

HUDSON TOWNSHIP COMPREHENSIVE PLAN

Hudson Township  
Charlevoix County  
Michigan

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## TABLE OF CONTENTS

Chapter	Page
Title Page . . . . .	i
Table of Contents . . . . .	ii
List of Figures . . . . .	iv
List of Tables . . . . .	v
1. Introduction . . . . .	1-1
Location	
Planning History in Hudson Township	
2. Social and Economic Characteristics . . . . .	2-1
Population	
Age Distribution and Racial Make Up	
Income, Employment and Education	
Housing Stock and Property Values	
3. Natural Environment . . . . .	3-1
Climate	
Geology	
Soils	
Topography	
Water Resources	
Wetlands and Woodlands	
Fish and Wildlife	
Sites of Environmental Contamination	
4. Community Services and Facilities . . . . .	4-1
Water and Sewage Disposal	
Solid Waste	
Other Public Utilities	
Roads and Transportation	
Recreation	
Police, Fire, Ambulance	
Private, Civic and Non-Profit Organizations and Facilities	
Schools	
5. Existing Land Use and Zoning . . . . .	5-1
Land Use Statistics	
Patterns of Land Divisions	
Urban/Built-Up	
Agriculture and Non-Forest Upland	
Forest and Wetlands	
Retreat/Recreation	
Existing Zoning and Land Use Controls	

6.	Community Goals and Policies . . . . .	6-1
	Goals and Objectives (from 1974 Sketch Land Use Plan)	
	Hudson Township Assets and Problems	
	Comprehensive Plan Research and Mapping	
	Goals and Objectives - 1993 Comprehensive Plan	
7.	Future Land Use Plan . . . . .	7-1
	Conservation and Forestry	
	Agriculture and Low-Density Residential Use	
	Lake Area Residential	
	Medium-Density Residential	
	Urban Uses, Including Multiple-Family, Commercial and Industrial	
	Community Center	
	Future Land Use Map	
8.	Plan Adoption and Implementation . . . . .	8-1
	Public Hearing	
	Plan Adoption	
	Legal Transmittals	
	Plan Implementation	

## LIST OF FIGURES

<u>Figure Number</u>	<u>Title</u>	<u>Page</u>
1.1	Location Map, Hudson Township	1-2
3.1	Soils Limitations for Septic Systems	3-3
3.2	Soils Limitations for Development	3-5
4.1	Transportation System, Hudson Township	4-3
4.2	School Districts Map, Hudson Township	4-8
5.1	Existing Land Use Map, Hudson Township - 1993	5-2
5.2	Existing Zoning Map, Hudson Township - 1974	5-6
5.3	Property Line Base Map, Hudson Township - 1993	5-7
7.1	Future Land Use Map, Hudson Township	7-5

LIST OF TABLES

<u>Table Number</u>	<u>Title</u>	<u>Page</u>
2.1	Population Trends for Permanent Residents Hudson Township, 1960 - 1990	2-1
2.2	Age Distribution, Hudson Township, Charlevoix County, State - 1990	2-2
2.3	Civilian Labor Force Comparisons, Hudson Township, Charlevoix County and State, 1990 - 1992	2-3
2.4	Unemployment Rate Comparisons, Hudson Township, Charlevoix County and State, 1990 - 1992	2-3
2.5	Wage and Salary Employment (By Place of Work) Hudson Township, Charlevoix County and State, 1990 - 1992	2-4
2.6	Seasonal Housing Characteristics, Hudson Township, Charlevoix County and State - 1990	2-5
2.7	Value of Specified Owner-Occupied Housing Units Hudson Township - 1990	2-5
2.8	Distribution of SEV, Hudson Township and Charlevoix County - 1992	2-6
2.9	Distribution of SEV, Hudson Township and Charlevoix County - 1993	2-7
4.1	Recreation Inventory, Hudson Township	4-4
5.1	Existing Land Use, Hudson Township - 1993	5-1
6.1	Hudson Township Assets to Preserve	6-2
6.2	Hudson Township Problems	6-3

## CHAPTER 1

### INTRODUCTION

#### Location

Hudson Township is located in the southeast corner of Charlevoix County, which is situated in the northwest region of Michigan's lower peninsula. According to the 1990 Census, Hudson Township comprises 34.4 square miles of the County's 416.9 square miles of land area. Geographically, Hudson Township consists of one government survey township, T32N - R4W.

The Township is bounded on the north by Chandler Township, on the west by Boyne Valley Township, and on the south and east by Otsego County. For reference, a location map is attached as Figure 1.1.

#### Planning History in Hudson Township

In January of 1974, the Charlevoix County Planning Department assisted Hudson Township in the development of a "sketch" land use plan. The plan report was presented in outline format. The Hudson Township Zoning Ordinance was developed to implement the "sketch" plan and became effective in September of 1974.

The "sketch" plan identified several economic factors which would influence potential future development. Those factors were ski tourism, Vanderbilt-Gaylord job market growth and Thumb Lake resort development. A set of goals and objectives were also developed for the Township as part of the 1974 plan.

A number of significant social, economic and environmental changes have occurred which affect the use of land and development patterns since the adoption of the Township's land use plan nearly twenty years ago. One example of community change since the 1970s is that the population has nearly doubled, and the composition of the population may also have changed. The social and economic needs of the new population should be considered in the Township's planning process.

In recent years, local government has taken a fresh look at the value of preserving a high-quality natural environment. Hudson Township is blessed with an extensive and rich natural environment, including waterfront property, agricultural land, woodlands and wetlands. By protecting water quality, parks, forest resources, wildlife and through land use and zoning controls, the Township can preserve local property values while providing a quality living environment for residents.



## CHAPTER 2

### SOCIAL AND ECONOMIC CHARACTERISTICS

#### Population

According to the U.S. Census Bureau, the population for Hudson Township in 1990 was 481 (249 male - 232 female), representing 14 persons per square mile for the Township's 34.4 square mile land area. This sparse population is noteworthy when compared to population density of 51.1 persons per square mile for Charlevoix County and 163.6 persons per square mile for the State of Michigan.

In discussing the population for Hudson Township, however, it is important to note that the figure presented by the 1990 Census does not reflect the actual number of persons residing in the Township during the summer months.

The Census tally, taken on April first, does not count residents who winter elsewhere. 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 for reasons of misunderstanding or for tax purposes.

In reviewing the social and economic information derived from Census data, the figures presented for housing characteristics show that nearly 57 percent of total housing units are listed as seasonal, recreational or occasional use homes. With this in mind, it can be assumed that the Township's population at least doubles during the summer months.

Table 2.1 illustrates population trends for permanent residents of Hudson Township from 1960 to 1990. As can be seen the Township has grown steadily since 1960.

Table 2.1:

Population Trends for Permanent Residents  
Hudson Township, 1960 - 1990

<u>Year</u>	<u>Population</u>	<u>% Change</u>
1960	162	
1970	219	+35.2%
1980	343	+56.6%
1990	418	+21.9%

Source: U.S. Bureau of the 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 require.

Age distribution figures for Hudson Township from the 1990 Census reflect a population which is younger than that of both Charlevoix County and the State of Michigan. Table 2.2 compares the age distribution from the 1990 Census for the Township, the County and the State.

Table 2.2:  
Age Distribution<sup>1</sup>  
Hudson Township, Charlevoix County, State - 1990

<u>Age Group</u>	<u>Hudson Township</u>		<u>County</u>	<u>State</u>
	<u>Population</u>	<u>Percent</u>	<u>Percent</u>	<u>Percent</u>
Under 5 years	50	10.4%	7.5%	7.6%
5-17 years	97	20.2%	19.4%	18.9%
18-20 years	18	3.7%	3.3%	4.8%
21-24 years	22	4.6%	4.6%	6.0%
25-44 years	150	31.2%	30.8%	32.1%
45-54 years	52	10.8%	10.4%	10.2%
55-59 years	30	6.2%	4.7%	4.2%
60-64 years	26	5.4%	4.9%	4.3%
65 years & over	36	7.5%	14.4%	11.9%
TOTALS	481	100.0%	100.0%	100.0%

<sup>1</sup>Note: Does not reflect summer population.  
Source: U.S. Bureau of the Census, 1990

Median age for Hudson Township is 31.4 years, for Charlevoix County 34.7 years and for the State 32.6 years. A relatively low median age is indicative of a community composed of a high percentage of families with working-age adults and children still living at home. Policy makers should pay special attention to the needs of this population group when planning for the future.

Census data from 1990 shows that the Township has 3.03 persons per household, which is greater than both Charlevoix County and the State, at 2.59 and 2.66 persons per household respectively. These figures also indicate a higher portion of families with children at home than either in the County or in the State.

Hudson Township's population is relatively homogeneous in racial make up. Of the 481 persons counted in the 1990 Census, 480 were White and one was listed as Native American. Charlevoix County has nearly two percent Native American population.

Income, Employment and Education

Because the 1990 Census was conducted in April, income statistics reflect information from the 1989 calendar year. Per capita income for Hudson Township in 1989 was \$9,685 and median household income was \$30,650.

The Michigan Employment Security Commission (MESC) publishes monthly and annual employment data. Employment data on the civilian labor force is presented below in Table 2.3, comparing the Township, County and State for the years 1990 to 1992.

Table 2.3:

Civilian Labor Force Comparisons<sup>1</sup>  
Hudson Township, Charlevoix County and State of MI  
1990 - 1992

	Township			County			State (in 1000s)		
	1990	1991	1992	1990	1991	1992	1990	1991	1992
Labor Force	150	175	175	10,825	11,025	11,325	4,578	4,543	4,610
Employment	125	125	125	9,825	9,825	9,850	4,233	4,125	4,205
Unemployment	25	50	50	975	1,200	1,500	344	418	405

<sup>1</sup>All numbers rounded to the nearest 25.

Source: Michigan Employment Security Commission

The unemployment rate for Charlevoix County has traditionally been somewhat higher than that of the State. But the unemployment rate for Hudson Township has been, and continues to be extremely high when compared to the County and the State. Table 2.4 compares the unemployment rates for the Township, County and State for the past three years.

Table 2.4:

Unemployment Rates Comparison  
Hudson Township, Charlevoix County and State of MI  
1990 - 1992

	Township			County			State (in 1000s)		
	1990	1991	1992	1990	1991	1992	1990	1991	1992
	19.8%	23.2%	27.3%	9.1%	10.9%	13.2%	7.5%	9.2%	8.8%

Source: Michigan Employment Security Commission

Another method of describing the economic characteristics of a community is to analyze the different categories of employment. As well as employment and unemployment data, MESCO also compiles wage and salary employment data by county. Wage and salary employment data at the township level is not available from MESCO, but comparisons for the County and the State are presented in Table 2.5. As can be seen in the numbers shown below, the nation-wide trend of growth in the number of service producing jobs and the reduction in manufacturing jobs is also evident for Charlevoix County and for the State of Michigan.

Table 2.5:

Wage and Salary Employment (By Place of Work)  
Charlevoix County and State of MI  
1990 - 1992

	County			State		
	1990	1991	1992	1990	1991	1992
Manufacturing	2,850	2,700	2,600	943,600	899,100	896,500
Const/Mining	525	450	425	151,700	137,900	136,100
Service Producing	5,225	5,450	5,525	2,874,300	2,837,900	2,884,000
TOTALS	8,575	8,600	8,550	3,969,600	3,874,900	3,916,700

Source: Michigan Employment Security Commission

Of the 150 persons in Hudson Township over 25 years of age, 71.9 percent have attained an education of high school graduate or higher, while 13.4 percent have attained a bachelor's degree or higher. At the time the 1990 Census was taken, nearly one-quarter of the total population was enrolled in school.

Housing Stock and Property Values

Data from the 1990 Census shows a total of 381 housing units for Hudson Township, 327 single-family units and 54 mobile homes. Census data indicates that no multiple housing units are available in the Township.

As mentioned in the discussion on population, housing characteristics for Hudson Township suggest a large seasonal population. The lure of lakefront living, along with the abundant woodlands and wildlife have attracted people to the area, many of whom reside in the Township only during the summer months. Table 2.6 compares the Township, County and State, contrasting the total housing units with those designated as seasonal units.

Table 2.6:

Seasonal Housing Characteristics  
Hudson Township, Charlevoix County and State of MI - 1990

	<u>Total Units</u>	<u>Seasonal Units</u>	<u>% Seasonal</u>
Hudson Township	381	216	56.7%
Charlevoix County	13,119	3,873	29.5%
State of MI	3,847,926	223,549	5.8%

Source: U.S. Bureau of the Census, 1990

Nearly 57 percent of the total housing units in the Township are used seasonally only. This percentage seems high when compared to the County's almost 30 percent portion of seasonal units, but it is even more astounding when compared to the State's seasonal housing units ratio of less than six percent.

Renter-occupied housing in Hudson Township accounts for just under five percent of the total housing units, with median rent at \$268.

One comparative measure of local housing stock is housing value. The median value of the owner-occupied year-round housing units for Hudson Township from the 1990 Census was \$53,900, just slightly above the median housing value of \$53,600 for Charlevoix County, but less than \$60,600 for the State as a whole. Table 2.7 below shows the percent of owner-occupied year-round housing units in different value categories.

Table 2.7:

Value of Specified Owner-Occupied Housing Units  
Hudson Township - 1990

<u>Housing Values</u>	<u>Percent of Units</u>
Less than \$50,000	43.6%
\$50,000 to \$99,999	43.6%
\$100,000 to \$149,999	9.1%
\$150,000 to \$199,999	1.8%
\$200,000 to \$299,999	1.8%
\$300,000 or more	0.0%

Source: U.S. Bureau of the Census, 1990

Other characteristics of township property value can be obtained by analysis of State Equalized Value (SEV) figures. By law the 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.

Tables 2.8 and 2.9 show the distribution of value among the different SEV categories in 1992 and 1993 respectively, comparing Hudson Township to Charlevoix County. As can be seen in the tables, the Township has no industrial properties, has very little commercial property and has a greater percentage of agricultural property than the County as a whole. As is true throughout the County, the majority of Hudson Township's tax base is in residential properties.

Assessed property values have increased very little in years prior to 1993. However, the 1993 assessment figures show an increase of 14.1 percent over the previous year for Hudson Township and a 20.2 percent increase for Charlevoix County.

Table 2.8:  
Distribution of SEV  
Hudson Township and Charlevoix County - 1992

	Hudson Township		Charlevoix County	
	<u>Amount</u>	<u>%SEV</u>	<u>Amount</u>	<u>%SEV</u>
Real Property:				
Agricultural	\$ 1,095,000	8.8%	\$ 24,676,196	3.7%
Commercial	370,100	3.0%	57,760,892	8.7%
Industrial	0	0.0%	44,029,300	6.7%
Residential	9,225,800	74.1%	472,628,746	71.6%
Timber Cutover	821,800	6.6%	7,233,670	1.1%
Developmental	0	0.0%	0	0.0%
Total Real	11,512,700	92.5%	606,328,804	91.8%
Personal Property	934,700	7.5%	54,144,295	8.2%
TOTAL SEV	\$12,447,400	100.0%	\$660,473,099	100.0%

Source: Charlevoix County Analysis of Equalization, 1992

Table 2.9:

Distribution of SEV  
Hudson Township and Charlevoix County - 1993

	Hudson Township		Charlevoix County	
	<u>Amount</u>	<u>%SEV</u>	<u>Amount</u>	<u>%SEV</u>
Real Property:				
Agricultural	\$ 720,000	5.1%	\$ 27,128,882	3.4%
Commercial	382,700	2.7%	65,299,700	8.2%
Industrial	0	0.0%	55,622,300	7.0%
Residential	11,234,700	79.1%	579,570,028	72.9%
Timber Outover	931,600	6.6%	8,192,309	1.0%
Developmental	<u>0</u>	<u>0.0%</u>	<u>0</u>	<u>0.0%</u>
Total Real	13,269,000	93.4%	735,813,219	92.6%
Personal Property	<u>942,700</u>	<u>6.6%</u>	<u>58,845,916</u>	<u>7.4%</u>
TOTAL SEV	\$14,211,700	100.0%	\$794,659,135	100.0%

Source: Charlevoix County Analysis of Equalization, 1993

## CHAPTER 3

### NATURAL ENVIRONMENT

An analysis of Hudson Township's physical environment can assist government officials in planning for future land use. Protection of the environment should be an important concern for decision makers, year-round residents and seasonal visitors, alike. Environmental features addressed here include climate, geology, soils, topography, water resources, wetlands and woodlands, fish and wildlife, and sites of environmental contamination.

#### Climate

The climate is one factor which contributes to the Township's appeal as a rural residential community. The Township's climatic conditions are similar to those across northern lower Michigan: long cold winters, and moderate warm summers. Because Hudson Township is centrally located in the Lower Peninsula, the average date at which temperatures drop to freezing in the fall is typically several weeks before those areas along the Lake Michigan shoreline. First frost in the Township may occur as soon as late August or early September.

According to the National Weather Service, precipitation in Charlevoix County is heaviest during the period from April through September, with the heaviest rainfall during September. Snowfall averages 79.2 inches per year, but can vary considerably from year to year.

#### Geology

Bedrock underlying Hudson Township is composed of shales laid down during the Mississippian and/or Devonian age and the Upper Devonian age. The bedrock unit from the Mississippian and/or Devonian age found in the northern and south-eastern portions of the Township is Ellsworth Shale. The green shale typical of the lower part of the Ellsworth darkens eastward and grades into the upper part of the typical black Antrim in the central Lower Peninsula. Antrim Shale from the Upper Devonian age is found in the south-west corner of the Township.

Hudson Township's surface geology was formed when the last glaciers receded. Surficial deposits within the glacial drainageways surrounding Boyne River and Sturgeon River consist of glacial outwash sand and gravel and postglacial alluvium (river deposits). The valleys along the Boyne and Sturgeon Rivers are made up of fine to coarse sand alternating with layers of small gravel to heavy cobbles and are pale brown to pale reddish brown in color. Topographically, these areas are low lying and are level to gently sloping.

Glacial deposits covering the remainder of the Township are primarily end moraines. These moraines are ridgelike mounds of coarse-textured glacial till showing strong linear ridges which mark the edge areas of ancient glaciers. When the glaciers melted, the sands and gravels carried within the frozen ice were deposited in mounds at the ice margin. The moraine material is composed of gray, grayish brown or reddish brown non-sorted glacial debris. These end moraine areas form gently rolling to very hilly terrain.

### Soils

One important determinant of land use is the soil suitability for development. Land uses must correspond to the capacity of the soils on which they occur. Ideally, soil suitability for each use should be determined before development occurs.

Residential land use is the most intense human activity in the Township at present. Since a public sanitary sewer system is not available, each residential development site must be provided with a private septic system. The ability of the soil to accommodate a septic system, as well as the structure's foundation are key factors in determining a property's suitability for residential development. (See Figure 3.1.)

Four general soil associations are found in Hudson Township. The Kalkaska-Leelanau association soils occupy a major portion of the Township. These soils can be found around Thumb Lake in the north-east portion, through the center of the Township and in the south-east corner. Kalkaska-Leelanau soils are well-drained, on gentle to very steep sloping sandy moraines. These soils are generally poorly suited to farming, but are well suited to the planting of pine and for extensive recreational uses. Areas with gentle slopes have few limitations for nonfarm uses, such as septic tank disposal fields.

The north-east corner of the Township is made up of Emmet-Leelanau association soils, which are characterized as well-drained, nearly level to very steep loamy and sandy soils on moraines. The soils in this association are moderately suited to well suited to farming and woodland and are well suited to extensive recreational uses. The gently sloped areas have slight limitations for septic tank disposal fields.

Carbondale-Jupton-Texas association soils can be found adjacent to the North Branch Boyne River and in a small area surrounding the South Branch Spring Brook in the north-central portion of the Township. These soils are very poorly drained, nearly level to gently sloping organic soils in depressional areas on till plains, outwash plains and lake plains. They are very poorly suited to farming, are variably suited to woodland, but are well suited as a habitat for wetland wildlife. These soils have severe limitations for septic systems and most nonfarm uses.



SOIL LIMITATIONS

SEPTIC SYSTEMS

Legend

SEVERE

POTENTIAL

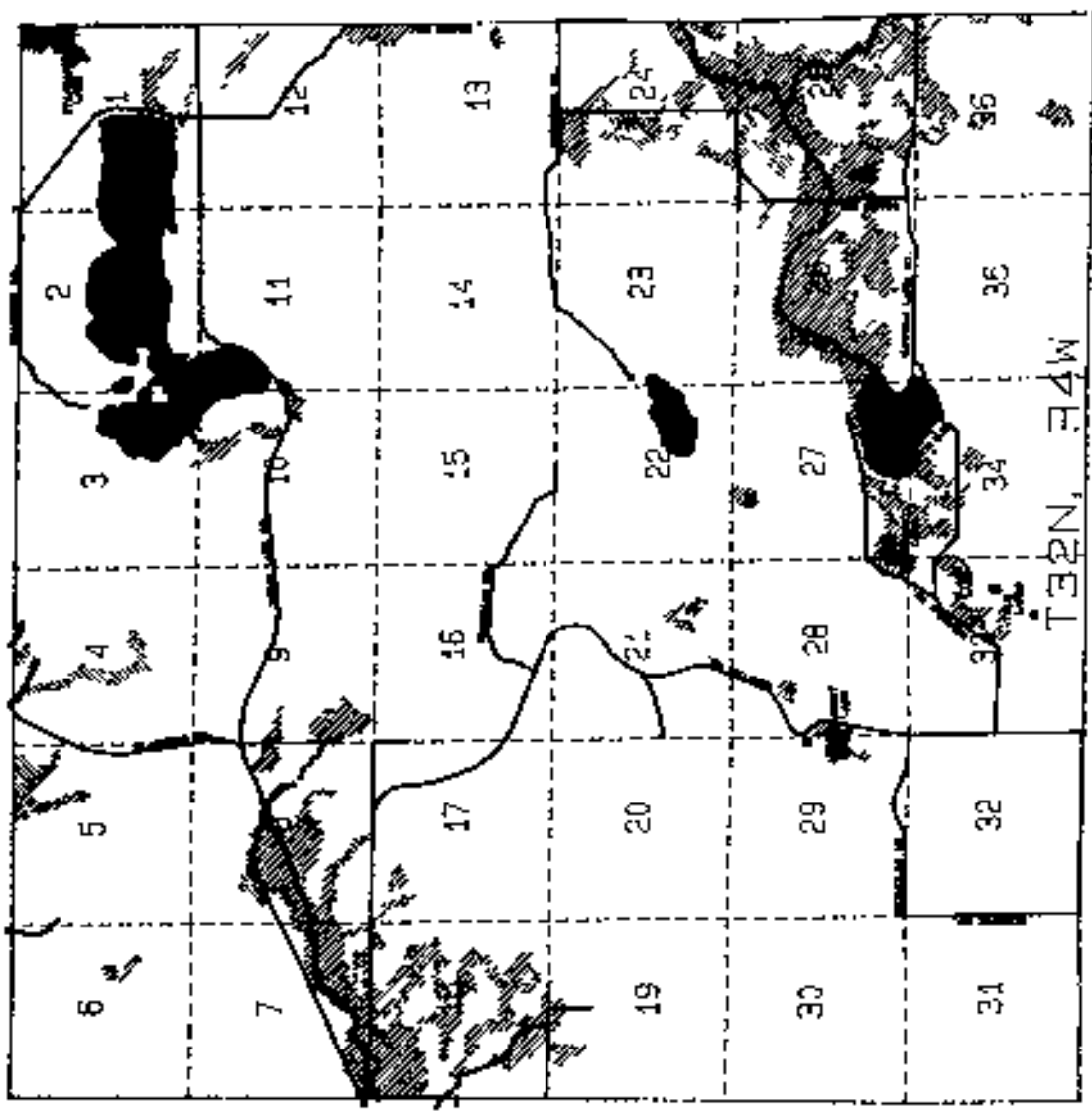
Figure 3.1:

HUDSON TOWNSHIP

Date: 6-2-1993

HEIDEMANN & ASSOC.

SOILS MAP



SOURCE DATA: SOILS MAP - U.S.D.A. SOIL CONSERVATION SERVICE  
 BASE MAP - MICHIGAN RESOURCE INFORMATION SYSTEM  
 MICHIGAN DEPARTMENT OF NATURAL RESOURCES

MAP COMPILED BY: HEIDEMANN AND ASSOCIATES  
 ROGERS CITY, MICHIGAN

Roscommon-Charlevoix-Mackinac association soils are located in the areas adjacent to the West Branch Sturgeon River, Hoffman Lake, Bows Lake, Kidney Lake and Heart Lake. These soils can also be found just outside the Carbondale-Lupton-Tawas association soils along the Boyne River. Roscommon-Charlevoix-Mackinac soils are poorly drained and somewhat poorly drained, nearly level to gently sloping sandy and loamy soils on lake plains. Most areas of these soils are wooded. If soils in this association are not cobbly and are drained, they are well suited to farming. These soils have moderate to severe limitations for many nonfarm uses but are well suited as hunting areas.

While the soil association information presented in this report can be used as a general guide for management of large tracts of undeveloped land, it should not be used for development of specific sites. More detailed soils information can be obtained from Soil Survey of Charlevoix County, Michigan.

### Topography

Geographical features such as topography, soils, vegetation and water resources are often interrelated. For example, land surrounding a stream may be low, have mucky soil and produce wetland vegetation, such as cattails. Areas with more hilly terrain may have sandy or loamy soil and produce hardwood species. When comparing topography and soils maps of Hudson Township, this concept can be seen.

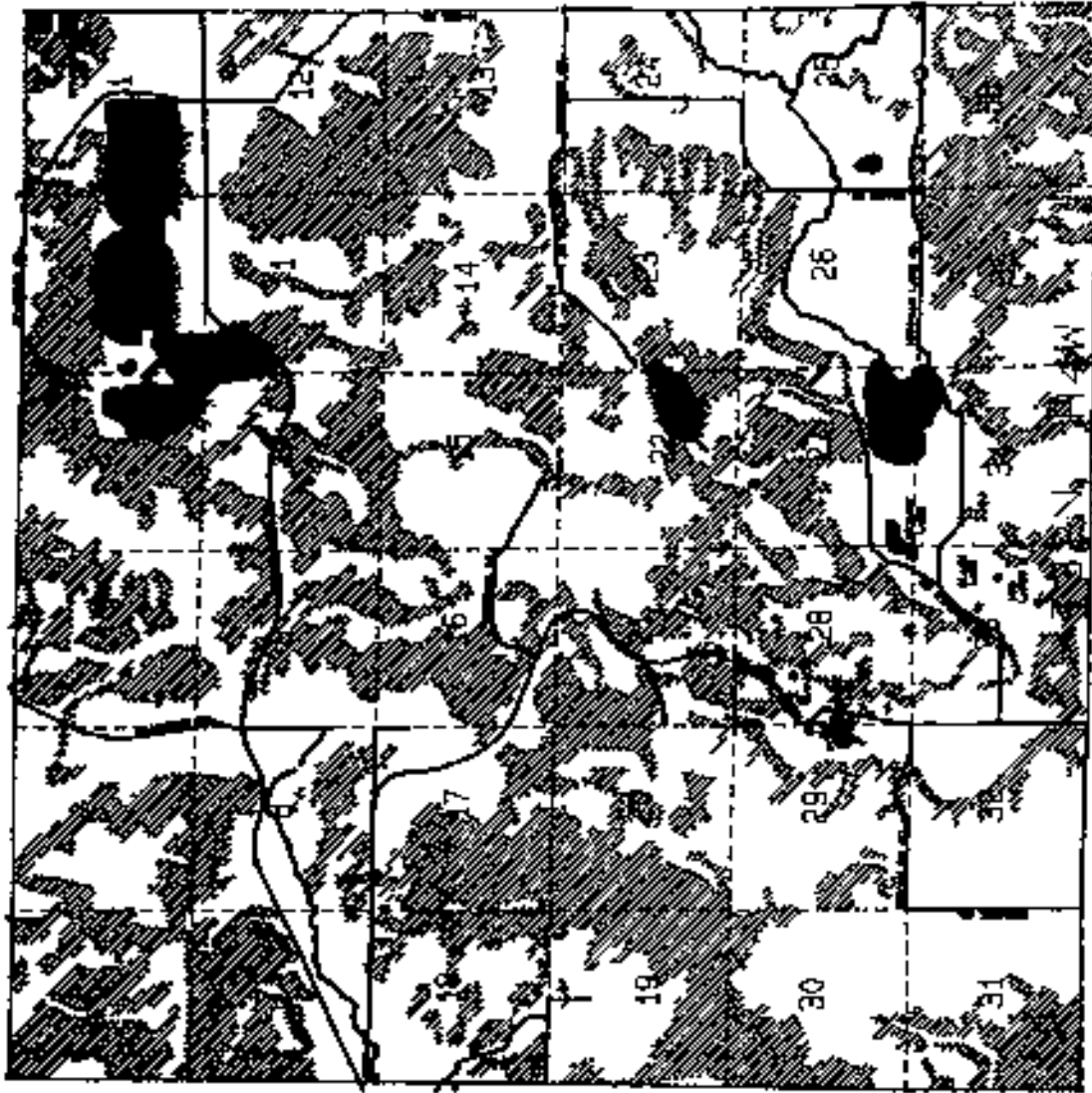
The areas surrounding North Branch Boyne River and South Branch Spring Brook have nearly level terrain. These areas correspond to the Carbondale-Lupton-Tawas soils as mentioned in the soils section.

Areas of the Township where Kalkaska-Leelanau and Leelanau-Emmet soils are found have a terrain ranging from nearly level to very hilly. Slopes in these areas may be as steep as 30 percent, as is the case of Thunder Mountain in the northern portion of the Township.

Areas surrounding Hoffman Lake and the West Branch Sturgeon River are nearly level to gently sloping, and are somewhat wet near the water.

While the rolling terrain of Hudson Township provides much in the way of scenic beauty and recreational opportunity, it can also pose limits to development. As a general rule, slopes greater than 10 to 15 percent are difficult and expensive to develop. Furthermore, slope development can cause erosion, water pollution, and may also disrupt scenic views. Figure 3.2 shows areas in the Township where steep slopes may limit development.

**SOILS MAP**



SOIL LIMITATIONS

DEVELOPMENT

Legend

▨ SLOPES 12% to 50%

Figure 3.2:

SOURCE DATA: SOILS MAP - U.S.D.A SOIL CONSERVATION SERVICE  
BASE MAP - MICHIGAN RESOURCE INFORMATION SYSTEM  
MICHIGAN DEPARTMENT OF NATURAL RESOURCES

MAP COMPILED BY: HEIDEMANN AND ASSOCIATES  
ROGERS CITY, MICHIGAN

HUDSON TOWNSHIP

Date: 6-2-1993

HEIDEMANN & ASSOC.

### Water Resources

One of the most valuable natural resources of Hudson Township is its water resources. The presence of inland lakes in the Township contributes to recreational activities occurring during the warm summer months, such as fishing, boating and swimming. Recreational activities, however, do not cease in winter. Ice fishing, snowmobiling and cross-country and downhill skiing are popular winter activities.

Major lakes located in the Township include: Thumb Lake (Lake Louise) at approximately 550 acres in size and Huffman Lake at about 150 acres. Both lakes are prime locations for recreation/residential uses. All property surrounding Thumb Lake is owned by the Lake Louise Christian Community. Bows Lake, Heart Lake, Kidney Lake, Black Lake, Mud Lakes and Booth Lake are Hudson Township's smaller lakes.

Township streams and rivers are West Branch Sturgeon River, South Branch Spring Brook, North Branch Boyne River, Kuzmik Creek and Licks Creek.

### Wetlands and Woodlands

Beyond the scenic characteristics of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion, and act as a buffer from noise on heavily traveled highways. Private forested and wetland areas occur throughout Hudson Township.

Approximately 3,000 acres of State owned forest land can be found in the northern portion of the Township. All of Sections 4 and 6 and portions of Sections 5, 7, 8, 9, 10, 11, 12 and 14 are part of the Mackinaw State Forest. Another 320 acres of State Forest are located northeast of Huffman Lake along the Sturgeon River.

Wetland forest species include lowland hardwoods such as red maple and ash, lowland conifers such as cedar and tamarack, and wetland shrubs. Upland forest species include a mixture of upland hardwoods like oak and maple and conifers such as pine and spruce, as well as stands of aspen and birch.

### Fish and Wildlife

The forested and wetland regions of Hudson Township provide the habitat for several game and non-game species of wildlife. Of the large game species, white-tailed deer are found, with an occasional elk or black bear. Smaller species common to the area include ruffed grouse, woodcock, wild turkey, Canada geese, great blue heron, rabbit, squirrel, beaver, fox, raccoon, opossum, skunk, muskrat, porcupine, weasel, mink, coyote, bobcat and waterfowl. An occasional bald eagle or loon may also be seen.

Additionally, the lakes mentioned in this chapter support a wide variety of fish to accommodate those individuals interested in sport fishing, a popular year round activity in the area. Inland lake fish species common to Northern Michigan include northern pike, bass, perch and several other pan fish species. Splake, bullhead, bluegill and rainbow trout are taken from Thumb Lake, Boyne River and West Branch Sturgeon River. Smelt are caught by hook and line from Thumb Lake. Michigan Department of Natural Resources fish planting programs in Hudson Township include splake plants in Thumb Lake and trout plants in the West Branch Sturgeon River. MDNR is also considering a walleye planting program for Huffman Lake.

#### Sites of Environmental Contamination

The Michigan Environmental Response Act, Public Act 307 of 1982, as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) of the Michigan Department of Natural Resources is charged with administrative responsibility.

A site of environmental contamination, as defined by ERD, is "a location at which contamination of soil, ground water, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of those resources due to site conditions, site use or management practices."

The agency publishes an annual list of environmentally contaminated sites by county, showing the sites by name, Site Assessment Model score, pollutant(s) and site status. The March, 1993 Michigan Sites of Environmental Contamination identifies 41 sites in Charlevoix County. Leaking underground storage tanks account for 21 of these sites.

The good news for Hudson Township is that none of the 41 sites are located within the Township limits.

## CHAPTER 4

### COMMUNITY SERVICES AND FACILITIES

#### Water and Sewage Disposal

Hudson Township does not have a public drinking water system. Instead, Township residents rely on on-site private wells for domestic drinking water. All private drinking water wells are regulated by the District Health Department. Likewise there are no public sewage or wastewater disposal systems in Hudson Township. Local residents must rely on private, on-site septic systems which are also regulated by the District Health Department.

Two important determinants for siting a septic system are soil suitability and depth to bedrock. For Hudson Township, depth to bedrock is not necessarily an issue, but soil suitability is a very important factor for septic tank placement. Figure 3.1 in the Natural Environment chapter is an illustration of soil limitations for septic system disposal fields.

Muck soils consist of wet, poorly drained, organic material which have little or no waste filtration capacity. Sandy soils which are moderately well drained and coarse in texture are more suited for septic system placement. However, very rapid percolation in extremely sandy or gravel soils may not provide enough filtering action to protect nearby wells or surface waters from pollution. Poor soil suitability for septic systems does not always eliminate development potential, but may make construction more difficult and costly.

#### Solid Waste

Hudson Township residents have access by private contract to curb side rubbish pick-up provided by City Environmental Services, who disposes of the solid waste in a licensed landfill in nearby Waters, or by Waste Management of Northern Michigan, who uses the Cedar Ridge Landfill in Ironton. Recyclable materials may be taken to the transfer station in Vanderbilt or to similar facilities in Gaylord, Boyne City or Petoskey.

#### Other Public Utilities

Electric power is provided by Top-O-Michigan Electric Company. Century Telephone Company is the local phone provider. Local calls may be made to Petoskey, Boyne City, Boyne Falls and Walloon Lake. Calls to Gaylord, Vanderbilt and Elmira and other locations outside the local phone area are long distance. Hudson Township is not served by natural gas; heating needs are supplied by propane, fuel oil, electricity or wood. Cable TV is available through Top-O-Michigan "Country Cable". Local residents also receive channels for the three major networks, Public Broadcasting Service and Fox Broadcasting. The Fox relay tower is located in Hudson Township.

## Roads and Transportation

Thumb Lake Road running east/west across the northern portion of the Township, is a Charlevoix County primary paved road. Slashing Road, another county primary paved road connects Thumb Lake Road in a northerly direction to neighboring Chandler Township. Camp Ten Road runs in a northerly direction from the Township's southern limits for approximately three miles, then turns westerly toward Boyne Falls. Also a county road, Camp Ten Road has a paved surface. Huffman Lake Road, another county road, is turnpiked earth surface (dirt road) and runs east/west along the southern portion of the Township from Camp Ten Road to the Township's eastern limits. Magee Road running north/south on the east side of Thumb Lake is a county dirt road.

All other roads in Hudson Township are under local control. All have either gravel or earth surfaces. There are no state or federal highways in the Township. However, Thumb Lake Road provided access to Interstate-75 at Vanderbilt, Old 27 can be accessed via Huffman Lake Road and M-32 can be reached by way of Camp Ten Road. See Figure 4.1 for reference on road locations.

Commercial air transportation is available at Pellston Regional Airport in Pellston and Cherry Capital Airport in Traverse City. Direct flights to Detroit and Chicago, as well as other locations, are available on a daily basis. Other nearby local airports are found at Gaylord, Boyne Falls, Boyne City, Charlevoix and Petoskey.

## Recreation

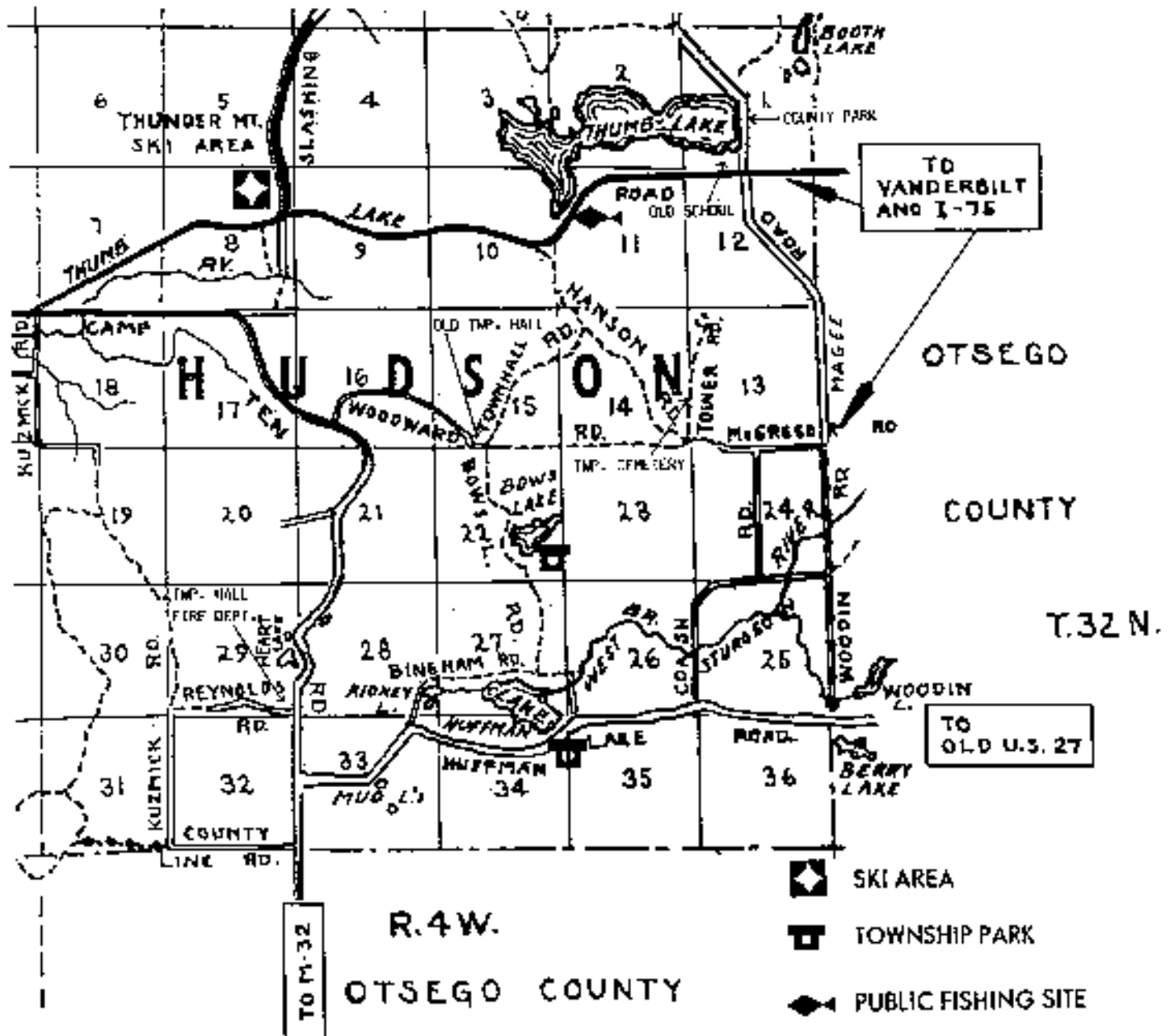
In 1992, the Michigan Department of Natural Resources approved a community recreation plan for Charlevoix County. Hudson Township worked with the Charlevoix County Planning Department to be included in the county-wide recreation plan. By making this choice, the Township will be eligible for MDNR recreation funding under the county plan until 1998. Information for this section has been derived from the Charlevoix County Recreation Plan and from input from the Hudson Township Planning Commission. Table 4.1, showing a recreation inventory for Hudson Township, was revised from the Charlevoix County Recreation Plan. The table includes not only Township-owned facilities, but it also shows State, County, non-profit and private recreation sites and the facilities available at each site.

Township owned and operated recreation facilities include Huffman Lake Township Park, Hudson Township Hall and Bows Lake Boat Launch.

Huffman Lake Township Park sits on 3.8 acres on the southern end of Huffman Lake. The property for this site was purchased by the Township in the early to mid 1900s for the sole purpose of providing a park for township residents and visitors. Facilities at the park include swimming, boat launch, picnic area, porta johns and changing rooms. The park is maintained by the Township Hall Custodian.

Figure 4.1:

Transportation System, Hudson Township



Source: Charlevoix County Road Commission



Table 4.1:

## Recreation Inventory, Hudson Township

<u>Facility Name</u>	<u>Ownership</u>	<u>Open to Public</u>	<u>Approximate Size</u>	<u>Facilities Available</u>
Huffman Lake Twp. Park	Hudson Twp.	yes	3.8 acres	swimming, picnic sites, boat launch
Bow Lake Boat Launch	Hudson Twp.	yes	1/2 acre	boat launch
Hudson Twp. Hall	Hudson Twp.	limited hours	5 acres	meeting rooms, all purpose room
Bow Lake Rd. end at Huffman Lake	County Road Commission	yes	66 feet	boat launch
Thumb Lake Park	Charlevoix Co.	yes	10.4 acres 1,500 feet	swimming
Thumb Lake Boat Launch	MDNR	yes		swimming, boat launch, picnic sites
State Forest Land	MDNR	yes	3,427 acres	hunting, wildlife viewing, mushrooming
Camp Minnow	non-profit	members/ guests	500 acres	swimming, ball diamonds, play fields, boating
Acropolis Resort	private			pool, cabins, swimming, boating, fishing
Michigan Congregational Conference Park	non-profit	members/ guests	2 acres	swimming, picnic sites, boating, fishing, all purpose room
Lake Louise Methodist Camp	non-profit	members/ guests		ball diamonds, swimming, volleyball courts, playfields, boating, archery, kitchen, all purpose room
Lake Louise Baptist Camp	non-profit	members/ guests	28 acres	ball diamonds, swimming, volleyball courts, playfields, boating, archery, kitchen, all purpose room

Source: Charlevoix County Recreation Plan

Table 4.1:

## Recreation Inventory, Hudson Township

<u>Facility Name</u>	<u>Ownership</u>	<u>Open to Public</u>	<u>Approximate Size</u>	<u>Facilities Available</u>
Huffman Lake Twp. Park	Hudson Twp.	yes	3.8 acres	swimming, picnic sites, boat launch
Sous Lake Boat Launch	Hudson Twp.	yes	1/2 acre	boat launch
Hudson Twp. Hall	Hudson Twp.	limited hours	5 acres	meeting rooms, all purpose room
Sous Lake Rd. end at Huffman Lake	County Road Commission	yes	66 feet	boat launch
Thumb Lake Park	Charlevoix Co.	yes	10.4 acres 1930 - 1935	swimming
Thumb Lake Boat Launch	NOVA	yes		swimming, boat launch, picnic sites
State Forest Land	NOVA	yes	1,421 acres	hunting, wildlife viewing, mushrooming
Camp Kinawind	non-profit	members/ guests	500 acres	swimming, ball diamonds, play fields, boating
Acropolis Resort	private			pool, cabins, swimming, boating, fishing
Michigan Congregational Conference Park	non-profit	members/ guests	2 acres	swimming, picnic sites, boating, fishing, all purpose room
Lake Louise Methodist Camp	non-profit	members/ guests		ball diamonds, swimming, volleyball courts, playfields, boating, archery, kitchen, all purpose room
Lake Louise Baptist Camp	non-profit	members/ guests	24 acres	ball diamonds, swimming, volleyball courts, playfields, boating, archery, kitchen, all purpose room

Source: Charlevoix County Recreation Plan

The Township Hall, located on Reynolds Road just off Camp Ten Road, was built in 1976 and was expanded in 1987. The facility is used for public meetings, but may be rented for private parties or meetings. The Food Co-op meets monthly at the hall. The hall also serves as a polling place for the entire Township, except for school elections. As its major fund raising activity, the Hudson Township Auxiliary conducts a weekly bingo at the hall. The Auxiliary also uses the facility to sponsor Christmas and Easter parties for children, as well as an annual craft show and flea market. The Auxiliary was instrumental in the Township Hall expansion project. The Auxiliary has also become a major recreation provider by making the Township Board aware of recreation deficiencies and by establishing a recreation fund for creating a playground at the Township Hall site. Application for grant assistance has been submitted for this project.

Hudson Township received the Bows Lake Boat Launch property in the early 1980s. The site includes only the property for the boat launch and is not large enough for further development. However, the launch is in need of replacement due to heavy use of the lake by fishermen.

Although not exactly a recreation site, the Hudson Township Cemetery is included in this section as a Township owned property. The cemetery sits on approximately three acres on Tower Road and was deeded to the Township on October 9, 1879. The cemetery is currently used very little, as most burials occur in larger cemeteries out of the Township bounds. The Township budget provides an allotment for cemetery upkeep.

The Township also owns the site of the Old Township Hall. The property was purchased by the Township in 1911. The now vacant structure sits on approximately one acre on the corner of Townhall Road and Woodward Road. A local history buff believes the building to be well over one hundred year old.

#### Police, Fire and Ambulance

Law enforcement services for Hudson Township are provided by the Charlevoix County Sheriff Department, and the Michigan State Police may be reached through the Petoskey Post; evening dispatches are provided at the Gaylord Post through the Petoskey Post phone number. 911 service is not available.

Fire protection for the Township is available thanks to the efforts of the Hudson Township Volunteer Fire Department. The service area for the 17 to 18 member all-volunteer force is the Township boundaries. Funding for the Fire Department comes from local millage, presently set at one mill voted by the residents, and from the Township general fund. Funding for equipment has also been provided by the Township Auxiliary.

Ambulance service for Hudson Township is provided by contract with the City of Boyne City. The current one-year contract expires at the end of February, 1994. The cost to Hudson Township for ambulance service under the contract is an annual stand-by fee, plus a lump sum for each ambulance run, excluding automobile accidents. The individual served pays the remaining ambulance costs, based on a per loaded mile fee. Hospital services are available in Petoskey and Gaylord.

### Private, Civic and Non-Profit Organizations and Facilities

Although the private organizations in Hudson Township are not affiliated with any governmental unit, they are listed in this chapter because of the important services they provide to community residents and visitors. The organizations presently active in Hudson Township are listed below:

- Hudson Township Auxiliary provides funding assistance to the Township for fire protection, building improvements and recreation. The group holds weekly bingo as their major source of funding. They sponsor the children's Christmas, Easter and Halloween parties. The Auxiliary is associated with the Township and is covered under the Township insurance policy. If dissolved, Auxiliary assets would revert to the Township.
- Hudson Township Food Co-op consists of approximately 40 members, meets monthly and is open to the public. Members are able to purchase food at wholesale prices from Gordon Foods from Gaylord. A nominal membership fee is charged, as well as a small handling charge with each monthly order.
- Huffman Lake Association membership is limited to property owners around Huffman Lake and provides for the improvement and protection of the environment around the lake.
- Girl Scout Troop is sponsored by the Township Auxiliary and meets at the Township Hall.
- Charlevoix County 4-H programs are available to Hudson Township youngsters, offering organized sports and recreational and educational activities. However, travel to Boyne City or Boyne Falls may be necessary. Township youngsters may also participate in nearby Otsego County 4-H programs.
- Acropolis Resort, located at Heart Lake, is a private corporate retreat, but non-members may stay for a short time in an emergency situation.
- Lake Louise Christian Community owns approximately 2,800 acres surrounding Thumb Lake. The Community provides land use arrangements whereby individuals may build their own cottages on leased property. Currently there are 125 cottages around the lake. Occasionally, individual cottage owners are willing to rent out their cottages on a short term basis. The Lake Louise United Methodist Camp, located on the property and affiliated with the Community, keeps a listing of these individuals.
- Lake Louise United Methodist Camp at Thumb Lake is a year-round retreat center, accommodating up to 96 persons. From June through August the facility sponsors "Christian Institute" style camping for youngsters in grades 4-12. During the September through May period, the facility is used for adult and family group retreats on a week-end basis. About 99 percent of programs at this camp are spiritual in nature.

- Lake Louise Baptist Camp is situated on 26 acres on the south central side of Thumb Lake. The property was purchased by the camp in 1986 from the Lake Louise Christian Community. The facility, consisting of individual cabins and a program center, is open during the summer only, and can accommodate approximately 100 persons. Guests from all age groups, including youth, families and senior citizens, participate in general camping and recreational activities with a Christian theme.
- Bows Lake Retreat Center is located on 750 acres and is owned and operated by the United Church of Christ on a year-round basis. The main lodge can accommodate up to 60 guests in four separate dormitory style sleeping quarters. The facility is used as a religious retreat for all age groups and is also rented out as a conference facility. All season recreational activities are available. Summer activities include fishing, hiking, canoeing and swimming. Ten to fifteen miles of cross-country ski trails are located on the site, as well as access to snowmobile trails.
- Camp Kinswind is affiliated with the United Methodist Church, who owns the buildings, but leases the 500 acre site from the Lake Louise Christian Community. The camp, located on the south west corner (on the thumb) of Thumb Lake, can facilitate up to 120 guests in cabins and tent/cabins. During the summer months, week-long programs focusing on outdoor recreation are available for youth in the 7-18 year age group.

### Schools

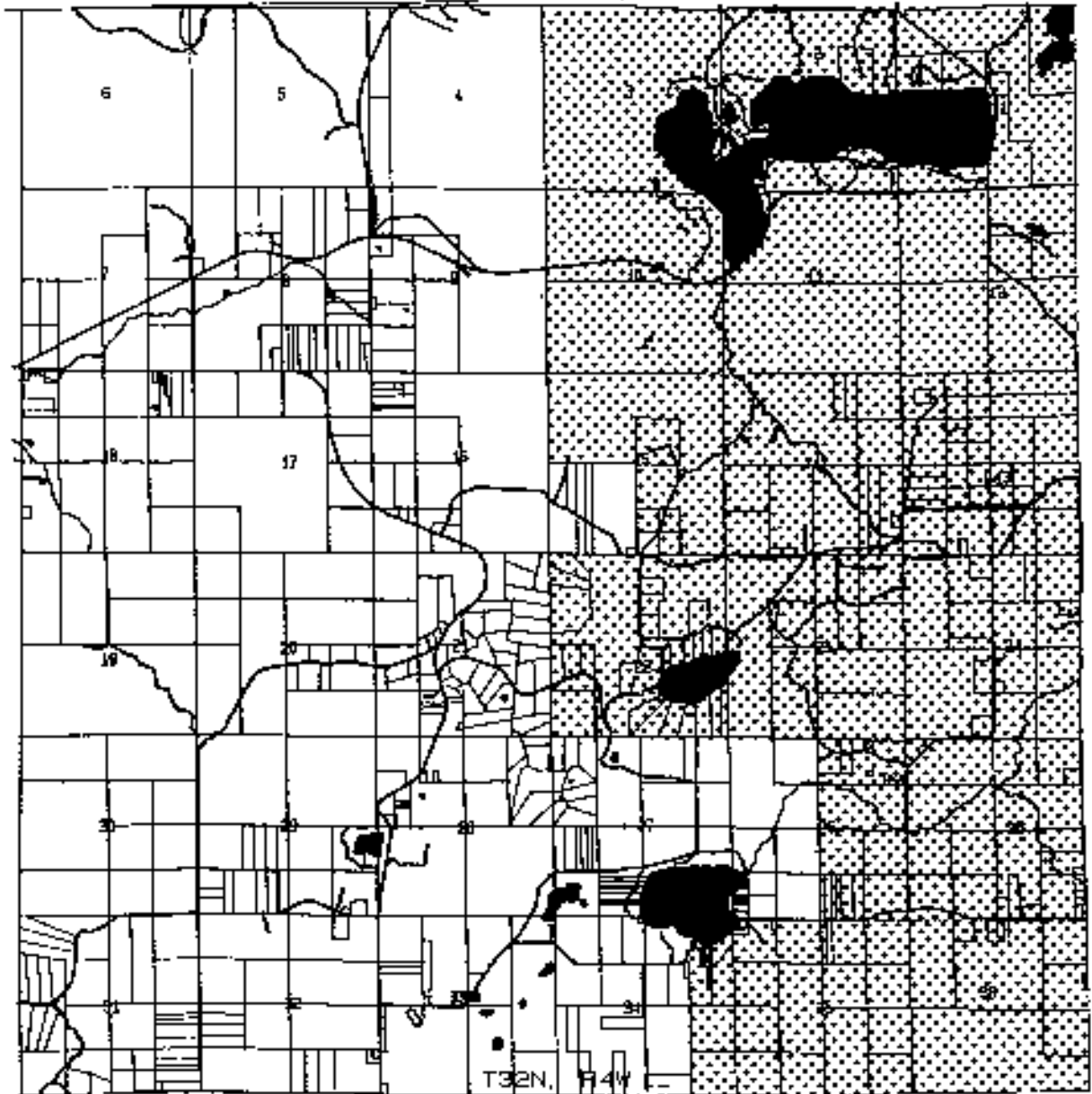
Hudson Township is divided between two school districts, Boyne Falls and Vanderbilt. In 1993, 452 parcels of property in Hudson Township with an assessed value of \$6,847,000 contributed to the funding of Boyne Falls School, and 261 parcels assessed at \$7,364,700 helped support Vanderbilt School. Figure 4.2 illustrates the school districts boundaries.



Post high school education is available locally at Kirtland Community College in Roscommon and North Central Michigan College in Petoskey. Both institutions offer two-year associates and one-year certificate programs. NCMC also offers bachelors and masters programs in business administration through a joint agreement with Lake Superior State University.

Northwestern Michigan College, a two-year institution, is located nearby in Traverse City and is noted for strong nursing and maritime programs. In addition, joint arrangements with Ferris State University, Central Michigan University, Michigan State University, Eastern Michigan University, Michigan Technical University, Lake Superior State University, University of Michigan and Wayne State University offer several bachelor and masters degree programs.

Figure 4.2:

School Districts Map, Hudson Township



-  Boyne Falls Public Schools
-  Vanderbilt Area Schools

## CHAPTER 5

### EXISTING LAND USE AND ZONING

#### Land Use Statistics

Hudson Township is approximately 22,705 acres in area, or one complete geographic township (T32N - R4W).

Existing land use statistics are shown below as Table 5.1. Michigan Resource Information System (MIRIS) statistics, which were compiled by MDNR using 1978 aerial photographs, were used as a base in developing existing land use information. More recent aerial photographs and field work were used to update the land use categories as they currently exist. Each of the land use categories is discussed in detail later in this chapter.

Table 5.1:

Existing Land Use  
Hudson Township - 1993

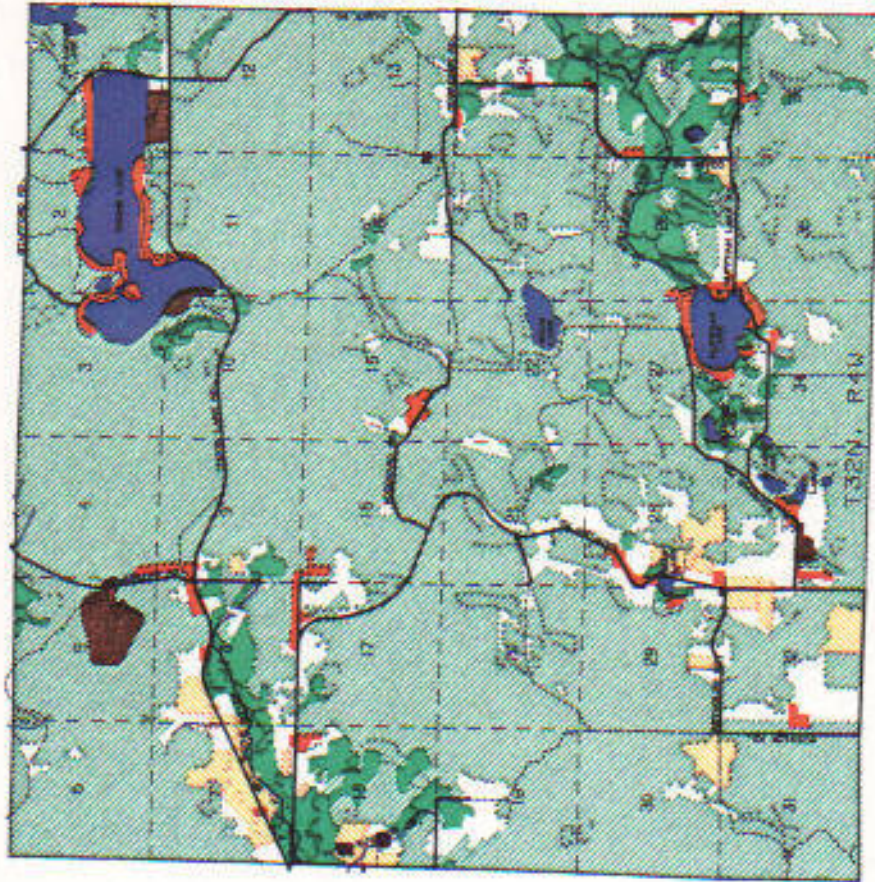
<u>Land Cover Type</u>	<u>Acres</u>	<u>% Total</u>
Urban/Built-Up	595	2.6%
Agriculture	510	2.2%
Non-Forest Upland	1,855	8.2%
Forest	17,559	77.3%
Water	719	3.2%
Wetlands	<u>1,467</u>	<u>6.5%</u>
TOTALS	22,705	100.0%

The map of existing land use, shown as Figure 5.1, illustrates the distribution of land uses within Hudson Township.



FIGURE 5.1

EXISTING LAND USE MAP



HUDSON TOWNSHIP  
CHARLEVOIX COUNTY, MICHIGAN

LAND USE KEY

- Residential
- Commercial
- Industrial/Extractive/Utilities
- Institutional/Recreational
- Agricultural
- Forested
- Nonforested/Beaches
- Wetlands
- Water

HEIDEMANN AND ASSOCIATES  
155 SOUTH THIRD STREET  
ROGERS CITY, MICHIGAN 49779

DIGITAL BASE AND LAND COVER/USE FILES, MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
LAND USE UPDATE AND MAP PRODUCTION, MARY ANN HEIDEMANN AND ASSOCIATES

UPDATED, AUGUST OF 1993



### Pattern 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 Hudson Township are discussed below.

Large undivided tracts of land can be found in the northern portion and in a few scattered areas throughout the Township. Approximately 3,000 acres of land in portions of Sections 4, 5, 6, 7, 9, 10, 11, 12 and 14 are held by the State of Michigan. Another 420 acres is owned by the State in the area northeast of Huffman Lake. In the Thumb Lake area, the Lake Louise Christian Community holds roughly 2,800 acres of undivided land, which is used for recreation/retreat/residential purposes. The Michigan Conference of the United Church of Christ owns 750 acres at and near Bows Lake, for similar purposes. Boyne Mountain Lodge, a privately owned commercial enterprise is located on about 500 acres of land in Section 5.

Privately owned parcels in excess of 160 acres can be found in Sections 12, 15, 16, 17, 19, 28, 29, 30 and 36. The Charlevoix County plat map also shows many 40 acre and 80 acre parcels throughout Hudson Township. However, in recent years subdivisions and small tracts of approximately ten acres have developed, mainly along roadways throughout the Township and at Huffman and Bows Lakes. In fact, ten acre parcels have become the predominant tract size in Section 13, 21, 22 and 31. Most of these tracts have been developed on private roads, which may be substandard in comparison to public roads. Furthermore, because parcels larger than ten acres are exempt from the State Plat Act, these land divisions were not subject to review by the Township, County Health Department, MNR or the County Road Commission prior to creation. In some cases, lack of such review may mean that potential development problems go undetected.

### Urban/Built-Up

The "urban land" category of the MTRIS mapping system includes the following subcategories: residential, commercial and industrial. Only 2.6 percent of the Township's land falls under the urban category, and for Hudson Township this is largely residential development. The 1993 Charlevoix County Equalization Report showed no industrial properties in Hudson Township, and only four parcels designated as commercial use. Analysis of the land use categories versus the tax base categories shows that the 2.6 percent of urban land in the Township contributes 81.8 percent of the tax base.

In reviewing the existing land use map, Figure 5.1, a large area of urban land (Boyne Mountain Lodge) can be noted in Section 5. Urban land used for residential purposes occur around Thumb Lake, Huffman Lake and adjacent to the roads of the Township.

### Agriculture and Non-Forest Upland

Agriculture is not a major activity in Hudson Township. Table 5.1 indicates only 510 acres, or 2.2 percent of the Township's land area falls under the agricultural use category. The most concentrated agricultural use areas are on Thumb Lake Road on the west side of the Township and in the Camp Ten Road/Reynolds Road/County Line Road area. Non-Forest Upland uses account for 8.2 percent and are found scattered throughout the Township.

### Forest and Wetlands

As Table 5.1 indicates, forested land use is the most widely distributed land use category in Hudson Township, accounting for 77.3 percent, or 17,559 acres, of the total land. The existing land use map, Figure 5.1, shows the location of the forested areas. Forested areas are a valuable Township resource, because they provide aesthetic beauty, wildlife habitat, soil protection and other benefits.

A wetland is land where water is found, either on the surface or near the surface, at any time during the year. Poorly drained soils and water-loving vegetation may also be present. Wetlands are also referred to as marshes, swamps or bogs.

Residents of Michigan are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve water quality of lakes and streams by filtering polluting nutrients, organic chemicals and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Wetlands support wildlife, and wetland vegetation protects shorelines from erosion.

Wetlands account for 6.5 percent, or 1,467 acres, of the Township's land. The primary wetland areas are found adjacent to the Sturgeon and Boyne Rivers.

### Retreat/Recreation

While retreat/recreation land use is not a specific category mapped by the MIRIS system, it is important to discuss the category, because of the large area of land used for this purpose. A total of nearly 3,500 acres of land, over 15 percent of the Township's land area, is owned by organized religious communities. This feature helps contribute to the character of Hudson Township as a rural retreat/recreation community, and helps to explain both the lack of industrial land use and the small amount of commercial land use.

The Lake Louise Christian Community, which is affiliated with the United Methodist Church, owns approximately 2,800 acres in the Thumb Lake area. The Lake Louise Christian Community has been firmly established in Hudson Township since the mid-1930s. Of this property, the land adjacent to Thumb Lake is categorized as urban on the existing land use map, a small portion is wetlands, and the remaining area is forest. The Lake Louise Methodist Camp is located on the property. Camp Kinawind leases 500 acres from the Lake Louise Christian Community for a retreat/recreation site.

Lake Louise Baptist Camp is situated on 26 acres at Thumb Lake. The land was purchased from the Lake Louise Christian Community.

Bows Lake Retreat Center at Bows Lake is located on 750 acres of property owned by the United Church of Christ.

#### Existing Zoning and Land Use Controls

Zoning has been in effect in Hudson Township since 1974, and has served to exercise some control in the development of the community. A map of the existing zoning districts is shown as Figure 5.2.

A few problems, however, do exist with the current zoning district patterns. For example, the zoning ordinance language allows for R-3 (Mobile Home Park) and R-4 (Multiple Family) districts, but no districts have been designated for them on the zoning map. Likewise, the zoning ordinance allows for an industrial zone, but no zone has been designated on the zoning map.

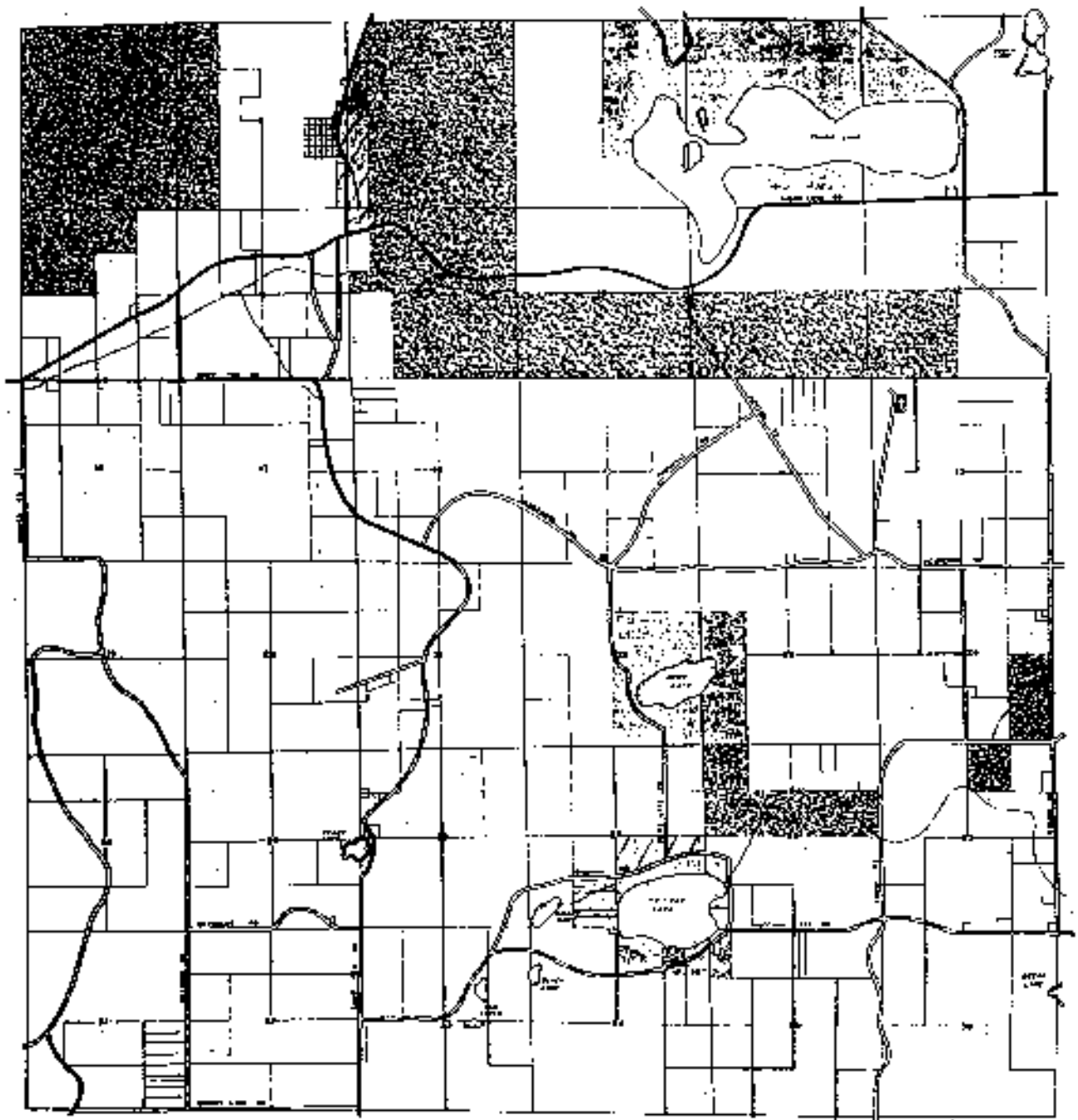
The most extensive zoning district by far is agricultural. However, since adoption of zoning in 1974, a large portion of the land in agricultural zoning has been split into small ten acre parcels, which effectively precludes commercial agricultural use.

The zoning map designates only the Thumb Lake, Bows Lake and Huffman Lake areas for residential use. In actuality, residential uses are much more widespread throughout the Township.

State lands have been designated as "Conservation Reserve." Since the 1974 ordinance, however, a few additional tracts have been acquired in what is presently designated for agricultural use.

Figure 5.2:

Existing Zoning Map, Hudson Township - 1974



HUDSON TOWNSHIP  
CHARLEVOIX COUNTY, MICHIGAN

CHARLEVOIX COUNTY  
PLANNING COMMISSION



RESIDENTIAL  
SINGLE FAMILY  
SINGLE FAMILY  
MILLS HOME PARK  
MULTIPLE FAMILY  
CONSERVATION RESERVE

RME DISTRICTS

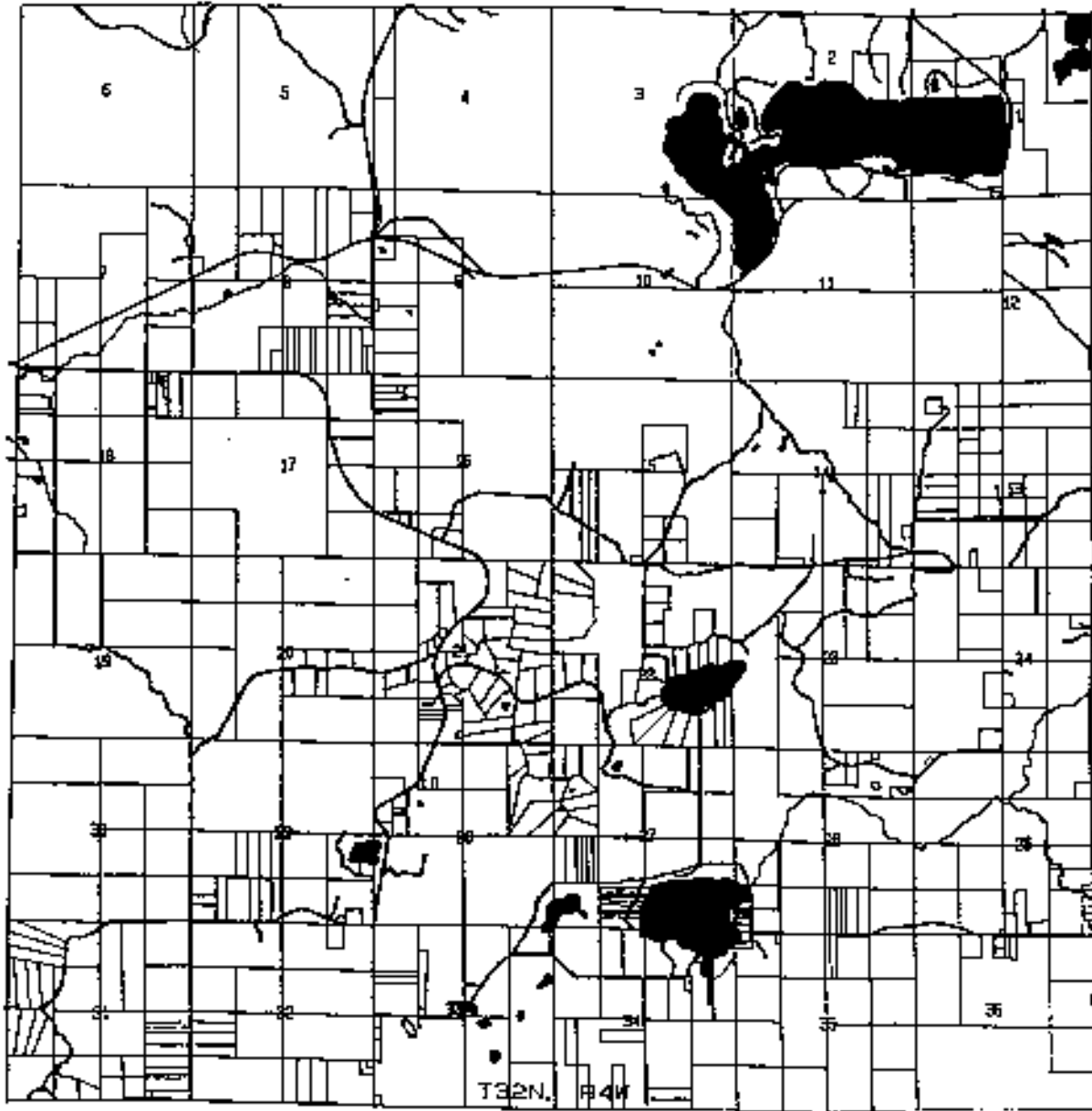
R-1  
R-2  
R-3  
R-4  
CR

COMMERCIAL  
INDUSTRIAL  
AGRICULTURAL

C  
I  
A

Figure 5.3:

Property Line Base Map, Hudson Township - 1993



## CHAPTER 6

### COMMUNITY GOALS AND POLICIES

The Hudson Township Sketch Land Use Plan developed in 1974 listed a set of goals and objective for the community, which is reproduced below:

#### Goals and Objectives (from 1974 Sketch Land Use Plan)

- I. Direct growth within the township in a manner which will provide for the separation of incompatible land use types.
  - A. Provide areas for the development of year-round and seasonal residential uses.
  - B. Plan for the development of differing types of residential uses, and the necessary requirement to keep them compatible.
- II. Prevent air, water and landscape pollution within Hudson Township.
  - A. Closely examine proposed developments to insure that they do not offer negative impact on the environment.
- III. Recognize the existing pattern of land uses and prepare the land allocation program based in part upon the character of the different parts of the township.
  - A. Recognize the worth of the lakes in the township and plan for their utilization by all residents.
  - B. Consider the potential for suburban development related to Vanderbilt and Gaylord.
- IV. Plan on providing adequate services to all township residents.
  - A. Consider the potential pollution of Thumb Lake and provide township water and sewer systems where necessary to avoid this.
  - B. Give consideration to police, fire and ambulance services and provide these services or contract with adjacent townships or communities for these services.
  - C. Consider the educational needs of the residents of the township and support county school districts and state programs to provide these services.
  - D. Work to provide adequate recreational facilities for township residents.
- V. Coordinate the transportation system within the township to provide safe and convenient roadways for all residents.
  - A. Continue working with the County Road Commission on providing paved roadways when population increases warrant their development.
  - B. Encourage the County Road Commission to maintain the roadways within the township in a manner which will allow all resident to have dustfree, snowfree, comfortable, convenient, and safe transportation facilities.

Several of these general goals remain important, but most of the specific objectives adopted in 1974 are outdated or no longer appropriate. These goals and objectives were revised in a two step process described below.

#### Hudson Township Assets and Problems

During the May 11, 1993 planning workshop of the Planning Commission, a brainstorming session was held, where the participants identified the Township's assets worth preserving and problems that currently exist.

Table 6.1 lists the assets to preserve, and Table 6.2 lists the problems.

Table 6.1:

#### Hudson Township Assets to Preserve

- Lakes and streams
- Road systems (save two-tracks and rural roads)
- Rural atmosphere
- Away from hustle-bustle
- Spirit of community and cohesiveness
- Wildlife and fish
- Environmental resources
- Iron bridge ("Uncle Mel's")
- Clean air
- Parks
- People helping each other
- Good neighbor policy
- Scenic views; hillsides
- Greenbelts around lakes
- Fire Department

Table 6.2:

Hudson Township Problems

- Zoning enforcement
- Septic systems
- Junk/blight control
- Road conditions/improvement
- Road closures (especially Town Hall Road, South Coast Road)
- Poor coordination with Health/Electric Department
- Brine pollution/from roads
- Zoning parcel size  
(Residential vs. Agriculture; also, # dwelling units per parcel)
- Public confusion on zoning rules vs. tax assessment
- Subdivisions and real estate development
- Service expectations
- Lack of subdivision control
- Substandard "subdivision" development (dodging Plat Act)
- Timbering of large parcels
- Bed and breakfast regulations
- Mineral rights severed from surface
- Snowmobile trail near Thumb Lake (excessive timber cut)
- Pesticide and fertilizer use by lakes
- Fire Department - identify toxic substance storage areas
- Pay for County bus, but they don't come to many areas (or not available)



## Comprehensive Plan Research and Mapping

Compiling the list of community assets and problems gave direction and focus to the statistical and map research undertaken to write the comprehensive plan text. The results of this research are outlined in Chapters One through Five of this document.

By combining and discussing the outcomes of both the brainstorming session and the plan research effort, the Hudson Township Planning Commission was able to develop a new set of goals and objectives, presented below. These goals and objectives were then used as a guide to develop desired revisions to the Township's Zoning Ordinance.

### Goals and Objectives - 1993 Comprehensive Plan

- I. Recognize existing patterns of settlement and natural resources distribution when allocating future land uses within different areas of the Township.
  - A. Designate an exclusive agricultural area to protect prime agricultural soils and active agricultural uses.
  - B. Allow second agriculture-related dwelling on farm property.
  - C. Separate rural residential uses from active agricultural areas, and establish an appropriate parcel size standard.
  - D. Develop suitable land use designations for existing resort and retreat uses.
  
- II. Direct and regulate future growth and development in a manner which will avoid incompatible or conflicting land uses within or between land use areas.
  - A. Strengthen junk control provisions.
  - B. Develop standards for bed and breakfast establishments.
  - C. Provide a means of reviewing condominium development equivalent to review process for traditional development.
  - D. Establish locations for future rural residential development outside of agricultural areas.
  - E. Address the potential problems associated with mineral rights development.
  - F. Establish appropriate locations for potential multi-family, commercial and industrial development which will not substantially alter the rural character of the Township.
  - G. Regulate use of recreational vehicles for temporary dwelling purposes.
  
- III. Protect environmental resources within the Township including air, water, soils, forests, wildlife and historic structures.
  - A. Support enforcement of soil erosion controls, especially in hilly or erodible areas.
  - B. Require storm water management as part of site development.
  - C. Strengthen water quality controls through greenbelt regulations.
  - D. Preserve scenic views of hills and lakes.
  - E. Preserve fish and wildlife resources.

- IV. Provide adequate services for all residents consistent with a rural environment.
  - A. Maintain rural service standards in keeping with local ability to pay and preference for rural setting.
  - B. Guide future development into areas where on-site sewage disposal and private wells are feasible.
  - C. Encourage and support volunteer service organizations, including volunteer fire department.
  - D. Pursue mutual service agreements with other municipalities where possible.
  - E. Use Township government to lobby for better services from outside service providers.
  - F. Strengthen regulation of unsafe buildings.
  - G. Maintain and expand parks and public access to recreational facilities.
  
- V. Transportation
  - A. Establish standards for private roads.
  - B. Work with the County Road Commission on road closures and road maintenance problems.
  - C. Lobby to improve transit access, especially for senior residents.
  
- VI. Update Township land use controls to conform with state law and local policies.
  - A. Revise mobile home regulations.
  - B. Update special approval process to include site plan requirements and a mandatory public hearing.
  - C. Revise enforcement procedures to allow for a verbal notice of violation as a first step.
  - D. Remove certificate of occupancy requirements from Township Zoning Ordinance in order not to overlap County responsibilities.
  - E. Remove fee schedule amounts from zoning ordinance, while preserving Township Board's authority to set reasonable fees by motion.

## CHAPTER 7

### FUTURE LAND USE PLAN

At present, Hudson Township is primarily a rural residential and recreational community. Lakeshore living is available in several areas of the Township, notably around Thumb, Bows and Huffman Lakes. Hudson Township is unique in the number and extent of private retreat and camp communities which flourish within its bounds (see Chapter 4). State forest recreation lands, along with privately held forestry property, are prominent in the Township, and add to the rural recreational environment. While active agricultural uses have declined from historic levels, the several active farms which remain are highly valued by local residents. Urban uses, such as multiple-family residential, commercial and industrial property, are largely absent at present from the Township.

Through proper land use planning and zoning controls, Hudson Township wishes to ensure that the existing rural residential and recreational uses can continue, while minimizing land use conflict and environmental impact. While large-scale urban developments, such as multiple-family housing, commercial or industrial use, are unlikely during the planning period, the Township wishes to establish appropriate locations and standards for such development if the need or demand should arise.

The general land use categories Hudson Township anticipates accommodating during the planning period of ten to fifteen years are listed below, and discussed in more detail immediately following.

#### Future Land Use Categories

Conservation and Forestry

Agriculture

Low-Density Residential

Lake Area Residential

Medium-Density Residential

Urban Uses

- Multiple-Family Residential
- Commercial
- Industrial

### Conservation and Forestry

Several large tracts of State land included in the Jordan River State Forest occur in northern Hudson Township, including all of Section 6, parts of Sections 4, 5, 9, 10, 11, 12 and 14. Scattered State holdings occur in Sections 24, 25 and 26. Additionally, the Township owns and operates several small recreation sites (see Chapter 4). It is intended that all State and local park, recreation and forest lands be designated for continued conservation and recreational use. In addition, those private lands which are reserved for commercial forestry operations and identified for a preferential forest land tax status are included in the conservation and forestry future land use category. These private forest lands appear as an "outer ring" around the Thumb Lake area; in large portions of Sections 15, 16, 17, 19 and 20; and at scattered locations elsewhere.

Uses anticipated in the Conservation and Forestry area include public and private forestry, recreation, wildlife habitat, parks and similar open space uses. Except for local parks, it is anticipated that the minimum parcel size for effective conservation and forestry management will be forty acres.

### Agriculture and Low-Density Residential Use

In the past, the vast majority of land within Hudson Township has been zoned for "agricultural" use. Yet in practice, much of this property has been used for rural residential and recreational purposes. The several remaining viable farm operations may be threatened in the future by such rural residential development, or may encounter land use conflicts if residential uses occur in close proximity. Therefore, the future land use plan recommends separately identifying agricultural and low-density residential uses.

The plan identifies several viable exclusive agricultural areas, occupying parts of Sections 7, 8, 18, 28, 30, 31 and 32. Two smaller tracts in Sections 24 and 26 are also designated for agricultural use. The minimum parcel size for this type of use is recommended as 20 acres. It is important to note, however, that property within 200 feet of an existing road would not be considered part of the agricultural area, therefore allowing development on tracts smaller than 20 acres.

The low-density residential area is expected to occupy the vast majority of land within Hudson Township. Lands designated for low-density residential use could be developed in parcels as small as one acre. However, an acceptable road easement or a road built to County standards would need to be in place when the land is divided or developed.

The agricultural area is intended primarily for active farm uses, including crop lands, pasture, farmsteads and accessory buildings. It is expected that the 20-acre minimum parcel size will limit the development of non-agriculturally related housing. A second farm dwelling would be permissible, however. Agricultural uses would also be permitted in the low-density

residential areas, but on parcels smaller than 20 acres. Thus the non-farm resident would be able to keep horses or have a truck garden, along with his dwelling unit. This rural residential environment is anticipated to satisfy much of the rural housing demand in Hudson Township.

Another use recommended for the low-density residential area is that of recreational retreat or camp development. This type of use has historically been extremely important to the Township, and would be consistent with a rural residential setting.

#### Lake Area Residential

The study of existing land use in Hudson Township shows that much of today's residential development is clustered around the Township's lakes; particularly Thumb Lake and Huffman Lake. A number of recent land divisions have occurred around Bows Lake, likely signalling residential development in this area, as well.

In terms of land use, the lakeshore residential area is quite similar to the low-density rural residential area discussed above. However, several differences in recommended development standards are worth noting. First, due to the high value of lake property, many of the existing lake area parcels are smaller in size than those typical of the low-density residential area. And because the lakeshore area is an especially sensitive one, from an environmental standpoint, special development restrictions are recommended for this area. These restrictions may include greenbelt requirements, restrictions to preserve waterfront views, water quality protection measures and similar environmentally oriented land use controls. A lot width of not less than 100 feet and a lot size of at least 20,000 square feet is recommended to limit lakefront crowding and assure adequate land for properly functioning on-site water and sewage systems.

#### Medium-Density Residential

In order to provide a wide variety of affordable residential environments, Hudson Township wishes to designate a selected number of parcels for medium-density residential development. Those areas include the east side of Slashing Road, between Thumb Lake Road and the northern township line, and along the north side of Bingham Road, on both sides of the Bows Lake Road intersection. Residential development in these areas would be permitted on lots as small as 15,000 square feet, with a minimum of 100 feet in width. This type of development will provide affordable land prices in an attractive rural area, with adequate road access.

#### Urban Uses, Including Multiple-Family, Commercial and Industrial

At present, there are no multiple-family uses in Hudson Township, and according to the existing land use study, just four parcels in the Township are classified by the Charlevoix County Equalization Office as commercial

uses. While the Hudson Township Planning Commission does not anticipate any demand for these kinds of urban development within the next ten to fifteen years, the Township should be prepared to respond to any such demands if they do arise.

Because multiple-family and commercial uses are high-intensity traffic uses, good road access is crucial in locating these uses. This need for road access limits the locational choices for commercial and multi-family development. Therefore, the Planning Commission recommends that commercial and multi-family development be limited to areas with direct access to Huffman Lake Road, Camp Ten Road, and Thumb Lake Road. Because of the potential conflict with nearby residential and recreational uses, it is also recommended that such development occur at least 500 feet from any existing residence.

Due to Hudson Township's remote location, hilly terrain and existing retreat and recreational development, no need or demand for industrial land uses are anticipated beyond those provided for within the forestry areas. However, it is recommended that standards be developed for industrial sites in advance of any possible land use demand. Then any subsequent industrial development proposal can be considered in reference to adopted development standards.

It is also recommended that any future industrial development be limited to areas served by all weather roads. Due to the potential impact of industrial development, it is advisable to require a minimum lot size of at least five acres, and a minimum lot width of 300 feet. Any proposal for such development should be considered on a case-by-case basis, with potential for both positive and negative community impacts in mind.

#### Community Center

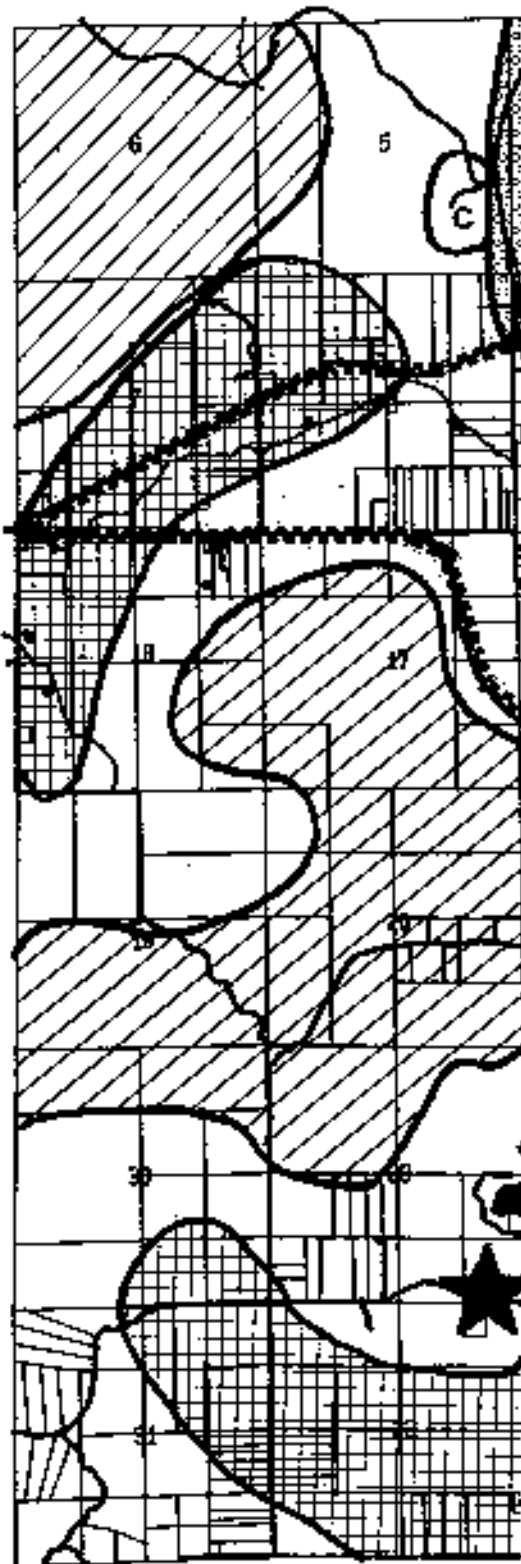
At the present time, development in Hudson Township is relatively dispersed. Other than the clusters of residences around the Township's lakes, there is no single "community center" where activities are centralized. However, a number of social and administrative activities associated with the Township itself do occur at the new Township Hall site on Reynolds Road near the intersection of Camp Ten Road. If a community center were to develop in the future, the area around the Township Hall would be a good location for it. The terrain is relatively flat, and road access to residential areas is good. Designating a "community center" in the Township Hall area may ultimately encourage a closer sense of community in this relatively dispersed rural Township, which could help residents unite to tackle other land use and development issues. Future land use categories consistent with a community center designation include public buildings and facilities, such as the Township Hall and fire station, recreational facilities, neighborhood commercial development and multiple-family or senior citizen housing development.

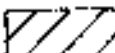
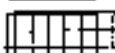
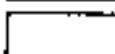
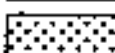
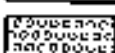
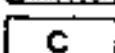
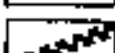

#### Future Land Use Map

A future land use map is shown on the following page, which identifies the general location for the future land uses discussed above.

Figure 7.1:

Future Land Use Map, Huxson Township



- KEY:
-  CONSERVATION AND FORESTRY
  -  AGRICULTURE
  -  LOW-DENSITY RESIDENTIAL
  -  LAKE AREA RESIDENTIAL
  -  MEDIUM-DENSITY RESIDENTIAL
  -  COMMERCIAL
  -  POTENTIAL URBAN USE CORRIDOR
  -  FUTURE COMMUNITY CENTER

CHAPTER 8

PLAN ADOPTION AND IMPLEMENTATION

Public Hearing

A joint public hearing on the proposed comprehensive plan and proposed amendments to the zoning ordinance for Hudson Township, as required by the Township Planning Act and the Township Rural Zoning Act, was held on January 11, 1994. To satisfy the legal publication requirement for both plan and zoning amendments, notice of public hearing was published in the Petaskey News-Review on December 10 and 13, 1993 and January 3, 1994. A reproduction of the notice is presented below.

LEGAL NOTICE 210

**HUDSON TOWNSHIP  
PUBLIC HEARING NOTICE**

for the  
Hudson Township Comprehensive  
Plan and the  
Hudson Township Zoning Ordinance  
Amendments  
Tuesday, January 11, 1994, 7:30 p.m.  
Hudson Township Hall  
Reynolds Road just west of  
Camp Ten Road

A public hearing has been scheduled on the proposed Hudson Township Comprehensive Plan and proposed amendments to the Hudson Township Zoning Ordinance. The hearing will be held before the Hudson Township Zoning Board, at their meeting on Tuesday, January 11, 1994 at 7:30 p.m. in the Hudson Township Hall on Reynolds Road just west of Camp Ten Road. The Comprehensive Plan would establish policies on land use and future development in the Township, while the proposed zoning amendments are intended to carry out the goals of the plan through zoning text and map changes. All interested persons are invited to attend the hearing, as well as review and comment on the draft plan and zoning amendments. For further information or to inspect the draft plan and zoning documents, contact the Township Clerk at (616) 549-3019.

(L-12/10, 12/13, 1/3)



The purpose of the plan portion of the public hearing was to present the proposed comprehensive plan and to accept comments from the public. In addition to Planning Commission members and Township Board members, seven interested citizens attended the hearing.

The hearing began with a brief explanation of the plan development process. Plan development included a citizen brainstorming session where participants had an opportunity to express their likes and concerns about Hudson Township, and several Planning Commission workshops with the consultant. During the hearing, maps of the existing land use and proposed future land use recommendations were presented.

Written comments on the plan were received prior to the hearing from the Township's attorney and from the Charlevoix County Planning Department. Those correspondences are reproduced on pages 8-4 through 8-7.

Minutes to the comprehensive plan public hearing are reproduced on page 8-8 through 8-12.

#### Adoption of the Plan

Based on comments received from the public hearing, the Planning Commission agreed to the following:

- Add Waste Management of Northern Michigan to the options for solid waste contractors.
- Update Figure 4.1, Transportation System map to identify the locations for Township Hall/Fire Department, Old Township Hall, Township Cemetery, Old School, Township Park at Bows Lake and County Park at Thumb Lake.
- Include acreage and water frontage for Thumb Lake County Park on Table 4.1, Recreation Inventory.

At the close of the public hearing, the Planning Commission formally adopted the comprehensive plan with the above revisions.

#### Legal Transmittals

Michigan planning law requires that the adopted comprehensive plan be transmitted to the Township Board. The plan must also be submitted for review and comment to the local county planning commission. Copies of these transmittal letters appear as pages 8-13 and 8-14.

### Plan Implementation

A comprehensive 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 comprehensive plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services.

According to the Township Rural Zoning Act, comprehensive planning is the legal basis for the development of a zoning ordinance. Section Three of the Act states: "The zoning ordinance shall be based on 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, and 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 to reside, 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 of 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."

With this legal basis in mind, Hudson Township will also update the existing zoning ordinance based on this comprehensive plan.

**JAMES G. YOUNG**

Attorney at Law  
P.O. Box 398  
Bellaire, Michigan 48815  
TEL (816) 533-6635  
FAX (816) 533-8225

**MEMORANDUM**

January 10, 1994

**TO:** Frank D. Wasylewski, Hudson Township Clerk  
**FROM:** James G. Young  
**SUBJECT:** Comprehensive Plan review

Per your request, I reviewed the proposed Comprehensive Plan. Please express my compliments to your consultant and the Planning Commission. Overall, I thought the Plan was very professionally done. My specific comments are as follows:

1. I especially liked the Township's shift away from having an agricultural district as its primary zoning district. The use of additional residential districts, such as rural residential, is an excellent idea given the way that the Township has developed.
2. Be sure that the zoning map has a district for each land use classification. If it is not intended for every zoning classification to be currently shown on the zoning map, then the Comprehensive Plan should specify those areas which are intended to be rezoned when the "unmapped" districts become needed. My draft of the Comprehensive Plan did not contain a proposed zoning map. If the consultant has any questions, please have her contact me.
3. I suggest that the Planning Commission have a rough idea of how many nonconforming uses will exist after the new zoning ordinance amendments are passed. It is wise to always identify nonconforming uses. Too many nonconforming uses, depending on their type and frequency, may call for a reexamination of the permitted uses within a district. In any event, it is always useful to know what nonconforming uses exist at the time of extensive zoning ordinance revisions. Thus, illegal uses can be more easily identified. It is frequently litigated as to when a nonconforming use existed. An analysis of existing nonconforming uses at the time of major zoning ordinance revisions helps eliminate such a controversy.
4. Be sure that you work closely with your consultant regarding guidance for notice and publication requirements when it comes time to pass the zoning ordinance amendments. The statutory notice and publication requirements

must be followed exactly. If changes in the zoning ordinance will result in significant, wholesale changes to many zoning districts as well as zoning text, it is sometimes easier to enact a "new" zoning ordinance and repeal the old one.

5. Section 4.13 of the zoning ordinance gives me special concern. I realize it is in your current zoning ordinance. It would be wise to honestly evaluate whether this section is being regularly enforced. It should be enforced regularly and without exception. I noticed in the listing of Township problems that "junk/blight" was listed. This type of problem can also be addressed by a blight ordinance (sometimes also called a nuisance ordinance) and a junk car ordinance. These are criminal ordinances and are not zoning ordinances, but they can be drafted to supplement your existing zoning ordinance. If you are interested in such ordinances, please contact me.

Charlevoix County Planning Department

COUNTY BUILDING

CHARLEVOIX, MICHIGAN 49720

TELEPHONE 616 547-2234

January 7, 1994

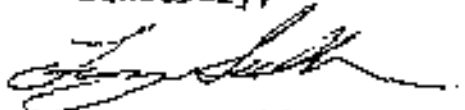
Frank D. Wasylewski  
08775 Huffman Lk. Rd.  
Elmira, MI 49730

We have performed an informal review on your proposed Township Comprehensive Plan. The plan we reviewed did not contain a current land use or future land use map. Based upon this review, we came up with a few comments which are attached.

We were unable to review the zoning ordinance due to time constraints. We will attempt to review the ordinance over the weekend, but any comments would have to be verbal, as opposed to being in writing.

I will attempt to call you on Monday or Tuesday. If we should not be able to complete that review, we will still have the opportunity to get our comments along with those of the county Planning Commission in their formal review, which will take place after both the comprehensive plan and zoning ordinance are adopted by the Hudson Township Planning Commission.

Sincerely,



Larry Sullivan  
Director of Planning

HUDSON TOWNSHIP  
COMPREHENSIVE PLAN

Comments resulting from an informal Charlevoix County Planning Department staff review.

- Chapter 2, page 2     It might be useful to compare the "per capita" and "median household income" of Hudson Township to that of the County and State for comparison purposes between the 1980 and 1990 time period to determine if the township is "making up or losing ground".
- Chapter 4, page 1     Does Waste Management or BFI (Browning Ferris Industries) provide waste collection to Hudson Township?
- page 2     Transportation - Reference to Huffman Lake Rd. being a "turnpiked" earth road and Magee Road being a dirt road. You may want to check with the County Road Commission to see if these terms are accurate.
- Chapter 4, page 4     Size of Thumb Lake Park is 10.4 acres, with 1500 plus feet of lake frontage.
- Chapter 7, page 2     Minimum parcel size in agricultural district is 20 acres. A typical 20 acre parcel is 660' and 1320'. This is a small, both from a production standpoint, as well as having the ability to buffer itself from uses occurring on adjacent parcels. A forty acre land area would be preferable.

Not having the "future land use plan map" we must conclude that no land within 200 feet of roads would be zoned or used for agricultural purposes based upon the language contained within the plan. Having the 200 feet adjacent to the road used for residential purposes will encourage sprawl, reduce the feeling of rural atmosphere and open space feeling, as well as disrupt many of the scenic views that currently exists.

Hudson Township Public Hearing  
January 11, 1994 - 7:30 P.M.

- Now -  
Comprehensive Plan  
Zoning Ordinance Amendments  
This Public Hearing will be two (2)  
separate meetings with a complete  
set of minutes for each meeting.  
#1 - Comprehensive Plan  
#2 - Zoning Ordinance Amendments

The meeting on the Comprehensive  
Plan called to order at 7:35 P.M. by  
the Chairman of Planning Board, Jack  
Sencuski.

Roll Call - Present: Jack Sencuski, David Mazur,  
Leon Anderson, Jan Wasylowski, Merry Wick.

Absent: None

Interested Persons Attending:

- 1 Frank D. Wasylowski - Hudson Twp. Clerk
- 2 Bob Ottney - Lotus Lake Manager
- 3 Carolyn Knox - Hudson Twp. Treasurer
- 4 Alfred Wick
- 5 Frank Wasylowski - Hudson Twp. Assessor
- 6 Ralph Ellison - Hudson Twp. Supervisor
- 7 Paul K. Ellison
- 8 Florence Westphal
- 9 Debra L. Matthew
- 10 Marlene Lucien

Frank Brink from the office of Mary Ann  
Heidemann & Associates Community Planning  
& Environmental Services which was  
hired by Hudson Township to review  
and help the Planning Board develop a  
Comprehensive Plan and update the zoning  
Ordinance. Frank Brink will present  
a brief outline of the plan and help  
the Planning Board answer questions.  
Frank Brink began by saying the  
plan is in eight (8) parts.

1. Location
2. Social Characteristics - population, etc.
3. Natural Environment of Hudson Twp.
4. Existing Community Services - Fire department,  
schools, utilities, etc.
5. Existing land use - Existing zoning Color Coded  
Map. 5-2
6. Goals for Community 6-4 and 6-5.
7. Future land use plan.
8. Minutes of Public Hearing, Letters, Published Hearing

The Comprehensive Plan needs only to  
be adopted by the Planning Board. Copies  
of minutes filed with Hudson Twp. Clerk,  
Charlton County Planning Dept. Mary Ann  
Heidemann's office.

Frank N. Wasylowski stated that on the  
map in 4-3 the public fishing area  
is not included for Bacon Lake & Buffman  
Lake. Frank Brink said she'll show these



sites on the map with a symbol.  
Leon Andrews stated there is nothing  
to show the County Park at Thrush  
Lake on the map in 4-3. Fran Brink  
said she'll type it in with an  
arrow. The park is 10.4 acres and  
1500' plus of lake frontage. Fran will  
also add Hudson Twp. Cemetery on Tower  
Road, (3 acres) Old Hudson Twp. Hall on Wood  
ward Rd, (1 acre) Hudson Twp. Hall / Fire  
Department on Reynolds Rd. (5 acres)

In 5-2 on the Existing Land Use Map,  
the north end of Thrush Lake near  
#2 on the map to the right should  
be institutional. There is the Baptist  
Camp, (26 acres) and Methodist Campground.  
Fran Brink suggested we color these in with  
a pencil, because it's quite costly to redo  
these maps.

A letter from Madison County Planner  
Larry Sullivan has some concerns.

2-2 Larry Sullivan suggested it might  
be useful to compare pop. data of Hudson  
Twp. to that of County and State for 1980 to 1996.  
The Hudson Twp. Planning Board is satisfied  
as is.

4-1 Does Waste Management & DSD  
provide waste collection to Hudson Twp.  
Hudson Twp. has City Environmental and  
Waste Management Services.

4-3 Transportation - Reference to Hoffman Lake Road being a "turnpiked" earth road. And Meyer Road being dirt. He said we may want to check with County Road Commission to see if the terms are accurate.

Jan Brink said she took this from a Chatham County Map.

4-4 Size of Thunk Lake County Park is 10.4 acres - 1500' plus of lake frontage.

7-2 Maximum parcel size in agricultural is 20 acres. Larry Sullivan says this is small. He'd like to see 40 acres.

The Planning Board doesn't want to change this. Larry Sullivan stated that without a land use plan map they must conclude that no land within 200 feet of roads would

be zoned or used for agricultural purposes, based on the language contained within the plan. Having the 200 feet adjacent to the road used for residential purposes will encourage sprawl, reduce the feeling of rural atmosphere and open space feeling. There was very much discussion on this. The Chairman asked for input from the Planning Board. Then the Chairman stated we'd leave it as is.

Brian Diaz asked about the property at Thunk Lake that Hudson Twp. owns. There was a title search done on this and she says it should be noted somewhere in the

It is shown as a small white square on the map of Hudson Twp. Davis said we need to find out if we have a deed to this property. Frank S. Maciejewski, Hudson Twp. Clerk will look into this and call Tom's Desk.

Twp maps to be discussed on the Comprehensive Plan, the Chairman closed the discussion and asked for a motion to adopt the plan.

Jan Maciejewski made a motion to adopt the Comprehensive Plan for Hudson Twp, with the changes made at this meeting, second by Leon Andrus. All in favor, motion carried. Plan adopted at 8:40 P.M.

The Chairman closed this part of the Public Hearing at 8:40 P.M.

Sec. of Planning Board.

MERRY R. WEBB

Mary Ann Heidemann & Associates  
Community Planning and Environmental Services

150 South Third Street

Rogers City, Michigan 49779

Phone: (517) 734-4172

January 31, 1994

Mr. Frank D. Wasylewski, Clerk  
Hudson Township  
8755 Huffman Lake Road  
Kalamazoo, MI 49730

Dear Mr. Wasylewski:

On behalf of the Hudson Township Planning Commission and in accordance with the provisions of Section Nine of the Township Planning Act 168 of 1959, I am transmitting to the Township Board the adopted Township Comprehensive Plan.

You have in your possession a draft of the plan. By substituting the enclosed pages you will have a complete copy of the plan as adopted unanimously by the Planning Commission on January 11, 1994, following the required public hearing.

In the meantime, we will wait to hear from you regarding printing arrangements for additional copies of the plan. Feel free to call if you have any questions.

Sincerely,

*Fran Brink*

Fran Brink,  
Planning Assistant

enclosure

Mary Ann Heidemann & Associates  
Community Planning and Environmental Services

150 South Third Street

Rogers City, Michigan 49779

Phone: (517) 734-4172

January 31, 1994

Mr. Thomas Wieland, Chair  
Charlevoix Co. Planning Commission  
16121 Paddock Road  
Charlevoix, MI 49720

Re: Hudson Township Comprehensive Plan

Dear Mr. Wieland:

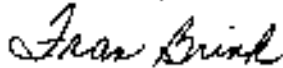
In accordance with the Township Planning Act 168 of 1959 and on behalf of the Hudson Township Planning Commission, I am submitting to the Charlevoix County Planning Commission a copy of the Hudson Township Comprehensive Plan.

The required public hearing was held on January 11, 1994, following publication of the hearing notice in the Petoskey News-Review on December 10 and 13, 1993 and January 3, 1994.

Upon receipt of the enclosed plan, the Charlevoix County Planning Commission has 45 days to approve or disapprove the plan. Any comments regarding this matter may be sent to: Mr. Frank D. Wasylewski, Hudson Township Clerk, 8755 Huffman Lake Road, Elmira, MI 49730. For record keeping purposes, we would appreciate receiving a copy of any correspondence.

In the meantime, if you have any questions on the content of the plan text, feel free to call this office.

Sincerely,



Fran Brink,  
Planning Assistant

enclosure

cc: Frank Wasylewski,  
Hudson Township Clerk