Paradise Township

Grand Traverse County, Michigan

PC 2014-1 Resolution of the Planning Commission
Adopting the Master Plan and Future Land Use Map and Zoning Plan

At a regular meeting of the Planning Commission of Paradise Township, Grand Traverse County, Michigan, held on October 2, 2014 at 7 p.m. prevailing local time.

Present: Wicksall, Cole, Lajko, Olson and Hodges

Absent: Case and Joppich

The following Preamble and Resolution were offered by Commissioner Cole and supported by Commissioner Wicksall:

WHEREAS, the Paradise Township Planning Commission, pursuant to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), has studied and prepared the recommendations for the development of the Township; and

WHEREAS, the Planning Commission has developed a Master Plan consisting of research and analyses dealing with land use, demographics, retail and office uses, Village of Kingsley Master Plan, commercial development, transportation, community facilities, recreation and other pertinent topics; and

WHEREAS, the Planning Commission has used the Master Plan analyses to prepare a Future Land Use Map and Zoning Plan that allocates land in appropriate amounts for the future development of residential uses, commercial/industrial uses, public and institutional uses; and

WHEREAS, the Master Plan incorporates recommendations from Grand Traverse County Planning Commission, Grand Vision and the residential surveys that went to all the property owners within the boundary of Paradise Township (including the Village of Kingsley); and

WHEREAS, the Planning Commission held a public hearing on September 4, 2014 and considered all comments and concerns of the public and public agencies including Paradise Township Board; and
WHEREAS, the Planning Commission recognizes that the Master Plan, Future Land Use Map and Zoning Plan are flexible guides for public and private decision-making that will keep the Township in motion towards its vision to maintain outstanding quality of life for all residents.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Township of Paradise hereby adopts the Master Plan, Future Land Use Map and Zoning Plan and resolves to use the Plan and Map together to guide the overall development of the Township.

Roll Call Vote: Yes - Wicksall, Lajko, Olson, Hodges and Cole. Nay - 0

RESOLUTION DECLARED ADOPTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission of the Township of Paradise, Grand Traverse County, Michigan, at a regular meeting held on October 2, 2014.

Zach Cole, Paradise Township Planning Commission Chair

October 2, 2014

Jeff Joppich, Paradise Township Planning Commission Secretary

October 2, 2014
Paradise Township Master Plan

Paradise Township
Looking Towards the Future

Prepared by:
Paradise Township Planning Commission

Adopted December 2002
Updated January 2006
Oct. 2, 2014 adopted
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 Michigan Planning Enabling Act 33 of 2008, 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 Michigan Planning Enabling Act of the State of Michigan, being Act 33 of the Public Acts of 2008, 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. 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 Indian Treaty of 1836 paved the way for what is now known as Michigan to be created in 1837. The inhabitants of this area were the Mound Building Indians. The land was occupied predominately by the Ottawa Indians. Missionaries came to the area in 1839 and the first mission was established in the northern portion of, what is known as, “Old Mission” in Peninsula Township, Grand Traverse County.

The first governmental survey of Paradise Township took place in 1838 and 1839. Around 1846 lumbering was in its infancy and was first started along the Boardman River and worked its way inland. In 1852 the first township land patents for Paradise Township were issued to Perry Hannah and Albert Lay who were known as the Hannah, Lay and Company. Around 1860 lumbering mills and sawmills were the main source of income for many in this area. In 1870 Paradise Township had a Census population of 266. By 1890 the population had more than doubled to 555. The 1900 Census had shown that the Township population had grown to 1,357. In the early portions of the 1900’s most of the timber had been logged off and those residents who stayed behind went into farming.

The 1881 plat map of Grand Traverse County shows much of the land in Paradise Township owned by lumber interests and by the Grand Rapids and Indiana Railroad. However, many farms and residences were also recorded. There were several mills, schools, and 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 lumbermen.
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, which 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

Other considerations in the development of a future land use plan include:

A. Population Trends and Projections (a majority of the population commutes to Traverse City for employment)  
B. Schools  
C. Economics  
D. Mayfield Pond Park

The most valued features 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)
IV. GOALS

The following goal statements reflect the desires expressed by the residents of Paradise Township in numerous zoning ordinance meetings which occurred in 2007/2008, as well as priorities the residents listed in the 2009 Community Survey results. A copy of this survey is on file at the Township offices and is incorporated herein by reference:

1. Protect and preserve agricultural businesses and the farming lifestyle of our Township.

2. Protect and preserve the rural character and nature of Paradise Township.

3. Encourage sensible commercial development in the Township, particularly along the M-113 corridor and on Garfield Road north of the Village of Kingsley limits.

4. Preserve and provide for low density development and assure that new developments occur in such location and with appropriate controls to protect the rural and natural character of Paradise Township.

5. Enforce existing ordinances, in particular those ordinances that deal with the storage and disposal of refuse/trash.

6. Lower the tax burden on the Township residents through zoning where it is applicable.

7. Plan for the retention and protection of ground water and such ecological features as the Boardman River Watershed.

8. Paradise Township will strive to work with other municipalities for the benefit of our residents.
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 the Village of Kingsley, 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 that 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 exist 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.

Knowing the soil types and limitations of the soils dictates how Paradise Township will plan for the future of our community.
EXISTING LAND USE:
The existing land use map for Paradise Township reveals a rural density in the middle and southern 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 the area known as 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)
AGRICULTURAL:
In 1975, the Traverse Bay Regional Planning Commission (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 raw 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.

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 Michigan 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.

PUBLIC LANDS:
The State of Michigan holds title to approximately 5,000 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. Approximately 75% 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 remaining state owned lands is located in the extreme southern 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.
View of the pond at Mayfield Pond Park

The Mayfield Pond Park is located in the Unincorporated Village of Mayfield. This park is on approximately 57 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.

Views of Mayfield Pond Park

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 57+/- acres for the Mayfield Pond Park.

See Map - Public Lands
**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. The Park includes a concession stand, 2 pavilions, paved trail system and an ice skating rink. Paradise Township supports the efforts of the Village of Kingsley to obtain grants, etc. for this project.

![The ball fields at Civic Center South](image)

See Map – Public Lands

**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

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, and public/service employment within the Village, Township, County and State of Michigan.

POPULATION TRENDS:
The following dates illustrate the historical population of Paradise Township:

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<th></th>
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<tbody>
<tr>
<td>Township**</td>
<td>1,375</td>
<td>1,434</td>
<td>2,117</td>
<td>2,455</td>
<td>4,191</td>
<td>4,713</td>
</tr>
<tr>
<td>Village of Kingsley</td>
<td>586</td>
<td>632</td>
<td>664</td>
<td>738</td>
<td>1,469</td>
<td>1,480</td>
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* 2010 U.S. Census estimate  ** Township totals include the Village of Kingsley
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.

**STATE EQUALIZED VALUE TRENDS:**
The 2013 state equalized value of Paradise Township, including real and personal property, is $137,198,100.

<table>
<thead>
<tr>
<th>Type</th>
<th>Value</th>
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<tr>
<td>Residential</td>
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<td>Commercial</td>
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<tr>
<td>Industrial</td>
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</tr>
<tr>
<td>Timber Cutover</td>
<td>$0</td>
</tr>
<tr>
<td>Personal Property</td>
<td>$6,040,500</td>
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</tbody>
</table>

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

**Housing:**
The housing in the Paradise Township area consists of older homes 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.
- Breckenridge - located off of Old County Rd. 611.
- Walton Pines - located off of Walton Pines Drive.
- Camelot – located off of Kingsley Road.
- Linwood Farms – located off of Garfield Rd 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.
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.

Business and Industry Concerns:
As stated in the Village of Kingsley Master Plan, there is a need for a community center for youth, teens and senior citizens. 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.
OIL AND GAS DEVELOPMENT:
In recent years the oil and gas development has diminished in this Township.

Paradise Township South (T25N-R10W)
111 wells have been permitted in the Township
30 wells produced at one time or are still producing.

Paradise Township North (T26N-R10W), Sections 19 through 36.
170 wells have been permitted in the south one-half of the Township
47 wells produced at one time or are still producing.

Totals for our political township
- 281 wells have been permitted
- 77 wells produced at one time or are still producing

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

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.

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

Natural gas service is provided to portions of the Township by Michigan Consolidated Gas Company.

LP Gas is provided by several private transportations services located in the greater Grand Traverse area.

Telephone services are provided by CenturyTel.

There is a Communication Relay Tower along with wireless providers that provide service to the area.

Electrical energy is provided by Cherryland Electric Cooperative and Traverse City Light and Power 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

Fire Department and Ambulance Services:
Paradise Township received bids in 2008 to construct a new Emergency Services Building. In January 2009 the building was completed adjacent to the Township offices and now it is being
used by the Kingsley Area Ambulance Service and Battalion 2 Fire Department, a division of Rural Fire.

SCHOOLS:

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

Kingsley presently serves approximately 1502* K - 12 students. *Fourth Friday Enrollment

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.

PUBLIC ORGANIZATIONS:

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

Kingsley Friends of the Library: The Kingsley friends of the Library supports, serves and advocates for the Kingsley Branch Library of the Travers Area District Library. We believe that an excellent branch library is critical to the cultural enrichment, preservation of knowledge and community development in the Kingsley area.

Rainbow of Hope: Rainbow of Hope Farm (RHF), a 501-c-3 non-profit located in southern Grand Traverse County, is a work site and residence for developmentally disabled adults.

The Rock: Youth Center provides youth with healthy relationships, a sense of purpose, confidence, and the ability to contribute to society.

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, 2441 Patricia Lane.
• St. Mary's of Hannah is located just a few miles outside Township limits west on M-113.
• Mayfield Church, 2300 Church St., Mayfield
• Methodist Church, 113 W. Blair St., Village of Kingsley
• Free Methodist Church, M-113 West
PRIVATE ORGANIZATIONS:

The Kingsley Club Golf Course: Located at 5511 Mayfield Trail, it 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 Sportsman's Club: For a small fee, club members can sight in their gun, practice shooting bows and firearms, learn hunter's safety and/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 profits 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

Kingsley Area Chamber of Commerce: 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.
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/R-1:
The residents of the Township desire that the rural, naturalistic character be maintained. 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.

WILDLIFE RESIDENTIAL DISTRICT (WLR)
This district comprises of lands that traverse north and south within the Township that has not been used as a readily recognized agricultural used lands due to lowlands, wetlands, slopes or has been fallow for years lead the Township to develop a district in where residential use would be the primary and that much of the area was left in its natural state to allow for travel corridors for wildlife that is common to our area. This district is intended for low density residential development equivalent to one unit per two and half (2½) acres in size.

FOREST RECREATIONAL:
This district is comprised of the lands in the northern quarter, and extreme southeasterly corner of the township. Most of the 5,000 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/ R-2:**
This land area surrounding the incorporated Village of Kingsley and in the unincorporated Villages of Mayfield and Summit City is of rural nature, 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.

**NATURAL RIVERS DISTRICT**
This District is comprised mostly of environmentally sensitive soils and natural waterways that drain into the Boardman River, a blue ribbon trout stream which flows directly into Grand Traverse Bay, Lake Michigan. These designated areas have restricted uses which are governed by the Natural Rivers Act commonly known as Act 451 of 1994. MCL, 324.30501.

![Image](image.png)

**THE UNINCORPORATED VILLAGE OF MAYFIELD:**
The unincorporated Village of Mayfield has a U.S. Post Office, convenience commercial establishments, a church, as well as several residences.

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.
THE UNINCORPORATED VILLAGE OF SUMMIT CITY:
The unincorporated Village of Summit City was platted around 1884. Due to the location of the railroad this area became a residential hub with a few processing facilities such as potato processing. This area is also home to the Grange Hall. The National Grange is the nation's oldest national agricultural organization, with grassroots units established in 2,700 local communities in 40 states. Its 200,000 members provide service to agriculture and rural areas on a wide variety of issues, including economic development, education, family endeavors, and legislation designed to assure a strong and viable Rural America. It was formed in the years following the American Civil War to unite private citizens in improving the economic and social position of the nation's farm population. Over the past 143 years, it has evolved to include non-farm rural families and communities.

VILLAGE of KINGSLEY:
This plan recognizes the Village of Kingsley as the urban center for Paradise Township.


The Village of Kingsley is served by a central water system along with sewer lines to a waste water treatment facility. The Village of Kingsley relies exclusively on groundwater for drinking water sources. In response to the concern over safety of public drinking water supplies, the Village has instituted a wellhead protection program. It is the intent of this Plan to encourage protection of the Village's public water supply wells through the establishment of a Wellhead Protection Area Overlay. The overlay area should be designated based on a delineation prepared by a qualified professional hydrogeologist. Within the overlay area, zoning regulations will limit land uses and practices that may degrade groundwater quality within the wellhead protection area. Even outside of the wellhead protection areas, non-point sources of contamination can affect the Village's public water supply. In addition to an overlay area, it is recommended that the Village require monitoring of hazardous uses outside of the overlay area and that shared community septic systems be utilized and encouraged where practical to reduce the potential for pollution of groundwater.

The most significant source of water supply contamination are landfills, surface impoundments areas, subsurface percolation from septic tanks and cesspools, open dumps, uncapped or
improperly capped abandoned wells, injection wells and underground storage tanks. These uses represent both point and non-point contamination sources. Point source is the term used to describe contaminants, which originate in the immediate area of the well or tap. All of the above, if located in close proximity of the water supply source, are examples of potential point source polluters. Contaminants from these uses may seep directly down through the soil to the water source.

Non-point source contamination is much more difficult to control because the cause of the problem may actually be located a considerable distance from the well. This type of contamination is caused by pollutants that filter into an underground aquifer and then migrate slowly through the groundwater aquifer to off-site well and water sources. Prevention of this type of contamination must involve a collective effort on the part of property owners and local officials from a large geographic area. It is the recommendation of this Plan that all existing and future wells be protected from both point and non-point source contamination to the greatest degree possible.

COMMERCIAL/MANUFACTURING DISTRICT:
This district is to provide an area primarily dedicated to commercial/manufacturing 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 as delineated on the Future Land Use Map.

Scheck Signs on M-113, near Clark Rd.  View of Commercial District on Garfield Rd.
VII. IMPLEMENTATION RECOMMENDATIONS

The following recommendations are made to implement this plan:

1. That the Township will utilize the Michigan Zoning Enabling Act to implement the goals and recommendations of this 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. Study the use of Act 425 Contractual Agreements for Boundary Adjustment issues as they relate to higher intensity development adjacent to Village of Kingsley and to allow the Township and Village to share revenue if agreeable by both governmental units.
7. Consult the Village of Kingsley Master Plan and Community Handbook as needed.
VIII. BIBLIOGRAPHY

4. *Agricultural Lands Survey*, April 1977, Traverse Bay Regional Planning Commission
APPENDIX A

Paradise Township Government and Staff Directory

Township Board (Elected Officials)

Tim Trudell, Supervisor
Lisa Gulliver, Clerk
Angel Hindman, Treasurer
Tim Wicksall, Trustee
Robert Whims, Trustee

Joint Park and Recreation Committee

Tim Trudell, Board Rep.
Mark Douglass
Sarah Merz

Office Staff

Dawn Plude, Assessor
Marvin D. Radtke Jr., Planning/Zoning Administrator

Board of Review

Tim Trudell, Secretary
Jennifer Hodges, Chair
Robert Hills
Jo Moloci
Karen Send (alternate)

Planning Commission

Zachariah Cole, Chair
Rob Lajko, Vice Chair
Phil Case, Secretary
Tim Wicksall, Board Representative
Jennifer Hodges
Jeff Joppich
Gerald Olson

Zoning Board of Appeals

Max Lown, Chair
Angel Hindman
Renee Case, Secretary
Eleanor Strange
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 front 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 (2) 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: Regular Meeting; Second Wednesday every month at 6:00 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. Planning Commission members are paid a small stipend for each scheduled meeting they attend.
Meetings: First Thursday every month at 6:00 p.m.
Location: Township Hall, 2300 E. M-113, Kingsley

Staff:
Paid staff consists of a Planning/Zoning Administrator, Contracted Assessor

Facilities:
Township official offices, elections, committee and governmental meetings are all held at the Township Hall located at 2300 E. M-113, Kingsley, MI. Paradise Township emergency (Fire and Ambulance) facilities are also located on the same site as the Township Hall.
**Police, Fire, and Ambulance:**
The Grand Traverse County Fire Battalion 2 and the Kingsley Area Ambulance provide fire and emergency services for Kingsley, Mayfield Township, and Paradise Township. Staffing includes a Fire Chief and volunteer Firefighters/Emergency Medical Technicians.

The Ambulance Department has two full-time staff members, paid for by a millage passed in August 2008.

Police service is through the Grand Traverse County Sheriff's Department.
**Zoning Plan**

Section 33, (2), (d), of the Michigan Planning Enabling Act (Act 33 of 2008) requires that Master Plans adopted after September 1, 2008 include a Zoning Plan to explain how the future land use categories in this Plan relate to the zoning districts incorporated in the Township’s Zoning Ordinance. The following table relates the more general future land use categories with the zoning districts and discusses features and factors to be considered in reviewing requests to rezone lands in the Township consistent with this plan.

<table>
<thead>
<tr>
<th>Future Land Use Categories</th>
<th>Supporting and Compatible Zoning Districts</th>
<th>Potentially Compatible Zoning Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>R-1 Residential</td>
<td>AG</td>
</tr>
<tr>
<td>Wildlife Residential</td>
<td>Agricultural/Forest Recreation</td>
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<tr>
<td>Agricultural</td>
<td>Agricultural</td>
<td>Forest Rec / WLR</td>
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<tr>
<td>Forest Recreation</td>
<td>Forest Recreation</td>
<td>AG / WLR</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>R-2 Residential</td>
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<tr>
<td>Natural Rivers District</td>
<td>Natural Rivers District</td>
<td>AG / WLR</td>
</tr>
<tr>
<td>Commercial/Manufacturing</td>
<td>Commercial/Manufacturing</td>
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</table>

In considering a request to rezone property in Paradise Township, the Planning Commission shall use the foregoing table, the future land use map and the future land use descriptive narrative of this plan to evaluate the proposed rezoning. Evaluation of the specific rezoning request shall also consider the following:

- Whether the proposed site may be reasonably used as it is currently zoned.
- Whether the proposed site is an appropriate location.
- Any and all of the land uses that might be permitted within the requested zoning district.
- Whether there may be other locations in the community that are better suited to accommodate such uses.
- Any potential detrimental impact on the surrounding property that could result from the proposed rezoning.

In all cases, this Zoning Plan shall be applied as a guideline for the Planning Commission and is subject to the appropriate application of the discretionary authority permitted to the Planning Commission and Township Board by statutory authority, case law and good planning practice. Nothing in this Zoning Plan will preclude the Planning Commission and Township Board from considering amendments to this Master Plan to better serve the public interests of the community.