

Boardman Township

Kalkaska County

Michigan

Master Plan

For Land Use

2016



Beautiful Boardman Township !!!

Perch Lake

**Boardman Township
Master Plan
Table of Contents**

Title Page.....	i
Map of Boardman.....	ii
Boardman Township as part of Kalkaska County.....	iii
Introduction.....	iv-v
HISTORICAL PERSPECTIVE.....	1-16
PHYSICAL FEATURES.....	17-25
SOCIAL FEATURES.....	26-34
COMMUNITY FEATURES.....	35-44
EXISTING LAND USE.....	45-50
FUTURE LAND USE PLAN.....	51-57

MASTER PLAN

BOARDMAN TOWNSHIP

KALKASKA COUNTY

MICHIGAN

Prepared by:

Boardman Township Planning Commission

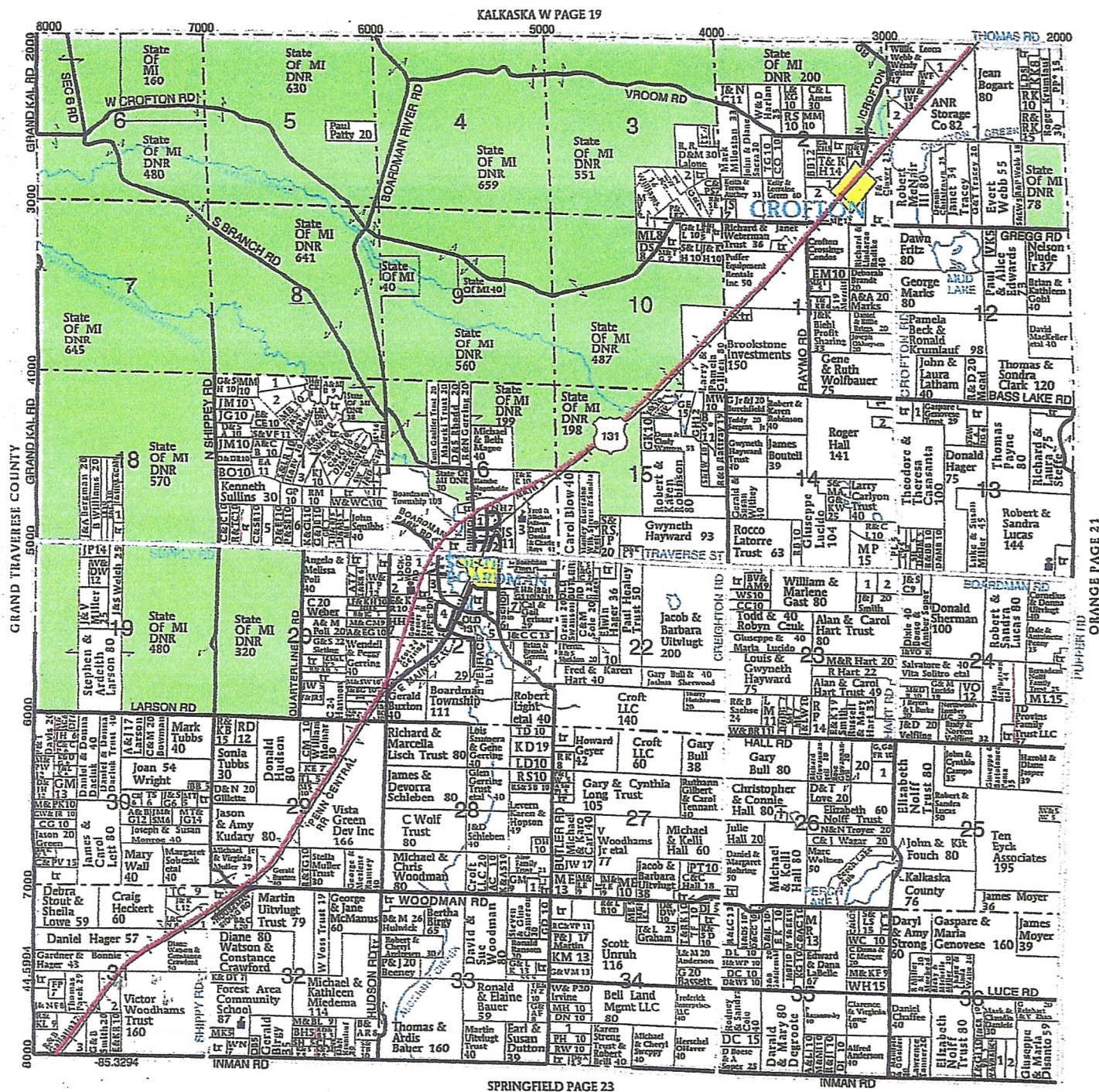
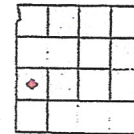
**Jake Uitvlugt, Chairperson
Vicki Kniss, Vice Chairperson
Ardis Bauer, Secretary
Sue Lesnick
Tonya Hart**

Adopted by:

Planning Commission _____

Township Board _____

T-26-N • R-8-W



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Kalkaska County Michigan Plat Book 2014**



KALKASKA COUNTY, MICHIGAN

COUNTY SEAT - KALKASKA



	R-8-W	R-7-W	R-6-W	R-5-W
T-28-N	CLEARWATER	RAPID RIVER	COLDSPRINGS	BLUE LAKE
T-27-N	KALKASKA W	KALKASKA E	EXCELSIOR	BEAR LAKE N
T-26-N	BOARDMAN	ORANGE	OLIVER	BEAR LAKE S
T-25-N	SPRINGFIELD	GARFIELD W	GARFIELD C	GARFIELD E

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WHAT IS A MASTER PLAN?

Michigan law enacted the Michigan Planning Enabling Act (MCL 125.3811) for townships to authorize a Planning Commission to create a **MASTER PLAN**.

The Planning Commission must make and approve a Master Plan as a guide for the development of unincorporated portions of the Township (MCL 3831). The Township approves it and a public hearing is held. (See chart *Guide to Statutory Requirements*, from The Township Guide to Planning and Zoning, published by the Michigan Township Association, Lansing, Michigan. Revised 2012)

Zoning is governmental regulation of land use. The purpose of zoning is to function as a tool to implement a community's Master Plan, ensure the compatibility of land uses, protect natural resources and protect property values. The Michigan Zoning Enabling Act (MCL 125.3101, et. seq.) provides the provisions of a Zoning Ordinance. The Zoning Ordinance is adopted to protect the public health, safety, and general welfare.



Guide to Statutory Requirements for Meetings of Planning and Zoning Bodies

Body/Action	Meetings	Notification and Posting	Minutes	Publishing
<p>Public Hearing to Adopt or Amend Master Plan</p> <p>A public hearing is only held as part of a regular or special meeting noticed and conducted in compliance with the OMA.</p>	<p><input type="checkbox"/> MPEA: Before adopting or amending all or part of a master plan, the planning commission must hold at least one public hearing (MCL 125.3843).</p> <p><input type="checkbox"/> MPEA: A majority vote of the planning commission membership is required to adopt or amend a master plan (MCL 125.3843).</p>	<p><input type="checkbox"/> MPEA: Planning commission public hearings must comply with OMA requirements for a regular/special meeting (MCL 125.3821).</p> <p><input type="checkbox"/> MPEA: Notice of the time and place of the public hearing is published in a newspaper of general circulation in the township not less than 15 days before the hearing. The notice shall also be given to the planning commission, or if there is no planning commission, the legislative body, of each municipality located within or contiguous to the township; the regional planning commission for the township's region in which the municipality is located, if there is no county planning commission for the county; the county planning commission, or if there is no county planning commission, the county board of commissioners; and each public utility company and railroad company owning or operating a public utility or railroad within the township and any other government entity that registers its name and mailing address for this purpose with the planning commission. If the master plan will include a master street plan, the county road commission and Michigan Department of Transportation shall also be notified.</p>	<p><input type="checkbox"/> MPEA: Planning commission must comply with FOIA (MCL 125.3821).</p> <p><input type="checkbox"/> OMA: A public body must keep minutes. <i>Proposed</i> minutes must be available for public inspection not more than eight business days after meeting (MCL 15.265). <i>Approved</i> minutes must be available for public inspection no later than five business days after meeting at which the minutes were approved (MCL 15.269(3)).</p> <p><input type="checkbox"/> FOIA: Planning commission records are subject to disclosure (MCLs 15.232 and 125.3701).</p> <p><input type="checkbox"/> Approved minutes for all township boards and commissions must be filed with the township clerk, who maintains them as a permanent record (<i>Records Retention and Disposal Schedule for Michigan Township Clerks—General Schedule #25</i>).</p>	<p>Boards and commissions appointed by the township board are not required to publish meeting minutes.</p>
WZEA = Michigan Zoning Enabling Act		MPEA = Michigan Planning Enabling Act	OMA = Open Meetings Act	FOIA = Freedom of Information Act

HISTORICAL PERSPECTIVE

HISTORICAL PERSPECTIVE

To understand where Boardman Township is and to look forward, a review of the Township's early history is informative, enlightening, and encouraging. The following is a brief history of Boardman Township showing its interesting beginnings, its trials, and its successes.

Boardman Township occupies land formed by Continental Glaciation, specifically the Wisconsin Glaciation with ice masses up to 10,000 feet thick, occurring approximately 18,000-85,000 years ago. Paleo-Indians arrived in Michigan from Asia about 12,000 years ago following herd animals. They made stone spearheads and tools, bone and antler tools, gathered wild plants and berries, and brewed teas. The Archaic Period began about 8,000 B.C. with a change in climate, flora, and fauna. The Archaic people developed new ways to hunt and gather, and to make useful objects such as wooden bowls and dugout canoes.

In the early 1600s when Europeans arrived, the Algonquian Language Group inhabited Michigan. Specifically in this area was the Three Fires Alliance (or People of the Fire) comprised of Chippewa (Ojibwa), Ottawa, and Potawatomi who shared the same language but with different dialects. They lived primarily on Lake Michigan, traveling inland during the summer to establish hunting camps. Indian mounds are said to be located just west of South Boardman. The Saginaw Trail and the trail from the mouth of the Manistee River crossed in Boardman Township.

When W.H. Leach, the first European settler, ventured into the territory that became Boardman Township, he found a landscape densely forested with a mixture of conifers and hardwood. He arrived two years before the township was established by an Act of Congress on February 23, 1873. The tracks of the Grand Rapids and Indiana Railroad had cut through the tract of 90 acres purchased by Hamilton Stone for the purpose of establishing a permanent settlement. Located at the intersection of the south branch of the Boardman River and GR & I Railroad, the train and river provided necessary power and transportation for the village of South Boardman. The appellation of SOUTH BOARDMAN derives from the town's location on the south branch of the river named after Captain Harry Boardman, who first noted the river in 1847.

Two additional towns were organized in Boardman Township, ROWLEY and CROFTON:

ROWLEY, located at the intersection of Puffer Road and the M & NE Railroad, near Luce Road, had two potato houses, depot, and store, but its existence was short-lived and little is known about it.

CROFTON, an ill-fated settlement named for E. Crofton Fox who sold the land to the lumber company, started out with a promising future with the establishment of a depot, hotel and store, saw mill, shingle mill, school and post office, but suffered from a series of fires and an epidemic of diphtheria which led to its demise. The school, now a residence, is the only building still standing.

The South Boardman Depot, the first permanent structure in the village, was built in 1874. The post office was established in the depot the following year, with George W. Briggs as postmaster. To utilize the water power, the river was damned ca. 1874-75. A number of mills were established in the

surrounding area including M.B. Farrin's, Skellinger's, Utter's and Quimby's. These early mills were supplanted in later years by McAfee's, Wellman's, and Anderson's saw mills.

Voted into corporation in 1892 the village and township established municipal buildings such as a village hall, township hall, and jailhouse in addition to a school house. A new two story school was constructed ca. 1902. The Bank of Boardman was established by George Stone in 1907, replacing previous bankers D.H Powers and Co. Two newspapers provided residences with news and community information. The Boardman River Current published from 1896 to ca.1904 and the Boardman News from 1905 to ca.1911. No fire station existed but a fire-wagon was kept under the bandstand located on the corner of East Main and Traverse Streets, (now called Boardman Road). Burials in the current South Boardman Cemetery began in the 1880's. An 1874 date marks the earliest grave and was possibly moved from a first cemetery that may have been located near the South Boardman Elementary School.

By 1890 South Boardman began an era of expansion and prosperity which would last for two brief decades. During its "heyday" the village acquired many attributes of an urban environment. Numerous businesses were established including: Granholm's General Store, Strickler's Hardware and Undertaking, Olin Hotel, Russel's Saloon, Boardman Creamery Co., J.J. Neihardt Drug Store, Darling's Meat Market, Brackenbury's Novelty Store, Lumberman Tool Company, Freestone Pickle Company, and the Alvin Ellis Photo Gallery.

The abundance of timber in the area, both hard woods and pine, provided raw materials for the mills but was also used in the manufacture of a number of products including: butter bowls, croquet balls, clothes pins, paper plugs, coffins, as well as handles for brooms, cant hooks and railroad jacks. Other commercial interests produced items such as cement blocks and cant hooks.

In 1890 the Boardman River was dammed once more creating an upper pond and a power supply for Perkin's Grist Mill as well as a location for South Boardman's largest employer at the time, Anderson's Saw Mill.

The town offered amenities for the physical health of its inhabitants, two-legged and four, with medical and dental services provide by Dr. S.E. Neihardt, T.C. Cannon Dentist and Robertson Veterinary. Spiritual needs were met by various churches which included the Methodist, Latter Day Saints, United Brethren, and Baptist churches located in the village. The East Boardman Methodist and the Dutch Reform Church were located outside of the village.

As the home of several fraternal organizations and societies, South Boardman citizens were members of the Independent Order of Odd Fellows, Knights of the Modern Maccabees, Ancient Order of United Workmen, Independent Order of Foresters, Rose Rebekah Lodge, Methodist Episcopal Ladies Society, Disciple Aid Society, and the South Boardman Embroidery Club.

For entertainment the village once offered dining establishments such as Billy King's Restaurant, Sanford's Restaurant and Atkin's Hotel and Restaurant, an opera house, bowling alley, baseball team and the South Boardman Coronet Band. Community events were held such as visiting circuses, parades on Decoration Day, an annual 4th of July celebration as well as "Field Days," which included a ball game, dance, and a horse race.

Electricity was provided to the village as early as 1904 when a power plant on the Wellman dam on the lower pond was operated until it was destroyed by fire in 1906. The Blackmon Electric Light Company,

built in 1907 and located on another dam farther down river, was purchased by Charles Sessions in 1914 and provided the village with electricity until the 1920's.

The 1880 census reported the population of the township a scant 260 but by 1910 the population had increased to 1240. The ensuing decades would show major decrease in the township population. No singular event can be blamed for the end of prosperity in South Boardman but the depletion of the timber forced many mills to move out of the area. A series of fires plagued the town as early as 1892 when several commercial establishments and houses were destroyed, including Wellman's Mill (rebuilt in 1912), the Lumberman Tool Company and the Boardman Electric Plant. In 1911 fires destroyed the Hainstock block and Anderson's Mill. The following year the Bank and Raby's store were lost in a fire. A significant portion of the town suffered from fires in 1921-22 when large portions of East Main and West Main were destroyed, including the Township Hall where many township records were lost in the conflagration. The dams at the Sessions light plant and the upper pond were washed out in the 1920's and 30's.

Many families moved out of the area seeking employment while others turned to farming. The land was quickly played out and numerous farms failed and many acres of land reverted to the state during the depression. Despite the lack of population, business interests continued. Aldridge's store, established in 1913, operated until 1968. Bellinger's General store was in business from 1923 to 1945 and the D.C Pinney Store from 1945 to 1956. Hogerheide's Garage and Trucking remained in business from 1930 into the 1970's. The restaurant, now known as the Yankee Boy, was originally built as a gas station and store owned by G.D. Aldridge and was renamed the Riverview Inn in the 1950's. A fire destroyed the original building in 1963 but business operations resumed in 1968 with the Yankee Boy restaurant, which has continued with minor interruptions until today. Numerous businesses were established in more recent decades including: Kibby's Water Well Drilling, the Boardman Pottery, Yankee Homes, the Country Store, the Yankee Motel, Tinker's Furniture and Upholstery, Forest Area Floral, The Old Stuff Shoppe, Tony Gaultier's Barber Shop and Boardman Valley Construction.

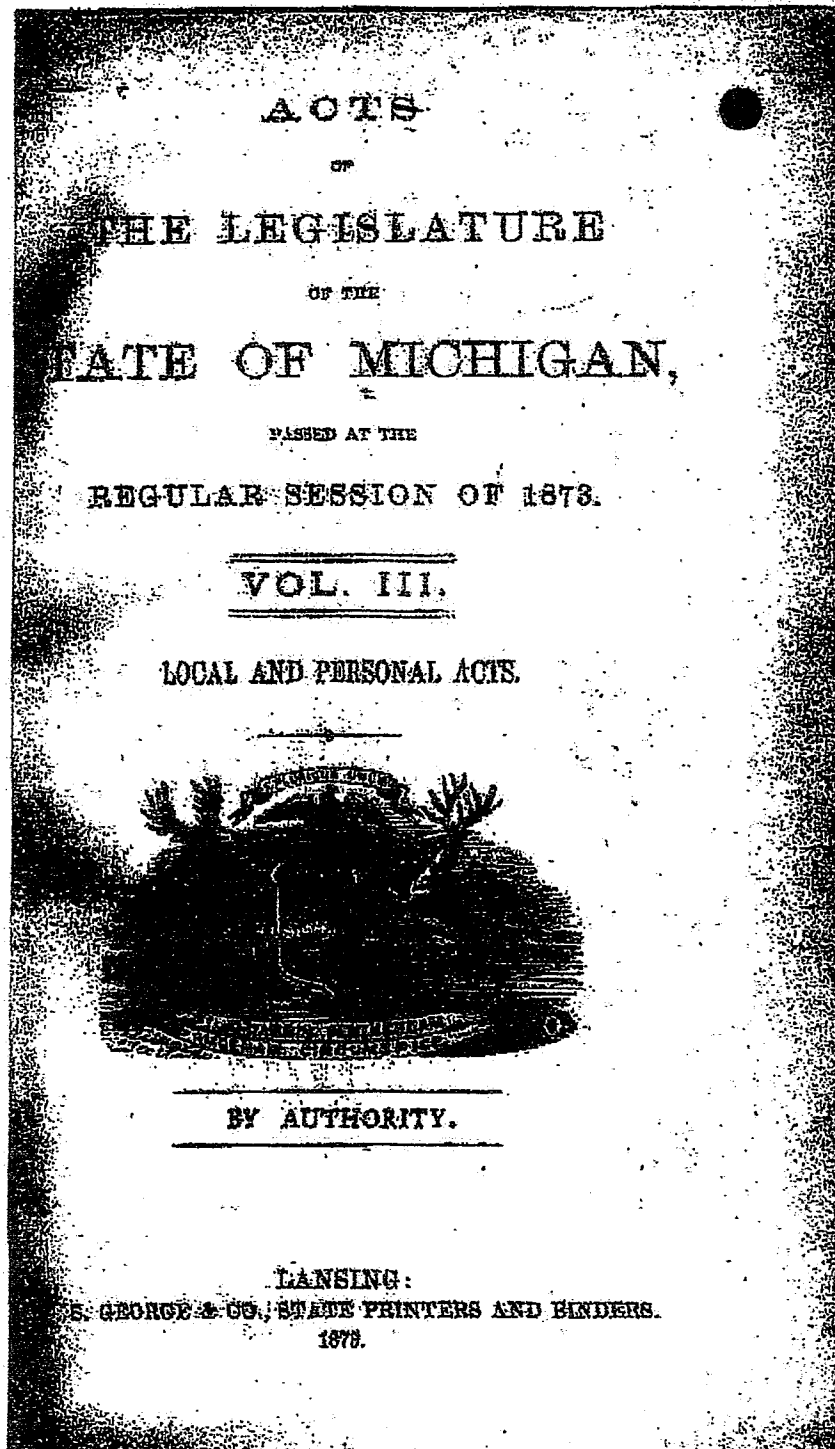
The South Boardman Legion Gardner-Neihardt post 463 was established in 1946 with sixteen original members. For many years the Legion and Auxiliary held "Thursday Dinners" for the community. The current Legion Hall was constructed in 1966 to replace the previous building which became a teen center, then a senior citizens center. The dam to the upper pond was restored in the same year. The fire barn and township hall were built in 1972. In 1975 the South Boardman and Fife Lake schools were consolidated into Forest Area School District. A new elementary and high school were built.

South Boardman celebrated a centennial anniversary, albeit two years late, in 1975, which included a variety of activities such as a log rolling contest, grease pole, dance, community cookout, and a parade. Vicky Gerring was crowned Ms. South Boardman and Ray Hudson and Maude Neihardt were voted King and Queen. The Free Shows, sponsored by Aldridge's Store and D.C Pinney Store, showed outdoor movies in an open space near the corner of Traverse and Maple Streets across from the Hazel Sandeen Butler Park, named after the elementary school teacher in 2008. The baseball park located on the Boardman River road cemetery was officially named the Charles Hicking Memorial Park in 2013.

Few historical buildings, other than homes, still stand in Boardman Township. If not destroyed by fire, many structures were demolished. The Boardman School was torn down in 1977, though the school bell is now displayed at the South Boardman Elementary School. That bell is being moved to Hazel Sandeen Butler Park as the newer school has been closed. The South Boardman Post Office (previously a bank) operated in the current South Boardman Museum building from 1924 to 1969 when the new facility was

constructed. The “old post office” was donated to the township by Eldon Gerring in 1969 and organization of the South Boardman Museum began in the mid 1970’s and the Museum opened to the public in 1988.

(Acknowledgement to South Boardman Museum, Todd Gerring and Ross Gerring for aid in compiling Boardman history)



Organization as a township by
The State of Michigan 1873

LAWS OF MICHIGAN.

17

[No. 293.]

ACT to organize the township of Boardman, in the county of Kalkaska.

SECTION 1. *The People of the State of Michigan enact, That* boundaries of township number twenty-six north, of range number eight in the county of Kalkaska, be and is hereby organized into a separate township by the name of Boardman.

SECTION 2. The first election in said township shall be held at ^{first} ^{election,} ^{when held} ^{where held} house of Emory Myers, on the first Monday of April, eighteen hundred and seventy-three, which said election shall be conducted according to the statutes in such cases made and provided; and Edwin Ince, H. E. Cole, and W. H. Leach are ^{inspectors} ^{of election.} hereby constituted and appointed inspectors of said election.

SECTION 3. If for any reason the township meeting aforesaid ^{provision in} ^{case of full} ^{area to hold} ^{an organized} ^{fund.} shall not be held at the time wanted, it shall be lawful to hold the same on any day thereafter, by giving at least ten days notice of the time and place of holding such meeting, by posting notices thereof in four of the most public places in said township, which the said board of inspectors are hereby authorized and required to do.

SECTION 4. This act shall take immediate effect.

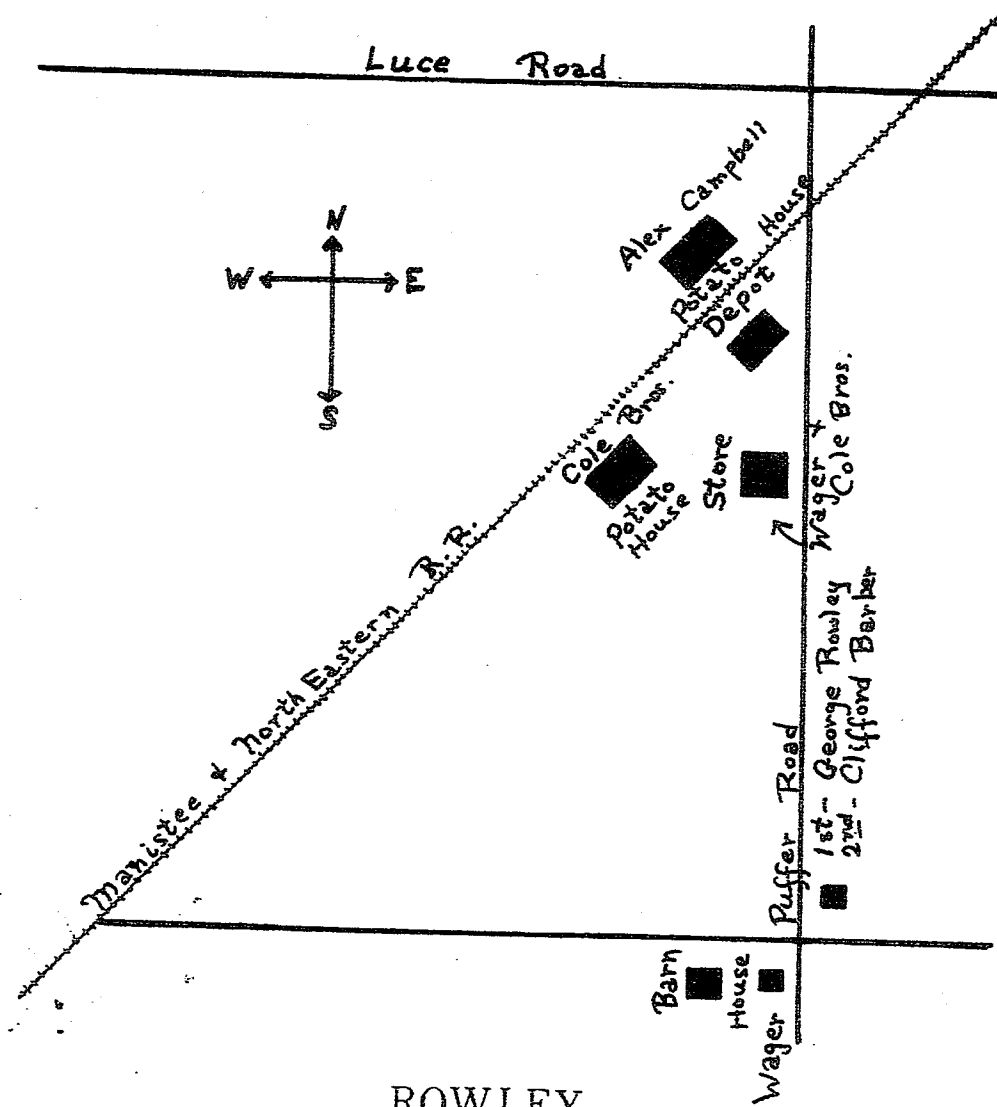
Approved February 25, 1873.

[No. 294.]

ACT to organize the township of Edwards, in the county of Iosco.

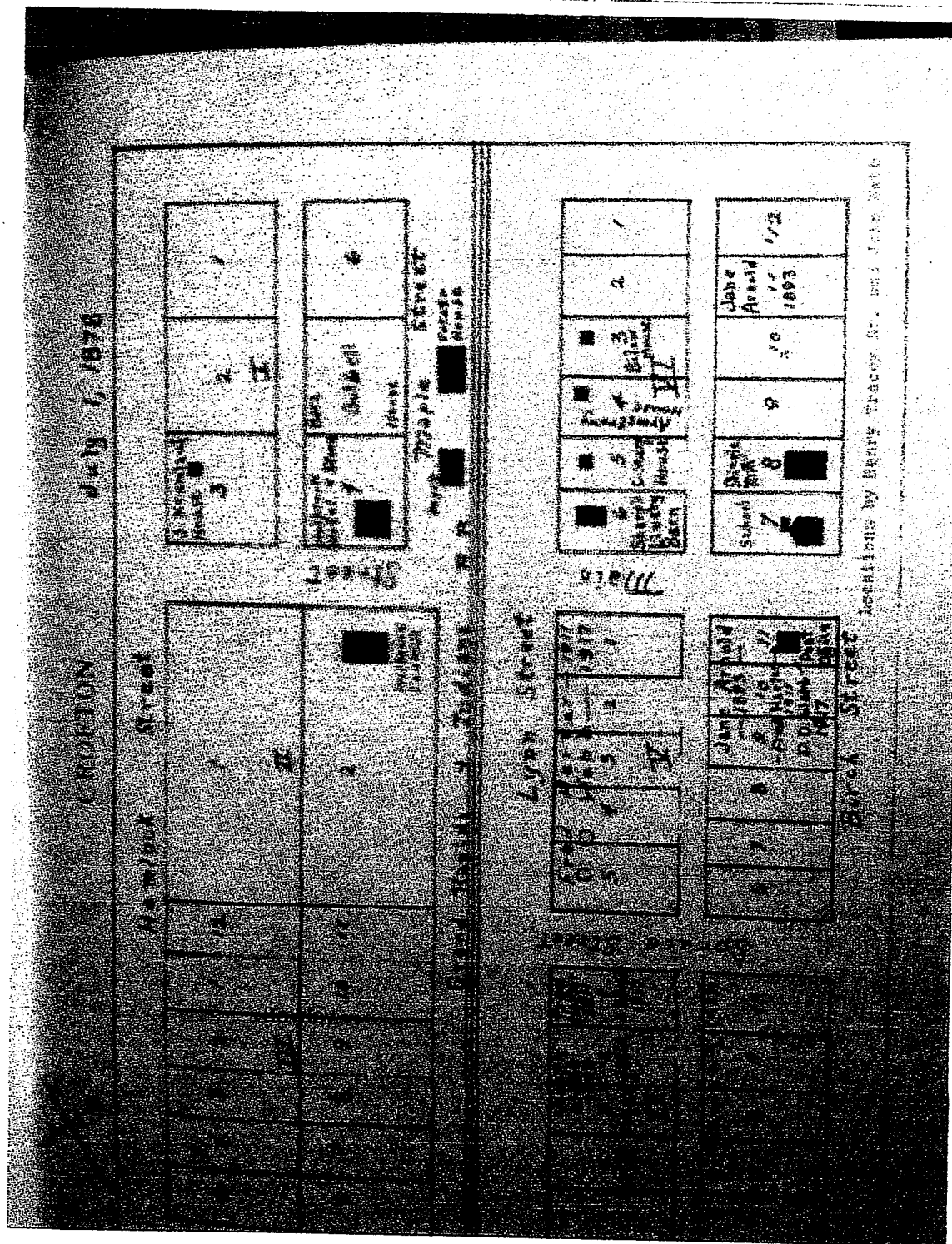
SECTION 1. *The People of the State of Michigan enact, That* boundaries of township twenty-one (21) north, of ranges one (1) and two (2) in the county of Iosco, be and the same is hereby organized into a separate township by the name of Edwards.

SECTION 2. The first election in said township shall be held at ^{first} ^{election,} ^{when held} ^{where held} house of George W. Hotchkiss, in the village of Georgetown, on the first Monday of April, eighteen hundred and seventy-three, which said election shall be conducted according to the

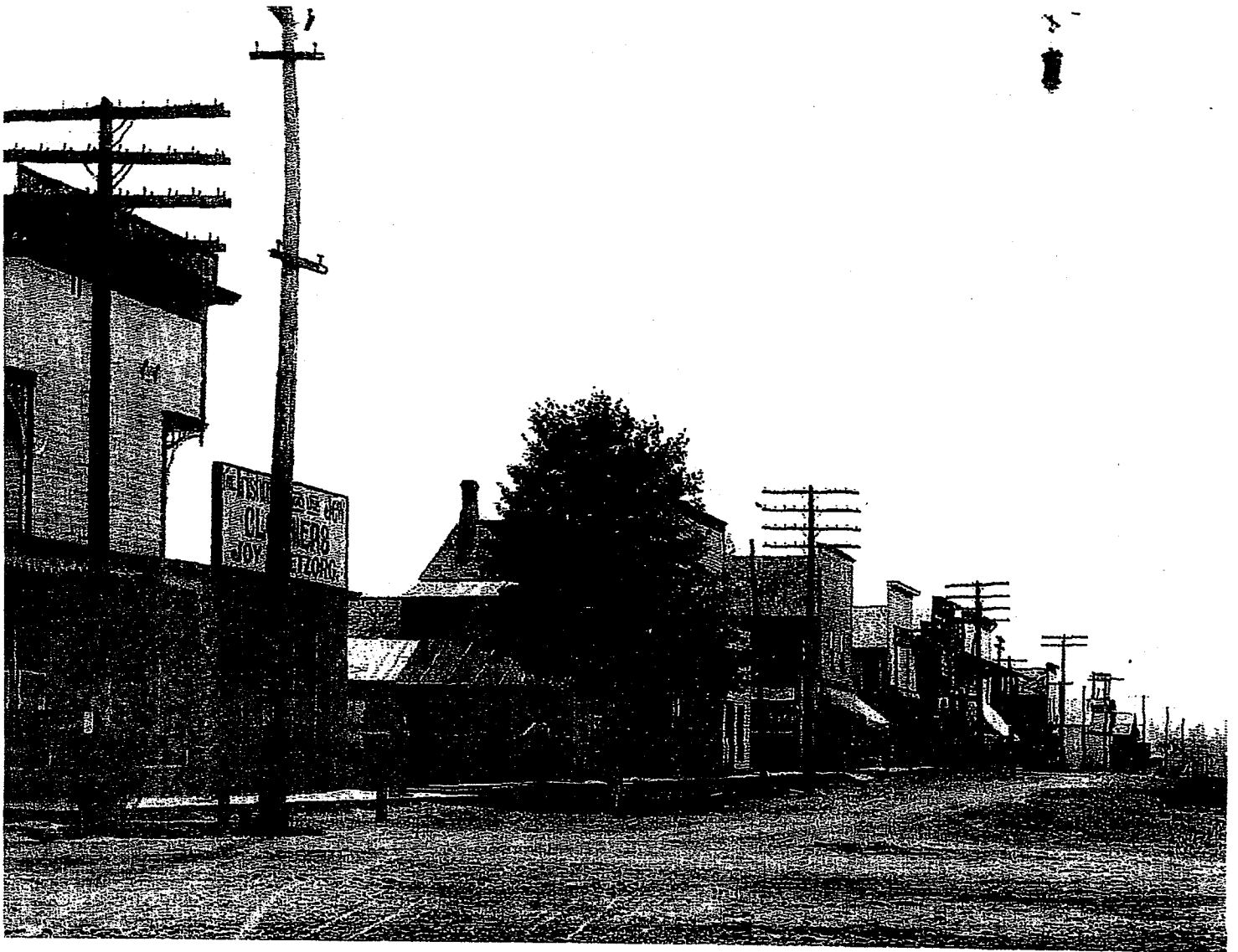


ROWLEY
A Memory Map
By Seymour Ryckman

Rowley
Boardman Township

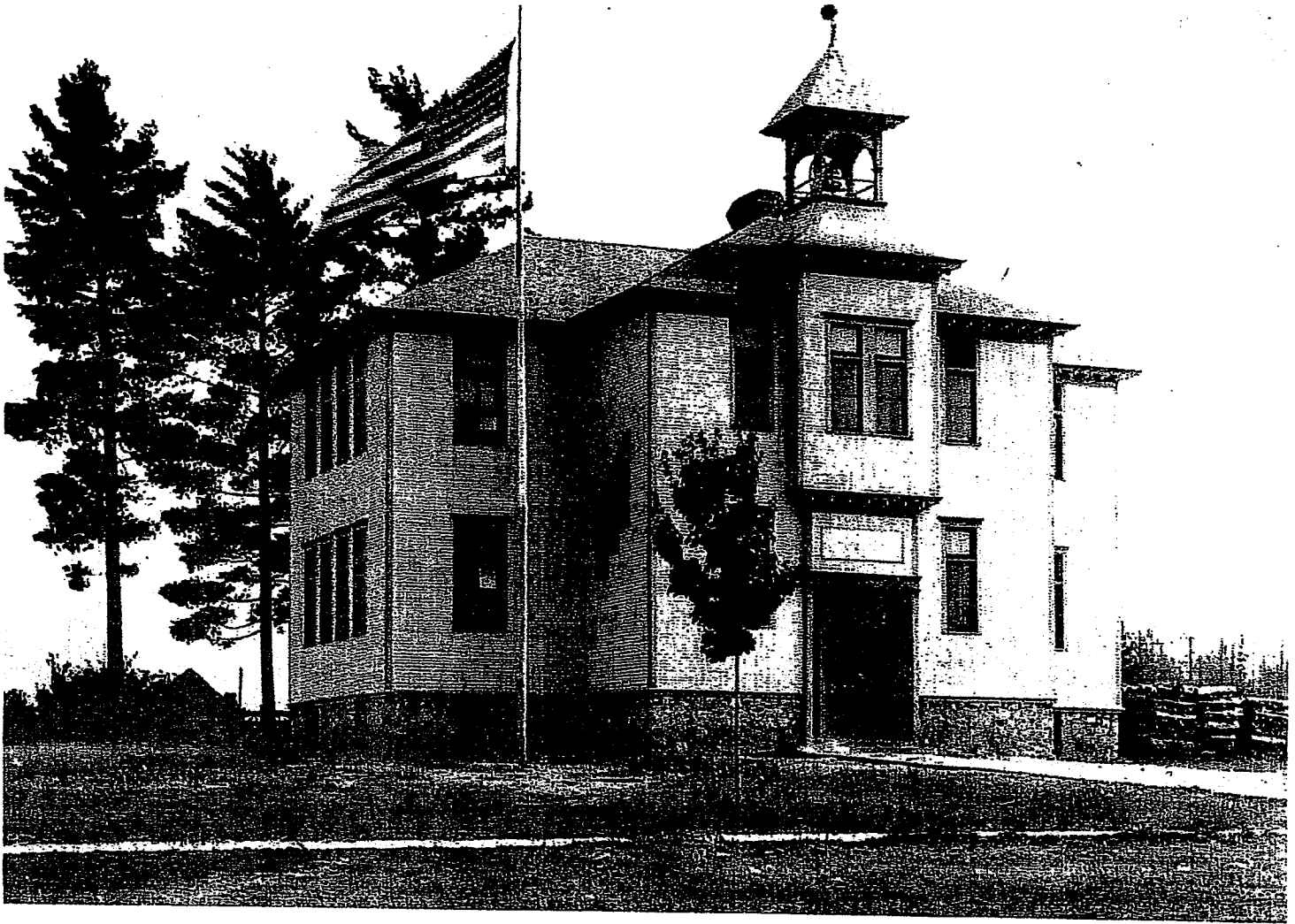


Crofton
Boardman Township



East Main Street, ca. 1905

South Boardman



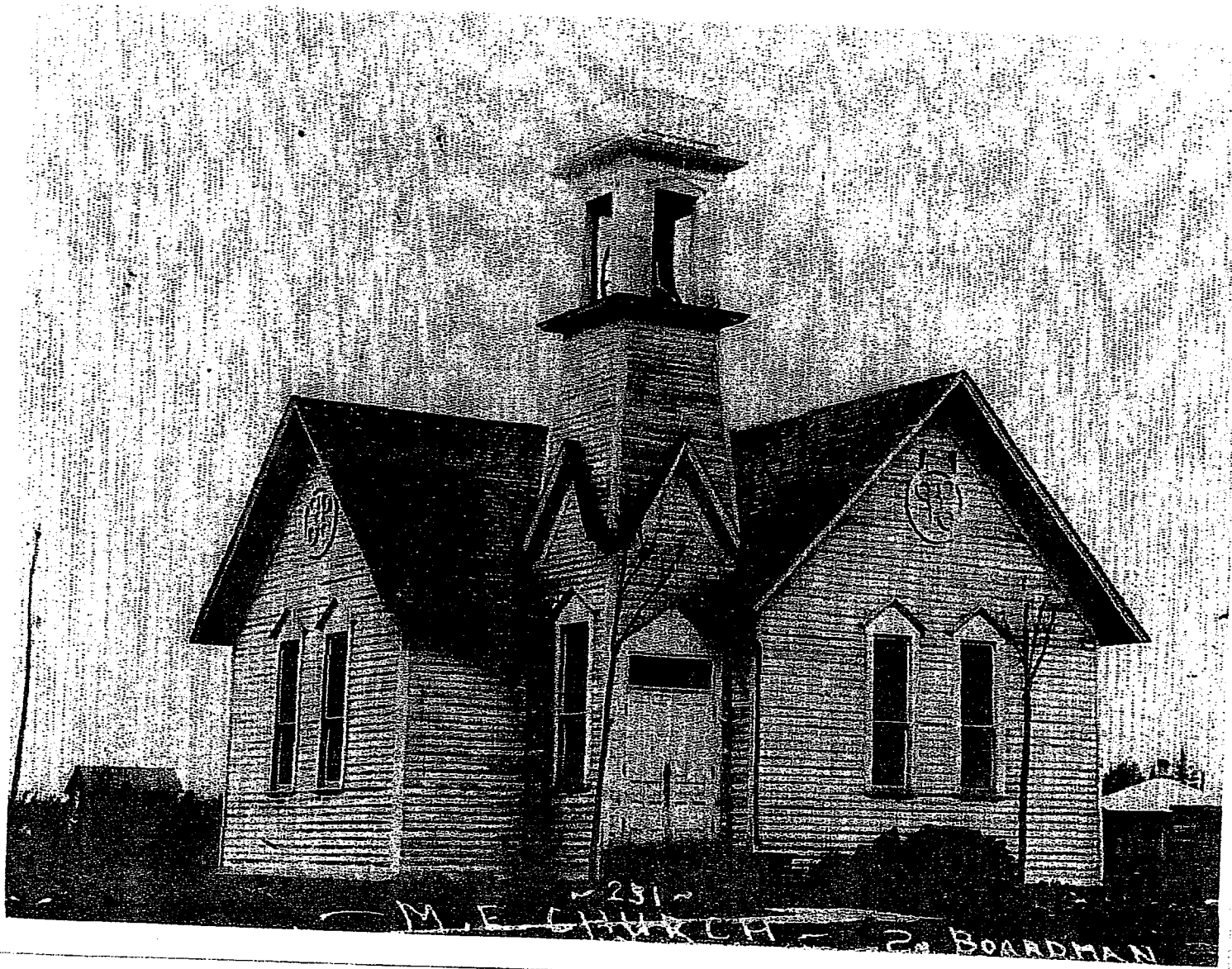
South Boardman School, Ca. 1906



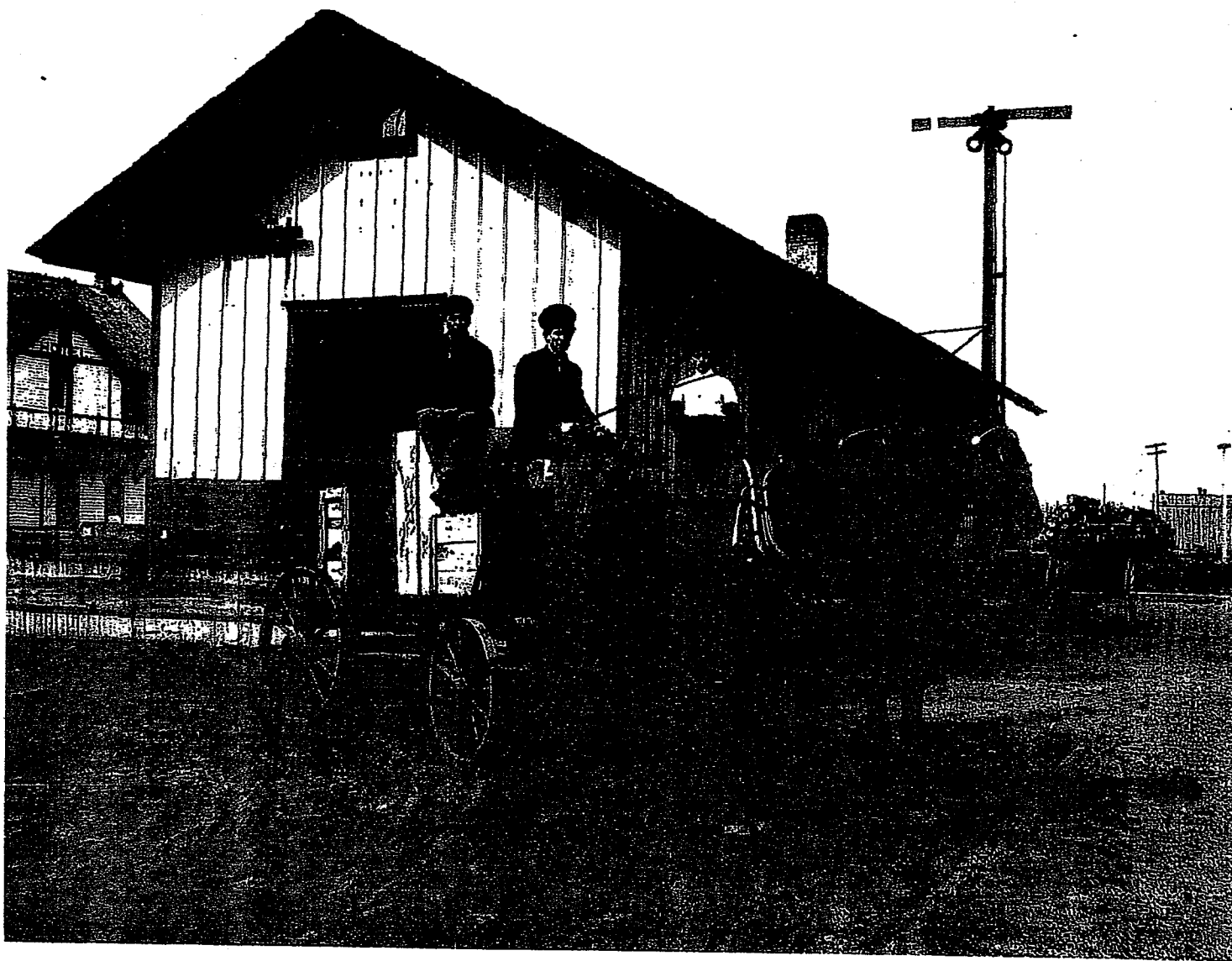
Anderson's Mill, 1906
South Boardman



**Early photo of South Boardman, possibly mid 1890's. Photo
Taken from the balcony or roof on East Main Street**



Methodist Church located on the corner of Church and Dagle Streets.
Built ca. 1883 or 1886. Bell installed in March 1893



Group of unidentified men in front of South Boardman Depot, ca. 1907,
Olin Hotel left of Depot



Rolla and Ada Bird in front of the Boardman News office on West Main Street



Boardman Creamery Company, located on Mill Street.
Nelson and Harold Barber in doorway

PHYSICAL FEATURES

PHYSICAL FEATURES

Boardman Township is located in the southwest corner of Kalkaska County in northwestern lower Michigan. The Township has 36 sections measuring 36 square miles in total. The community of South Boardman lies roughly in the middle of the Township. The two major urban areas are Cadillac 32 miles to the south and Traverse City 22 miles to the northwest. The Village of Kalkaska is 6 miles from the northerly border of Boardman Township.

Soils: Boardman Township has primarily sandy soils. Kalkaska Sand is the predominate soil. Kalkaska Sand was select in 1983 as Michigan's official State Soil. Farmers settled here in the early 1900s after the virgin forests were logged off. They planted potatoes as the main crop with several potato storage houses being built along the railroads. Without modern farming practices, the farms were not sustainable and much of the ground was reforested with pine during the 1950s. Only a few commercial farms are left in the Township.

Forests: The current forests are made up of hardwoods consisting of maple, oak, beech, cherry, and basswood. Many ash and elm have recently been lost due to insects and disease. Several softwoods consisting of poplar, birch, cedar, hemlock, tamarack, and several varieties of pines are still very evident. Planted pines occupy many forest lots. Over 700 acres of the Township are owned by the State of Michigan allowing plenty of places for public hunting and fishing

Water and Wetlands: High quality drinking water is readily available in the Township as several hundred feet of water sand lies beneath most locations. Most wells are less than 120 feet in depth. The bodies of open water available for recreation are Perch Lake, Mud Lake, Wellman Pond, and Young's Pond. Albright Creek starts in Section 33 and runs through the middle of the Township. It is joined by Dorman Creek, Shannon Creek, Taylor Creek, and Crofton Creek, eventually becoming the south branch of the Boardman River. Perch Lake is located on Hart Road on the easterly side of the Township. Mud Lake is located in the northerly portion of the Township off Gregg Road. Wellman Pond and Young's Pond are reservoirs in the Village of South Boardman.



Boardman Township: Commercial area along US131



Boardman Township: Residential area



Boardman Township: Agricultural areas



Boardman Township: Agricultural areas



Boardman Township: Perch Lake



Boardman Township: Forest Area



Boardman Township: Boardman River



Mud Lake

NE Boardman Township, no public access

SOCIAL FEATURES

SOCIAL FEATURES

Introduction

People are a community's most valuable asset and the factors which allow the Township to function as a complete unit. This section of the Master Plan provides information about the population, housing, social, and employment characteristics of Boardman Township. By comparing these factors for the Township and surrounding communities, a clear picture of the demographic conditions shall emerge. Understanding these conditions provides both a valuable insight into potential future conditions as well as a basis for projecting future needs in housing and land development.

Please note that the graphs and information utilizing 2010 or older census information as a source shall be updated upon the release of the 2020 U.S. Census data.

Table 1 shows the historic population trends for Boardman Township, Orange Township, and Kalkaska County from 1970 to 2010. Table 1 indicates that the Township grew a total of 413.5% over the period. This rate reflects an average compounded annual rate of about 10 percent per year, with the greatest growth in the Township occurring between 1970 and 1980. Both the Township and the County experienced the greatest rate of growth between 1970 and 1980. Over all, Kalkaska County continues to grow. From 2000 – 2010 Kalkaska County ranked 18th in the state for growth. As a result Boardman Township shall continue to grow as a component of the County. Furthermore, as land surrounding Kalkaska County continues to develop, so should Boardman Township.

TABLE 1: HISTORIC POPULATION TRENDS						
	1970	1980	1990	2000	2010	2000-2010 % of change
Boardman Township	370	903	1076	1373	1530	11.9%
Orange Township	866	994	885	1176	1232	4.80%
Kalkaska County	5372	10953	13497	16571	17153	3.50%

Migration

Migration is the rate the population moved into and out of the Township and further substantiates the rate of populations increase. The most recent migration data available is from the 2000 Census.

The 2000 U.S. Census reported that 66.8% of the Township residents lived in the same house in 1995. 12% indicated they lived in a different house in Kalkaska County, while 22.0% lived outside the County somewhere in Michigan. This data is demonstrated in Tables 2 and 3.

TABLE 2: Migration 2000	BOARDMAN TOWNSHIP	
Residence 2000 (Total population 1383)	Number	Percent of Total
Persons 15 years and under	356	25.9%
Persons 16-64 years	876	63.8%
Persons 65 years and older	141	10.3%
1995-2000		
Lived in same house	786	61.8%
Different house same County	152	12.0%
Different County same State	279	22.1%

TABLE 3: BIRTHPLACE	BOARDMAN TOWNSHIP	
Residence 2000 (Total population 1383)	Number	Percent of Total
Born in same state	1148	82%
Born in another state	224	16%
Born outside the U.S.	13	0.9%
Naturalized Citizen	5	0.4%
Foreign born not a U.S. citizen	10	0.7%

Age Composition

The needs and lifestyles of individuals differ among age groups, and the demands for retail goods and services as well as public institutional programs change in concert. Table 4 shows the composition of the Township and County population by age group for 2010.

TABLE 4: Age Distribution		
Age Group	Boardman Township	Kalkaska County
Male	788	8717
Female	742	8463
Under 18 Years	429	3893
18 & older	1101	13260
20-24	72	818
25-34	165	1788
35-49	326	3487
50-64	318	3943
65 & older	183	2857
Total	1530	17153
Median Age	37.8	39.0

(Source: 2010 U.S. Census Bureau)

Household Composition

The number and type of households within the Township influences the social and economic dynamics of the Township and consequently impacts the quality and character of land development. Households are the standard unit of measurement for evaluating and projecting the number of housing units, retail sales, and community facilities and services. Table 5 compares the characteristics of households in Boardman Township with Kalkaska County for 2010.

The composition of a household depends upon the number of people living within the residence as well as the relationship between them. A household may consist of a married couple with or without children, a single parent with children, two or more unrelated people living in a dwelling and sharing household responsibilities, or a person living alone. Family households comprise a slightly larger proportion of all households in the Township and the County. Similarly, married couple families represent a slightly higher proportion of all families in the Township relative to the County. However 32.8% of those married couples in the Township had children under 18 years of age, while the County only had 22.9%.

The proportion of female headed households in the Township was slightly less than in the County. Female head of the household with children under 18 years of age was also less than the County.

The statistics would lead one to conclude that the County contains a relatively larger proportion of older residents than the Township. However Table 3 indicates the Township's median age was a year younger than the County's. Overall the Township had a slightly larger proportion of households with younger children, which provides a balance "platform" for future growth.

Population growth within the Township is reflected in the increase in number of households. Typically, household growth rates exceed population growth, as new households may be formed over time from the population living within existing households. The estimated 2010 household count for the Township is 714, compared to 630 in 2000, which is a 0.13% increase. This represents an average annual increase of 0.013%. Applying the average over 20 years, the Township can expect to be home to approximately 168 households by 2030. Boardman Township has 3.33 people per household, as reported in the 2000 Census.

TABLE 5: HOUSEHOLD COMPOSITION 2010		
	BOARDMAN TOWNSHIP	KALKASKA COUNTY
Number of Households	714	6428
% of Total Households	100%	100%
Family Households	537	4636
% of Total households	75.2%	72%
Married Couples	406	3770
% of Families	56.9%	58.6%
With children under 18	234	1469
% of Married couples with families	32.8%	22.7%
Female Head of Household	91	580
% of Families	7.1%	9.0%
With children under 18	33	387
% of Female Household families	4.6%	6.0%
Non Family Households	177	1792
% of Households	24.8%	27.9%
One Person	131	1431
% of Non Family	18.3%	22.3%
65 & Older living alone	35	530
% of Non Family	4.9%	8.2%

(Source: 2010 U.S. Census Bureau)

Housing Occupancy

Between 2000 and 2010 there was an addition of 144 units within the Township's housing stock. (Table 6) This represents approximately a 23.3% increase in the housing stock. In 2010 most Township residents (61.4%) lived in homes they owned. This indicates stability in the house stock of Boardman Township since residents currently living in or moving to the Township prefer to own their homes. Although renter-occupied units were not proportionally as numerous in the Township, rental units still show a net increase of 33 units between 2000 and 2010.

TABLE 6: Housing Units Boardman Township		
	2000	2010
Total Units	617	761
Occupied Units	482	565
% of Total	78.10%	74.20%
Owner-Occupied	418	468
% of Total	67.00%	61.40%
Rental Occupied	64	97
% of Total	10.30%	12.70%
Vacant	X	196
Vacant for Rent	X	13
Vacant for Sale	X	20

(Source: 2000 and 2010 U.S. Census Bureau)

Employment

The majority of Township residents work within 35 miles of the Township as shown in in Table 7. 93.9% travel outside the Township. This implies that most of the jobs are outside of the Township located in neighboring communities in Kalkaska, Grand Traverse, Wexford, Antrim, and Crawford Counties.

TABLE 7: Travel Times to Work 2009		
Minutes	Number	%of Total
Less than 5	14	2.6%
5-9	19	3.5%
10-14	46	8.6%
15-19	110	20.6%
20-24	40	7.5%
25-29	15	2.8%
30-34	128	24.0%
35-39	49	9.2%
40-44	33	6.2%
45-59	44	8.2%
60-89	22	4.1%
90 +	12	2.2%

TABLE 8: MODE OF TRANSPORTATION		
	Number	% of Total
Car, truck or van drove alone	424	72.2%
Carpooled 2 person	52	8.9%
Carpooled 3 person	14	2.4%
Carpooled 4 person	11	1.8%
Carpooled 5 person	46	7.8%
Public Transportation		
Bus or Trolley	0	0.0%
Bicycle	3	0.5%
Walked	0	0.0%
Other means	2	0.3%
Worked at home	32	5.0%

Income

Household income is an important measure of the economic well-being of Boardman Township. Households are the basic social unit of any community, so the amount of income these households earn determines the quality and quantity of the retail goods and services purchased both within the Township and the Region. Table 9 lists the median household income for the Township and Kalkaska County and indicates that household income in Kalkaska County is higher than Boardman Township.

Boardman Township:

The per capita income for the Township \$14,123 about 9.3% of the families and 13.7% of the population were below the poverty line, including 19.1% of those under 18 and 6.3% of those age 65 and older.

Kalkaska County:

The per capita income for the County was \$16,309. About 8.2% of the families and 10.5% of the population were below the poverty line, including 14.2% of those under age 18 and 7.0% of those 65 and older.

TABLE 9: MEDIAN INCOME 2000		
	Boardman Township	Kalkaska County
Household	\$35,850	\$36,072
Family	\$37,115	\$39,932
Males	\$30,438	\$31,860
Females	\$19,118	\$20,455

***COMMUNITY SERVICES,
FACILITIES, AND
TRANSPORTATION***

COMMUNITY SERVICES, FACILITIES, AND TRANSPORTATION

Water and Sewage Disposal Systems:

Boardman Township does not have a public drinking water system or public sewer disposal system. Township residents have on-site private wells for domestic drinking water and individual septic systems. Kalkaska County Health Department regulates the septic systems and wells.

Solid Wastes:

Boardman Township does not have a contract to provide weekly curbside pickup for Township residents. The residents are responsible for the removal of their own garbage. Multiple companies service the area.

Recycling is available by using the Kalkaska County Recycling center drop off site located in Kalkaska or is available for curbside pick-up with certain waste companies.

Police, Fire, Ambulance:

Kalkaska County Central Dispatch Agency provides emergency call receipt and dispatch service for Kalkaska County. Enhanced 911 telephone service, computer-aided dispatch, and multichannel radio system are in place. The Kalkaska County Sheriff and Michigan State Police provide law enforcement services to Boardman Township. The Township contracts with the County Police Department to provide a specific number of hours of patrol through the Township each month. Law enforcement needs are handled by the geographically closest officer at the time, either from the sheriff's department or the state police.

Fire protection is provided by the Boardman Township Fire and Rescue Department. The Fire Department was established in 1971. The fire department has been staffed by volunteers since its beginning. The Department has grown from a one truck station only involved in firefighting to a five truck station dealing with firefighting, vehicle extrication, and medical rescue. The fire department currently has three first responders and one EMT Basic staffing the rescue, one class A fire engine, one 2000 gallon tanker, one brush truck, one medical rescue, and one heavy rescue truck.

The Boardman Township Fire Department has a mutual aid agreement with all Kalkaska County Fire Departments, all Grand Traverse County Fire Departments, and the Department of Natural Resources.

Ambulance transport services and Advanced Life Support (ALS) are primarily provided by Kalkaska Emergency Unit. Township residents have access to Kalkaska Memorial Hospital in Kalkaska and Munson Medical Center in Traverse City.

Recreation:

Boardman Township offers many types of recreational fun throughout the seasons. Hunting, fishing, swimming, snowmobiling, trails for hiking and biking, two ball fields, multiple parks, picnic spots, and a pavilion. The Boardman River runs through parts of the Township and because of the dam has created Young's Pond usually referred to as the "Upper Pond". Located on Young's Pond on East Main Street is a picnic area owned by the Township from which residents are able to access the pond to fish, swim, or other recreational activities such as paddle boating and kayaking. The second pond is referred to as Wellman Pond. There are no parks or picnic spots located on this pond but residents can take advantage of several fishing spots located around the pond. Also located in the Township is Perch Lake. With the help from a DNR grant the newly remodeled public beach on Perch Lake offers an Americans with Disabilities Act (ADA) compliant pathway to the water, bathrooms, and picnic tables making it easy for everyone to enjoy. Perch Lake is also great for kayaking, fishing, swimming, and boating with non-gasoline engine boats. Boardman Township, with Grand Traverse Land Conservancy and a grant from Rotary Club, was able to create a 110 acre Nature Preserve. The public is welcome to walk the trails, relax on the benches, and examine the different tree species that were labeled by a local Eagle Scout.

Municipal Facilities:

The Boardman Township Hall is located on Pine Street in a building shared with the Fire Barn. The building, as it sits, was built by volunteers in the Township. The building has seven bays to house the fire department's trucks and equipment. The Township Board is debating a new Township Hall that meets all the ADA requirements and Precinct laws. The current Township Hall is 3,720 square feet.

Schools and Libraries:

Boardman Township is part of the Forest Area School District Michigan offers schools of choice. Many residents attend Kingsley, Kalkaska, or Grand Traverse schools. Most of the schools in the area partner with Traverse Bay Area Career Center to offer career training and technical training for high school students or adults. Post high school education is available in Traverse City at Northwestern Michigan College, the M-TEC, and University Center offer advanced degrees from several colleges and universities.

Boardman Township does not have a library located within the Township. However, residents have access to the Kalkaska County Library in Kalkaska and also Fife Lake Library.

Transportation and Road Maintenance:

There are a total of 67.42 miles of county roads passing through Boardman Township, including 12.40 miles of county primary hardtop roads, 55.02 miles of local roads including hardtop, gravel, and seasonal roads. Additionally there are private roads in the Township which are not maintained by the County. The Kalkaska County Road Commission provides road maintenance and snow removal services on all non-seasonal roads within the Township.

Boardman Township residents have access to the Kalkaska Public Transit Authority. With a 24 hour notice, the service will pick-up a resident at their home, if located on a public road, and provide transportation within the County.



VOLUNTEERS AT THE GROUND BREAKING 1972

BOARDMAN TOWNSHIP HALL AND FIRE BARN



Boardman Township: Boardman Township Hall
Fire Station
4859 Pine Street
South Boardman, MI 49680



Boardman Township: Boardman Cemetery
Boardman River Road



Boardman Township: Albright Creek in Boardman Nature Center



Boardman Township: Pond in Village



Boardman Township: Hazel Butler Park





Boardman Township: Perch Lake



YOUNG'S POND PICNIC AREA

EXISTING LAND USE

EXISTING LAND USE

Introduction: Boardman Township consists of 36.2 square miles of land and is located in the southwest portion of Kalkaska County with Kalkaska Township to the north, Orange Township to the east, Springfield Township to the south, and Grand Traverse County to the west. Boardman Township has regulated Land Use since the adoption of its Zoning Ordinance in 1980. The current Zoning Ordinance is in need of updating. The Zoning Ordinance classified various zoning districts in the Township. (See map at end of section.)¹

Residential Districts, R: Areas of the Township, and the suburban and rural sections of the Township, “primarily dedicated to residential uses in which each dwelling erected is located on an individual lot or premises adequate in size and shape, and to provide safe water and sewage disposal facilities, minimize spread of fire, and set back from the public thoroughfare to facilitate safe exit from and entrance to the premises.”

Resort – Residential, R-R: “These districts are intended to promote the proper use, enjoyment, and conservation of the water, land, and associated resources of the Township deemed peculiarly adopted to relatively ‘intense’ recreational and residential property uses.”

Agricultural – Residential Districts, A-R: “The predominant land uses in the District are rural, and it is the purpose of the provisions of the Ordinance to conserve this character in a general way. As roads and highways are improved, and expressways extend into the District, further residential developments including limited number of commercial and other enterprises may be anticipated. While this Ordinance seeks to conserve the general rural character of the District, it also recognizes the importance of providing safe desirable standards for the newer in-coming developments.”

Forest – Recreational, F-R: “These Districts are intended to promote the proper use, enjoyment, and conservation of the forest, water, topographical, geologic, historic, and other resources of the Township peculiarly adopted to forestry, forest industries, and recreational uses in general.”

Commercial Districts, C: “The purposes of establishing Commercial Districts is to provide areas primarily dedicated to a variety of establishments, including personal, professional, and other services commonly associated with commercial and business centers.”

Industrial Districts, I: The Industrial Districts require the most in review before approval and prior to a building permit include:

- “1- a site plan showing all present and proposed buildings, drives, parking areas, waste disposal fields, screening fences, or walls, and other construction features which may be proposed.
- 2- a description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, fire or safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation.”

Natural River Overlay Districts, N-R: “The purpose of providing this District is to protect and enhance the values of those portions of the Boardman River and its tributaries which have been designated as a ‘natural river’ pursuant to the Natural River Act, Public Act 231 of 1970. These Districts are intended to:

¹ Sections in quotes are directly from the Zoning Ordinance.

1. Promote the public health, safety, and general welfare, prevent economic and ecological damage due to unwise development patterns within the Districts, and preserve the values of the Districts for the benefit of present and future generations;
2. Protect the free-flowing condition, fish and wildlife resources, water quality, scenic and aesthetic qualities, and historical recreational values of the Boardman River and its tributaries and adjoining land;
3. Prevent flood damage due to interference with natural floodplain characteristics;
4. Provide for residential and other compatible, permitted uses that complement the natural characteristics of the natural river system; and
5. Protect individuals from investing funds in structures proposed for location on lands unsuited for such development because of high groundwater, erosion, or vulnerability to flood damage.”

The current Zoning Ordinance of Boardman Township has been amended several times in order to promote land use in an orderly and safe fashion. Many times the need for an additional Ordinance arises as new situations require guidelines for land use. The following were adopted as Ordinances or additions to the Zoning Ordinance itself.

A **Toxic Waste Ordinance** was enacted in 1979 prior to the Zoning Ordinance. This Toxic Waste Ordinance regulates the handling and/or disposal of toxic and/or hazardous substances.

An **Adult Entertainment Business Ordinance** was added as Section 13.11 to the Township Zoning Ordinance. This was enacted: “Because some uses are recognized as having a deleterious effect upon adjacent areas, causing blight, a chilling effect upon other businesses and occupants, and a disruption in neighborhood development, especially when concentrated in a confined area, it is considered necessary and in the best interest of the orderly and better development of the community to prohibit the overcrowding of such uses into a particular location and require, instead, their dispersal throughout the Commercial and Industrial Districts of the Township to thereby minimize their adverse impact on any specific neighborhood. In order to prevent undesirable concentration of such uses...” standards were established.

The **Land Division Ordinance** was enacted in 1997 in order to be consistent with the Michigan legislature’s Land Division Act. Purpose of this Ordinance is to carry out the provisions of the State Land Division Act (1967 PA 288) to prevent the creation of parcels of property which do not comply with applicable Ordinances and said Act, to minimize potential boundary disputes, to maintain orderly development of the community, and otherwise provide for the health, safety, and welfare of the residents and property owners of the Township by establishing reasonable standards for prior review and approval of land divisions within the Township.

A **Wireless Communication Facility Siting Amendment** was added to the Zoning Ordinance as Section 13.12. This Section was necessary because the Federal Communications Act of 1996 preserves local zoning authority to reasonably regulate Wireless Communication Facilities and provide certain restrictions on such regulation. Wireless Communication Facilities should be reasonably regulated to minimize potential aesthetic impacts to the surrounding area and there is a need for new provisions in the Zoning Code to address the siting of Wireless Communication Facilities. To assure such protection the standards were developed in this addition to the Township Zoning Ordinance.

Planned Unit Developments regulation was added to the Township Zoning Ordinance as Article 13B in 2001. The purpose of this Article is to encourage more imaginative and livable housing environments within Residential, Resort-Residential (R-R), Agricultural – Residential (A-R), and Forest – Recreation (F-R) Districts through a planned reduction, or averaging, of the individual lot area requirements for each zoning district providing the overall density requirements for each district remain the same. Such averaging or reduction of lot area requirements, whether for conventional, cooperative, or condominium ownership, shall only be permitted when a land owner, or group of owners acting jointly, can plan and develop a tract of land as an entity and thereby qualify for regulation of that tract of land as one (1) complex land use unit, rather than an aggregation of individual buildings located on separate, unrelated lots.

The requirements of the Planned Unit Developments section include regulations regarding lot size variation, open space requirement, and streets and roads.

Another Section to the Township Zoning Ordinance added in 2001 is Article Thirteen A **Condominium Subdivisions**. This Section allows for developments consisting of one-family detached residential dwelling units and sites through procedures and regulations for residential subdivisions implemented under the provisions of the Condominium Act (Act 59 of 1978, as amended) and to insure that such developments are consistent and compatible with conventional one-family platted subdivisions and promote the orderly development of the adjacent areas.

A **Blight Elimination Ordinance** was added in 2003. This is an ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within Boardman Township...to provide for the enforcement hereof; and to provide penalties for the violation hereof.

Also added in 2003 is a **Junk Yard Ordinance** requires a license from the Township of Boardman to engage in any aspect of the business of junk.

In addition to the Junk Yard Ordinance, the **Dismantled/Junk Car Ordinance** was enacted in 2003. This ordinance regulated the “outdoor parking and storage of motor vehicles, tractor trailers, house trailers, and new and used parts of junk therefrom, within the Township of Boardman; to provide penalties for the violation of this Ordinance and to repeal any ordinance or parts of ordinances in conflict herewith.”

The **Perch Lake Water Preservation Ordinance** enacted in 2003 is an ordinance “to preserve and protect the waters of Perch Lake, Boardman Township, Michigan, and to prohibit the withdrawal of water therefrom; to provide for enforcement hereof, and to provide penalties for the violation hereof.”

The **Boardman Township Cemetery Ordinance** was added in 2003. This Ordinance regulates markers, monuments and mausoleums. It addresses interment, disinterment and reinternment regulations. It addresses cemetery maintenance and care and forfeiture of vacant cemetery burial spaces or lots.

The **Boardman Township Municipal Ordinance Violations Bureau Ordinance**, (Civil Infractions Ordinance) was also enacted in 2003. This Ordinance establishes a Municipal Ordinance Violations Bureau for the purpose of accepting admissions of responsibility for ordinance violations designed as municipal civil infractions for which municipal ordinance violations notices have been issued and served by authorized officials; to collect and retain civil fines/costs for such violations as prescribed.

The **Perch Lake No Gasoline Motors Ordinance** and **the Parks Ordinance** were added in 2017. The No Gasoline Motors Ordinance forbids use of gasoline powered water vehicles except for emergency

vehicles from operating on Perch Lake. The Parks Ordinance lists the rules and regulations for all of the parks.

In addition to the zoning classifications, various government units and nonprofits occupy land in the Township:

1. **Township Owned Cemetery** property located on Boardman River Road totals approximately 108 acres.

2. **Township Owned Park** property includes:

- Charles Hicking Park including a ball diamond, picnic and play area and is part of the 108 acres of the cemetery area. A large undeveloped wooded area lies to the north of the park.
- Hazel Butler Park is located in the village and consisting of three platted lots and includes a small ball diamond, picnic area, and play equipment.
- Perch Lake Park is located on Hart Road and is approximately eight acres. The lake itself is 20 acres. The park was recently renovated with a DNR grant to prevent erosion and to accommodate handicapped access.
- Small park on Upper Pond (Young's Pond), it has picnic tables and grills.
- Nature Center is located on Butler Road and is 111 acres of woods with a walking path developed with a grant from the Rotary Club.

3. **Other Township land** includes:

- Two 50x 150 lots on Main Street, no buildings
- Land where the Township Hall and Fire Barn are located on Pine Street
- Three lots across from the Township Hall on Pine Street, no buildings
- Lots on Boardman Road in the Village where a storage structure exists

4. **County Owned Land**: Kalkaska County owns approximately 76 acres of undeveloped land on Hart Road. In 2014, the County deeded approximately five acres to the Township to assist in renovation of Perch Lake Park situated across Hart Road from the County land.

5. **State Owned Land**: The Department of Natural Resources owns approximately 7000 acres of land in the Township.

6. **U.S. Government land**: The South Boardman post office sits on a corner lot in the Village on Boardman Road.

7. **School Owned Land**:

- 87 acres on Shippy Road for the High School and Middle School.
- 13 acres on Boardman Road previously used as the Elementary School

8. **Quasi-Public Land**: Defined as areas used by a limited number of persons with particular interests and nonprofit organizations. Boardman Township has several churches, an American Legion Hall, and a Senior Citizen Center.

NOTES:

Since the adoption of the Land Division Ordinance, many large parcels have been split. One Planned Unit Development exists on the southwest portion of US 131 and Crofton Road.

The current parcel breakdown figures for size of parcels is:²

Over 100 acres	11
50 – 99 acres	44
10 – 49 acres	278
1-9 acres	620
Under one acre	324

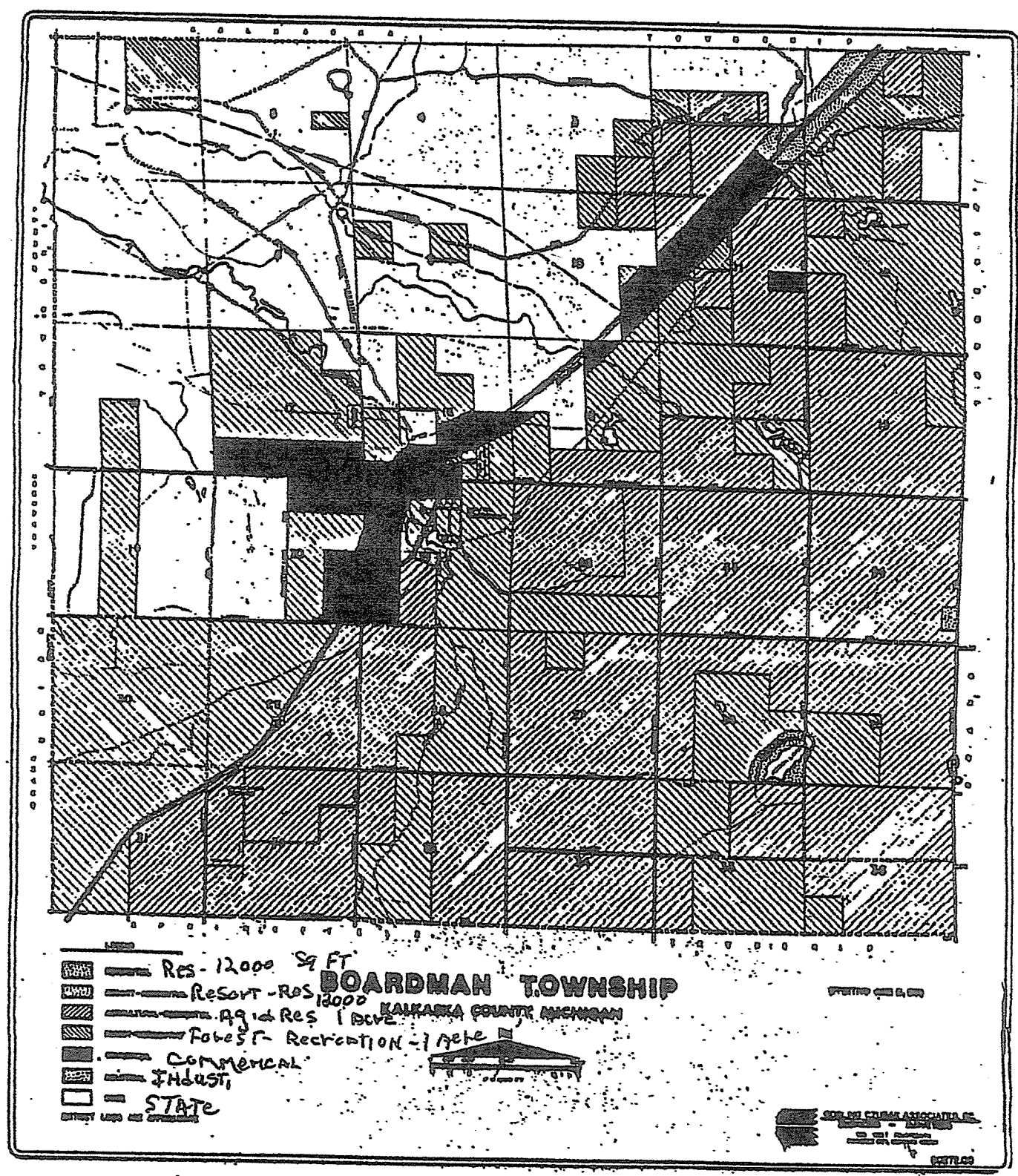
Several parcels in the township, ranging from 80 acres to 160 acres are protected by the Grand Traverse Conservancy including the 110 acre Township owned Nature Park.

Two platted areas exist in the Township: the Village of South Boardman and the Perch Lake area. Both were platted prior to the Zoning Ordinance adoption. The village of South Boardman was an incorporated village but is now an un-incorporated village for government purposes.

² Source: Dawn Kuhns, Boardman Township Assessor March 2015.

701

ZONING MAP



FUTURE LAND USE

FUTURE LAND USE

The relationship between land use and planning and zoning is an important one. Planning involves the preparation of a long range vision of what the community may become, whereas zoning involves the process of regulating the current use of these lands.

POPULATION AND HOUSING PROJECTIONS

In order to prepare for the next fifteen (15) years, it is necessary to project the number of people that may be living in the Township by the year 2032. Population projections are educated guesses based on past trends. Population projections are not always accurate, but they do give some guidance on the potential needs of the Township. Between 1960 and 2014 the Township's population grew from 296 people in 1960 to 1507 people in 2014. This is an increase of about 22 people a year, but the rate of growth is about 9.4% per year. Extending this rate of growth into the future results in a projected Township population of nearly 1887 by the year 2031 for an increase of 380 people. The 2000 census reports the average household in Boardman Township consisted of 3.17 people. Therefore, the addition of 1887 individuals means about 595 additional housing units will be needed over the next 31 years. Of course, as growth occurs in the community, its pace can accelerate and these projections should be periodically revisited to assure that the community is planning appropriately for new development.

DISTRIBUTION OF LAND USES

The concept for the future distribution of land uses in Boardman Township is to preserve the rural nature of the Township, particularly its forest areas. The future land use plan seeks to maintain the areas of state land, support existing agricultural and rural residential development. Other uses shall include commercial, industrial, and recreational. The US 131 corridor is partially zoned for commercial and would seem to be the most logical to expand.

CURRENT ZONING IN BOARDMAN TOWNSHIP

Boardman Township created its Zoning Ordinance in 1980 and several Ordinances have been added as the need arose. The Zoning Ordinance needs to be updated to more accurately reflect the population and land uses of present day Boardman Township. With an updated Zoning Ordinance, Boardman Township can attract business in planned clusters. Wildlife and the environment can continue to be protected.

The fundamental purposes of the 1980 Zoning Ordinance and subsequent additions in the form of Ordinances are:

- "To promote the public health, safety, morals, peace, and general welfare of the inhabitants of Boardman Township; and
- To provide for the protection and preservation of the high water quality our lakes, rivers, streams, and wells to the end that the waters thereof shall continue to afford a safe and adequate water supply and optimum recreational enjoyment; and
- To protect the lands, water, air, and other resources of the Township during the time required for the formulation and adoption of a comprehensive plan for the development of the Township; and
- Avoid the overcrowding of population."

These goals are still viable for Boardman Township. The Kalkaska County Master Plan for Land Use (which legally does not affect Boardman Township) shows Boardman Township with rural residential, recreational stream corridor, agricultural, forest recreational and a small cluster of Employment Corridor for the Village of South Boardman. Boardman Township is not obligated to follow Kalkaska's Plan but it does show common threads for future land use. (See map)

Currently, classifications of the Boardman Township Zoning Ordinance show the following districts:

- Residential Districts, R: "The purpose of providing Residential Districts, R, is to establish area in the unincorporated areas of the Township, and the suburban and rural sections of the township primarily dedicated to residential uses in which each dwelling hereafter erected is located on an individual lot or premises adequate in size, and shape, and to provide safe water and sewage disposal facilities, minimize spread of fire, and set back from the public thoroughfare to facilitate safe exit from and entrance to the premises."
- Resort-Residential Districts, R-R: "These Districts are intended to promote the proper use, enjoyment, and conservation of the water, land, and associated resources of the Township deemed peculiarly adopted (*sic*) to relatively "intense" recreational and residential property uses. As in Residential Districts, R, certain uses recognized desirable and compatible with the primary uses of the District are provided for by Special Approval. As in Residential Districts, R, lot sizes and other regulations must meet minimum requirements."
- Agricultural-Residential Districts, A-R: "The predominant land uses in this District are rural, and it is the purpose of the provisions of the Ordinance to conserve this character in a general way. As roads and highways are improved, and expressways extend into the District, further residential developments including a limited number of commercial and other enterprises may be anticipated. While this Ordinance seeks to conserve the general rural character of the District, it also recognizes the importance of providing safe desirable standards for the newer incoming developments."
- Forest-Recreational District, F-R: "These Districts are intended to promote the proper use, enjoyment and conservation of the forest, water, topographic, geologic, historic, and other resources of the Township peculiarly adopted to forestry, forest industries, and recreational uses in general. As in District A-R, various uses are provided for by Special Approval."
- Commercial Districts, C: "The purposes of establishing Commercial Districts "C" is to provide areas primarily dedicated to a variety of establishments, including personal, professional and other services commonly associated with commercial and business centers."
- Industrial Districts, I: *A purpose was not listed in the Zoning Ordinance, only a Review Procedure.*
- Natural River Overlay Districts, N-R: "The purpose of providing Natural River Overlay Districts, N-R, is to protect and enhance the values of those portions of the Boardman River and its tributaries which have been designated as a "natural river" pursuant to the Natural River Act, Public Act 231 of 1970."

In future planning, the Township needs to look at what other agencies or entities of government have discovered in relation to planning as far as land use is concerned. One such study is the Water Quality Action Plan. The Kalkaska County Master Plan included a map of the entire County showing desired land use in 20 years. This is not mandatory for Boardman Township but can be another reference.

Water Quality Action Plan

The Department of Environmental Quality (DEQ) funded a Water Quality Action Plan as part of the Boardman River Townships project in the fall of 2009. Partners in this project were the Watershed Center Grand Traverse Bay, Northwestern Michigan College – Great Lakes Water Studies Institute.

The purpose of the study was for the partners in the project to develop a process to assist townships and villages with a review of how they are doing with storm water management and therefore their ability to protect their water resources. During the summer of 2009, Boardman Township officials met with representatives from Northwestern Michigan College Water Studies Institute (WSI) and Grand Traverse Conservation District (GTCD) to discuss the Township's zoning ordinances and policies as they relate to the protection of water quality.

Focus was on three topics: roads and parking lots, lot design, and development, and conservation of natural areas. *Roads and parking lots* section addressed management of roads and parking lots. *Lot design and development* section included discussion of open space ordinances, cluster ordinances, site plan review, front yard setbacks, driveways, on-site storm water management, and septic system maintenance. *Conservation of natural areas* section focused on retention of native vegetation around water resources, tree conservation, and land clearing.

Suggested actions for consideration in Boardman Township are outlined in the report. The report stated that Boardman Township's zoning ordinance and policies include some protection for water resources. The Ordinance provides for open space development and includes a 50 foot stream buffer below US 131, and tree conservation provisions. The Township adheres to the County's storm water ordinance and time-of-sale septic system inspection ordinance.

For *roads and parking lots*, the report suggested: Consider setting impervious surface maximums that include parking lots and roads within a development and consider reducing the parking stall size requirement. Boardman Township has relied on Kalkaska County Road Commission standards in reviewing roads proposed in the Township. In 2016 the Kalkaska County Road Commission issued a report on the condition of all roads in the Township.

For *lot design and development*, the report suggested setting impervious surface maximums that will be protective of water quality, to consider ways to encourage shorter and narrower driveways, the use of alternative surfaces for driveways, and to consider requiring that all storm water be retained and managed on site in the site plan review. Boardman Township's Zoning Ordinance includes an Open Space development option under its Planned Unit Development (PUD) provisions. This ordinance includes a requirement to maintain some of the open space in its natural condition. The point-of-sale septic system ordinance of Kalkaska County covers Boardman Township.

For *conservation of natural areas*, the report suggests a buffer of native vegetation around all water resources especially the Boardman River tributaries above US 131 and a buffer protection in the site plan review process. The South Boardman Nature Preserve of 110 acres is a conservation area in the headwaters of the Boardman River below US 131. The Township ordinance includes a 50 foot riparian stream buffer and tree conservation provision.

The suggestions from this report are not mandates. They are factors to consider in overall planning for land development and usage. They are included here as suggestions only.

LAND USE CATEGORIES

Other townships in Kalkaska County who opted for their own Zoning Ordinance and therefore have created their own Master Plan for Land Use are: Blue Lake, Garfield, Rapid River, Clearwater, and Village of Kalkaska. Fife Lake Township, Grand Traverse County, is looked at because of its proximity and is similar in land use to Boardman Township.

The following chart shows how these Township have designated their land use categories.

LAND USE CATEGORIES

Boardman Township	Kalkaska County	Blue Lake Township	Garfield Township	Rapid River Township	Clearwater Township	Fife Lake Township
Residential	Residential	Residential	Residential	Residential	Single Family Residential	Urban Residential
Resort Residential	Resort Residential	Rural Residential	Residential Recreational	Resort Residential		
	Lakefront Residential	Lakeshore Residential	Lakefront Residential		Village Residential	Lake Residential
Agricultural-Residential	Agricultural Residential	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
			Recreational			
Forest-Recreation	Forest Residential			Forest	Forest Residential	Forest Recreation

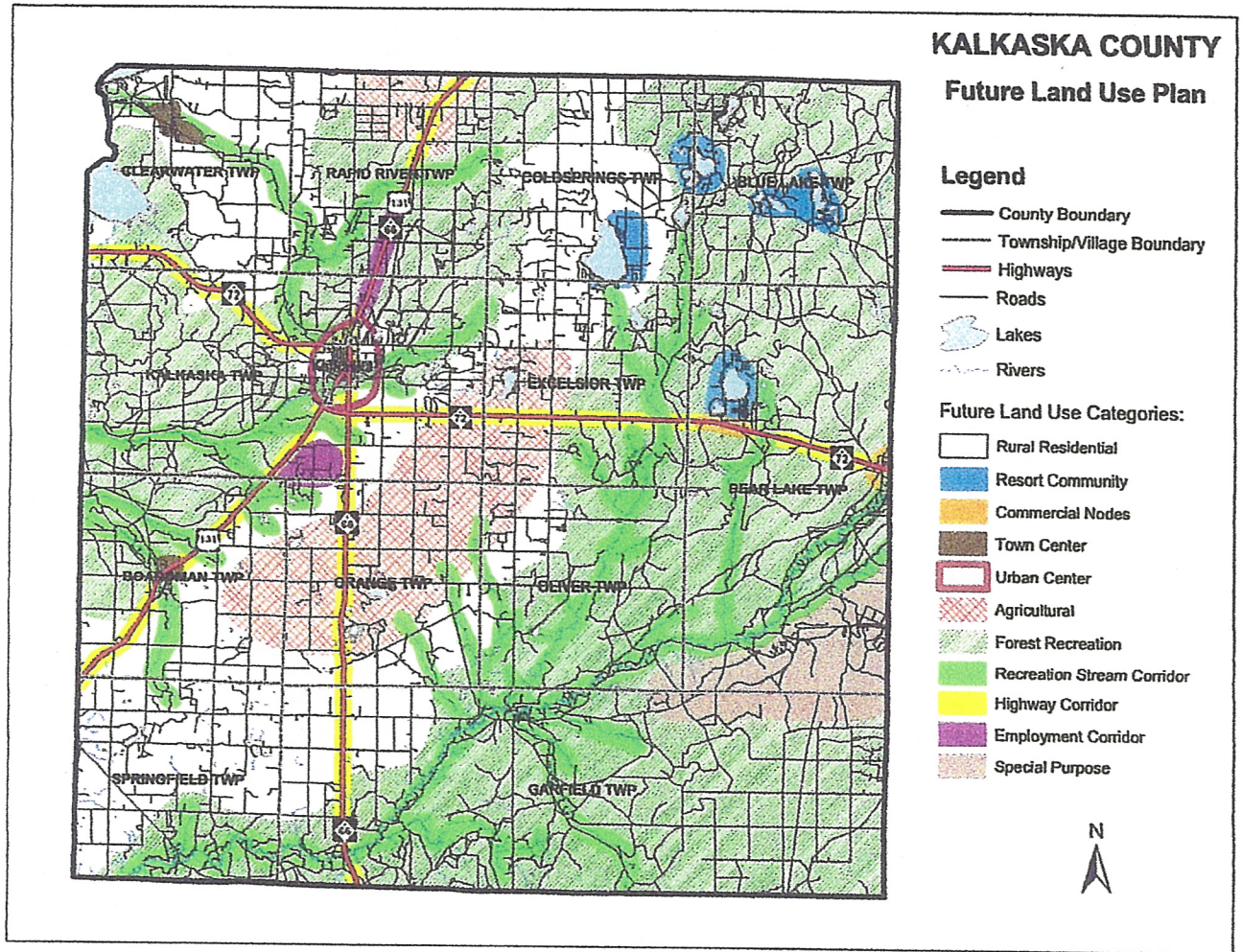
Boardman Township	Kalkaska County	Blue Lake Township	Garfield Township	Rapid River Township	Clearwater Township	Fife Lake Township
Commercial	Commercial	Commercial And Industrial	Commercial	Commercial	Commercial	Business
Industrial	General Industrial		Industrial	General Industrial		Village Commercial
	Light Industrial			Light Industrial		Light Industrial
Natural River Overlay		Conservation Resource				
		Stream Corridor				
					Multi Family Residential	
					Mobile Home Park	

Specific goals and objectives for Boardman Township include:

1. Protect the unique and natural features of Boardman Township including its water quality, air quality, and rural nature.
 - A. Use the standards outlined in the Zoning Ordinance to implement this protection.
 - B. Consider the various statutes both Federal and State that will apply to protecting the land of Boardman Township.
2. Update the Boardman Township Zoning Ordinance to reflect current needs and uses of land.
 - A. Update legal changes.
 - B. Update use areas.
 - C. Consider change of designated classification to accurately reflect Boardman Township's Land Use.
 - D. Consolidate and incorporate Ordinances passed since original 1980 Zoning Ordinance creation.
 - E. Add new ordinances such as Perch Lake No Gasoline Engine Ordinance, Parks Rules Ordinance, Swimming Pool Ordinance, a Marijuana Establishment Ordinance, and others that may arise.
3. Look at studies indicating ways to preserve the land and water resources of Boardman Township.

- A. Assess how these conclusions and suggestions would assist Boardman Township to implement its Master Land Use Plan.
- 4. Continue to encourage the rural and recreational nature of the Township with careful planning.
 - A. Use the Zoning Ordinance to regulate the use of Boardman Township lands.
 - B. Continue with the original purposes of the 1980 Zoning Ordinance.
- 5. Encourage commercial enterprises that will add to Boardman Township's quality of life.
 - A. Create commercial zones in updated Zoning Ordinance.
 - B. Create an avenue for residents of Boardman Township to express their opinions on controversial commercial enterprises.

HOW SHOULD WE LOOK IN 20 YEARS?



Map showing desired land uses in 20 years.

