

Paradise Township Master Plan



(Olds' Farm on Blackman Road)

***Prepared by:
Paradise Township Planning Commission***

***Adopted December 2002
Updated January 2006***

I.PURPOSE, STATUTORY BASIS

PURPOSE:

In the fall of 1981, the Paradise Township Board of Trustees created the Township Planning Commission by resolution, and in compliance with the requirements of Act 168 of 1959, as amended. The Township Board took this action for the following reasons:

1. The Township had experienced significant growth since the 1970 census, with a 47% increase in population according to the 1980 census reports.
2. The Township Planning Commission Act permits broader representation of the several interests in the Township.
 - a. The statute requires that a planning commission created under this Act to consist of not less than five or more than nine members who shall be representative of the major interests as they exist in the township.
3. The need for a future land use plan is becoming apparent.

The purpose of this plan is to provide a public document created by Paradise Township to serve as an official guide to the orderly growth and development of the Township in the future.

STATUTORY BASIS:

This plan is prepared under the requirements of the Township Planning Act of the State of Michigan, being Act 168 of the Public Acts of 1959, as amended.

This plan contains maps, chart and descriptive, explanatory material and other related material to show the planning commission's recommendations for the physical development of the unincorporated area of the township.

This plan is intended to propose a land use program consisting of a classification and allocation of land for agriculture, residential, commerce, industry, recreation, forest, public ways and buildings and other uses and purposes as found appropriate to Paradise Township.

II. TOWNSHIP BACKGROUND & HISTORY

BACKGROUND:

Setting: Paradise Township is located in the southern part of Grand Traverse County and is dominated by the Port Huron glacial moraine. The Township is therefore broken up into numerous rolling hills, and drains primarily to the north into the Boardman River, but also to the south into the Manistee River.

Typically, the Township is part of a geological formation running from Fife Lake Township on the east, to Grant Township on the west of a forest-agricultural setting. There are numerous wooded slopes, level to gently sloping areas devoted to farm crops and livestock, and a network of streams and wetlands. The Township is highly typical of glacially created rural environments in northern Michigan.

HISTORY:

The 1881 plat map of Grand Traverse County shows much of the land in Paradise Township owned by lumber interests, or the Grand Rapids and Indiana Railroad. However, many farms and residences were also recorded. Along with several mills and schools, the post offices of Kingsley and Mayfield were already established.

The Township followed a fairly typical trend of change in the late 1800's. First, there was extensive growth and development as the timber was harvested and the railroad was established. As the timber supply was exhausted, the mills closed and workers either moved on to other lumber companies, or remained and took up farming. Gradually, as the poorer soils failed to produce economic returns, these lands were returned to forest use, some reverting to the State of Michigan for non-payment of property taxes. In the 1950's extensive soil conservation efforts were begun and many barren areas were planted to pine.

The Township retains a rich heritage from the early days, both in the rural quality of the environment, and the friendliness and sense of community pride of the residents, many of whom are direct descendants of the early pioneers and lumberman.



Old Township Hall – Built in 1906

III. INVENTORY OF TOWNSHIP FEATURES

The development of a future land use plan must begin with a thorough review of the existing conditions. The physical features present in Paradise Township to a great extent form the basis for the future development of the Township.

The physical conditions present in Paradise Township that the Planning Commission feels must be considered in the development of a future land use plan are as follows:

- a. Soils
- b. Slopes and Drainage
- c. Urban Suitability of Soils
- d. Existing Land Uses
- e. Transportation
- f. Community Facilities
- g. Public Lands
- h. Forest and Agriculture
- i. Wetlands

Population Trends and Projections (the majority of population commutes to Traverse City for employment)

Schools

Economics

Mayfield Pond Park

The best features (most valued) of the Township are:

1. The natural environment (waterways, woodlands, hills, and swamps)
2. The rural atmosphere (farms, open spaces)
3. The friendly attitude of the community
4. The governmental services provided

The most serious problems of the Township are:

1. The economy (expressed as employment in Paradise Township)
2. Increased growth (seen as a threat to the rural environment)
3. Transportation (expressed as lack of public transportation)
4. Roads (deteriorating condition and seasonal roads)

AGRICULTURAL LAND:

1. Agricultural land will be developed according to existing township zoning ordinances and master plan, while trying to maintain a rural atmosphere.

SUBDIVISION:

1. Residential development should be encouraged to promote and conserve open space.

INDUSTRIAL AND COMMERCIAL GROWTH:

1. Industrial uses should be located in accordance with the Township Master Plan, and in compliance with the Township Land Use Zoning Ordinance.
2. Commercial areas have been planned to meet the needs of the growth.

ENVIRONMENTAL QUALITY:

1. General agreement on maintaining the natural qualities of the Township, particularly the river and stream environments, as well as ground water.

IV.GOALS

The following goal statements reflect basic principals of land uses and community values embraced by Paradise Township in the development and management of a future land use plan.

1. Promote the health, safety and general welfare of the residents of Paradise Township by establishing a sound basis for effective and reasonable zoning regulations.
2. Plan for the retention and protection of ground water and such ecological features as the Boardman River Watershed.
3. Assure new development occurs in such locations and with appropriate controls to protect the rural and natural character of Paradise Township, with special concern for water and sewer.
4. Protect and encourage agricultural and forestry uses where soils and other factors are conducive to these uses.
5. Provide a plan for the orderly growth of residential uses.
6. Promote the growth of commercial and industrial uses in the Township to provide employment and improve the community's economic base.
7. Utilize the Grand Traverse County Master Plan for guidance in maintaining the Kingsley area as a service center.

V. ANALYSIS AND PLANNING METHODOLOGY :

Soils - a range of soil associations and types are present in Paradise Township. They range from the Coventry-Karlin association of level, to strongly sloping, well-drained sands, to the Lupton-Roscommon association of poorly drained mucks, peats, and sands.

METHODOLOGY:

The Planning Commission has developed the future land use plan for Paradise Township with the understanding that the rural quality, the streams and wetlands, and the forests and agricultural lands are of primary importance to those that live, work and visit the Township.

The Township is related very closely to Kingsley Village, and the two governments are working closely to harmonize high-density residential, as well as industrial developments where public services can be made available. Economic growth and jobs are important. It is our intent the township and village both prosper.

GEOLOGICAL FEATURES:

As noted earlier, the Port Huron glacial moraine is located about midpoint in the Township. To the north, near Traverse City, lies the Manistee moraine, the result of the last advance southward of the Wisconsin ice age. Evidence indicates that the last ice advance, about 6,000 years ago, never reached Paradise Township. Therefore, the surface geology of Paradise Township is older than that of the northern part of Grand Traverse County.

A glacial outwash plain lies between the two moraines, and is made up of numerous giant spillways. A spur of the Port Huron moraine runs south of Kingsley into Wexford County. To the east and west are more outwash plains, where the melting glacier carried many spillways; thus today there exists a highly complex drainage pattern in the Township, still responding to the ice age.

URBAN SUITABILITY OF SOILS:

The Soil Conservation Service has rated soils based on their ability to accommodate urban uses. A range of slight, moderate, and severe, often serves as a good basis for land use planning.

In reviewing the map for Paradise Township, because of this glacial geology, the mix of soils and slopes is very evident. There are soils in the northern part of the Township that have slight limitations, and small areas near Summit City and McManus Corner. However, all of these areas are far removed from the present population center of Kingsley. There are some suitable soils south and west of the Village, and to a lesser degree to the east.

See Map - Wetlands (Urban Suitability)

EXISTING LAND USE:

The existing land use map for Paradise Township reveals a rural density in the middle and south portions of the Township, with agricultural and forestry uses fairly evenly mixed. The northern portion of the Township is made up predominantly of forests and wetlands. There is an increase of residential uses throughout Paradise Township.

A small community center exists in Mayfield, which contains a post office, and serves the resort area of the Arbutus Lakes to the north in East Bay Township, as well as a portion of Paradise Township east of Garfield Road.

The incorporated Village of Kingsley is located almost in the center of the Township, and contains a range of urban and commercial services, and Kingsley Area Schools. The entire Township is in the Kingsley school district.

See Map - Existing Land Use (Zoning)

TRANSPORTATION:

Michigan Highway 113 crosses east and west through the Township, and passes through the Village of Kingsley. M-113 is part of the State Trunk Line System, and connects Federal Highway 131, near Fife Lake, with Michigan 37 to the west.

Garfield Road (County Highway 611) proceeds from Kingsley north to Traverse City, a primary trade and employment center for the Township.

The Township road system is fairly complete in the mid portion of the Township, with about half of the section line roads paved. The road system is incomplete in the northern portion of the Township, and to a certain extent to the south, because of extensive wetlands and marshes. The Grand Traverse County Road Commission has established a classification system of County Roads, and maintains and improves the system based on this classification system. There are several seasonal roads in the township, and these roads are not maintained during the winter months.

A railroad proceeds from Walton Junction through Kingsley, following Garfield Road north, then west along the Boardman River. This railroad is owned by the State of Michigan, and leased to Tuscola & Saginaw County for operation.

Public and private bus transportation lines serve the Kingsley area. The Bay Area Transportation Authority, located in Traverse City, operates public transportation services to the township. It is a demand response system, with five daily trips into the township. Buses servicing Fife Lake also traverse the Voice/Clark Road corridor. Citizens can call BATA and will be picked up at their residence.

See Map - Transportation

PUBLIC LANDS:

The State of Michigan holds title to approximately 12,000 acres of land in Paradise Township. This land reverted to the state for non-payment of taxes when economic returns from the lands from timber and agriculture became very poor.

Most of these lands are located in the northern portion of the Township, as part of the wetlands associated with the Boardman River and its tributaries. The remainder of the state owned lands are located in the extreme south portion of the Township, and are associated with the Manistee River wetlands and tributaries.

The Kingsley Area Schools own approximately 200 acres of land just north of the Village of Kingsley, which is made up of sand ridges and the Swainston Creek wetlands. This land is largely reforested and contains a nature trail. The land is used by the school for educational purposes and is open to the public.

The Mayfield Pond Park is located in the Unincorporated Village of Mayfield. This park is on approximately 35 acres with a creek, pond, bridge, nature/hiking trails, picnic area, pavilion, and outhouse facilities. The land is wooded in some areas and open in others. The park is open to the public and the pavilion is available to rent by contacting Paradise Township.



View of the pond at Mayfield Pond Park



Informational display at Mayfield Pond Park

Kingsley Village own 80 acres northeast of the Village that is the site of the treatment lagoons for the Village sanitary sewer system.

Paradise Township owns 170 acres. A 40-acre parcel on Voice Road just east of Garfield Road, and a 40-acre parcel on M-113 just east of Kingsley Village, both of these parcels are reforested; also, a 20-acre parcel on N. Summit City Road, and the 35 acres for the Mayfield Pond Park.

See Map - Public Lands



Site of the 40 acre parcel on M-113

Civic Center South:

The 40-acre Village owned site consists of wooded and open land located south of Whispering Pines Subdivision. Access is from the south end of Clark Street. The land was signed over to the Village of Kingsley in 1949 by the Michigan Department of Natural Resources and utilized as a dump. Development of this park started in the spring of 2002, with much of the labor being done by local volunteers. Current development includes 4 soccer fields, 2 softball fields and Frisbee golf. Future plans include a concession stand, pavilion and a paved trail system. Paradise Township supports the efforts of the Village of Kingsley to obtain grants, etc. for this project.

See Map – Public Lands

COMMUNITY FACILITIES:

As noted earlier, the entire Township is in the Kingsley School District, with K through 12 school buildings located in the incorporated Village of Kingsley.

The KMP Building, also located in the Village, houses offices for the Village, and also includes fire and emergency service vehicle storage and training facilities.

The Civic Center South, located off of Clark Street, is a 40-acre park that is open to the public (see Public Lands – Civic Center South, for further information).

Paradise Township does have a Chamber of Commerce, titled the "Kingsley Area Chamber of Commerce" registered with the State of Michigan; however, it is not currently active.

Public water and sanitary sewers are located in the Village, with the sewer treatment facilities located northeast of the Village in Section 4.

Natural gas service is provided to the Village by Michigan Consolidated Gas Company.

Telephone services are provided by CenturyTel.

There is a Communication Relay Tower.

Electrical energy is provided by Cherryland Electric Cooperative in the north end of the Township and elsewhere by Consumers Energy.

Cable TV is also available in some portions of the Township.

See Map - Community Facilities

PRIVATE ORGANIZATIONS

The Kingsley Club Golf Course

Located at 5511 Mayfield Trail, offers premiere golfing to its members. The Club has hired caddies from the Kingsley Area Schools Golf Team and allows the golf team to play at the club.

NON PROFIT ORGANIZATIONS

Kingsley Sportsmans Club

For a small fee, club members can sight in their gun, practice, learn hunter's safety or take part in a benefit dinner for the community.

Eagles Club

The Eagles host fundraisers and benefits for the community. In addition, members donate their time for the annual Easter egg hunt for the Kingsley Area Schools.

The Kingsmen

The Kingsmen host a lunch wagon at local auction sales, of which proceeds over expenses are given to people who are in need. Some of the items they have helped with are shoes, clothing, glasses, and medicine. They meet the 2nd Tuesday of every month at the Kingsley Methodist church in the fellowship hall.

Summit City Grange

The Grange's main priority is lobbying for agricultural purposes. The Grange provides community service work, in addition to providing entertainment for our youth by holding dances. They provide benefit/funeral meals and help the elderly. The Grange is available to rent for receptions, weddings and other community needs.



Summit City Grange

PUBLIC ORGANIZATIONS:

Boys and Girls Club

The Boys and Girls Club offers after school child care and daycare during the summer months.

Churches

The township has a wide variety of churches for every denomination.

Kingsley Baptist Church, 7511 Blackman Rd.

Cherry Blossom Mennonite, 3903 Voice Rd.

Kingdom Hall of Jehovah Witnesses, 3750 M-113 E.

St. Mary's of Hannah is located just a few miles outside township limits.

Mayfield Church, 2300 Church St., Mayfield

Methodist Church, 113 W. Blair St., Village of Kingsley

Free Methodist Church, M-113 West



Kingsley Baptist Church

POPULATION TRENDS AND PROJECTIONS: (Deleted future population #'s)****

The following dates illustrate the historical population of Paradise Township:

<u>Year</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1996</u>	<u>2000**</u>
*Township	1,375	1,434	2,117	2,455	3,220	4191
Village	586	632	664	738	1,123	1469

**Township totals include the Village of Kingsley*

***Paradise Township 2000 census*

Please note that while Paradise Township increased 76% between 1990 and 2000, Kingsley Village increased by 99.1%. This is a significant increase in population and reflects a trend in development of low-density residential uses throughout the Township in the rural areas.

FOREST LANDS:

Paradise Township lands were inventoried in 1982 as part of the Northwest Michigan Prime Forestlands Identification Project. This project, a joint venture between the U.S. Forest Service and the Forestry Division of MI Department of Natural Resources, was coordinated by the Northwest Michigan Resource Conservation and Development Council.

The inventory identified soil types that have the potential to support timber or wood production at various rates of growth. Prime forestlands are recognized at the National and State level as lands capable of producing one (1) cord per year of wood growth. Timberlands of Regional or local importance produce at lower rates, but are important to the regional or local economy.

Nearly all land in Paradise Township is valuable as a forest resource. Minor wetlands or drainage ways are the only exception. There are approximately 4,000 acres of land in the

Township classified as prime forestland. This land is located primarily in the southern half of the Township and is also good farmland.

AGRICULTURAL:

In 1975, the TBRPC conducted a survey of agricultural producers in Grant, Mayfield, Blair, Paradise and Fife Lake Townships. Based on the long-term intentions of these producers as expressed in their responses to the survey, as well as soils maps, the Commission has developed an agricultural lands map.

With the depletion of marketable timber during the logging era, much of the land in Paradise Township was converted to agricultural uses. Township lands continue to be in agricultural use because of good soil conservation practice.

As with the forestland inventory, most of the good agricultural lands are in the southern half of the Township. The principal agricultural activities are row and field crops. Cash crops, dairy, and beef enterprises are the most prevalent, but Christmas trees and maple sugar production are also important. The development of the small farm of 5 to 20 acres, with animals and crops produced for consumption of the homeowner, continues.

OIL AND GAS DEVELOPMENT:

In recent years the oil and gas development has diminished in this Township.

Probably no other activity has had a more significant impact on the Township as has the development of the Niagran trend.

SCHOOLS:

Public education is provided by Kingsley Area Schools. Programs are offered for pre-school through Twelfth Grade. Facilities are located in the Village of Kingsley.

Kingsley presently serves approximately **1464*** K - 12 students

The District includes all of Paradise Township, and parts of Fife Lake, Union, Mayfield, Blair, Green Lake, Greenwood, and Grant Townships. The District consists of a service area of 170 square miles.

Kingsley is a rapidly growing district as the population of Grand Traverse County expands to the beautiful areas to the south. Enrollment is at an all time high, and an increasing student population stands as one of the greatest challenges for the district to meet in the future years. Due to the high enrollment, a new High School was built at the southeast sector of the Village and opened September 2001.

Private Schools:

St. Mary's of Hannah, a parochial school, enrolls about 80 students in grades pre-school through 8. The Head Start program serves around 30 students. The school is located approximately 5 miles west of Kingsley on M-113.

College Education:

Further education and training beyond high school are available in Traverse City at the Career Tech Center, Northwestern Michigan College, MSU Extension Services and the University Center Boardman Campus.

**Fourth Friday Enrollment, 2004*

ECONOMICS:

The primary source of income for Township residents is wages and salaries earned in employment in the Traverse City area.

Other sources of employment are building trades, agriculture, forestry, Kingsley School District, Pugsley Correctional Facility, and public/service employment within the Village.

STATE EQUALIZED VALUE TRENDS:

The 2005 state equalized value of Paradise Township, including real and personal property, and Kingsley Village is \$1680727.00.

Residential:	\$116,110,600.00
Commercial:	\$ 7,688,200.00
Agricultural:	\$ 10,467,600.00
Industrial:	\$ 38,400.00
Timber Cutover:	\$ -0-

Personal property was valued at \$5,097,200.00

The 2002 state equalized value of Paradise Township, including real and personal property, and Kingsley Village was \$102,467,560.00.

2001 state equalized value of Paradise Township, including real and personal property, and Kingsley Village was \$89,291,060.

2000 state equalized value of Paradise Township, including real and personal property, and Kingsley Village was 75,301,700.

BUSINESS AND INDUSTRY:

There are a few commercial and light industrial businesses located in Paradise Township – see Appendix A. The Planning Commission added to the commercial district in its Master Plan in 2001 and 2005, to anticipate the growing need of commercial developments within the Township.

In addition, there are numerous home businesses located in Paradise Township, providing goods and services needed in the community.



View of commercial district on Garfield Rd.

Business and Industry Concerns:

As stated in the Kingsley Village Master Plan, there is a need for a community center for youth, teens and senior citizens.

Updates: As discussed in the Master Plan of 2002, The Village and Township offices were overcrowded and the KMP Building was in need of physical and architectural improvements. The Township reviewed their options of building a new office and/or building a new emergency services building with township offices on its property located off of M-113. After 10 years of saving, the Township built a new township hall on its property at 2300 E. M-113 and opened in July of 2004. The Township paid off the loan for the new building in November 2005.

Fire Department and Ambulance Services:

The Townships of Mayfield, Paradise and the Village of Kingsley are currently looking at their options for a new emergency services building to house both the fire department and ambulances. Current estimated costs are around \$1,000,000.00. The old KMP building currently houses the Village offices and the fire/ambulance department, although there has been an offer discussed to purchase the building. The various boards are reviewing.

Housing:

The housing in the Paradise Township area consists of older homes (farms) and new homes. They range from modest homes to high end residential.

Subdivisions:

Timber Ridge (FKA Sparling Acres) is located off of Sparling and Wood Rd. and is currently under development, with several new houses built in 2004.

Site Condominiums - Breckenridge - located off of Old County Rd. 611, Walton Pines - located off of Walton Pines Drive, Camelot – located off of Kingsley Road and Linwood Farms – located off of Garfield and Danbury Lane.

Housing Needs and Concerns:

While the township currently offers homes that could be considered starter/modest homes, there is a need for multi-family units, such as condominiums, townhouses and mixed commercial-residential units to add to the affordability and rental housing issues. Cluster Housing and PUD's will be an asset to the Township, to preserve the open space while providing more viable options for our citizens.

A concern for the Township is the State Land Division Act of 1996. This Act *amended the Subdivision Control Act of 1967*, and has enabled the large property owners of Paradise Township to divide their acreage into 2 ½ acre parcels, which unfortunately has created more sprawl. Further education is needed on this issue for the Planning Commission, Township Board and township citizens to handle this continuing problem.

VI. THE MASTER PLAN:

As discussed in an earlier section of this report, Paradise Township has a rich cultural heritage built on lumbering and agriculture, but as seen since 1982 is becoming more residential each year as farm acreage is being split up.

The character of the land has been established by the glaciers, and has resulted in a landscape of great variety and interest. Analysis of the Township features and the attitudes of the residents reveal a strong basis to retain this rural quality.

The goals of this plan are to accommodate new growth conducive to the orderly development of the Township.

Therefore, Paradise Township is divided into the following future land use districts:

See Map - Master Land Use Plan

LOW DENSITY RESIDENTIAL DISTRICTS:

The residents of the Township desire that the rural, naturalistic character be maintained, and low-density residential development by persons seeking quiet, peaceful, rural and natural surroundings of farm, field and forest is the intent of this district. Further, it is the intent of these districts to protect agricultural and forest areas from encroachment of incompatible land uses that by their nature would disrupt farming operations or productivity, especially pertaining to livestock farming, or the quiet refuge of forested areas.

AGRICULTURAL DISTRICT:

This district comprises most of the lands in the central and southern portion of the Township, and contains lands best suited to agricultural uses. The Township recognizes the value of this agricultural land for these purposes and the rich contribution to rural quality that the land makes. While it is the primary intent of this area to accommodate traditional agricultural activities, it is also recognized that these lands are an interface between agricultural uses and high density residential uses, thus their suitability to low-density residential development.

FOREST RECREATIONAL:

This district is comprised of the lands in the northern quarter, and extreme southeasterly corner of the township. Most of the 12,000 acres owned by the State of Michigan are located in these forest recreational districts. The intent of this district is to establish uses that preserve the land for recreation and conservation uses, yet allow for low-density residential and planned unit development.

MEDIUM DENSITY RESIDENTIAL DISTRICT:

This land area surrounding the incorporated Village of Kingsley, and the unincorporated village of Mayfield is of rural quality, and contains agricultural and forestry uses, but is becoming more urban in character. Over the past several years, residential growth has occurred in this district, and this plan recognizes that this trend will continue.

Subdivisions created under the Michigan Plat Act will be encouraged in this district; residential uses on an average basis are to be the primary use. Agricultural and forestry activities will be viewed as supplemental uses in this district.

HIGH DENSITY RESIDENTIAL DISTRICT:

This district contains high-density residential districts, which include the Unincorporated Villages of Mayfield and Summit City.

INDUSTRIAL DISTRICT:

It is the intent of this district to serve as a future development area for industrial uses.

THE UNINCORPORATED VILLAGE OF MAYFIELD:

The Unincorporated community of Mayfield has a U.S. Post Office, and convenience commercial establishments, as well as several residences and a church.

Several recreational elements utilize this small community. The cross-Michigan riding and hiking trail, the DNR scenic drive, and the Mayfield historic mill site are all part of Mayfield. The Mayfield Historic Mill Site is situated on 18.33 acres, which was donated to the Township of Paradise in 1984 by Lester and Anne Biederman. This property (known as the Mayfield Pond property) is the site of Mayfield Pond Park. In addition, the Forest Lakes resort area uses the post office and commercial businesses. In addition to the original 18.33 acres, Rotary Charities donated 32.8 acres to the Mayfield Pond Park in 2001. This land is currently being considered for walking trails, which would tie in with existing trails at the park.

This district is intended to serve convenience commercial and seasonal tourist needs as referenced in the Paradise Township Land Use Zoning Ordinance, ARTICLE XVII COMMERCIAL C, Section 17.15 - Commercial C-1 Mayfield Business.

KINGSLEY VILLAGE:

This plan recognizes Kingsley Village as the urban center for Paradise Township.



Please refer to the Village of Kingsley Master Plan and Community Handbook, adopted in May 2001 for further information.

COMMERCIAL DISTRICT:

This district is to provide an area primarily dedicated to general commercial uses where business services are provided and associated traffic of both truck and automobile is expected.

Paradise Township recognizes that this development may occur along the M-113 corridor from Clark Road to Van Pelt Rd., excluding the Village. Commercial development presently exists on Garfield Road north of Voice Rd.



Scheck Signs on M-113, near Clark Rd.



View of Commercial District on Garfield Rd.

PLANNED UNIT DEVELOPMENT DISTRICTS:

STATEMENT OF INTENT: It is the purpose of this section to encourage imaginative and livable housing environments and to lessen and mitigate the impacts of sprawl development within Paradise Township through a planned reduction, or averaging, of the individual lot area requirements for the FR-1, R-1, R-2, and A-1 zone districts, or a combination of these districts, providing the total density of the project may equal but not exceed the combined total allowed density for each district calculated separately, unless the project qualifies for a bonus density. Such averaging or reduction of lot area requirements shall only be permitted when a landowner, or group of owners acting jointly, can plan and develop a tract of land as an entity and thereby qualify for regulation of that tract of land as one complex land use unit, rather than an aggregation of individual buildings located on separate unrelated lots. Under these conditions, a special use permit may be issued for the construction and occupancy of a planned unit residential development PROVIDING the standards, procedures, and requirements set forth in this Section can be complied with.

III.IMPLEMENTATION RECOMMENDATIONS:

The following recommendations are made to implement this plan:

1. That the Township will utilize the Township Rural Zoning Act to implement the goals and recommendations of this plan.
2. To use the Grand Traverse County Development Guidebook, Mobile Home Commission Handbook, and the Grand Traverse County Master Plan.
3. Encourage the use of Act 116, the Farmland and Open Space Preservation Act, as a tax incentive to owners of agricultural and forest lands to retain these lands in their present use.
4. Investigate other programs that may provide incentives for retaining and encouraging agricultural and forestry uses.
5. Investigate other programs and grants that may aid in the development of residential and recreational growth.
6. Utilize the use of Act 425 Contractual Agreements for Boundary Adjustment issues as they relate to higher intensity development adjacent to Kingsley Village to allow the township and village to share revenue.
7. Utilize the Village of Kingsley Master Plan and Community Handbook as needed.

VIII.BIBLIOGRAPHY

1. *Paradise Township Issues*, February 1982, Paradise Township Board
2. *Population Characteristics of Northwest Michigan*, June 1982, Data Research Center, Inc.
3. *Grand Traverse County Soil Survey*, January 1966, U.S. Department of Agriculture
4. *Agricultural Lands Survey*, April 1977, Traverse Bay Regional Planning Commission
5. *Village of Kingsley Master Plan*, adopted May 2001
6. *Paradise Township Master Plan*, adopted November 2002

APPENDIX A

Paradise Township Government and Staff Directory

Township Board (Elected Officials)

Evelynne Marie Dean, Supervisor
Judith Smith, Clerk
Jessi Sedlacek, Treasurer
Mitchell Sedlacek, Trustee
John Roop, Trustee

Office Staff

Dawn Plude, Assessor
Cheri Tuller, Secretary
Evelynne Marie Dean, Zoning Administrator

Planning Commission

Mike Schoech, Chair
Rob Bach, Vice Chair
Cheri Tuller, Secretary
John Roop
Don Smith
Kent Stiner
John Conroy
Carol Inman (Alternate)
Michael Geisert (Alternate)

Zoning Board of Appeals

Tim Wicksall, Chair
Max Lown, Secretary
John Conroy
Dick Moore
Eleanora Strange
Gene Wadford, Alternate

Mayfield Pond Park

John Whittaker
William Grice
Ramon Westbrook
Mitchell Sedlacek
Mark Douglass

Board of Review

Evelynne Marie Dean, Secretary
Sharon Reid
Tony Weber
Dick Wooters

APPENDIX B **TOWNSHIP GOVERNMENT**

Paradise Township Board governs the conducts the business of Paradise Township. The Board may appoint additional committees and hire staff as deemed necessary. A directory of elected officials, committee members, and staff is provided in Appendix A.

Township Board Meetings:

All official meetings are open to the public. All meetings provide opportunities for public input and the community is encouraged to attend. Meetings are held as indicated on the adopted meeting schedule unless holidays conflict. Additional meetings may be scheduled as necessary. All meeting notices are posted on the entrance doors of the Township hall at 2300 E. M-113, Kingsley, MI. Meeting dates and times may be confirmed by contacting the Township Office.

Township Board:

The Township Board consists of 5 members who are elected to a four-year term. They are as follows: Township Supervisor, Township Clerk, Township Treasurer and two Trustees. All Board members vote on all issues, unless there is a direct monetary gain for that member. All Board members are paid a yearly salary.

Meetings: Work Session – First Wednesday every month at 7:00 p.m., only if needed.

Regular Meeting: Second Wednesday every month at 7:00 p.m.

Location: Township Hall, 2300 E. M-113, Kingsley

Planning Commission:

The Paradise Township Board appoints the Paradise Township Planning Commission. Their function is to implement a Master Plan and Zoning Ordinance, and to review site plans. The Planning Commission is comprised of 7 members, with 2 alternates. Planning Commissioners are paid a small stipend for each scheduled meeting they attend.

Meetings: First Thursday every month at 7:00 p.m.

Location: Township Hall, 2300 E. M-113, Kingsley

Staff:

Paid staff consists of a part-time Zoning Administrator, one part-time Assessor and one full-time Office Assistant. The Township Board retains Roger Williams as a Planner on an as needed basis.

Facilities:

Township Hall. Township official offices, elections, committee and governmental meetings are all held at the township hall located at 2300 E. M-113, Kingsley, MI. The Kingsley, Mayfield Township, and Paradise Township emergency facilities are currently housed at the KMP Building located at 115 E. Blair Street, Kingsley, MI.

Fire and Police:

The Grand Traverse County Fire Battalion 2 and the Kingsley Area Ambulance provide fire and emergency protection for Kingsley, Mayfield Township, and Paradise Township. Staffing includes a Fire Chief and volunteer Firefighters/Emergency Medical Technicians. The Ambulance Department has one full-time staff member, paid for by a millage passed in August 2002.

Police protection is through the Grand Traverse County Sheriffs Department.

Regulations:

The following regulations provide for the Paradise Township Board to ensure the health, safety and welfare of persons and property located within the Township, and to provide penalties for the violation of the provisions thereof. The following documents are available for review at the Paradise Township Office.

- a. Zoning Ordinance – regulates land use and implements the goals and policies of the Master Plan. Zoning regulations have the force of law through Act 207, public acts of 1921.

APPENDIX B
LAND USE PERMITS

Land use is regulated by Paradise Township. Land areas are divided into the following districts: Residential (R1-Single Family) R2 – Mixed Residential, Commercial, Industrial, Forest Recreation, Planned Unit Development and Subdivisions, including site condominiums. For additional information regarding zoning districts and regulations, please see the Paradise Township Zoning Ordinance or the Zoning Administrator. A land use permit must be acquired prior to development and/or land use change.

Land Use Permits are issued by the Paradise Township Zoning Administrator. The Zoning Administrator requires the application before a Land Use Permit can be issued. The land use permit fee schedule is also provided (fees subject to change). After obtaining a Land Use Permit, a Building Permit must be obtained (when necessary) from the Grand Traverse County Construction Code Office before construction can begin.

The Zoning Administrator will visit your property to measure for setbacks. The Township Assessor will visit the property during or after completion of the project to update the property files.

