

# HUDSON TOWNSHIP Master Plan



63 Day Review Draft

MONTH, 2021

INSERT RESOLUTION

# Acknowledgements

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# 1

## Community Profile

A strong understanding of Hudson Township's population and its housing units is key for making informed decisions. Because the size and composition of the population influences the type of development and services needed, it is important to track how the population has changed over time. This section uses data from the decennial census and more recent sample data from the Census Bureau to examine demographic and housing trends. This section compares the Township to other communities in Charlevoix County including the City of Boyne City, Chandler, and Boyne Valley Townships to provide context, and compares it with Michigan overall to see how it fares against state patterns.

### DATA SOURCES

The information in this chapter was retrieved from the following sources, in this preferred order.

- » **2010 & 2000 US Decennial Censuses:** This is considered the most accurate source of demographic data in the United States. It measures 100% of the population and offers comparable data points at regular intervals throughout most of the United States' developed history. However, available data is limited to population and housing information, and the ten-year interval between data points means it is rarely "fresh."
- » **American Community Survey.** The ACS program replaced the "long-form" Census questions beginning in 2000, collecting the same types of detailed information about social, economic, and housing conditions on a rolling basis instead of once per decade. The statistical validity of the ACS depends on sampling. For smaller communities, data is collected over 60 months to achieve a valid sample size, called a "five-year estimate." This system shows the statistical tradeoff between the reliability gained by increasing sample size and the relevance that is sacrificed in the time it takes to do so. The datasets used were the ACS 5-year estimates from the years 2014-2018 and 2006-2010.

### POPULATION

According to the 2018 American Community Survey (ACS) estimates, Hudson Township had 716 residents in that year, which comprised about 2% of Charlevoix County's population of about 26,219. The table "Table 1: Population Change" shows that the Township population grew in recent years – it gained 77 new residents between 2000 and 2018, an increase of about 12%. This is a similar growth rate compared with neighboring Chandler Township (+13.9%) and Boyne Valley Township (+17.2%). While these rates are greater than Charlevoix County overall (+.5%), the rates of change likely appear rapid only due to the Townships' small baseline populations, and it is unlikely that Hudson Township is experiencing growth at a higher pace than the rest of the County. Even so, the Township's modest population gain is unique to Northwest Michigan overall, where the population has declined in recent years.

Hudson Township's official population of 716 people only includes year-round residents, however seasonal residents are another large part of the community. Although the ACS data does not track a community's seasonal population, it does provide the basis for an estimate. 2018 data indicates that 277 housing units in Hudson Township were listed for "seasonal, recreational, or occasional use". Using the Township household size of 2.41 people per unit this would equate 667 seasonal residents. As a result, the Township population nearly doubles when seasonal residents are considered.

### AGE

As Michigan's many Baby Boomers age into retirement, populations are becoming older across the state. The graph "Age Cohorts" shows the percent of residents by age range in Hudson Township and Michigan in 2018 and shows that the aging trend is especially pronounced in the Township.

The median age among Township residents was 45.3 years in 2018, which is about five years older than the median statewide age. Further, the Township's median age increased from 38.9

**Table 1: Population Change**

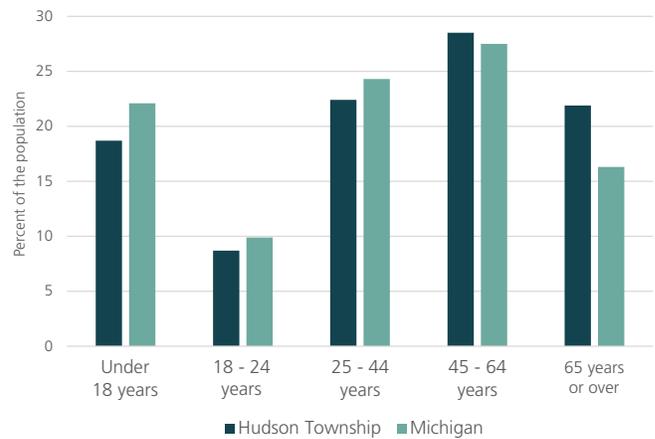
Geography	2000	2010	2018	% Change 2000-2018
Hudson Township	639	691	716	+ 12.1%
Chandler Township	230	248	262	+ 13.9%
Boyne Valley Township	1,215	1,195	1,424	+ 17.2%
Boyne City	3,503	3,735	3,750	+ 7.1%
Charlevoix County	26,090	25,949	26,219	+ 0.5%

Source: ACS 5-year estimates 2014-2018, US Decennial Census 2000 & 2010

years in 2000. The graph shows that over one-fifth (21.3%) of the population, or around 150 residents were in the retirement age range of over 65 years in 2018. When these older individuals are year-round residents, and are not seasonal visitors, they typically exit the workforce, spend less on consumer goods, and often require special transportation and healthcare services. A growing share of retirees is typically associated with a slowing local economy. Meanwhile, over one-quarter (28.5%) of residents, about 205 people, were between 45 and 64 years old, which made it the largest age group in terms of numbers. This numerous group of individuals will move into the senior age range in the coming years, and so the need for healthcare, senior services, and public facilities designed for senior access will likely increase.

The graph “Figure 1: Age Cohorts” also shows that the Township has few young residents relative to the state. A small share of the population (22.4%) was between the ages of 25 and 44 years in 2018. These individuals are in their prime working years and are key drivers of the local economy because they are more likely to purchase housing and consumer goods. Retaining individuals in this age range is, therefore, an important economic concern for the community. Meanwhile, less than one fifth (18.7%) of residents were under the age of 18 years, which is another small share compared with Michigan overall. A community’s youth support local schools and ensure that new workers will be available as older workers retire, and so retaining youth and ensuring the availability of housing for new families will also be an important goal to retain the community’s economy.

**Figure 1: Age Cohorts**



Source: ACS 5-year estimates 2014-2018

## DISABILITIES

The chances of having a disability rises as any individual ages, and so a greater share of residents with disability status is often a characteristic of an older population. In 2018, an estimated 132 Hudson Township residents, or 18.4% of the population had a disability, which is a larger share than across Michigan overall (14.3%). Disabled residents’ needs will be an important consideration as the Township plans improvements to its recreational amenities and other public facilities, especially considering that disabilities encompass hearing and cognitive impairments in addition to physical conditions. Further, the Township should prepare for an increasing number of disabled residents, as a large share of the population will become senior citizens in the coming years.

## HOUSEHOLDS

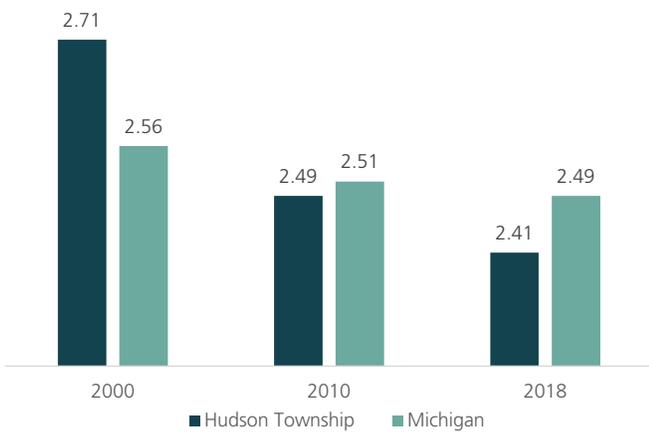
The term household refers to the people who occupy an individual dwelling unit, whether or not

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### Hudson Township Median Age

2000 – 38.9 years    2018 – 45.3 years

**Figure 2: Average Household Size Over Time**



Source: ACS 5-year estimates 2014-2018, US Decennial Census 2000 & 2010

they are related. The average household size has decreased in Michigan as younger couples often have fewer children, and the share of elderly empty nesters has grown. The graph “Figure 2: Average Household Size Over Time” shows that the trend toward smaller-size households is pronounced in Hudson Township. The community had 283 households in 2018. The average size was 2.41 individuals, which was below the statewide figure (2.49 people) and declined from and a decrease from 2000 (2.71 people). Smaller household size could hold several implications for the community, including increasing demand for affordable housing options and compact housing formats with fewer rooms.

**SOCIOECONOMIC INDICATORS**

**Education**

Education influences the jobs that residents can obtain, and relatedly, their earning potential. High school education is an important link to economic stability because it’s a requirement for most jobs. The percentage of Hudson Township residents over the age of 25 years with at least a high school diploma was 81.5% in 2018, which was slightly lower than the share across both the County and State of Michigan, 93.6% and 90.5% respectively. Although the Census Bureau does not ask respondents directly whether they have skilled trades or vocational training, over one-quarter of adults (29.6%) had either “some college, no degree” or an “associates degree”. The Township can seek to monitor and support professional training programs in the region that exist through North Central Michigan College, as these offer local

paths for youth to move into higher-paying jobs. Another substantial share of adults (18.5%) had at least a bachelor’s degree, although the share was smaller than statewide (28.6%).

**Workforce & Employment**

As more residents move into retirement, shrinking labor pools pose a challenge in Northwest Michigan, and the trend is characteristic of Hudson Township. Labor force participation, a measure that refers to the number of residents who are working or are able to work, was estimated at 55% of the population in 2018. This means that about 332 residents were employed or able to work. Labor force participation declined from 62.1% in 2010 and remains slightly lower than the statewide figure in 2018 (61.3%). Although it is still too soon for Census data to show the COVID-19 pandemic’s effects on workforce participation, the resulting job losses and safety concerns in the work environment will likely lead more people to exit the workforce. A shrinking workforce means that residents will be less able to purchase new housing or make improvements to their current housing, and that consumer spending will likely slow.

About 330 Hudson Township residents were employed in 2018, which made the unemployment rate within the workforce less than 1%. This means that before the pandemic, most residents who were able to work were employed. About 71 residents, about 21.5% of the total employed, worked in the sector the Census Bureau terms “arts, accommodation, hospitality, and food services,” commonly known as the hospitality sector, which made it the most common employment sector, while another 32 residents, about 10% of the total, worked in the retail sector, which made it another common employment type in the Township. Many of these workers likely work at Boyne Mountain or the surrounding hospitality businesses in Boyne Falls or Boyne City.

A report published by Networks Northwest before COVID-19 forecasted that jobs in these two tourism sectors - retail and arts, entertainment, accommodation, and food services, were forecasted to grow, and were opportunities for investment, but this expectation must now be tempered due to the pandemic.<sup>1</sup> A more recent report appraising the pandemic’s effects in the region showed that the area’s many “accommodation and food services” and “retail” occupations are more likely to be designated as “non-critical” jobs under the state executive orders that temporarily closed parts of the economy, and

that these jobs are difficult or impossible to do remotely.<sup>2</sup> As a result, hospitality and retail workers were more likely to be laid-off temporarily or permanently in the first months of the pandemic.<sup>3</sup> The Township should monitor the hospitality sector's outlook as the pandemic progresses. If indoor dining and service occupations that involve personal interaction return to pre-pandemic capacities, then these industries might return as an opportunity for investment, but for the time being, the sector's growth will likely be tepid.

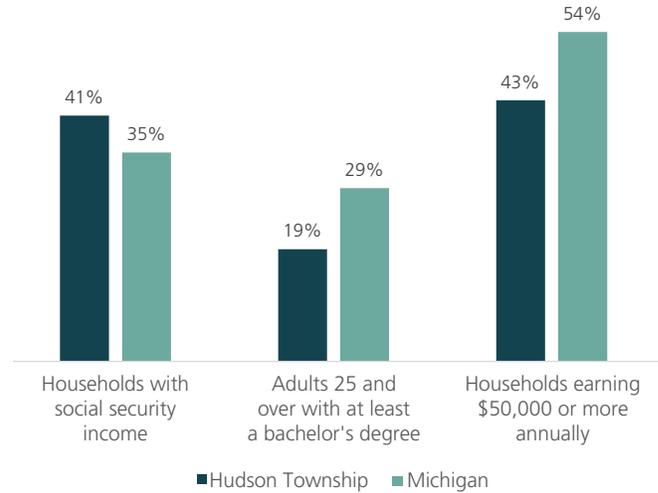
Three other sectors - construction, manufacturing, and educational/healthcare services each employed about 50 residents, which made them the next most common employment types. Healthcare jobs are forecasted to increase in the region, while manufacturing is expected to decrease.<sup>4</sup> Despite this forecast, the proximity of Township residents to the new EJ Plant in Elmira may avail opportunities for future local employment.

## Income

Household income is often a direct result of the number of residents that are in the workforce and the types of jobs residents hold. In 2018, the median household income in Hudson Township was \$45,625 annually, although lower than the statewide figure (\$54,938), are relatively stable earnings. Despite these stable average wages, the median income declined from \$50,694 in 2010, which perhaps tracks the declining workforce and increasing share of retirees in that period. The graph "Figure 3: Age, Education & Earnings" shows that a sizeable share of households (43%) earn incomes of \$50,000 or more annually. Another sizeable share of households (36%), however, have incomes of less than \$35,000, which likely correspond with the community's retirees with social security income, and the many workers that are employed in seasonal tourism jobs.

The Census Bureau determines whether a household is in poverty by comparing its income with its number of residents: a family of four with an annual income of \$40,000 would be in poverty, but one individual with the same earnings would not be. About 18% of the Township's population was in poverty, which, although not an outstandingly large segment of the community, is a larger share than in the State overall (15%). Further, United Way organizations in Michigan study households termed ALICE (asset limited, income constrained, employed) - households with incomes above poverty but who still struggle with basic needs including healthcare and nutrition.

Figure 3: Age, Education, & Earnings



Source: ACS 5-year estimates 2014-2018

According to 2019 data, financially vulnerable households in either poverty or ALICE status make up an estimated 37% of the Township's total.<sup>5</sup>

## HOUSING

The Census Bureau defines the term housing unit as an apartment, a group of rooms, or a single room intended for occupancy as separate living quarters. In other words, a housing unit is space in a building intended for any individual or a group of people to occupy, and can include a single-family home, or a portion of a building. In 2018, Hudson Township had an estimated 578 housing units throughout the community, a number that has grown over the years – in 2000, the community had only 485 units, and in 2010 it had 549 units. In 2018, the vast majority (95%) of housing units were owner-occupied, while only the remaining 5% were renter-occupied.

## Formats

Housing format refers to the type or style of housing of any given structure. Single-family housing is the predominant format in Hudson Township, which aligns with its rural character. The vast majority (89%) of the housing units were in the detached, single-family format in 2018, while about 8% were mobile homes and the remaining 3% were classified as either duplexes or attached single-family formats like townhomes. Throughout much of the United States the predominance of single-family housing poses a concern because the lack of variety limits the range of options for new families, and the lack of Townhomes, duplexes, and

**Table 2: Owner-Occupied Housing Values**

Value Range	Hudson Township		Michigan
	Percentage	Number	Percentage
Less than \$50,000	10.9	28	12.8
\$50,000 to \$99,999	17.8	46	19.8
\$100,000 to \$149,000	27.1	70	18.7
\$150,000 to \$199,999	15.5	40	16.7
\$200,000 to \$299,999	17.4	45	17.1
\$300,000 or greater	11.2	29	14.9

Source: ACS 5-year estimates 2014-2018

small apartment buildings often drives up the cost of housing relative to incomes.<sup>6</sup> Hudson Township is a primarily rural resort community, however, and many current or potential new residents will reside in the community for its rural character. The Township’s detached single-family housing stock should continue to suit the needs of its current and new residents.

In 2019, the nonprofit Housing North partnered with Networks Northwest, the regional planning agency in Northwest Michigan, to forecast the demand for housing types in Charlevoix County. The forecasts were based on migration rates of new households into the County and the County’s current households that are likely to move addresses.<sup>7</sup> The report forecasted that new demand from both groups would support 900 new detached units, such as small cottages, and 292 new attached units, such as townhomes and condos, annually within the County.<sup>8</sup> Hudson Township could promote new housing that aligns with these forecasts to capture some of the County’s demand potential. Cottages and other compact detached single-family housing types could be promoted within targeted geographic areas in the community.

**Housing Values**

The table “Table 2: Owner-Occupied Housing Values” shows the number and percentage of owner-occupied homes in each value bracket in Hudson Township and in Michigan overall. The graph shows that the lower-priced units are

more numerous in the Township - more than half (55%) of all the housing units are priced at under \$150,000, compared with 51% of the total in Michigan. Inexpensive housing can be advantageous when it allows new families to move into a community, purchase starting housing, and begin accumulating savings. It can also be a disadvantage if structures are blighted or poorly maintained, as this can drag down the value of neighboring properties, limit the tax base, and lower the community’s appeal to new residents who might otherwise move in. Meanwhile, another third (32.9%) of the Township’s housing is in the range of \$150,000 to \$300,000, and about 11% of the units had a market value of above \$300,000. Having higher priced housing can present an advantage by buoying the tax base. The Township should maintain an even distribution of housing values to ensure that options are available for diverse incomes but should seek ensure that lower-priced housing is of good quality.

In 2018, the median value of owner-occupied housing units in the Township was \$126,600, which is lower than neighboring Boyne Valley Township (\$148,900), and Eveline Township (\$226,500), and Evangeline Township (\$212,500), the latter two of which likely have higher values because of their Lake Charlevoix frontage. Data indicates that Hudson Township’s average housing value has fallen slightly - in 2018, the median owner-occupied home value (\$126,600) was lower than it was in 2010 (\$131,800). Given that the median value is modest to begin with, and that the trend is downward, the Township should consider measures to improve the quality of its modestly-priced homes. It could consider adopting an existing building maintenance code, which would establish exterior maintenance standards on structures, and require that windows, doors, and other features that are visible from adjoining properties be maintained. The Township can also create an online channel for residents to submit blight complaints.

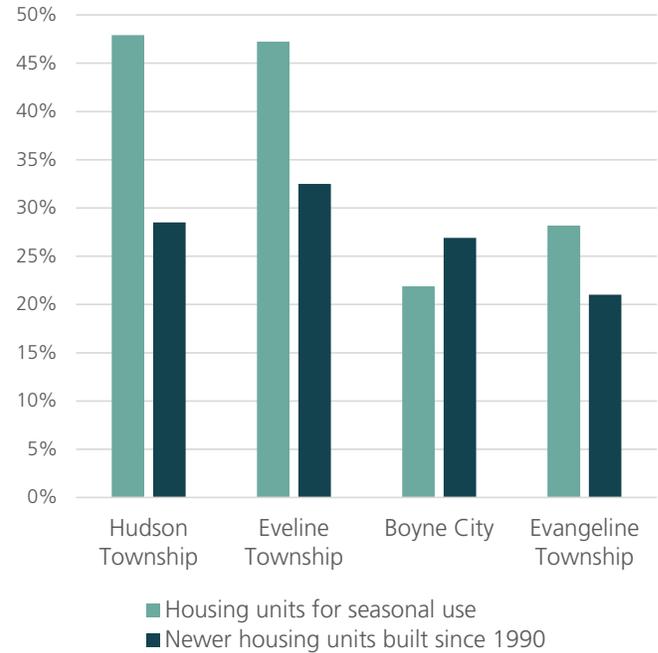
Median Housing Value in Hudson Township

2010 – \$131,800    2018 – \$126,600

## Construction Trends & Seasonality

In 2018, 277 housing units, nearly half the total (48%), were for seasonal housing units. The graph “Figure 4: Construction & Seasonality” shows the percentage of housing units in each community that are used only seasonally and the percentage that have been constructed recently since 1990. The graph indicates a strong correlation between the two - communities like Hudson Township with more seasonal housing also have a newer housing stock. Hudson Township has a greater proportion of seasonal housing (48%) and a greater share of its units constructed since 1990 (29%) compared with Boyne City (22% seasonal, 27% recent construction) and Evangeline Township (28% seasonal, 21% recent construction) the surrounding communities, which, as is the case in Boyne City and Evangeline Township, are older and more built out. The Township should ensure that its zoning promotes cottages and other formats that seasonal and year-round residents seek. Recent housing construction is a positive sign because it signifies greater investment than in the past.

Figure 4: Construction & Seasonality



Source: ACS 5-year estimates 2014-2018

## SUMMARY

The demographic and housing data examined in this chapter reveals several patterns in Hudson Township. The community’s population has grown in recent years at slightly faster than Charlevoix County overall. The community’s population is aging as residents who settled in the community are moving into retirement. Related to this pattern, the average Hudson Township household has fewer residents than it did in past years, as more empty nesters and fewer large families with children reside in the community. Residents hold local tourism, healthcare, education, and manufacturing jobs that afford modest earnings, albeit slightly lower than those statewide.

Housing construction has occurred in recent years in the Township at a slightly faster rate than in older, built-out communities in Charlevoix County. A large share of the housing units are used seasonally. The Township’s housing units are relatively evenly distributed across price ranges, however some of the older housing units have deteriorated in value in recent years.

The Township’s unique location between Boyne City, Boyne Mountain Resort, and the EJ Plant in Elmira means that current and future residents can locate near to jobs while maintaining a desirable lifestyle amidst the community’s natural resources.

### Sources

- 1 Networks Northwest. A Framework for Investment in Northwest Michigan. Pg. 24-25. <https://www.networksnorthwest.org/userfiles/filemanager/5440/>
- 2 Networks Northwest. NWMI Regional Recovery and Investment. Pg. 21 <https://www.networksnorthwest.org/userfiles/filemanager/2tvx9fsfh9seu0lt226c/>
- 3 Networks Northwest. NWMI Regional Recovery and Investment. Pg. 21 <https://www.networksnorthwest.org/userfiles/filemanager/2tvx9fsfh9seu0lt226c/>
- 4 Networks Northwest. A Framework for Investment in Northwest Michigan. Pg. 25. <https://www.networksnorthwest.org/userfiles/filemanager/5440/>
- 5 United Ways of Michigan. 2019 ALICE Updated. Pg. 30. <https://www.unitedforalice.org/michigan>
- 6 Opticos Design. Missing Middle Housing - What does the market want? <https://missingmiddlehousing.com/about/market>
- 7 Charlevoix County, Michigan Residential Target Market Analysis. Housing North, Networks Northwest, Land Use USA. 2019. Pg. 1
- 8 Charlevoix County, Michigan Residential Target Market Analysis. Housing North, Networks Northwest, Land Use USA. 2019. Pg. 5

# 2

## Existing Land Use & Natural Features

Studying a community's existing land use patterns is an essential step in the master planning process. This assessment includes both natural and developed elements, such as the location of residential, commercial, and agricultural land uses. This understanding reveals the community's development patterns and shows lands that will likely remain undeveloped due to their natural state. As a result, the existing land use assessment begins at the Township level and properties that are determined to be sensitive or unavailable for development (wetlands, state forests, other public lands, conservancy, and commercial forest holdings) are subtracted from the inventory followed by properties where development has occurred. The resulting land is then assessed for its future development potential. Thus, the existing land use assessment forms the basis for the Township's future land use map.

### EXISTING LAND USE

The map "Map 1: Existing Land Use" depicts how various land uses are distributed in the Township. The data was provided by Charlevoix County from their equalization database and is recorded for every parcel within the Township. The equalization department classifies each parcel by its use. For example, a property can be classified as residential; improved, which means the property has a building, or as residential; vacant which means the property is classified as residential but lacks a structure. These classifications are used as part of the tax assessing process using a state-wide coding system.

### Residential Vacant

Residential property is the largest land use in Hudson Township - over 12,500 acres or 55% of the Township's total land is classified as residential, as the table "Table 4: Existing Land Use" shows. Over half (52%) of the residential land, nearly one third (29%) of the total land, is classified as residential vacant, meaning that the parcel does not have a structure on it. The map "Existing Land Use" shows that the vacant residential parcels are dispersed throughout the Township, although vacant lots are particularly numerous along Hillview

Trail, Commons Trail, Woodland Court, North Shore Trail, Bows Lake, and Matters Trail Roads. All these residential lots are located near Bows Lake and many have already been subdivided into smaller lots from larger tracts of land. Many of these parcels are similarly sized and are located contiguous to one another, and so they hold the potential for a builder to purchase and construct cottages on a group of them at one time.

Most of these vacant parcels are zoned Rural Residential (RR), which stipulates sizable building setbacks of 35 feet from the front lot line and 50 feet from both side lot lines, so long as neither side setback is less than 20 feet. These standards should continue to allow for the construction of cottages and moderately sized single-family homes.

The lots near Huffman Lake are zoned R-1, which stipulates smaller building setbacks from the side and rear lot lines than in the RR district. Some of these lakefront lots may not conform with the zoning ordinance because they do not meet the R-1 district's minimum width requirement of 100 feet.<sup>1</sup> Many may also be lots of record, however, meaning that they were subdivided before the zoning ordinance was adopted. Although Hudson Township already permits the construction of buildings on nonconforming lots of record such as these, it could evaluate whether the current R-1 setbacks typically allow enough space for the construction of a house on the lots.

### Residential Improved

Just under half (47%) of the Township's approximately 12,500 acres of residential land are classified as "residential improved" meaning that the parcel has a principal structure on it. The map "Existing Land Use" shows that these parcels are dispersed throughout the Township but are particularly clustered along the major roads such as North Camp Ten Road, Woodward Road, and Huffman Lake Road. Most of these parcels are under the Township's Rural Residential (RR) zoning, which allows for single-family development on relatively large-lots of one acre or larger.



**Assessed Value:** The value of property for tax assessment purposes, 50% of the market value.



**State Equalized Value:** The assessed value after the County applies an equalization factor. The state equalized value and assessed values of a property are typically similar.

Source: MSU Extension. [https://www.canr.msu.edu/news/reading\\_your\\_property\\_assessment\\_notice](https://www.canr.msu.edu/news/reading_your_property_assessment_notice)

The table “Table 5: State Equalized Value” shows the total assessed value of each real property type in Hudson Township over time. In 2020, the total assessed value of residential property in the Township (\$56,926,800) comprised 97% of the assessed value of all real estate types (\$58,286,300). It indicates that the assessed value of the Township’s residential property has steadily increased since the Great Recession (28% growth between 2010 and 2020). The trend of increasing residential SEV appears to contradict the trend of decreasing median home values between 2010 and 2018, which are shown in the demographics & housing chapter. One possible explanation is that some of the community’s older houses have lost value over the past decade, which has dragged the median value figure down, while simultaneously, some large and expensive houses have also been built in the same timeframe, which has offset the declining home values and increased the Township’s overall state equalized value.

Although the Existing Land Use map shows that the areas surrounding Thumb Lake appear as residential vacant, a visual survey shows that most of these lots have some of the most sizeable and highest-priced homes on them. The vacant categorization likely stems from the fact that the individual cottage owners lease the land from the Lake Louise Christian Community. Most of the parcels around Thumb Lake are already built with residential cottages and hence could be considered “residential improved.”

**Table 3: Residential Zoning Districts**

Zoning District	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Minimum Lot Area	Minimum Lot Width (ft)
RR	35	50 - total, 20 - per side	50	1 acre	200
R-1	50	15	35	20,000 sq ft	100
R-2	35	10	35	15,000 sq ft	100
R-3	100	50	50	10 acres	300

Source: Hudson Township Zoning Ordinance

## Agricultural

Although Hudson Township is broadly considered “rural” in character only a small amount of land is actively used for crop cultivation or other agricultural purposes. The table “Table 4: Existing Land Use” shows that only 1.6% of the total acreage was classified as agriculture. Within the agriculture category, 283 acres were considered “Agriculture Improved”, while 83 acres were “Agriculture Vacant”. These lands are located along Thumb Lake Road in the community’s northwest and along Coash and Huffman Lake Roads to the east. Most of these parcels are zoned Agriculture (A), which is the only zoning district that allows for agriculture. Having a zoning district that permits exclusively agriculture, but not residential subdivisions is an effective tool to preserve farmlands.

## Commercial Forest

Large areas of land in Hudson Township are enrolled as Commercial Forest Land under Public Act 531. Under the act, the State of Michigan provides a property tax incentive to a private landowner to maintain a forested property for long-term timber production. These lands encompass a total of 5,138 acres, or about 22% of the Township’s total land, and are located near Thumb Lake in the community’s northeast, and west of North Camp Ten Road along the border with Boyne Valley Township. Other smaller tracts of commercial forest land are in the Township’s central and southern portions. Enrollment in the tax incentive program disallows the use of the lands for residential, commercial, or agricultural uses and so these areas will remain in their natural and forested state.<sup>2</sup> Lands managed under Public Act 531 can be used for limited recreational uses by the public such as hiking, hunting, and fishing.

## Michigan Department of Natural Resources Land

Another large portion of the land in Hudson Township is managed by the Michigan Department of Natural Resources, which is shown in the map

Table 4: Existing Land Use

Land Use Classification	Number of Parcels	Number of Acres	Acres as % of Total
Unclassified	26	863	3.8%
Agriculture, Improved	5	283	1.2%
Agriculture, Vacant	4	83	0.4%
Commercial, Improved	3	53	0.2%
Industrial, Improved	5	56	0.2%
Industrial, Vacant	1	63	0.3%
Residential, Improved	423	5,906	26.0%
Residential, Vacant	371	6,619	29.1%
Commercial Forest	46	5,138	22.6%
Exempt, Other	1	27	0.1%
Exempt, State	9	522	2.3%
Exempt, Local	7	28	0.1%
Exempt, Religious	11	273	1.2%
DNR Act 513	10	2,816	12.4%
<b>Total</b>	<b>922</b>	<b>22,730</b>	<b>100%</b>

Source: Charlevoix County GIS

Table 5: State Equalized Value (US dollars)

Real property type	2010	2012	2014	2016	2018	2020	% Change 2010-2018
Agricultural	902,600	731,800	709,800	715,400	543,100	445,100	-50.6%
Commercial	546,400	536,300	499,800	101,700	106,500	618,700	+13.2%
Industrial	547,000	284,200	267,500	271,600	293,000	295,700	-45.9%
Residential	44,458,100	42,871,100	44,120,600	52,251,865	55,342,300	56,926,800	+28.0%
Total	46,454,100	44,423,400	45,591,700	53,340,565	56,284,900	58,286,300	+25.4%

Source: Charlevoix County Equalization

“Existing Land Use” by the category “DNR Act 113”. Much of these lands are located in the northern section of the Township east and west of Slashing Road and adjacent to the former Thunder Mountain ski area. Like the commercial forest lands designation, the DNR ownership of these large natural areas preserves the lands in their natural state in perpetuity and prevents the creation of subdivisions, or the establishment of agriculture, or commercial uses. These DNR lands can be accessed for hiking, hunting, and fishing purposes.

### Exempt Status

Another large portion of the land in Hudson Township is classified as “Exempt”, meaning that it is tax-exempt because it is under state, local government, or nonprofit control. Roughly 522 acres of state-owned exempt lands are in the Township, which comprises about 2% of the total land area and are located primarily along Thumb Lake Road in the northwest, and Hanson Road.

“Exempt, Local” lands total only 28 acres, of which 10 acres includes the Hudson Township Hall parcels at the intersection of North Camp Ten and Reynolds Roads. Several large parcels along Thumb Lake are owned by the Lake Louise Christian Community and have “Exempt, Religious” status. While all the Lake Louise Christian Community parcels are classified as “Exempt”, the individually owned cottages are taxable. The only exempt portions of the parcels are the camp buildings and cabins that are occupied by children and temporary occupants.

### Commercial

Only small portions of the community are classified as commercial improved. One of these is the Northern Michigan Speedway track southeast of the intersection of North Camp Ten and Huffman Lake Roads. Another commercial property is the Acropolis Resort near Heart Lake, while another is located in the northeast portion of the Township along Tower Road.



## NATURAL FEATURES

Hudson Township's character is defined by natural features such as Thumb, Huffman, and Bows Lakes, the Boyne River, and abundant wetlands and forested areas. The presence of these natural features in a given location influences whether or not the land is suitable for the construction of residential housing or other forms of development. These natural resources also determine to a large extent the Township's desirability as a place for year-round and seasonal residents to call home and for visitors to recreate and spend time in.

Natural resources provide numerous benefits to the community. Lakes, streams, woodlands, wetlands, and scenic viewsheds define the Township's appeal as a place to live and support the local recreation-based economy, which is an essential sector for growth. Natural features promote natural groundwater recharge, purify water entering lakes and rivers, and provide habitat for flora and fauna that define the community's character. This portion of the chapter inventories the location and types of natural resources in the Township.

### Forests

Forests cover a large expanse of Hudson Township, as the map "Map 2: Forests" shows. According to data from the State of Michigan, forests cover about 17,105 acres, which comprises about 75% of the Township's total area of 22,730 acres. The map shows that the forests are primarily deciduous forests, which include stands of oak, maple, and aspen in upland areas and red maple and ash in low-lying areas. The Township's evergreen forests include pine and spruce, and cedar and tamarack trees.

Table 6: Forests

Forest Type	Acres
Deciduous Forests	16,511
Evergreen Forests	261
Mixed Forests	333
Total	17,105

Source: State of Michigan Open GIS Portal

Hudson Township's forests are under a variety of ownership types. The areas classified as "DNR Act 513" on the existing land use map are part of the Gaylord State Forest Area and are protected from development by the State's ownership. Other forested areas shown under "Commercial Forest Act 531" in the existing land use map are likewise protected by the incentive program. Meanwhile, forests in the areas classified as "residential improved" or "residential vacant" in the existing land use map are under private ownership and can be affected by development pressures that arise.

Forests provide numerous benefits – they purify stormwater as it flows toward rivers and lakes, stabilize soil and prevent erosion, and provide habitat for plant and animal species. The map "Map 2: Forests" shows that the banks of Huffman Lake and Thumb Lake remain heavily wooded, which is excellent for ensuring the quality of both waterbodies. The fragmentation of woodlands for the development of homes or other land uses prevents these forests from being used by animal species that require large segments of uninterrupted forests for habitation. The Township should ensure that its contiguous woodlands remain uninterrupted and that the shorelines of its waterbodies retain their forested character.



Forests cover a large expanse of Hudson Township.

## Wetlands

As the map “Map 3: Wetlands” shows, wetlands are abundant in Hudson Township along the Boyne River in the community’s northwest, and along the West Branch of the Sturgeon River, which flows east from its origin in Huffman Lake. Some wetlands are also southwest of Thumb Lake. The map shows that the majority of the 2,429 acres of wetlands are forested rather than freshwater emergent wetlands, meaning that their ecosystem is forested rather dominated by cattails, reeds, ferns, and other forms of vegetation that are submerged under standing water. The Township also has 400 acres of restorative wetlands, whose natural integrity has been disturbed by development, but which could be repaired through restoration.

Wetlands provide numerous benefits to the community - they filter contaminants from stormwater before it enters rivers and lakes and reduce the rate at which stormwater runoff enters waterbodies, reducing the risk of flooding. They also provide habitat for an even greater density of plant and animal species than forests. Comparing the “Wetlands” map with the “Existing Land Use” map shows that most of the Township’s wetlands are within the residential land use categories and are hence under private ownership and open to some degree of development.

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) regulates wetlands larger than five acres. Any development in these protected wetlands requires a permit from EGLE. Many of the large contiguous wetlands near the Boyne and Sturgeon Rivers are larger than five acres and hence have this protection. While EGLE regulates wetlands larger than five acres, local units of government can protect wetlands smaller in size. A zoning overlay is a common strategy to protect smaller wetlands. Hudson Township currently requires that the location of wetlands be shown on any property applying for a special use permit.<sup>3</sup>

**Table 7: Wetlands**

Wetland Type	Acres
Freshwater Emergent	126
Forested	1,903
Restorative	400
<b>Total</b>	<b>2,429</b>

Source: State of Michigan Open GIS Portal

## HYDROLOGY

This section examines the Township’s natural waterbodies. It inventories its lakes, rivers, and streams and discusses the areas within which groundwater flows into them.

### Inland Lakes

Hudson Township has three large inland lakes - Thumb Lake, Huffman Lake, and Bows Lake, that create the community’s appealing character for full-time residents and draw visitors from throughout Michigan and beyond. Thumb Lake encompasses roughly 510 acres, while Huffman Lake encompasses 124 acres. Both lakes are recreation destinations - visitors and residents alike use them for swimming, boating, and fishing in the summer months, and for ice fishing, snowmobiling, and cross-country skiing in the winter.

Thumb Lake is fed primarily by groundwater, which drains into the lake from approximately 3,840 acres of land surrounding it.<sup>4</sup> This is a relatively small drainage basin, which means that any development or land use change that occurs in the drainage basin will have a major impact on Thumb Lake’s water quality. Ensuring the continued quality of groundwater in the surrounding area is, therefore, essential to ensure the quality of the Lake as a recreational asset. Thumb Lake is the deepest lake in Charlevoix County, with a maximum depth of 152 feet on its east end, which means that the Lake holds a relatively large volume of water. This means that any pollution in the lake is diluted within a large volume of water, which likely helps maintain its water quality.<sup>5</sup> Thumb Lake is one of the highest-elevation inland lakes in the Lower Peninsula.

Large portions of the Thumb Lake shoreline are owned by the Lake Louise Christian Community. Individuals and families lease the land from the Christian Community but own the individual cottages. The Township ensures the water quality of Thumb Lake water quality through the shoreland protection provisions in its zoning ordinance, which disallow the construction of buildings and application of fertilizers and pesticides on private property and require that vegetation be planted along the shoreline.

Huffman Lake is also fed primarily by groundwater that flows into the lake from approximately 5,700 acres of land surrounding the lake.<sup>6</sup> Hence, Huffman Lake has a larger drainage basin than





*Thumb Lake is one of the Township's many natural assets.*

Thumb Lake. Much of the shoreline is developed with individually owned single-family homes and cottages. Like Thumb Lake, the shoreland protection zoning provision applies to properties adjoining Huffman Lake to prevent fertilizer and pesticide runoff from reaching the lake and to reduce the amount of impervious surface, which can interrupt the natural infiltration of stormwater.

Bows Lake is a small inland lake that encompasses about 48 acres in the center of the Township. Although its shoreline is residentially zoned, it is less developed with cottages compared with Huffman Lake and Thumb Lake. Hudson Township maintains a small public boat launch on the southern shoreline and the lake is popular for fishing. Several other smaller lakes including Heart Lake, Kidney Lake, Black Lake, Mud Lakes, and Booth Lake are located within Hudson Township.

## Rivers

Two major rivers, the North Branch of the Boyne River and the West Branch of the Sturgeon River traverse Hudson Township. The Boyne River is Lake Charlevoix's second-largest tributary and its headwaters in located between Hudson Township and land in Otsego County to the east.<sup>7</sup> Water quality in the Boyne River remains excellent according to recent surveys. Although the Boyne River is unsuitable for kayaking in Hudson Township, it is a local favorite for kayaking, canoeing, fishing, and other forms of recreation at downstream locations. The river's health is, therefore, integral to maintaining the local recreation economy. While the river's quality remains high, pollution from stormwater runoff and land use change remain concerns, and so the Township should plan to ensure the river's continued health.

The Sturgeon River, which winds its way to Burt Lake, flows across Hudson Township's southeast corner and its headwaters are Huffman Lake. The river's water quality remains high, and its status as a state-designated Blue-Ribbon Trout Stream means it is an esteemed location for fishing. Although the river's water quality remains high, the Tip of the Mitt Watershed Council has defined nonpoint source pollution, which is generated from farmland and lawns, as a concern.<sup>8</sup>

The shoreland protection strip that applies to the inland lakes also protects the Boyne and Sturgeon Rivers. This is an excellent start to protect water quality through the zoning ordinance. The wetlands map "Map 3: Wetlands" shows that the rivers are surrounded by wetlands, while the "forests" map shows that the lakes are surrounded by forests. The Township could review its shoreland regulations to explore whether its vegetation planting requirements could be differentiated between properties adjoining rivers and those surrounding the lakes, as two different natural ecosystems exist within those two settings. The Township could also raise awareness of the shoreline protection standards among residents who own property adjoining the waterbodies.

## SUMMARY

An examination of the Township's existing land use shows its current development patterns. Residential use is the most common designation in the community, although much of the residential land is vacant, which could present an opportunity



*Fields and forests cover much of Hudson Township.*

for the development of new housing and cottages. Meanwhile, other large areas of the Township are either state forests or under timber production, and these designations help ensure the natural state of the forests and wetlands. Residential uses comprise most of the taxable value in the community and the assessed value of all land in the Township has increased in the past decade, which signifies that at least some of the residential properties have increased in value.

Hudson Township's character and appeal to residents and visitors are defined by its diverse natural features. Deciduous woodlands cover most of the community and are prominent along the shorelines of Huffman and Thumb Lakes. Wooded wetlands are prominent along the North Branch of the Boyne River and the West Branch of the Sturgeon River. The Township's major waterbodies, Thumb, Huffman, and Bows Lakes, and the Boyne River and Sturgeon River, are key community assets that invite residents and visitors to live and recreate in the community. Maintaining the quality of these waterbodies is essential for the community's future.

### Sources

- 1 Charlevoix County Equalization. Advanced Tax Parcel Map. <https://mangomap.com/charlevoix-county/maps/52165/advanced-tax-parcel-map#>
- 2 Michigan Department of Natural Resources – Forest Division. Commercial Forest Summary. [https://www.michigan.gov/documents/dnr/IC4171\\_CommercialForestSummary\\_185969\\_7.pdf](https://www.michigan.gov/documents/dnr/IC4171_CommercialForestSummary_185969_7.pdf)
- 3 Hudson Township Zoning Ordinance. Article IX Special Use Permits. Section 9.1 - Procedure.
- 4 Tip of the Mitt Watershed Council. Thumb Lake. <https://www.watershedcouncil.org/thumb-lake-lake-louise.html>
- 5 Mlive. How Michigan's 20 Deepest Lakes Measure Up. [https://www.mlive.com/weather/2016/12/how\\_michigans\\_14\\_deepest\\_lakes.html](https://www.mlive.com/weather/2016/12/how_michigans_14_deepest_lakes.html)
- 6 Tip of the Mitt Watershed Council. Huffman Lake. <https://www.watershedcouncil.org/huffman-lake.html>
- 7 Tip of the Mitt Watershed Council. Boyne River. <https://www.watershedcouncil.org/boyne-river.html>
- 8 Tip of the Mitt Watershed Council. Sturgeon River. <https://www.watershedcouncil.org/sturgeon-river.html>

# 3 Community Services & Facilities

Public services serve an important purpose in residents' daily lives and are an important consideration in planning the use and intensity of land. Places like schools and parks are essential places where residents can socialize outside of their work or home to build and maintain social networks within the community. Whether public water and wastewater systems are provided can determine how dense development can be. Public services also play a role in attracting and retaining residents. Newcomers will consider which educational opportunities and recreation facilities are available when choosing where to live. The following section details existing community facilities in Hudson Township or provided by other organizations but available to Hudson Township residents.

## WATER SUPPLY

Hudson Township households rely on individual private wells for their domestic water supply - the Township does not operate a public water system. The Health Department of Northwest Michigan regulates and permits water wells on private properties. Some of Hudson Township's zoning standards, including the minimum lot size and width requirements in residential districts, prevent the contamination of private wells by ensuring that any septic tanks on adjacent properties are located at a sufficient distance for effluent to percolate into the soil.

## WASTEWATER

Hudson Township households use private, on-site septic systems to dispose of wastewater; the Township does not provide a public wastewater system. Two primary factors determine whether a given location is suitable for the installation of a private septic system - the depth to the bedrock and the suitability of the site's soils. Of these factors, soil suitability is the key factor in determining septic tank placement in Hudson Township. Some of the community's soils consist of wet, poorly drained organic material that do not allow septic effluent to filter out over time and result in poor suitability for private septic systems. Sandy soils that are moderately well-drained and coarse in texture are most suited for the installation

of septic systems. Poor septic suitability on a given parcel does not eliminate its development potential, but it can make construction more difficult and expensive.

Although the water quality in Huffman and Thumb Lakes remains high, septic tank effluent that leaks into the waterbodies from surrounding properties could pose a pollution concern in the future. The need to reduce the risk of pollution is especially important for Thumb Lake because it has a relatively small drainage basin and because it is a "seepage lake", meaning that water does not flow out of the lake by way of a river or other channel.<sup>1</sup> As a result, the lake only loses water through evaporation, which means that any pollution that enters the lake is likely to stay for a long time.

Michigan is the only US state without standards for septic system design, installation, and maintenance - this is left to counties and municipalities.<sup>2</sup> The Township could consider enacting a time of transfer septic inspection ordinance individually or in partnership with Charlevoix County. A time of transfer ordinance would require the property owner to arrange a septic tank inspection with the Northwest Michigan District Health Department when a property is sold or changes ownership. The ordinance could also require the remediation of any contaminants if a private septic system is out of compliance. Because the entire Huffman Lake and Thumb Lake shorelines are in Hudson Township the community is in a unique position to regulate any septic tank pollution that enters the lakes.

Several Northern Michigan Communities including Milton Township in Antrim County and Long Lake Township in Grand Traverse County have implemented time of transfer ordinances. Both communities reported that the laws helped inform property owners on how to maintain their septic systems.<sup>3</sup> Further, officials reported that the ordinances have not discouraged new homeownership, as some critics fear. As a drawback, time of transfer inspection ordinances often do not detect problems with septic systems on properties that stay under one individual's ownership for long periods of time, which often need the most attention. Hudson Township could consider a mandatory inspection ordinance as a

more stringent regulatory option, which would require property owners to arrange an inspection at a certain time interval.

## SOLID WASTE

Hudson Township does not operate a public refuse collection service - households pay for curbside refuse collection from private contractors. Residents can pay a fee for weekly trash collection from the private contractors or purchase bags at designated locations including local grocery stores.<sup>4</sup> Currently there is no curbside recycling, but drop-off recycling is available at designated locations near Hudson Township including Vanderbilt, Gaylord, Boyne City, and Boyne Valley Township.<sup>5</sup> Recycling at these points is a single-stream system that doesn't require materials to be separated. Charlevoix County holds a hazardous waste recycling event in June and September, which allows residents to recycle electronics and household cleaners.<sup>6</sup>

## UTILITIES

Hudson Township households purchase electricity from Great Lakes Energy Cooperative, which is a regional cooperative that provides service throughout several counties in northwest Michigan. As the only energy alternative, DTE Energy provides natural gas service to Hudson Township residents along Thumb Lake Road through underground utility lines.

## COMMUNICATIONS & BROADBAND

Access to high-speed broadband is an increasingly important community service as more work and social activities move online. In resort areas such as Hudson Township, having access to reliable high-speed internet can affect the community's desirability as a place for seasonal or year-round households to purchase housing and spend time in. In a 2020 report on the region's economy, the planning agency for Northwest Michigan cited insufficient broadband service as an economic weakness.<sup>7</sup>

The website "Broadband Now" indicates that most areas of Hudson Township have only one internet provider that delivers residential internet service to households. Frontier Communications delivers service to eastern areas of the Township, while CenturyLink provides service to its western areas. While these parts of the community likely have adequate baseline internet service, the lack of competition among providers could still drive up prices. Meanwhile, the areas around Thumb Lake

and North of Huffman Lake, which hold the most potential for future residential development, have no consistent internet providers.<sup>8</sup>

Truestream is a new fiber network developed by Great Lakes Energy that is available to the households in Hudson Township. The western parts of the Township along North Camp Ten Road and the western part of Thumb Lake Road had fiber trunklines constructed as of January 2021, and households that have registered for the service are waiting for the installation of lines that connect to their residences. The eastern portions of the Township the construction of trunklines occurred in later 2021.<sup>9</sup> Once households are connected to the fiber trunklines, they will only need to pay monthly service charges for phone and internet service - residents will not need to pay for the construction of the infrastructure itself.<sup>10</sup>

The new Truestream service should increase households' internet speeds dramatically for residents that purchase it. Considering that working remotely has become more widespread during the COVID-19 pandemic, the new internet service could draw more seasonal homeowners to spend time in the community, increase the market value of properties, and strengthen the value of vacant residential land for new housing.

## SCHOOLS

Hudson Township is divided between two different public school districts, as shown in the map "Map 4: School Districts". The western portion is in the Boyne Falls Public School district. In 2020, Boyne Falls Schools has accelerated reading and math classes that are customized to students' pace of learning but the district does not offer many specialized programs otherwise.<sup>11</sup> The table "Table 8: Student Enrollment Over Time" shows that enrollment in Boyne Falls Schools across all grades has decreased overall since 2008, although the student body has grown slightly since its lowest point in the 2015-2016 school year. The eastern portion of Hudson Township is in the Vanderbilt Area School District. The Vanderbilt Area Schools provide Kindergarten through 12th-grade education on one campus in Vanderbilt. The table "Student Enrollment Over Time" shows that the student body in the Vanderbilt Area School District has decreased by more than half since 2008 and that the decline in student enrollment has been steady since that year. This is consistent with a decrease in population and not reflective of the school performance.

**Table 8: District-Wide Student Enrollment Over Time**

Year	Boyne Falls Public Schools	Vanderbilt Area Schools
2020	205	81
2018	181	82
2016	151	122
2014	158	122
2012	208	154
2010	249	158
2008	304	197

Source: Michigan School Data

The Char-Em Intermediate School District provides a variety of specialized education programs to students in Charlevoix and Emmet Count, including in the Boyne Falls Public School District. The intermediate school district has a well-developed Career Technical Education (CTE) program that helps students explore career paths in skilled trades and provides vocational training in those fields. Char-Em offers vocational training in business administration and other professions to Boyne Falls Public School students.<sup>12</sup> Char-Em school district also provides other services including special education and operates under a millage and with a mix of state and federal assistance.<sup>13</sup> The Cheboygan-Otsego-Presque Isle Intermediate School District provides specialized education services to students in the Vanderbilt Area Public School District. Students in the Vanderbilt Area Schools have access to occupational therapy, speech therapy, and social work services provided by the intermediate school district.

### **NORTH CENTRAL MICHIGAN COLLEGE**

North Central Michigan College is a community college located in the City of Petoskey and is the primary post-secondary educational institution near Hudson Township. The college offers transfer programs in addition to several professional-level certifications, including associate degrees in nursing and computer information systems, and an associate of applied science in welding.<sup>14</sup> These degree programs are an important economic resource to Hudson Township because they help establish viable career paths for youth who seek to reside in the area and ensure that skilled labor matches the needs of local employers.

### **KIRKLAND GAYLORD M-TEC**

Kirkland Collage at the University Center Gaylord

provides a programs that deliver training through traditional classrooms as well as hands on training. Kirkland Gaylord M-TEC is a state-of-the-art facility offering technical education, offering training, retraining, and updating job essentials. They specialize in construction, manufacturing technology, and health occupations.

### **CHILDCARE**

Access to affordable high-quality childcare is a pressing issue in Michigan communities because it comprises a major household expense, especially for low-income households with children, and can affect a community's appeal to young families who might choose to move in. Boyne Falls Public Schools provides preschool for three- and four-year-olds in the district. Childcare services are also available to families in the Vanderbilt school district at the school campus. Although these two programs provide childcare services to Hudson Township households, the Township could seek to promote diverse childcare options. It should review its zoning ordinance to ensure that home-based and small state-licensed childcare facilities are reasonably easy to establish in a variety of residential zoning districts.

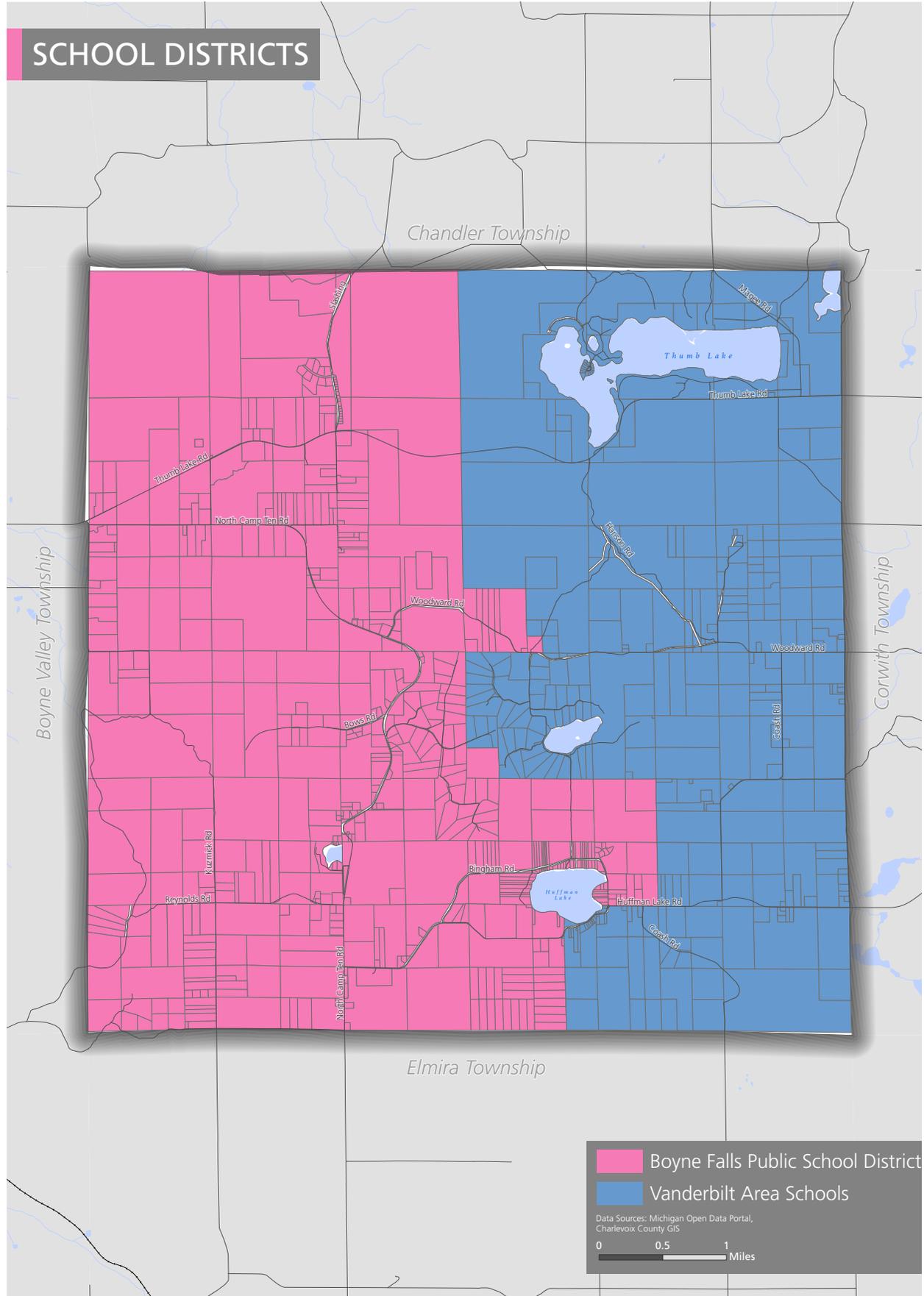
### **POLICE, FIRE, AND AMBULANCE**

Law enforcement services in Hudson Township are provided through the Charlevoix County Sheriff's Department, whose main facility is in the City of Charlevoix. The Sheriff's department handles the bulk of the law enforcement issues in the Township with support from the Michigan State Police, who has posts located in the City of Petoskey and the City of Gaylord. All police vehicles are equipped with in-car computers to access statewide databases and vehicle locators to monitor police car locations.

Hudson Township has its own fire department, which has a volunteer staff and provides emergency fire coverage within the Township's boundary. The fire department garage is co-located with the Township Hall on Reynolds Road. Funding for the Fire Department comes from a Township millage, which is set at one mill and is allocated from the Township's general fund. Resources for the fire equipment has also been provided by the Township Auxiliary.

Ambulance service in Hudson Township is provided on contract with the City of Boyne City. The City's EMS department is on call 24 hours of the day and

Map 4: School Districts



has paramedics that respond to emergencies with a specialized vehicle. Hospitals are in Petoskey, Gaylord, and Charlevoix, and smaller healthcare clinics are located in Gaylord, Petoskey, and Boyne City.

## PARKS & RECREATION

Hudson Township has a diverse range of recreation facilities within its boundary, which are shown in detail in the table “Table 9: Recreation Inventory”. Hudson Township owns and maintains a total of four different recreation facilities. Huffman Lake Township Park is located on 3.8 acres on the

southern end of Huffman Lake and was purchased by the Township in the early 1900s for recreation purposes. The park has facilities for swimming, picnicking, and boat launch and is a community favorite for recreation. There is also a road end boat launch with access to Huffman Lake at the end of Bows Lake Road. The Bows Lake access site is a public boat launch on the west end of the lake. Hudson Township Hall has a furnished kitchen and is available for the public to rent for graduations, birthdays and weddings. The Township’s recreation facilities are maintained by the Township Hall Custodian.

Other recreation facilities in the Township are

**Table 9: Recreation Inventory**

Facility Name	Ownership	Open to Public	Approximate Size	Facilities Available
State Forest	State of Michigan	Yes	3,427 acres	Hiking, wildlife viewing, hunting during hunting season (undeveloped)
Thumb Lake Park	Charlevoix County	Yes	10 acres	Swimming, picnic areas, pavilion, dog beach, portable restrooms
Thumb Lake Access Site (West End)	Private; leased to the State of Michigan	Yes	--	Boat Launch
Huffman Lake Township Park	Hudson Township	Yes	3.8 acres	Swimming, picnic sites with pavilion, boat launch
Hudson Township Hall	Hudson Township	Limited hours	N/A	All-purpose room, children’s play area, pavilion, basketball court
Bows Lake Access Site	Hudson Township	Yes	0.5 acres	Boat Launch
Camp Kinawind	Non-profit	Members/guests	--	Swimming, ball diamonds, playfields, boating
Lake Louise Methodist Camp	Non-profit	Members/guests	--	Ball diamonds, swimming, volleyball courts, playfields, boating, archery, all purpose room, kitchen
Lake Louise Baptist Camp	Non-profit	Members/guests	--	Ball diamonds, swimming, volleyball courts, playfields, boating, archery, all purpose room, kitchen
Racetrack	Private	Yes	--	Stock car racing
North Country Trail	National Park Service	Yes	Stretches across 7 states; approximately 4,600 miles long	Hiking, cross-country skiing
Michigan Cross-Country Cycle Trail	Mixed	Yes	--	Dirt Biking
Snowmobile Trail	Mixed (DNR)	Yes, DNR trail sticker required	--	Snowmobiling
Huffman Lake Road End Access	Road Commission	Yes	--	Boat Launch

Source: Charlevoix County Recreation Plan 2020 - 2024



*Snowmobiling is a popular recreation activity in the Township.*



*Northern Michigan Speedway.*

maintained by county or state government or nonprofit organizations. Thumb Lake Park is a 10-acre park located at the east end of the lake and has diverse amenities, including a popular beach. The facility is maintained by Charlevoix County, and the County is scheduled to pursue state and local grants to make the playground universally accessible in the coming years.<sup>15</sup> The State of Michigan owns large tracts of land, which are open to the public for hiking, wildlife viewing, and hunting.

In 2020, a new 6.3-mile segment of nonmotorized path called the Boyne Valley Trailway opened, which connects Boyne City with Boyne Falls. This new connection presents an opportunity for Hudson Township to link itself with the region's growing network of long-distance trails, and the Township could explore the creation of a nonmotorized path between Boyne Falls and destinations like Huffman Lake and Thumb Lake parks. Although Hudson Township worked with Charlevoix County to develop a parks and recreation plan for 2020-2024, the Township may need to develop its own parks and recreation plan to seek Michigan Department of Natural Resources funding for such a project.

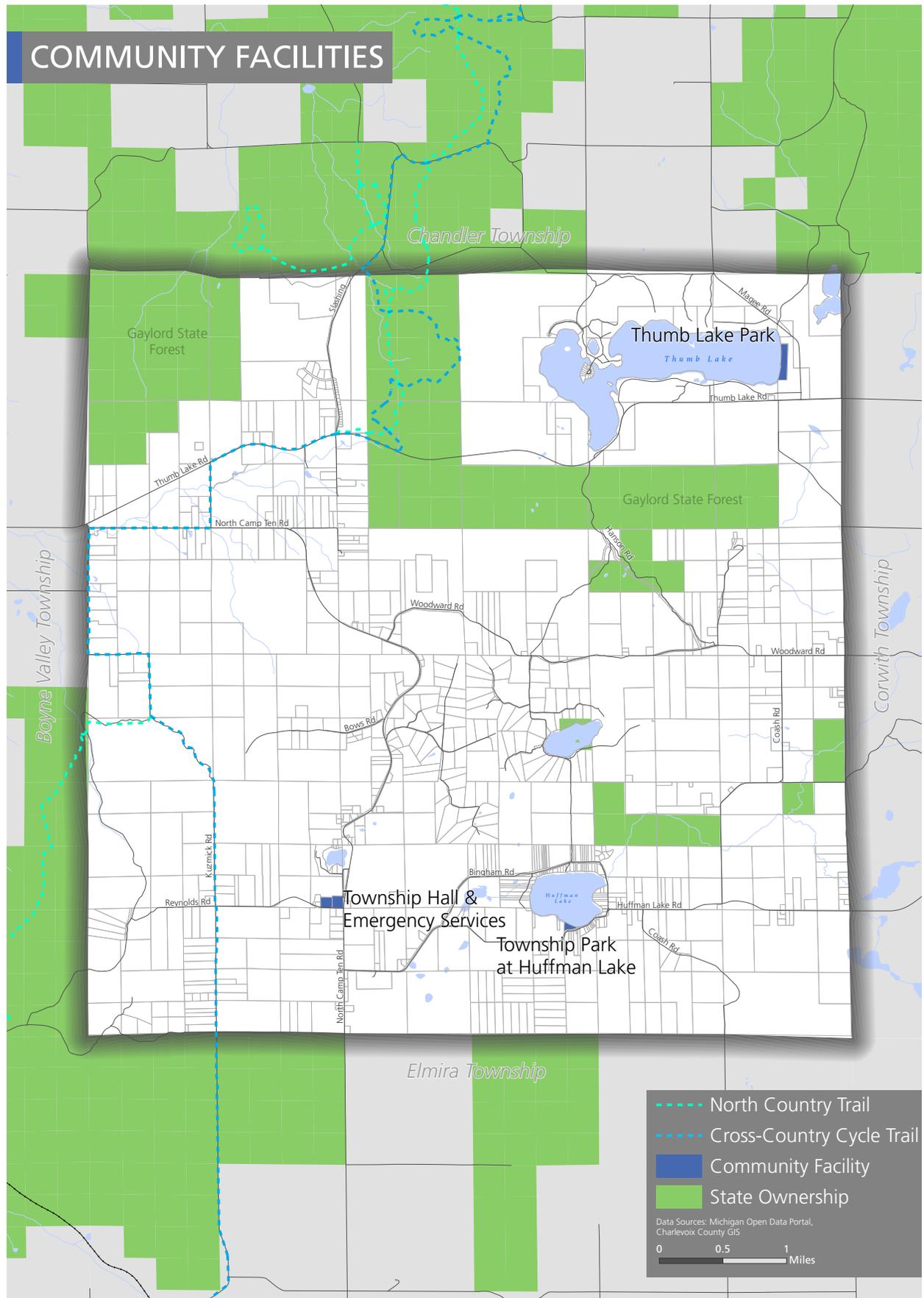
Hudson Township also seeks to acquire land for a public recreation area within the community. It may seek Michigan Department of Natural Resources Trust Fund grants or other grant funding sources for land acquisition or the development of recreational facilities once land is acquired.

## PRIVATE, CIVIC, & NONPROFIT ORGANIZATIONS

Several private and nonprofit organizations provide valuable services to the Hudson Township community. Although they are not part of the Township government itself, they administer services within its borders and could offer the potential for valuable partnerships in the future.

- » The Hudson Township Auxiliary provides funding assistance for the fire protection, building improvements, and recreational assets. It is classified as a nonprofit. The Auxiliary is associated with the Township and is covered under its insurance policy.
- » The Huffman Lake Association is a membership-based group of property owners surrounding Huffman Lake. The association promotes the protection of the environment surrounding the lake.
- » Charlevoix County 4-H provides programming to Hudson Township families, including youth sports, recreation, and other extracurricular activities. Many of these programs are available at facilities in Boyne City and Boyne Falls, and so some amount of travel is required for Hudson Township residents to participate. Township households also participate in the Otsego County 4-H programs.
- » The Lake Louise Christian Community owns

Map 5: Community Facilities



approximately 2,800 acres surrounding Thumb Lake. Individual families may build and own their own cottages, but the organization retains ownership of the land and leases it to them.

- » Lake Louise United Methodist Camp at Thumb Lake is a year-round retreat center. Between June and August, the facility sponsors “Christian Institute: style camping for youth between grades 4 and 12. The facility is used for adult and family retreats in September and May.
- » The Lake Louise Baptist Camp is situated on 26 acres of land on the south side of Thumb Lake. The property was purchased by the camp in 1986 from the Lake Louise Christian Community. The facility consists of individual cabins and a program center and is open during the summer only. Guests of all ages participate in general camping and recreational activities with a Christian theme.
- » Camp Kinswind is affiliated with the United Methodist Church, who owns the buildings, but the camp leases the 500-acre site from the Lake Louise Christian Community. The camp, located on the southwest corner of Thumb

Lake, can accommodate up to 120 guests in cabins and tents. Week-long programs focusing on outdoor recreation are available for youth during the summer.

## SUMMARY

Hudson Township provides several types of public services within the community. The Township provides fire safety services and maintains two public parks that are popular local destinations. Developing a nonmotorized trail system is a major opportunity, which the Township could pursue in a longer timeframe. As a small community without a large tax base, the Township relies on regional organizations, private entities, or county or state government for many other service types including education, childcare, and broadband internet. These services will be key in stabilizing the community’s workforce and realizing further population growth, and so the community should consider partnerships that could diversify the services that are available to residents.

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# 4

# Transportation

This chapter inventories Hudson Township's transportation system. As is the case in most rural Townships, automobile transportation remains the primary travel mode for residents - 95% of Hudson Township workers 16 years or older used either a "car truck or van" to get to work and "drove alone" or "carpooled" in 2018.<sup>1</sup> This chapter surveys the traffic counts, pavement conditions, and agencies responsible for maintaining the Township's roads. It also explores the Township's nonmotorized transportation opportunities, which could provide a unique recreational asset in the future. It also inventories the area's public transportation, which is provided via Charlevoix County's Transit with bus service for seniors and residents who do not use an automobile.

## ROAD SYSTEM

All of Hudson Township's roads are owned and maintained by Charlevoix County Road Commission, the Township, or private entities. No trunklines operated by the Michigan Department of Transportation (MDOT) exist in the community. This section inventories the location, traffic patterns, and ownership of the roads.

## Traffic Counts

MDOT estimates the number of vehicles that travel daily on roads throughout the state, a figure termed Average Annual Daily Traffic (AADT). The numbered labels on the map "Map 6: PASER & AADT" show the AADT figures on the Township's major roads. Thumb Lake Road connects the Township with Boyne Falls and Boyne City to the west and has the largest traffic volume of any road in the community, accommodating about 2,891 daily vehicles. Thumb Lake is also a designated truck route, and commercial vehicles use it to travel between businesses west of the Township and I-75 to the east.

North Camp Ten Road connects residential areas of the Township with Gaylord to the south and handles the second-largest traffic volume, about 795 daily vehicles. Huffman Lake Road traverses the Township and connects it with Vanderbilt to

the east and handles the community's third-largest traffic volume - around 453 daily vehicles at the Township's eastern border.

## Maintenance & Ownership

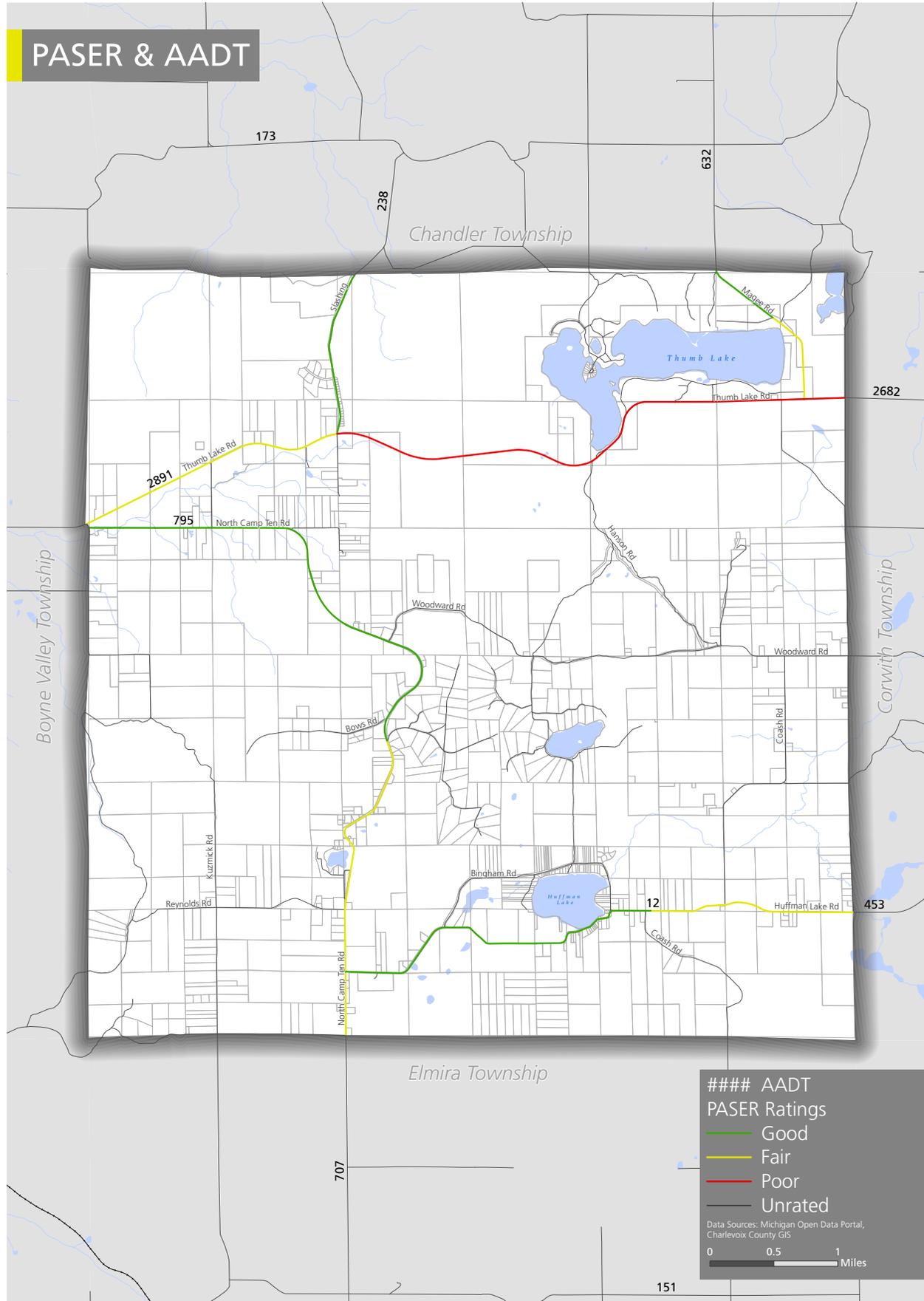
The condition of these roads is an important quality-of-life issue in the Township. Road conditions can affect residents' and visitors' perception of the community, the value of private properties, and the monetary amount that households expend on vehicle maintenance. The Transportation Asset Management Council is an organization affiliated with MDOT that classifies roads into "good," "fair," and "poor" conditions based on a visual assessment of their pavement, a standardized system known as Pavement Surface Evaluation and Rating (PASER).

The map "PASER & AADT" shows the pavement condition ratings on the Township's roads. Thumb Lake Road west of Slashing Road is in fair condition, while the road is in poor condition to the west of Slashing Road. Considering that residents and visitors use the road to access Thumb Lake, one of the community's major attractions, and that it handles the largest traffic volume in the Township, Thumb Lake Road should be a priority for resurfacing in the coming years. Charlevoix County owns and maintains the road and so the Township will need to work with the County Road Commission to accomplish the project. While maintaining roads presents a challenge throughout Michigan, Charlevoix County voters increased the local millage to finance road repairs in 2008, and the additional funding has helped the County



*Thumb Lake Road*  
Source: Google Maps

Map 6: PASER & AADT



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**Table 10: Road Conditions**

Road	Condition	Mileage of Condition in Township
Thumb Lake Road west of Slashing Road	Fair	2.13
Thumb Lake Road east of Slashing Road	Poor	4.28
Slashing Road	Good	1.3
North Camp Ten Road	Good	3.89
North Camp Ten Road	Fair	2.5
Huffman Lake Road	Good	2.66
Huffman Lake Road	Fair	1.64

Source: Michigan Open Data Portal, Charlevoix County GIS, Google Maps

resurface and improve the conditions of more roads in recent years.<sup>2</sup> In addition, Hudson Township collects a separate road millage which is currently 2 mils. The Township millage has been in place for over 20 years and provides funding for local roads.

The map shows that the northern part of North Camp Ten Road, which is also a county road, is in good condition while the southern portion is in fair condition. Similarly, the western portion of Huffman Lake Road, also owned by the County, is in good condition, while the eastern portion is fair. Slashing Road and the Magee Road north of Thumb Lake Road are also County roads in good condition. The Township should continue to monitor these roads’ pavement ratings, as maintaining roads in good or fair condition is less costly in the long run than fixing them once they fall into poor condition and need resurfacing.

Hudson Township also has several seasonal roads that are not maintained by the Charlevoix County Road Commission annually between November and May. Magee Road is an unpaved seasonal road south of Thumb Lake Road, although the County has designated it as a “natural beauty” road, meaning that it has outstanding scenic qualities.<sup>3,4</sup> Bows Lake Road, Kuzmik Road, and Tower Road are also unpaved seasonal roads. Meanwhile, several other roads that serve residential subdivisions are privately-owned, including the roads that serve residences near Bows Lake, many of the roads that serve the Lake Louise Christian Community, and private roads that split off from Reynolds Road.

**NONMOTORIZED TRANSPORTATION**

Strava is a popular fitness app that tracks where users exercise. This data is aggregated, mapped,

and published online and provides insight into the number of people that use different roads or other transportation routes for biking and running. The “Map 7: Non-Motorized Activity” map shows where people have been biking in Hudson Township and in the neighboring areas. The yellow hues indicate a high level of nonmotorized activity while the red and purple hues indicate a low degree of activity.

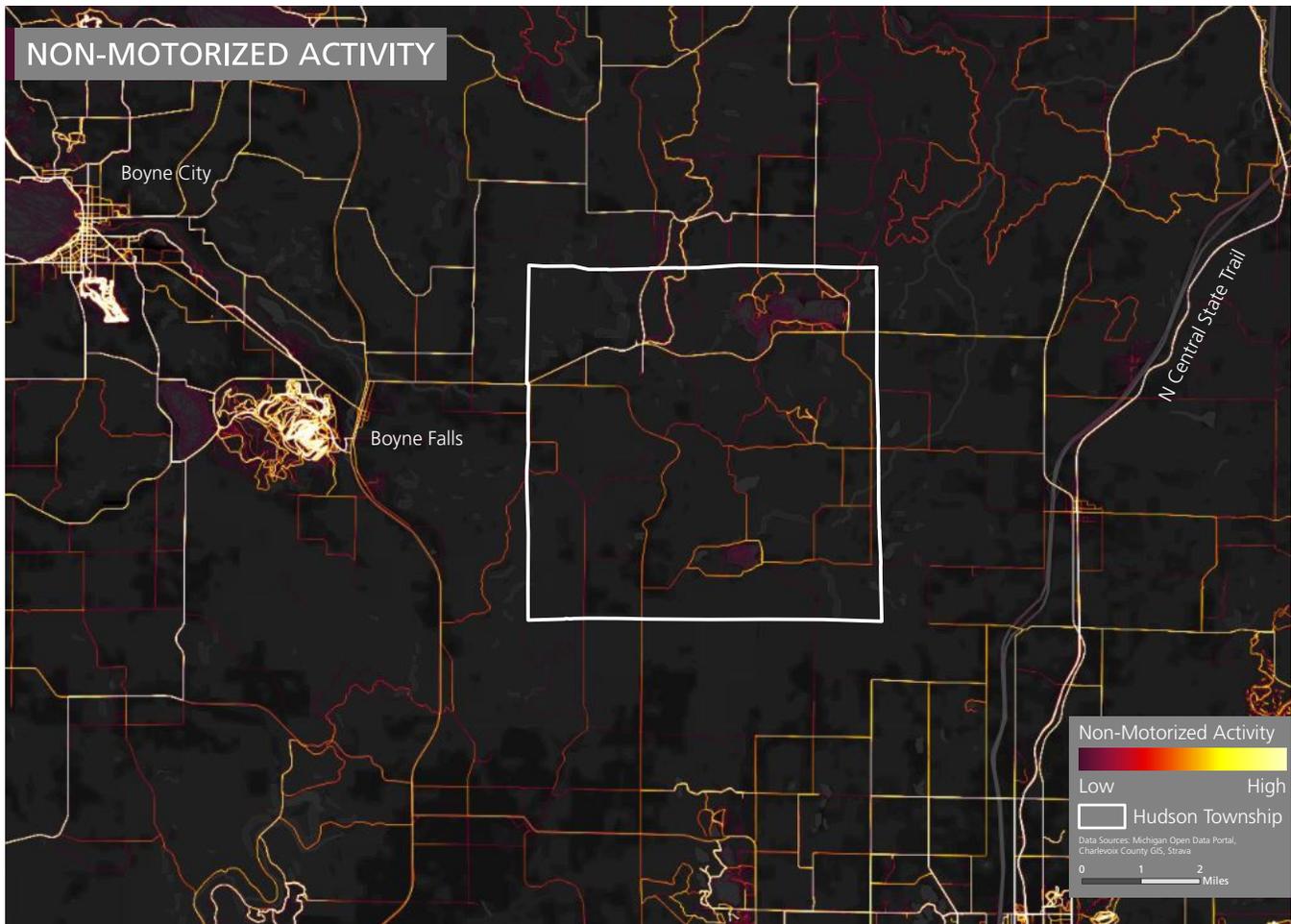
The map shows that Thumb Lake Road and Magee Road are already popular routes for bicyclists and/or walkers. Because the roads are already used for these purposes, they would make excellent locations for new nonmotorized infrastructure. Hudson Township should explore the possibility of expanding nonmotorized infrastructure along these roads. The infrastructure would likely have to take the form of a bike path separated from the road due to the road’s higher 55- mile per hour traffic speeds.

The map shows that Boyne Mountain and the Boyne Valley Trail along M-75 are already popular cycling routes. Adding a nonmotorized trail along Thumb Lake Road in the Township would connect directly with these well-used routes, providing a new way for visitors to reach the Township, and so the project would present a major opportunity for the community to expand its recreational appeal. As a long-term goal, the Township and County Road Commission should coordinate a bike trail as Thumb Lake Road, which is in poor condition, is resurfaced. The Township may need to adopt a parks and recreation plan to qualify for Michigan Department of Natural Resources Trust Fund grant funding, which could help with the purchase of easements and engineering costs.<sup>5</sup>

**PUBLIC TRANSPORTATION**

Charlevoix County Transit provides a dial-a-ride bus service to visitors and residents in Hudson Township. Passengers request a ride over the phone or online in advance of their desired pickup time and the operator schedules their pickup with other riders in the area. The agency provides rides to locations in the County and medical appointments outside the County. It operates a fleet of 20 accessible buses and provided over 81,000 and 52,751 rides to passengers in 2019 and 2020 respectively, over half of whom were either elderly, disabled, or both. The decline in rides for 2020 can be attributed to the COVID-19 pandemic. The service is financed partially through fares in addition to a County millage, although it is offered free of charge to riders 60 years old or older through a partnership with the Charlevoix County

Map 7: Non-Motorized Activity



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Commission on Aging and to Veterans of any age through a partnership with the Department of Veteran Affairs. Recent improvements include a new online dispatch system, and a weekends and evening service, although the latter has been suspended due to the COVID-19 Pandemic.

### SUMMARY

Hudson Township residents and visitors use automobile transportation within the community. Thumb Lake Road, which is maintained by Charlevoix County, is the most-traveled road in the Township and its pavement is in poor condition. The Township should work with Charlevoix County to resurface the road and install a nonmotorized lane for bicyclists, as this could create a connection with emerging bike destinations such as Boyne Falls and Boyne City. The Township should monitor the pavement ratings of other roads in the community, as periodic maintenance to keep them in good and fair condition is more cost-effective than major repairs to roads in poor condition. The Township owns and maintains several local roads and paving these roads may be an appropriate way to encourage residential development on undeveloped lots.

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# 5

## Economic Development

In 2015, Networks Northwest released a report titled “A Framework for Growth and Investment in Northwest Michigan”. The report identified several types of jobs where regional demand for workers is expected to remain strong, these jobs were termed “primary demand occupations.” This section examines Hudson Township’s economy and how it aligns with these in-demand occupations. Although the Township will remain largely rural and will not become a commercial hub, residents are still affected by regional economic trends including shifting employment patterns and housing costs.

### ECONOMIC PROFILE

This section inventories Hudson Township’s economy, including residents’ commuting patterns, occupations, major employers, and the relationship between income and housing cost.

#### Hudson Township Workers - Where do Employed Residents Work?

The “Map 8: Inflow & Outflow” maps show workers that commute into the Township (“Inflow”) and Township residents that travel out of the Township for work (“Outflow”). The “Inflow” map indicates that very fewer workers commute into the Township. Meanwhile, the “Outflow” indicates that virtually all employed Township residents travel outside the community for work. Major outflow destinations include Boyne City, Boyne Falls, Petoskey, Gaylord, East Jordan, Charlevoix, and Cheboygan. The map indicates that Boyne City is the most common employment location among residents, 51 residents are employed in the City. Census data indicates that the mean commute time for employed residents is 26.4 minutes, which is higher than the average of 19.9 minutes for Charlevoix County overall. Hudson Township can consider ways to allow flexible employment options in the Township through the zoning ordinance, as outlined later in this section.

### Primary Demand Occupations

**Advanced Manufacturing** - machine maintenance technicians, engineers, welders

**Energy** - welders, line workers, electrical technicians

**Information Technology & Business** - network administrators, computer programmers, financial analysts, accountants

**Agriculture** - milkers, inspectors, farm workers, sales

**Healthcare** - CNAs, RNs, home health aides, health educators, medical records clerks

**Hospitality** - Server, bartender, cook, food prep, sales

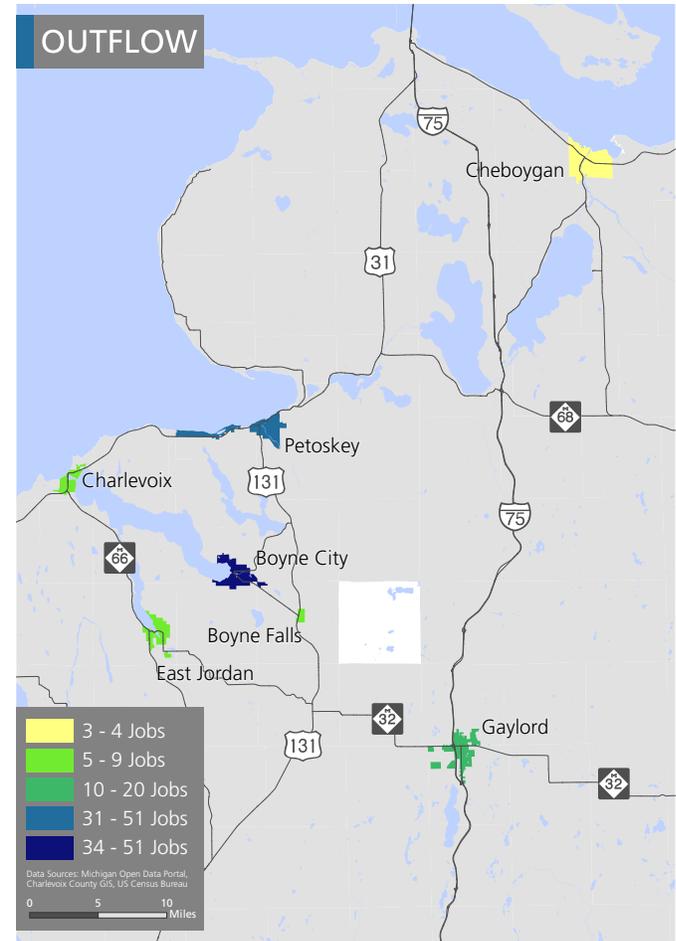
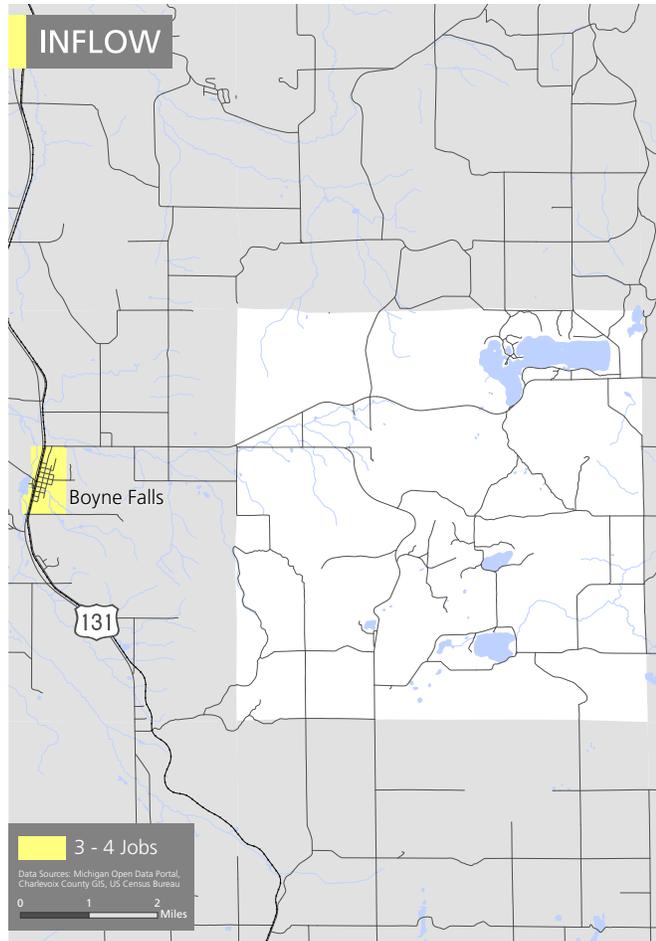
#### Hudson Township Workers - What Jobs Do Residents Hold?

The table “Table 11: Hudson Township Workers” shows which economic sectors residents worked in 2018. In that year, the Township had a labor force of 332 residents, which comprised 55% of the population 16 years or older, 330 of whom were employed.

This table shows that hospitality and leisure (listed as arts, entertainment, accommodation, and food services in the table) was the largest employment sector with 22% of employed residents working in this sector. Additionally, the table “Table 12: Charlevoix County Employers” in 2015 shows that Boyne Mountain Resort, which is located near Hudson Township, maintains a large workforce, many of whom likely fall into hospitality and leisure sector. The “Hudson Township Workers” table shows that hospitality and leisure employment has grown in recent years, and further, the sector was identified as a primary demand occupation in 2015. Income data indicates that many of these workers have modest earnings.

The “Hudson Township Workers” table shows that many residents hold construction or manufacturing

Map 8: Inflow &amp; Outflow



jobs. Construction employment grew in recent years while manufacturing employment declined slightly. The table “Table 12: Charlevoix County Employers” shows that a small number of manufacturing employers are located near Hudson Township including Lexamar Corp, Honeywell in Boyne City, and the EJ Ironworks. In 2017, the EJ Ironworks established a new facility in Warner Township in Antrim County to the south of Hudson Township. The new facility employs new technology and production, and, although the facility may not result in the creation on many new jobs, it will likely bring existing ones closer to Hudson Township.<sup>1</sup>

Additionally, Table 11 shows that educational services, healthcare, and social services is another major employment sector. The Charlevoix County Employers table shows that major employers in this sector include Summertree Residential Center, Grandvue Medical Care Facility, local school districts, and McLaren Hospital in Petoskey. Many of these facilities are located near Hudson Township. Healthcare employment fell slightly between 2000 and 2018, although the sector was identified as a primary demand sector and hence a growth opportunity.

### Income & Housing - How do Incomes Stack Up Against Housing?

The table “Income & Housing Cost” shows how income compares with housing cost over time. The data shows that housing continues to be a major expense relative to income. In 2018, the median annual costs of homeownership in the County (\$11,964), which includes mortgage payment and taxes, comprised 26% of the Township’s median household income, and 37% of the nonfamily income (nonfamilies are a type of households where there is a single occupant or non-related individuals living together and included within the definition of household overall). The Township should seek to promote diverse housing formats and sizes that accommodate a range of incomes. This is particularly pressing considering that the data indicates that many of the primary demand occupations that are projected to grow, including hospitality and leisure, yield moderate or modest earnings.

The Center For Neighborhood Technology is a national nonprofit organization that hosts an

Table 11: Hudson Township Workers

Economic Sector	Residents Employed in 2018	% Change 2000-2018	% Employed Full-time, Year-round in 2018	Median Earnings in 2018 (\$)	NW Michigan Primary Demand Occupation?
Agriculture, forestry, fishing and hunting, and mining	15	114%	40%	18,750	Yes
Construction	50	61%	64%	31,667	No
Manufacturing	50	-11%	94%	43,750	Yes
Wholesale trade	6	0%	100%	43,750	No
Retail trade	32	33%	63%	17,500	No
Transportation and warehousing, and utilities	7	-22%	57%	20,625	No
Information	2	-	100%	-	Yes
Finance, insurance, real estate, and rental and leasing	2	-78%	100%	-	Yes
Professional, scientific, management, administrative, and waste management services	28	250%	60%	51,250	No
Educational, health and social services	49	-9%	51%	20,417	Yes
Arts, entertainment, recreation, accommodation and food services	71	65%	28%	12,188	Yes
Other services except public administration	12	100%	50%	6,500	No
Public administration	6	-33%	100%	16,250	No
Total Employed (all sectors)	330	26%	59%	21,731	Slight Growth

Table 12: Charlevoix County Employers in 2015

Company	Location	Employees	Business Type
Boyne USA, Inc.	Boyne Falls	565	Recreation Resort
EJ (East Jordan Iron Works Inc)	East Jordan	500	Iron Foundry
Munson Healthcare Charlevoix Hospital	Charlevoix	400	Hospital; Health Services
LexaMar Corp	Boyne City	345	Manufactures Plastic Products
Grandvue Medical Care Facility	East Jordan	240	Assisted Living Facility
Summertree Residential Centers	Boyne City	170	Mental Health Facilities
NW. Mich. Community Mental Health	Charlevoix	169	Preventative Health Services
Harbor Industries Inc.	Charlevoix	160	Window & Lobby Display Manuf.
Honeywell International Inc	Boyne City	160	Manufactures Aircraft Parts and Equipment
St. Mary's Cement Inc	Charlevoix	124	Manufactures Cement

online mapping tool that estimates the percentage of their income that households spend on housing and transportation costs in different communities. The online mapping tool indicates that households in Hudson Township's zip code spend on average 63% of their income on housing and transportation total (29% and 34% on housing and transportation, respectively).<sup>2</sup> This leaves only a small portion of their income, 37%, for discretionary spending and other expenses. For comparison, nearby Boyne City housing and transportation costs are roughly 50% leaving more disposable income available. The Township can seek to alleviate the average transportation costs by ensuring that the zoning ordinance supports employment options that are possible within the community, and can address housing costs by promoting housing formats that residents and workers can afford.

## ECONOMIC OPPORTUNITIES

This section describes several land use planning opportunities that the Township can consider to support the local economy. Although the Township will not become a hub of commercial, industrial, or high-density residential uses, it can consider zoning strategies to support the local economy while maintaining the community's rural character.

### Agricultural Accessory Uses, Tourism, & Events

Survey respondents indicated that maintaining the community's rural character is an important priority. Permitting a variety of small-scale commercial uses as accessory uses on agricultural properties can allow agricultural property owners to establish a variety of possible revenue-generating uses on their land and is one possible approach to agricultural preservation and so the Township can consider updating its ordinance to allow them.



*Accessory Dwelling Unit above a detached garage.*  
Source: Accessorydwellings.org

These uses typically include small wineries, distilleries, breweries, and tasting rooms for products produced on-site. In order to cohesively integrate these uses into the existing character of the community, additional zoning standards such as a minimum lot size for the use are often adopted. These additional standards reduce off-site impacts like noise and traffic. Minimum lot areas ensure that the main agricultural uses and the accessory commercial uses remain linked. Other accessory uses include the use of barns and agricultural structures for weddings, entertainment, and similar events. Rural properties can be popular destinations for these types of activities although amplified noise and large gatherings often generate concerns from residents. The Township will need to carefully consider permitting these uses and what zoning standards would be needed to manage their impacts. Common provisions for accessory commercial uses on agricultural land address noise and hours of operation.

Permitting these land uses, if done with care, encourages the preservation of farms by allowing agriculturally zoned properties to be used for diverse purposes. Other nearby Townships have permitted these uses including Boyne Valley Vineyards in Melrose Township, Burnt Marshmallow Brewing in Resort Township, and Mackinaw Trail Winery & Brewery in Bear Creek Township.

### Accessory Dwelling Units

The term accessory dwelling units refers to various small housing formats, typically between 400-1000 square feet that co-locate on a property with an existing single-family home. Accessory dwellings offer a diverse range of benefits, including affordable housing options for workers or formats that appeal to young or elderly residents. In rural places such as Hudson Township where residential



*Accessory Dwelling Unit.*  
Source: AARP - The ABCs of ADUs



*Rooftop Solar.*  
Source: Michigan Radio.



*Solar Installations at King Orchards in Antrim County.*  
Source: Michigan State University Extension.

densities are limited, accessory dwelling are one of the primary options to promote diverse housing formats while maintaining the community's quiet and rural character that residents enjoy.

Accessory dwelling units are typically constructed as either as a partitioned section of a single-family dwelling, but within in the same structure, or can be located within a detached accessory structure (garage or outbuilding). Communities often enact additional zoning standards to include allowable square footages, regulate architectural appearances and short term rentals of accessory dwelling units. The growth in modest employment sectors and an aging population indicate that there is a potential demand for flexible housing options such as accessory dwelling units.

### Short-term Rentals

Short-term rental units, rented through Airbnb and other sites, are important to the economy. Short-term rentals allow visitors to access a community and nearby businesses where traditional lodging facilities may not be present. Additionally, short term rentals allow property owners to establish new revenue streams. Short-term rentals can be a point of contention within the community, however. Common concerns include noise, traffic, and a shrinking housing supply that is available for long-term rentals, which, in turn leads to rising housing prices.

Communities have the authority to regulate short-term rentals. Common regulations include limiting the total number of allowed rentals, and standards for parking, noise, and traffic by way of occupancy limits. Communities implement short-term regulations through the zoning ordinance or through a police power. If regulated through the zoning ordinance, short-term rentals would have

to be classified as a land use. If regulated through a police power ordinance, short-term rentals would need to be classified as an activity. The Township should continue to monitor the number of short-term rentals in the community, and the degree to which they generate problems for year-round households. If the Township determines that short-term rentals present a problem in the future, it can consider an ordinance to license short-term rentals and limit their number.

### Renewable Energy

Wind and solar energy have become desirable and profitable land uses in rural areas of Michigan. Communities that permit renewable energy installations typically differentiate between personal use and large-scale energy farms. These two uses can confer multiple benefits; when individuals build solar panels for personal use on-site, the panels can help save on energy costs. Commercial-scale solar and wind farms are typically built when farm owners grant an easement to a private company to establish a solar panels or wind turbines. These energy farms can help preserve agricultural properties and ensure that they are not converted to subdivisions or developed with more intense uses.

The Township can permit renewable energy installations in its zoning ordinance. Small solar and wind installations could be allowed as accessory structures on residential properties and larger utility-scale solar and wind farms could be permitted within the rural residential district. The large-scale energy farms are only appropriate for large-lot areas of the community such as the rural residential zone. Use-specific standards to require buffering and screening and additional setbacks would likely be required to control for off-site impacts such as glare.

## Home Occupations

The term “home occupation” describes the owner of a residential lot using their residential structure for a home-based business. Allowing home occupations allows caterers or bakers, personal service workers such as hairstylists, and other professionals like accountants to work from their home. Hudson Township currently permits home occupations as a special use in the R-2 zoning district, which includes only a small amount of land near Slashing Road in the Township’s north, and the RR zoning district, which is the primary residential district in the Township. In 2018, a substantial share of residents (12.1%, an estimated 21 individuals) were self-employed, which increased from 8% in 2000. The Township should consider allowing home occupations in additional residential zones such as rural residential, considering that they can present a convenient and flexible option for self-employed individuals or for those who work remotely. The demand for new home occupations may increase as high-speed internet is expanded through the Trustream service, which would make the change to allow home occupations in more residential areas even more salient.

## Lighting & Signage Standards

Detailed aspects of a site such as how many signs are allowed on a property and whether lighting fixtures are visible from surrounding properties are important considerations. These attributes can affect the quality of the public realm and the value of surrounding properties. Fortunately, the Township can regulate these characteristics by adding lighting and signage standards in its zoning ordinance. The Township can update its lighting standards to ensure that signage associated with

commercial businesses remain at a reasonable size and brightness. Updated lighting standards should ensure that lighting fixtures be pointed downwards and shielded from view above a horizontal plane. Adding these standards will be important zoning updates if the Township seeks to allow more small commercial uses such as home occupations and agricultural events.

## SUMMARY

Hudson Township’s economy resembles that of Northern Michigan overall; many workers are employed in hospitality and food services, while others are employed in manufacturing, healthcare services, and education. Regional economic reports indicate that hospitality and food service jobs are positioned for growth in the coming years and as a result the Township should consider approaches to support these sectors through land use planning. The Township should consider whether small accessory commercial uses such as wineries, distilleries, breweries, and event space could complement existing agricultural uses.

Other land use topics also present possible economic opportunities for the Township. Some communities allow second small accessory dwelling units on residential properties with a primary dwelling unit. These accessory dwellings can present a way to diversify the community’s housing options and provide additional revenue streams to property owners. Other land uses such as short-term rentals and renewable energy uses can allow property owners to diversify the use of their property.

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- 2 Center For Neighborhood Technology. Housing and Transportation Index. <https://htaindex.cnt.org/map/>

# 6

## Community Engagement

Hudson Township issued a community survey as part of the Master Plan process to gather residents' views on key land use issues in the community. The survey was created as a 19-question form. Printed copies of the survey were mailed with tax bills in November 2020 and the survey was also available to complete online via Survey Monkey. Because surveys were mailed with tax bills, it was available for seasonal and year-round residents to complete. The survey was available for four months between November 2020 and March 2021 and garnered 114 responses. The following graphs summarize the responses to each question.

*Question 1: What is one word or phrase that describes Hudson Township now?*

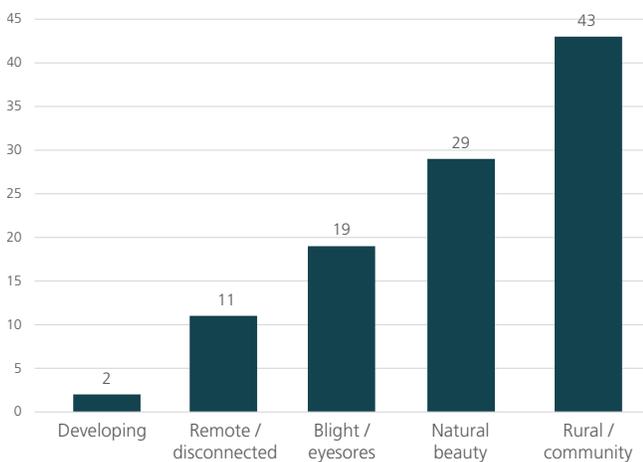
The question allowed residents to write their own open-ended response to the question. After all the responses were in, the open-ended comments were then grouped into the five categories shown

in the graph based on the general theme. E Some responses mentioned multiple themes and so there is a greater number of responses in the graph than respondents. Responses that fell into the categories "natural beauty" or "rural & community-oriented" were most numerous.

*Question 2: What is one word or phrase that you would like to describe Hudson Township 10 years from now?*

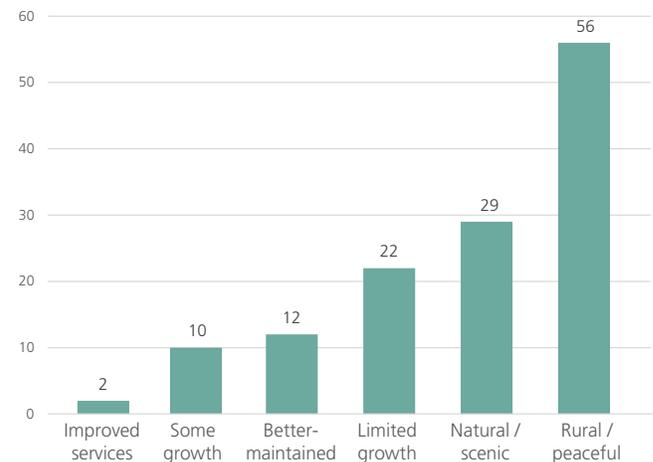
The question also allowed residents to write an open-ended response to the question. After all the responses were in, the comments were then grouped into the six categories shown in the graph based on the general theme. Some responses mentioned multiple themes and so there is a greater number of responses in the graph than respondents. Responses that could be categorized as "natural/scenic" or "rural/peaceful" were the most numerous.

**Figure 5: Word or Phrase that Describes Hudson Township Now (Q1)**



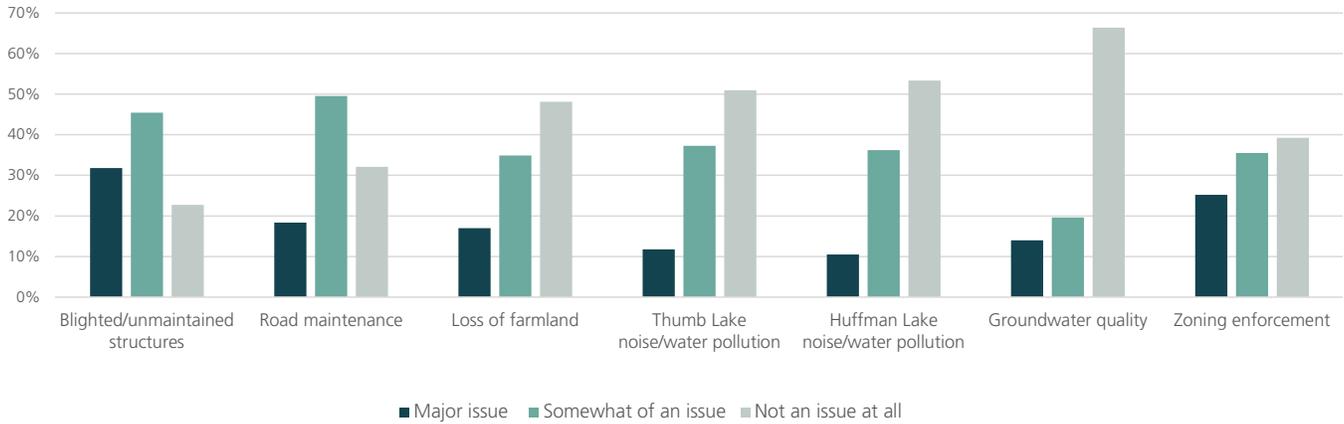
Total Responses: 100

**Figure 6: Word or Phrase that Describes Hudson Township Ten Years from Now (Q2)**



Total Responses: 96

**Figure 7: How Big of a Problem are Various Issues (Q3)**



Total Responses: 113

*Question 3: Please rate how much of a problem, if at all, each of the following are in Hudson Township.*

The question required respondents to select how big of a problem the following topics are. Blighted and unmaintained structures and zoning enforcement were selected most often as "major issues."

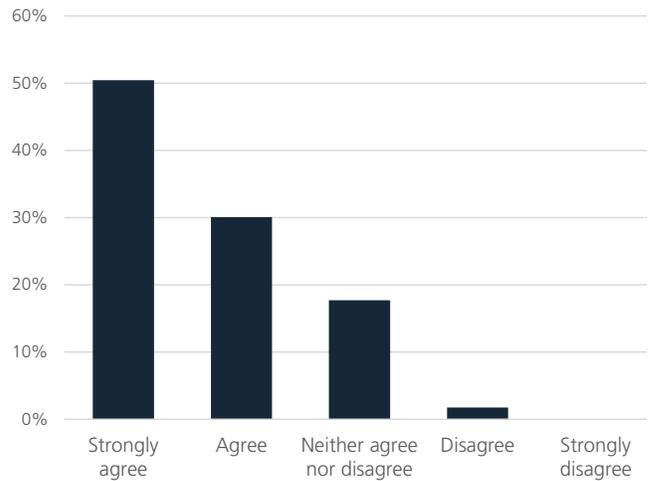
*Question 4: Recreational access (Hiking, Trails, Water Access) is important to my quality of life.*

The question asked residents to select one of five answers to indicate how important recreational resources are in the Township. About 80% of respondents either agreed or agreed strongly with the statement.

*Question 5: Maintaining Hudson Township's existing parks and recreational areas are more important than developing new recreational areas.*

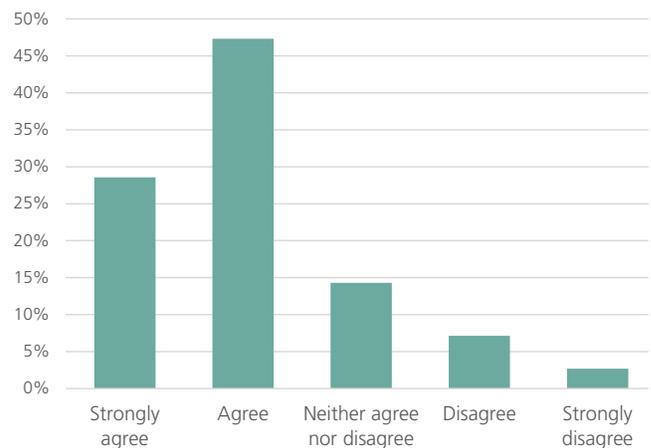
The question asked respondents to rate their level of agreement with the statement. About 75% of respondents either agreed or agreed strongly with the statement.

**Figure 8: Recreational Access and Quality of Life (Q4)**



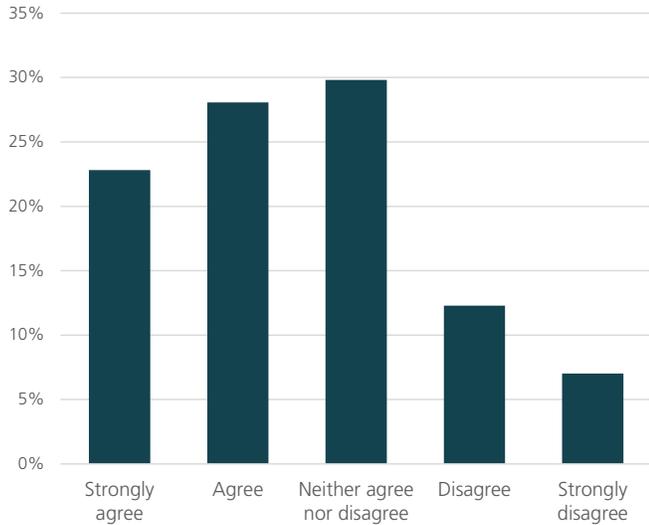
Total Responses: 113

**Figure 9: Maintaining vs. Expanding Parks & Recreational Areas (Q5)**



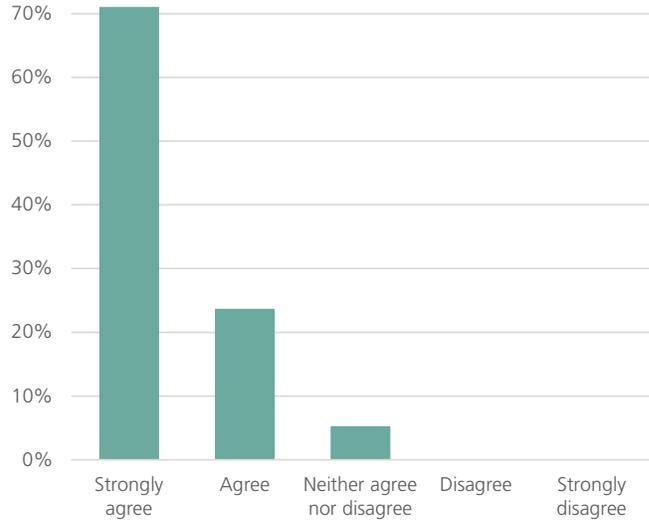
Total Responses: 112

**Figure 10: Opinion on New Nonmotorized Trails (Q6)**



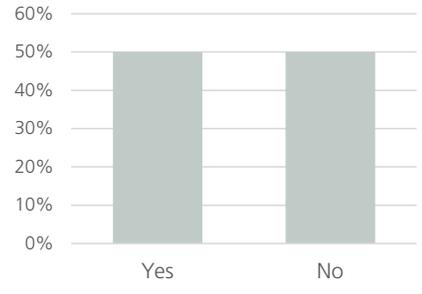
Total Responses: 114

**Figure 11: Importance of Natural Feature Preservation (Q7)**

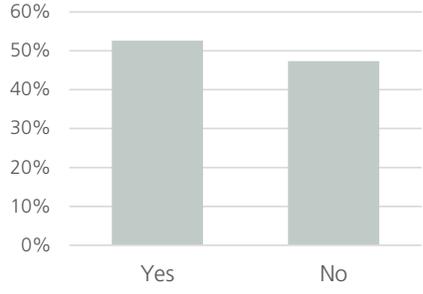


Total Responses: 114

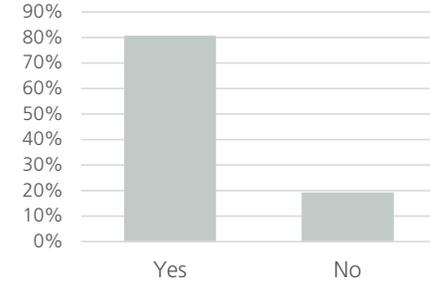
**Figure 12: Questions About Section 4.21 of the Zoning Ordinance (Q8, Q9, Q10)**



Total Responses: 114 (Q8)



Total Responses: 114 (Q9)



Total Responses: 109 (Q10)

*Question 6: Building new nonmotorized trails (bike paths) present an important opportunity to expand recreational opportunities in Hudson Township.*

The question asked respondents to rate their level of agreement with the statement. About 50% of respondents either agreed or agreed strongly with the statement although another 30% did not have strong views on the topic.

*Question 7: Natural features (Thumb Lake, streams, forests, wetlands, etc) are important to be preserved in Hudson Township.*

The question asked respondents to rate their level of agreement with the statement. About 95% of respondents either agreed or agreed strongly.

*Question 8: According to Section 4.21 of the Zoning Ordinance - Shoreland Protection Strip, waterfront property owners have an added responsibility to preserve and protect these natural resources, water quality and community scenic and recreational values. Are you aware of this stipulation in the ordinance?*

The responses to this question were split evenly between "yes" and "no."

*Question 9: Section 4.21 of the Zoning Ordinance requires that no building aside from fences, docks and ramps may be built within 50 feet of a waterbody, that trees and shrubs must be maintained in a natural state within 35 feet of a waterbody, and that the use of pesticides,*

herbicides, and fertilizers is not allowed within 35 feet of a waterbody. Are you aware of these provisions in the ordinance?

Slightly more respondents answered “yes” (53%) to this questions than “no” (47%).

**Question 10:** Do more waterfront property owners need to be educated about the requirements in 4.21 in order for the water quality of Thumb Lake and Huffman Lake to be adequately protected?

The majority of respondents believe that waterfront property owners need to be educated about the requirements in 4.21.

**Question 11:** Agricultural tourism uses (wedding barn venues, farm markets, corn mazes, distilleries and wineries etc.) are an emerging trend in rural communities across northern Michigan. Please indicate the appropriateness of these uses in Hudson Township.

Roughly 64% of respondents felt that these land uses should be allowed with restrictions to control traffic and noise, while 27% felt that they should be allowed as much as possible, and a small portion (8%) felt they should not be allowed.

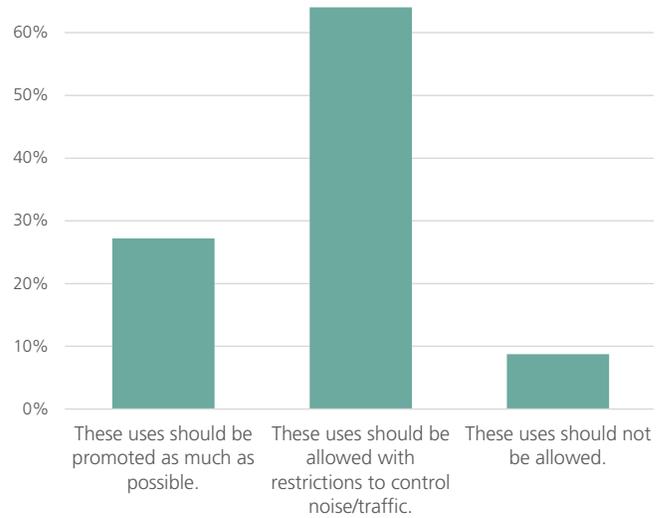
**Question 12:** A large portion of the Township’s residential land is zoned Rural Residential (RR). This zoning category sets the minimum lot size for properties at 1 acre (43,560 square feet). Please record your opinion about the lot size requirement in the RR district.

A little less than half (42%) of respondents were in favor of increasing the minimum lot size in the RR District, while slightly more than half (58%) were not in favor of changing the standard.

**Question 13:** Unattached car garages (not attached to a residence) should be allowed in the front yards of residential properties in Hudson Township.

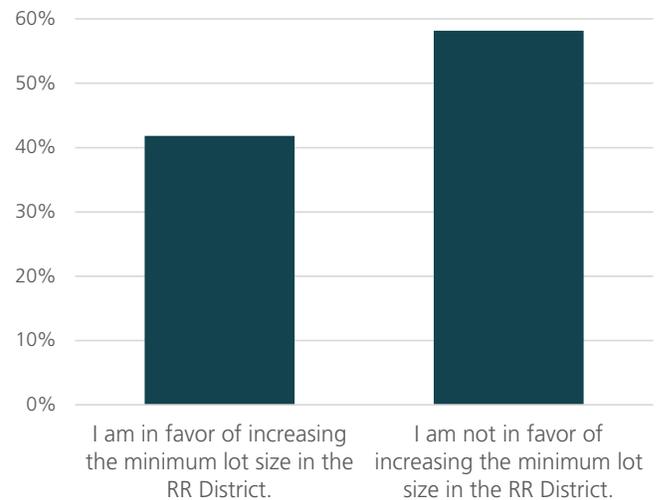
More respondents agreed or agreed strongly with the statement (47%) than disagreed or disagreed strongly (23%).

**Figure 13: Opinion on Agricultural Tourism Uses (Q11)**



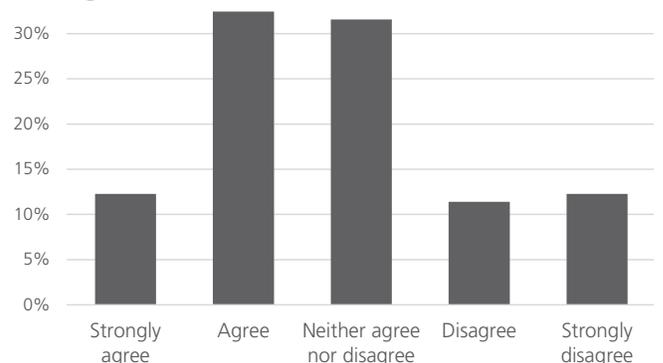
Total Responses: 114

**Figure 14: Opinion on Minimum Lot Size in the RR District (Q12)**



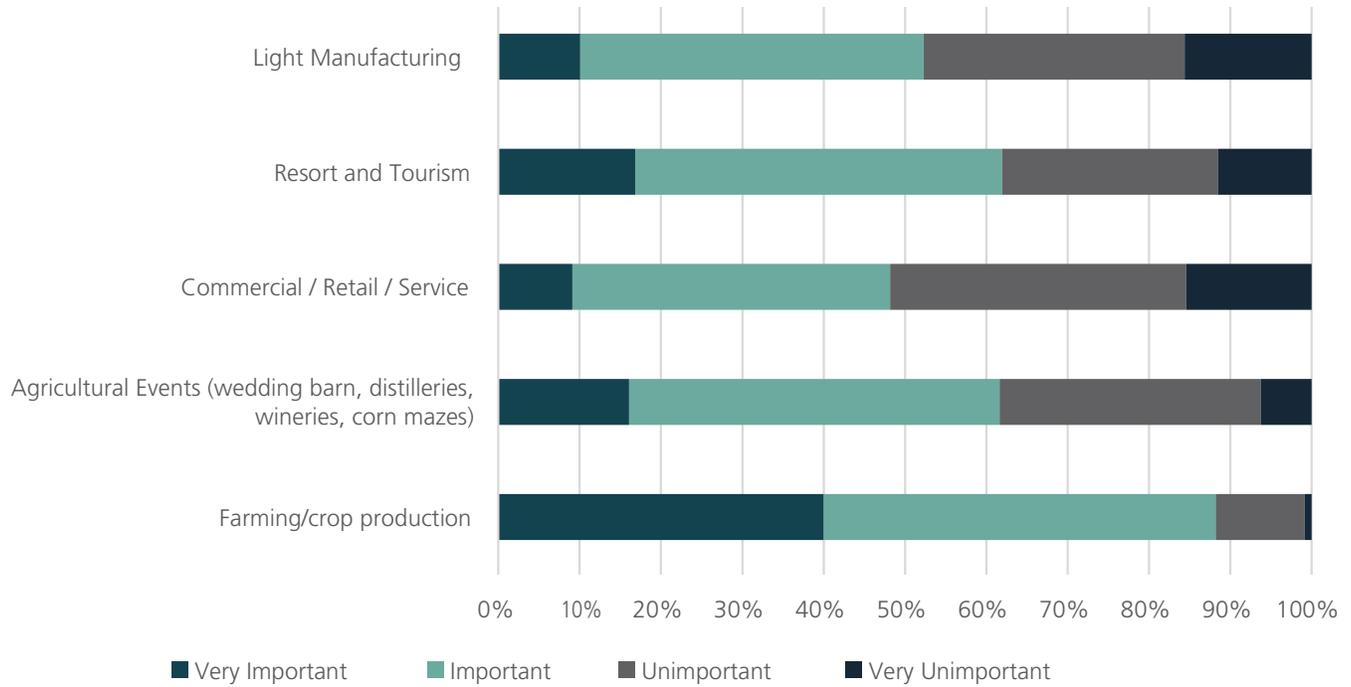
Total Responses: 110

**Figure 15: Opinion on Unattached Car Garages (Q13)**



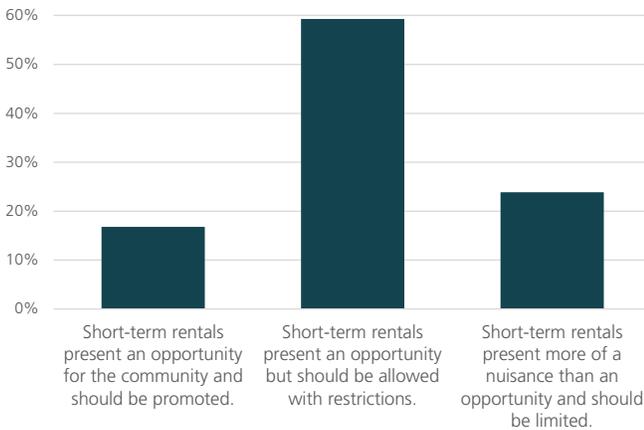
Total Responses: 114

**Figure 16: Importance of Business Options for Future Growth (Q14)**



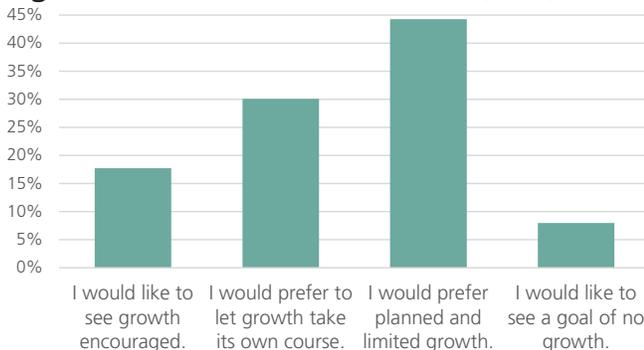
Total Responses: 113

**Figure 17: Opinion on Short-Term Rentals (Q15)**



Total Responses: 113

**Figure 18: Views About Growth (Q16)**



Total Responses: 113

*Question 14: Please rate the importance of the following types of business in Hudson Township for future growth:*

Respondents rated the importance of five types of businesses for future growth (farming/crop production, agricultural events, commercial/retail/service, resort and tourism, and light manufacturing), and farming/crop production was the most important.

*Question 15: What is your stance on short-term rentals in the Township overall?*

The majority of respondents (59%) believed that short-term rentals present an opportunity but should be allowed with restrictions.

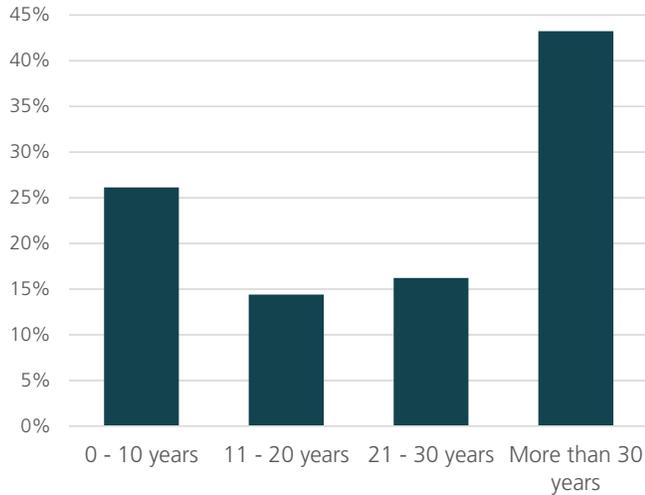
*Question 16: Please indicate your views about growth in Hudson Township.*

The most common response was a preference for planned and limited growth (44%).

*Question 17: How long have you lived in Hudson Township?*

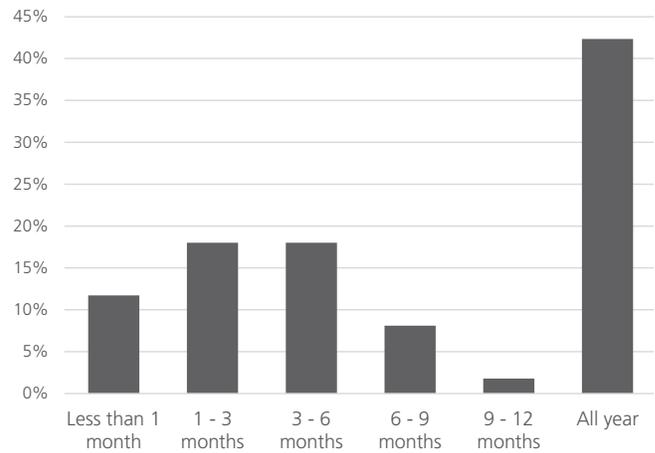
The majority of respondents (43%) have lived in the Township for more than 30 years.

**Figure 19: Length of Residence in the Township (Q17)**



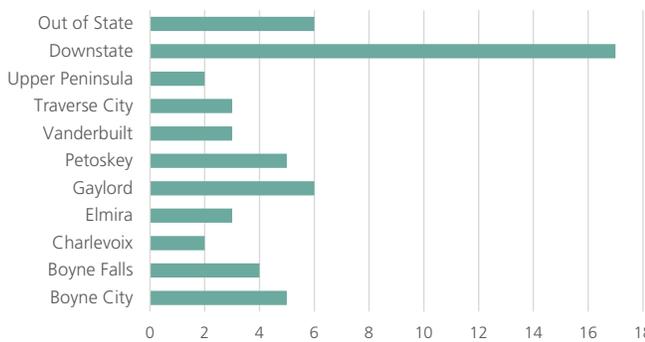
Total Responses: 111

**Figure 20: Amount of Year Spent in the Township (Q18)**



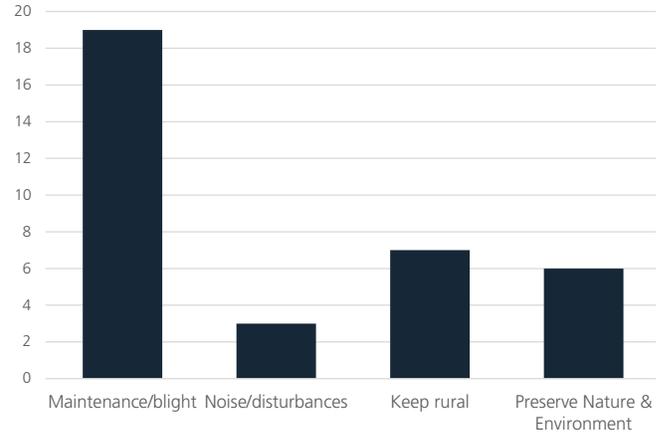
Total Responses: 111

**Figure 21: Place of Employment (Q19)**



Total Responses: 56

**Figure 22: Additional Comments (Q20)**



Total Responses: 57

*Question 18: Approximately how much of the year do you reside in Hudson Township?*

The majority of respondents live in the Township year-round (42%); however, a notable 18% are only in the Township for 1-3 months or 3-6 months of the year.

*Question 19: If you are currently employed, in what zip code is your place of work?*

Most respondents who are employed work downstate.

*Question 20: Thank you for completing this survey. Please provide any additional comments below.*

Most of the additional comments pertained to maintenance/blight. Other common themes included keeping the Township rural, preserving nature/the environment, and minimizing noise/disturbances.

# 7

## Future Land Use

This chapter describes the desired future land use plan for the Township – essentially, which land uses should locate in which areas of the Township, and at which densities. The chapter also summarizes the zoning changes that the Township can consider effectuating to implement the community’s vision for the future.

### BUILDABLE AREAS

This chapter first identifies areas that are buildable and are eligible to be developed with additional uses over time, and unbuildable areas that are effectively unavailable for development. These areas are shown in the “buildable land” map below. The map shows land that is unsuitable for development – including any areas that have one of the following factors:

- » A slope of 20% or greater
- » Occupied with wetlands
- » Under religious or institutional ownership
- » Owned by the Department of Natural Resources
- » Used for commercial forestry

Any of these characteristics significantly restrict the lots potential for residential growth. Significant areas of the Township’s northeastern region surrounding Thumb Lake are used for commercial forestry, owned by the Department of Natural Resources, or under religious landholding, and are unsuitable for development. Similarly, large portions of land west of Slashing Road and Camp Ten Road are used for similar purposes and hold limited development potential. The areas east of Huffman Lake are occupied with wetlands and are largely unsuitable for development. This leaves segments of land in the community’s central and southeastern areas that are most viable for any residential growth.

### FUTURE LAND USE DESIGNATIONS

The Michigan Planning Enabling Act of 2008 requires the inclusion of a future land use map and zoning plan in a master plan. The future land use

map and districts identify a generalized, preferred organization of future land uses in the Township. It is a general framework intended to guide land use and policy decisions for the next 15-20 years. The future land use map guides the development of a Zoning Plan and ultimately influences changes that may be made to the zoning ordinance. The map shows the preferred locations for various land uses and the appropriate densities in Hudson Township. The categories shown in the map “future land use” map are described herein.

### Conservation & Preserve

This designation encompasses large areas that are owned by the Department of Natural Resources, or are under long-term timber production under Public Act 531. Because of their ownership status, these areas are not available for residential, agricultural or commercial development. Large tracts of land in the designation are occupied with wetlands and forests, which the community defines as key natural resources to preserve, and which further restrict the development potential. The large contiguous conservation and preserve lands should be retained in their natural state, and virtually no subdivision of large parcels or residential development should occur in the future. These areas will, however, be suitable for low-intensity recreational uses including hiking, hunting, and fishing that do not disrupt the natural systems or cause removal of vegetation. More intensive commercial or recreational uses are not appropriate.

### Agricultural Residential

This zone includes several parcels in the Township’s northwest corner that are used primarily for agricultural purposes. Survey respondents expressed that preserving agricultural land in the community is a key goal, and so the Township should encourage the continued agricultural use of these properties in the future. Both agricultural and residential uses should be allowed, although lot sizes should remain larger and densities lower than in the rural residential categories, as retaining the low densities will ensure the continued agricultural



use and prevent any fragmentation of land with new residential growth. These areas would be ideal locations for agricultural tourism and event uses, given the area's scenic location near the Boyne River and away from residential areas along North Camp Ten and Huffman Lake Road.

### Low-density Rural Residential

Low-density rural residential includes a range of rural areas, some of which have established residential uses, and some of which are vacant. These low-density areas are further from paved roads that are maintained by the County, which function as the main conduit for emergency services and transportation to jobs and amenities in nearby communities. Although they are not completely unsuitable for development, large tracts have uninterrupted forests and natural features that lower the potential. Because of these characteristics, residential development should be allowed but not encouraged, and densities should remain lower than in areas of the Township with greater road accessibility. These areas should permit a narrow range of single-family residential uses on large lots.

### Moderate-density Rural Residential

Moderate-density rural residential designation encompasses areas near North Camp Ten Road and Huffman Lake Road, some of which have existing residential uses, and some of which are vacant. These areas have greater access to County roads, which in turn provides access to employment uses and commercial services in other communities. Many parcels along North Camp Ten Road have fewer forests and other sensitive natural features than the low-density rural residential areas, which increases their development potential, and have existing single-family residential and farm uses. Meanwhile, parcels along Matters Trail, Commons Trail, and other side roads are already subdivided into smaller lots and thus more viable for residential development. Because of these characteristics, these areas have the greatest growth potential. Residential development should be encouraged to some degree, and the subdivision of larger tracts of land should be allowed, in order to support the growth. Only a relatively narrow range of residential and agricultural uses should be allowed, although densities should be slightly higher than in the low-density rural residential category.

### Lakefront Residential

These portions of the Township are the community's densest residential areas, occupied with small,

narrow lots that afford many property owners access to frontage on Thumb Lake, Bows Lake, and Huffman Lake. The existing densities are the highest, although aside from a small strip of land along Slashing Road in the north that could accommodate development, most properties are already built-out with existing lakefront homes. These areas are, therefore, not likely to change in built character and will not be major locations for residential growth. The zoning ordinance should allow only single-family residential and limited recreational uses, and the current densities and lot sizes should be maintained. Stewardship of waterbodies should be paramount and the zoning ordinance should clearly define the role properties owners have in ensuring the integrity of Lakes and Rivers.

### Special Use District

The Township has a couple of land uses that generate significant impacts on surrounding properties, including the northern Michigan Speedway at the intersection of North Camp Ten and Huffman Lake Roads and the Rieth-Riely mining site on Woodward Road. Survey respondents indicated that persistent noise and traffic that the uses generate is a persistent problem in the area, and could pose greater impacts on the surrounding areas as residential fills in nearby over time. The Township should adopt special regulations for potentially disruptive uses such as extractive industries and motorized recreational facilities like the racetrack. This designation should allow the uses to continue with some limitations but should not encourage the uses to expand.

## ZONING PLAN

According to Section 2(d) of the Michigan Planning Enabling Act (PA 33 of 2008), the Master Plan shall include a Zoning Plan depicting the various intended zoning districts in the Township and their use, as well as proposed changes to these standards. The Zoning Plan serves as the basis for the Zoning Ordinance.

As a key component of the Master Plan, the Zoning Plan is based on the recommendations of the Master Plan and is intended to identify areas where existing zoning is inconsistent with the objectives and strategies of the Master Plan, and to guide the development of the Zoning Ordinance. The Zoning Ordinance is the primary implementation tool for the future development of Hudson Township.

Table 13: Existing Zoning Districts

Zoning District	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Yard (feet)	Maximum Building Height	Minimum Floor Space Per Dwelling Unit (in sq ft) 1 bdrm/ 2bdrm/ 3bdrm(1 st/1.5 st/>1.5 st)
Conservation and Forest Reserve	40 acres	N/A	N/A	N/A	N/A
Agriculture (A)	20 acres	200 feet	Front – 35 Side – 20 each side; 50 total Rear - 100	25 ft 2 ½ floors	600 / 650 / 720
Rural Residential (RR)	1 acre	200	Front – 35 Side – 20 each side; 50 total Rear - 50	35 ft 2 ½ floors	600 / 650 / 720
Residential (R-1)	20,000 square feet	100	Front - 50 Side - 15 Rear - 35	25 ft 2 ½ floors	960 / 1,100 / 1,300
Residential (R-2)	15,000 square feet	100	Front - 35 Side - 10 Rear - 10	35 ft 2 ½ floors	860 / 1,000 / 1,200
Residential (R-3)	10 acres	300	Front - 100 Side - 50 Rear - 50	35 ft 2 ½ floors	
Residential (R-4)	2 acres	200	Front - 75 with parking; 40 without parking. Side - 30-40 depending on surrounding lot. Rear - 30-40 depending on surrounding lot.	35 ft 3 floors	
Commercial (C-1)	1 acre	200	Front - 25 Side - 25 Rear - 35	35 ft 3 floors	
Industrial (I)	5 acre	300	Front - 50 Side - Rear -	35 ft	

Table 14: Future Land Use &amp; Existing Zoning

Future Land Use Designation	Intent	Existing Zoning Districts	Proposed Zoning Districts (Potential New or Re-formatted districts in bold)	Zoning Changes Proposed
Conservation/ Preserve	To preserve state and township forest and recreation areas, and privately held timber lands and to prevent the encroachment of residential growth.	Conservation & Forestry Reserve (CR) / Rural Residential (RR)	Conservation & Forestry Reserve (CR)	» No major changes
Low-Density Rural Residential	To allow low-density single-family residential uses in areas with less access to roads and services. To direct higher-density single-family housing to other areas of the Township.	Rural Residential (RR) / Commercial (C)	<b>Low-Density Rural Residential (LD-RR)</b>	» Consider increasing the minimum lot size from 1-acre to a larger standard like 5 acres. » Consider greater yard setbacks.
Agricultural Residential	To preserve large properties that are used primarily for agricultural uses by maintaining large lot sizes and limiting residential densities.	Agricultural (A)	Agricultural (A)	» No major changes. » Consider an amendment for agricultural accessory uses.
Moderate-Density Rural Residential	To allow for single-family residential growth to occur in areas with subdivided lots that are ready for residential development, that have greater road access and services, and that have fewer sensitive natural resources.	Rural Residential (RR)	<b>Moderate-Density Rural Residential (MD-RR)</b>	» Maintain the current minimum lot size of 1-acre and the existing setbacks.
Lakefront	To allow for the relatively high-density residential patterns surrounding the inland lakes to continue. Zoning requirements may focus on preserving environmental quality and ensuring stewardship.	Residential (R-1)	<b>Lakefront Residential (LFR)</b>	» Maintain the smaller minimum lot size, widths, and setbacks in the two zones. » Education about the shoreland protection strip may be needed.
Single-family Residential	To allow for single-family housing to occur at higher densities in locations where small lots have already been subdivided.	Residential (R-2)	<b>Residential (R-1)</b>	» No major changes. » Re-label as R-1
Extractive Uses	To regulate the proper and safe removal of natural resources.	Conservation & Forestry Reserve (CR) / Rural Residential (RR)	Special District	» Consider a zone for special extractive and entertainment uses to manage their impact on residential areas.



# 8

## Implementation

The culmination of the Township's master plan is developing the goals that define broadly how the community would like to develop over the next ten to twenty years. These goals serve as the basis for action items, which are the actionable steps that the community can take to accomplish the goals. The goals and subsequent actions are derived from the results of the community survey, which measured residents' opinions on a variety of relevant issues, as well as the facts of the existing conditions and trends in the preceding chapters.

The action statements are organized by theme depending on which broad goal they implement, and each action is attached to a responsible party and partners that are directly responsible, a timeframe for completion, and a priority rating. This section starts with a vision statement, a broad

statement taken from the community survey results that defines how Hudson Township wants to develop over the subsequent 20 years. The statement forms the foundation of the goals and actions in the table.

### COMMUNITY SURVEY

Hudson Township distributed a community survey to gain residents' input on a variety of land use issues in the community. The survey was distributed with tax bills and was available online, it garnered a total of 114 responses. For a full summary of the results of the process, please refer to the survey summary chapter of this master plan. Residents weighed in on a variety of issues facing the Township. These issues were distilled down to the vision statement.



*Hudson Township has pristine natural resources.*

### Vision Statement

Hudson Township is a friendly rural community in northwest Michigan with pristine natural resources and diverse recreational opportunities that seasonal and year-round residents enjoy. The Township values and preserves its quiet and rural character, although quality housing options are available to suit the needs of current residents and new workers that may seek to live near employment opportunities.

## ECONOMIC GOALS

Although Hudson Township will not become a hub for commercial or industrial development in the future, because of the lack of services and residents’ desire to retain the community’s rural character, the Township should consider one of several approaches to allow light employment uses on the agricultural and residential lands that encompass most of the community. Survey respondents indicated that uses such as wedding barns, craft alcohol tasting rooms, and farm markets could be appropriate secondary uses on existing agricultural properties if regulated properly. Similarly, respondents indicated that short-term rentals should be allowed although some regulatory controls may be needed. Home occupations, in which residents can establish a small workshop to work from home, should be expanded. Allowing these uses while maintaining the community’s quiet rural character will be paramount.

The community’s signage and lighting standards are also important considerations, as these features are often visible off-site on most properties and thus can affect the community’s visual qualities and can affect property values. The Township can update its signage and lighting provisions to ensure that these features enhance the community and conform to acceptable dark sky lighting standards. Because the majority of the community is zoned residential, providing flexible housing options that can respond to the current and future need of workers is a main approach the community can take to support the local economy. Hudson Township will likely not develop dense multifamily housing formats because of the lack of a wastewater system and community desire to retain lower density rural development. However, smaller single-family homes are appropriate, especially for workers that are employed in hospitality, recreation, industrial, and healthcare sectors.

**Table 15: Community Character & Local Economy Goals**

Goal/Action	Responsible Party/Partners	Timeframe	Priority
<b>Goal 1: Allow for diverse uses of residential and agricultural land while maintaining the Township’s quiet and rural character.</b>			
During the Zoning Ordinance update look at the following uses to add or amend: <ul style="list-style-type: none"> <li>» Explore allowing uses such as event barns, craft farm product establishments, and farm markets as accessory uses on agricultural properties. Control for noise and traffic.</li> <li>» Allow home occupations in all residential districts. Add standards to require that the uses fit the Township’s residential context with minimal noise and traffic.</li> <li>» Commercial and personal use solar and wind systems as accessory uses.</li> <li>» Explore if short term rentals should be included.</li> <li>» Update the sign regulations to regulate sign placement and design.</li> </ul>	Planning Commission/ Township Board	1-5 years	High
Monitor extractive industries for off-site impacts and consider zoning amendment if the use becomes a nuisance.	Planning Commission/ Township Board	1-5 years	Low

### HOUSING GOALS

Housing is of critical importance - the existing land use conditions show that most of the community is occupied or vacant residential land use and that residential property comprises 97% of its assessed value. Improving the condition of blighted properties and ensuring the quality of housing is a goal that survey respondents resoundingly affirmed. The community should consider several approaches to achieve this goal, including adopting a building maintenance code, establishing a blight ordinance, or amending the zoning to limit the number of outbuildings on a given lot. Although most housing rehabilitation or construction is market-driven, some financial resources exist at the state and local level to assist property rehabilitation and the Township can help property owners access these resources.

The data examined in the housing chapter indicates that housing construction in the community has been steady and that more will likely be needed, while the data in the economic chapter shows that moderate or modest-income sectors will continue to comprise large segments of the local economy. These findings indicate that more housing is needed in terms of sheer quantity and

that modestly priced options will be important. Balancing the need for more housing with the goal to preserve the community's rural character will present a key issue to balance looking ahead, which many survey respondents affirmed by answering "I prefer planned and limited growth" when asked how growth should occur. Hudson Township can plan for housing growth in defined areas that are vacant residential lots that could accommodate residential development, including the areas immediately west and southeast of Huffman Lake. The Township can consider allowing clustered residential development to occur that involves several contiguous lots to be developed simultaneously while requiring that a certain percentage of the development to be allocated for open space.

The demographic data shows that seniors over the age of 65 comprise a large share of the population and that the number will likely increase. The community can consider allowing housing that suits these individuals' needs, such as accessory dwelling units (ADUs), which are small secondary units that can be built on a lot with an existing single-family home. The Township should also strongly consider other senior housing developments as proposals come up.



Existing single-family residence in the Township.

Table 16: Housing Goals

Goal/Action	Responsible Party/Partners	Timeframe	Priority
<b>Goal 1: Ensure that housing is of well-maintained and contributes to neighborhood quality.</b>			
Explore junk car/blight ordinance and continue to offer a Township Clean Up Day	Planning Commission/ Township Board	1-5 years	High
Work cooperatively with property owners to rehabilitate substandard housing and to provide needed moderately priced housing in the Township.	Planning Commission/ Property Owners	Ongoing	Medium
Explore housing rehabilitation programs offered by Northern Homes and Michigan State Housing Development Authority (MSHDA). Compile a document of regional and state programs that assist homeowners with housing maintenance and rehabilitation and post them on the Township's website.	Planning Commission; MSHDA; Northern Homes; Nonprofits	1-5 years	Medium
<b>Goal 2: Promote modest housing growth in areas that are ready for residential development while balancing the community's rural character.</b>			
Allow housing on subdivided land that is most ready for residential development, particularly the Township's central and southeast areas.	Planning Commission/ Township Board	Ongoing	High
Allow development on R-1 lots. Review the dimensional standards in the district that pertains to allowing construction on nonconforming lots.	Planning Commission/ Township Board	1-5 years	Medium
<b>Goal 3: Promote diverse housing formats that fit with the Township's quiet and rural character.</b>			
Support senior housing as opportunities arise.	Planning Commission/ Township Board	Ongoing	Medium
During the Zoning Ordinance update consider allowing accessory dwelling units.	Planning Commission/ Township Board	1-5 years	Medium

## AGRICULTURAL PRESERVATION & NATURAL FEATURES GOALS

Survey respondents overwhelmingly responded that the community’s rural and scenic qualities are some of its most valuable attributes and that these characteristics are key to preserve in the future. Hudson Township should seek to maintain much of the large undivided tracts of forested and agricultural land in its western and northern

portions. The Township should also seek to maintain the density allowed in the rural residential portions. Data shows that Hudson Township has done an excellent job at preserving the quality of Thumb Lake, Huffman Lake, and other inland lakes and rivers in the community. Survey respondents overwhelmingly replied that these features are important assets in the community and the Township should continue putting forward effort to maintain the quality of these waterbodies.

**Table 17: Agricultural Preservation & Natural Features Goals**

Goal/Action	Responsible Party/Partners	Timeframe	Priority
<b>Goal 1: Encourage the preservation of water quality in Thumb Lake, Huffman Lake, and other lakes and rivers.</b>			
Work with local environmental agencies and nonprofits to educate homeowners about the shoreland protection strip and appropriate vegetation planting practices within it.	Planning Commission/ Township Board, Tip of the Mitt Watershed Council	1-5 years	High
Review the shoreline protection strip to update the vegetation requirements. Update the provisions to set an objective and measurable definition for the ordinary high water marks and to limit invasive species within the shoreland protection strip.	Planning Commission/ Township Board	1-5 years	Medium
Work with the Charlevoix County Road Commission and the Charlevoix County Conservation District to review road-stream crossing sites to avoid excessive sedimentation of streams.	Planning Commission/ Charlevoix County Road Commission	5 + years	Low
Explore the establishment of a time-of-sale septic inspection ordinance to protect waterbodies from septic tank effluent pollution.	Planning Commission/ Township Board, Waterfront Associations	10+	Low
<b>Goal 2: Preserve agricultural and forested lands in the Township.</b>			
Direct housing development away from the areas that are not subdivided and that do not have access to paved county roads. Explore a purchase of development rights or transfer of development rights program to allow densities to be transferred away from agricultural and forested lands.	Planning Commission/ Township Board	1-5 years	High
Discourage the subdivision of large tracts of land. Maintain the large lot size in the Rural Residential and Agricultural zones.	Planning Commission/ Township Board	Ongoing	High
Coordinate with public agencies and nonprofits such as the Little Traverse Conservancy to protect natural features.	Planning Commission/ Township Board	Ongoing	Medium

## PARKS, PUBLIC FACILITIES, & SERVICES GOALS

The Township already has a diverse array of recreational facilities, however, such assets are an increasingly important economic link in the area, by attracting residents and visitors, and so the community can consider opportunities to grow its park system in the coming years. The community should explore opportunities to add a nonmotorized trail in the Township, which

could link highly visited sites such as lakeside parks with the growing network of trails to the community's west. The Township will need to work with property owners and the Charlevoix County Road Commission to accomplish this goal. The Township also discussed the possibility of creating an additional gathering space, which would entail working with property owners to acquire the land. Ensuring that Charlevoix County's recreation plan reflects these projects will be important unless the Township adopts its own recreation plan.

**Table 18: Parks, Public Facilities, & Services Goals**

Goal/Action	Responsible Party/Partners	Timeframe	Priority
<b>Goal 1: Provide diverse recreational facilities including a nonmotorized trail and actively seek funding.</b>			
Explore opportunities to add a bike lane on Thumb Lake Road to connect with the County Park at Thumb Lake and the larger nonmotorized trail system to the west.	Planning Commission & Township Board/ Charlevoix County Road Commission, MDNR	5 + years	High
Consider adopting a MDNR 5-year parks and recreation plan or work with Charlevoix County to ensure that the County plan reflects Hudson Township's needs. Seek MDNR Trust Fund grants as needed.	Planning Commission & Township Board/ Charlevoix County	1-5 years	Medium
Explore Michigan Department of Natural Resources grant opportunities to establish a community open space.	Planning Commission & Township Board/ MDNR	Ongoing	Medium
<b>Goal 2: Monitor opportunities to improve infrastructure &amp; services by working with public and private partners.</b>			
Monitor opportunities to work with cell service and high-speed internet providers to improve service levels and promote supplier competition throughout the Township.	Planning Commission & Township Board/ Private cell providers	Ongoing	High
Work with the Charlevoix County Road Commission to resurface Thumb Lake Road. Monitor other road conditions periodically using state of Michigan data.	Planning Commission & Township Board/ Charlevoix County Road Commission	1-5 years & Ongoing	Medium

