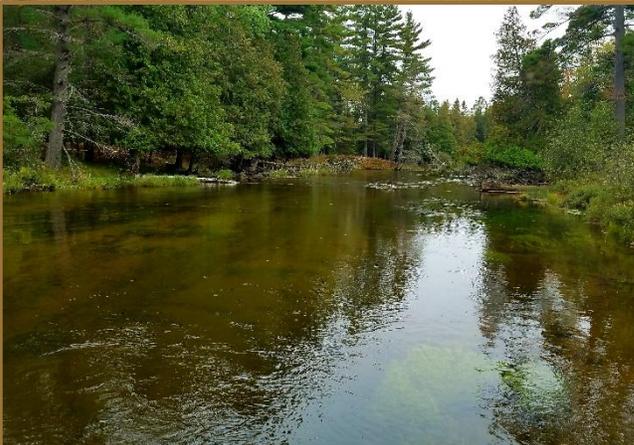


2021 Master Plan

*Boyne Valley Township, Charlevoix County
In Cooperation with the Village of Boyne Falls*



Adopted: October 4, 2021

Prepared by:

Boyne Valley Township Planning Commission

With the assistance of:

Richard L. Deuell, Planning Consultant

Boyne Valley Township
2021 Master Plan

Prepared in Cooperation with the Village of Boyne Falls

Charlevoix County, Michigan

Prepared by:

Boyne Valley Township Planning Commission

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With assistance from:

Sue Hobbs, Township Supervisor

Adopted

Planning Commission: October 4, 2021

Township Board: December 13, 2021

Village of Boyne Falls Council: October 12, 2021

With Planning Assistance Provided By:

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BOYNE VALLEY TOWNSHIP
2021 MASTER PLAN
Prepared in cooperation with the Village of Boyne Falls

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Chapter 1

Introduction

Purpose and Planning Process

The Boyne Valley Township Master Plan is prepared in cooperation with the Village of Boyne Falls and is intended to guide future development, while protecting the natural resources and rural character of the area. This plan presents extensive background information including socio-economic data for both the Village and the Township; description and mapping of natural resources and existing land uses; and inventory of existing community facilities. Goals and policies were developed to guide future development based on the background studies, key land use trends and community issues. These goals, along with a detailed map of existing land use, provided the basis for the Future Land Use Map which specifies where the various types of future development ideally will be located in the Village and the Township. This plan also provides suggestions for implementation of the identified goals and policies. The guidance provided by this Master Plan may be utilized for pursuing grant opportunities and will be utilized in updating the Zoning Ordinance for Boyne Valley Township.

Location and Regional Context

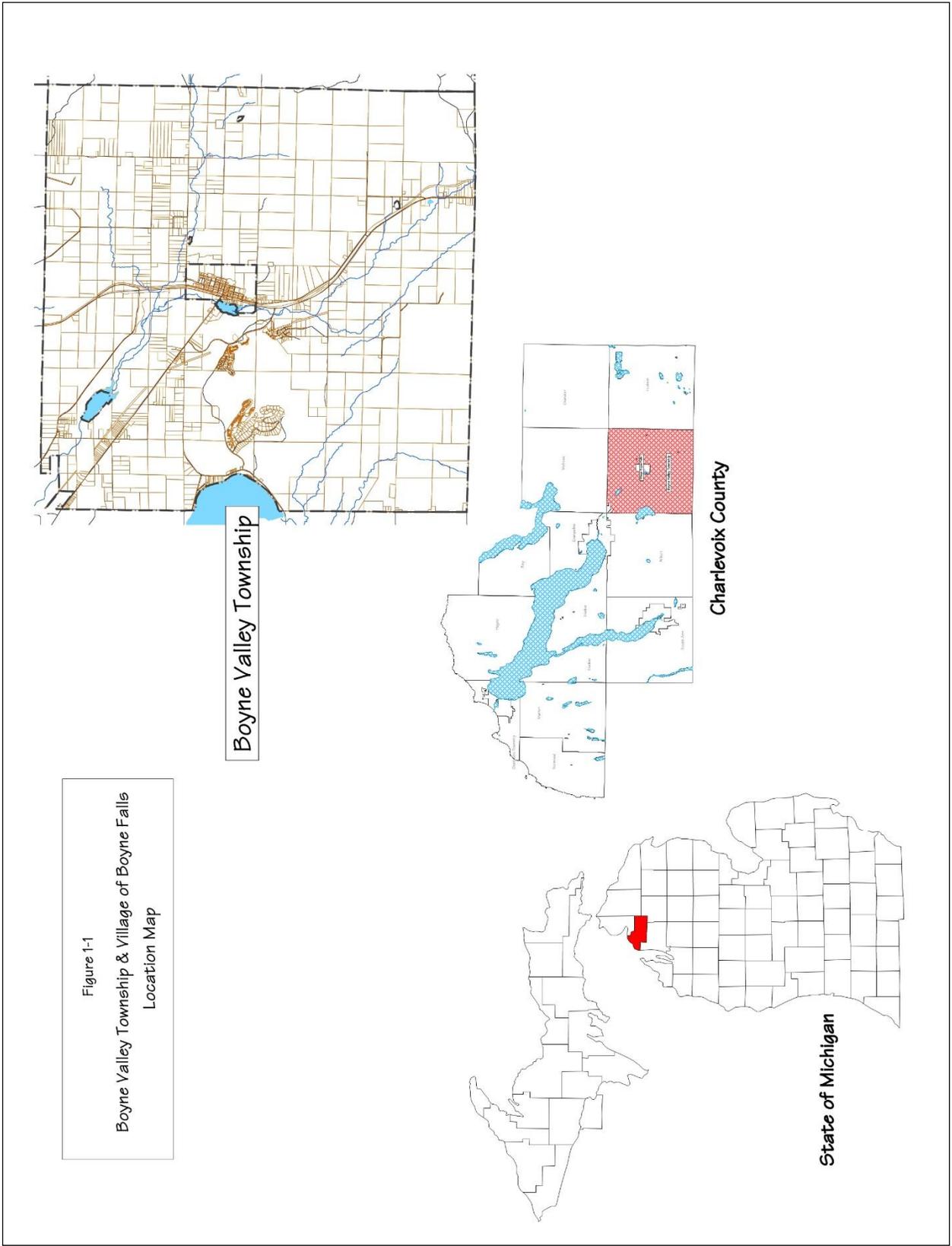
The Village of Boyne Falls is located within the geographic boundaries of Boyne Valley Township in southeast Charlevoix County, on the Boyne River. Boyne Valley Township is bordered by portions of Charlevoix County on the north, east and west and to the south bordered by Antrim County. According to the Census information, Boyne Valley Township comprises approximately 35 square miles, of which the Village of Boyne Falls comprises 0.5 square miles, and for reference Charlevoix County totals nearly 417 square miles in area. Figure 1-1 illustrates the location of Boyne Valley Township and the Village of Boyne Falls in relation to Charlevoix County and the State of Michigan.

Boyne Valley Township was established in 1873. The Village of Boyne Falls was established the following year, after the construction of the Grand Rapids and Indiana Railroad in 1874, and was incorporated in 1893.

History of Boyne Valley Township and Village of Boyne Falls [locally compiled]

The Boyne Valley, Boyne River and Boyne Falls were named by John Miller the first settler near the mouth of the river that empties into what was then Pine Lake, now Lake Charlevoix. The township of Boyne Valley was organized in 1873, and in the spring of 1874 the Grand Rapids and Indiana Railroad began operation. The Village was situated at the junction of the railroad with the Boyne River. Boyne Falls was incorporated as a village in 1893.

With the coming of the railroad, the Village began to grow which marked the beginning of the logging era. The railroad brought many people to the area but was used primarily for transporting logs. The late 1800's and early 1900's were the boom years for logging in the area. Other industries included a lath mill, a shingle mill and a grist mill. A bed of fine brick clay had been found only a few rods from the village plat. The manufacture of brick soon was engaged in to bring additional wealth to the new Village and Township. The Village also included the required number of hotels, general stores, hardware store, pharmacy, banks, and, of course saloons. The railroad company laid thirteen hundred feet of pipe from the tank erected on a nearby hill to carry water to provide a never failing water supply.



By the 1920's, as the forests were logged off, agricultural activities began to replace the timber industry. The post lumbering boom resulted in a massive population drop as jobs declined. At the end of the logging era, many loggers turned to farming to earn their living, clearing the land with the few tools they had to build homes and raise crops. Most four-person families could survive on a 40-acre piece of land. Most people in the area were Polish and German who came in as loggers and brought their families. Agriculture became a way of life and livelihood in Boyne Valley Township. However, the remaining forests still played into the economy when, to supplement their income. Many farmers continued to work part time in the lumber industry, cutting timber to feed the number of sawmills present in the area and cutting cedar from the numerous cedar swamps found in Charlevoix County, which was used to build log homes, an industry that greatly benefited the area.

The Boyne Falls area and the Boyne River have long been noted as a favorite fishing resort. Sportsmen came from all over the country to fish and hunt in the Boyne area and immense quantities of game were taken every year. With this the tourism industry began in the early 1900's with visitors staying in the hotels located along rail lines. The advent of the automobile and steady improvements in the auto and roads, tourists came more frequently to Northern Michigan and areas that were not actively served by ships began to develop. Boyne Valley Township began to develop as a resort destination.

Boyne Ski Lodge was formed in 1947 on property immediately southwest of the Village and brought skiing to Northern Michigan. What began as a modest 500' mountain became one of the largest individually owned resort empires in the world. With the addition of golf courses, Boyne Mountain has become one of the largest employers in Charlevoix County.

Plan Development Process

The Boyne Valley Township Master Plan was updated by the Boyne Valley Township Planning Commission. The Planning Commission was assisted by a consultant. Current socio-economic data was inserted into Chapter 2 and the existing land use map was updated for Chapter 4. Other background chapters received minor changes. The Township used a web based survey to gather input from citizens. Based on input from the survey and an understanding of current trends and future needs, the Planning Commission reviewed and amended Chapter 6 Goals and Objectives and Chapter 7, Future Land Use Recommendations.

The plan is intended to serve as a guide that will be used by the Township and the Village to help determine land uses and development policies that will affect the community's physical development. It defines general planning goals, policies and action plans that provide a philosophical base for use by the Planning commission as it guides future growth and land use in the township. Because it is a guide, this plan is not intended to be rigidly administered. Changing conditions in the community may affect the goals and philosophy established when the plan was originally developed. Such changes do not automatically mean that the plan must be subject to wholesale revisions, but rather that the goals and philosophy espoused should be evaluated to determine if the plan remains valid. If the plan's validity is retained, then its policies and action plans should be followed.

Michigan law specifically designates Township and Village Planning Commissions as having the responsibility to develop a Master Plan, per the Michigan Planning Enabling Act, PA 33 of 2008, as amended (MCL 125.3801 et seq.). The purpose of a Master Plan is:

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

In addition, this plan will serve the following purposes:

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

The Status of Planning and Zoning

At the present time, the Village of Boyne Falls does not have a planning commission and is not zoned. Boyne Valley Township adopted the current zoning ordinance in 1996, which was most recently amended in August 2014. The most recent prior Master Plan was adopted in 2016.

Updated zoning ordinances supported by up-to-date Master Plans are considered the main tool Michigan communities have at their command to control land use patterns and development pressures. Since Boyne Valley Township administers a Township Zoning Ordinance, it is advisable that the Township maintain an up-to date Township-specific Master Plan to guide future development and provide an enhanced legal foundation for the Township Zoning Ordinance.

Chapter 2

Social and Economic Characteristics

Population

According to the U.S. Census Bureau, the population in 2010 for Boyne Valley Township was 1,195 persons (599 male and 596 female), which includes the Village of Boyne Falls population of 294 persons. Township-wide this results in an average of approximately 34 persons per square mile for the Township's 35.1 square miles of land area. This population density can be compared to approximately 62.2 persons per square mile across Charlevoix County and 174.0 persons per square mile statewide in Michigan. The US Census Bureau 2014-2018 American Community Survey 5-Year Estimate, the combined population was estimated to be 1,424. The estimate indicates the population is rebounding from the 2010 drop. The next decennial census will confirm whether the trend is continuing.

In discussing the population for the Village of Boyne Falls and Boyne Valley Township, however, it is important to note that the figures presented by the 2010 Census do not necessarily reflect the actual number of persons residing in the Township or Village during the summer months. The Census tally, taken on April 1st, does not count residents who winter elsewhere. Although respondents are asked to declare a permanent residence different from their April location, if more than six months are spent at the alternate address. However, many fail to do so due to misunderstanding or concerns regarding tax implications.

In reviewing the social and economic information derived from Census data, the figures presented for housing characteristics show 263 units or 31.6 percent of the total housing units Township-wide as seasonal, recreational, or occasional use homes. With this in mind, it can be assumed that the local resident population significantly increases during the summer months. Based on the average household size in Boyne Valley Township of 2.34, if the seasonal households are occupied by the same average number of persons per household the expected seasonal increase would be an additional 615 persons. In addition, many summer visitors stay at private lodging places or at the homes of family or friends.

Table 2-1 illustrates population statistics for permanent residents for Boyne Valley Township and Village of Boyne Falls, as well as Charlevoix County and the State of Michigan from 1960 to 2010. As can be seen, the Township has experienced significant population growth during each of the decades between 1960 and 2000, with the most substantial percentage growth occurring between 1960 and 1970, when the township grew nearly 21 percent. More recently, between 2000 and 2010, the Township has experienced a slight population decrease of less than two percent. While the Village of Boyne Falls population has fluctuated over the decades, between 2000 and 2010 the Village experienced a 20 percent decrease in population. Since the Township population total includes the Village population, other portions of the Township experienced in-migration to offset most of the population loss in the Village. Charlevoix County as a whole has experienced significant positive growth each decade since 1970, until 2000 with a less than one percent decrease between 2000 and 2010.

Table 2-1: Historic Population 1960 – 2010 Village of Boyne Falls, Boyne Valley Township and Charlevoix County							
Community	1960	1970 (% change 1960-1970)	1980 (% change 1970-1980)	1990 (% change 1980-1990)	2000 (% change 1990-2000)	2010 (% change 2000-2010)	Total Change 1960-2010 (% change 1960-2010)
Village of Boyne Falls	260	347 (33.5%)	378 (8.9%)	369 (-2.4%)	370 (0.3%)	294 (-20.5)	34 (13.1%)
Boyne Valley Township	688	832 (20.9%)	948 (13.9%)	1,102 (16.2%)	1,215 (10.3%)	1,195 (-1.6%)	507 (73.7%)
Charlevoix County	13,421	16,541 (23.2%)	19,907 (20.3%)	21,468 (7.8%)	26,090 (21.5%)	25,949 (-0.5%)	12,528 (99.3%)
State of Michigan	7,823,194	8,881,826 (13.5%)	9,262,078 (4.3%)	9,295,297 (0.4%)	9,938,823 (6.9%)	9,883,640 (-0.6%)	2,060,446 (26.3%)
Source: U.S. Census							

Age Distribution and Racial Make-up

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might have.

Table 2-2 provides the statistical comparison of the age distribution for the Village, Township, the County and the State, based on the 2010 Census. At the time of the 2010 Census, the median age for Boyne Falls was 41.7, Boyne Valley Township was 45.9 years (including the Boyne Falls population), for Charlevoix County, 45.5 years, and for the State, 38.9 years. The Township median age is older than the County and State. It is important to remember these statistics do not include the seasonal resident population, which is likely to have a larger proportion of older persons. The 2014-2018 American Community Survey 5-Year Estimate indicates the median age for Boyne Valley Township and Boyne Falls has dropped by approximately three years, while the median age for Charlevoix County has increased by the same number of years.

Table 2-2:
Age Distribution – 2010
 Village of Boyne Falls, Boyne Valley Township, Charlevoix County, State of Michigan

Age	Village of Boyne Falls		Boyne Valley Township		Charlevoix County		Michigan
	Number	Percent	Number	Percent	Number	Percent	Percent
Under 5	20	6.8	65	5.4	1,363	5.3	6.0
5-9	19	6.5	73	6.1	1,552	6.0	6.5
10-14	13	4.4	73	6.1	1,745	6.7	6.8
15-19	19	6.5	55	4.6	1,575	6.1	7.5
20-24	21	7.1	53	4.4	1,119	4.3	6.8
25-34	23	7.8	104	8.7	2,447	9.4	11.8
35-44	46	15.6	158	13.2	2,996	11.5	12.9
45-54	60	20.4	235	19.7	4,308	16.6	15.3
55-59	22	7.5	92	7.7	2,067	8.0	6.9
60-64	12	4.1	70	5.9	1,944	7.5	5.8
65-74	22	7.5	121	10.1	2,719	10.4	7.3
75-84	11	3.7	64	5.4	1,499	5.8	4.5
85 +	6	2.0	32	2.7	625	2.4	1.9
Total	294	99.9	1,195	100.0	25,949	100.0	100.0
Median age	41.7		45.9		45.5		38.9

Source: 2010 Census

Racial make-up of Boyne Valley Township's population is relatively homogeneous. Of the 1,195 persons in the community in 2010, 1,142 were Caucasian while the primary minority population (22 persons) Native Americans. There are a very few people identified of Asian or African American descent as well as twenty five (25) persons of two or more races. Racial make-up of the area has not changed significantly in recent decades.

Income and Employment

Income statistics for the 1990 and 2000 Census along with the estimate for 2010 is shown below in Table 2-3. This table compares income statistics for Village of Boyne Falls, Boyne Valley Township, Charlevoix County and the State. Census Bureau specifies for their use “*Per capita personal income is total personal income divided by total midyear population*”.

Table 2-3: Income Statistics Village of Boyne Falls, Boyne Valley Township, Charlevoix County and State of Michigan 1990, 2000 and 2010						
	Median Household Income			Per Capita Income		
	1990	2000	2010	1990	2000	2010
Village of Boyne Falls	\$ 18,281	\$ 32,143	\$ 34,500	\$ 9,335	\$ 15,027	\$ 18,233
Boyne Valley Twp	\$ 21,905	\$ 38,167	\$ 43,750	\$ 9,709	\$ 16,805	\$ 19,768
Charlevoix County	\$ 24,738	\$ 39,788	\$ 47,177	\$ 11,632	\$ 20,130	\$ 27,487
State of Michigan	\$ 40,260	\$ 44,667	\$ 48,471	\$ 18,370	\$ 22,168	\$ 25,547
Source: U.S. Census 1990, 2000 and Census Bureau's Population Estimates Program 2008-2012						

Employment data on the civilian labor force is compiled on a monthly and annual basis by the Office of Labor Market Information (OLMI), Michigan Department of Technology, Management and Budget. As the statistics show, the unemployment rate for Charlevoix County has traditionally been higher than that of State. The Village and Township level data was no longer available from the State, Table 2-4 shows the County and State data for 2015, 2017 and 2019.

Table 2-4: Civilian Labor Force Comparisons and Unemployment Charlevoix County and State of Michigan						
	County			State (in 1,000's)		
	2015	2017	2019	2015	2017	2019
Labor Force	13,044	13,051	12,913	4,759	4,884	4,937
Employed	12,247	12,329	12,315	4,500	4,659	4,736
Unemployed	797	722	598	258	225	201
Unemployment Rate % (annual average)	6.1%	5.5%	4.6%	5.4%	4.6%	4.1%
Note: All numbers rounded to nearest 25. Source: Office of Labor Market Information, Michigan Department of Technology, Management and Budget						

Another method of describing the economic characteristics of a community is to analyze the different categories of employment. Along with employment and unemployment data, Employment data by Industry is provided from the 2014-2018 American Community Survey 5-Year Estimate for the Village, Township and County presented in Table 2-5.

Table 2-5: Employment by Industry Village, Township and County			
Industry	Village of Boyne Falls	Boyne Valley Township	Charlevoix County
Agriculture, forestry, fishing, hunting, and mining	0.0%	2.3%	2.0%
Construction	3.1%	6.0%	7.8%
Manufacturing	21.5%	17.9%	18.7%
Wholesale trade	0.0%	0.6%	1.3%
Retail trade	7.7%	7.9%	10.6%
Transportation warehousing, and utilities	7.2%	6.5%	3.6%
Information	3.1%	1.8%	1.0%
Finance, insurance, real estate, rental and leasing	4.1%	1.5%	4.3%
Professional, scientific, management, administrative, and waste management services	6.2%	6.6%	8.0%
Educational, health, and social services	20.0%	19.7%	21.5%
Arts, entertainment, recreation, accommodation and food services	15.9%	17.6%	13.6%
Other services (except public administration)	5.6%	6.3%	4.6%
Public administration	5.6%	5.2%	2.9%
Source: 2014-2018 American Community Survey 5-Year Estimate			

As shown by the data above, the highest percentage of the jobs in the Village of Boyne Falls is manufacturing, and in the Township and County are in the educational, health and social services industries.

Given the limited number of employment opportunities within Boyne Valley Township, an assumption can be made that the majority of residents find employment elsewhere outside the Township or are self-employed.

Education

Education is an important factor in analyzing the capabilities of the local work force and in the economic vitality of a community. Educational attainment is tracked by the U.S. Census Bureau. Statistics according to the 2014-2018 US Census American Community Survey estimate, 93.3 percent of Boyne Valley Township residents (25 years of age or older) are high school graduates or higher, as compared to 93.6 percent in Charlevoix County, 91.1 percent in Michigan and 87.7 percent in the United States. Township residents with a bachelor's degree or higher amount to 22.7 percent of the population, while the County and State have 40.0 and 29.5 percent college graduates, respectively.

Housing Stock and Property Values

An evaluation of housing stock and property values can be very beneficial in determining community characteristics or housing needs. For example, a large percentage of seasonal housing units is indicative of an increased seasonal population, as is the case of Boyne Valley Township.

According to the 2014-2018 US Census American Community Survey there are a total of 874 housing units in Boyne Valley Township: 690 single-family units, 103 units in multi-family structures, and 81 mobile homes, while no boats or recreational vehicles are used as housing. Multi-family housing represents 11.8 percent of the housing stock, while mobile homes are about 9.3 percent of the housing stock in Boyne Valley Township.

When compared to the State as a whole, seasonal housing in the Village, Township and County is very significant, as shown in Table 2-6.

	Total Units	Seasonal Units	% Seasonal
Village of Boyne Falls	178	24	13.5
Boyne Valley Township	833	263	31.6
Charlevoix County	17,249	5,156	29.9
State of Michigan	4,532,233	263,071	5.8

Source: U.S. Bureau of Census, 2010 Census

Household Size

2010 Census data shows the Village of Boyne Falls has a household size of 2.21 persons per household compared with Boyne Valley Township size of 2.34 persons per household, 2.36 persons per household in Charlevoix County and 2.49 for the State of Michigan as a whole. These figures are a significant change from prior decades. Over the past few decades, many communities across the state have experienced a shrinking average household size. This trend to smaller households is important, because it creates a demand for additional housing units, even in the absence of a numerical increase in population.

Ownership

In the Village of Boyne Falls, 75.2 percent of the permanently occupied housing units are owner-occupied, compared with 83.5 percent in the Township, 79.4 percent at the County level and 72.1 percent at the State level. The renter-occupied housing in the Village accounts for 24.8 percent of the total housing units, compared with the Township level of 16.5, County level of 20.6 and State level of 27.9 percent.

Housing Value

Another comparative measure for housing is value, as shown in Table 2-7. The 2008-2012 Census estimate shows the median value of owner-occupied year-round housing units is \$77,500 for the Village of Boyne Falls and \$113,100 for Boyne Valley Township. Charlevoix County's median value in is \$154,400 as compared to \$128,600 in Michigan. This information, while collected by the Census Bureau is subjectively provided by the general population regarding what he or she thinks is the value of his or her house, therefore this information should be used with caution. It is thought that some people may intentionally

underestimate the value of their homes due to concerns that accurate reporting might raise their taxes.

Table 2-7: Value of Specified Owner-Occupied Housing Units Village of Boyne Falls and Boyne Valley Township - 2010		
Housing Values	Village	Township
Less than \$50,000	34.7%	17.2%
\$50,000 - 99,000	26.3%	28.2%
\$100,000 - 149,000	15.8%	21.4%
\$150,000 - 199,000	11.6%	13.2%
\$200,000 - 299,000	3.2%	13.4%
\$300,000 or more	8.4%	6.6%

Source: Census Bureau's Population Estimates Program 2008-2012

Property Value

Property values can also be analyzed by reviewing State Equalized Value (SEV) figures. By law, SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties. SEV data for Boyne Valley Township includes properties located within the Village of Boyne Falls. Table 2-8 shows SEV for Boyne Valley Township for 2016, 2018 and 2020. As can be seen, the SEV for real property has continued to increase over the past 5 years. Table 2-9 provides a SEV distribution comparison for Boyne Valley Township and Charlevoix County. Residential real property accounts for 84% to 88% of the total real property SEV for the Township and County. The percentage of SEV personal property in the Township is over double that of the County as a whole. This can be attributed to Boyne Mountain Resorts.

Table 2.8: State Equalized Valuation by Property Class Boyne Valley Township 2016, 20180 and 2020			
Class	2016 SEV	2018 SEV	2020 SEV
Agriculture	\$1,350,200	\$354,400	0
Commercial	\$14,907,800	\$16,757,800	\$19,101,100
Industrial	\$600,800	\$626,100	\$518,800
Residential	\$144,145,911	\$160,770,632	\$166,587,350
Timber Cutover	0	0	0
Developmental	0	0	0
Total Real Property	\$161,004,711	\$178,508,932	\$186,207,250
Personal Property	\$12,339,196	\$11,787,300	\$12,997,400
Total SEV	\$173,343,907	\$190,296,232	\$199,204,650

Source: Charlevoix County Equalization Department.

Table 2.9: Distribution of the SEV Boyne Valley Township and Charlevoix County - 2020				
Real Property	Boyne Valley Township		Charlevoix County	
	Amount	Percent	Amount	Percent
Agricultural	\$0	0.0%	56,029,100	1.9%
Commercial	\$19,101,100	9.6%	187,672,700	6.3%
Industrial	\$518,800	0.3%	43,384,800	1.5%
Residential	\$166,587,350	83.6%	2,606,012,978	87.7%
Total Real Property	\$186,207,250	93.5%	2,893,099,578	97.4%
Total Personal Property	\$12,997,400	6.5%	76,801,200	2.6%
TOTAL SEV	\$199,204,650	100%	2,969,900,778	100.0%

Source: Charlevoix County Equalization Department

Chapter 3

Natural Resources

Natural resources are interrelated biological systems that are vital to the region's sense of place, and the health and well-being of its residents and visitors. Although these resources provide tangible benefits and influence the suitability of land for various types of development, they also make the region and township unusually attractive for development.

The natural resources of the area including: lakes, streams, woodlands, meadows, wetlands, rolling topography, and scenic views, combined with the local recreational resources are significant contributors to the region's economy.

- ❖ Wetlands provide important wildlife habitat and play an important role in the hydrologic cycle. Wetlands store and filter storm and flood waters.
- ❖ Woodlands provide renewable timber resources, important wildlife habitat, passive and active recreational opportunities, and help purify the air we breathe and the water we drink.
- ❖ Lakes and streams support aquatic and littoral habitat, serve as a source of water for many lakefront community's water supply systems, and provide a wide variety of recreational opportunities.
- ❖ Scenic viewscapes and roadway corridors establish regional and local identity.
- ❖ Prime and unique farmlands provide food and fiber, and are an integral element of the township's historic and visual character.
- ❖ Groundwater serves as the sole source of drinking water for the majority of residents of the township and region.
- ❖ Soil influences the suitability of land for a variety of land uses and types of development.
- ❖ Mineral deposits are essential to the construction and maintenance of area and regional infrastructure.
- ❖ Historically, natural resources have been utilized for short-term economic gain with little consideration for long-term impacts on regional and local quality of life. Poorly managed utilization or exploitation of renewable resources will degrade their tangible value, and result in irreparable impacts on future quality of life.

If managed over the long-term, natural resources will continue to benefit regional and local economies, and local and regional quality of life. Examples of effective management include:

- Retaining adequate contiguous tracts of prime and important farmland for the production of crops.
- Developing clustered home sites while retaining crop or forestlands.
- Retaining woodlands for timber production, hunting, wildlife habitat and recreation; retaining stream bank and shoreline vegetation to provide a low-cost means of treating stormwater and maintaining the quality of surface water.
- Protecting wetlands to retain their function in the hydrologic cycle over the long-term and retaining wooded slopes as a means of reducing the potential for slope failure and soil erosion.

Wetlands

Wetlands are found along streams, creeks, at the bottom of natural drainageways, and along the shorelines of lakes and ponds. Wetlands play a significant role in the hydrologic cycle, and make an essential contribution to the quality of the area's surface waters. Wetlands are natural retention and filtration systems that hold and filter sediment, nutrients, and other pollutants from stormwater runoff that would impact surface water quality if untreated. Wetlands provide habitat for a variety of plant and animal life, and are a visually pleasing element of the Township's character. Wetlands are scattered throughout the township in areas with hydric soils.

Woodlands

Woodlands provide wildlife habitat for a wide variety of plant and animal life, contribute to hydrologic and groundwater recharge cycles, serve as holding and filtration areas for stormwater runoff, prevent soil erosion, afford a variety of recreational opportunities, and provide renewable timber resources. The woodland areas of the Township are shown on the Existing Land Cover/Use Map, Figure 4-1.

The forested areas of both the Township and Village contribute to the community's historic rural character. Most are found on steep slopes and hillsides, creek valleys, and in or adjoining wetland areas. For the most part, forested areas occur as large, contiguous tracts of land consisting of mixed hardwood trees, including maple, beech, ash, oak and birch, and conifers such as white pine, cedar, balsam fir, and tamarack.

Lakes & Streams

Lakes and streams support aquatic, shoreline, and streambank wildlife habitats. Poor land development practices adversely impact the quality of surface waters, damage sensitive shoreline and streambank ecosystems.

A portion of Deer Lake is located in the Township. As seen in Figure 3-1, much of the Boyne River including tributaries feeding into the Boyne River flow through Boyne Valley Township in route to Lake Charlevoix at Boyne City. The millpond on the Boyne River is located along the western edge of the Village of Boyne Falls.

Open Space

Undeveloped open space contributes to the rural character and visual appeal of the area. Open space includes woodlands, farm fields, shrub and herbaceous fields, wetlands and rolling hillsides. Rolling farm fields and shrub and herbaceous fields establish the Township's rich visual character and sense of place.

Topography

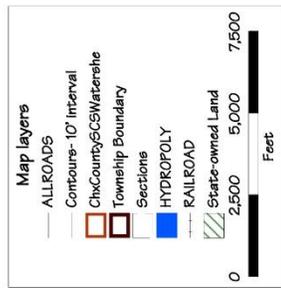
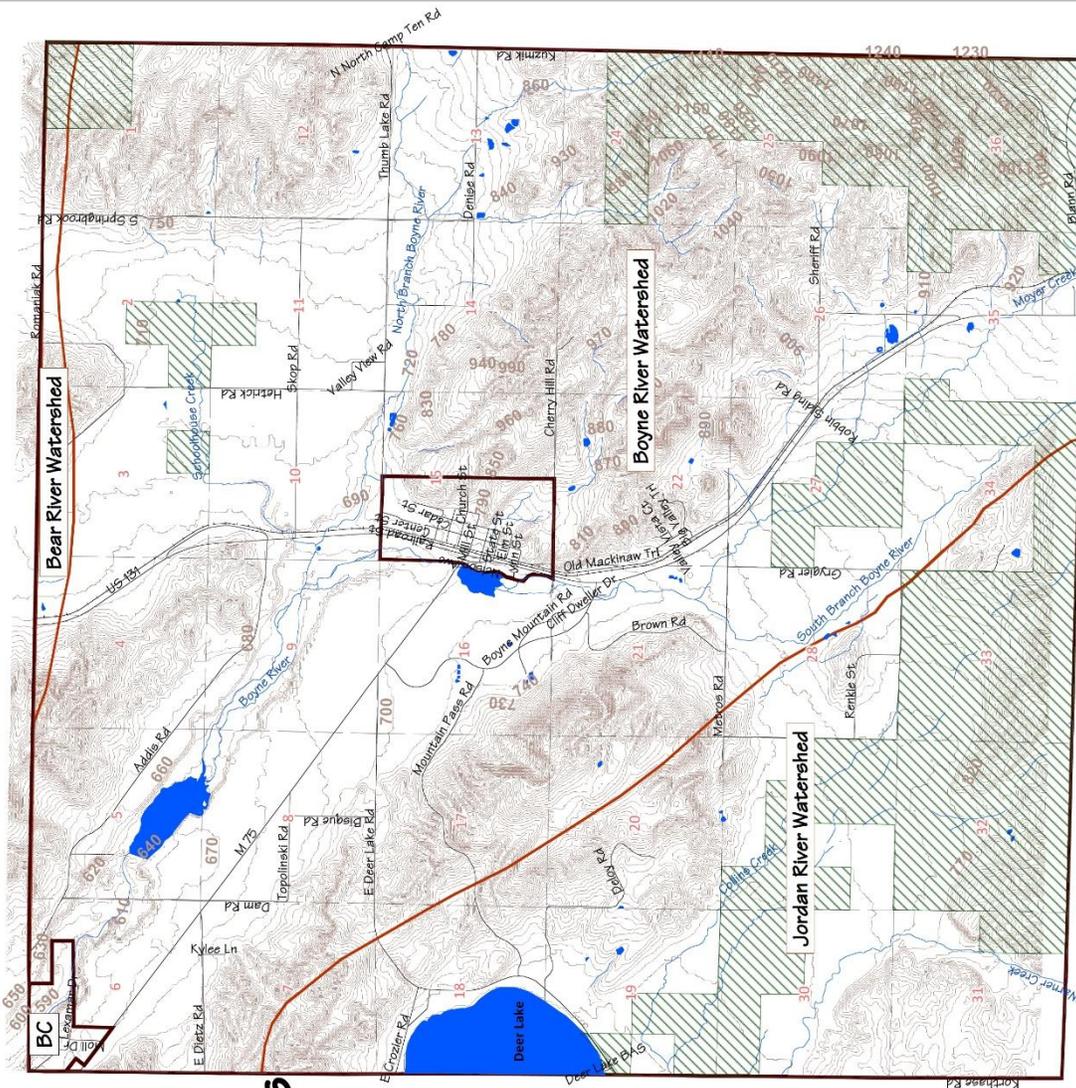
The township's topography is characterized by rolling hills, as shown in Figure 3-1. These hills include the ski hills of Boyne Mountain. Steep hills and high elevations afford views of the surrounding countryside. The highest elevation in the township occurs in Section 25 on State land at a point approximately 1,280 feet above sea level. Glacial movement during the Ice Age produced the township's geological features.

Boyer Valley Township

In cooperation with the
Village of Boyne Falls

Topography & Watersheds

Figure 3-1



Data Sources:
Charlevoix County GIS & Planning Department,
Michigan Center for Geographic Information,
and M.C. Planning & Design.

Prepared by: M.C. Planning & Design

Soils

Soil characteristics present development opportunities for certain land uses, and limitations for others. Permeability, filtration capability, load bearing capacity, shrink-swell potential, and slope influence the ability of land to accommodate septic systems, building foundations and roadways. Other features influence productivity of agricultural and forestry operations, wildlife habitat, recreational uses, as well as surface water and groundwater quality.

Figure 3-2 provides a general soils map which groups the individual soil types into three classifications: 1) Emmet-Montcalm-Kalkaska; 2) Kalkaska-Leelanau-Emmet; and Lupton-Cabondale-Tawas. The descriptions of these three classifications are as follows:

Emmet-Montcalm-Kalkaska: Well drained, mainly sloping to very steep slope, sandy, loamy sand and sandy loam soils on moraines.

Kalkaska-Leelanau-Emmet: Well drained, level to steeply sloping, sandy and sandy loam soils on moraines and outwash plains.

Lupton-Cabondale-Tawas: Very poorly drained, nearly level to gently sloping organic soils in depressional areas on till plains, outwash plains and lake plains.

Descriptions of soil characteristics that influence the suitability of land for intensive development appear below.

Hydric/Wetland Soils

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

Septic Limitations

The Septic Limitations Map, Figure 3-3, delineates the suitability of soils for conventional residential on-site septic systems within the township. This map is based on soil interpretation reports published by the USDA Natural Resources Conservation Service (formerly the Soil Conservation Service) and is valid as a general planning tool.

Soils with Slight limitations are well suited for conventional septic systems. When systems are sited and maintained properly there are few long-term problems. Soils in this category are usually suitable for moderate intensity residential development.

Slow percolation rates and/or moderate slopes (6% - 12%) often characterize soils having Moderate limitations. Usually greater care in locating systems in these areas and good maintenance of installed systems can overcome most of these limitations. Soils in this category are usually well suited for low density residential development.

Soils rated as Severe usually possess a combination of limitations including wet areas, slow percolation rates, shallow soils over bedrock, or steep slopes (12% - 25%). In addition, some soils in these areas also have poor filtering capabilities. Siting of septic systems in these areas is usually somewhat difficult. These areas are usually only suited for extremely low density residential development, unless served by alternative septic waste disposal systems.

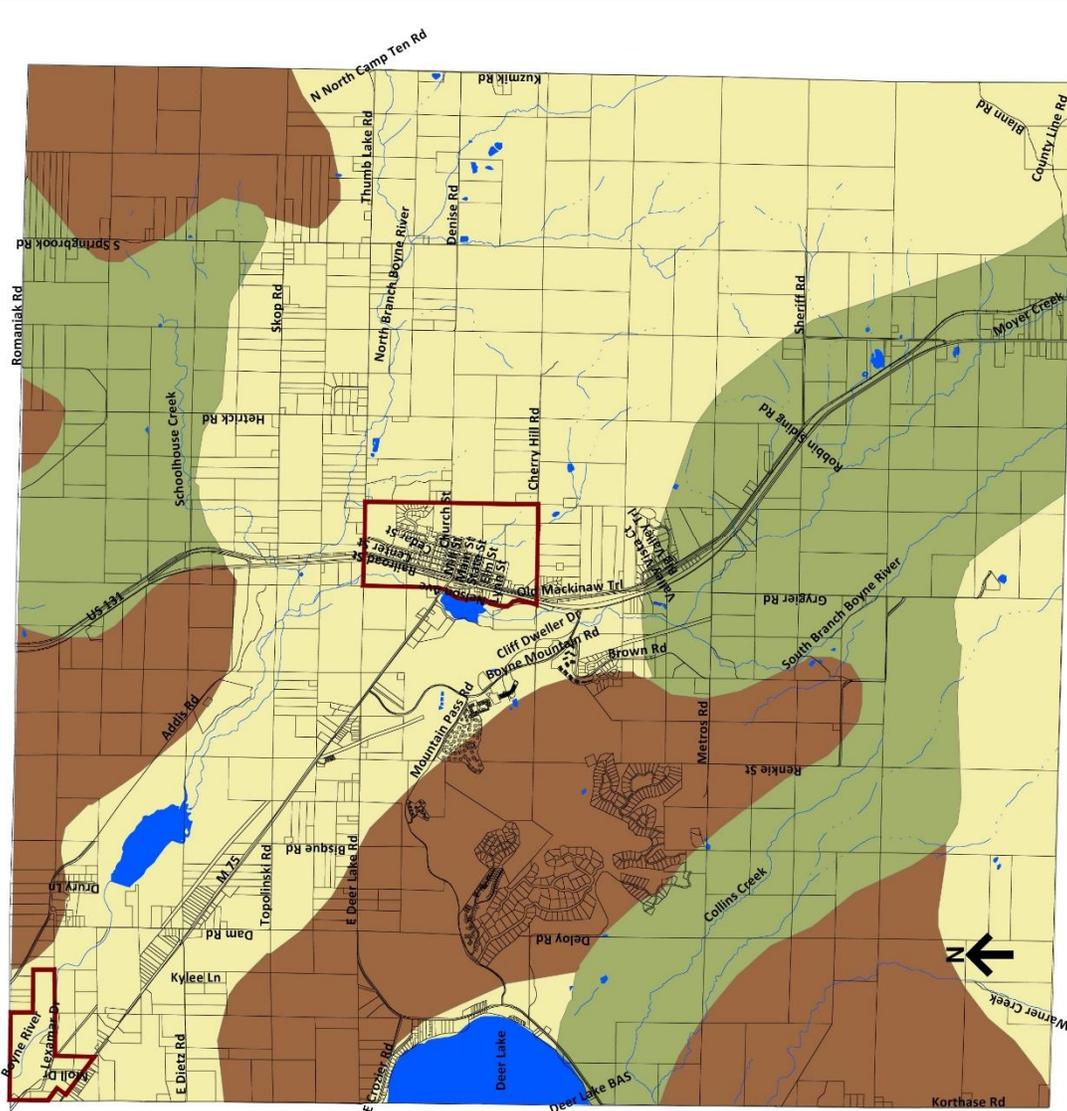
Additionally, the soils rated as Severe-Poor Filter are unable to properly filter out contaminants. This greatly increases the potential for pollution of groundwater. Accordingly, only extremely low density residential development is recommended in these areas. Moderate to steep slopes (6% - 25%) may cause difficulties in siting systems in some areas, even though percolation rates are usually good in these areas.

Boyne Valley Township

In cooperation with the
Village of Boyne Falls

General Soils Map

Figure 3-2



General Soil Classifications

EMMET-MONTCALM-KALKASKA	2,500
KALKASKA-LEELANAU-EMMET	5,000
LUPTON-CARBONDALE-TAWAS	7,500
0	

Feet

Data Sources:
Charlevoix County GIS & Planning Department,
Michigan Center for Geographic Information,
Natural Resources Conservation Service and
M. C. Planning & Design

Prepared by: M. C. Planning & Design

Farmland Soils

Prime farmland soils possess fertility, nutrient-holding capacity, texture, drainage, and slope characteristics that make them well suited to crop and forage production. These soils are considered important on a national basis. Soils characterized as “prime if drained” possess all of the above characteristics when artificially drained. Important farmland soils possess all of the above characteristics, though slope is between 6 and 12 percent. These soils are highly productive when conservation tillage practices are used.

Forestland Soils

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

Soils classified as national are capable of producing greater than one cord, or 1,000 board feet of timber per year per acre, and are considered important on a national basis. Soils classified as regional are considered important on a regional and state basis, and are capable of producing from one-half to one cord, or from 500 to 1,000 board feet of timber per acre.

Slope

Degree of slope influences the capability of land to accommodate septic systems, roadways, building foundations, and other improvements. Slopes of 12 percent or less are typically viewed as presenting slight limitations to development.

Slopes between 12 and 18 percent present limitations that must be overcome by careful site planning, building design/engineering, and construction methods. Michigan Department of Public Health standards for septic system absorption fields indicates that slopes in excess of 12 percent are to be avoided. Slopes in excess of 18 percent are generally considered unsuited to development. Such slopes can be suitable for timber management, passive recreation, wildlife habitat, and other low-intensity uses.

Groundwater

The majority of residents in the region and township rely on groundwater as their sole source of drinking water. Groundwater is susceptible to pollution from a variety of land uses. Therefore it is extremely important to protect ground water from contamination. Once groundwater is polluted, it is difficult to remediate pollution in an efficient and cost effective manner.

Chapter 4

Existing Land Cover/Use

Patterns of Land Divisions

As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Land division patterns for Boyne Valley Township are discussed below. The largest land owners in the Township are the State of Michigan (over 4,400 acres), Boyne USA and Boyne Mountain Resort LLC (combined over 2,300 acres). Additionally, there are a number of land owners who own parcels of 120 acres or more.

Small tracts and residential lots are primarily located within the Village of Boyne Falls. In the Township, there are a few small lot residential developments. It is worth noting that some of the newer residential developments in Boyne Valley Township may be created as site condominiums rather than traditional subdivisions. A site condominium does not actually create lots by land division. Consequently, a site condominium project may continue to appear as a large, undivided tract when it has already been converted to relatively dense residential use.

Existing Land Use Statistics and Characteristics

Boyne Valley Township's land area is 35 square miles, including approximately one half square mile for the Village of Boyne Falls. The map of existing land use/land cover, shown as Figure 4-1 and 4-2, illustrates the distribution of land uses within the Township and Village. Note, the statistics for Boyne Valley Township includes properties in the northwest corner of Section 6, which are under a 425 Agreement with Boyne City. Table 4-1 shows the acreage and percent in each land use category of the township and separately for the Village. The existing land use/land cover map represents an update of the 2015 Master Plan map using 2018 aerial photos, field verification and ancillary digital map data such as ownership information, USDA soils, Google Maps, and National Wetlands Inventory.

Residential

As can be seen from Table 4-1 and Figures 4-1 & 4-2, the amount of land being used for residential purposes was 32 percent of the Village land area and approximately 10 percent of the Township. The residential land use includes the housing associated with Boyne Mountain and its associated facilities.

Commercial

Table 4-1 shows that the amount of land developed as commercial in the Village of Boyne Falls constitutes 7 percent of the land area, but is less than one percent in Boyne Valley Township with limited businesses primarily located along US-131 and M-75.

Industrial/Extractive and Transportation/Utilities

Table 4-1 shows a combined percent for industrial and extractive uses. As of 2020, this land cover category makes up less than one percent of the Township. The transportation and utility

category accounts for over one percent of the Township and nearly seven percent of the Village, primarily due to the combination of the railroad and US 131 corridors.

Recreation and Institutional

The combined Recreation and Institutional category currently comprises about 11 percent of the Village land area and approximately 6 percent of Boyne Valley Township. The recreation lands in Boyne Valley Township primarily consist of Boyne USA and Boyne Mountain. Churches, cemeteries and municipal facilities are included in the institutional portion of this category.

Agricultural

As shown in Table 4-1, agricultural lands occupy over 4 percent of Township land area. The decrease in agricultural lands from 2014 is mostly attributed to land becoming fallow and not major conversions to urban uses. As is illustrated in Figures 4-1 & 4-2, the active agricultural lands are dispersed across the Township. No agricultural land was mapped in the Village. The agricultural classification may also include agricultural lands which have been placed in the Conservation Reserve Program. This program pays farmers to remove certain erodible lands from agricultural production.

Existing Land Cover/Use Table 4-1				
Land Cover/Use Category	Township		Village	
	Acres	Percent of Township	Acres	Percent of Village
Residential	2,155	9.6%	109	32.2%
Commercial	101	0.4%	24	7.0%
Industrial/Extractive	145	0.6%		
Transportation/Utilities	284	1.3%	22	6.5%
Institutional/Recreational	1,428	6.3%	36	10.6%
Agricultural	902	4.0%		
Non-Forested Uplands	2,708	12.0%	37	10.8%
Upland Forests	8,553	38.0%	70	20.8%
Lowland Forests	5,271	23.4%	29	8.5%
Non-forested Wetlands	590	2.6%	12	3.6%
Water	367	1.6%		
TOTAL	22,504	100.0%	337	100.0%
Source: Richard L. Deuell, 2020 Existing Land Cover/Use Map				

Forests

Forests, which include upland hardwoods and conifers, account for over 38 percent of Township land area and cover 8,553 acres. Lowland Forests cover 5,271 acres or 23 percent of the Township. Forested areas are found throughout the Township, as can be seen in Figures 4-1 & 4-2. Within the Village of Boyne Falls, the forested areas are located in the northwest and southeast corners of the Village.

Nonforested Uplands

The nonforested upland category consists of herbaceous open and shrub land. As shown in Table

4-1, the percent of nonforested uplands is 12 percent in the Township and 10.8 percent in the Village. Nonforested uplands are scattered throughout the Township and in the eastern side of the Village, as shown in Figures 4-1 & 4-2.

Non-Forested Wetlands

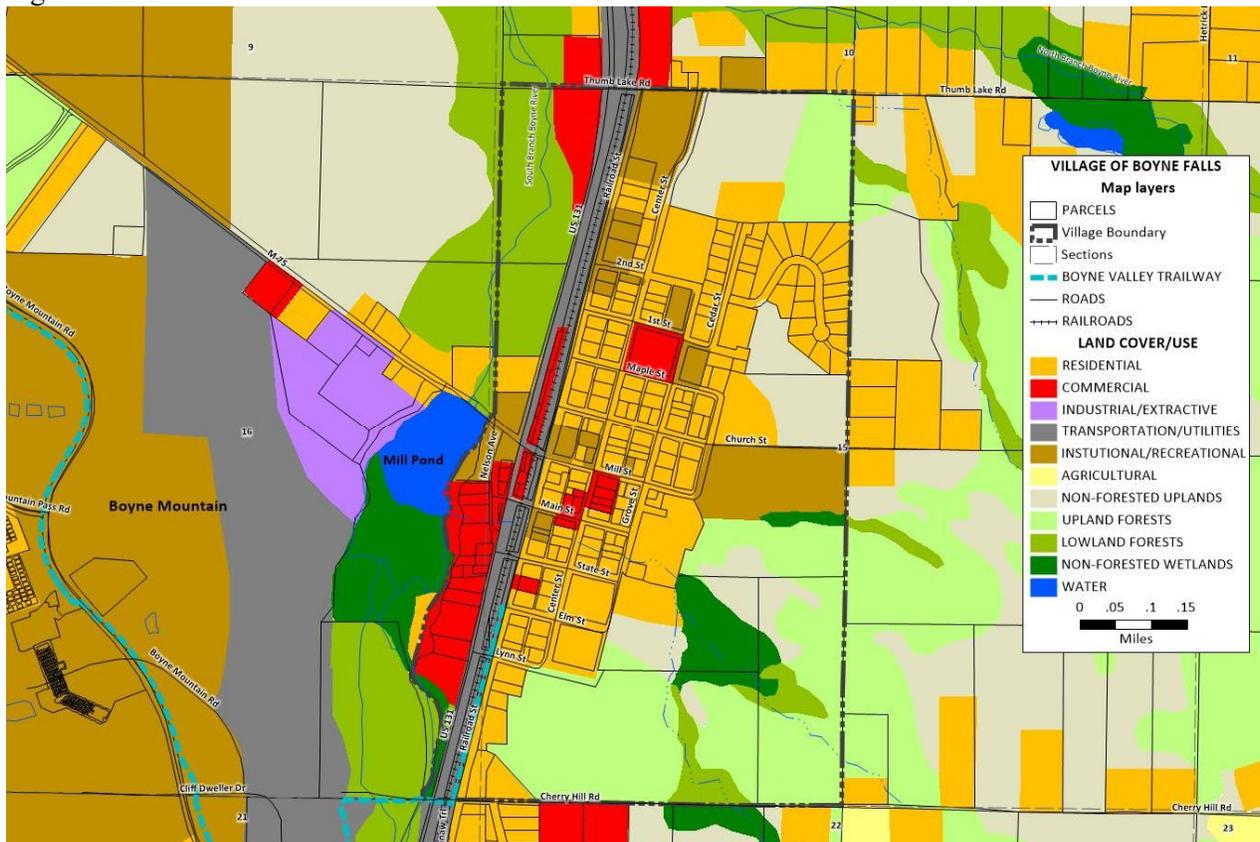
Wetlands include land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes, or bogs. Wetland areas may also include land which supports lowland hardwoods and conifers. Wetland information was not verified by field inspection and therefore may not actually meet State and Federal criteria for legally regulated wetlands.

Wetland areas comprise 2.6 percent of the Township and 3.6 percent of the Village. As illustrated in Figures 4-1 & 4-2, a significant portion of the wetlands are located in the southwest portion of the Township. Wetlands also occur in the northeast part of the Township and the southwest part of the Township and along the Boyne River and scattered locations throughout the Township.

Water

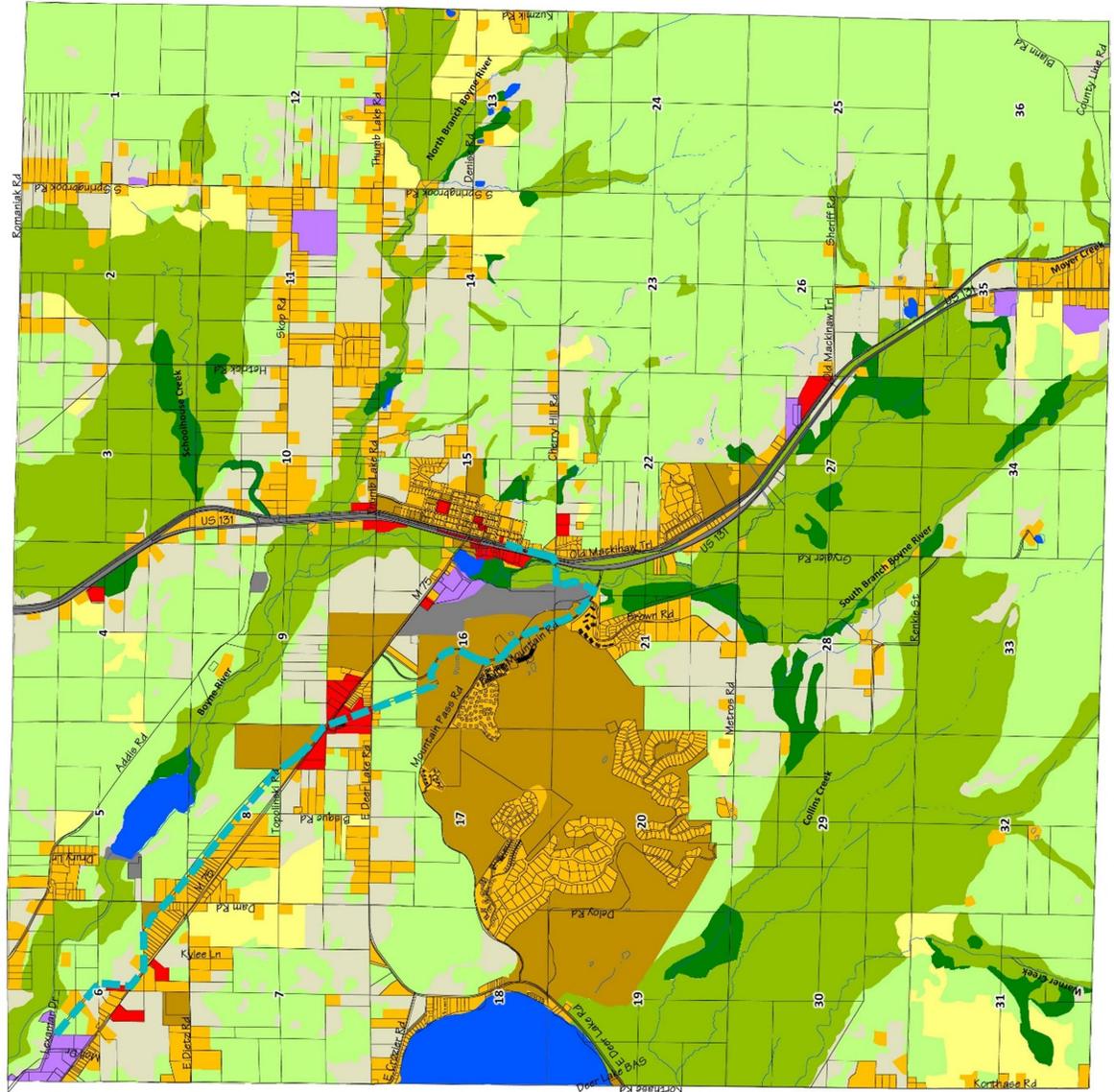
Water comprises 367 acres or about 1.6 percent of the Township. The water area includes a portion of Deer Lake, the impoundment above the dam on the Boyne River and the Millpond. No water was mapped within the Village of Boyne Falls.

Figure 4-2



Boyne Valley Township Village of Boyne Falls Existing Land Cover/Use

FIGURE 4-1



Map layers

- PARCELS
- ROADS
- BOYNE VALLEY TRAILWAY
- RAILROADS
- WATER FEATURES

CATEGORIES

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL/EXTRACTIVE
- TRANSPORTATION/UTILITIES
- INSTITUTIONAL/RECREATIONAL
- AGRICULTURAL
- NON-FORRESTED UPLANDS
- UPLAND FORESTS
- LOWLAND FORESTS
- NON-FORRESTED WETLANDS
- WATER

- 0
 - .25
 - .5
 - .75
 - 1
- Miles



Prepared by: Richard Deuell, Community & Resource Planning

Chapter 5

Community Services and Facilities

Water and Sewage Disposal Systems

Boyne Valley Township does not own or operate a public drinking water system or a public sewer disposal system. However, the Village of Boyne Falls is served by municipal well. Additionally, Boyne Mountain has a separate community water system and is connected to the Boyne City waste water treatment system. For areas not served by public sewers, two important determinants for siting a septic system are soil suitability and depth to bedrock. The Natural Resources chapter (Chapter 3) of this plan addresses the geology and soils of the Township, and Figure 3-4 shows areas with septic limitations. Township residents primarily rely on on-site private wells for domestic drinking water, and on-site septic systems, although there are a few areas which are served by shared wells. All private drinking water wells and sewage disposal systems are regulated by the Health Department of Northwest Michigan.

Solid Waste

Private solid waste haulers serving the Village of Boyne Falls and Boyne Valley Township include: Waste Management, Preferred Waste 2 and GFL Environmental. Additionally, citizens may dispose of trash and recyclables at the drop-off site located on Addis Road, west of US131; with trash disposal provided by Boyne Valley Township and recycling services provided by Charlevoix County.

Other Public Utilities

Electric power to the Village is provided by Consumer Energy Company. The Township is served by both Great Lakes Energy and Consumers Energy Company. DTE Energy provides natural gas service in the Village of Boyne Falls and in portions of the Township. Local and long distance phone service is available from a variety of carriers. Cell phone coverage is generally available in the area, with three cell towers within the Township located at the top of Boyne Mountain, on Cherry Hill Road and Mackinaw Trail. Cable services and/or satellite are generally available across the Township.

Police, Fire, Ambulance

Police protection is provided by the Charlevoix County's Sheriff's Department, with a substation in Boyne Falls. The Gaylord State Police Post also supplements the County services. Northern Michigan, including Boyne Valley Township is also served by a SWAT team as needed.

The Boyne Valley Township fire district is a paid on-call fire department governed by the Township Board. The district provides fire protection services for the community. The primary fire station is located on Railroad Street in Boyne Falls.

Advanced Life Support Ambulance services are provided by Boyne Valley Ambulance. Supplemental staffing is provided via cooperative agreement with Boyne City EMS. Hospitals offering primary care to Township residents are located in Petoskey, Gaylord and Charlevoix.

A 911 emergency response system is available in Boyne Valley Township. The Township participates in mutual aid agreements for police, fire, and ambulance services within Charlevoix and Antrim Counties.

Under these agreements, the Township can request additional emergency services from other municipalities on an as-needed basis.

Schools and Libraries

Boyne Falls Public School operates one school (pre-K through grade 12) which is located on M-75 south in Boyne Valley Township. Most of Boyne Valley Township is served by the Boyne Falls Public School district. Concord Academy Boyne is a K-12 public charter school located on Dietz Road that provides fine arts focused academic programs to areas students.

Post high school education is available locally at the North Central Michigan College (NCMC) main campus in Petoskey, as well as the M-TEC University Center in Gaylord. These institutions offer two-year associates degrees and one-year certificate programs, as well as having agreements with other colleges and universities to provide a wide array of bachelor and master level programs locally. Additionally, the Char-Em Intermediate School District also offers a variety of professional development courses.

The Village and Township are served by the Boyne Falls branch of the Crooked Tree District Library located on Main Street which is currently open five days a week (closed on Friday and Sunday). The library is part of the Northland Library Cooperative providing area residents with borrowing privileges at libraries in eleven counties in northern Michigan. Locally these extended privileges include the libraries in Boyne City, Petoskey and Charlevoix.

Government Facilities

Boyne Valley Township Hall is located at 2489 Railroad Street. The Village of Boyne Falls has a Village Hall located at 2290 Railroad Street. The Township provides community meeting space and Township office space. The Boyne Valley Township Hall is adequately meeting the Township needs at this time.

The Boyne Valley Township Fire Hall is located on Railroad Street and serves both the Village of Boyne Falls and Boyne Valley Township. The Boyne Valley Township Fire Department facilities are meeting the current needs. The fire department also has two dry hydrant(s) located along M-75.

There are two cemeteries located in Boyne Valley Township and one in the Village of Boyne Falls. The Boyne Valley Township Cemetery is located on Center Street and the St. Augustine Cemetery on Thumb Lake Road. The third is Holy Cross Cemetery is located on Skop Road.

Private, Civic and Fraternal Organizations

- Polish Festival Committee
- Lions Club (Boyne City)
- Masons (Boyne City)
- Antique Flywheelers
- LEO (Logger Enrichment Organization)
- American Legion
- VFW
- Boyne Valley Food Pantry
- Boyne Valley Resale Shop

Churches

- Boyne Falls United Methodist Church
- St Augustine’s Catholic Church

Transportation and Road Maintenance

The major highway through the Village and the Township is US-131, which is the dominant north/south route through the Township. It is a state trunkline under the jurisdiction of the Michigan Department of Transportation. The total length of US-131 passing through Boyne Valley Township including the Village is approximately six miles. Additionally, M-75 runs east/west through the Township from Boyne Falls to Boyne City.

The primary county roads traversing Boyne Valley Township are C-48 and C-73. C-48 primarily runs east/west in the northern portion of the Township. The Charlevoix County Road Commission provides road maintenance and snow removal services on public roads in the Township, with the exception of roads located within the Boyne Falls Village limits. The Breezeway is an identified scenic rural route connecting US-31 to US-131 along C-48 in both Charlevoix and Antrim Counties to promote the use of this scenic rural route to increase awareness of the small towns thus boosting the economic activity for the local businesses along the route. A portion of Addis Road is currently a designated Natural Beauty Road. The goal of the Natural Beauty Road designation is to *“preserve in a natural, essentially undisturbed condition, certain county-local roads having unusual or outstanding natural beauty by virtue of native vegetation or other natural features within or associated with the right-of-way, for the use and enjoyment of local residents and the public in general.”*

Within Boyne Valley Township, a privately owned airport is operated by Boyne USA at Boyne Mountain. Nearby, Boyne City Municipal Airport is an unattended facility with a 4,000-foot hard surface runway that has an annual use of approximately 5,500 flights. This facility has considerable room for future expansion to serve the needs of local industries and private individuals. Commercial passenger air service, as well as air cargo service is available at the Pellston Regional Airport.

The Charlevoix County Transit provides an on-call dial-a-ride bus service within Charlevoix County. For transportation needs beyond the County boundaries, Charlevoix County Transit coordinates with similar transportation services in adjacent counties. Commercial bus service is provided by Indian Trails with a bus stop in the Village of Boyne Falls.

An active rail line traverses the Township from north to south, roughly paralleling the route of US131. The railroad right of way is controlled by a division of the Michigan Department of Transportation, and used to deliver freight including bulk propane to Petoskey, as well as the occasional tourism train.

Recreation Facilities

Abundant recreational opportunities are available in Boyne Valley Township and the surrounding area, including both natural and manmade features. A sampling of local recreational opportunities including skiing (both downhill and cross-country), golf, waterpark, swimming, canoeing, kayaking, fishing, hiking, biking and mountain biking, non-motorized trails, organized sports such as soccer/ lacrosse, and additional recreation facilities available at Boyne Mountain Resort and Boyne Falls Public School. Figure 5-1 is an excerpt from the Boyne Valley Community Recreation Plan 2020-2024, which provides a map of the recreation sites in the Township and Village. Additional details regarding recreation sites and facilities are provided in the Boyne Valley Community Recreation Plan.

Boyer Valley Township Village of Boyne Falls

Recreation Facilities

Map layers

-  New Layer
-  Roads
-  Railroad
-  Water Features
-  State-owned Land
-  Boyer Valley Trailway
-  Recreation Facilities

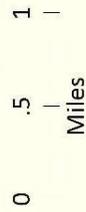
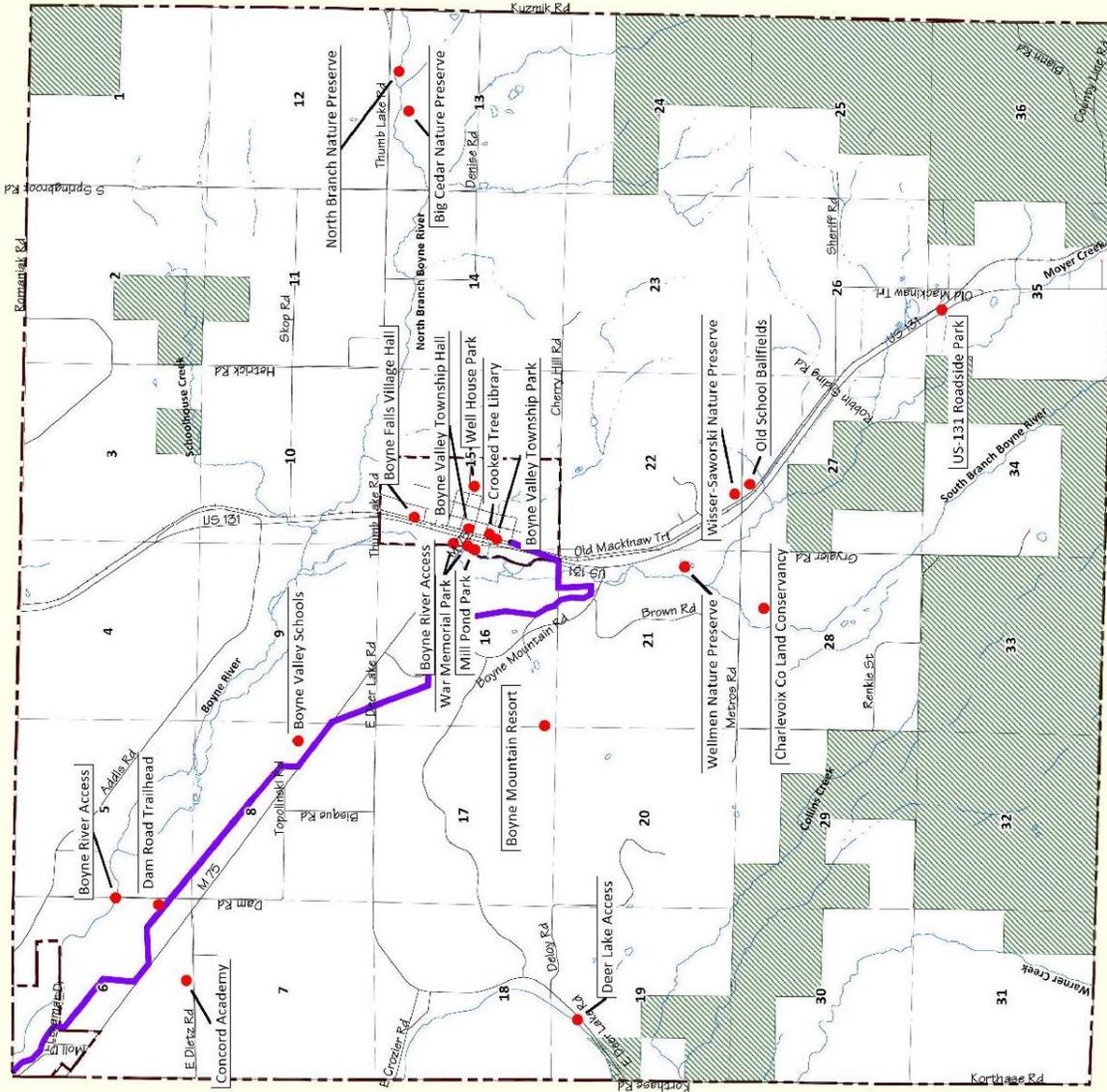


Figure 5-1



Prepared by: Richard Deuell, Community & Resource Planning

Chapter 6

Community Goals and Objectives

The Township Planning Commission and other participants in the planning process identified a wide variety of concerns and issues they perceived will influence the Township's future. These concerns serve as the foundation for a strategy that can be used in an on-going process of influencing growth and development over the short and long-term.

Community Survey

The Boyne Valley Township Planning Commission conducted a citizen web survey in July and August of 2020 to solicit input on identified issues and concerns. The survey was posted on the Township's web site and flyers were distributed in the community. There were 43 surveys completed. A summary of the results follows:

- Strong support exists for preservation of rural character, scenic views, farmlands and forest lands.
- About 43% of all respondents believe growth should be planned and limited, while nearly 41% would like to see growth encouraged. Another 14% preferred to let growth take its own course. A majority of the respondents would like commercial development to be promoted in the Township and Village.
- 66% of the responses either strongly agreed or agreed that the lack of affordable housing limits working family's ability to move into the community. While 38% felt the current mix of housing does not meet the needs of area residents, nearly 29% were neutral or uncertain about this issue. A majority of the respondents (58%) feel the Township should explore allowing accessory dwellings (mother-in-law units) in single family zoning districts.
- Community services are considered to be adequate, with the level of agreement ranging by individual services.
- A majority of survey respondents (60.5%) support a road millage to accelerate maintenance or improvements. Whereas, 60% feel seasonal roads should NOT be improved.
- 42% of respondents work outside northern Michigan with an additional 26% of respondents that are retired.
- Approximately 54% of the respondents live in the Township year-round. Nearly, 54 percent have lived in the community for 21 years or more. 72% are registered voters in the Township or Village.

As part of the 2021 Master Plan, the Boyne Valley Planning Commission reviewed the survey findings and used the survey results to guide the development of the following goals, policies and action steps.

Goals and Objectives

A goal is a statement that describes a desired vision of the future. In this case, goals identify the desired results of an on-going land use planning program in general terms. The following statement is an example of a goal: *"Retain and enhance the area's scenic and rural character."*

Policies are guiding principles that establish a mind-set for decision makers in a never-ending process of accomplishing goals. The following statement is an example of a policy: *"Local officials will work with developers to implement land development design standards that preserve scenic viewscapes, topography, wetlands, streams and natural vegetation."*

Actions are the strategic steps taken to implement policies and accomplish goals. The following statement is an example of an action: *“Amend the Township zoning ordinance to establish flexible open space and cluster residential land development regulations as a means of preserving natural and scenic resources, farmland, forestland and open space.”*

If goals and policies are taken to heart by elected and appointed township officials, and if a commitment to taking each action is made, then the Township and Village will have taken the first step toward influencing the area’s future in a planned and strategic manner.

Participants in the planning process identified goals, policies and actions for a variety of subject areas. A complete listing appears below.

<u>LAND USE GOAL</u>
<p><i>Maintain an ecologically sound balance between human activities and the environment to retain and enhance the quiet, scenic and rural character of the area.</i></p>
<p>Policies:</p> <ul style="list-style-type: none"> ➤ Protect existing rural areas through preservation of open space. ➤ Preserve and protect scenic views of hills, valleys, farms, lakes and streams. ➤ Guide development in a manner that is consistent with the natural limitations of the land to maintain the Township's rural character. ➤ Encourage creative design and planning techniques which produce visual harmony while preserving special features and protecting vital natural resources. ➤ Consider how the planning policies, zoning ordinance, ordinance amendments, and rezonings may impact adjacent municipalities. ➤ Develop guidelines and requirements for reclamation of sand, gravel and other surface mining operations.
<p>Action Steps:</p> <ul style="list-style-type: none"> ✓ Review and update the zoning ordinance to be consistent with the goals of the Master Plan. ✓ Review and update (as needed) zoning ordinance provisions to protect existing rural areas. ✓ Adopt development standards that encourage the continuation of farming and management of forestland resources to minimize fragmentation. ✓ Use this Master Plan when reviewing land development project proposals, site plans, proposed special uses, and rezoning requests. ✓ Establish formal procedures for discussing planning and zoning issues with adjacent municipalities. ✓ Consider overlay zoning and transitional zoning along the major highway corridors in the Township.

NATURAL ENVIRONMENT & RECREATION GOAL

Identify, preserve, protect and maintain scenic vista, shorelines, wetlands, rivers, lakes, open space wildlife habitat, public parks and environmentally sensitive areas for the enjoyment of residents, visitors and future generations.

Policies:

- Limit the type, density and intensity of land development, based on the environmental constraints of the property.
- Coordinate with public agencies and nonprofit conservancy organizations for the protection of land exhibiting special natural features.
- Continue efforts to work cooperatively with local agencies and organizations to raise awareness about invasive species and prohibit the planting of such for developments requiring a landscape plan.
- Direct development to less environmentally sensitive areas, and away from active farmland, hydric soils, and wetlands.
- Encourage the establishment and maintenance of natural or re-vegetated greenbelt buffers along watercourses and water bodies.
- Protect surface water and groundwater through planning and zoning which is consistent with the capacity and limitations of the land, including efforts to minimize non-point source pollution of the waterways.

Action Steps:

- ✓ Consider design standards for the preservation of natural features and open space.
- ✓ Review current zoning ordinance site plan standards to provide for the incorporation and preservation of open space and natural features in the design and layout of all new development.
- ✓ Work with the Michigan Department of Environment, Great Lakes, and Energy (MDEGLE), Charlevoix Conservation District, Charlevoix County Soil Erosion Control Office, Tip of the Mitt Watershed Council and the Charlevoix County Road Commission to review road stream/crossing sites in the Township and Village and support improvements where needed to avoid excessive sedimentation of the streams and lakes.
- ✓ Explore options for minimizing non-point source pollution through education and consider zoning provisions for such.
- ✓ Explore and review the impacts of impervious surfaces on water quality and consider adding impervious surface limitations to the zoning ordinance.

FORESTRY & AGRICULTURE GOAL

Recognize the importance of forested and agricultural lands within Boyne Valley Township, both for the economic value and protection of open space.

Policies:

- Permit low-density residential and recreational land uses on land marginally suited to farming and forestry.
- Minimize the fragmentation of prime forestlands and prime and unique agricultural land into parcels too small to be economically used or managed for timber or agriculture production.

Action Steps:

- ✓ Continue to provide for open space and cluster residential development as a means of preserving farmland, forestland, natural features and open space in the township zoning ordinance.
- ✓ Accommodate and encourage small scale agriculture.
- ✓ Pursue the use of innovative land use techniques to provide options for large parcel landowners to retain the right to continue farming and/or pursue other specified activities, while protecting the farmland and/or open space. Programs such as the purchase of development rights (PDR), and transfer of development rights (TDR) programs should be explored.
- ✓ Identify and map large contiguous open spaces and scenic corridors based on Existing Land Use mapping and ecological corridor studies.
- ✓ Review and update as necessary permitted and special uses allowed in the forestry-agricultural zoning district.
- ✓ Allow for accessory dwelling units. These can increase income potential for local farmers and provide more workforce housing choices.

PUBLIC SERVICES, INFRASTRUCTURE & TRANSPORTATION GOAL

Improve and maintain the community facilities, programs, public utilities and local transportation systems for all users*, consistent with the community's needs and the ability to finance improvements in the most cost effective manner. *Persons of all ages and abilities should be able to safely move along and across the roads, including pedestrians, bicyclists, motorists and bus riders.

Policies:

- Consider a local Complete Streets Policy.
- Work cooperatively with the Charlevoix County Road Commission to maintain a safe, effective and efficient road network in the Township.
- Encourage the efficient use and maintenance of existing roadways and infrastructure.
- Work cooperatively with adjacent units of government to provide police, fire, and emergency services to most effectively serve the area.
- Work cooperatively with the Northern Lakes Economic Alliance and Northern Homes to secure grants to support infrastructure improvements and new development.

Action Steps:

- ✓ Continue to monitor the local infrastructure and transportation network to identify needs for maintenance and improvements, including bike routes and road/stream crossings.
- ✓ Prepare a capital improvements program to prioritize and schedule maintenance and improvement projects.
- ✓ Re-initiate a forum for exploring opportunities to work with adjacent governmental units, such as through an Access Management Plan for the M-75 corridor between Boyne Falls and Boyne City.
- ✓ Consider private road regulations, including provisions concerning emergency vehicle access.

RESIDENTIAL DEVELOPMENT & HOUSING GOAL

Provide opportunities for a broad range of housing to meet the varying economic, lifestyle, and stage of life needs of the community residents.

Policies:

- Encourage open space and cluster types of residential development.
- Plan for all types of residential development including single family, multi-family, condominium, and low to moderate-income rental housing.
- Preserve the integrity of existing residential areas by protecting from intrusion of incompatible uses.
- Work cooperatively with property owners to rehabilitate substandard housing and to provide needed moderately priced housing in the Township, such as through programs provided by Northern Homes and the Michigan State Housing Development Authority (MSHDA). Participate in county-wide housing solutions committees.
- Create more housing choices near, possibly behind the commercial uses along the major corridors, allowing for employees to live near their workplace.
- Review short term rentals and consider limits on where they can locate and how many can operate within the Township. The impacts are considerable on availability of workforce and affordable housing.

Action Steps:

- ✓ Maintain zoning ordinance provisions to allow for the development of clustered residential housing in buildable portions of the Township in order to protect open space.
- ✓ Review and update the Zoning Ordinance, as needed, to ensure that areas are provided for all types of housing.
- ✓ Support the development of affordable, work force housing.
- ✓ Allow Accessory Dwelling Units for long-term rental as a use by right in residential districts.
- ✓ Require a buffer between Residential uses and other more intensive uses.
- ✓ Identify an area appropriate for higher density housing.
- ✓ Permit building height bonuses for those developments that provide residential uses in a mixed-use building.
- ✓ Allow for single family homes to add a residential unit by converting to a duplex, thereby improving household income through rental of the additional unit and allow for downsizing without having to move.
- ✓ Allow for cottage developments in keeping with a resort area that accommodates year-round residential uses.
- ✓ Consider short term rental ordinance that restricts the number of rentals. If they are to be allowed, permit only for owner-occupied rentals in limited numbers and not in the primarily single-family residential neighborhoods.

RECREATION GOAL

Provide and maintain recreation lands and facilities for safe access and enjoyment by residents and visitors.

Policies:

- Develop, expand and promote the local trail system and support facilities, including connections to the school, other recreation facilities, regional trail system, and the Village of Boyne Falls.
- Encourage the development or enhancement of recreational areas which respectfully utilize the natural resources of the area, such as an access site on the Boyne River for fishing and potentially a canoe/kayak access site.
- Recognize and promote the North Country National Scenic Trail (4,600 mile path) which crosses a portion of Boyne Valley Township.
- Encourage the development of age-appropriate recreation opportunities.

Action Steps:

- ✓ Maintain an up to date, DNR approved recreation plan in order to be eligible to apply for recreation related grants.
- ✓ Continue to work closely with Top of Michigan Trails Council to pursue the coordinated local trail development and connect into the regional trail system.

COMMERCIAL DEVELOPMENT GOAL

Promote a varied business environment and foster cooperation among area businesses to meet the needs of residents and tourists while preserving the natural environment and rural character.

Provide opportunities for commercial development consistent with the protection of public health, safety, and general welfare of the community.

Policies:

- Accommodate commercial development in a manner that does not adversely impact the area's rural and scenic character.
- Promote the development of small, commercial centers adjacent to major roads, such as within the Village of Boyne Falls and commercial nodes along highways, rather than "lot by lot" commercial strips.
- Investigate the redevelopment of the "old downtown" of Boyne Falls and the reestablishment of a central downtown business district with stores, restaurants, commercial and business operations.
- Accommodate home occupations & cottage industries compatible with respective residential areas and zoning.
- Work with Northern Lakes Economic Alliance to provide assistance with economic development activities in the community.

Action Steps:

- ✓ Review zoning regulations for commercial development that provide comprehensive, flexible guidelines for signs, parking areas, access, landscaping, screening, lighting, and setbacks.
- ✓ Encourage and support economic development efforts in both the Village and the Township, especially trail supportive businesses recommended in the Trail Town plan.

INDUSTRIAL DEVELOPMENT GOAL

Encourage non-polluting, industrial development in a manner that is adequately accommodated by the existing or proposed local roads, utilities, or other public services.

Policies:

- Encourage future industrial development which minimizes any potential negative impacts on adjoining land uses.
- Encourage development near existing industrial uses in areas served by adequate roadways and infrastructure.
- Ensure that extractive development takes place in an environmentally sensitive manner.

Action Steps:

- ✓ Review and update (as needed) zoning ordinance design standards to minimize the impact of industrial land uses on surrounding non-industrial properties.
- ✓ Encourage job creation while utilizing open space, landscaping and buffering techniques to minimize impacts on non-industrial neighbors.
- ✓ Review and revise current industrial zoning district regulations to assure that the range of uses is appropriate based on the goals and policies established by this plan.
- ✓ Require landscape buffers around extractive operations to screen adjacent properties and public roadways.
- ✓ Establish criteria for reclaiming extractive areas after the operation is complete.

Chapter 7

Future Land Use Recommendations

Future land use recommendations in Boyne Valley Township and the Village of Boyne Falls were developed by the Township Planning Commission, with assistance from the planning consultant. Recommendations are based on an analysis of several factors including: the pattern of existing land uses, social and economic characteristics, environmental conditions, available community services and facilities, the existing patterns of land divisions, and community goals and policies.

Through land use planning and land use controls, Boyne Valley Township intends to work to ensure that natural resources are protected, the existing agricultural, rural residential and recreational uses can continue, and reasonable growth can be accommodated with minimal land use conflicts or negative impacts. Based on the social, economic and environmental characteristics of the area, nine general categories of land use have been identified to serve existing and future development needs of Boyne Valley Township, including the Village of Boyne Falls. Figures 7-1 & 7-2 are the Future Land Use maps that show the locations of the future land use areas. The categories are listed below:

- Recreation/Conservation
- Forest and Farm Lands
- Low Density Residential
- Medium Density Residential
- Manufactured Home Community
- Resort Mixed Use
- Village Mixed Use
- Institutional
- Commercial
- Industrial

Recreation/Conservation

The Recreation/Conservation category includes existing Township and Village owned recreation properties, state-owned land, as well as land owned and/or protected by a land conservancy as preserves (open to the public). Uses proposed in the Recreation/Conservation area include public forestry, wildlife habitat, public recreation and similar open space uses.

Forest and Farm Lands

The Forest and Farm Lands category has been designated consistent with the Township's goal to “recognize the importance of forested and agricultural lands within Boyne Valley Township, both for the economic value and protection of open space.” The Township will encourage innovative methods of preserving farmlands, open space, natural resources, and the rural character of the area, and at the same time assist landowners who want to reduce or discontinue farming. The methods could include innovative zoning provisions that allow for the preservation or conservation of essential natural resources, farmland, or open

space, such as innovative agricultural tourism related businesses. Some methods which other communities have employed to help protect and preserve agricultural land while protecting a landowner's economic investment, include the Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), clustering requirements for non-agricultural uses, and tax breaks or incentives for continuing agricultural use. It is recommended that these alternatives be investigated for possible application in Boyne Valley Township as a way to balance economic rights with preservation interests. Allowing for other income producing supplemental uses, such as alternative energy systems or telecommunication towers should be explored as methods for preserving forestland, farmland and open space.

Low Density Residential

A Low Density Residential land use category has been designated consistent with the goal to “Maintain an ecologically sound balance between human activities and the environment to retain and enhance the quiet, scenic and rural character of the area”. While the designation of the Low Density Residential land use category will not prevent the conversion of forestland, farmland and open space to other uses, it will help to control the scale and rate of conversion and direct attention to areas where such conversion may be an issue. The Low Density Residential category is intended to have a maximum density of one unit per acre. Existing homes may include an additional residential unit if constructed to be attached to the existing home and designed to be in keeping with the look of a single-family residence.

Medium Density Residential

The Medium Density Residential category is designed to accommodate single family dwellings at a maximum density of two units per acre. In the Village, these areas are served by municipal water, however within the Township no municipal water or sewer service is anticipated to be available in the near future. Buffers or physical separation from potentially incompatible uses (industrial and agriculture) may be necessary when located adjacent to this type of development. Additional provisions are recommended to be incorporated into the Zoning Ordinance to allow for a clustered development pattern to preserve environmentally sensitive areas, forests or farmland, with options for duplexes and slightly higher densities. This Medium Density Residential land use category strives to maintain an ecologically sound balance between human development activities and the environment in order to retain the area’s scenic and rural character. To address worker housing and affordable housing, expanding medium density residential areas along the M-75 and the Thumb Lake Road corridors will be considered.

Manufactured Home Community

The Manufactured Home Community category recognizes the importance of the existing development within the Village of Boyne Falls which provides a valid housing option in the area.

Resort Mixed Use

The Resort Mixed Use land use category is primarily designed to accommodate private resort and related recreation development by Boyne USA, including ski, golf, water park, soccer/lacrosse fields, housing and associated resort services and facilities. This area is served by a community water system and the Boyne City wastewater treatment system. This future land use category is consistent with the Resort Commercial Zoning District. Acceptable uses in this category include employee housing, both year-round and seasonal.

Village Mixed Use

The Village Mixed Use future land use category is designed to accommodate and promote a mix of commercial, institutional, residential and recreational uses in the downtown area of Boyne Falls. The existing layout of the Village of Boyne Falls provides tremendous opportunities for the enhancement of a compact walkable community to provide support for businesses and services to meet the needs of residents and visitors, including trail town facilities.

Institutional

The Institutional category is intended to accommodate the public facilities including the Boyne Falls Public School, Concord Academy Boyne, governmental offices, the Fire Departments/EMS facilities and cemeteries.

Commercial

The Commercial category is intended to accommodate small to moderate scale commercial uses that may not be well suited for an in-town location. In order to provide easy access, the primary areas designated for commercial are located on US-131 and on M-75. Workforce housing, when buffered appropriately from commercial uses and located behind the commercial uses compared to the primary road, may be considered in this land use category in limited situations.

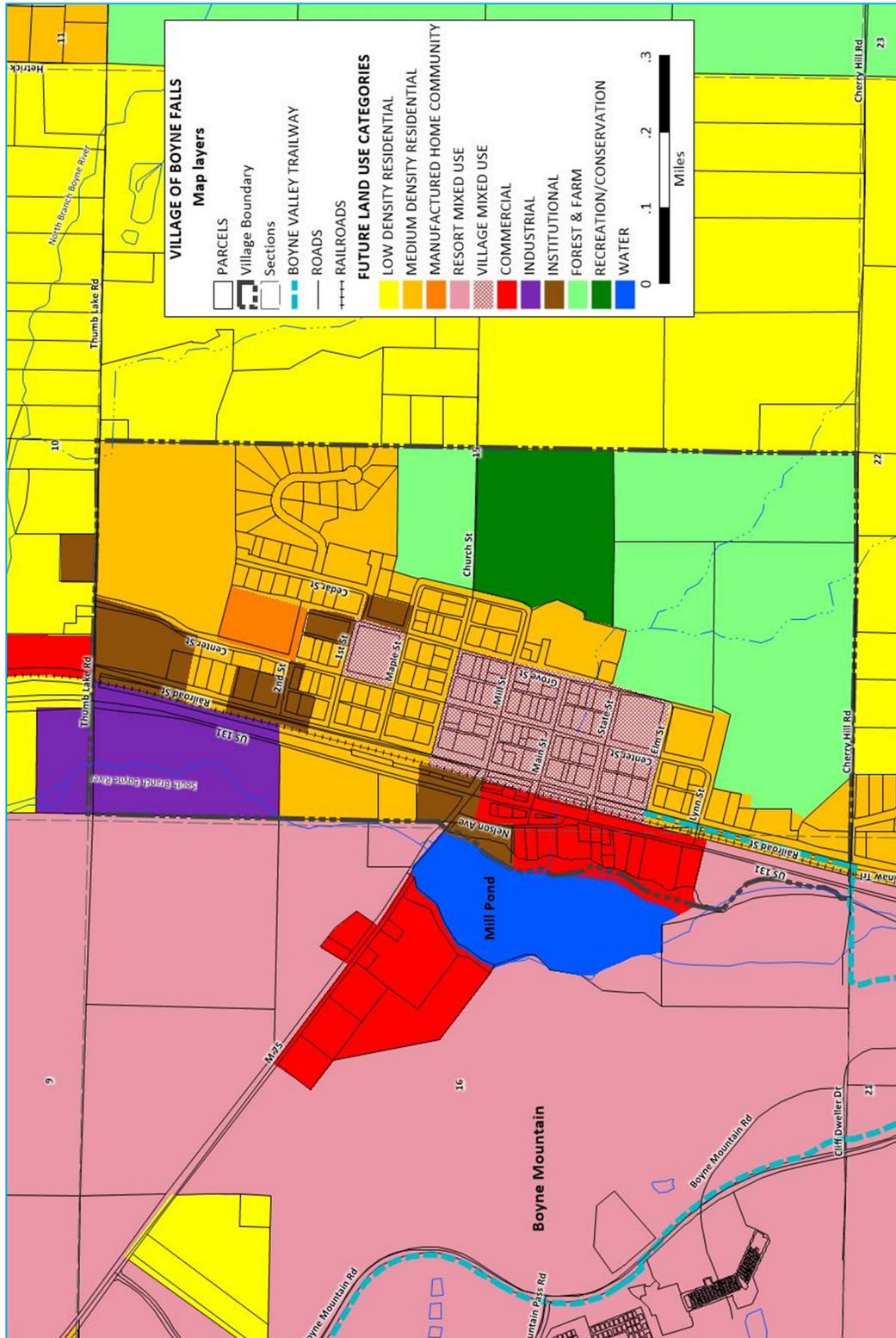
Industrial

The Industrial category is designated to primarily accommodate the existing industrial uses compatible with the limited services available and the environmental sensitivity of much of the Township. Due to the availability of industrial property in nearby Boyne City, where appropriate services are provided, Boyne Valley Township believes industrial needs can be adequately met without designating much additional land in the Township.

Special Issue Planning Area

US-131 and M-75 are the primary transportation corridors in the communities. They function as gateways into our communities and serve travelers passing through the communities. It is important to protect the public safety, highway capacity, community character, natural resources and scenic quality of the highway corridor. Increased pressure for development along these main corridors justifies applying additional standards so when development occurs, the integrity of the corridor isn't compromised. The Township will consider developing a corridor overlay zone to address concerns such as access management, landscaping, buffers and screening, resource protection, scenic preservation, and frontage lot widths.

Figure 7-2



Chapter 8

Adoption and Implementation

Draft Plan Circulated for Comments

The draft Boyne Valley Township Master Plan was transmitted to the Boyne Valley Township Board and Village of Boyne Falls Council for review and comment on June 7, 2021. The Board authorized distribution of the plan to the adjacent townships and counties, as required by statute, on June 14, 2021. Following the Board's authorization, the draft plan was distributed to the adjacent Townships, Boyne City, the Village of Boyne Falls, as well as to the Charlevoix County Planning Commission on June 21, 2021. Written comments or responses were received from Boyne City and Charlevoix County.

Public Hearing

A public hearing on the proposed Boyne Valley Township Master Plan, as required by the Michigan Planning Enabling Act, was held on October 4, 2021. The legally required public hearing notice was published in the Charlevoix County News newspaper on September 16, 2021, as well as posted on the Township website. A copy of the public hearing notice is reproduced at the end of this chapter. During the review period, the draft plan was available for review on the Township's website, the Boyne Falls Branch of the Crooked Tree District Library or by contacting the Township office.

The purpose of the public hearing was to present the proposed Master Plan and to accept comments from the public. The public hearing began with brief explanation of the planning process. Plan development and subsequent update included several Planning Commission meetings, and input from the Township Board. During the hearing, maps of existing land use, color coded natural resources, and proposed future land use recommendations were presented.

Plan Adoption

The Boyne Valley Township 2021 Master Plan (prepared in cooperation with the Village of Boyne Falls), including all associated maps, was formally adopted by the Boyne Valley Township Planning Commission by resolution on October 4, 2021. The Township Board formally adopted the Master Plan by resolution on December 13, 2021. Additionally, the Boyne Falls Village Council adopted the Boyne Valley Township 2021 Master Plan by resolution on October 12, 2021.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board, as well as to the adjacent townships and the County Planning Commission. Copies of these transmittal letters appear at the end of this chapter.

Plan Implementation

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

According to the Michigan Zoning Enabling Act, comprehensive planning is the legal basis for the development of a zoning ordinance. The Act states: "The zoning ordinance shall be based upon a plan designed to promote the public health, safety and general welfare; to encourage the use of lands in

accordance with their character and adaptability, to limit the improper use of land; to conserve natural resources and energy; to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land; to insure that use of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

Zoning

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

In accordance with the Michigan Planning Enabling Act, Table 8-1, shows the relationship between the Future Land Use Categories as described in Chapter 7 and the zoning districts as described and regulated in the Boyne Valley Township Zoning Ordinance.

<p style="text-align: center;">Table 8-1 Boyne Valley Township FUTURE LAND USE CATEGORIES AS RELATED TO ZONING DISTRICTS</p>	
Future Land Use	Zoning District
Recreation/Conservation	CR Conservation Reserve District
Forest and Farm Lands	AF Agricultural/Forest District
Low Density Residential	RR-1 Rural Residential District
Medium Density Residential	R-1 Single Family Residential District R-3 Multiple Family Residential District
Manufactured Home Community	R-2 Mobile Home Park Residential District
Resort Mixed Use	C-1 Resort Commercial District
Village Mixed Use	Village of Boyne Falls – not zoned
Institutional	Any District
Commercial	C-2 Commercial District
Industrial	I Industrial District

A zoning ordinance regulating land use activities has been in effect since July 1974. The current Boyne Valley Township Ordinance has since been revised numerous times with the last update completed in 2015. This plan recommends the Township zoning ordinance be reviewed to ensure the ordinances are consistent with the goals and the Future Land Use Plan. At that same time the zoning ordinance should be reviewed to assure it conforms to current State of Michigan regulations.

Current zoning standards and allowable uses in each district will be reviewed and evaluated to determine if changes are needed in order to facilitate the orderly development of Boyne Valley Township while

maintaining its existing character and providing for innovative approaches for new development and re-development. To meet increasing demands for higher density residential and commercial development, the Township has identified suitable areas in the Future Land Use Plan. Allowing a range of uses and densities contributes to the sustainability of a community in a changing economy. Chapter 6 addresses many general and specific goals and objectives that will be achieved through zoning updates.

The Future Land Plan recommends establishing corridor overlay zones along US-131 and M-75 to protect public safety, highway capacity, community character, natural resources and scenic quality. The overlay zoning district would consider access management, service drives, cross-connections, and internal circulation width of frontage and setbacks, landscape plan requirements, screening between land uses, parking lot landscaping, highway landscape buffers, site landscaping, fencing and screening, signs and billboards.

Grants and Capital Improvement Plan

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

Notice of Intent

Update the Boyne Valley Township and Village of Boyne Falls Master Plan

DATE: April 16, 2020

SUBJECT: Notice of Intent to Update Boyne Valley Township and Village of Boyne Falls Master Plan

Boyne Valley Township and the Village of Boyne Falls are updating their Master Plan. As required by Michigan Planning Enabling Act, Act 33 of 2008, notification is being sent to adjacent townships, Northwest Networks and Charlevoix County. Businesses, utilities and railroads may be charged for photo copies and postage.

In accordance with Michigan Planning Enabling Act, the community intends to transmit draft and final copies of their Master Plan electronically via email. If your community does not have the ability to receive the plan electronically, a CD copy or printed copy can be transmitted. *In order to minimize the expense of preparing large numbers of the draft and final plans, we are hopeful that adjacent governmental units will accept the plan in electronic format and via email.*

Please complete the following form and return it to Boyne Valley Township by mail or fax.

You can also email the information on the form. Copies of the Master Plan and all correspondence pertaining to the preparation of the plan will be sent electronically. Please select your community's preference:

E-mail

CD-ROM

We do not have the ability to review digital documents, so please send a **printed copy**.

Please provide the following contact information:

Contact Name _____

Agency/Organization _____ Phone _____

Address _____

E-mail _____

Return to:

Boyne Valley Township

2489 Railroad Street

P.O. Box 191

Boyne Falls, MI 49713

FAX: (231) 549-3143

Email: supervisor@boynevalleytp.org

The following entities received the Notice of Intent

COMMUNITY	ADDRESS	CITY	STATE	ZIP
Melrose Township Planning Comm.	P.O. Box 189	Walloon Lake	MI	49796
Chandler Township Planning Comm.	01450 Walton Road	Boyne Falls	MI	49713
Hudson Township Planning Comm.	08755 Huffman Lake Rd	Elmira	MI	49730
Elmira Township Planning Comm.	7252 Alba Rd.	Gaylord	MI	49735
Warner Township	PO Box 176	Elmira	MI	49730
Jordan Township	574 N M-66	Mancelona	MI	49629
Wilson Township Planning Comm.	319 N. Lake Street	Boyne City	MI	49712
Boyne City Planning Comm.	319 N. Lake Street	Boyne City	MI	49712
Charlevoix County Planning Comm.	301 State St.	Charlevoix	MI	49720
Antrim County Planning Comm.	P.O. Box 187	Bellaire	MI	49615
Boyne Mountain Resorts	600 Crooked Tree Dr.	Petoskey	MI	49770
Great Lakes Energy	1323 Boyne Avenue	Boyne City	MI	49712
Consumers Energy	2400 Weiss St.	Saginaw	MI	48602
DTE Energy	One Energy Plaza	Detroit	MI	48226

TO: Local Entities
FROM: Boyne Valley Township
DATE: June 21, 2021
SUBJECT: Draft 2021 Boyne Valley Township Master Plan

Boyne Valley Township has completed its draft Master Plan update. As required by the Michigan Planning Enabling Act, a draft of the master plan is being transmitted for your community's review and comment.

According to the act, townships, cities, villages, counties, utilities, railroads and agencies have 63 days to comment on the draft master plan. Those comments must be received within 63 days of date of the transmittal of the draft master plan. Comments should be addressed to the Boyne Valley Township Planning Commission.

Comments should be transmitted to:
Boyne Valley Township Planning Commission
2489 Railroad Street
P.O. Box 191
Boyne Falls, MI 49713
FAX: (231) 549-3143
Email: treasurer@boynevalleytwp.org

Thank you for your cooperation and we look forward to your participation in this important process.

Communities that received draft

COMMUNITY
Melrose Township Planning Comm.
Chandler Township Planning Comm.
Hudson Township Planning Comm.
Elmira Township Planning Comm.
Warner Township
Jordan Township
Wilson Township Planning Comm.
Boyne City Planning Comm.
Charlevoix County Planning Comm.
Antrim County Planning Comm.
Boyne Mountain Resorts
Village of Boyne Falls
Networks Northwest

PUBLIC HEARING NOTICE
BOYNE VALLEY TOWNSHIP 2021 MASTER PLAN

The Boyne Valley Township Planning Commission will hold a public hearing to accept comments on its 2021 Township Master Plan on October 4, 2021, beginning at 7:00 pm in the Boyne Valley Township Hall at 2489 Railroad Street, Boyne Falls. The draft Master Plan is available on-line at www.boynevalleytwp.org. A printed copy can be viewed at the Boyne Valley Township office in Boyne Falls during regular hours. For additional information, contact Township Supervisor Sue Hobbs at (231) 549-3130. Written comments may be submitted in advance of the public hearing to: Supervisor Sue Hobbs, 2489 Railroad Street, P.O. Box 191, Boyne Falls, MI 49713 or emailed to: supervisor@boynevalleytwp.org.

Published September 16, 2021 in the Charlevoix County News

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Amish Log Beds, Dressers, Rustic Table and Chairs, Mattresses for cabin or home. Lowest price in Michigan! dandanthemattressman.com. 989-923-1278

AN AMISH LOG HEADBOARD AND Queen pillow top mattress set. Brand new never used, sell all for \$375. Call anytime. 989-923-1278

GARAGE & YARD SALES
RUMMAGE SALE: First United Methodist Church, Friday, Sept. 17, 9am - 5pm and Saturday, Sept. 18, 8am - Noon. Clothing and variety of household items available at 50 cents to \$1. Some special items a little higher. Corner of First and Center Streets, Gaylord.

SEPT. 17, 18, 5409 M-32, East Jordan, 9am-5pm. Books (old, nearly new, childrens, cookbooks), Household items, sports equipment, toys, games, furniture, etc.

GUNS
FREE FIREARM APPRAISALS and Consignment Sales. Terry's Gun Shop, Rose City MI. Buying Winchester and 1899 Savares. Call 989-709-1944.

12 gauge Pump, .200. 231-882-0440

357 TAURUS TRACKER revolver, 7.5" barrel, stainless, 5550. 231-882-0440

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WALRIN 30-30 lever action, \$450. 231-882-0440

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If you are self motivated to get moving and get in front of local businesses you can make a ton of money. Most of our salespeople work from home and everyone the businesses close to home. Businesses love the results they get from advertising in the Michigan MoneySaver, Weekly Choice, Charlevoix County News and our 13 weekly papers. Our family owned business is based in Gaylord, Michigan but we distribute our weekly papers in 100 towns in 19 counties in Northern Michigan. I need great salespeople in various areas in Northern Michigan. Send your resume to Dave Baragrey 1. E-mail to Office@WeeklyChoice.com

ATTENTION EMPLOYERS: Reach across the state with a Michigan MegaMarket Statewide Classified Network EMPLOYMENT classified ad. Reach 1.9 Million households within highly-read, local home-delivered newspapers and shopping guides each week! A 25-word ad is just \$249.00, \$10 for additional words per week! Buy 3 ads, receive each 4th ad FREE! Call 989-732-8160 today.

CHEBOYGAN - FEATURE STORY WRITER - Experienced writer and photographer a plus. Must have Digital camera and computer. E-mail info and samples to Dave at Office@WeeklyChoice.com

Crawford County Commission on Aging - Multiple Positions Available. The Crawford County Commission on Aging is accepting applications for the following positions: Nutrition Manager full-time \$18/hr. Receptionist part-time \$13.50/hr. In-Home Services Manager full-time \$18/hr. Homemaker full-time \$14/hr. Job announcement, description and application can be found at www.crawfordco.org/about-us/employment.

"Crawford County Commission on Aging Positions Available. If you are naturally concerned for others, the older adults of your community need you. The following positions at the Crawford County Commission on Aging offer a chance to help others with tasks and services that may allow our clients to remain in their homes as they age. In-Home Services Manager is a full-time position starting at \$18/hr with health insurance, retirement and paid time off including paid holidays. Along with managing the in-home services department, it's staff and programs, this position completes bi-annual assessment with older adults who are in need of Meals on Wheels and In-Home Services. Homemakers are a full-time starting at \$14.00/hr. We respect and honor the work of our in-home service providers by providing a full benefit package (health insurance, retirement and paid time off), flexible scheduling and no scheduled evening or weekend hours. If you are considering educational programs in nursing, medical assistant or EMT, these positions with the Commission on Aging will provide essential preparation for these and other fields in the health industry. This is the invitation you have been waiting for and we need you. Working at the Crawford County Commission on Aging offers you more than a day's wage. Your efforts will provide a great sense of fulfillment. At the end of the day, you will know that your work had purpose. Please visit our website to see how your skills match the position descriptions. Your applications can be found at www.crawfordco.org/about-us/employment.

FEATURE STORY WRITER. Writing experience preferred. The Weekly Choice, a locally owned "Positive News" weekly paper is distributed all around Northern Michigan including Gaylord, Petoskey, Cheboygan, Grayling, Indian River, Mackinaw City, Onaway, Lewiston, Mio, Manclona, Kalkaska and everywhere in between. Freelance writer will supply articles and photos. \$35 per story plus \$10 for photos! E-mail Resume Dave Baragrey. Office@WeeklyChoice.com

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40 ACRES. Located in Hayes Township, great for hunting, recreation and building site. Property fronts a maintained road. Good deer country. \$89,900. Call for more details. Koske Realty Co. 989-732-1012, Gaylord, MI

LAKE ACCESS. This 7'9" x 27' camper is located on two nicely wooded lots with electric and septic. Within walking distance to the lake, park and boat launch. \$12,900. Call Koske Realty Co. 989-732-1012, Gaylord, MI

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LEGAL NOTICES
FINAL NOTICE to dispose of contents to established final lien on storage. Renters: Kevin Cummins, Unit 89; Lacey Parker, Unit 52; Jacob Parker, Unit 40; Autumn Sides, Unit 104. Storage unit contents will be emptied or sold on September 24, 2021 if this account is not paid in full at APS Mini Warehouse, 112 East Sixth St., Gaylord, MI 49735

MISCELLANEOUS
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Positive Notes of Encouragement are free in the Weekly Choice. Birthday, Anniversary, Wedding, Congratulations or just a Positive Note all are free. E-Mail your Note of Encouragement to Office@WeeklyChoice.com

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STORAGE
APS Mini-Warehouse of Gaylord

has 5x10 units available for just \$39 a month. No long term contract necessary. In town, safe storage. Larger units may also available. Call 989-732-8160

NEW STORAGE UNITS available at Meyer Ace Hardware, corner of McCoy Road and Old 27 south Gaylord, 12x30. Call David, 989-732-1394.

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WANT TO BUY USED Propane cylinders, any size. 20lb. Tanks or any size. Bring your tank into one of our locations in Grayling, Houghton Lake, West Branch or Milsde. Call 989-349-7647 with any questions.

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PUBLIC HEARING NOTICE
BOYNE VALLEY TOWNSHIP
2021 MASTER PLAN

The Boyne Valley Township Planning Commission will hold a public hearing to accept comments on its 2021 Township Master Plan on October 4, 2021, beginning at 7:00 pm in the Boyne Valley Township Hall at 2489 Railroad Street, Boyne Falls. The draft Master Plan is available on-line at www.boyn valleytownship.org. A printed copy can be viewed at the Boyne Valley Township office in Boyne Falls during regular hours. For additional information, contact Township Supervisor Sue Hobbs at (231) 549-3130. Written comments may be submitted in advance of the public hearing to: Supervisor Sue Hobbs, 2489 Railroad Street, P.O. Box 191, Boyne Falls, MI 49713 or emailed to: supervisor@boyn valleytownship.org.

NOTICE OF REVISED PUBLIC HEARING DATE
MARION TOWNSHIP, CHARLEVOIX COUNTY

A meeting of the Marion Township Board of Appeals previously scheduled for September 16, 2021 for the purpose of receiving public comment pertaining to a 1.5 foot side yard variance requested by Michael and Susan Hoffman at 13003 Robins Ridge has been re-scheduled for Thursday, September 30, 2021 at 7:00 P.M. The meeting will be held at the Marion Township Hall, 3737 Marion Center Road, Charlevoix Michigan. If you have any questions or comments or would like additional information, please contact John Ferguson in writing at 8354 Mercer Road or by phone at 231-459-8141 or at 231-647-6218.

Charlevoix County Commissioners
Synopsis ~ August 25, 2021

The Charlevoix County Board of Commissioners met in the Charlevoix County Commissioners room on August 25, 2021, at 6:00 p.m. Six Commissioners were present.

Motion approved the agenda as amended.

Motion approved the consent agenda as presented.

Motion approved Resolution #21-093, Grandvue Equestrian Transfer.

Motion approved The Second Amendment to Interlocal Agreement. 6.0

Motion to appoint Pat Klooster to the Road Commission Board. 6.0

Motion approved Resolution #21-094, Public Hearing Notice.

Motion approved Resolution #21-095, 2021/22 P.A. 416 Grant Application Renewal.

Motion approved Resolution #21-096, Surveyor Contracts.

Resolution #21-097, Charlevoix County Shirley Roloff Center HVAC - Withdrawn.

Motion approved Resolution #21-098, MIDC FY 2021/2022 Contract Amendment.

Motion approved Resolution #21-099, Coronavirux Emergency Supplemental Funding Grant Contract Extension.

Motion approved Resolution #21-100, Veterans Affairs Food Vouchers.

Motion approved Resolution #21-101, Project Authorization FY 2021 Section 5311 Capital Formula Grants for Rural Area Programs. The meeting was adjourned to the call of the Chair at 7:17 p.m.

Complete copies of Board minutes can be found on the County website, www.charlevoixcounty.org.

Julia A. Drost, County Clerk

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Boyer City and Charlevoix - Attend and report on local governmental meetings, school board and local news reporting. Experienced writer and photographer a plus. Must have Digital camera and computer.

E-mail info and samples to Office@CharlevoixCountyNews.com

BOYNE VALLEY TOWNSHIP
PLANNING COMMISSION MINUTES

October 4, 2021

Call to order: Meeting called to order at 7:00 pm by Mark Felton

Roll Call: Mark Felton, Russ Koeman, Bill Cousineau, Lenore Senter, and Marie Kelenske

Also, present: Zoning Administrator Bill Matelski, Sue Hobbs, and Sam Kosciuszko
Approval of Minutes from September 7, 2021

Motion by Cousineau second by Koeman to approve minutes as written. Motion Carried

Citizen Comments on Non-Agenda Items:

Supervisor Hobbs reported that a housing development is in the planning stage for Boyne Mountain Property on M-75 S and Brenda Rejewski's property on M-75 S. The plan is for single family homes and apartment buildings. Sewer agreement will be addressed at a later date.

Open Public Meeting for Master Plan

Felton opened public hearing at 7:15 pm. In accordance with the Michigan Planning Enabling Act, Boyne Valley Township is holding a public hearing on its 2021 Master Plan.

Public Comment Hobbs noted that on page 1-4 The most recent prior Master Plan was adopted in 2016 not 2015.

Page 5-3 add non-motorized trail in the paragraph of Recreation Facilities.

Page 8-1 Public Hearing published in Charlevoix County News on September 16, 2021.

Closed Public Hearing 7:30 pm

Motion by Koeman seconded by Cousineau to incorporate any changes as a result of public hearing.

Motion by Felton second by Koeman to pass resolution of adoption
Motion passed to send to Township Board and request resolution of concurrence.

Resolution of Adoption
Boyne Valley Township Planning Commission
2021 BOYNE VALLEY TOWNSHIP MASTER PLAN

WHEREAS: Boyne Valley Township, Charlevoix County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Boyne Valley Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township, and;

WHEREAS: The Boyne Valley Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Charlevoix County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Charlevoix County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on October 4, 2021, before the Planning Commission, with notice of the hearing being published in the Charlevoix County News on September 16, 2021, in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Boyne Valley Township Planning Commission as the Boyne Valley Township Master Plan, prepared in conjunction with the Village of Boyne Falls, on this 4 day of October, 2021.

Motion: Mark Felton

Second: Russ Koeman

Ayes: Felton, Cousineau, Koeman, Senter and Kelenske

Nays: 0

Absent: 0

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the October 4, 2021, meeting of the Boyne Valley Township Planning Commission.

Mark Felton, Chair

H. Marie Kelenske, Secretary

New Business:

Discussion to amend zoning ordinance regarding dog kennels.

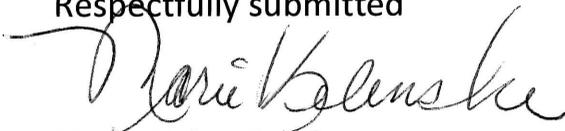
Zoning Administrator report: Matelski reported a few pole buildings being built.

Discussion of fence on Mike Berta's property on Croizer Rd and burned residence on M-75 S now owned by Don Wright.

Motion by Felton to adjourn seconded by Kelenske. Motion passed

Meeting adjourned at 7:50 pm

Respectfully submitted



Marie Kelenske, Secretary

Boyne Valley Township Meeting

December 13, 2021 – 7:00 p.m.

This meeting is a meeting of the Boyne Valley Township Board in public for the purpose of conducting the township's business and is not to be considered a public community meeting. There is a time for public participation during the meeting as indicated on the agenda.

Minutes

I. Call to Order

The meeting was called to order by Hobbs, at 7:00 p.m.

II. Roll Call

Members Present: Kelenske, Kondrat, Sparks, Hobbs

Members Absent: Matelski

Others Present: Ron Reinhardt, Bill Cousineau, Jason Johnson, Bill Matelski, Larry Organek

III. Approval of Minutes and Corrections

- Motion by Kelenske, support by Kondrat to approve the minutes of the regular board meeting of November 8, 2021.

Motion carried 4 to 0.

- Motion by Kelenske, support by Kondrat to approve the minutes of the special board meeting of November 29, 2021.

Motion carried 4 to 0.

IV. Approval of Financial Report

Motion by Kelenske, support by Kondrat to approve the financial report for November 30, 2021.

Motion carried 4 to 0.

V. Recognition of Audience

- Ron Reinhardt stated that the county would like to have a dry hydrant put in at the end of Thumb Lake but Hudson Township has not scheduled meeting with the county regarding this.

VI. Ambulance Report

- No report

VII. Fire & Rescue Report

a. Fire Station Lighting Upgrade

Motion by Sparks, support by Kelenske to approve estimate from Bear River Electric to upgrade lighting at the Fire Station at a maximum cost of \$2500.00.

Motion carried 4 to 0.

b. Chief Johnson reported a quiet month. The Polish Festival committee will contribute toward a gear washer. Gear washer and dryer package quote is \$9150.00. Polish Festival would like to know how much the department has toward this.

c. Fire I & II classes will begin January 4th at NCMC. 4 will be attending from our dept.

VIII. Board Update

a. Master Plan Approval

WHEREAS: Township of Boyne Valley, Charlevoix County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Boyne Valley Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township, and;

WHEREAS: The Boyne Valley Township Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Charlevoix County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Charlevoix County Board of Commissioners for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on October 4, 2001 before the Planning Commission, with notice of the hearing being published in the Charlevoix County News on September 16, 2021 in accordance with Section 43(1) of the Act;

WHEREAS: The plan was adopted by the Planning Commission on October 4, 2021;

NOW THEREFORE BE IT RESOLVED THAT,

The Boyne Valley Township Board does hereby concur with the action of the Planning Commission by means of passing this resolution on the 13th day of December 2021.

Motion: Kelenske

Ayes: Kelenske, Kondrat, Sparks,

Hobbs

Nays: None

Abstained: None

Absent: Matelski

b. Phone System – tabled until further investigation is completed.

c. Dirt Berms Zoning Enforcement

- Discussion on dirt berms according the Zoning Ordinance.

d. Purchase millings from M & M

- Hobbs spoke with Pat Harmon from the Road Commission. Township will not be purchasing.

e. Resident Definition

- A public hearing will be held before any changes are made to the EMS agreement. A resident definition is not needed at this time.

f. Consideration of Resolution to Collect Fire Fees

Motion by Kondrat, support by Kelenske to adopt a cost recovery ordinance.

Roll call vote:

Ayes: Kelenske, Kondrat, Hobbs, Sparks

Nays: None

Absent: Matelski

Motion carried 4 to 0

g. Appoint Library Board Member

Motion by Kelenske, support by Sparks to appoint Anne Simms to the Crooked Tree Library Board.

Motion carried 4 to 0.

h. Library meeting report

- No meeting this month. Survey is out for the Boyne Falls branch hours input.

i. Thumb Lake Rd speed limit

- The Village of BF has requested that the speed limit coming into the Village on Thumb Lake Rd be reduced to 35 mph. The county road commission has stated that the Michigan State Police must do the study to determine if this is necessary.

j. Other

- Clerk requested permission to open an account with 4Front Credit Union and to create a new fund in the budget for the ARPA funds that will be arriving soon.

Motion by Sparks, support by Kelenske to approve opening an account at 4 Front Credit Union.

Motion carried 4 to 0.

IX. Building and Grounds

a. Trail maintenance agreement

- Received an invoice from the City of Boyne City for \$500 for winter trail grooming. Supervisor will look into this. Board is wondering if this was from winter 2020-21 or for the upcoming winter.
- Bernie reported that there is one stump in the cemetery that still needs to be removed. He will check with Drost Tree Service.
- Bernie will also be meeting with Jacqueline from Consumers Energy regarding the holiday lights across the highway for next year.

X. Zoning Administrator Report

a. Accessory Buildings clarification

- Bill & Sue Hobbs will discuss with planning.

XI. Planning Report

- No planning meeting in December.

XII. Transfer Station Report

XIII. Public Comments

XIV. Pay the Bills

Motion by Kelenske, support by Sparks to approve the payment of the December bills.

Motion carried 4 to 0.

Adjournment

XV. Motion by Kelenske, support by Kondrat to adjourn.

Motion carried 4 to 0.

Time adjourned: 8:05 p.m.

Respectfully submitted,



Lynn M Sparks
Clerk

Boyne Valley Township Board
2021 Boyne Valley Township Master Plan

WHEREAS: Township of Boyne Valley, Charlevoix County, Michigan re-established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Boyne Valley Township Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township, and;

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WHEREAS: The plan was adopted by the Planning Commission on October 4, 2021;

NOW THEREFORE BE IT RESOLVED THAT,

The Boyne Valley Township Board does hereby concur with the action of the Planning Commission by means of passing this resolution on the 13th day of December 2021.

Motion: Kelenske

Second: Sparks

Ayes: Kelenske, Kondrat, Sparks,

Hobbs

Nays: None

Abstained: None

Absent: Matelski

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the December 13, 2021 meeting of the Boyne Valley Township Board.



Clerk

The Village of Boyne Falls Resolution for the 5 year master plan of Boyne Valley Township

The Village of Boyne Falls at the October 12, 2021 meeting approved the Boyne Valley Township's 5 year Master Plan.

The motion was made by Bill Bricker and seconded by Bill Carson. All in favor.



Marilyn Cousineau, Village President

TO: Local Entities
 FROM: Boyne Valley Township
 DATE: March 10, 2022
 SUBJECT: Adopted 2022 Boyne Valley Township and Village of Boyne Falls Master Plan

Boyne Valley Township has completed its Master Plan update. As required by the Michigan Planning Enabling Act, the adopted master plan is being transmitted for your community.

Comments should be transmitted to:
 Boyne Valley Township Planning Commission
 2489 Railroad Street
 P.O. Box 191
 Boyne Falls, MI 49713
 FAX: (231) 549-3143
 Email: supervisor@boynevalleytwp.org

Communities that received the Master Plan

COMMUNITY	ADDRESS	CITY	STATE	ZIP
Melrose Township Planning Comm.	P.O. Box 189	Walloon Lake	MI	49796
Chandler Township Planning Comm.	01450 Walton Road	Boyne Falls	MI	49713
Hudson Township Planning Comm.	08755 Huffman Lake Rd	Elmira	MI	49730
Elmira Township Planning Comm.	7252 Alba Rd.	Gaylord	MI	49735
Warner Township	PO Box 176	Elmira	MI	49730
Jordan Township	574 N M-66	Mancelona	MI	49629
Wilson Township Planning Comm.	319 N. Lake Street	Boyne City	MI	49712
Boyne City Planning Comm.	319 N. Lake Street	Boyne City	MI	49712
Charlevoix County Planning Comm.	301 State St.	Charlevoix	MI	49720
Antrim County Planning Comm.	P.O. Box 187	Bellaire	MI	49615
Northwest Networks	600 E Front St Suite 205	Traverse City	MI	49686
Boyne Mountain Resorts	600 Crooked Tree Dr.	Petoskey	MI	49770