinion and to get more information on 425 Agreements.</p> <p>5. <u>Five-Year Recreation Plan</u>: The Planning Commission passed a resolution in support of the Plan at their meeting October 9, 2019 and submitted it to the Board of Trustees for consideration.</p> <p><b><i>Moved by Ray Guzniczak with support by Louie Fall to adopt the Five-Year Recreation Plan Resolution of Adoption.</i></b>  <b><i>Roll Call: Reinhardt – Aye, Beebe – Aye, Sorenson – Aye, Fall – Aye, Guzniczak – Aye</i></b>  <b><i>RESOLUTION DECLARED ADOPTED</i></b></p>
<b>NEW BUSINESS</b>	<p>1. <u>Boyne District Library Representative</u>: A new library trustee for the township is needed. Ray Guzniczak recommended Gail Fox. Todd will contact her to see if she is interested.</p> <p>2. <u>Notary</u>: Marilyn reported that her notary certification is expiring and asked if the township would pick up the costs of re-certification. The Board gave their approval to support the notary recertification.</p> <p>3. <u>Absentee Voters</u>: Marilyn updated the board that with the passage of Proposal 18-3 last November, the number of absentee voters will most likely increase twofold. As such, the cost of running an election will increase with the cost of postage and possibly for an additional tabulator to count absent voter ballots. Marilyn asked to send a mailing to all registered voters to see if the voter wants to be placed on a permanent absent voter list, which would help with last minute requests. The board was in support of such a mailing.</p> <p><b><i>Motion by Todd Sorenson with support by Kerri Reinhardt to approve a mailing to registered voters to be added to a Permanent Absent Voter List.</i></b>  <b><i>Roll Call: Reinhardt – Aye, Beebe – Aye, Sorenson – Aye, Fall – Aye, Guzniczak – Aye</i></b>  <b><i>MOTION CARRIED</i></b></p>

4. Health Department Grant: Todd reported that a Letter of Intent has been submitted to the Health Depart.
  5. Sewer Escrow Account: Charlevoix State Bank notified the township that due to inactivity, the Sewer Escrow Account could be closed, and the monies sent to the State of Michigan if not used by March 2020. Upon recommendation of the township attorney and auditor, the escrow account monies could be combined as a line item with another township bank account with interest being pro-rated annually.
- Motion by Todd Sorenson with support by Louie Fall to move the Storage Condominium Escrow account to a line item restricted account and to contact the auditor to calculate yearly interest. Discussion – Kerri confirmed that the account will be closed and added to the General Money Market Account. Roll Call: Guzniczak – Aye, Fall – Aye, Sorenson – Aye, Beebe – Aye, Reinhardt – Aye***
- MOTION CARRIED***

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**ANNOUNCEMENTS**

None

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**ADJOURNMENT**

With no further business to come before the board, the meeting adjourned at 7:31PM.

Respectfully submitted,

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Marilyn L. Beebe, Clerk



# TOWNSHIP OF WILSON

Planning and Zoning Department  
319 N. Lake St, Boyne City, MI 49712

November 20, 2019

Kiersten Stark  
Charlevoix County Planning Department  
Charlevoix, MI 49712

Dear Kiersten:

This plan is being sent to your agency as required by the Michigan Department of Natural Resources. We would appreciate a letter of acknowledgement upon receipt of this plan. Should you have any questions or comments, we would like to hear them at any time, either verbally, or in writing.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott McPherson", written in a cursive style.

Scott McPherson  
Planning Director

Attachment

# TOWNSHIP OF WILSON

Planning and Zoning Department  
319 N. Lake St, Boyne City, MI 49712

November 20, 2019

Matt McCauley  
Chief Executive Officer  
Networks Northwest  
PO Box 506  
Traverse City, MI 49685-0506

Dear Mr. McCauley:

This plan is being sent to your agency as required by the Michigan Department of Natural Resources. We would appreciate a letter of acknowledgement upon receipt of this plan. Should you have any questions or comments, we would like to hear them at any time, either verbally, or in writing.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott McPherson". The signature is fluid and cursive, with a large initial "S" and a stylized "M".

Scott McPherson  
Planning Director

Attachment