

Village of Kingsley Master Plan and Parks & Recreation Plan



Adopted by the Village of Kingsley Village Council on July 8, 2025.



Resolution of Adoption

RESOLUTION 12-25

Approving Village of Kingsley Master Plan & Recreation Plan

At a regularly scheduled meeting of the Village of Kingsley Village Council held on July 8, 2025, the following resolution was adopted approving a new Village of Kingsley Master Plan & Recreation Plan.

WHEREAS, the Michigan Planning Enabling Act (Act 33 of 2008) authorizes Municipal Planning Commissions to prepare a "Master Plan" pertinent to the future development of the municipality; and

WHEREAS, in accordance with P.A. 33 of 2008, as amended, before preparing the Master Plan, all required written notices to required adjacent governments and other organizations stating the Planning Commission's intent to prepare a new Master Plan and requesting cooperation and comment were sent; and

WHEREAS, the Planning Commission held one (1) public input sessions in the process of preparing a Master Plan; and

WHEREAS, the Planning Commission in accordance with P.A. 33 of 2008, as amended, submitted the proposed Master Plan to the Village Council for its approval of distribution of the Master Plan for public review and comment; and

WHEREAS, the Planning Commission sent the proposed Master Plan to required adjacent governments and other organizations for review and comment; and

WHEREAS, comments on the proposed Master Plan were received and considered by the Village Council for possible revision to the proposed Master Plan; and

WHEREAS, the Village held a public hearing on the proposed Master Plan, as provided by P.A. 33 of 2008, as amended, and received public comment for consideration and possible revisions to the proposed Master Plan on July 8, 2025; and

WHEREAS, the Planning Commission and Village Council find the proposed Master Plan as submitted for and revised pursuant to the public hearing as desirable and proper, and furthers the land use and development goals and strategies of the Village of Kingsley; and

WHEREAS, final edits to the Master Plan will be incorporated as noted in the Village of Kingsley Village Council minutes for the public hearing that took place on July 8, 2025.

NOW, THEREFORE, the Village of Kingsley Village Council hereby resolves to approve the new Village of Kingsley Master Plan & Recreation Plan as submitted and revised pursuant to the public hearing, including all of the text, charts/tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Master Plan, including the Village of Kingsley Future Land Use Map, and recommend final adoption of same by the Village of Kingsley Planning Commission.

VILLAGE OF KINGSLEY VILLAGE COUNCIL:

Moved to adopt the resolution by Weger, seconded by Specker. PASSED and ADOPTED by the Village of Kingsley Village Council on July 8, 2025 by the following vote:

AYES: All,

NAYS: None,

ABSTAINING: None,

ABSENT: Forro

MOTION: Passed

I, Lindsey Petersen, Recording Secretary of the Village of Kingsley Village Council certify that the foregoing resolution was adopted by a majority of the members of the Village Council by a roll call vote at a regular meeting of the Village Council held on July 8, 2025 in compliance with the Open Meetings Act.

 (signature)

Acknowledgments

VILLAGE COUNCIL

MARY LAJKO | PRESIDENT
ERIC WEGER | PRO TEM
WHITNEY SPECKER | TRUSTEE
CHRIS MCPHERSON | TRUSTEE
DAWN WILLMAN | TRUSTEE
CHRISTINA FORRO | TRUSTEE
CHRIS BOTT | TRUSTEE

PLANNING COMMISSION

MARY HOWARD | CHAIR
HEATHER SMITH
CHRIS BOTT
WHITNEY SPECKER
MICHAEL FORRO

VILLAGE OFFICIALS

CHARLIE JETTER | VILLAGE MANAGER
DEB NICKERSON | VILLAGE TREASURER
NORM FENTON | VILLAGE DPW SUPERVISOR
LINDSEY PETERSON | VILLAGE CLERK

ZONING ADMINISTRATOR

TIM CYPHER

Thank you to Tara Jefferys who served on the Planning Commission during the 2024 planning process.

Prepared with assistance from



Funding assistance from



Redevelopment Ready Communities

The Redevelopment Ready Communities (RRC) program, administered by the Michigan Economic Development Corporation (MEDC) played an important role in the development of this Master Plan. At the time of its writing, the Village of Kingsley was seeking certification in the RRC program, demarcating the community as one that has prioritized efforts to attract investment through redevelopment. This certification process involves an extensive checklist of best practices that involve everything from streamlining the development process to ensuring a range of allowed housing types.

We would like to thank the RRC program for its guidance and for helping to fund this Master Plan update. It is the community's intent to be an example of what is possible in rural Michigan when planning, public involvement and leadership result in implementation.

For more information on the RRC program and to learn more about community best practices, visit www.miplace.org/programs/redevelopment-ready-communities/.

Plan Redundancies

This plan is a joint Master Plan and Parks & Recreation Plan. This means that though this is 1 document, it effectively functions as 2 separate plans. The Kingsley Parks & Recreation Plan portion of this document (Chapter 5) was submitted and filed with the Michigan Department of Natural Resources (DNR) in February, 2025 and was approved by the Kingsley Village Council in January, 2025. Because the Parks & Recreation Plan is a standalone document, there are at times redundancies found throughout this document.

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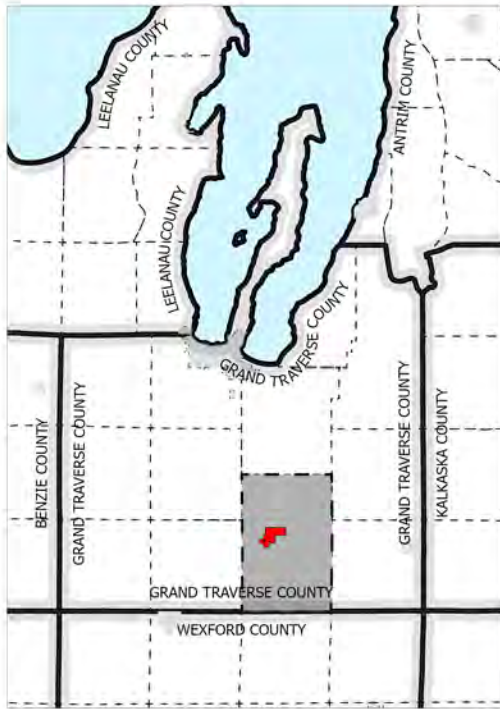
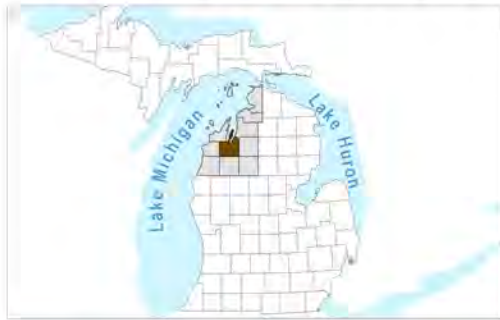
REGIONAL SETTING

The Village of Kingsley can be found in picturesque northwest lower Michigan. Kingsley is surrounded by rolling farmland and forests, and is in close proximity to popular tourist destinations including downtown Traverse City, Old Mission Peninsula, the Huron-Manistee National Forest and the various beaches along the Lake Michigan shoreline. The area is an outdoor recreation enthusiasts dream, boasting close proximity to miles of trails, lakes, rivers and campgrounds. Because of its ideal location, and the fact that nearby Traverse City has reached a national audience attracting visitors and new residents alike, this Master Planning process comes at a pivotal time for the village.


As Traverse City builds out, and population across the region increases, it is reasonable to assume that more people will seek to live in idyllic rural villages like Kingsley. In recent years, discussed in this plan, more and more families, young professionals and retirees have sought Kingsley for its neighborly appeal and social offerings. The village holds what many people are looking for: small-town character, a relatively affordable housing stock and quick access to many of the region's natural and cultural amenities. Therefore, this Master Plan is written with an assumption of future development pressures. While we cannot avoid pressure to grow, we do have a say in what that growth looks like. The overarching goal for the community is to maintain a small-town aesthetic while providing the appropriate housing, infrastructure, commercial areas and public amenities to ensure that Kingsley provides a home for current and future residents alike.

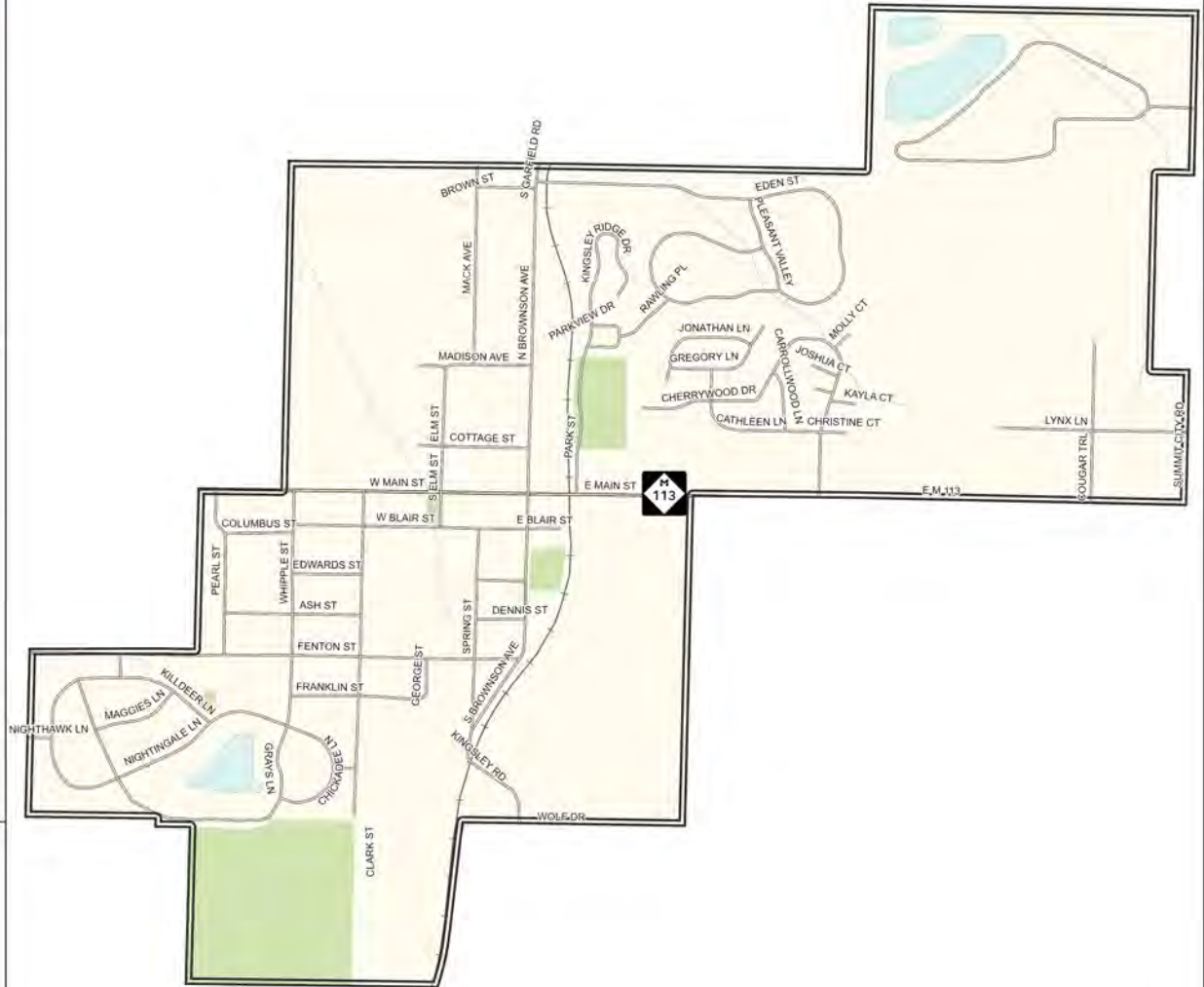
Note: Throughout this document you will see the word "village" sometimes capitalized, and sometimes not. When capitalized, "Village" refers to the local unit of government. When lower case, "village" refers to the geographic area.

VILLAGE OF KINGSLEY - REGIONAL SETTING



LEGEND

-  City/Villages inset
-  Paradise Township inset
-  Village of Kingsley
-  Township Boundary
-  County Boundary



0 0.25 0.5 Miles



Chapter 1

Demographics & Households



Photo: Interlochen Public Radio

KINGSLEY'S POPULATION: CHANGES & CONSISTENCIES

The Village of Kingsley is a unique community within northwest lower Michigan, while also sharing some common traits with other villages surrounding Traverse City, the region's largest population center. As Grand Traverse County has gained more notoriety for its picturesque views, small town culture and ample room for development, demographic shifts have begun to occur. As Traverse City itself has priced out many looking to live close to the cultural hub of the region, nearby Kingsley has begun to absorb some of this growing population and the demands that come with growth (housing, infrastructure, services, etc.).

Therefore, throughout this chapter including in Table 1-1 (right), the data do not fully reflect the likely future of the area. For instance, the decennial census from 2010 to 2020 shows that Kingsley has actually lost around 3 percent of its population. While this may be attributed to a range of factors such as the 2008 recession or the area's rising median age, it is important to note anecdotally, and from the tapestry segments discussed later, that many younger families are choosing Kingsley as their home. In addition, the community has done well to retain the generations that grew up here.

Nearly every municipality in Grand Traverse County, with the stark exception of Fife Lake Township, has seen vast population growth over the past decade. Thus, in planning for the future we assume that Kingsley will grow along with the rest of the county despite the trend shown from 2010-2020.

DATA NOTE: BECAUSE OF THE RELATIVELY HIGH MARGIN OF ERROR WITH THE U.S. CENSUS BUREAU'S AMERICAN COMMUNITY SURVEY, THIS CHAPTER AND OTHERS RELY ON DATA FROM THE DECENNIAL CENSUSES, AS WELL AS DATA FROM BUSINESS ANALYST ONLINE. AT TIMES, THESE COUNTS AND ESTIMATES MAY BE SOMEWHAT INCONSISTENT. HOWEVER, THEY OVERALL SHOW CONSISTENT PATTERNS OVER TIME.

Table 1-1. Population of Grand Traverse County
Municipalities, 2010-2020

| | 2010 Population | 2020 Population | Percent Change |
|----------------------|--------------------|--------------------|-------------------|
| Village of Kingsley | 1,480 | 1,431 | -3.31% |
| Acme Township | 4,375 | 4,456 | +1.85% |
| Blair Township | 8,209 | 8,994 | +9.56% |
| East Bay Township | 10,663 | 11,589 | +8.68% |
| Village of Fife Lake | 443 | 456 | +2.93% |
| Fife Lake Township | 2,791 | 1,526 | -45.32% |
| Garfield Township | 16,256 | 19,499 | +19.95% |
| Grant Township | 1,066 | 1,212 | +13.70% |
| Green Lake Township | 5,784 | 6,703 | +15.89% |
| Long Lake Township | 8,662 | 9,956 | +14.94% |
| Mayfield Township | 1,550 | 1,786 | +15.23% |
| Paradise Township | 4,713 | 4,952 | +5.07% |
| Peninsula Township | 5,433 | 6,068 | +11.69% |
| Traverse City | 14,482 | 15,341 | +5.93% |
| Union Township | 405 | 468 | +15.56% |
| Whitewater Township | 2,597 | 2,688 | +3.50% |

Source: U.S. Census, 2010 & 2020

AGE COHORTS, MEDIAN AGE & HOUSEHOLD SIZE

Age and household size are 2 important variables when planning for a community's future. Each has significant implications for features such as housing, health care, public services and education. For example, communities with a growing number of children will want to consider expanding recreation infrastructure that caters to that age group. Those with an aging population need to consider accessible housing and alternative means of transportation.

Figure 1-1 (right) shows an age pyramid for Kingsley. Ideally, localities show an inverse pyramid, meaning that the percent of younger people is a larger proportion of the population compared to those in retirement age. This indicates a balanced pattern of growth. Kingsley largely represents this ideal pattern.

The figure on this page could tell the following story. Young people seem to move away from the village following graduation from high school. From 2010 to 2020, the age cohort 20-24 drops significantly from those 0-19. This is easily explained by the fact that young people change geographies from rural areas to those more densely populated in order to attend higher education institutions or to find work.

Second, Kingsley is retaining its population from the Baby Boomer generation. This is shown in the steep drop of people age 45-59 from 2010 to 2020, and the subsequent increase in those 60-85+ during that same timeframe.

Finally, Kingsley has maintained a strong cohort of children as a percentage of the population and has a larger proportion of those 25 to 34. This signifies that more families are starting or relocating in the village.

In summary, the future bodes well for Kingsley's demographic makeup. The crude birth rate demonstrates that the village should maintain a stable population in the near term. In addition, a rising median age (Table 1-2), coupled with the increase in those age 55-69 and 80+ means that recreation, housing and transportation should be adjusted to accommodate an older generation as well.

Figure 1-1. Population Pyramid, Kingsley, 2010-2020

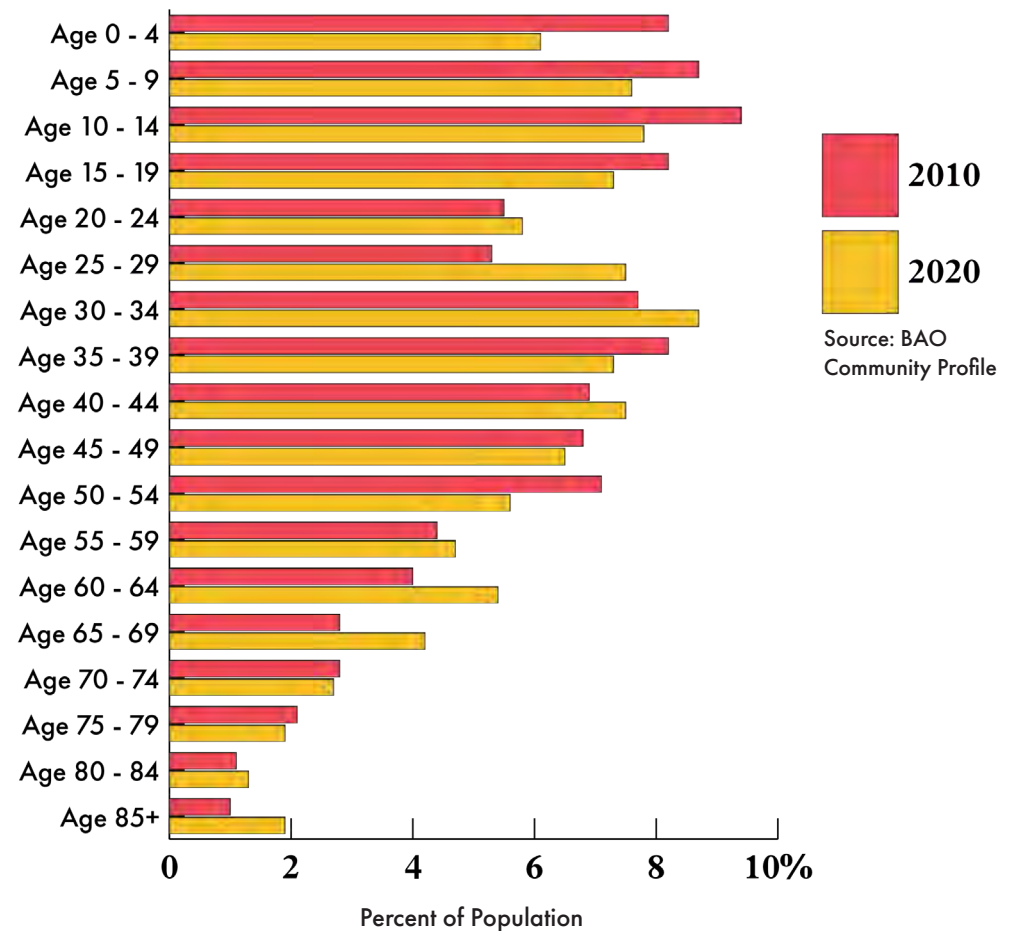


Table 1-2. Median Age, Kingsley, 2010-2029

| Year | Median Age |
|-------------|------------|
| 2010 | 33.1 |
| 2020 | 34.4 |
| 2024 | 38.6 |
| 2029 | 40.4 |

Source: BAO Community Profile

HOUSEHOLD MAKEUP

Household makeup, similar to the age pyramid described on the last page, is helpful in planning for public services, infrastructure and housing. Household makeup gives an idea of who is attracted to live in Kingsley. It also provides information on certain public needs. For instance, households consisting of a person 65+ living alone are more vulnerable during extreme heat or winter storm events. Therefore, mapping vulnerable populations is useful in this regard (see note below).

Household size has implications for what housing types the Village should pursue for development. For example, a community with a high percentage of people living alone may call for more lofts or 1-bedroom apartments. In contrast a community with many family households would demand more single-family detached units.

From Table 1-3, one can see that around a quarter (27.2%) of Kingsley's households consist of either married or cohabitating couple households with children. Around 28 percent of householders are living alone. The village has an estimated 54 householders over the age of 64 living alone, the vast majority of these female.

The average household size in Kingsley has remained relatively stable since the year 2000. It has decreased only slightly, from 2.90 in 2000 to 2.61 in 2020.

THE 2022 GRAND TRAVERSE COUNTY NATURAL HAZARDS MITIGATION PLAN MAPS AND DESCRIBES THE AREA'S VULNERABLE POPULATIONS. THESE INCLUDE THE ECONOMICALLY DISADVANTAGED, ELDERLY, HOMELESS, AND PERSONS WITH A DISABILITY.

Table 1-3. Household Composition, Kingsley, 2020

| Total | 554 | 100% |
|--|-----|-------|
| Married Couple Households | 254 | 45.8% |
| With Own Children <18 | 121 | 21.8% |
| Without Own Children <18 | 133 | 24.0% |
| Cohabitating Couple Households | 60 | 10.8% |
| With Own Children <18 | 30 | 5.4% |
| Without Own Children <18 | 30 | 5.4% |
| Male Householder, No Spouse/ Partner | 94 | 17.0% |
| Living Alone | 66 | 11.9% |
| 65 Years and over | 12 | 2.2% |
| With Own Children <18 | 6 | 1.1% |
| Without Own Children <18, With Relatives | 12 | 2.2% |
| No Relatives Present | 10 | 1.8% |
| Female Householder, No Spouse/ Partner | 146 | 26.4% |
| Living Alone | 90 | 16.2% |
| 65 Years and over | 42 | 7.6% |
| With Own Children <18 | 23 | 4.2% |
| Without Own Children <18, With Relatives | 23 | 4.2% |
| No Relatives Present | 10 | 1.8% |

Source: Business Analyst Online 2020 Census Profile, U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Table 1-4. Average Household Size, Kingsley

| Year | Total Households | 1 Person | 2 People | 3 People | 4 People | 5 People | 6 People | 7+ People | Average Household Size |
|------|------------------|-------------|-------------|-------------|------------|------------|-----------|-----------|------------------------|
| 2000 | 501 | 95 (19.0%) | 143 (28.5%) | 105 (21.0%) | 79 (15.8%) | 56 (11.1%) | 11 (2.2%) | 12 (2.4%) | 2.90 |
| 2010 | 519 | 111 (21.4%) | 158 (30.4%) | 82 (15.8%) | 94 (18.1%) | 49 (9.4%) | 16 (3.1%) | 9 (1.7%) | 2.82 |
| 2020 | 554 | 156 (28.2%) | 168 (30.3%) | 78 (14.1%) | 76 (13.5%) | 39 (7.0%) | 23 (4.2%) | 15 (2.7%) | 2.61 |

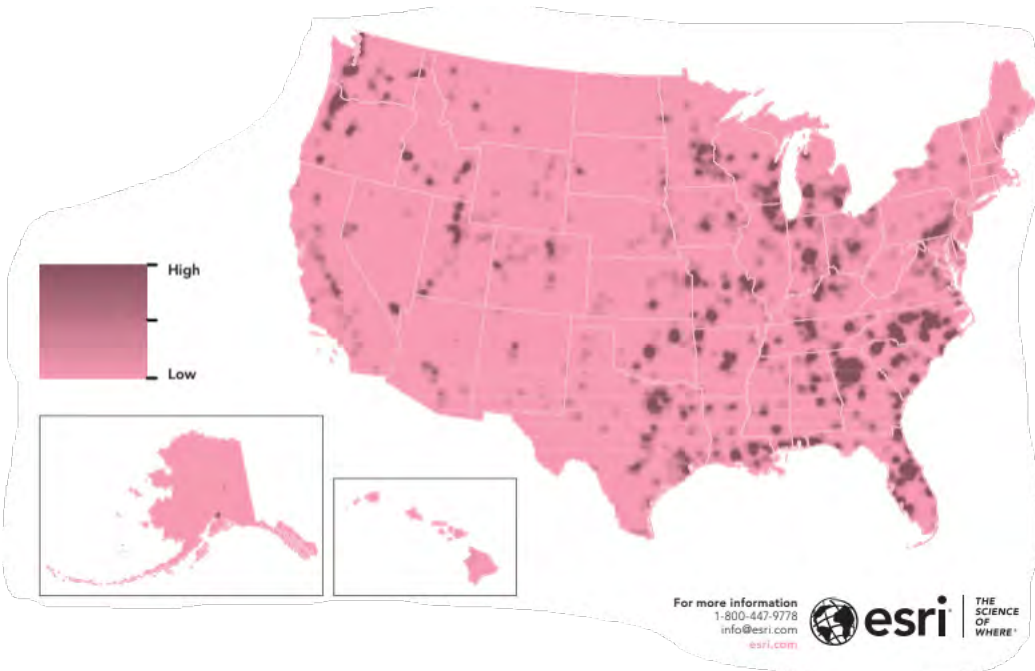
Source: U.S. Decennial Census - 2000, 2010, 2020

TAPESTRY SEGMENTATIONS

One useful tool for understanding broad brush stroke demographic profiles in a community is Esri's tapestry segmentations. The renowned mapping company uses a proprietary analysis of U.S. Census data and various other data points to provide a market profile of a particular area. Each of these profile types are called "tapestry segments", which are grouped within "LifeMode Groups". Kingsley falls within the Family Landscapes LifeMode Group and the Middleburg tapestry segment.

Each of these categorical analyses are defined on this page. Figure 1-2 shows where these populations are clustered across the U.S. As one can see, the Middleburg tapestry is represented strongly in metro Detroit, metro Grand Rapids and Grand Traverse County, within Michigan. While this analysis doesn't tell everything one would need to know about Kingsley, it does broadly help in understanding the area's main demographic, along with its homeownership rates, lifestyle preferences and spending traits.

Figure 1-2. Middleburg Tapestry Population Density



"MIDDLEBURG NEIGHBORHOODS TRANSFORMED FROM THE EASY PACE OF COUNTRY LIVING TO SEMIRURAL SUBDIVISIONS IN THE LAST DECADE, AS THE HOUSING BOOM SPREAD BEYOND LARGE METROPOLITAN CITIES. RESIDENTS ARE TRADITIONAL, FAMILY-ORIENTED CONSUMERS. STILL MORE COUNTRY THAN ROCK AND ROLL, THEY ARE THRIFTY BUT WILLING TO CARRY SOME DEBT AND ARE ALREADY INVESTING IN THEIR FUTURES. THEY RELY ON THEIR SMARTPHONES AND MOBILE DEVICES TO STAY IN TOUCH AND PRIDE THEMSELVES ON THEIR EXPERTISE. THEY PREFER TO BUY AMERICAN AND TRAVEL IN THE U.S. THIS MARKET IS YOUNGER BUT GROWING IN SIZE AND ASSETS."

FAMILY LIFESTYLE LIFEMODE GROUP: KEY TRAITS

- Successful young families in their first homes.
- Prosperous married-couple families, residing in suburban or semirural areas with a low vacancy rate (second lowest).
- Homeowners (79%) with mortgages (second-highest %), living in newer single-family homes, with median home value slightly higher than the U.S. median value.
- Two workers in the family, contributing to the second-highest labor force participation rate, as well as low unemployment.
- Do-it-yourself types who work on home improvement projects as well as their lawns and gardens.
- Sports enthusiasts, typically owning newer sedans or SUVs, dogs, and savings accounts/plans, who are comfortable with the latest technology.
- Eat out frequently at fast food or family restaurants to accommodate their busy lifestyle.
- Especially enjoy bowling, swimming, playing golf, playing video games, and taking trips to a zoo or theme park.

Source: <https://doc.arcgis.com/en/esri-demographics/latest/esri-demographics/tapestry-segmentation.htm>

SCHOOL ENROLLMENT & EDUCATION LEVELS

ENROLLMENT TRENDS IN KINGSLEY AREA SCHOOLS

Education is an important and sometimes overlooked factor in the development of a community. In addition to housing, jobs and entertainment, the quality of an area's educational opportunities can be the determining variable in whether or not a household locates or stays in a particular place.

In addition, the populace's educational attainment can play a role in which businesses or industries choose one community over another. A tech company, for example, will likely locate close to a research university from which it can recruit talent. Higher educational attainment, broadly speaking, is also correlated with higher wages.

The Village of Kingsley is served by Kingsley Area Schools. The district features an elementary, middle and high school, all located within the village boundaries. Figure 1-3 shows enrollment rates at each school over the past 10 years. The school district has seen very stable enrollment over this time period, maintaining around 1400-1500 students.

EDUCATIONAL ATTAINMENT

Kingsley's education levels favor well compared to state averages. Kingsley and the state have nearly the exact same number of those age 25+ with at least a high school diploma, around 93 percent (Figure 1-4).

Approximately one third of Kingsley residents have an associate degree or higher. One data point not captured by the U.S. Census, that the Village may seek to quantify is the number of residents with a professional or trades certification.

Figure 1-3. Kingsley Area Schools Enrollment, 2014-2024

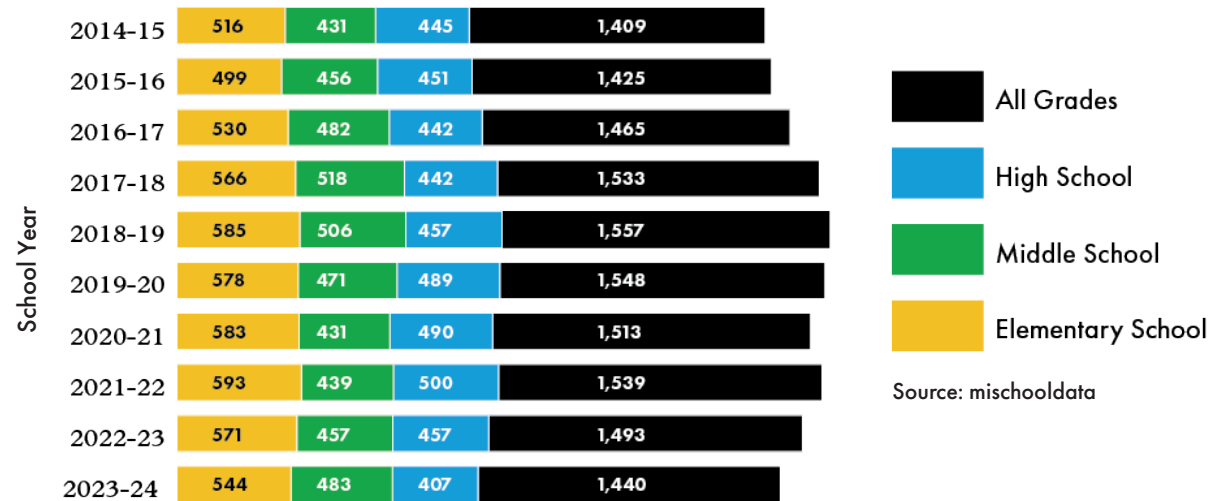
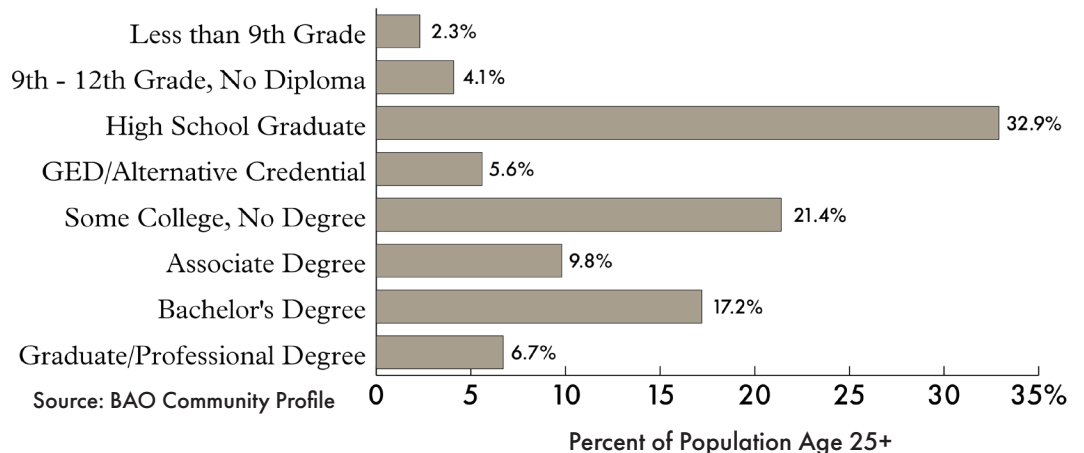


Figure 1-4. 2024 Population 25+ by Educational Attainment, Kingsley





Chapter 2

Local Economy

BUSINESSES, EMPLOYEES AND KINGSLEY'S ECONOMY

One of the pillars of a community's success, the local economy is an important component to understand. This chapter describes various aspects of Kingsley and the wider Grand Traverse County area's jobs, industries, incomes, employment and flow of wages. Similar to other chapters in this plan, the purpose is to evaluate where Kingsley is currently in order to plan for a successful future.

Data point to most (86%) of the village's residents working in Grand Traverse County (ACS 5-year estimates), with a reasonable assumption that the vast majority commute to Traverse City for work.

The largest industry employers for Kingsley residents are Retail Trade, Manufacturing and Healthcare/Social Assistance. While the village currently relies heavily on nearby Traverse City for employment, the growth of the county and region as a whole presents opportunities to attract businesses within the village's boundaries.

BUSINESSES IN THE VILLAGE

While much of this chapter discusses the working age population in Kingsley and the industries in which they are employed, it is also important to know who works at businesses in the village itself.

The Esri Business Locator Report for the Village of Kingsley indicates there are a total of 91 businesses in the village, accounting for 673 employees and generating \$49,153,000 in sales in 2024. Please note that the report includes ATM's meaning the total number of actual employers is less.

The employee/population ratio is estimated at 46.13 employees per 100 residents. The Kingsley Area School District hosts the greatest number of employees (150) in the village. A full report listing the business names, types, number of employees, and sales is included in Appendix A.

THE FLOW OF WORKERS AND WAGES

COMMUTING WORKERS

Commutes can tell a lot about the local economy. Primarily, it is helpful to know if people are finding work nearby or if they have to travel a substantial distance. Are wages earned locally, thereby helping tax revenue, or are they earned in another county? If people have to travel for work, is there public transportation to make up for the potential temporary loss of a personal vehicle? While data often cannot answer these questions in great depth, it can help form some helpful initial assumptions.

According to 2023 ACS 5-year estimates, the mean travel time to work for Village of Kingsley residents is 25.8 minutes. It is worth noting that this is the exact amount of time needed to drive from Kingsley to downtown Traverse City, though certainly there are residents commuting to more rural areas and other population centers such as Cadillac.

An estimated 5.8 percent of working residents travel an hour or more to reach their workplace and 7.5 percent have less than a 15 minute commute.

The vast majority (86.6% shown in Table 2-2) of Kingsley residents work in Grand Traverse County. An estimated 579 out of 650 people drive a personal vehicle to their place of employment, while just under 10 percent work from home (Table 2-3).

Table 2-4 and Figure 2-1 show the inflow and outflow of wages in Grand Traverse

Table 2-1. Estimated
Travel Time to Work

| | Estimate |
|----------------------|----------|
| Less than 10 minutes | 5.6% |
| 10 to 14 minutes | 1.9% |
| 15 to 19 minutes | 21.1% |
| 20 to 24 minutes | 20.6% |
| 25 to 29 minutes | 13.6% |
| 30 to 34 minutes | 21.5% |
| 35 to 44 minutes | 8.0% |
| 45 to 59 minutes | 1.9% |
| 60 or more minutes | 5.8% |

County. One can see from the data that Grand Traverse County imports more workers from other counties than it exports. Grand Traverse County residents working in other counties earned \$297.71 million in 2022 compared to \$854.5 million earned by Grand Traverse County workers who live outside of the county.

This largely implies and is supported anecdotally that 1) Grand Traverse County is a hub for jobs and 2) the county lacks the housing needed to accommodate its workforce, as many workers are traveling from neighboring communities for work. In addition, we know that many people in northwest Michigan prefer to live in more rural townships and villages even though their work is in the city.

Table 2-2. Place of Work

| | Estimate |
|------------------------------------|----------|
| Worked in state of residence | 100.0% |
| Worked in county of residence | 86.6% |
| Worked outside county of residence | 13.4% |
| Worked outside state of residence | 0.0% |

Table 2-3. Means of
Transportation to Work

| | Estimate |
|---|----------|
| Total | 650 |
| Car, truck, or van | 579 |
| Drove alone | 529 |
| Carpooled | 50 |
| Public transportation (excluding taxicab) | 0 |
| Walked | 5 |
| Bicycle | 3 |
| Taxicab, motorcycle, or other means | 0 |
| Worked from home | 63 |

Source for Tables [...]: 2023 ACS 5-year estimates for the Village of Kingsley

INFLOW-OUTFLOW OF WAGES REFERS TO THE DIFFERENCE BETWEEN WAGES EARNED BY PEOPLE WHO WORK IN GRAND TRAVERSE COUNTY BUT LIVE ELSEWHERE AND PEOPLE WHO LIVE IN GRAND TRAVERSE COUNTY BUT WORK ELSEWHERE.

INFLOW IS THE MONEY EARNED BY RESIDENTS WHO WORK OUTSIDE OF THE COUNTY.

OUTFLOW IS THE MONEY EARNED AT JOBS WITHIN THE COUNTY BY PEOPLE LIVING OUTSIDE THE COUNTY.

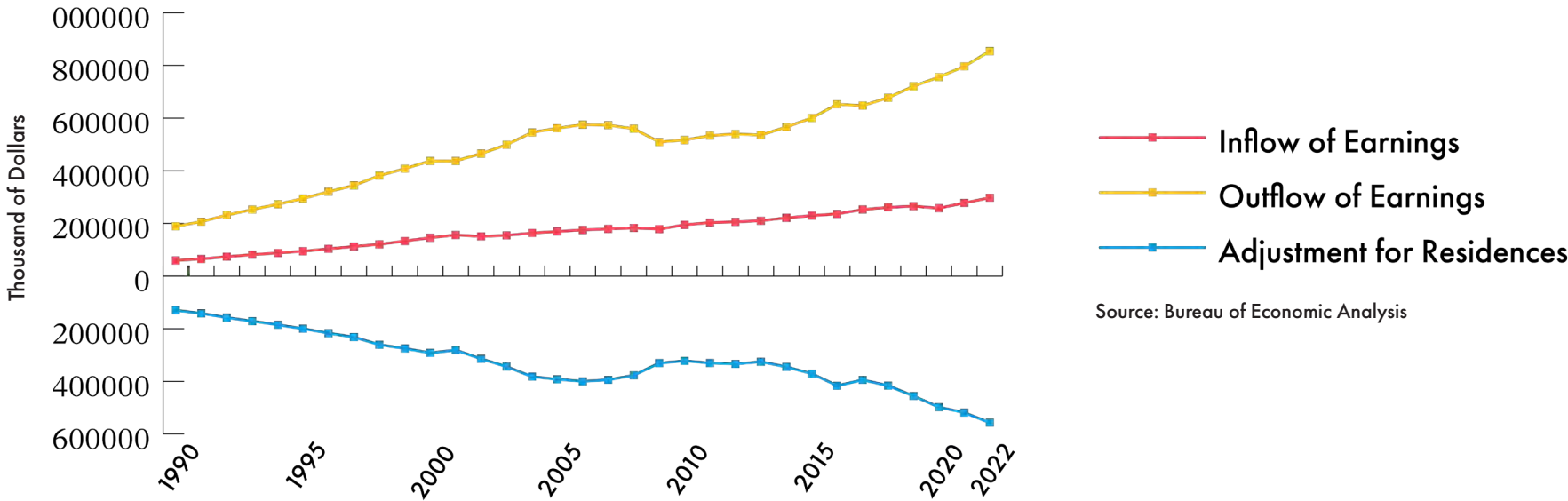
NET RESIDENCE ADJUSTMENT IS THE RESULT OF SUBTRACTING GROSS EARNINGS OUTFLOW FROM GROSS EARNINGS INFLOW.

Table 2-4. Gross Flow of Earnings (Thousands of Dollars), Grand Traverse County

| Description | 2022 |
|--------------------------|----------|
| Inflow of Earnings | 297,710 |
| Outflow of Earnings | 854,515 |
| Adjustment for Residence | -556,805 |

Source: U.S. Bureau of Economic Analysis, "CAINC91 Gross flow of earnings" (accessed January 16, 2025).

Figure 2-1. Inflow-Outflow of Wages, Grand Traverse County, 1990-2022



LABOR FORCE PARTICIPATION & ECONOMIC DEPENDENCY

LABOR FORCE PARTICIPATION BY AGE

Labor force participation provides indications for how many people, and in which age categories, are contributing to the local economy. While there is no ideal labor force participation rate, the data helps to tell the story of the community. For example, an area with a high number of retirees will have fewer people working than a community made up primarily of young professionals.

Other places may have a large number of working age people not participating, and then a question should be asked as to what is happening there. Is it because there is a high number of stay-at-home spouses? Is there a prison in the community? Or is the job market so poor that the unemployment rate no longer accounts for many of those without a job?

Kingsley seems not to be dealing with any of these hypotheticals. According to Esri Business Analyst Online, the Village of Kingsley has a low unemployment rate of 3.9 percent. Remember, a zero

percent unemployment rate isn't the goal, as it also accounts for people changing jobs or careers, and those relocating to the area to find work. Just 33 people age 16+ are estimated as unemployed. The village's labor force participation rate for those aged 16+ is robust at 74 percent, which exceeds Michigan's rate of 62.8 percent. This number is calculated by adding the employed and unemployed population and dividing by the total population. This helps account for those who are choosing not to, or are unable to, participate in the workforce.

Those aged 25-54 have the highest labor force participation rate at 91 percent (compared to the state's rate of 84.4%), followed by those aged 55-64 (77.8%). Both of these high rates are ideal for these groups as they are traditionally the prime income earning ages over a person's lifetime.

Table 2-5. Labor Force Participation by Age Group

| Age Group | Population | Employed | Unemployed | Unemployment Rate | Labor Force Participation Rate |
|----------------|------------|----------|------------|-------------------|--------------------------------|
| 16+ | 1,153 | 820 | 33 | 3.9% | 74.0% |
| 16-24 | 166 | 97 | 24 | 19.8% | 72.9% |
| 25-54 | 587 | 525 | 9 | 1.7% | 91.0% |
| 55-64 | 198 | 154 | 0 | 0.0% | 77.8% |
| 65+ | 202 | 44 | 0 | 0.0% | 21.8% |
| Male Age 16+ | 606 | 495 | 16 | 3.1% | 84.3% |
| Female Age 16+ | 547 | 336 | 7 | 2.0% | 62.7% |

Source: BAO Civilian Labor Force Profile

ECONOMIC DEPENDENCY RATIO

The economic dependency ratio (EDR) is a measure of how many people are working compared to those who are not. It is calculated by dividing the number of employed people by the total population and multiplying the result by 100. While there is no ideal ratio, the result can help to understand if the community has a high labor force participation rate, many child dependents, or is perhaps a retirement community with many non-participating senior citizens.

In the U.S., the EDR is 101.9, or 101.9 dependents for every 100 workers. In the Village of Kingsley, there are just 77.9 dependents for every 100 workers.

Of these, 19.3:100 are seniors age 65+, and 37.3:100 are children under age 16. When compared to the state of Michigan, the village has fewer senior and working-age dependents per working age adult, but about the same ratio of children per working adults. This reflects the village’s relatively young population as described in Chapter 1.

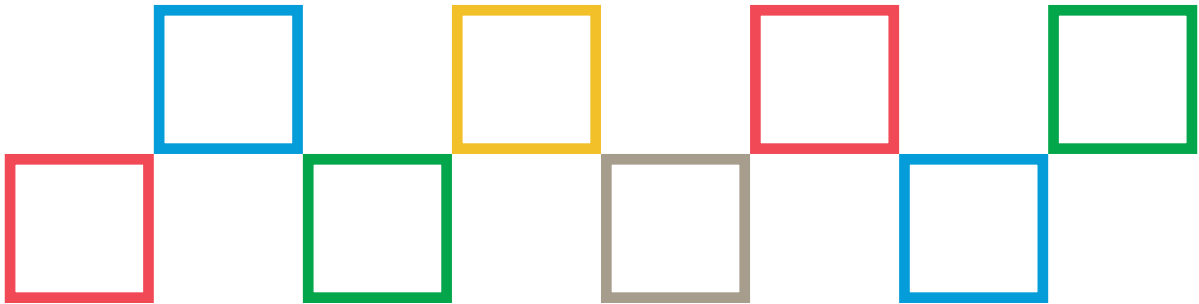
About 53 percent of the population is aged 25-64, the prime working years of an adult. Only 12 percent of the population is aged 65 or older according to the most recent U.S. Census.

“THE CONCEPT OF DEPENDENCY IS CRITICAL TO UNDERSTANDING A POPULATION AS THE AGE STRUCTURE AND LABOR FORCE CONDITIONS SHIFT WITHIN IT. HIGH LEVELS OF DEPENDENCY CAN INDICATE AN IMBALANCE AND POTENTIALLY A NEED FOR RESOURCES TO ACCOMMODATE THE LARGE PROPORTION OF DEPENDENTS.”
-ESRI METHODOLOGY STATEMENT:2024/2029
ESRI DEPENDENCY RATIOS

Table 2-6. Economic Dependency Ratio by Age

| | Kingsley | Michigan |
|---------------------|----------|----------|
| Total | 77.9 | 102.7 |
| Child (<16) | 37.3 | 37.2 |
| Working-Age (16-64) | 21.3 | 32.8 |
| Senior (65+) | 19.3 | 32.7 |

Source: BAO Civilian Labor Force Profile

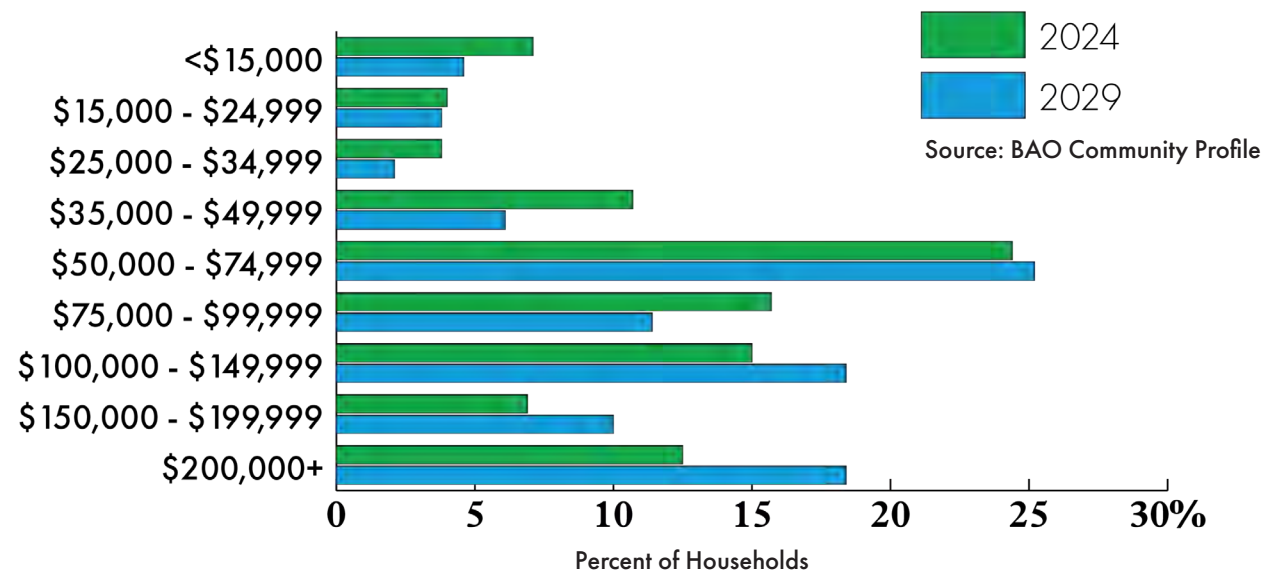


HOUSEHOLD INCOME

Household income can be a telling statistic. However, knowing how much households earn provides nothing critical when factors such as the cost of housing, transportation and childcare are excluded from the analysis. Therefore, this section considers household income in relation to relative household insecurity, as defined by the United Way. This is described in more detail on the next page, but first let's take a look at households by income in Kingsley.

The median household income in the Village of Kingsley in 2023 is estimated to be \$65,714 (2023 ACS 5-year estimates). Figure 2-2 (below) shows that nearly 25 percent of the village's households are in the \$50,000 to \$74,999 income range in 2024, and about half of the village households have incomes exceeding \$75,000.

Table 2-2. Households by Income, Village of Kingsley, 2024 and 2029 Projections



ALICE POPULATION

The report *ALICE in the Crosscurrents: An Update on Financial Hardship in Michigan* (2022) was completed by the Michigan Association of United Ways in partnership with United for ALICE, a driver of innovative research and action around financial hardship for ALICE households.

The ALICE population (Asset Limited, Income Constrained, Employed) are households that do not meet the criteria to be considered “impoverished” by the U.S. Census Bureau, but nonetheless are in a financial situation defined by insecurity. One can think of ALICE households as those where, although the householder is working, they are living paycheck to paycheck. One unforeseen emergency can be disastrous.

Table 2-7 shows the estimated population for the communities in Grand Traverse County that are living below the ALICE threshold (poverty-level and ALICE households combined).

Of the estimated 514 households in the Village of Kingsley, 226 of those (44%) are living below the ALICE threshold, with 18 percent living below the poverty line (Figure 2-3). This is the second highest ALICE rate in the county, behind only Garfield Charter Township.

Figure 2-3. ALICE Households, Kingsley, 2022

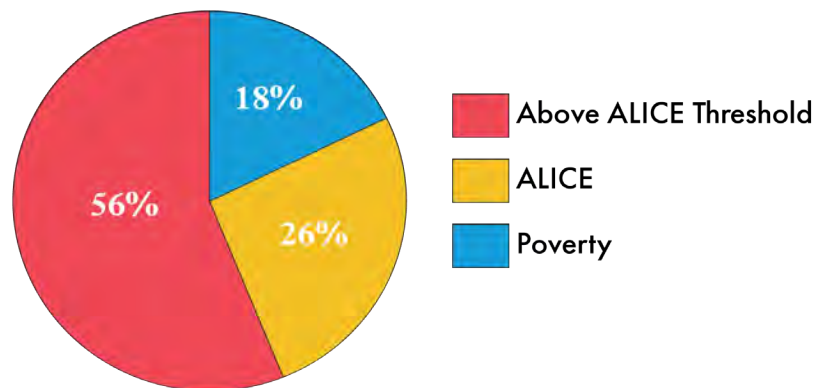


Table 2-7. Households in Grand Traverse County Communities Living Below the ALICE Threshold

| Community Name | Total Households | Households Below ALICE Threshold | |
|---------------------------|------------------|----------------------------------|------------|
| | | % | # |
| Garfield Charter Township | 8,447 | 45 | 3,801 |
| City of Traverse City | 7,015 | 40 | 2,806 |
| East Bay Township | 4,980 | 31 | 1,544 |
| Blair Township | 3,264 | 37 | 1,208 |
| Green Lake Township | 2,501 | 37 | 925 |
| Long Lake Township | 3,677 | 24 | 882 |
| Peninsula Township | 2,649 | 25 | 662 |
| Paradise Township | 1,456 | 32 | 466 |
| Acme Township | 1,650 | 17 | 281 |
| Fife Lake Township | 579 | 41 | 237 |
| Mayfield Township | 618 | 38 | 235 |
| Whitewater Township | 1,046 | 22 | 230 |
| Kingsley Village | 514 | 44 | 226 |
| Grant Township | 430 | 29 | 125 |
| Grawn CDP | 309 | 36 | 111 |
| Chums Corner CDP | 337 | 31 | 104 |
| Interlochen CDP | 219 | 36 | 79 |
| Union Township | 260 | 23 | 60 |
| Fife Lake Village | 142 | 40 | 57 |

Source: American Community Survey, 2022; ALICE Threshold, 2022; <https://unitedforalice.org/county-reports/michigan> Notes: CDP means Census-Designated Place.

WHERE KINGSLEY RESIDENTS WORK

EMPLOYMENT BY INDUSTRY

Table 2-8 on the next page provides a count and proportion breakdown of employment by industry for employed Village of Kingsley residents age 16+ (820 persons). The highest proportion of village residents are employed in Retail Trade (15%) and Manufacturing (15%), followed by Healthcare/Social Assistance (12.1%) and Construction (11.7%). An estimated combined 14.3 percent of the village's employed community members work in Arts/Entertainment/Recreation, Accommodation/Food Services or Other Services (Excluding Public) industries.

These estimates make sense when considering Kingsley's close geographic proximity to Traverse City, which has concentrated health care and tourism industries.

By categorizing in terms of occupation, 46.8 percent of village residents work in "white collar" jobs, 34.6 percent work in "blue collar" jobs, and 18.5 percent work in "service" jobs (see Appendix B for employment by occupation).

LOCATION QUOTIENTS

The location quotient (LQ) analysis is a measure of how concentrated an industry is in the local economy compared to the same industry nationally. Knowing the LQ score for various industries can help the Village of Kingsley to: 1) determine which industries make the local economy unique, 2) identify which industries the locality is likely exporting (drawing customers from other places), 3) identify emerging export industries that are starting to bring economic activity into the local market, and 4) identify export industries that have the potential to threaten the region's economic base (think Detroit and its high reliance on the automotive industry).

A score of 1.0 means that the concentration of that industry in the village is equal to the concentration of that industry in the entire U.S. Industries with a score higher than 1.0 can help determine what makes the local economy unique. However, it's also important

to consider the LQ score in conjunction with the number of establishments, employees and wages to comprehend how important that industry actually is to the local economic base.

Ideally, communities have many industries making up the economic base, or many industries with a LQ score higher than 1.

Kingsley Village residents are employed 3.64 times more in Agriculture/Forestry/Fishing than the U.S. average, 2.89 times more in Real Estate/Rental/Leasing, 1.67 times more in Other Services (Excluding Public), 1.64 times more in Construction and 1.50 times more in Manufacturing. This represents a range of industry and occupation types. This signifies that although the region relies heavily on tourism, there are various other employment bases as well.

$$\text{LOCATION QUOTIENT} = \frac{\text{LOCAL INDUSTRY EMPLOYMENT} / \text{TOTAL LOCAL EMPLOYMENT}}{(\text{NATIONAL INDUSTRY EMPLOYMENT} / \text{TOTAL NATIONAL EMPLOYMENT})}$$

Table 2-8. Employment & Location Quotient by Industry, Village of Kingsley, 2024

| Industry | Employed | Percent | US Percent | Location Quotient |
|-----------------------------------|----------|---------|------------|-------------------|
| Total | 820 | 100.0% | 100.0% | - |
| Agriculture/Forestry/Fishing | 33 | 4.0% | 1.1% | 3.64 |
| Mining/Quarrying/Oil & Gas | 0 | 0.0% | 0.3% | 0.00 |
| Construction | 93 | 11.3% | 6.9% | 1.64 |
| Manufacturing | 123 | 15.0% | 10.0% | 1.50 |
| Wholesale Trade | 4 | 0.5% | 2.0% | 0.25 |
| Retail Trade | 123 | 15.0% | 10.5% | 1.43 |
| Transportation/Warehousing | 20 | 2.4% | 5.1% | 0.47 |
| Utilities | 1 | 0.1% | 0.9% | 0.11 |
| Information | 4 | 0.5% | 2.0% | 0.25 |
| Finance/Insurance | 14 | 1.7% | 4.8% | 0.35 |
| Real Estate/Rental/Leasing | 43 | 5.2% | 1.8% | 2.89 |
| Professional/Scientific/Tech | 55 | 6.7% | 8.3% | 0.81 |
| Management of Companies | 0 | 0.0% | 0.1% | 0.00 |
| Admin/Support/Waste Management | 20 | 2.4% | 4.3% | 0.56 |
| Educational Services | 49 | 6.0% | 9.1% | 0.66 |
| Health Care/Social Assistance | 99 | 12.1% | 14.1% | 0.86 |
| Arts/Entertainment/Recreation | 6 | 0.7% | 2.3% | 0.30 |
| Accommodation/Food Services | 48 | 5.9% | 6.8% | 0.87 |
| Other Services (Excluding Public) | 63 | 7.7% | 4.6% | 1.67 |
| Public Administration | 22 | 2.7% | 5.0% | 0.54 |

Source: BAO Civilian Labor Force Profile

SHIFT-SHARE ANALYSIS

The shift-share analysis is used to show the growth of industries for a particular area, in this case Grand Traverse County, and how each industry has changed as a proportion of all local employment. Table 2-9 on the next page displays each of the county's major industries, their total employment from 2010-2022, the degree to which that total has changed in the last decade, as well as the percent share of employment that each industry represents and how that has changed over the decade. This data can help to analyze which industries are growing as a proportion of the employment base and which ones are shrinking.

The "level" column tells how many employees there were in each industry for 2010 and 2022. The "share" column gives the percent of the overall employment that the level makes up.

The standardized growth and employment columns show how each industry "should" have grown or declined based on national trends. This data point is useful to determine if a shift in a particular industry

was unique to the locality or if it simply followed national trends. For example, Health Care and Social Assistance in Grand Traverse grew by around 22 percent, which is very close to its standardized growth value. This means that the industry increased as expected, not due to anything in particular that happened at the local level, such as a concerted effort to expand the industry in Grand Traverse.

The industries that grew the most in net employment over the past decade were Health Care and Social Assistance (+2,164), Real Estate and Rental and Leasing (+1,566), Finance and Insurance (+1,453) and Construction (+1,260).

Industries with a higher actual growth than standardized growth are exceeding national trends, while those with an inverse relationship (higher standardized growth) are increasing at a lower than expected rate.

Please also note the data limitations and excluded industries for the county, which are listed below.

Notes for Table 2-9:

1 Share: The percentage share of total employment by industry.

2 Standardized Growth: at the same rate as its counterpart at the national level had each industry grown.

3 Standardized Employment, 2022: The 2022 level of employment in each industry had it grown at the same rate as its counterparts at the national level since 2010.

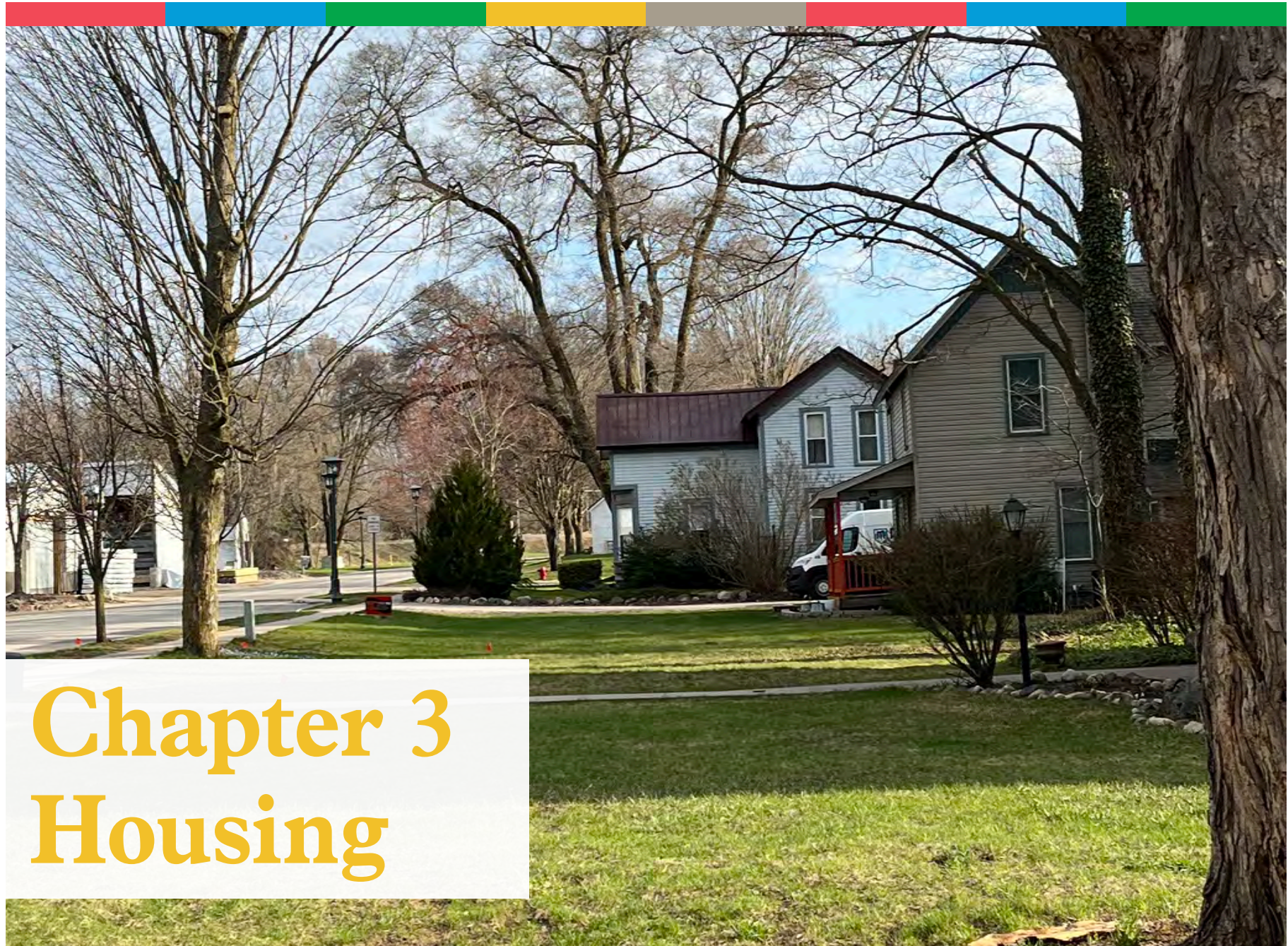
* Percent growth figures may not add due to rounding by a factor of $\pm 0.01\%$

Source: Calculations by the Michigan Regional Economic Analysis Project (MI-REAP) with data provided by the U.S. Department of Commerce, Bureau of Economic Analysis

Table 2-9. Grand Traverse County Shift-Share, 2010-2022

| Major Industry | Employment | | | | Standardized | | | | |
|--|---------------|--------------------|---------------|--------------------|---------------|---------------|---------------------|---------------|-------------------------|
| | 2010 | | 2022 | | Actual Growth | | Growth ² | | Employment ³ |
| | Level | Share ¹ | Level | Share ¹ | Percent | Net | Percent | Net | 2022 |
| Farm Employment | 538 | 0.86 | 528 | 0.71 | -1.86 | -10 | -2.62 | -14 | 524 |
| Forestry, Fishing, and Related Activities | 298 | 0.47 | 366 | 0.49 | 22.82 | 68 | 13.42 | 40 | 338 |
| Mining | 1,740 | 2.77 | 1,079 | 1.46 | -37.99 | -661 | -17.24 | -300 | 1,440 |
| Utilities | 236 | 0.38 | 255 | 0.34 | 8.05 | 19 | 4.02 | 9 | 245 |
| Construction | 3,649 | 5.80 | 4,909 | 6.63 | 34.53 | 1,260 | 35.31 | 1,289 | 4,938 |
| Manufacturing | 4,169 | 6.63 | 5,310 | 7.17 | 27.37 | 1,141 | 11.83 | 493 | 4,662 |
| Wholesale Trade | 1,422 | 2.26 | 1,985 | 2.68 | 39.59 | 563 | 12.25 | 174 | 1,596 |
| Retail Trade | 8,570 | 13.63 | 8,960 | 12.10 | 4.55 | 390 | 11.03 | 946 | 9,516 |
| Transportation and Warehousing | 781 | 1.24 | 1,775 | 2.40 | 127.27 | 994 | 109.90 | 858 | 1,639 |
| Information | 1,146 | 1.82 | 1,216 | 1.64 | 6.11 | 70 | 19.84 | 227 | 1,373 |
| Finance and Insurance | 3,385 | 5.38 | 4,838 | 6.53 | 42.92 | 1,453 | 41.11 | 1,391 | 4,776 |
| Real Estate and Rental and Leasing | 3,089 | 4.91 | 4,655 | 6.28 | 50.70 | 1,566 | 53.84 | 1,663 | 4,752 |
| Professional, Scientific, and Technical Services | 3,925 | 6.24 | 4,490 | 6.06 | 14.39 | 565 | 35.94 | 1,411 | 5,336 |
| Management of Companies and Enterprises | 147 | 0.23 | 245 | 0.33 | 66.67 | 98 | 46.34 | 68 | 215 |
| Administrative and Waste Services | 2,330 | 3.71 | 2,626 | 3.55 | 12.70 | 296 | 25.59 | 596 | 2,926 |
| Educational Services | 846 | 1.35 | 1,084 | 1.46 | 28.13 | 238 | 19.28 | 163 | 1,009 |
| Health Care and Social Assistance | 9,536 | 15.17 | 11,700 | 15.80 | 22.69 | 2,164 | 23.39 | 2,231 | 11,767 |
| Arts, Entertainment, and Recreation | 1,488 | 2.37 | 1,658 | 2.24 | 11.42 | 170 | 17.72 | 264 | 1,752 |
| Accommodation and Food Services | 5,350 | 8.51 | 6,373 | 8.60 | 19.12 | 1,023 | 23.17 | 1,240 | 6,590 |
| Other Services (except Public Administration) | 3,065 | 4.88 | 3,872 | 5.23 | 26.33 | 807 | 19.19 | 588 | 3,653 |
| Federal Civilian | 576 | 0.92 | 531 | 0.72 | -7.81 | -45 | -3.79 | -22 | 554 |
| Military | 295 | 0.47 | 267 | 0.36 | -9.49 | -28 | -11.00 | -32 | 263 |
| State Government | 939 | 1.49 | 739 | 1.00 | -21.30 | -200 | -1.11 | -10 | 929 |
| Local Government | 5,341 | 8.50 | 4,611 | 6.23 | -13.67 | -730 | -0.49 | -26 | 5,315 |
| Total Employment | 62,861 | 100.00 | 74,072 | 100.00 | 17.83 | 11,211 | 21.07 | 13,247 | 76,108 |

Source: Michigan Regional Economic Analysis Project



Chapter 3 Housing



HOUSING: CONTEXT FOR KINGSLEY

A POSITIVE HOUSING FUTURE

Perhaps just as critical as jobs, housing is one of the most important factors to consider when observing the present and planning for the future. It is no secret that nationally, statewide and in the northwest lower Michigan region there is a shortage of housing. As will be discussed in this chapter, it is not just a shortage in affordable housing. Communities lack housing at all price points. In addition, most communities only offer single-family detached units. While this is certainly the main preference nationwide and in Kingsley, varying lifestyles and housing preferences call for more flexibility for builders.

This chapter describes Kingsley's housing stock, from its physical characteristics to the effects of the region's tourism economy on housing availability and pressures for more short-term rentals. As the village moves forward, and as reflected in the public input, the community will seek to accommodate housing while striving to maintain its small-town rural feel.

PHYSICAL CHARACTERISTICS

YEAR OF CONSTRUCTION

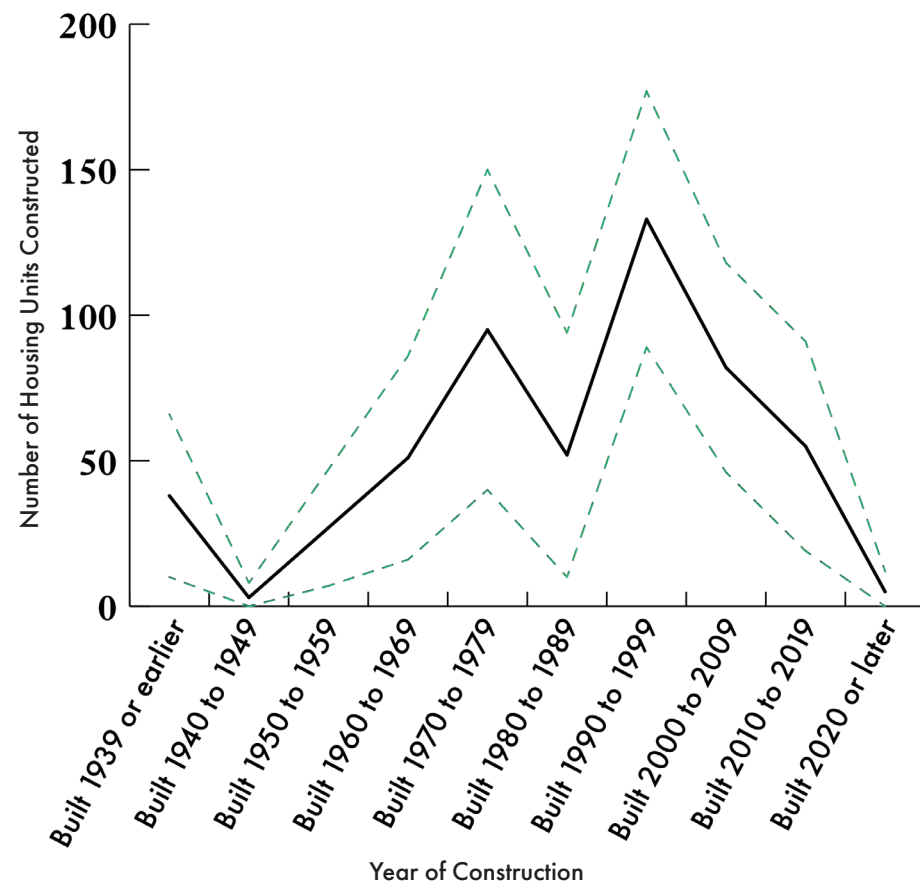
To begin with analyzing Kingsley's housing stock, we first take a look at its physical characteristics, including year of construction and housing unit features.

Year of construction is important for various reasons. The age of the housing stock can, at times, provide inferences on its existing conditions. For instance, homes built before the mid-1970's may hold more health concerns such as lead paint, asbestos, etc. In addition, some prospective buyers prefer newer builds because of increased energy efficiency, lower repair costs and the tendency for older homes to not meet current building code standards.

In contrast, older homes also frequently have more significant architectural features and were often built using higher quality materials. As one can see in Figure 3-1, around a quarter of the village's houses were built during the 1970's, a decade that emphasized natural materials and thoughtful layouts.

A combination of high demand for housing, code enforcement and high homeownership rates means that Kingsley's housing stock is in relatively good condition as of 2025.

Figure 3-1. Housing Units by Year of Construction, Kingsley



Source: 2023 ACS 5-Year Estimates

Data Note: Green dashed line shows margin of error

HOUSING FEATURES

Housing features can tell a lot about the lifestyle preferences held by community members, as well as the current density of residential neighborhoods. They can also point to deficiencies in, for example, generational population shifts. As mentioned in Chapter 1, Kingsley is primarily attracting and retaining families. Traditionally, this demographic has sought single-family detached units. This is especially true in northwest lower Michigan.

Shown in Table 3-1, the vast majority (95.8%) of Kingsley's housing stock is either single-family detached (66.4%) or Mobile Home (29.4%). Additionally, around half (46.0%) of all housing units have 3 bedrooms. In other words, the housing stock in Kingsley is matching overarching demographic preferences, additionally confirmed by the public input results.

However, in order to increase housing availability through added density and to account for other demographic groups such as senior citizens and young professionals, there are additional housing types that the village will seek to accommodate through zoning updates. This is discussed further in this chapter and in the Zoning Plan later in this Master Plan.

Options would include Triplexes, Townhouses and Accessory Dwelling Units by-right in certain areas, as well as mixed use developments in the village's downtown.

Table 3-1. Housing Unit Characteristics, Kingsley

| | Estimate | Margin of Error | Percent of All Housing Units | Percent Margin of Error |
|------------------------|----------|-----------------|------------------------------|-------------------------|
| Total Housing Units | 541 | ±115 | 100% | N/A |
| Occupied housing units | 514 | ±108 | 95.0% | ±4.2 |
| UNITS IN STRUCTURE | | | | |
| 1, detached | 359 | ±79 | 66.4% | ±8.5 |
| 1, attached | 4 | ±8 | 0.7% | ±1.4 |
| 2 units | 0 | ±11 | 0.0% | ±5.0 |
| 3 or 4 units | 0 | ±11 | 0.0% | ±5.0 |
| 5 to 9 units | 15 | ±20 | 2.8% | ±3.6 |
| 10 or 19 units | 4 | ±6 | 0.7% | ±1.1 |
| 20 or more units | 0 | ±11 | 0.0% | ±5.0 |
| Mobile home | 159 | ±62 | 29.4% | ±8.2 |
| Boat, RV, van, etc. | 0 | ±11 | 0.0% | ±5.0 |
| BEDROOMS | | | | |
| No bedroom | 0 | ±11 | 0.0% | ±5.0 |
| 1 bedroom | 22 | ±22 | 4.1% | ±3.9 |
| 2 bedrooms | 149 | ±67 | 27.5% | ±9.2 |
| 3 bedrooms | 249 | ±68 | 46.0% | ±9.9 |
| 4 bedrooms | 118 | ±49 | 21.8% | ±8.3 |
| 5 or more bedrooms | 3 | ±5 | 0.6% | ±0.9 |

Source: 2023 ACS 5-Year Estimates

HOUSING NEEDS ASSESSMENT

HIGH DEMAND, LOW SUPPLY

It is fairly well-known that there is a housing shortage throughout northwest lower Michigan, and especially in Grand Traverse County. While a housing shortage is better than a pronounced decline in demand, there are still impacts that cannot be ignored. This section relies primarily on the *Housing Needs Assessment, Northern Michigan, 2023* by Bowen National Research.

One drawback of the housing shortage is that many households are cost burdened by rent and mortgage prices. "Cost burdened" refers to households spending 30 percent or more of income on housing costs, while those spending 50 percent are considered "severely cost burdened". This has negative social and economic impacts on communities. Intuitively speaking, cost burdened households likely have less time to civically engage, volunteer and participate in local matters.

In addition, more money spent on housing means less money available for leisure, services and other goods, thereby affecting local businesses.

Table 3-2 (below) shows the percent of Grand Traverse County residents who are cost burdened by housing. While the median home value in Grand Traverse is \$263,652, the median household income is just \$69,310. Roughly 49 percent of renters and 20 percent of homeowners are spending more than 30 percent of income on housing. Additionally, nearly 25 percent of renters and 7 percent of homeowners spend 50 percent on housing.

Additional housing stock to keep up with increased demand would help to price more people into the market and reduce cost burdens.

Table 3-2. Household Income, Housing Costs & Affordability

| | Median Household Income | Estimated Median Home Value | Average Gross Rent | Share of Cost Burdened Households* | | Share of Severe Cost Burdened Households** | |
|------------------------------|-------------------------|-----------------------------|--------------------|------------------------------------|-------|--|-------|
| | | | | Renter | Owner | Renter | Owner |
| Grand Traverse County | \$69,310 | \$263,652 | \$1,011 | 48.7% | 20.3% | 24.5% | 7.0% |
| Region | \$63,085 | \$209,788 | \$888 | 43.3% | 20.4% | 20.0% | 7.7% |
| Michigan | \$65,507 | \$204,371 | \$968 | 44.9% | 18.8% | 23.1% | 7.4% |

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

* Paying more than 30% of income toward housing costs

** Paying more than 50% of income toward housing costs

Table found in Housing Needs Assessment: Northern Michigan. 2023. Bowen National Research.

HOW MANY MORE UNITS ARE NEEDED

Table 3-3 shows the methodology used to state how many more housing units are needed at various price points to meet current demand in Grand Traverse County. Ideally, communities have 2 to 3 percent of their housing stock vacant at any given time in order to allow people to move into a different home, or to allow a household to move into the community.

It is also important to have housing available at various price points. People need to be able to upscale or downsize depending on what stage of life they are in. As of 2023, Grand Traverse County needs an additional 7,792 housing units.

We include the Grand Traverse County data before narrowing down to Kingsley/Paradise to emphasize the following points:

- Grand Traverse County needs thousands more housing units overall
- Most of these new units are likely to be sited inland rather than along the coastlines of Peninsula Township, Acme or Long Lake
- Therefore, development pressure will be exacerbated in places like Kingsley/Paradise where farmland and open spaces allow for larger, lower cost development opportunities

Table 3-3. For-Sale Housing Units Needed, Grand Traverse County

| For-Sale Housing Gap Estimates (2022-2027) | | | | |
|--|--------------|-----------------------|-----------------------|--------------|
| Percent of Median Income | ≤ 50% | 51% - 80% | 81% - 120% | 121% + |
| Household Income Range | ≤ \$44,950 | \$44,951 - \$71,920 | \$71,921 - \$107,880 | \$107,881 + |
| Price Point | ≤ \$149,833 | \$149,834 - \$239,733 | \$239,734 - \$359,600 | \$359,601 + |
| Household Growth | -1,125 | -377 | 383 | 2,210 |
| Balanced Market* | 183 | 183 | 215 | 200 |
| Replacement Housing** | 557 | 255 | 160 | 98 |
| External Market Support^ | 646 | 593 | 744 | 913 |
| Severe Cost Burdened^^ | 1,278 | 639 | 213 | 0 |
| Step-Down Support | 259 | 256 | 854 | -1,368 |
| Less Pipeline Units | 0 | 165 | 0 | 12 |
| Overall Units Needed | 1,798 | 1,384 | 2,569 | 2,041 |

* Based on Bowen National Research's analysis of for-sale product within county

** Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded

^ Based on Bowen National Research proprietary research and ACS migration patterns for the county

^^ Based on ACS estimates of households paying in excess of 50% of income toward housing costs

Table found in *Housing Needs Assessment: Northern Michigan*. 2023. Bowen National Research.

Table 3-4. Kingsley/Paradise Township Rental Housing Gap Estimates (2022-2027)

| Rental Housing Gap Estimates | | | | |
|---|------------|---------------------|----------------------|-------------|
| Percent of Median Income | ≤ 50% | 51% - 80% | 81% - 120% | 121% + |
| Household Income Range | ≤ \$44,950 | \$44,951 - \$71,920 | \$71,921 - \$107,880 | \$107,881 + |
| Monthly Rent Range | ≤ \$1,123 | \$1,124 - 1,797 | \$1,798 - \$2,697 | \$2,698 + |
| County Housing Gap | 2,358 | 733 | 288 | 190 |
| Submarket Fair Share Ratio | 2.2% | 2.2% | 2.2% | 2.2% |
| Kingsley/Paradise Township Housing Gap | 52 | 16 | 6 | 4 |



Table 3-5. Kingsley/Paradise Township For-Sale Housing Gap Estimates (2022-2027)

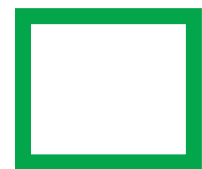
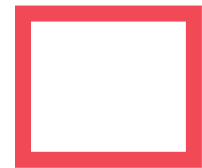
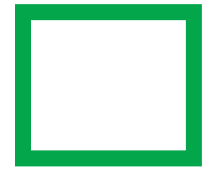
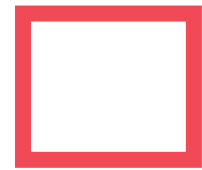
| For-Sale Housing Gap Estimates | | | | |
|---|-------------|-----------------------|-----------------------|-------------|
| Percent of Median Income | ≤ 50% | 51% - 80% | 81% - 120% | 121% + |
| Household Income Range | ≤ \$44,950 | \$44,951 - \$71,920 | \$71,921 - \$107,880 | \$107,881 + |
| Price Point | ≤ \$149,833 | \$149,834 - \$239,733 | \$239,734 - \$359,600 | \$359,601 + |
| County Housing Gap | 1,798 | 1,384 | 2,569 | 2,041 |
| Submarket Fair Share Ratio | 5.1% | 5.1% | 5.1% | 5.1% |
| Kingsley/Paradise Township Housing Gap | 92 | 71 | 131 | 104 |

Source for Tables 3-5 and 3-6: Community Overview & Housing Market Summary: Kingsley/Paradise Township, Michigan. Bowen National Research.

Using the same methodology for Grand Traverse County, Bowen National Research provides a housing needs assessment specific to Kingsley and Paradise Township. This is broken down by rental and for-sale housing, as shown in Tables 3-4 and 3-5, respectively. According to the report, Kingsley/Paradise needs an additional 78 rental units and 398 for-sale housing units.

These numbers, if acted upon, would call for various policy changes to ensure that development is not deleterious to the farm and forest land surrounding the village. In other words, as much of this development should occur within or adjacent to the village, as opposed to the undeveloped areas in Paradise Township. This has implications for potential water and sewer expansions, as well as housing policy updates to the zoning ordinance in Kingsley, discussed further in the plan. One example previously mentioned is to add density in the village by allowing triplexes, ADU's and small apartments by-right in the R-2 residential zoning district.

TOTAL HOUSING UNITS NEEDED IN KINGSLEY/PARADISE: 476



OVERNIGHT POPULATION & SHORT-TERM RENTALS

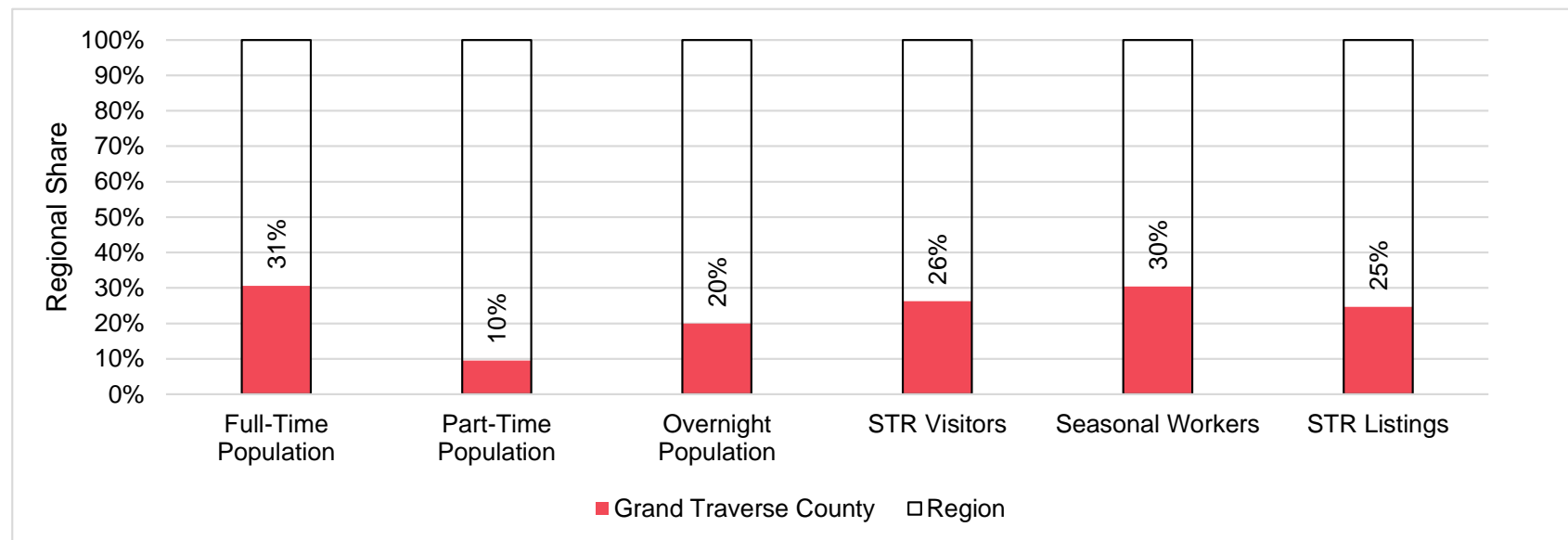
In order to better quantify and categorize the region's overnight population, Networks Northwest and Beckett & Raeder produced the *Northwest Lower Michigan Seasonal Population Study* in 2022. This study looked at each of the 10 counties that make up the region, describing their total monthly population by full-time residents, part-time residents (seasonal) and the overnight population. The overnight population is further broken down by short-term rental users and other traditional accommodations visitors (hotels, inns, etc.). Understandably, the population in all of the 10 counties reached its peak during the summer months, as the part-time and overnight visitors nearly doubled the population in some areas.

Figure 3-2 (below) shows that Grand Traverse County hosts 31 percent of the 10-county region's full-time population and 10 percent of its part-time population. About 26 percent of the region's short-term renters (STR) are in Grand Traverse.

Table 3-6 and Figure 3-3 on the next page show the breakdown of the county's population by month. The population is at its lowest in January (109,934) when it sees just over 13,543 overnight visitors. This number increases by nearly 50 percent in July and August. At its peak (August), Grand Traverse hosts 9,225 part-time residents, 43,199 visitors in accommodations and 13,426 in short-term rentals.

This fluctuation indicates that much of the housing stock is not occupied during the winter months. This can make it increasingly difficult for people seeking a permanent residence in the county, as there is an economic incentive for property owners to list their housing unit as either a STR, or to list it at one price/contract during the off-season and another more expensive contract during the summer months. As will be described in the Public Input chapter, most Kingsley residents would like to see STR's allowed but regulated in some manner within the village.

Figure 3-2. Share of Regional Population, Grand Traverse County

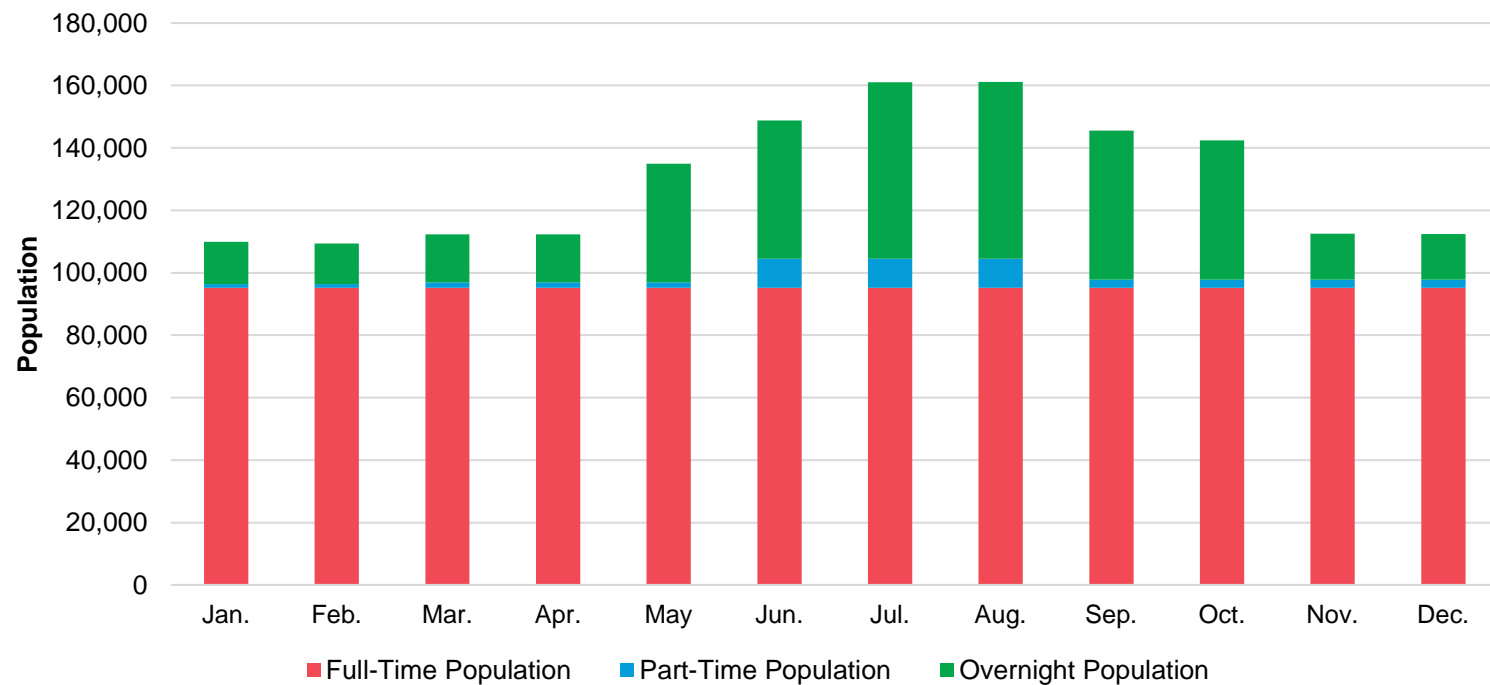


Source: *Seasonal Population Study for Northwest Lower Michigan, 2022*, Networks Northwest and Beckett & Raeder

Table 3-6. Seasonal Population, Grand Traverse County

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Avg. |
|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Full-Time Population | 95,238 | 95,238 | 95,238 | 95,238 | 95,238 | 95,238 | 95,238 | 95,238 | 95,238 | 95,238 | 95,238 | 95,238 | 95,238 |
| Part-Time Population | 1,153 | 1,153 | 1,730 | 1,730 | 1,730 | 9,225 | 9,225 | 9,225 | 2,595 | 2,595 | 2,595 | 2,595 | 3,796 |
| Overnight Population | 13,543 | 13,017 | 13,648 | 15,315 | 37,973 | 44,344 | 56,565 | 56,625 | 47,742 | 44,562 | 14,644 | 14,587 | 31,047 |
| Accommodations | 8,245 | 7,503 | 8,171 | 9,560 | 28,878 | 32,944 | 43,509 | 43,199 | 36,273 | 33,957 | 8,784 | 8,866 | 22,491 |
| Short-term Rentals | 5,298 | 5,514 | 5,478 | 5,755 | 9,095 | 11,400 | 13,056 | 13,426 | 11,469 | 10,605 | 5,860 | 5,722 | 8,556 |
| Total | 109,934 | 109,408 | 110,616 | 112,283 | 134,941 | 148,807 | 161,028 | 161,088 | 145,575 | 142,394 | 112,477 | 112,420 | 130,081 |

Figure 3-3. Seasonal Population, Grand Traverse County

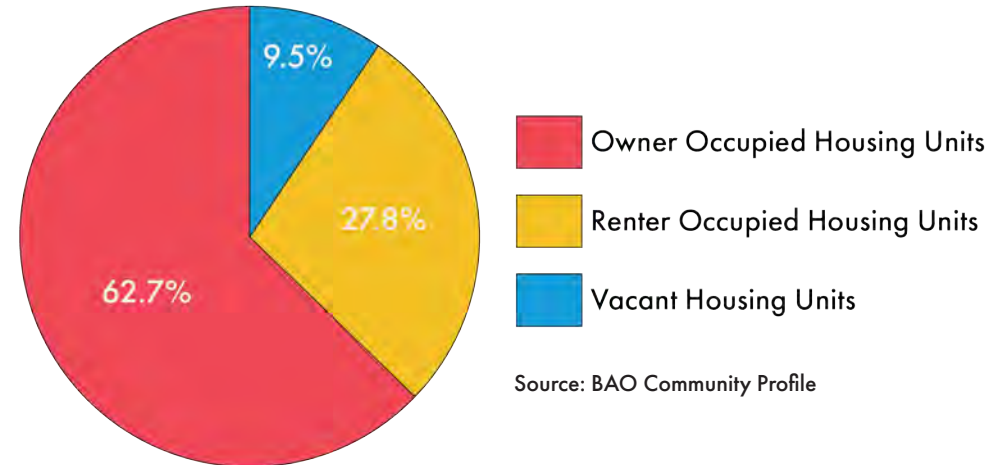


OWNERSHIP & VACANCY STATUSES

OWNERSHIP STATUS

Ownership, rental and vacancy rates can be helpful in understanding tenure, lifestyle preferences and the housing needs of a community. For example, college towns often have a very high renter occupied housing rate. Northern Michigan, because of the seasonal housing, has a large “vacant” housing rate. Kingsley, as shown in Figure 3-4, has a relatively high owner occupancy rate and few vacancies.

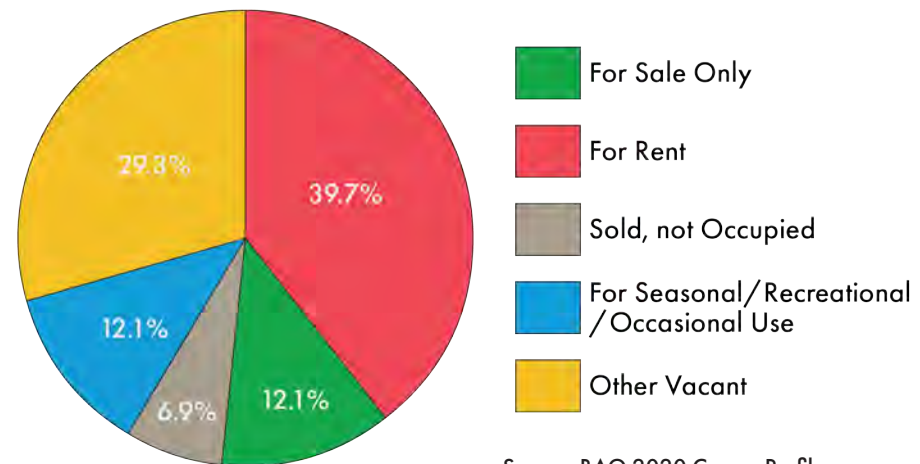
Figure 3-4. Ownership Status, Kingsley, 2020



OWNERSHIP STATUS

According to the 2020 U.S. Census, the Village of Kingsley has 58 “vacant” housing units. The majority of these (51.8%) are either For Rent or For Sale Only. Twelve percent are for seasonal/recreational/occasional use. The remainder are classified as “other vacant” meaning that they do not fit into the other listed categories.

Figure 3-5. Vacancy Status, Kingsley, 2020



STRATEGIES FOR ENSURING HOUSING WORKS WITH NATURE, FARMLAND & LOCAL AESTHETIC

The following pages list some of the strategies that communities around Michigan are using to make up for the current housing demand. These are mentioned here as they fit Kingsley's need to add housing while striving to maintain the area's rural character, primarily by 1) preserving nature and farmland, 2) utilizing existing infrastructure and 3) making development and permitting processes clearer.

HIGHER DENSITY NEAR EXISTING INFRASTRUCTURE

Throughout the planning process there was a sentiment of needing to preserve the rural character of the area around Kingsley. Sprawl is typically defined as development consisting solely of single-family homes on medium size lots, built on greenfields (agricultural land, forest land, etc.) farther away from existing infrastructure. While communities don't necessarily need to ban this type of housing outright, they can incentivize preservation of nature and farmland by making it easier to build denser housing patterns where sewer and water are already present. Kingsley should work with Paradise Township on directing development to work with nature and farmland not against it, thereby preserving the area's rural character.

EXPLORE PUBLIC-PRIVATE PARTNERSHIPS

In recent years, housing has become expensive to develop. Large single-family homes are frequently the only worthwhile option for developers, meaning that smaller starter homes and multi-family options are neglected. This issue can be resolved when public and private entities work together. To develop an affordable multi-family project or a subdivision of homes with smaller footprints, a community may need a formal partnership between the local government, a financial institution, the chamber of commerce, a non-profit and the land bank, amongst others.

SMALL TOWN HOUSING PLAN

HOUSING TYPES



WALK UP COURTYARD



TRIPLEX



TRIPLEX



DUPLEX COURT



DOUBLE DUPLEX



DOUBLE DUPLEX



COTTAGE SQUARE



COTTAGE COURT

MORE HOUSING TYPES PERMITTED BY RIGHT

More often than not, the housing types needed by the community are disallowed by local zoning regulations, are only allowed in certain areas or are allowed only through a special use permit. Even near village centers, single-family residences are often the only permitted by-right housing type.

As part of the Redevelopment Ready Communities (RRC) certification process, Kingsley will seek to allow more housing types by-right including: triplexes, ADU's and townhouses. The Village already permits mixed-use housing above commercial in the C-1 district, as well as duplexes and apartments by-right in the R-2 district.

ENGAGE THE PUBLIC ON DESIGN PREFERENCES

Housing and changes to residential density can be controversial topics. However, effective communication can help to discern the concerns and preferences held by members of the public.

For example, people may oppose triplexes because they have seen low quality designs in other communities. However, by using a visual survey described later in this plan, Kingsley participants were quite supportive of triplexes in certain configurations, as well as smaller apartment buildings. Often it is not the designation of the development that people oppose, but rather its design.

THE IMAGES TO THE LEFT ARE EXAMPLES OF OTHER HOUSING TYPES COMMUNITIES MAY CONSIDER ALLOWING BY-RIGHT. IN THE PUBLIC INPUT CHAPTER OF THIS PLAN, PARTICIPANTS WERE ASKED TO SAY WHETHER OR NOT THEY COULD SEE THESE DESIGNS IN KINGSLEY. THIS HELPED THE PLANNING COMMISSION TO DECIDE HOW DENSITY COULD BE ADDED IN THE MOST COMMUNITY MEMBER SUPPORTED MANNER POSSIBLE.

Chapter 4 Nature & Environment



NORTHERN MICHIGAN'S GREATEST ASSET

You cannot plan for the built environment without considering the natural environment as well. This is especially true in northwest lower Michigan, where the scenic views, plentiful water bodies, forests, pastures and rolling hills attract residents and visitors alike. While it is impossible to avoid all impact on the natural environment, especially when population growth occurs, a symbiotic relationship between development and preservation is key.

This chapter discusses Kingsley in the context of the surrounding nature found in Paradise Township. As development pressures continue to move away from Traverse City, the importance of infill development and planned development near Kingsley becomes paramount. After all, the forests and farms are some of the main attractions in this part of the region.

INFILL DEVELOPMENT REFERS TO THE PROCESS OF USING LAND SITED ON EXISTING INFRASTRUCTURE RATHER THAN DEVELOPING IN GREENFIELDS (FORESTS AND FARMS). THIS MAY COME IN THE FORM OF ADDED DENSITY, OR THROUGH THE REDEVELOPMENT OF BLIGHTED, VACANT OR UNDERUTILIZED SITES IN AREAS OF EXISTING DEVELOPMENT.

INFILL MAY BE CONSIDERED THE OPPOSITE OF SPRAWL, A TERM THAT REFERS TO LOW-DENSITY DEVELOPMENT PATTERNS IN AREAS WITHOUT PREVIOUS DEVELOPMENT. WHILE INFRASTRUCTURE EXPANSION SHOULD CERTAINLY NOT BE AVOIDED ALTOGETHER, IT SHOULD BE DONE STRATEGICALLY.

WETLANDS

Michigan's wetland statute, Part 303, Wetlands Protection of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, defines a wetland as, "land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh." The definition applies to public and private lands regardless of zoning or ownership.

Most people are familiar with the cattail or lily pad wetland found in areas with standing water, but wetlands can also be grassy meadows, shrubby fields, or mature forests. Many wetland areas have only a high ground water table and standing water may not be visible. Types of wetlands include deciduous swamps, wet meadows, emergent marshes, conifer swamps, wet prairies, shrub-scrub swamps, fens and bogs.

Wetlands are a significant factor in the health and existence of other natural resources of the state, such as inland lakes, ground water, fisheries, wildlife,

and the Great Lakes. Michigan's wetland statute recognizes the following benefits provided by wetlands:

- Flood and storm control by the hydrologic absorption and storage capacity of wetlands.
- Wildlife habitat by providing breeding, nesting and feeding grounds and cover for many forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened or endangered wildlife species.
- Protection of subsurface water resources and provision of valuable watersheds and recharging ground water supplies.
- Pollution treatment by serving as a biological and chemical oxidation basin.
- Erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.
- Sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish.

Wetlands in Kingsley and nearby Paradise Township are shown in Map 4-1.



According to Part 303, Wetlands Protection of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, a person may not do any of the following activities in a wetland without a permit from EGLE:

| Activity | Example (Partial List Only) |
|---|---|
| Deposit or permit the placing of fill material | Bulldozing, Grading, Dumping |
| Dredge, remove, or permit the removal of soil or minerals | Removing tree stumps, Bulldozing, Digging a pond |
| Construct, operate, or maintain any use or development | Construction of buildings or structures, Boardwalks, Peat mining, Water treatment |
| Drain surface water | Diverting water to another area via ditch, pump or drain |

The Grand Traverse County Soil Erosion Control and Sedimentation Department is the designated entity to enforce Public Act 451, Michigan Environmental Protection Act, Part 91. They provide protection of surface water and the environment from the adverse impact of earth changes by assuring appropriate design and implementation of soil erosion and sedimentation control measures and practices. They require a permit if a project involves excavating, filling, grading, building, etc. and the site is:

- Within 500 feet of a lake or stream
- Disturbing more than one (1) acre of soil (43,560 square feet)
- Regulated by County requirements

In addition to State of Michigan requirements under Part 91, Grand Traverse County had an additional Soil Erosion Ordinance in place that requires a permit if a construction project is:

- Located within 500 feet of a regulated wetland
- Disturbing slopes of 20% or greater
- Located within 500 feet of a County Drain
- If the soils on site are classified as Group D hydrologic soils

LAND COVER

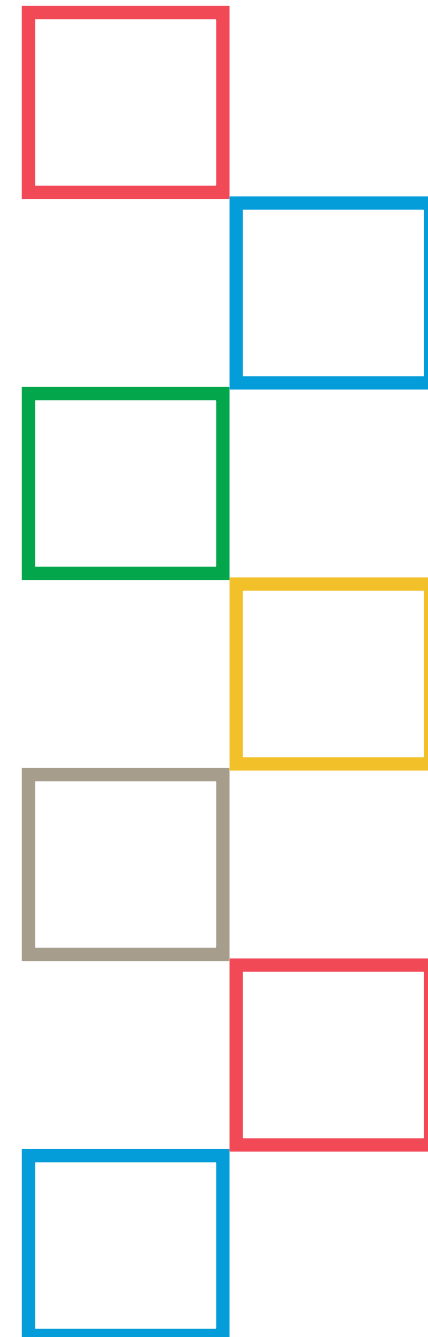
As opposed to “land use”, discussed later in this document, land cover refers to the physical material covering the Earth’s surface in a given area. It is important to analyze land cover for various reasons. First, it helps to evaluate the relationship between an area’s zoning regulations and its physical development. This is important to view over time in order to see if land use policies are having their desired effects.

Second, land cover can help decide where future development should be directed and where it should be avoided. For example, Map 4-1 on the next page shows land cover in Kingsley and nearby Paradise Township. The cross hatches are Part 303 wetlands regulated by the State of Michigan. This map shows that the area east of the middle and elementary schools will not see development without extensive legal and physical challenges, as they are regulated wetlands. The same is true for the village’s northwest corner, which also consists of wetlands.

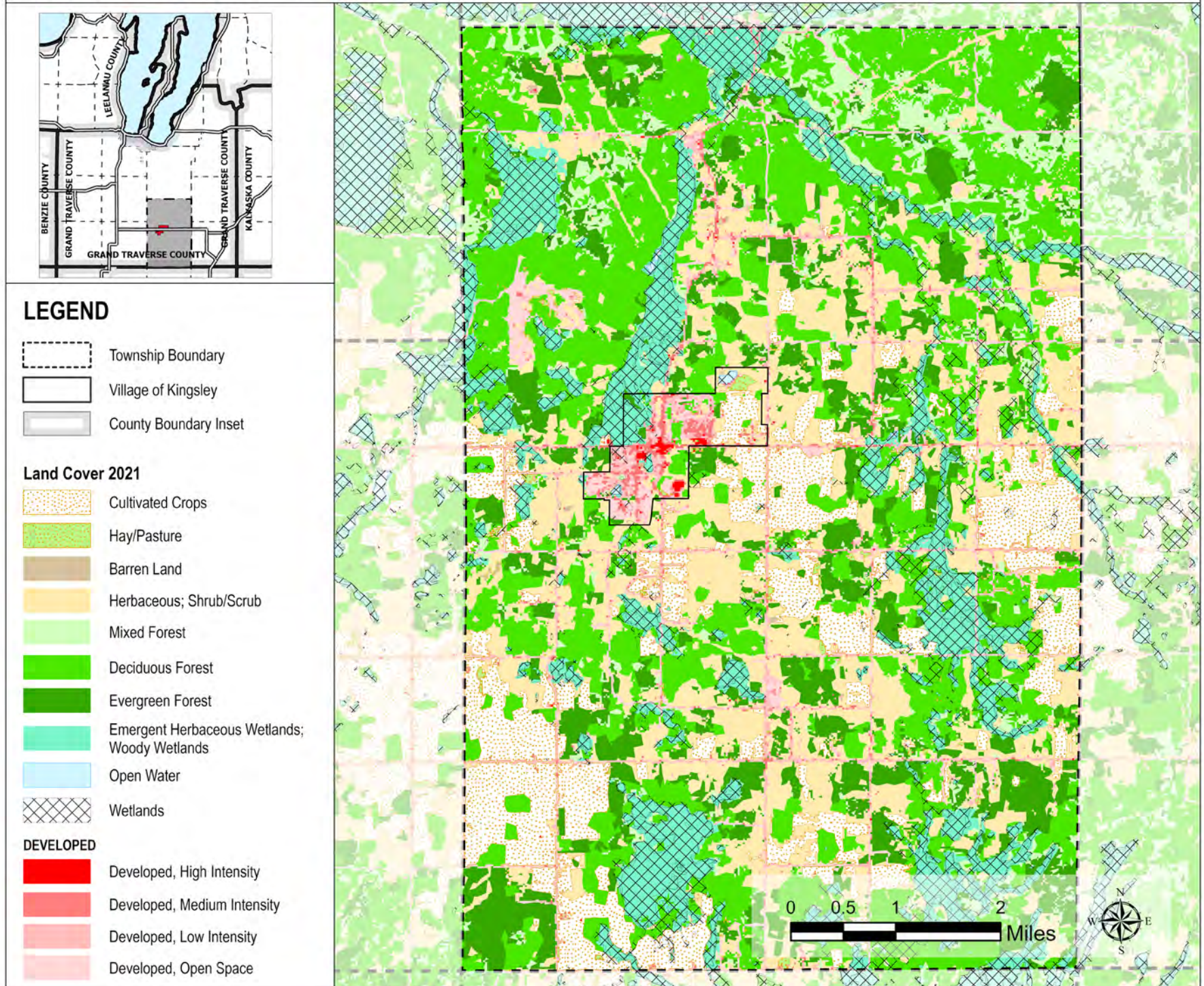
In addition to sensitive wetland areas, forests and farmland play pivotal roles for wildlife, the local economy and the area’s aesthetic identity. Map 4-1 shows various areas of farm activity in central and northwest Paradise Township. Map 4-2 on page 4-7 displays prime farm and hydric soils. Much of the land east and southeast of the village is classified as “farmland of local importance”.

From the Paradise Township Master Plan (2014), the Township lists as 3 of its 8 goals relevant to the village’s future planning:

- Protect and preserve agricultural businesses and the farming lifestyle of our Township.
- Protect and preserve the rural character and nature of Paradise Township.
- Preserve and provide for low density development and assure that new developments occur in such location and with appropriate controls to protect the rural character of Paradise Township.



Map 4-1. Kingsley/Paradise Land Cover, 2021

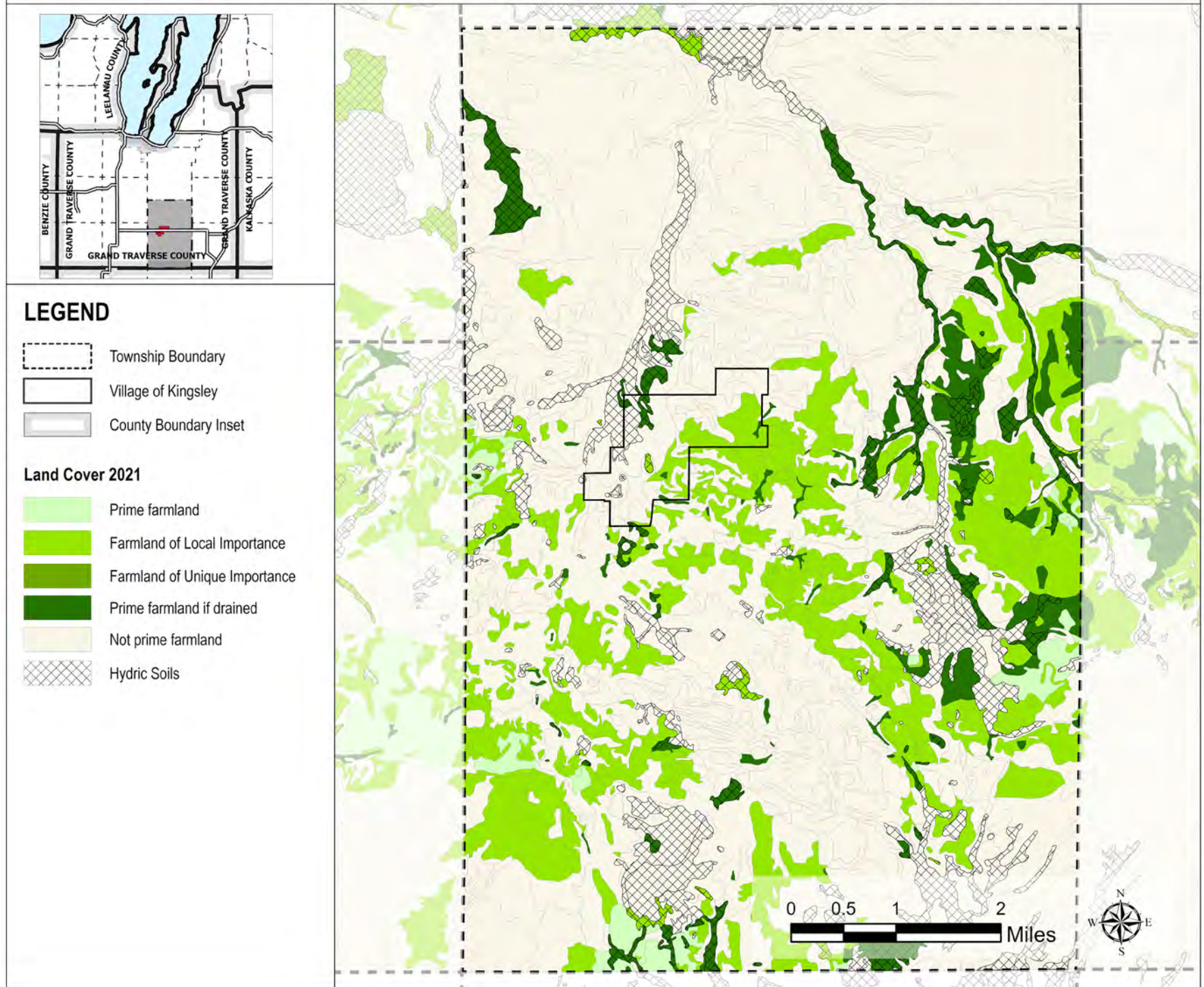


IDEAL DEVELOPMENT PATTERNS TO SUPPORT GROWTH, WHILE MAINTAINING RURAL CHARACTER

The following notes are based on sentiments from this Master Plan, the Paradise Township Master Plan and Maps 4-1 and 4-2, assuming that development pressure will come to Kingsley/Paradise as Traverse City builds out. These informed notions were used to develop the Future Land Use plan and goals found later in this document:

- Other than the Village of Kingsley, some smaller subdivisions and single-family dwellings located on county thoroughfares, Paradise Township is largely undeveloped.
- Areas to the west and south-southeast of the village are the only ones without important farm soils, wetlands or forests.
- Paradise Township's land is primarily made up of farmland of local importance, as defined by the Natural Resources Conservation Service (NRCS), as well as forests and wetlands.
- Infill development in Kingsley would be highly supported by Paradise Township over low-density development in the township.
- Future potential sewer and water expansions to support development should be prioritized west and south of the village to preserve farms and forests, or east if farmland preservation ceases to be a priority for the Township in the area along M-113 closest to the village.

Map 4-2. Paradise Township Farm & Hydric Soils



SITES OF ENVIRONMENTAL CONTAMINATION AND MANAGEMENT

The Michigan Department of Environment, Great Lakes and Energy (EGLE's) Remediation Information Data Exchange (RIDE) is an online application that hosts the Remediation and Redevelopment Division's Inventory of Facilities.

The Inventory of Facilities has 3 data sources: Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) identified through state funded or private party response activities (Projects); Part 213, Leaking Underground Storage Tanks (LUST) of the NREPA; and Facilities identified through submittals of Baseline Environmental Assessments (BEA) submitted pursuant to Part 201 or Part 213 of the NREPA. A BEA is a document that new or prospective property owners/operations disclose to EGLE identifying the property as a facility pursuant to Part 201 and Part 213. There may be more than one BEA for each facility.

The RIDE inventory also contains the underground storage tank (UST) systems registered under Part 211 of the NREPA, PA 451 of 1994, as amended through the Department of Licensing and Regulatory Affairs' Accela tank registration application.

Information obtained from RIDE pertaining to sites in the Village are listed on the next page in Table 4-1.

Table 4-1. Contaminated Sites Status, Kingsley

| Site Type | Name | Facility ID | Address | Contaminants/Details |
|--|--|-------------|---|--|
| Part 201 Site | 103 & 105 W. Main St. | 28000518 | 103 & 105 W. Main St. | Mercury, selenium, manganese, arsenic. EGLE has identified risks present and require actions in the short term. |
| Part 201 Site | Village of Kingsley & Paradise Twp. Dump | 28000519 | 1000 Clark St. | Lead, elements/metals/other inorganics. |
| Part 201 Site | 608 Spring St. & George St. | 28000504 | 608 Spring St. | Elements/metals/other inorganics. Inadequate data to assign risk. |
| Part 201 Site | Grand Traverse Co. Road Commission | 28000033 | 1471 East M-113 (adjoins the Village to the west) | Elements/metals/other inorganics. Also a Part 211 UST Site and Part 213 LUST Site (tanks removed.) LUST Site Closure approved in 2018 with a Land Resource Use Restrictive Covenant applied at the site. |
| Part 211 (active UST); Part 213 (open LUST) | Pure/Shell Station (former) | 10000279 | 100 W. Main St. | Petroleum volatile and semi-volatile organic compounds |
| Part 211 (closed UST) | Thompson of Kingsley | 00041551 | 101 E. Main St. | Three (3) 4,000 gallon USTs with gasoline removed from the ground in May 2004. |
| Part 211 (closed UST); Part 213 (closed LUST) | H & M Grocery | 00016921 | 215 W. Main St. | No Data |
| Part 211 (closed UST); Part 213 (closed LUST) | | 00034582 | 114 Blair St. | No Data |
| Part 211 (closed UST); Part 213 (open LUST) | Hoeflin Service Station | 00005241 | 417 Main St. | Leaded gasoline constituents in groundwater exceeding drinking water criteria. |

Source: Michigan Department of Environment Great Lakes & Energy

BROWNFIELD REDEVELOPMENT

The Grand Traverse County Brownfield Redevelopment Authority facilitates the redevelopment of environmentally contaminated, blighted and functionally obsolete properties in the county. There are no brownfield redevelopment sites in the village according to information provided on the County's website or EGLE's RIDE Mapper.

OIL, GAS AND MINERAL WELLS

There are records of multiple wells completed within the village as related to oil, gas, or mineral extraction exploration, production and/or disposal. EGLE's Michigan Oil, Gas, and Minerals Division Data Explorer interactive online map indicates that there are 5 "dry" (non-producing) well locations in the village and 2 gas wells.

One of the gas wells is located in Civic Center South Park. Records indicate it was drilled in 1980 and operated as a gas well until it was plugged in 2018 (no longer active). The second gas well location is in the Whispering Pines subdivision. The second gas well was located where the current Whispering Pines residential subdivision is sited. EGLE records indicate it was completed in 1979 by the Delta Oil Co., Inc. / Great Lakes Niagaran companies, and was plugged/abandoned in 1987 in accordance with the MDNR's requirements.



INVASIVE SPECIES MANAGEMENT

An invasive species is one that is not native and whose introduction causes harm, or is likely to cause harm to Michigan's economy, environment or human health.

Many non-native species in Michigan, including fruits, vegetables, field crops, livestock and domestic animals are important to our economy and lifestyle. Most non-native species are not harmful and may provide economic benefits. Invasive species cause harm when they out-compete native species by reproducing and spreading rapidly in areas where they have no natural predators and change the balance of the ecosystems we rely on.

A list of current harmful invasive species that are either in Michigan or on the "watch list" for early detection and reporting in Michigan can be found at: www.michigan.gov/invasives/id-report. Species profiles include types of plants, birds, mammals, crustaceans, fish, mollusks, worms, insects and diseases.

The Grand Traverse Conservation District (GTCD) is a partner and fiduciary agent of the Northwest Michigan Invasive Species Network (ISN), whose mission is protecting, enhancing, and promoting Northwest Michigan's natural communities through terrestrial invasive plant management and outreach.

The ISN is a Cooperative Invasive Species Management Area (CISMA) and serves Grand Traverse, Benzie, Leelanau and Manistee counties with invasive species-related control, site visits, presentations and other resources. The ISN has created a list of the top 12 invasive terrestrial species of importance to control in the region.

GTCD is also a partner with the Northwest Michigan Invasive Species Network's "Go Beyond Beauty" program, which celebrates and supports garden professionals and others in the region that commit to not selling or planting high-threat invasive ornamental plants.



Top 12 Invasive Species

There are many invasive species in northwest Michigan, both aquatic and terrestrial. ISN prioritizes them based on their habitat impact and management feasibility. The species featured on this list are the terrestrial plants that are already established in our region which are at a higher risk to harm our regional ecology. They are prioritized in messaging, outreach, and - when possible - control efforts by ISN and many of our partners.

Those with an * by their name are illegal to move, trade, sell, or share in Michigan.



Baby's Breath
Gypsophila paniculata



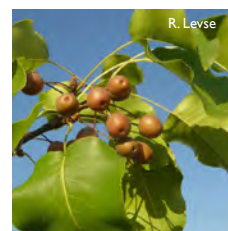
Barberry, Japanese and common
Berberis thunbergii
Berberis vulgaris



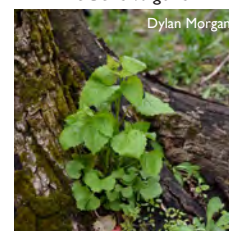
Blue lyme grass
Leymus arenarius



Buckthorn, glossy and common
Frangula alnus
Rhamnus cathartica



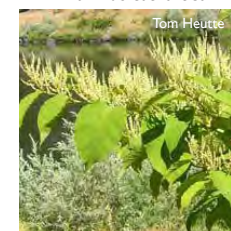
Callery pear (Bradford and Cleveland)
Pyrus calleryana varieties and hybrids



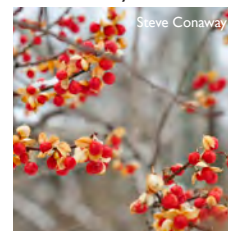
Garlic mustard
Alliaria petiolata



Invasive honeysuckles
Many, *Lonicera* spp.



***Knotweeds - Japanese, giant, and bohemian**
Reynoutria japonica, *R. sachalinensis*, *R. x bohemica*



Oriental bittersweet
Celastrus orbiculatus



***Invasive phragmites**
Phragmites australis



***Purple loosestrife**
Lythrum salicaria



Tree-of-Heaven
Ailanthus altissima

To learn more about Early Detection Species and other invasives, please visit:
www.HabitatMatters.org

Source: Northwest Michigan Invasive Species Network

Chapter 5

Parks & Recreation



THE COMMUNITY AT PLAY

KINGSLEY'S COMMUNITY RECREATION

This chapter of the Kingsley Master Plan focuses on all aspects of the community's recreation. This includes the administrative structure that manages parks and recreation in Kingsley, an inventory of Village-owned sites, funding mechanisms, public input and objectives for the future. This chapter is important for two reasons. First, recreation plays an important role in Kingsley. Brownson Park and Civic Center South are especial points of activity for sports leagues, the farmers market, passive and active recreation, as well as local events. As new families locate to Kingsley, and older generations' recreation needs evolve, planning for parks and recreation has seldom been more important. This chapter prioritizes recreation initiatives for the next 1-10 years.

Second, this chapter includes components required by the Michigan Department of Natural Resources (DNR) to gain access to state recreation funding, including the Natural Resources Trust Fund. A full description of these guidelines can be found on the DNR's website titled *Guidelines for the Development of Parks and Recreation Plans*.

THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES PROVIDES FUNDING FOR PARKS AND RECREATION PROJECTS ACROSS THE STATE OF MICHIGAN. IN ORDER TO APPLY FOR THESE GRANT DOLLARS, MUNICIPALITIES MUST HAVE AN APPROVED PARKS AND RECREATION PLAN ON FILE WITH THE STATE OF MICHIGAN. THIS CHAPTER HAS BEEN APPROVED AS A STANDALONE DOCUMENT FOR THIS PURPOSE.

NATURAL RESOURCES TRUST FUND GRANT PROJECTS REQUIRE A MINIMUM OF A 25 PERCENT MATCH FROM THE APPLICANT(S). APPLICATIONS ARE GRADED ON A SCORECARD THAT DEPENDS ON WHETHER THE PROJECT IS A DEVELOPMENT, AN ACQUISITION AND IF IT'S A DNR PRIORITY. PRIORITY PROJECTS INCLUDE TRAIL DEVELOPMENT, A REGIONALLY SIGNIFICANT PROJECT, LAKE AND RIVER PUBLIC ACCESS OR WILDLIFE AND HUNTING ACCESS. A FULL LIST OF APPLICATION CRITERIA AND SCORE WEIGHTING CAN BE FOUND IN THE *MICHIGAN NATURAL RESOURCES TRUST FUND APPLICATION GUIDELINES*.

THE PRIMARY CONCERNS OF THIS RECREATION PLAN ARE:

- **THE VILLAGE'S 5 PARK SITES.** WHILE THERE IS ALSO A COMMUNITY PLAYGROUND AND SCHOOL RECREATION AMENITIES, THIS PLAN PAYS ATTENTION TO FOUR SITES OWNED AND MANAGED BY THE VILLAGE, AS WELL AS CIVIC CENTER SOUTH, WHICH KINGSLEY MANAGES AS PART OF A 4 MUNICIPALITY RECREATION AUTHORITY.
- **NON-MOTORIZED CONNECTIONS.** THIS INCLUDES SAFE PEDESTRIAN MOBILITY THROUGHOUT THE VILLAGE. THIS ALSO REFERS TO POTENTIAL TRAIL CONNECTIONS TO THE VARIOUS REGIONAL TRAILS NEAR THE VILLAGE, INCLUDING THE NORTH COUNTRY TRAIL (OR IRON-BELLE TRAIL), THE BOARDMAN RIVER TRAIL AND THE SHORE-TO-SHORE TRAIL.

REGIONAL RECREATION CONTEXT: TRAIL SYSTEMS

REGIONAL TRAIL SYSTEMS

Kingsley residents, and northwest Michiganders generally, are always in short distance to a trail system. The State of Michigan, citizens, non-profits and local municipalities have, more than ever, prioritized trail development as a means to improve health, support environmental protections and to build a strong recreation economy. Regional trail connections are important for various reasons.

First, trails support healthy lifestyles by connecting people to nature and to opportunities for exercise. As this generation becomes more health conscious, greater public support for trail development and maintenance has become paramount for communities to remain competitive in attracting and maintaining a stable population. Second, trails, and recreation sites generally, are major tourism attractions. This is especially true in Michigan. People travel from counties over to use long, continuous bike trails, to hike scenic off-road trails and to use unique recreation sites. A strong example of this is Kingsley's disc golf course at Civic Center South. Lastly, trail access helps to promote the importance of environmental stewardship. Access to nature and the need for conservation efforts is in line with the reason many people have chosen to live in Northwest Michigan in the first place.

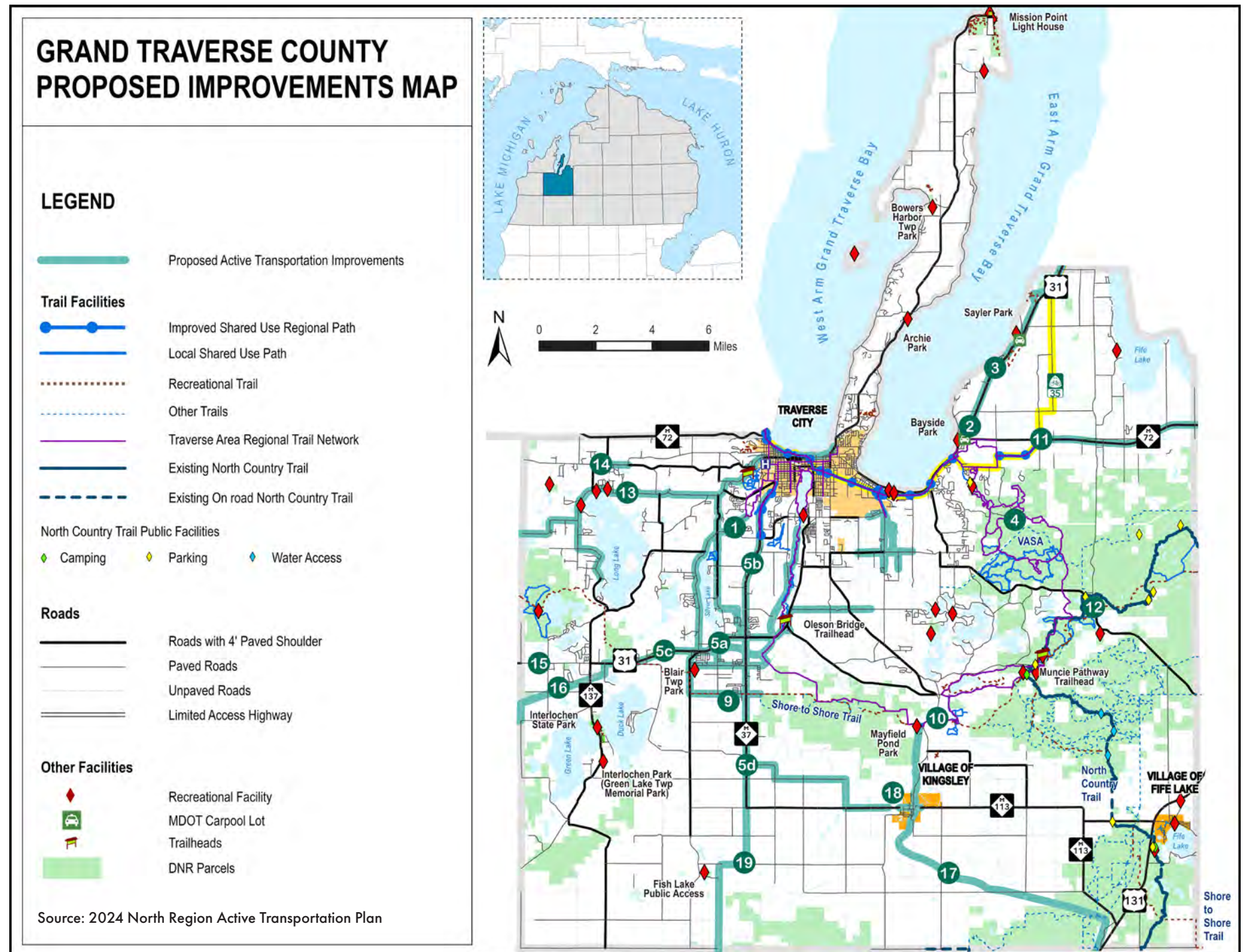
AT A REGIONAL SCALE, THERE ARE ONGOING EFFORTS TO FURTHER CONNECT DEVELOPED COMMUNITIES LIKE KINGSLEY TO REGIONAL TRAIL SYSTEMS. NORTHWEST LOWER MICHIGAN BOASTS THE IRON-BELLE TRAIL, WHICH OVERLAPS WITH THE NORTH COUNTRY TRAIL (SOUTH OF KINGSLEY), THE SHORE-TO-SHORE HORSEBACK TRAIL (NORTH AND EAST OF KINGSLEY) AND, CLOSER TO THE VILLAGE, THE BOARDMAN RIVER TRAIL (NORTH OF KINGSLEY).

MAP 5-A ON THE NEXT PAGE IS DERIVED FROM THE 2024 NORTH REGION ACTIVE TRANSPORTATION PLAN (NRATP). THIS DOCUMENT HIGHLIGHTS PROPOSED TRAIL CONNECTIONS BASED ON PUBLIC INPUT, DISCUSSIONS WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT), DISCUSSIONS WITH TRAIL ORGANIZATIONS AND INFORMATION POSTED ON MUNICIPAL WEBSITES.

THE NEAR-TERM GOAL FOR KINGSLEY WILL BE TO WORK WITH GROUPS INCLUDING, BUT NOT LIMITED TO THE DEPARTMENT OF NATURAL RESOURCES (DNR), TART TRAILS, PARADISE TOWNSHIP AND GRAND TRAVERSE COUNTY TO DESIGNATE A TRAIL NORTH, THEREBY CONNECTING THE VILLAGE TO MAYFIELD POND PARK AND THE BOARDMAN RIVER TRAIL. GOING FORWARD, THIS EFFORT COULD EVENTUALLY LEAD TO A CONNECTION TO OTHER TRAVERSE AREA REGIONAL TRAIL SYSTEMS, SUCH AS THE VASA TRAIL AND TART TRAIL.

Source Note: For a full description of trail efforts in Grand Traverse County and Northwest Lower Michigan, visit NetworksNorthwest.org and read the full 2024 North Region Active Transportation Plan.

Map 5-A. Proposed Trail Connections, Grand Traverse County



RECREATION-FOCUSED COMMUNITY DESCRIPTION

This section of the plan builds on the community description provided in Chapters 1 and 2 to specify demographic factors influencing parks and recreation initiatives in Kingsley. This section looks at population, household makeup, the tourism economy, recreation spending and more. The intent is to provide context for Kingsley’s recreation needs.

For example, while the percent of youth in Kingsley has remained largely the same in the past decade, the age 65+ population has grown. This has implications for the types of recreation infrastructure and programming needed. At the same time, approximately a quarter of Kingsley’s population is under the age of 18 (2020 U.S. Census; see Figure 5-A). This population has different recreation needs. Adults also need a variety of recreation opportunities to maintain a social and healthy lifestyle.

Therefore, this chapter evaluates descriptive statistics and makes inferences for how these numbers relate to the area’s desired recreation future. Essentially, these numbers, combined with public input, provided the context for the objectives written by the Planning Commission.

Table 5-A. 2020 Population by Relationship and Household Type

| | Number | Percent |
|-------------------------|--------------|-------------|
| Total Population | 1,457 | 100% |
| In Households | 1,447 | 99.3% |
| Householder | 547 | 37.8% |
| Biological Child | 430 | 29.7% |
| Adopted Child | 9 | 0.6% |
| Stepchild | 28 | 1.9% |
| Grandchild | 18 | 1.2% |
| Other | 415 | 28.1% |

Source: ESRI Community Profile

TABLE 5-A (ABOVE) SHOWS THE RELATIONSHIP TO HOUSEHOLDER BREAKDOWN FOR THE VILLAGE. THERE ARE 1,447 PEOPLE IN HOUSEHOLDS IN KINGSLEY. AROUND A THIRD OF THESE ARE THE HOUSEHOLDER. ANOTHER THIRD ARE CHILDREN. APPROXIMATELY 26.5 PERCENT OF KINGSLEY’S POPULATION ARE CHILDREN UNDER THE AGE OF 18 (SEE FIGURE 5-A ON THE NEXT PAGE). PROJECTS LIKE BROWNSON MEMORIAL PARK’S RENOVATION WILL BE CRITICAL IN ENSURING THAT YOUNG PEOPLE HAVE ACCESS TO RECREATION AMENITIES THAT CATER TO DIFFERENT AGE GROUPS AND ACTIVITIES.

PERSONAL VEHICLE OWNERSHIP AND DISABILITY STATUS

While Northwest Lower Michigan enjoys a variety of parks and trails, the rural character of the region often spells reliance on a personal vehicle to get there. Additionally, a physical disability can make it difficult or impossible for some individuals to enjoy every recreation site. For this reason, communities like Kingsley do well when they have parks that are a short distance from residents, and that have adopted Universal Design principles. This is discussed further in the Recreation Inventory section of this chapter.

Eleven percent of Kingsley residents have a disability and around 5 percent of occupied households do not have access to a personal vehicle. Kingsley will continue to work towards improving access to parks and trails throughout the village.

Figure 5-A. Youth, Adult & Retirement Age Breakdown, Kingsley, 2010-2020

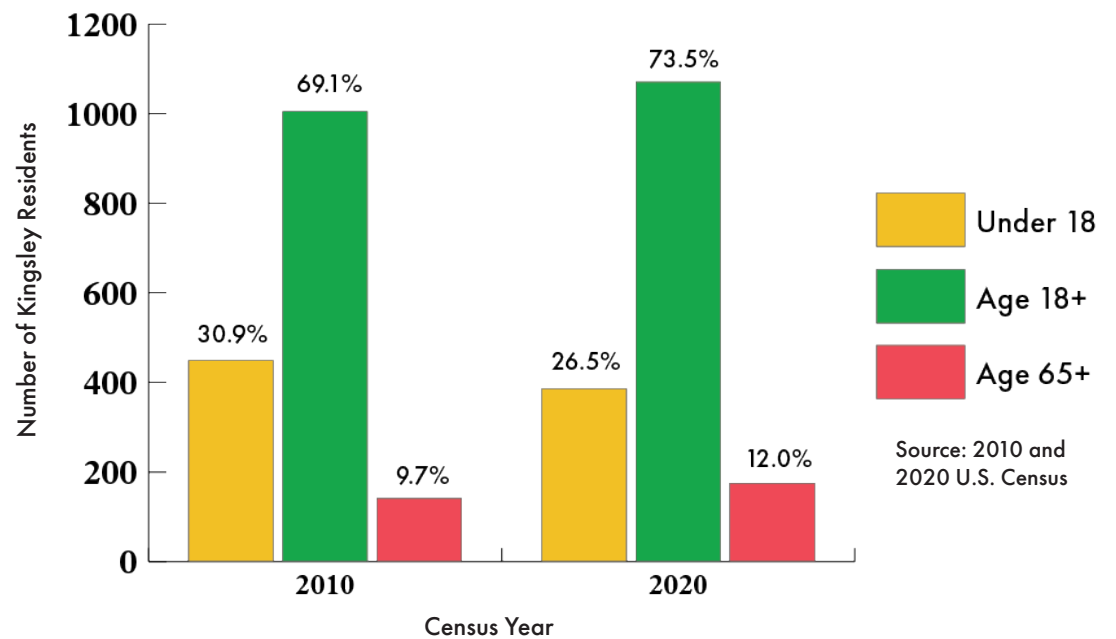
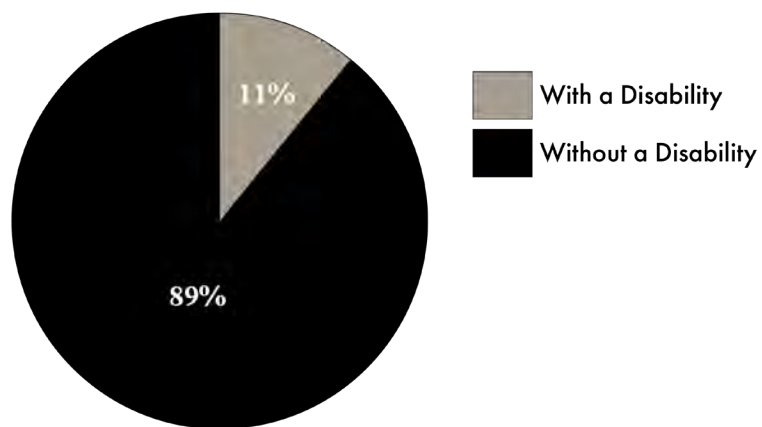
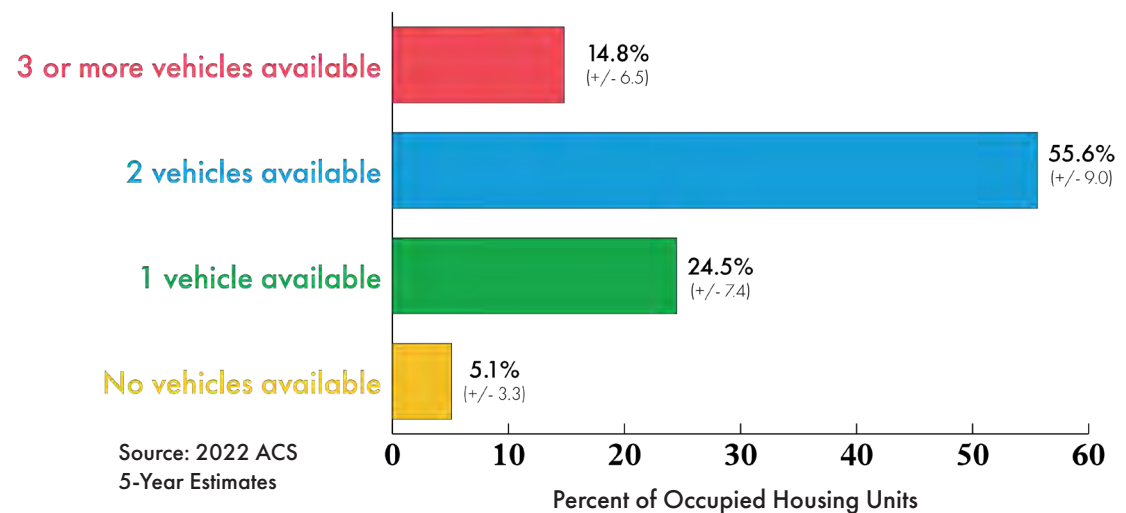


Figure 5-B. Disability Status, Kingsley, 2022



Source: 2022 ACS 5-Year Estimates

Figure 5-C. Personal Vehicle Ownership, Kingsley, 2022





THE ECONOMIC IMPACT OF RECREATION & TOURISM

Besides the social, health and environmental benefits that quality parks and recreation bring, communities should also take advantage of the economic perks. Unique, regional or high quality recreation amenities present the opportunity to expand the user base from local residents to visitors. Visitors spend money on local businesses, lodging and experiences. For example, Kingsley's Civic Center South has a highly sought after disc golf course. This amenity, which is relatively inexpensive to maintain, draws enthusiasts from across the region and state. This has direct and indirect positive benefits for the Kingsley community.

This section discusses three sources that highlight the importance of recreation on local economies in Northwest Lower Michigan. These include:

- *Outdoor Recreation Economic Impact Study for Northwest Michigan* (2023). Networks Northwest and Fourth Economy.
- *2023 Tourism Economic Impact - Region & County* (2023). Michigan Economic Development Corporation.
- Esri Business Analyst Online Recreation Expenditures Report (2024).

The key takeaways from the Outdoor Recreation Impact Study are shown to the right. The recreation economy is growing in Northwest Michigan, and is already making up 3 percent of the labor force and 10 percent of Gross Regional Product.

In regard to jobs and tourism spending, Tables 5-B and 5-D on the next page describe visitor spending for Northwest Michigan and Grand Traverse County. Twenty-five percent of Northwest Michigan's tourism supported employment can be found in Grand Traverse County. This

represents \$303.6 million in labor income. Table 5-D describes visitor spending by year. Grand Traverse County has seen more visitor spending now than in the years before COVID, including an 8.1 percent increase from 2022 to 2023. In 2023 alone, visitors spent \$630.8 million in Grand Traverse County, which was 2.2 percent of visitor spending in Michigan as a whole.

Table 5-C shows Spending Potential Index for Kingsley. For this indicator, a score of 100 is equal proportionally to spending across the U.S. A score higher than 100 means that local residents spend more on average than people across the U.S. People in Kingsley spend relatively more in the categories Exercise Equipment and Gear, Game Tables; Bicycles; Camping Equipment; Winter Sports Equipment; Water Sports Equipment; and Rental/Repair of Sports/Recreation/Exercise Equipment.

KEY TAKEAWAYS FROM THE OUTDOOR RECREATION ECONOMIC IMPACT STUDY FOR NORTHWEST MICHIGAN:

"THE OUTDOOR ECONOMY..."

- EMPLOYS 4,712 WORKERS / 3% OF THE REGIONAL LABOR FORCE.
- OFFERS AVERAGE EARNINGS OF \$44,627.
- CONTRIBUTED \$1.15 BILLION OR 10% OF GROSS REGIONAL PRODUCT IN 2022.
- GREW BY 9% OVER 20 YEARS (2002 TO 2022).

OUTDOOR ECONOMY BUSINESSES...

- ARE GROWING - 96% OF SURVEY RESPONDENTS INDICATED SALES WERE INCREASING OR STABLE.
- ARE HIRING - 72% REPORTED THEY ARE PLANNING ON ADDITIONAL HIRING IN THE NEXT THREE YEARS."

Table 5-B. Tourism Economic Impact, 2023

| | Northwest Region | Grand Traverse County |
|--|---------------------|-----------------------------|
| Tourism Supported Employment | | |
| Direct | 19,226 | 4,695 |
| Total | 28,180 | 6,948 |
| Share of Region | 100.0% | 24.7% |
| Share of State | 8.3% | 2.0% |
| Share of County | 14.6% | 9.2% |
| Tourism Supported Labor Income (Millions) | | |
| Direct | \$789.3 | \$180.1 |
| Total | \$1,309.8 | \$303.6 |

Source for Tables 5-B and 5-D: 2023 Tourism Economic Impact - Region & County, Michigan Economic Development Corporation

Table 5-C. Recreation Expenditures, Kingsley, 2024

| Sports, Recreation and Exercise Equipment | Spending Potential Index | Average Amount Spent | Total |
|---|--------------------------------|----------------------------|-------------|
| Exercise Equipment and Gear, Game Tables | 109 | \$116.22 | \$4,549,282 |
| Bicycles | 115 | \$91.76 | \$3,591,984 |
| Camping Equipment | 118 | \$19.73 | \$772,418 |
| Hunting and Fishing Equipment | 87 | \$53.62 | \$2,098,937 |
| Winter Sports Equipment | 122 | \$15.77 | \$617,320 |
| Water Sports Equipment | 104 | \$13.01 | \$509,150 |
| Other Sports Equipment | 99 | \$10.54 | \$412,545 |
| Rental/Repair of Sports/ Recreation/Exercise Equipment | 110 | \$3.23 | \$126,267 |

Source: ESRI Recreation Expenditures. Data note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Table 5-D. Visitor Spending Timeline, 2018-2023

| | Visitor Spending, Millions | | | | | | Percent Change (2023/2022) | Share of Region | Share of State |
|-----------------------|----------------------------|-----------|-----------|-----------|-----------|-----------|----------------------------------|--------------------|-------------------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | | | |
| Northwest Region | \$1,964.2 | \$2,017.8 | \$1,698.5 | \$2,136.5 | \$2,372.6 | \$2,520.2 | 6.2% | 100.0% | 8.6% |
| Grand Traverse County | \$465.9 | \$477.1 | \$389.6 | \$493.2 | \$583.8 | \$630.8 | 8.1% | 25.0% | 2.2% |

THIS SECTION DESCRIBES THE VILLAGE'S OPERATIONS AND HOW THEY FUND, ADMINISTER AND IMPLEMENT RECREATION PROJECTS. THIS SECTION IS HELPFUL TO STATE, FEDERAL, NON-PROFIT, FOR-PROFIT AND OTHER NEARBY MUNICIPALITIES TO UNDERSTAND THE BEST WAY TO COLLABORATE WITH KINGSLEY ON RECREATION PROJECTS. IT IS IMPORTANT TO NOTE THAT KINGSLEY MUST OFTEN LOOK ELSEWHERE FOR PARTNERSHIPS AND FUNDING SOURCES TO COMPLETE PROJECTS. IN ADDITION, THIS SECTION SHOULD BE HELPFUL TO THE VILLAGE WHEN ON-BOARDING NEW STAFF OR VOLUNTEERS, AS IT DEFINES ROLES.

ADMINISTRATIVE STRUCTURE

ORGANIZATIONAL CHART & STAFF DESCRIPTION

The Village of Kingsley is served by an elected Village Council. The Council makes appointments to the Planning Commission, Zoning Board of Appeals and Downtown Development Authority. Described in greater detail in Chapter 6, utilities are provided through a municipal water and sewer system, as well as a wastewater treatment plant.

The Village employs a full-time Village Manager, Zoning Administrator, Treasurer and Office Administrator. The Village Clerk is a part-time employee. The Department of Public Works maintains streets, parks and municipal services with three full-time staff members.

Civic Center South, the geographically largest recreation asset in Kingsley is managed through a Recreation Authority. Membership in the Recreation Authority includes the Village of Kingsley, Paradise Township, the Village of Fife Lake and Mayfield Township. Each jurisdiction has a member represented on the Authority's board.

ROLES OF COMMISSIONS

Kingsley's Planning Commission is the primary body responsible for recommending projects and their priorities to the Village Council. For this reason, the Kingsley Planning Commission led the update to this Master Plan and Recreation plan throughout 2024 and 2025. As of 2024, the Planning Commission consists of seven appointed volunteers.

ROLES OF VOLUNTEERS & ORGANIZATIONS

Kingsley's local government does not have a formalized group of volunteers. However, during past efforts such as erecting fencing at Civic Center South, the Village has been able to use social media and web posts to organize volunteer aid.

RELATIONSHIPS WITH SCHOOL DISTRICT & OTHER PUBLIC AGENCIES INVOLVED IN RECREATION

Kingsley does not have a formal relationship with Kingsley Area Schools. The most significant relationship for the area's recreation is the Village's participation and collaboration through the Civic Center South Recreation Authority.

STATUS OF PAST GRANTS & CURRENT FUNDING SOURCES

The Village of Kingsley has received one DNR grant, which was for improvements at Civic Center South in 2003. The details of this past grant can be found in Table 5-E (below). Currently, maintenance for Kingsley’s recreation sites is sustained through the Village’s general fund. This is shown in greater detail on the next page. Additionally, Brownson Park is undergoing renovations as of 2024-2025 with funding from a Michigan Economic Development Corporation (MEDC) grant.

Figure 5-D. Kingsley Organizational Chart

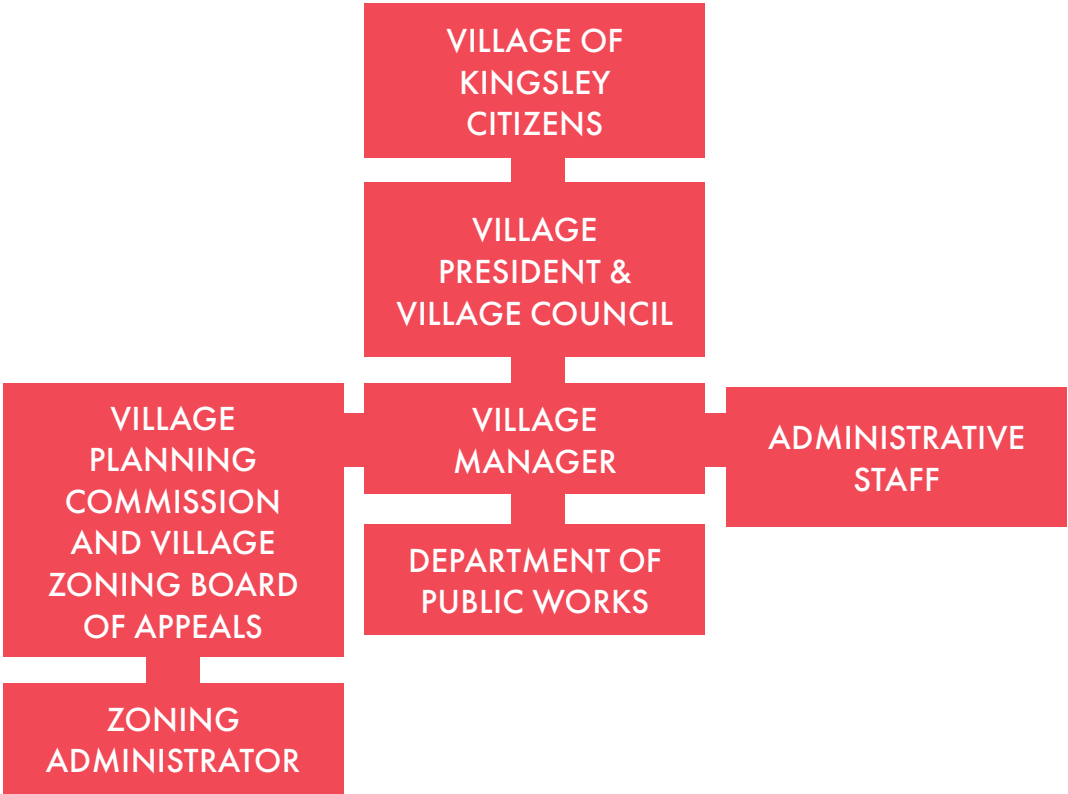


Table 5-E. Kingsley DNR Grant History

| | |
|---------------------|--|
| Project Number | TF03-079 |
| Project Title | Civic Center South |
| Project Status | Grant Closed |
| Project County | Grand Traverse |
| Project Year | 2003 |
| Grant Amount | \$125,000 |
| Project Description | Construct a multi-use recreational complex that includes an archery range, tennis and basketball courts, restroom and concessions building, driveway and parking lot, and a hiking path through a nature area. |

ANNUAL BUDGET & CAPITAL IMPROVEMENTS

Table 5-E (below) shows Kingsley's annual budget as of November, 2024. The Village budgets \$1,000 for repairs and maintenance of park amenities. During 2024-2025, the primary recreation expenditure will be on the planned updates to Brownson Memorial Park. This park is a focal point of the community. It hosts live music, the farmers market and play equipment for younger youth. Kingsley's recreation expenditures are planned in advance and allocated as needs arise. Going forward, the Village will seek more grant funding from state, federal and local sources to make some of the improvements listed in this chapter's objectives section.

Kingsley's last Capital Improvement Plan (CIP) is from 2015-2020. While it does contain a section related to parks and recreation, the Village will work to update the CIP in order to have current costs for projects.

Table 5-F. Kingsley Budget, Parks & Recreation

| Expenditures | 2022-023 | 2023-2024 | 2023-2024 | 2023-2024 | 2024-2025 |
|---------------------------------------|-----------------|------------------|--------------------------|-------------------------------------|-------------------------|
| Parks & Recreation | Actual | Adopted | Budget Amendments | Final Amended Budget 2/28/24 | Requested Budget |
| Supplies/Printing | \$62,987 | \$1,000 | \$20 | \$1,020 | \$1,000 |
| Utilities/Repairs & Maintenance | | - | - | | \$1,000 |
| Master Plan & Recreation Plan | | | - | | \$7,000 |
| Brownson Memorial Park Reconstruction | | | \$95,000 | \$95,000 | \$1,260,000 |
| Total Parks & Recreation | \$62,987 | \$1,000 | \$95,020 | \$96,020 | \$1,269,000 |

Source: Village of Kingsley

RECREATION INVENTORY

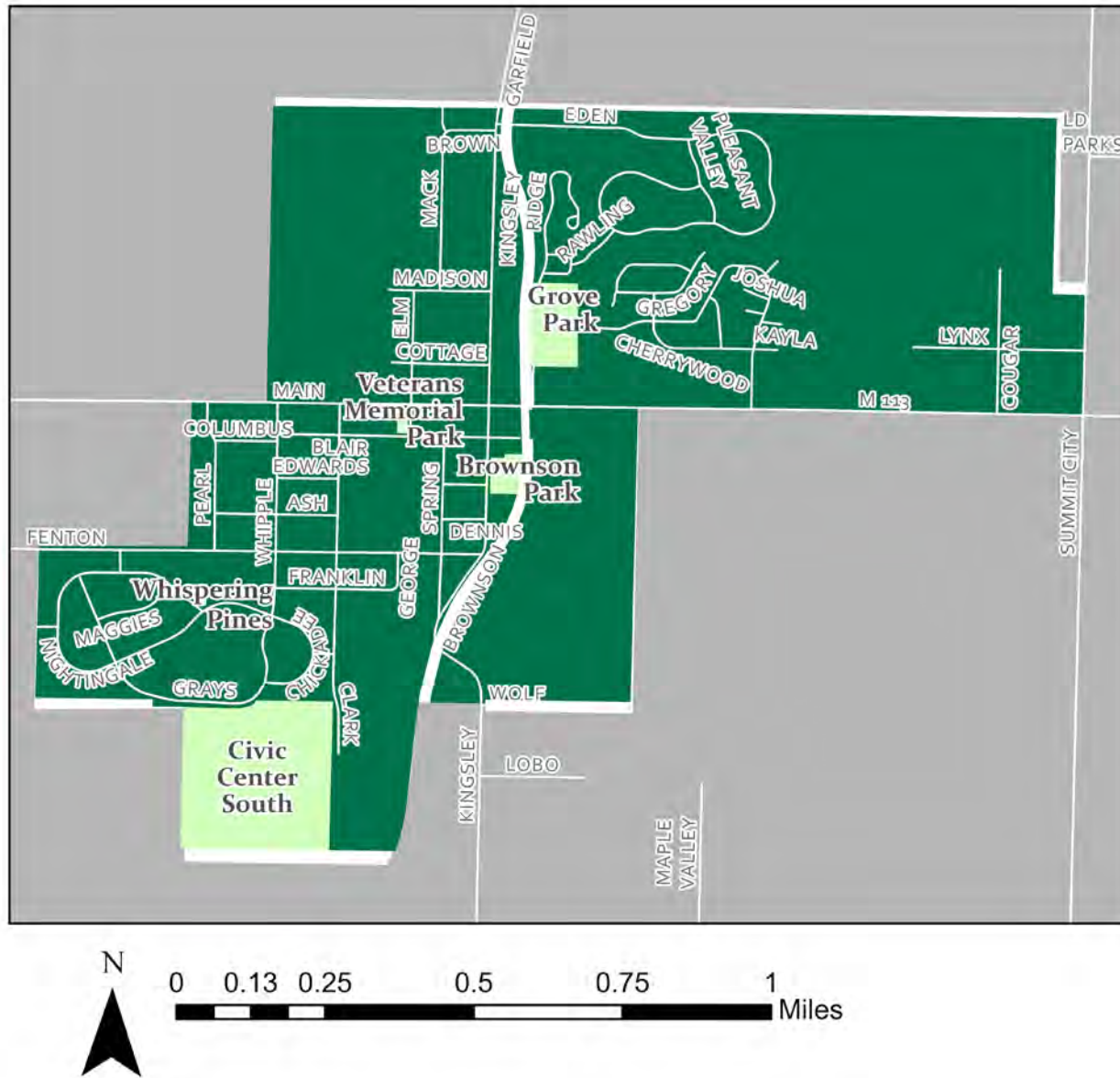
This section provides a comprehensive inventory of each recreation site owned and operated by the Village of Kingsley. To plan for the future, we must first know where we are. To this end, this section describes each parks' geographic size, current amenities and uses, Americans with disabilities Act (ADA) accessibility score and park location.

ACCESSIBILITY SCORE REFERS TO THE DEFINITIONS PROVIDED BY THE DNR'S GUIDELINES FOR THE DEVELOPMENT OF PARKS & RECREATION PLANS. THEY ARE AS FOLLOWS:

- 1 - NONE OF THE FACILITIES MEET ACCESSIBILITY GUIDELINES.
- 2 - SOME FACILITIES MEET ACCESSIBILITY GUIDELINES.
- 3 - MOST FACILITIES MEET ACCESSIBILITY GUIDELINES.
- 4 - THE ENTIRE PARK MEETS ACCESSIBILITY GUIDELINES.
- 5 - THE ENTIRE PARK WAS DEVELOPED USING THE PRINCIPLES OF UNIVERSAL DESIGN.



Map 5-B. Kingsley's Park System



KINGSLEY'S DIVERSE PARKS SYSTEM: PASSIVE & ACTIVE

Communities do well when their recreation assets support both active and passive recreation amenities. **Active recreation** refers most often to activities that require more physical exertion and activity-supported infrastructure or equipment. Examples would include basketball courts, pickleball, playgrounds and fitness centers. **Passive recreation** refers to activities that have minimal impact on a site and typically function in sync with the natural features of the area. Examples include hiking, biking, fishing, camping and bird watching. Kingsley hosts both types of recreation.

At different scales, Civic Center South, Brownson Memorial Park and Whispering Pines provide active recreation opportunities. In contrast, Grove Park and Veterans Memorial Park are more passive in design.

INVENTORY PROCESS

This recreation inventory was developed in the following process:

- The Kingsley Planning Commission and Networks Northwest reviewed inventory from the 2010-2015 Village of Kingsley & Paradise Township Cooperative Integrated Parks & Recreation Plan.
- The Networks Northwest team visited each of the five Village recreation sites to confirm the accuracy of the review.
- The Planning Commission and Networks Northwest did a final review of the inventory at another Planning Commission meeting.

CIVIC CENTER SOUTH



PARK NAME

Civic Center South

PARK SIZE

40 acres

GENERAL PURPOSE AND USES

Civic Center South is managed by a four jurisdiction recreation authority. It hosts sports leagues, and both active and passive recreation opportunities.

SERVICE AREA

Regional; Neighboring townships and villages

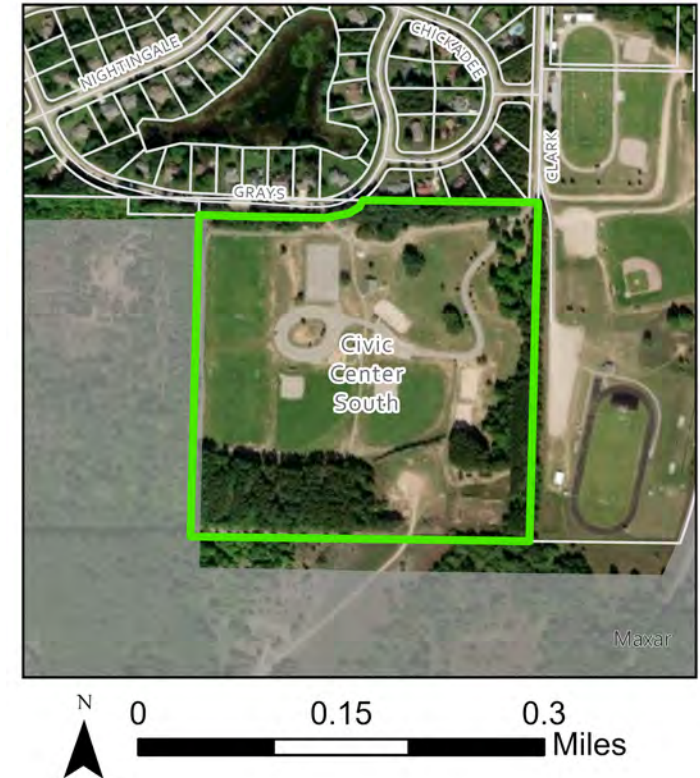
PARK AMENITIES

Walking paths; Two sand volleyball courts; Two ball fields; Three soccer fields; Seasonal ice rink; Tennis/basketball court; Half mile paved walkway; Benches; Natural area; Disc golf course

ACCESSIBILITY SCORE

3

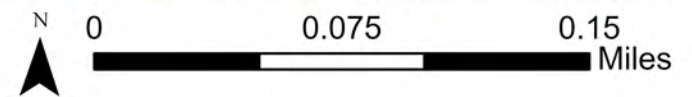
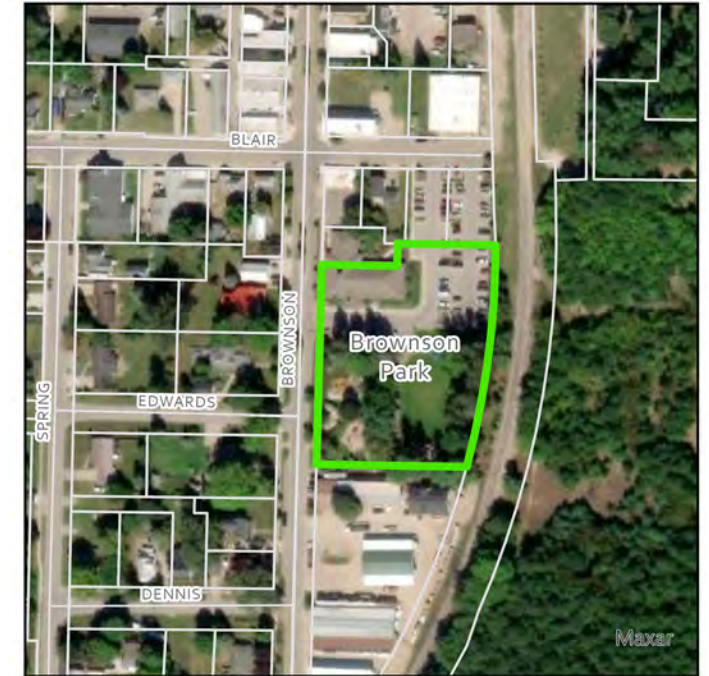
Map 5-C. Civic Center South Aerial



BROWNSON MEMORIAL PARK



Map 5-D. Brownson Memorial Park Aerial



| | |
|---------------------------------|--|
| PARK NAME | Brownson Memorial Park |
| PARK SIZE | 2.07 acres |
| GENERAL PURPOSE AND USES | This park hosts various community events including live music, the annual trunk-or-treat and the farmers market. It is located next to the Village offices. Other than Civic Center South, Brownson is the most used park in Kingsley. |
| SERVICE AREA | Local (primarily village residents); Neighboring townships and villages |
| PARK AMENITIES | Playground with swing set and jungle gym; 9/11 Memorial (moved to Veterans Memorial Park during 2024-25 renovations); Splash pad; Pavilion with electric; Restrooms; Drinking fountain; Lit walking path; Seven wooden benches; Three square picnic tables; One octagon wooded picnic table; Six metal benches; Two metal picnic tables; Five trash cans; Two grills |
| ACCESSIBILITY SCORE | 4 |

VETERANS MEMORIAL PARK



PARK NAME

Veterans Memorial Park

PARK SIZE

0.50 acres

GENERAL PURPOSE AND USES

Veterans Memorial Park is a street-side park built around a memorial for those who have served in the United States Armed Forces.

SERVICE AREA

Local (primarily village residents)

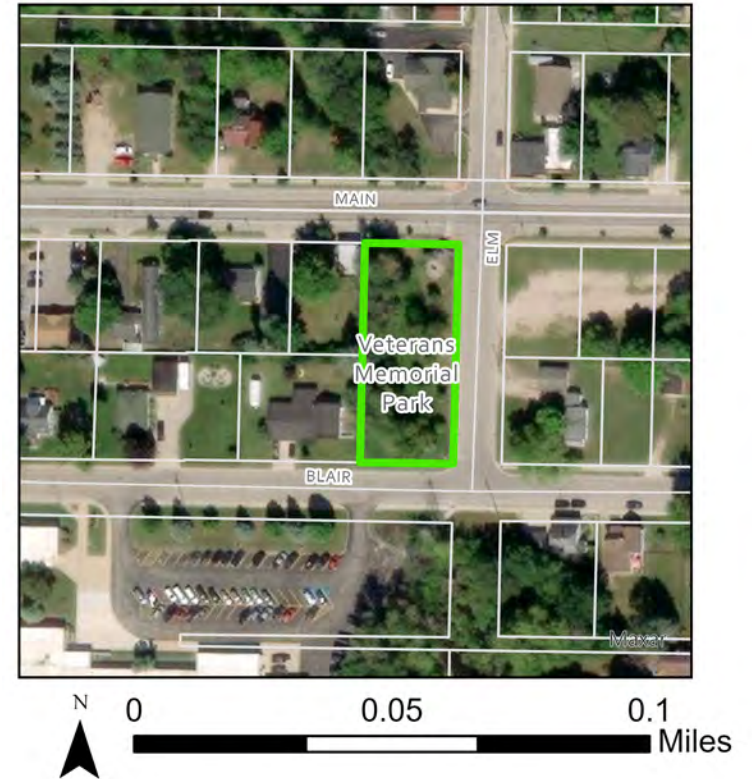
PARK AMENITIES

Landscaping; Lighting; Two wood benches; Gazebo

ACCESSIBILITY SCORE

4

Map 5-E. Veterans Memorial Park Aerial



THE GROVE PARK



PARK NAME

The Grove Park

PARK SIZE

7.09 acres

GENERAL PURPOSE AND USES

Grove Park is a primarily undeveloped, wooded park that provides a passive recreation asset for hiking and nature viewing.

SERVICE AREA

Local (primarily village residents)

PARK AMENITIES

Unpaved hiking trail, unimproved parking, one bench and one of the Village's water pump stations.

ACCESSIBILITY SCORE

1

Map 5-F. The Grove Park Aerial

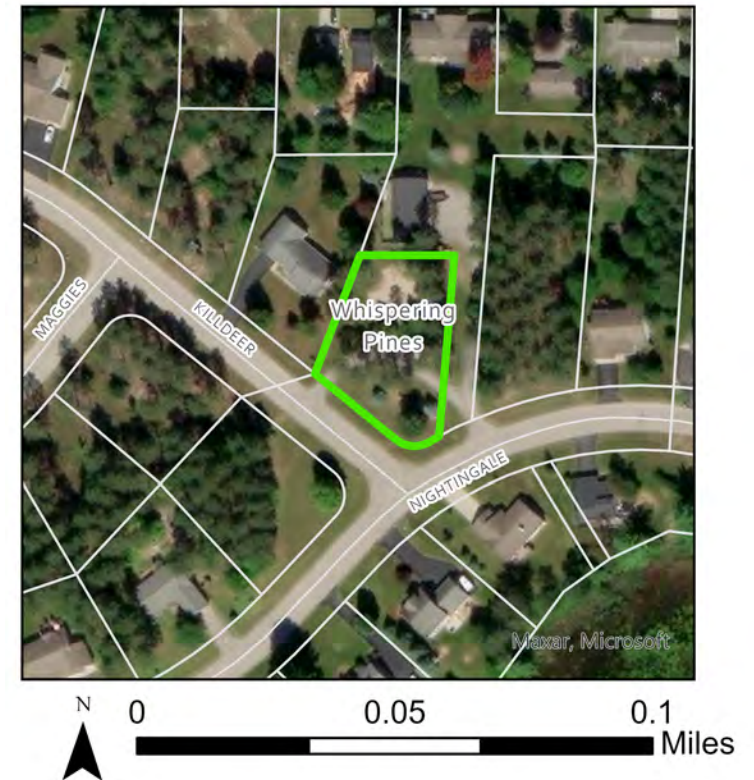


WHISPERING PINES



| | |
|---------------------------------|---|
| PARK NAME | Whispering Pines |
| PARK SIZE | 0.46 acres |
| GENERAL PURPOSE AND USES | Whispering Pines is a pocket park found in the Whispering Pines neighborhood. |
| SERVICE AREA | Neighborhood park (primarily serves residents within walking distance) |
| PARK AMENITIES | Swing set; Merry-go-round; Slide; Bench; Picnic table |
| ACCESSIBILITY SCORE | 1 |

Map 5-G. Whispering Pines Aerial



PUBLIC INPUT PROCESS

While Chapter 1 discusses all of the public input efforts made during the 2024-2025 planning process, this chapter focuses on results specific to parks and recreation. Through discussions with community members, it is clear that residents and visitors place high value on Kingsley's various parks. This section covers the four input methods used to get information that will help Kingsley's leadership to plan for recreation improvements in the community.

THE MOST FREQUENT RECREATION IMPROVEMENT REQUESTS DURING THE 2024 RECREATION PLANNING PROCESS:

More indoor activities for young people during the winter months | A public pool | Park improvements, especially to the amenities at Civic Center South | More non-motorized trail connections | Indoor fitness and sports amenities for adults during the winter months

STUDENT INPUT SESSIONS

Met with five civics and economics classes at Kingsley High School where students worked in groups to design their own parks.

POP-UP EVENTS

Planning team attended the annual Trunk-or-Treat and the weekly farmers market to ask people what broad improvements could be made to Kingsley.

TRUNK-OR-TREAT

FARMERS MARKET

PUBLIC SURVEY

Online survey made available from August to November, 2024. The survey's availability was announced on Kingsley's municipal website, as well as at both pop-up events.

Figure 5-E. Desired Recreation Amenities & Programs



FIGURE 5-E (ABOVE) IS A WORD CLOUD THAT SHOWS THE RESULTS FROM THE ONLINE SURVEY QUESTION, "WHAT PROGRAMS OR RECREATION AMENITIES DO NOT CURRENTLY EXIST WITHIN OR NEAR KINGSLEY THAT YOU WOULD LIKE TO SEE IMPLEMENTED?" THE MOST FREQUENTLY LISTED RESPONSES ARE THE LARGEST IN THE WORD CLOUD.

STUDENT INPUT SESSIONS

Networks Northwest's Community Development team met with five civics and economics classes at Kingsley High School. Students in each class worked in groups of 2-4 to "design their own park" for the Village. Each group was provided with 22 optional park amenities but due to "budgetary constraints", could only prioritize six park features.

This activity and presentation from Networks Northwest provided three main learning objectives:

1. Learn about local government, public policy and urban planning as optional career paths;
2. Build consensus in a team by negotiating for some amenities over others; and
3. Advocate as a team for community improvements.

The top five most selected park amenities were Restrooms (23), Playground (15), Basketball Court (12), Walking Path (12) and Skate Park (9). For a full list of results and to see each park rendering, see Appendix D - Public Input Results.

KINGSLEY'S STUDENTS WERE ABLE TO SELECT THE FOLLOWING RECREATION AMENITIES FOR THEIR PERFECT PARK: AMPHITHEATER; MURALS, SCULPTURES; BASEBALL, SOFTBALL; BASKETBALL COURT; DISC GOLF; DOG PARK; FIRE PIT; GAZEBO; SKATE PARK; TENNIS COURT; PLAYGROUND; RESTROOMS; OUTDOOR GYM; PICNIC TABLES; BBQ, GRILL; KAYAK, BOAT LAUNCH; BEACH VOLLEYBALL; WALKING PATH; ZEN GARDEN; CAMPING; COMMUNITY GARDEN; MOUNTAIN BIKING; OR OTHER.

Figure 5-F. Sample Student Park Designs



FARMERS MARKET

Networks Northwest setup at Kingsley's farmers market on September 18, 2024. The farmers market is well-attended each Wednesday throughout the summer and fall. The market features a diverse variety of vendors, as well as live music. Planners asked attendees to use sticky notes to give their ideas for Kingsley's future.

TRUNK-OR-TREAT

Networks Northwest attended the annual Kingsley Trunk-or-Treat to gather public sentiment and, more importantly, to pass out candy. Parents and children were asked, "What is one thing that would make Kingsley a better place?"

RECREATION-RELATED RESULTS FROM POP-UP EVENTS

- Winter/indoor activity (5)
- Walkable downtown & local amenities
- Live music
- Open space - don't cut down trees
- More winter activities for kids
- More for young people to do
- Fitness center
- Parks & walking trail needed
- Utilize more open space
- Ga-Ga ball and 9 Square
- Community garden
- Bigger parks/hiking trail
- Civic Center South upgrades
- Public pool (4)
- Indoor programming for kids
- Auditorium for music arts
- Pump track for bikes
- Bike trail (3)
- Improvements to Brownson
- BMX park
- Park updates (2)
- Workout gym
- Larger park
- More community events during winter (2)
- Skate park



PHOTOS: KINGSLEY FARMERS MARKET (LEFT); KINGSLEY TRUNK-OR-TREAT (RIGHT)

SURVEY RESULTS

Kingsley residents, business owners and visitors were encouraged to take an online survey from August to November, 2024. The following pages list some of the key findings from this survey, which helped Kingsley leadership to understand:

1. What people like about Kingsley's recreation sites;
2. What improvements could be made;
3. What funding sources should be used to make these improvements; and
4. What would encourage more non-motorized travel within the village and to neighboring communities.

Pages 5-22 and 5-23 graphically display survey responses related to Kingsley's parks and recreation.

The following were key findings from the survey, as they relate to parks and recreation:

- 118 survey responses were collected.
- 33 respondents want to see more sporting/fitness facilities in Kingsley.
- The most common summer activities that respondents participated in were Swimming/beach activities (85), Walking/running (76) and Hiking (71).
- The most common winter activities that respondents participated in were Sledding (52), Walking/running (46) and Hiking (36).
- As walking, running and hiking were listed as year-round activity, this emphasizes Kingsley's goal of connecting the village internally and externally with non-motorized trails systems.
- Respondents noted a need for more sidewalks connections, especially around the high school.
- The community is very supportive of more trail connections.
- Grants, donations, re-appropriation of taxes and millages were all supported as means to fund recreation in Kingsley. Grants and donations were the most popular method.
- Respondents stated that safer pathways and bike lanes, sidewalk expansions, better lighting and more scenic views would all work to encourage people to use non-motorized transportation more frequently.
- Eight people noted that one of the top three reasons they chose to live in Kingsley was Parks & Recreation. Eleven people selected Nature & Scenic Views.

Figure 5-G. “Which of the following activities do you participate in during the summer months? (select all that apply)”

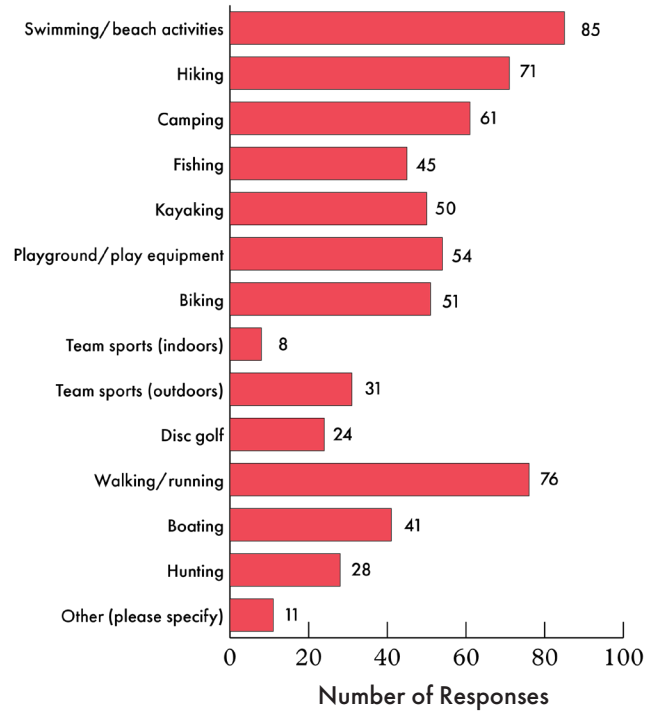


Figure 5-H. “Which of the following activities do you participate in during the winter months? (select all that apply)”

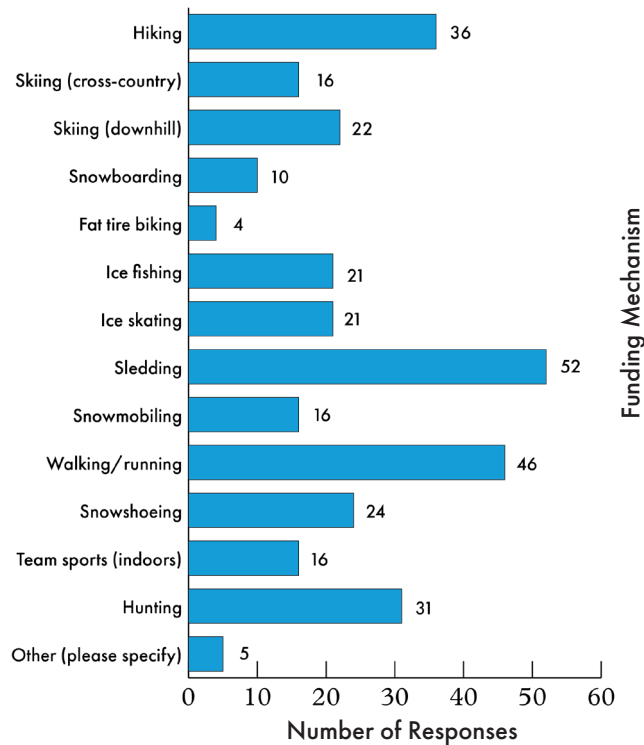


Figure 5-I. “Parks in Kingsley are well-maintained.”

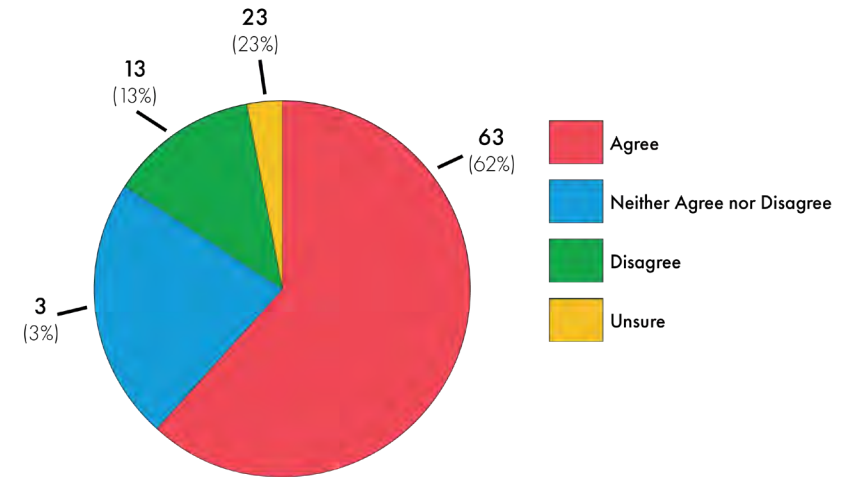


Figure 5-J. “Which funding methods do you support for parks and recreation in Kingsley?” (select all that apply)”

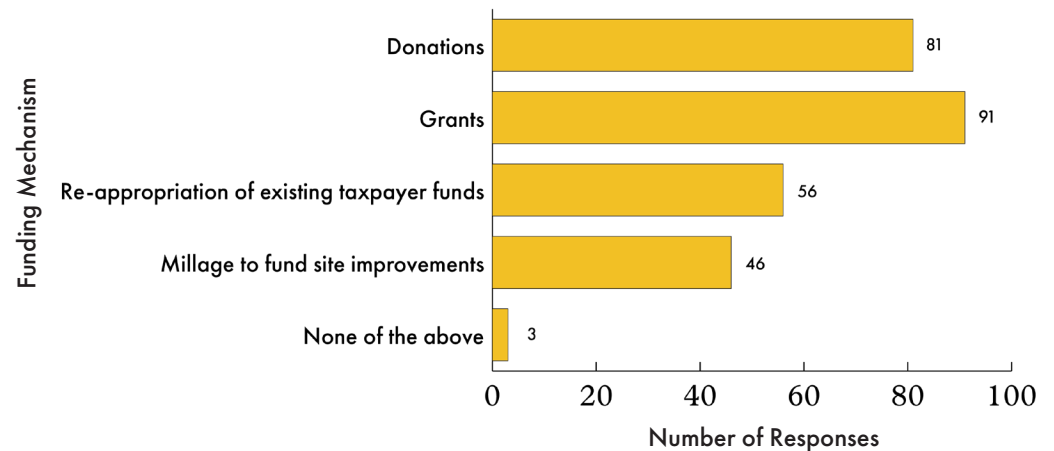


Figure 5-K. “To what degree would you support additional trail connections from Kingsley to other areas?”

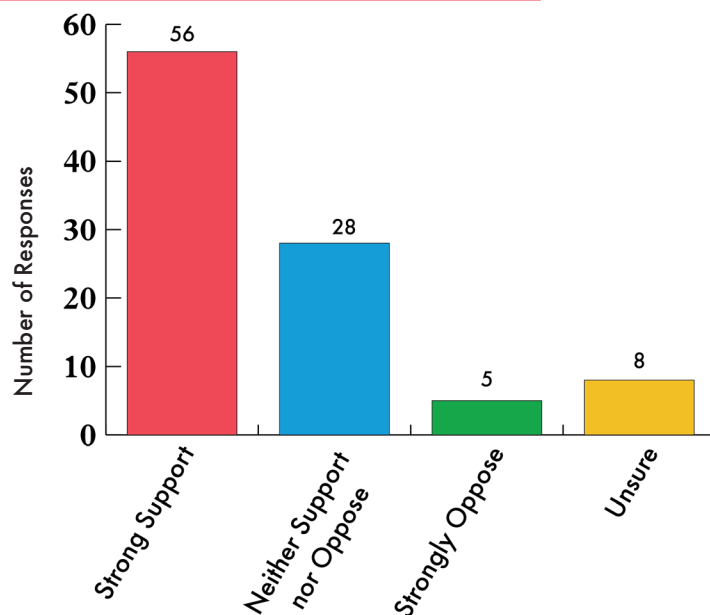


Figure 5-L. “What programs or recreation amenities do not currently exist within or near Kingsley that you would like to see implemented?”

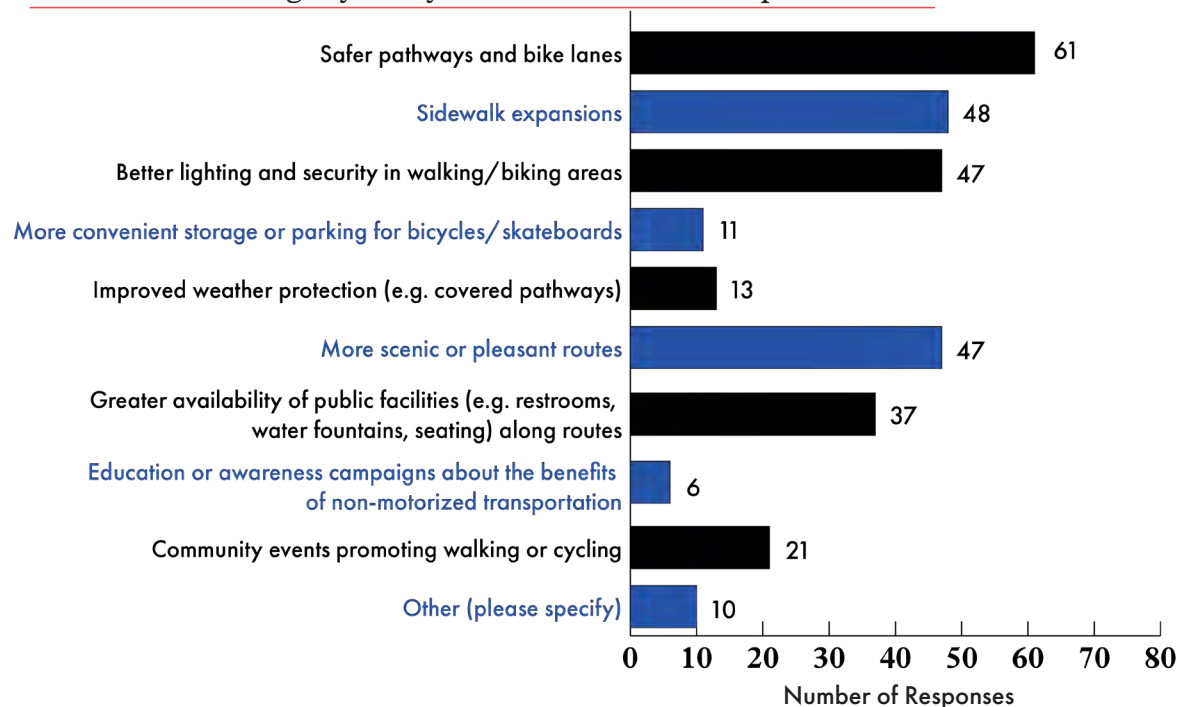


Figure 5-M. “Are there any areas that you think would benefit from additional sidewalk connections?” (Verbatim written survey responses)

- Would be nice to have sidewalk connection to the township office and polling place.
- Along South Brownson Avenue
- Spring St to Clark St north side of the road
- Up to the high school, walking path trail in track/football fields
- High School
- I would love to have sidewalk capability in the pleasant valley, Eden neighborhood.
- Side streets and a sidewalk from town all the way to the dollar general area
- I paid village tax and I do not have any sidewalk in front of my lawn. I was forced to drive my kids to school due to lack of sidewalk on my side of house.
- We need a biking path that connects us to TC
- Summit city road
- Civic center south NEEDS sidewalks leading into the facility along the road
- Improved crosswalk awareness at 4way
- Fenton Street all the way to Whispering Pines entrance
- High school to the fields and down town
- All the roads in town that don't have them
- Connect to mayfield pond
- From Cherrywood to Dollar General
- Village to Family Dollar, better path to high school and across to the ball fields.

RECREATION GOALS & OBJECTIVES

The next 2 pages list goals and objectives that the Village of Kingsley will seek to implement, or begin implementing, over the next five years. While there are other objectives identified through this planning process, the following list were deemed by the Planning Commission to be the highest priorities to improving recreation in the village. This was determined through a review of the previous plan's goals, as well as by thoroughly discussing the input gathered from the four public input efforts. This list should act as a living document, wherein progress is regularly reviewed (see Action Plan) and objectives are updated as they are completed or when a new path to success is identified.

Goal 1. Create a health friendly community through walkability and other non-motorized travel.

Objective 1A. Add wayfinding to delineate a non-motorized route from Civic Center South to north village limits. While there is a network of sidewalks that support this connection already, the Village will prioritize signage and safe crossings along this route to help connect non-motorized travelers to these two key points of interest.

Objective 1B. Connect the Kingsley Trail to Mayfield Pond Park and to Boardman/Ottaway River Trail. There are two potential routes to accomplish this connection. The first is along the existing rail bed that runs north-south through the village and intersects Garfield Road. The second route was planned by Wade Trim. This route emanates from the road end on Madison Avenue and travels north through undeveloped, but privately owned, land until reaching Mayfield Pond Park. See Appendix C from the 2019 *Regional Trail Development Assessment for Grand Traverse and Leelanau Counties*, developed by TART Trails and LIAA. This objective would require a partnership between Kingsley, Paradise Township, the Michigan DNR and private landowner(s) to accomplish.

Objective 1C. Add wayfinding signage to non-motorized routes throughout the village to promote cultural sites, parks and local businesses. The Village may partner with the Downtown Development Authority to accomplish this objective. Once Objective 1A is completed, trail users should be guided to Kingsley's various points of interest.

Objective 1D. Increase barrier free accessibility for non-motorized routes. Pedestrian routes throughout the village will be safe and accessible for everyone, including children and individuals with a physical disability. The Village will continue to work with community members to identify specific areas of need. During the 2024-2025 plan update, the Planning Commission identified the following locations as needing engineering updates to improve their accessibility:

- M-113 (Main St) and Brownson Ave
- M-113 (Main St) and Elm St
- Road crossings on Fenton St, especially nearest the Kingsley Area Elementary School

Goal 2. Create multi-functional spaces for recreation, group and family activity.

Objective 2A. Improve barrier free accessibility at all parks. While Brownson Memorial Park and Veterans Memorial Park each have high accessibility ratings, there are opportunities for additional improvements in Kingsley. The Village will work with community members to identify potential projects at each Village park to better ensure that all parks are universally accessible in the future.

Objective 2B. Make improvements to Civic Center South to allow for both passive and active recreation uses. This may include rebuilding the ice rink due to its current disrepair, repaving the basketball courts, adding viewer bleacher seating around the ice rink and basketball courts, expanding or rebuilding the playground, and identifying additional family use activities. In its current configuration, Civic Center South is a hub for sports leagues. While this is the intended use in the near term, the Village would like to make the site more suitable for passive recreation, youth and family activity.

Objective 2C. Identify a location and conduct a feasibility assessment for a new community center in the village. Currently, there are few facilities available to village residents to rent for civic purposes. A new community center would help in this regard, and would also provide an additional revenue source for the Village. This objective would could also help with the ongoing request for more indoor youth activities during the winter months.

Objective 2D. Improve safety at Kingsley's recreation sites by adding or updating security camera systems. As of 2024, Civic Center South and Brownson Memorial Park each have security cameras. The Village will work to expand security camera usage to other park locations. Additionally, the cameras at Civic Center South and Brownson could be updated with newer cameras with higher resolution capabilities.

Objective 2E. Continue to identify opportunities to acquire or lease land for public open space or recreation purposes.

Progress Report: The 2010-2015 Village Recreation Plan contained an objective to "Create a Memorial reflecting the area at the Main Street Green Space." The Village has since completed this project.

ACTION PROGRAM

To successfully implement the objectives noted in this chapter, the Village will need to diligently review timelines, responsible parties, highlight successes and identify ways to overcome the inevitable barriers that will arise. The Action Program described on this page will guide the Village in this regard. Similar to the goals and objections section, the Village should make changes to the Action Program as needed. The four action items listed below are a starting point for the Village and should be updated on an ongoing basis.

ACTION ITEM 1

Assign Village leadership to a three to five member Parks Committee. This committee will be responsible for updating the Planning Commission and Village Council on progress being made towards implementing the objectives of this chapter. The Parks Committee will meet monthly and will make reports quarterly.

ACTION ITEM 2

Establish relationships and have ongoing communication with recreation actors in the region. This may include, but is not limited to, the Civic Center South Recreation Authority, the Michigan DNR, the Michigan DOT, TART Trails, Grand Traverse County and elected leadership at the state and federal level. Communication may consist of inviting these groups to present to the Planning Commission on funding opportunities or potential project partnerships.

ACTION ITEM 3

Work with the Civic Center South Recreation Authority to discuss the current budget and whether additional funding sources or allocations are necessary. Additionally, the popularity of Civic Center South may necessitate that Kingsley and its neighbors identify an alternative location to host sporting events and leagues.

ACTION ITEM 4

Develop a non-motorized connections plan in conjunction with the Kingsley DDA and Paradise Township. The plan should identify clear action items for improving walkability in Kingsley and connections to Mayfield Pond Park and other regional trail systems.

Chapter 6 Infrastructure & Services





BEHIND THE SCENES, THOUGH CRITICALLY IMPORTANT

Infrastructure and public services are often forgotten by members of the public until they're impossible to ignore. We often don't think about sewer and water infrastructure even though these are key components to attracting development and ensuring that residents and businesses are well-served. We may not realize how ubiquitous broadband connections are until the WiFi stops working.

This chapter describes the infrastructure, services, civic opportunities, government and transportation features within Kingsley. While jobs, housing and access to recreation typically dominate people's decision to live in a given area, infrastructure and services are equally as important to maintaining a strong community.

TRANSPORTATION

ROADS

State Highway M-113 bisects the Village of Kingsley from east to west. M-113 connects to Federal Highway US-131 to the east, near Fife Lake, and to State Highway M-37 to the west, 10 miles north of Buckley. Within the village limits, M-113 is known as East/West Main Street. The M-113 corridor is owned by the Michigan Department of Transportation (MDOT), who contracts with the Grand Traverse County Road Commission (GTCRC) to maintain it.

Federal aid roads are rated annually using the Pavement Surface Evaluation and Rating (PASER) assessment. Under this rating system, 10 is the best and 1 is the worst. As shown in Map 6-1, North Brownson Avenue in the village is rated a 2 and has the most need for repairs. The rest of the village's federal aid roads are average to above average in their current state.

North Brownson Avenue becomes Garfield Road (CR-611) at the north village limits, and extends 15 miles to Federal Highway US-31 in Traverse City. Garfield Road is maintained by the GTCRC.

All roads, sidewalks and public parking within the Village of Kingsley limits fall under the jurisdiction of the Village of Kingsley and are maintained by the Village of Kingsley Department of Public Works.

COMPLETE STREETS

Complete Streets is a relatively new concept that emerged in response to the overwhelming preference for automobiles in street design. Complete Streets understands the need for safe and efficient transport, but contends that pedestrians should be considered in road engineering, especially in downtown areas.

Kingsley's South Brownson Avenue is a strong example of Complete Streets in that it contains medians to slow traffic, curb extensions and marked crosswalks.

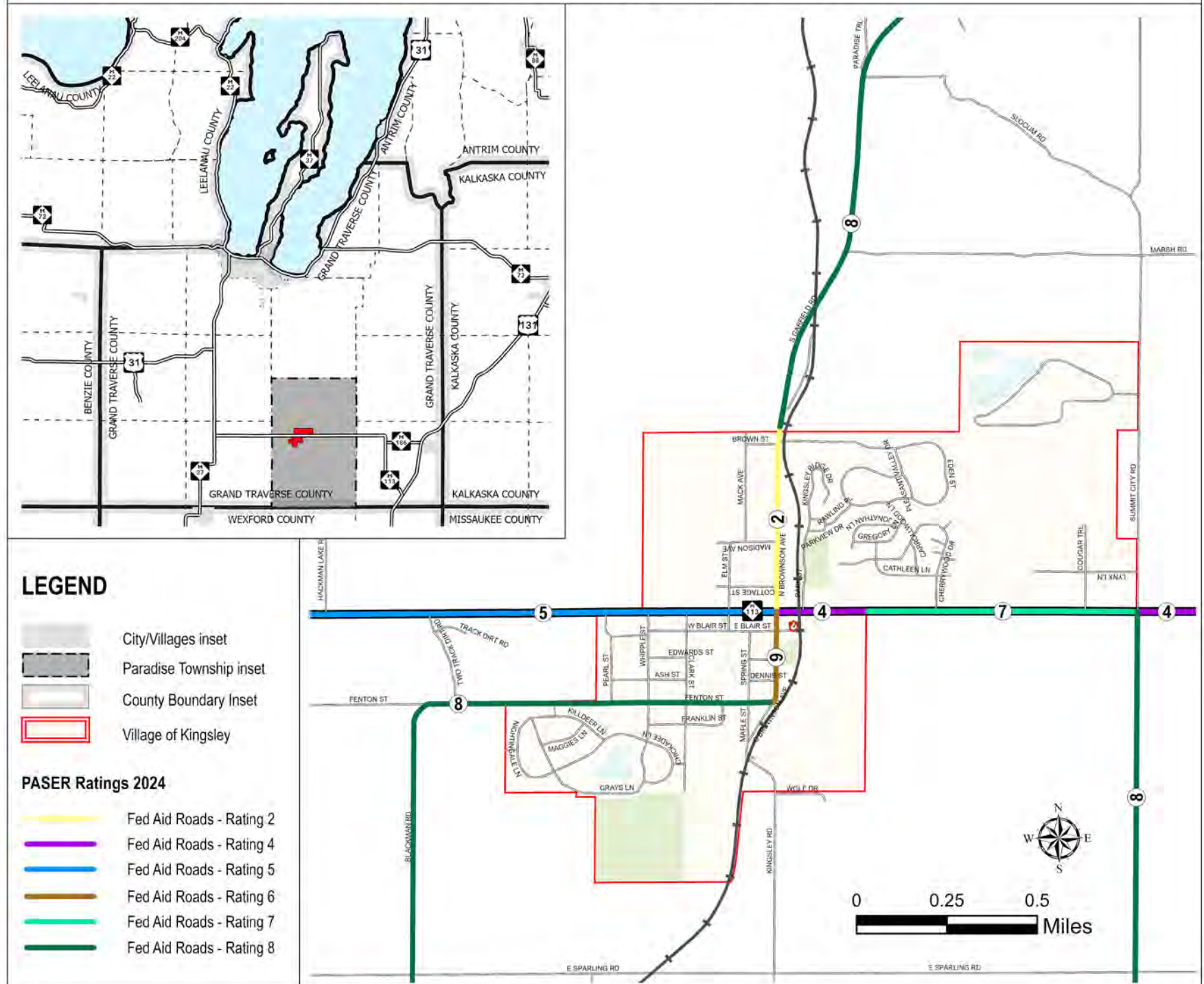
Walkable downtowns tend to see more local business visitorship and overall activity.

THE COMPLETE STREETS CONCEPT EMPHASIZES THE FOLLOWING DESIGN FEATURES:

- BIKE LANES AND RACKS
- BUS SHELTERS
- SAFE CROSSWALKS
- WIDE SIDEWALKS THAT PROVIDE SEPARATION FROM THE ROADWAY
- ROADWAY MEDIANS
- CURB EXTENSIONS

Data Note: Pavement Surface Evaluation and Rating, or PASER, is a visual survey used to evaluate the condition of roads. PASER uses 10 separate ratings to evaluate the surface distress of the pavement. Ratings are assigned based on the pavement material (asphalt, concrete, sealcoat, gravel, etc.) and the types of deterioration that are present.

Map 6-1. Kingsley Transportation System & Road Ratings



RAIL LINES

A portion of the former Michigan Northern/Pennsylvania railroad runs north-south through the Village. There are road/rail crossings at South Brownson Avenue, East Main Street and Eden Street. The railroad right-of-way corridor is owned by the MDNR Grants Administration Division. Great Lakes Central Railroad owns the railroad tracks.

AIR TRAVEL

Airline service is available through Cherry Capital Airport (TVC) in Traverse City. Owned and operated by the Northwest Regional Airport Authority (NRAA), TVC is the gateway to Northern Michigan. Providing passenger air service since 1938, TVC connects travelers from across the globe to a wide variety of businesses and leisure activities throughout the area. TVC offers 17 non-stop flights to cities across the United States from Allegiant, American, Delta, United and Sun Country airlines. Destinations include Atlanta, Boston, Charlotte, Chicago, Dallas/Fort Worth, Denver, Detroit, Minneapolis–Saint Paul, Newark, New York (LaGuardia), Orlando, Philadelphia, Phoenix-Mesa, Punta Gorda, St. Pete/Clearwater, and Washington DC (Dulles and Reagan). There are no airports located within the Village of Kingsley.



Photo: TraverseCity.com

ELECTRIC, GAS & BROADBAND SERVICES

ELECTRIC SERVICE

Electric service in the Village of Kingsley is provided by Consumers Energy. There is a Consumers Energy electric substation located northwest of West Main Street (M-113) and Clark Street in the village. Outage maps are provided on the utility company's website.

NATURAL GAS SERVICE

Natural gas service is provided in the Village by DTE Energy. Part of an underground natural gas transmission pipeline is located in the east portion of the village. The pipeline is owned by DTE Gas Company and is an active (filled) natural gas pipeline (System Name 1940-E001).

TELECOMMUNICATIONS SERVICES

Cable, internet, home phone and mobile phone services are available within the village.

The majority of homes and businesses in the village are serviced with broadband internet. There are a few locations that are unserved or under-served for fixed broadband service (excludes mobile or satellite services).

RENEWABLE ENERGY

Chapter 153 of the Village's Code of Ordinances, "Solar Energy Systems" pertains to all small scale solar energy systems (residential, commercial, multi-family and condominium) modified or installed after the effective date of the ordinance (Ord. 04-09-14, passed 11-10-2014). The chapter "aims to promote the accommodation of solar energy systems and equipment and the provision for adequate sunlight and convenience of access necessary therefor."

There are no provisions in the Village's ordinances pertaining to the installation of Wind Energy Conversion Systems (WECS) or geothermal energy generation systems.



WATER UTILITIES

WATER AND SEWER UTILITIES

The Village of Kingsley Department of Public Works provides municipal water and sanitary sewer utility services in the village. The Kingsley waste water treatment plant is located on 80-acres in the northeast corner of the village, at 6422 Summit City Road. The Department of Public Works building for equipment and staff is located at 6426 North Summit City Road. The water and sewer systems are funded by monthly service charges and new connection fees.

Water is provided by three wells connected to two elevated tanks (water towers) providing necessary water pressure and capacity for future growth. The newest of those tanks was completed in the summer of 2006, and a new 12-inch water main was installed through downtown in 2009. The public input received for the Village's 2018 Master Plan indicated a high level of interest in protecting the community groundwater and working closely with Paradise Township to accomplish this task.

A new wastewater treatment plant for the village became operational in 2005, which increased the sewer capacity from 130,000 gallons per day (GPD) to 200,000 GPD. There is the potential for doubling that capacity within the next 30 to 40 years. The AeroMod system was the first of its kind to be constructed in the State of Michigan.

WELLS

“Wellogic Wells” include household, Type III, irrigation, industrial, test, open loop geothermal and others. While the majority of the village is serviced with municipal water, there are some privately owned water wells that are categorized as Wellogic Wells.

“Type I Wells” provide year-round service to 15 or more living units or 25 or more residents. Examples include municipalities, subdivisions, apartments, condominiums, manufactured housing communities, and nursing homes. There are four (4) Type I wells in the village, all of which are owned by the Village of Kingsley for municipal water service purposes. The well locations/details are as follows:

- Brownson Street Well #1: 152 feet deep; completed 9/14/1979
- Park Street Well #2: 140 feet deep; completed 6/15/1962
- Eden Street Well #3: 200 feet deep; completed 9/10/1993
- Unnamed Well, located to the west of Well #3: 196 feet deep; completed 9/10/1993

“Type II Wells” are non-community wells and serve 25 or more individuals or 15 or more service connections on an average daily basis for 60 or more days per year. Examples include restaurants, schools, hotels, campgrounds, churches, and day care centers. There are no Type II wells located within the village.

As indicated in Map 6-2 there is a Traditional Wellhead Protection Area (WPA) for the Village of Kingsley water system. The WPA was approved by EGLE on August 11, 2003. The WPA is located mostly within the village limits, with some areas in parts of surrounding Paradise Township. Wellhead protection areas represent the land surface area overlying the aquifer that directly contributes ground water to wells serving public water supply systems throughout Michigan. The areas define a landscape in which management strategies are employed to protect public water supply wells from ground water contamination.

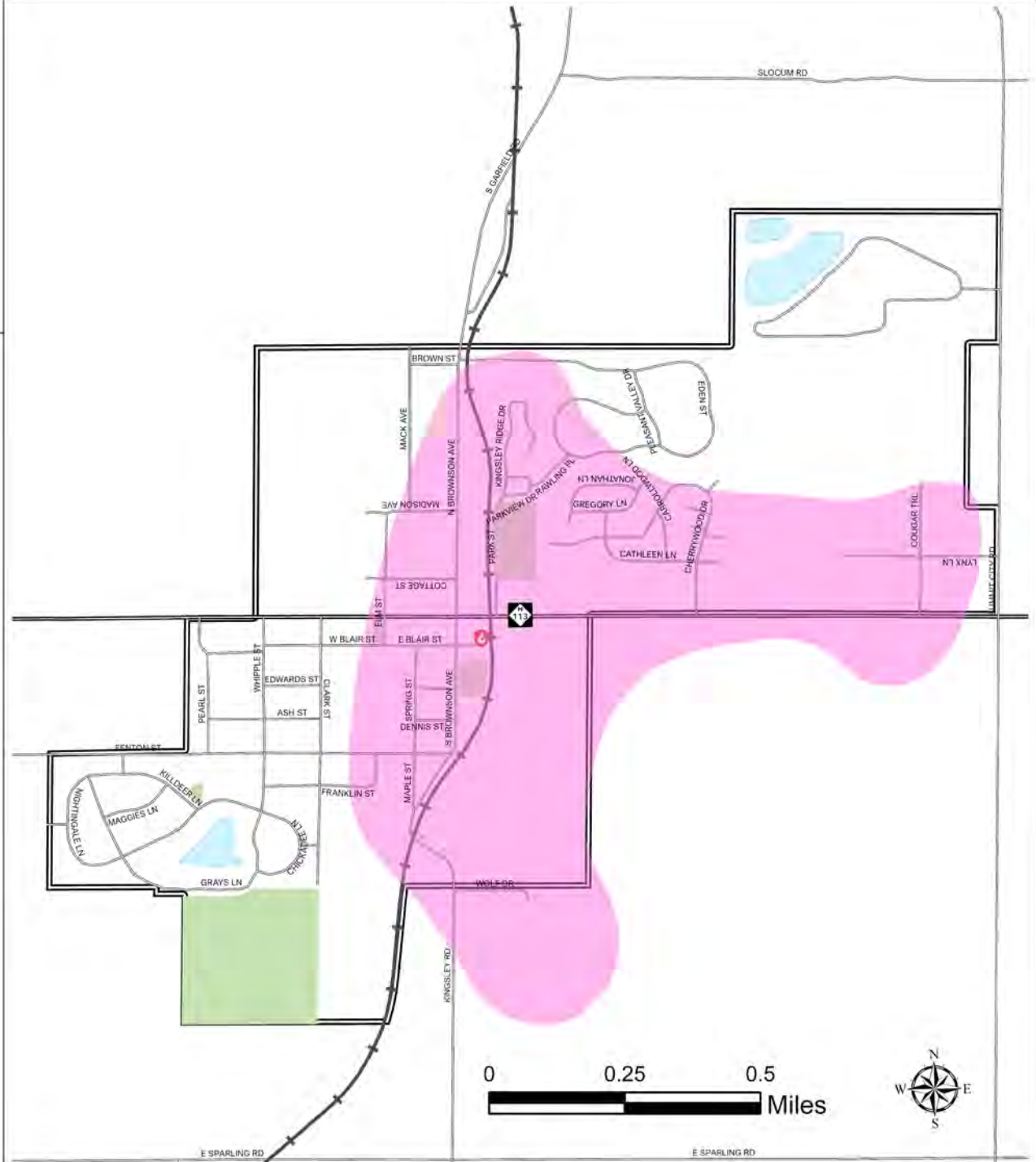
Map 6-2. Kingsley Wellhead Protection Area

**LEGEND**

- Township Boundary
- Village of Kingsley
- County Boundary

Wellhead Protection Areas

- Low Vulnerability Wellhead Area
- Traditional Wellhead Protection Area Delineation
- Type 1 Provisional Wellhead Protection Area
- Type 2 Provisional Wellhead Protection Area



VILLAGE GOVERNMENT

The Village of Kingsley is served by an elected Village Council. The Council makes appointments to the Planning Commission, Zoning Board of Appeals and Downtown Development Authority.

The Village employs a full-time Village Manager, Zoning Administrator, Treasurer and Office Administrator. The Village Clerk is a part-time employee. The Department of Public Works maintains streets, parks and municipal services with 3 full-time staff members.

All official Village meetings are open to the public (with opportunities for public input) and citizens are encouraged to attend as often as possible. Additional meetings may be scheduled as necessary. All meeting notices are posted on the bulletin boards located in the entrances of the Village Office, 207 South Brownson Avenue, Kingsley, MI 49649. Meeting dates, minutes and agendas are posted on the Village's website: www.villageofkingsley.com

The Village Office property is also home to a municipal parking lot that provides public off-street parking to those who use the Village Offices, Library, Brownson Park and local businesses. The municipal parking lot was expanded during the construction of the new Village Office building.

VILLAGE COUNCIL

The Village Council governs and conducts the business of the Village of Kingsley. The Council may appoint additional committees and hire staff as deemed necessary. The Council is comprised of a President and 6 Trustees, who are each elected to a 4-year term by the village residents, as well as a Treasurer and Clerk who are appointed by the Village Council. Trustees have the authority to vote on decisions brought before the Council while the Village President chooses to vote only in the event of a tie.

The Village Clerk and Village Treasurer do not have the authority to vote. It is the job of the Village Council to officially adopt all changes to the Zoning Ordinance. It is Village policy to have the Planning Commission create draft language, hold a public hearing and make recommendations to the Council regarding ordinance changes.

PLANNING COMMISSION

The Village Planning Commission (PC) is a committee appointed by the Village Council to write and implement a Master Plan and Zoning Ordinance and to review site plans. The Planning Commission is comprised of 7 members that serve a 3-year term and vote on decisions to recommend to the Village Council.

ZONING BOARD OF APPEALS

The Village Zoning Board of Appeals is a committee appointed by the Village Council to hear and decide, upon appeal, any request for the interpretation of the Village of Kingsley Zoning Ordinance and/or grant any variances of the Village of Kingsley Zoning Ordinance. The Village of Kingsley Zoning Board of Appeals must be comprised of 3 members (1 Council member, 1 Planning Commissioner, and 1 citizen-at large). The Village Council may appoint up to 2 alternates who serve a 3-year term.

DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

On February 10, 2003 by ordinance, the Village of Kingsley created a Downtown Development Authority (DDA). The DDA consists of the Village Council President and 8 members with staggered 4 year terms. The DDA District area roughly includes the industrial park and business corridor on M-113 as well as Brownson Avenue.

The DDA's objectives are to encourage increased economic development in the Kingsley DDA district through public improvements (e.g. parking, sidewalks, and civic facilities). The goals of the DDA, as stated in the Village of Kingsley Downtown Development & Tax Increment Financing Plan, directly support the goals stated in the Master Plan and vice versa, thereby establishing a crucial interrelationship between the DDA, Village Council and Planning Commission.

GOALS OF THE VILLAGE'S DDA/TIF PLAN
ADOPTED BY THE VILLAGE ON DECEMBER 15,
2003:

1. MAINTAIN SMALL TOWN CHARACTER
2. PROVIDE ESSENTIAL SERVICES FOR
KINGSLEY RESIDENTS IN A COMPACT VILLAGE
ENVIRONMENT
3. IMPROVE PEDESTRIAN EXPERIENCES
AND DIMINISH NEGATIVE VEHICULAR TRAFFIC
IMPACTS
4. DOWNTOWN WILL BE A PLACE FOR ACTIVE
AND PASSIVE RECREATION
5. DOWNTOWN WILL PROVIDE AN
ENVIRONMENT FOR HOUSING OF ALL TYPES

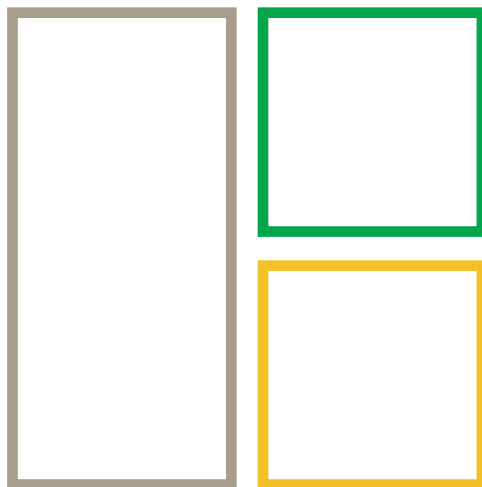
LOCAL SERVICES

POLICE, FIRE AND EMS

The Village maintains an intergovernmental service agreement with Paradise Emergency Services (located at 2266 E. M-113, Kingsley) in Paradise Township for fire and EMS service coverage.

The Grand Traverse County Sheriff's Department provides police services for the Village. The current Community Police Officer (serving Paradise Township, Village of Kingsley and Mayfield Township) is based out of the Paradise Township offices at 2300 East M-113, Kingsley, MI 49649. The Michigan State Police Post out of Traverse City (218 West 14th Street, Traverse City) also provides law enforcement oversight in the Village.

The Kingsley Area Schools are serviced by a School Resource Officer.



MATERIALS MANAGEMENT

Kingsley residents may select a subscription-based waste hauler of their choice (that is licensed in Grand Traverse County) for curbside trash, recycling or yard waste pickup. Under County ordinance, all haulers operating in Grand Traverse must provide recycling and yard waste curbside collection upon a customer's request.

Residents can access drop-off trash services through the GFL Environmental Traverse City Facility at 280 Hughes Drive in Garfield Township.

Residents can utilize the free drop-off recyclable material site in the parking lot of the Paradise Township Hall (2300 East M-113). The site is serviced by American Waste and provided through the county's RecycleSmart program.

All residents can drop-off yard waste through the county's RecycleSmart Brush Drop-off Site at 2471 North Keystone Road, Traverse City (Garfield Township).

Additionally, Grand Traverse County hosts multiple household hazardous waste (HHW) events each year for residents. These events accept materials including batteries, propane tanks, oil-based paint, lawn chemicals, automotive fluids, mercury, aerosol cans, pharmaceuticals and household cleaners.

EDUCATION

The Kingsley School District covers an extensive geographic area of 122 square miles in the southern half of Grand Traverse County and a small portion of northern Wexford County:

- All of Paradise Township and the Village
- All of Union Township
- Parts of Fife Lake, Mayfield, Blair, Grant and Green Lake Townships
- Part of Greenwood Township in southerly adjoining Wexford County

The Village contains the school buildings and grounds for the Kingsley Area Public Schools:

- Preschool at 311 Clark St.
- Elementary School at 402 Fenton St.
- Middle School at 403 Blair St.
- High School at 7475 Kingsley Road.

The academic programs are excellent and additional supplementary/remedial programs are being implemented. A Dual Enrollment program is offered to high school students who wish to start earning college credits from Northwestern Michigan College while still in high school.

In addition to strong academics, Kingsley Area Schools has an excellent sports program. The community takes great pride in the accomplishments of the school band programs and sports teams, including the 2005 Football State Championship.

There are two preschool options offered by the Kingsley School District:

- Preschool offers full-day programming for three, four, and five year-old children on a two-day, three-day, or five-

day schedule. Qualified, experienced early childhood professionals use Creative Curriculum activities designed to address each child's individual development needs in a 1:8 teacher student ratio. Children engage in a variety of age appropriate tasks that focus on literacy and language development, and attend all assemblies and activities with the Elementary students that are age appropriate. Space is limited in this program.

- Michigan's Great Start Readiness Program is a free preschool program available to qualifying families. This State funded program allows children who meet risk factors such as income eligibility to attend preschool Monday through Thursday free of charge. Students learn in a classroom with a 1:8 teacher student ratio. This screening is done in collaboration with the Headstart program offered by the Northwest Michigan Community Action Agency.

A private school option in the area is St Mary's of Hannah, a parochial school serving preschool to sixth grade. This school is located approximately 5 miles west of Kingsley on M-113.

Education and training beyond high school are available in Traverse City at technical trade and vocational schools and Northwestern Michigan College's 2-year degree programs. Bachelor's and Master's degree programs are offered through a variety of Michigan colleges and universities at the University Center campus of Northwestern Michigan College.

POSTAL SERVICE

There is a United States Postal Service office at 201 South Brownson Avenue in the village.

PUBLIC LIBRARY

The Kingsley Branch of the Traverse Area District Library (TADL) is located at 213 South Brownson Avenue, Kingsley, MI 49649. The library shares a building with the Village of Kingsley offices, and adjoins Brownson Memorial Park. The library features WiFi, a stone fireplace, a local history room, a children's area and an outdoor butterfly garden. The library is served by public transit via the Bay Area Transportation Authority (BATA) Route 13 and BATA's Link On-Demand service. The Library building is owned and maintained by the Village, but operated by the TADL.

PUBLIC TRANSPORTATION

BATA provides the M-113 bus service route that connects the Village of Kingsley to communities to the north and into Traverse City via Brownson Avenue and South Garfield Road. There are BATA bus stops at the Kingsley Laundromat, Northland Food Center and the Kingsley Library. BATA's routes connect Traverse City to Suttons Bay (Route 10), Glen Arbor/Empire (Route 11), Interlochen (Route 12), Kingsley (Route 13), and Acme/Williamsburg (Route 14), and Old Mission Peninsula (Route 16).

Additionally, door-to-door rides can be requested on-demand or up to a day in advance using the BATA Link app or by calling BATA Scheduling at 231.941.2324. Rides can be requested a day in advance or on demand as needed. BATA's entire service area of Grand Traverse and Leelanau Counties has on-demand service from 6 a.m. – 10:30 p.m. Monday – Friday with limited availability after 7 p.m. in the village areas outside of Traverse City. Weekend Link hours of operation are from 7 a.m. – 7:30 p.m. with extended service in Traverse City until 10:30 p.m.

SENIOR SERVICES

The Grand Traverse County Commission on Aging offers programs and services for county residents aged 60 and older. Services include home health care, medication management, respite care, housecleaning, outdoor services, in-home emergency contact units, medication dispenser units, foot care, bill payment support and discounted transportation options. Fees are based on a client's income and vary by program.

The Grand Traverse County Senior Center Network provides many social, wellness and educational programs that are specially designed to meet the interests and needs of the 50 years and over generation. While the organization's main site and business office are in Traverse City, they also offer senior events and programming at "The Rock Youth Center" in the Village of Kingsley, at 115 East Blair Street. Events include hot lunch every Wednesday at 11:45 am, cards and games, fitness and wellness programs, pickleball, and educational sessions.

RELIGIOUS INSTITUTIONS

- The Kingsley United Methodist Church is located at 113 Blair Street.
- Cornerstone Church, located at 7522 Blackman Road (Paradise Twp.)
- Traverse Bay Mennonite Church, located at 1459 Fenton Road (Paradise Twp.)
- Orchard Church, located at 3903 Voice Road (Paradise Twp.)

THE ROCK YOUTH CENTER

The Rock of Kingsley Youth Center is a 501(c)(3) non-profit that serves Kingsley and surrounding areas. The Rock opened its doors in 2010 after re-purposing a formerly abandoned EMS building at 115 East Blair Street. In addition to regular after

school programming for area youth 6th through 12th grades, the Rock provides space for senior citizen programming, community programming, disaster sheltering and a host of special events held throughout the year.

HEALTHCARE SERVICES

- The Crystal Lake Health Center is located at 2283 M-113, serving as a walk-in general medical care clinic.
- Munson Outpatient Services offers laboratory services by appointment at 2283 M-113, Suite B.
- The K-Town Youth Health Center at 112 South Brownson offers a variety of medical and mental health services for anyone ages 10-21.
- Kingsley Physical Therapy clinic is located at 409 West Main Street.
- Kingsley Family Vision Care is located at 108 East Main Street.
- Dr. Katy Gorman Chiropractic and Peaceful Touch Therapy are located at 108 West Main St.
- Stag Dental is located at 116 West Main Street.
- Kingsley Pharmacy and Compounding Center is located at 114 South Brownson Ave.
- Brookside Veterinary Hospital is located at 111 North Elm St.
- The closest hospitals are Munson Hospital in Traverse City and Kalkaska Memorial Health Center in Kalkaska. Both locations are within an approximate 30 minute drive of the Village.



rock



Chapter 7

Public Input



WHAT WAS HEARD

Data is a critically important part of understanding a community. Numbers tell us how many more housing units are needed, which jobs the area supports, where people commute and how much land is dedicated to particular uses. But a Master Plan is incomplete with data alone. The sentiments of the people who live, work and recreate in an area are just as important as the observed conditions in the community. Therefore, the Kingsley Planning Commission and Networks Northwest coordinated throughout 2024 and 2025 to reach as many residents as possible to ask what their ideal future is for Kingsley. This involved a series of opportunities to provide feedback, listed to the right.

Overall, the input gathered, as well as the Village's efforts to become a Redevelopment

Ready Community, have led to a number of Goals and Action Items found in the next chapter. Mentioned throughout this plan, the main vision for the community is to retain its rural character while providing the various built environment features in the village to support its growth. This will be accomplished primarily through redevelopment and some increased density (allowing triplexes by-right in the R-2 district and encouraging mixed uses in the downtown, for example), thereby supporting agricultural and forest preservation in surrounding Paradise Township.

This chapter provides key findings from the public input process. For a full set of the raw public input results please see Appendix D.

STUDENT INPUT SESSIONS

A planner from Networks Northwest met with 5 civics and economics classes at Kingsley High School where students worked in groups to design their own parks. See Chapter 5 for the student input results, as these were solely focused on parks & recreation.

POP-UP EVENTS

TRUNK-OR-TREAT

FARMERS MARKET

The planning team attended the annual Trunk-or-Treat and the weekly farmers market to ask people what broad improvements could be made to Kingsley.

PUBLIC SURVEY

Online survey made available from August to November, 2024. The survey's availability was announced on Kingsley's municipal website, as well as at both pop-up events.

OPEN HOUSE

The planning team hosted an open house at the Village office on February 19, 2025 to garner input on housing, downtown redevelopment, the potential for a community center and what an ideal future holds.

PUBLIC HEARING

Pursuant to the Michigan Planning Enabling Act (MPEA), the Kingsley Village Council held a public hearing for the draft Master Plan.

POP-UP EVENTS

FARMERS MARKET INPUT - SEPTEMBER 18, 2024

Using sticky notes, tell us your ideas for Kingsley.

Key Findings:

- People want more healthy grocery options
- More landscaping/beautification for businesses along M-113, east of the village
- More year-round activities, especially for kids
- Want an indoor public space, possibly a community center
- More small businesses, especially restaurants
- Maintain nearby farm land and nature



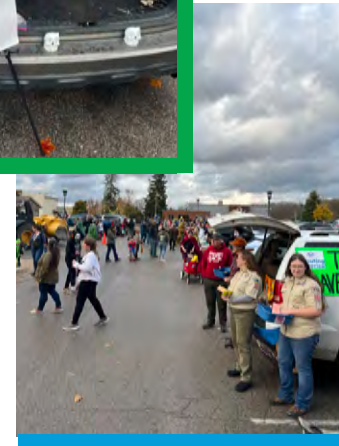
Photos:
Kingsley Farmer's
Market input (left)
Trunk-or-Treat (right)

KINGSLEY TRUNK-OR- TREAT - OCTOBER 31, 2024

What is one thing that would make Kingsley a better place?

Key Findings:

- Most responses had to do with park upgrades (see Chapter 5 and Appendix D)
- Updates to the Middle School facilities
- A public pool
- More active recreation infrastructure (BMX park, skate park, pump track, gym, etc.)
- More community events during the winter



SURVEY RESULTS

The Kingsley Planning Commission, Networks Northwest and Village staff developed an online survey that was available for response from August, 2024 to February, 2025. The availability of the survey was made on the Village's website and social media pages, as well as on the project webpage located on Networks Northwest's site. The survey received a total of 117 completed entries.

This section describes the key findings from the survey, including those that specifically helped the Planning Commission in drafting the goals and actions found in Chapter 8. Please note that all recreation related survey responses are found exclusively in Chapter 5 of this plan.



Community Survey

Village of Kingsley Master Plan

The Kingsley Planning Commission is updating its Master Plan and Park & Recreation Plan and we need to hear from you.

The Master Plan is a guidebook for the community's future. Your input will help ensure that the plan's goals and objectives (future) match what community members really want to see.

Please take 10-15 minutes to complete the survey by scanning the QR code or by visiting the tinyurl link below.



tinyurl.com/kingsleysurvey

To follow the status of this plan update, see opportunities to participate and to view the draft plan when it is ready, visit networksnorthwest.org and visit the **Community tab**.

Flyer used to promote the availability of the online survey

Figure 7-1. Which of the following best describes your affiliation with the Village of Kingsley?

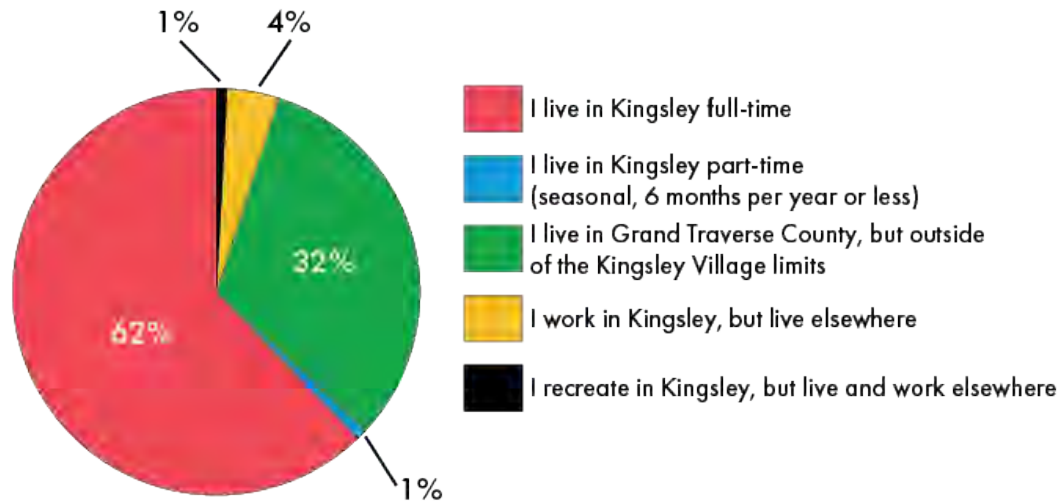
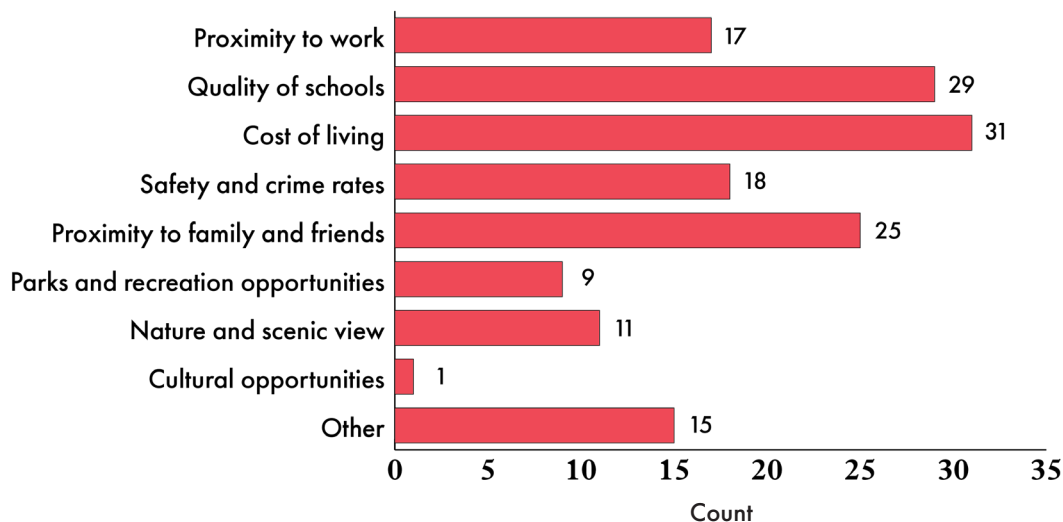


Figure 7-2. Why did you choose to live in Kingsley? (select your top 3)



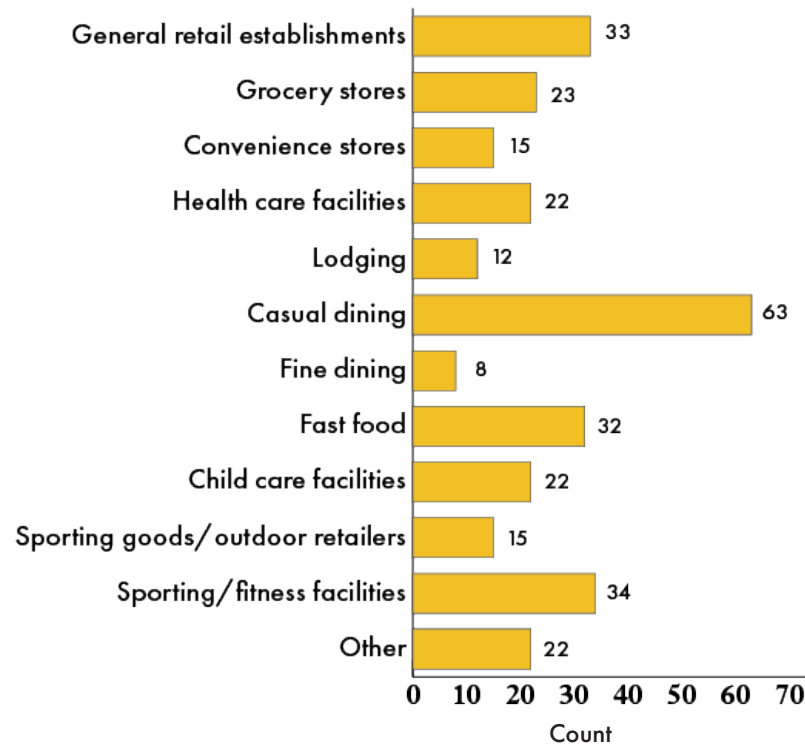
KEY FINDINGS

- Close to a third (62%) of survey respondents were full-time Kingsley residents
- Another third (32%) lived in Grand Traverse County but reside in a different municipality
- The top reasons that people chose to live in Grand Traverse were Cost of living, Quality of schools, Proximity to friends and family, Safety and crime rates and Proximity to work

IMPLICATIONS

- We can confirm that nearly all respondents are closely affiliated with the village
- Kingsley's relative affordability is very attractive
- The school district facilities and education quality are important social and economic drivers for Kingsley
- We can assume many respondents are originally from the area since the third most important reason for people living in Kingsley is proximity to friends and family
- The village's close proximity to Traverse City and other nearby job centers is an important locational factor

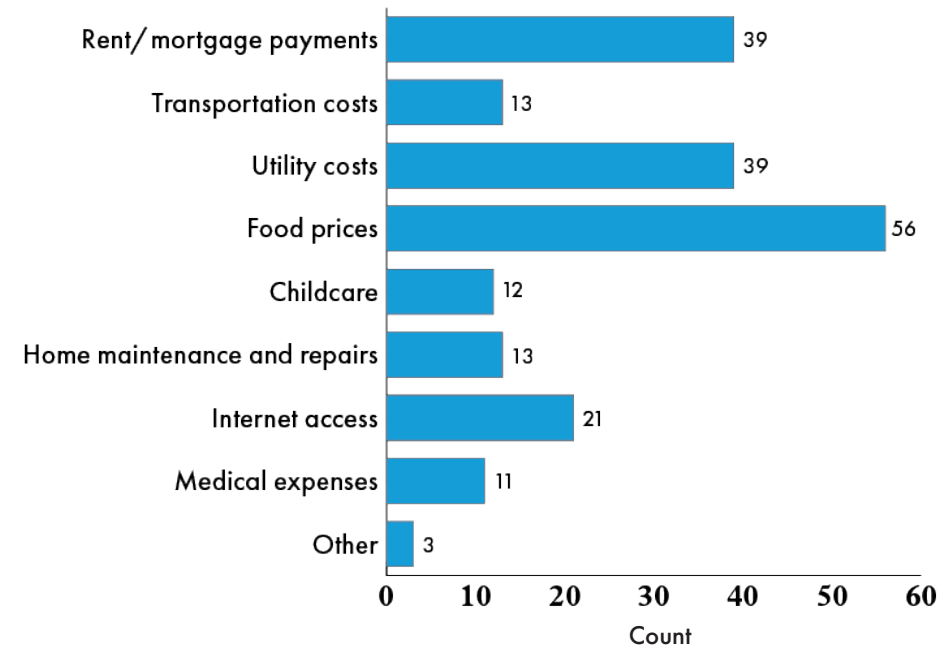
Figure 7-3. What type(s) of business or service would you like to see introduced or expanded in Kingsley (select all that apply)



KEY FINDINGS

- The community wants more casual dining and fast food options (This is also reflected in the pop-up event results)
- Kingsley residents want more activities, as described in the pop-up event results. This is reflected in the survey as the second highest voted business is Sporting/fitness facilities
- Grocery stores, health care facilities and child care facilities also rated highly
- People are feeling most burdened by the costs of food

Figure 7-4. Which of the following household expenditures do you feel most burdened by? (select your top 2)



IMPLICATIONS

- Kingsley would benefit from more businesses or public spaces that have year-round activities for a range of ages
- Residents want more food options, from groceries to restaurants
- Community gardens and a more streamlined relationship with neighboring farms may help connect residents with more cost effective and healthier food options
- The community is young and health conscious, represented by a desire for child care facilities and health care facilities

KEY FINDINGS

- Respondents primarily want to see more single-family detached housing unit options
- Other supported housing type options include mixed-use developments, low-income housing, townhouses and apartment buildings
- People are very split on Short-Term Rental (regulation)
 - 25 percent want no regulation, 36 percent want them prohibited entirely and 40 percent would like to see them allowed but regulated in some fashion
- The most supported STR regulations were Limits on how many STR's are allowed (75%), Limits for how many STR's a property owner could operate (58%), Licensing requirement (45%) and Parking requirements (45%)

IMPLICATIONS

- If Kingsley continues to grow, more single-family detached housing development pressure will occur in Paradise Township and the village's east side, as most of the village is built out other than a couple of recently platted subdivisions
- More should be done to work with community members on the ideal STR requirements, though it seems the highest proportion are in favor of allowing them with certain stipulations made in the zoning ordinance
- Triplexes received very few survey supported responses but were well-received at the Open House. This may indicate that their design is most important (visual aids received more support)
- Mixed-use development should be prioritized downtown to add more commercial space and housing

Figure 7-5. What types of housing would you like to see introduced or expanded in Kingsley? (select all that apply)

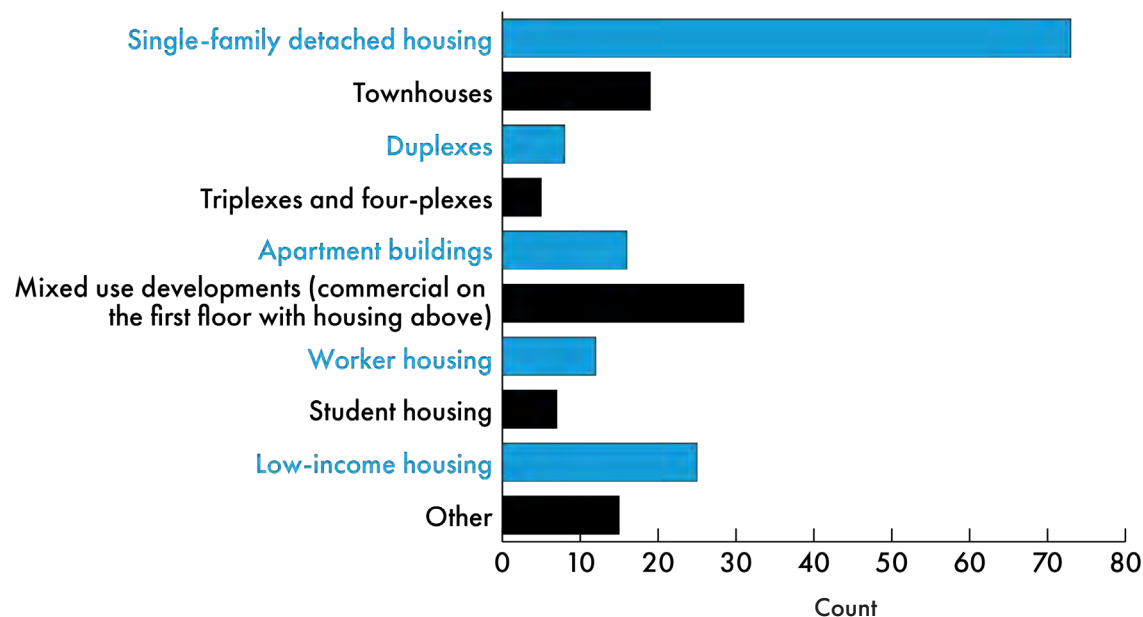


Figure 7-6. Short-term rentals (e.g. Airbnb and VRBO) of private residential homes occur in some communities, and this activity is particularly popular in Northern Michigan. What are your thoughts about whether short-term rentals should be allowed in the Village of Kingsley?

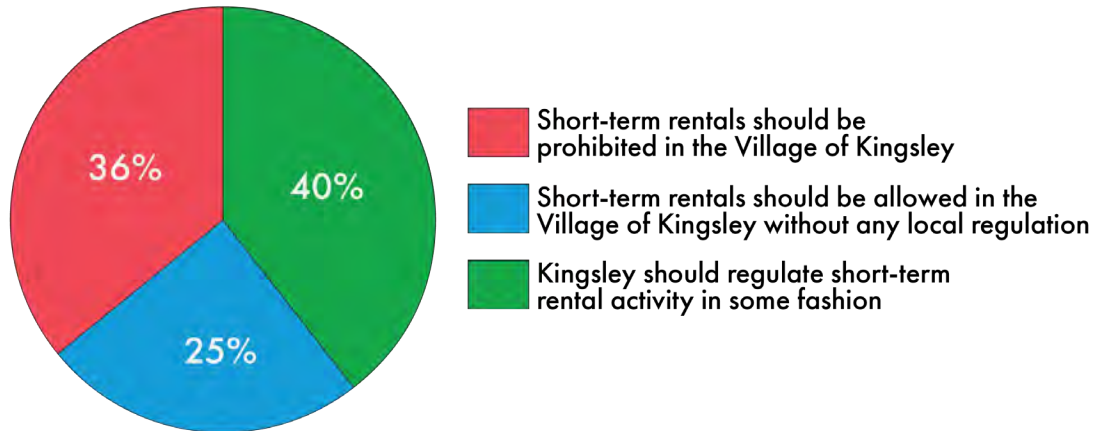
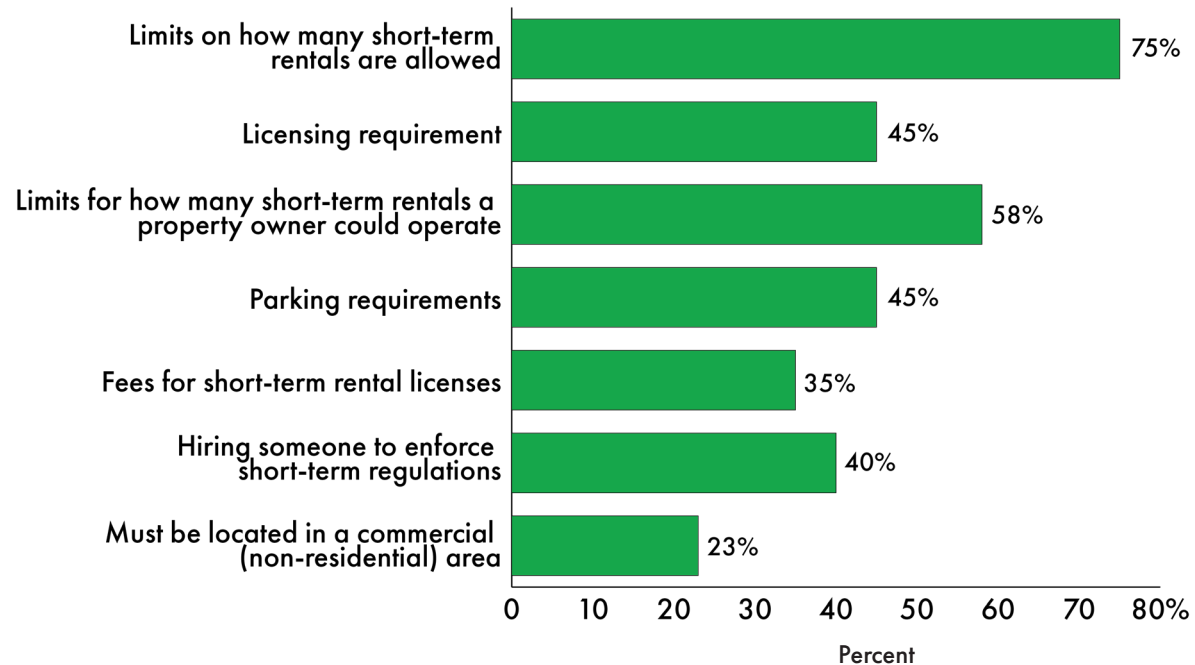


Figure 7-7. What regulations do you think should be implemented if Kingsley allows short-term rentals?



KEY FINDINGS

- The vast majority (88%) of survey respondents were aware of the Bay Area Transportation Authority's (BATA) bus service in Kingsley
- Just 7 percent of respondents have utilized the BATA service in Kingsley
- People said they would be more willing to use BATA service in Kingsley if there were More frequent bus service/routes that arrive more frequently (35%), Ability to know exactly when bus will arrive via text or app service, and Expanded routes to cover more areas (25%)

IMPLICATIONS

- The Village may coordinate with BATA and Grand Traverse County to more robustly identify opportunities to increase ridership
- The second highest response to encourage ridership (app or text service on bus arrival) would be a relatively inexpensive method to increase ridership
- The infrequency of buses seems to be the greatest reason people are choosing the personal vehicle over public transportation

Figure 7-8. Are you familiar with the BATA bus service in Kingsley?

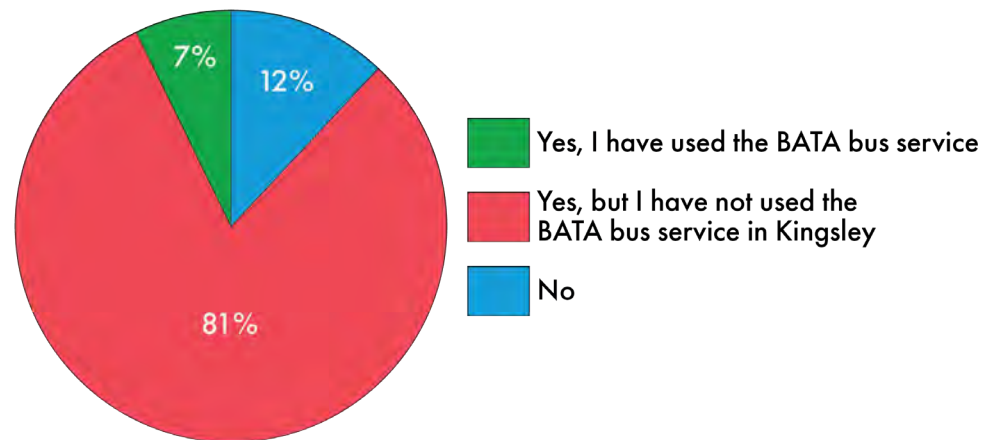
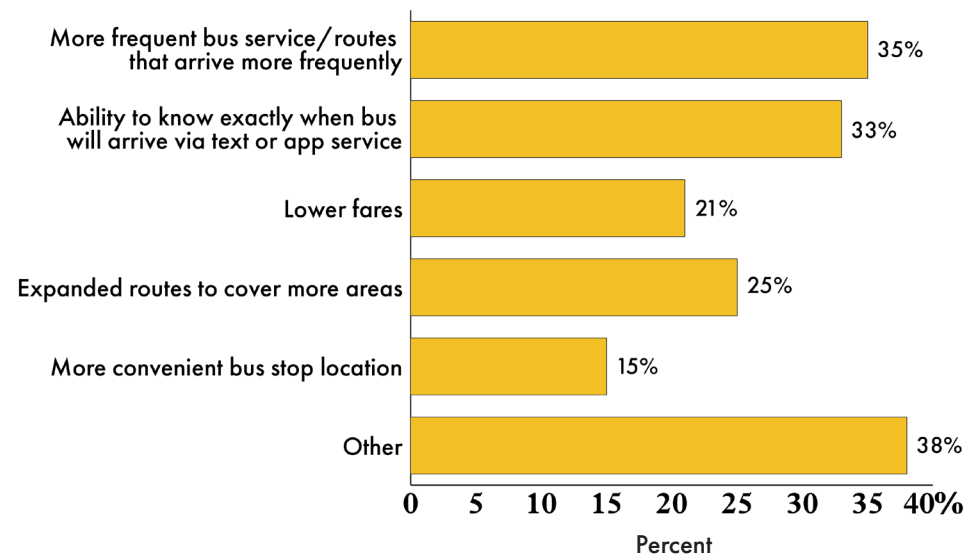


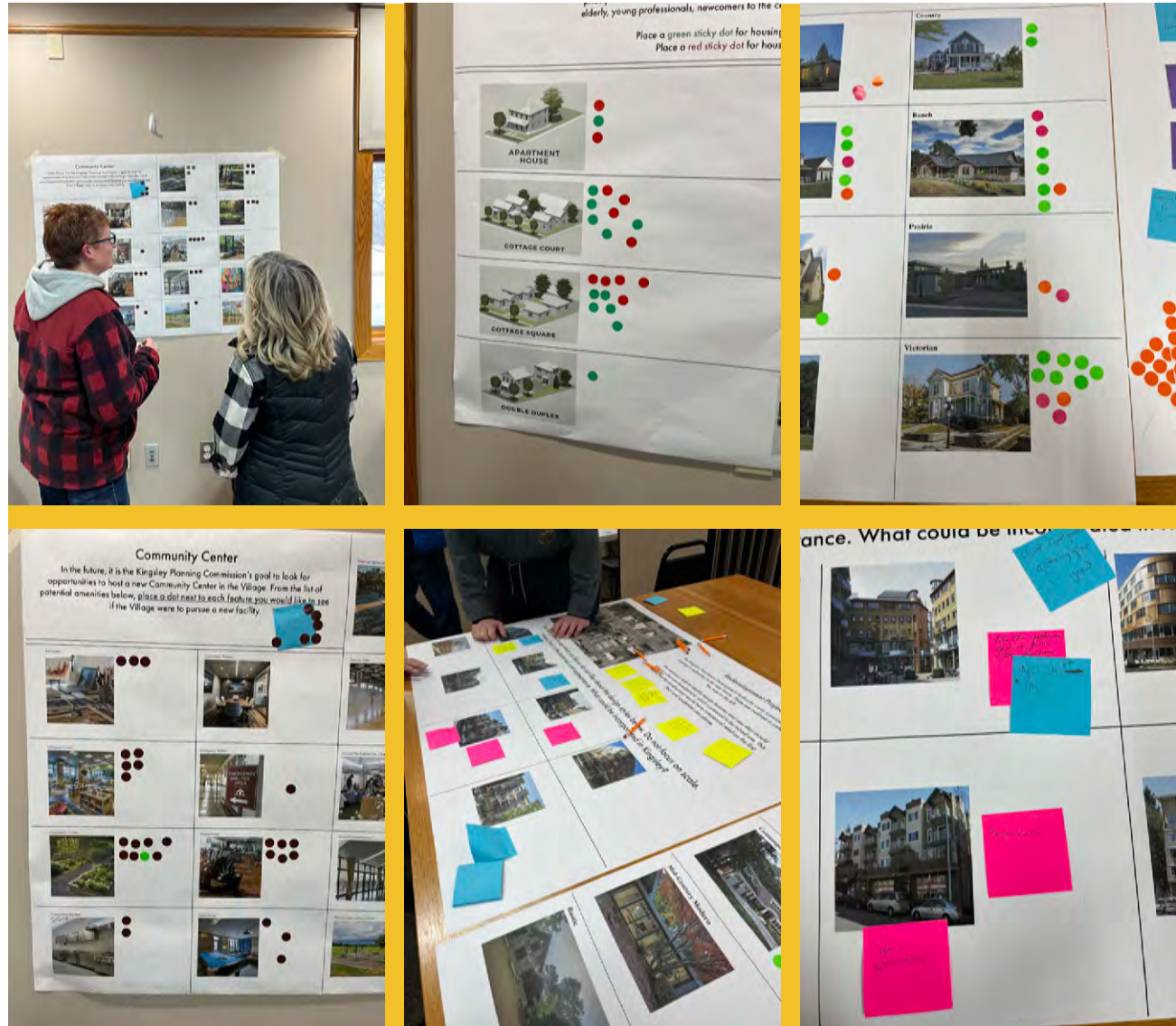
Figure 7-9. Which of the following would incentivize you to use BATA bus to and from Kingsley more often? (select all that apply)



OPEN HOUSE

A planner from Networks Northwest hosted an Open House event at the Kingsley Village office on February 19, 2025. Around 20-25 people attended the Open House to provide their sentiments on the overall conditions in the village, their support for certain housing types, which amenities they would like to see in a potential future community center and what an ideal downtown redevelopment would look like.

These topic areas were chosen because of their association with the Redevelopment Ready Communities best practices, the near-term redevelopment plan for a site in the Downtown Development Authority district, the future need to re-site the activities at Civic Center South, as well as input from the Kingsley Planning Commission.



OVERALL SENTIMENTS ACTIVITY

Residents were asked to write on sticky notes responses to a series of 3 questions, shown in the table below.

KEY FINDINGS

- People enjoy the small-town feel, nature & beauty, as well as the walkability of Kingsley
- People are concerned about the traffic and pedestrian safety in the village
- The ideal future for Kingsley involves maintaining the small-town feel with some improvements to services and available businesses

What is working well in Kingsley? What makes you most proud of living in this area?

- Walkable community
- Green village and trees
- It has kept a lot of its small town feel
- Lots of trees and open space
- Friendly neighbors and businesses
- Very peaceful
- Small town vibe - calm pace of life

What is not working well in Kingsley, or is there something that should be improved right away?

- Bus and public transportation on weekends
- Traffic
- Pedestrian safety
- The lamp posts
- Senior housing in lumber yard area

If everything goes perfectly, what does Kingsley look like in 15 years as you float over it in a hot air balloon?

- Community involvement
- Still quaint - no skyscrapers
- Little change - possibly a hardware store
- Small town with community center, always holding community feel
- Lots of trees, people outside, open store fronts

MISSING MIDDLE HOUSING ACTIVITY

Missing Middle Housing is a term that refers to a housing stock represented by a diverse range of housing options. Communities that allow various housing types by-right (other than single-family detached) cater to more price points and lifestyles. Allowing more housing types by-right is also part of the Village's effort to become

RRC certified. Therefore, this activity, in addition to the survey, was meant to identify which other housing types would be supported by the community. Updates to the zoning ordinance to support additional housing styles are described in Chapters 8 and 9 of this plan.

Place a **green sticky dot** for housing types that you would support in certain areas within Kingsley.
Place a **red sticky dot** for housing types you would not like to see anywhere in Kingsley.

KEY FINDINGS

Housing types that would see the least opposition



DOUBLE DUPLEX



SMALL
APARTMENT
BUILDING



TRIPLEX

Housing types that would see the most opposition



ROWHOMES



WALK UP COURTYARD



WALK UP
APARTMENT
BUILDING

There were mixed responses for Cottage Court, Cottage Square, Duplex Court, Front-Back Duplex and Townhouses. See Appendix D for the full vote tallies on each housing type.

Image source: Housing types are from Shophouse Studio, Gracen Johnson

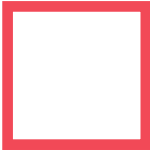
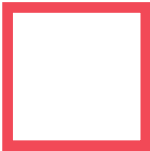
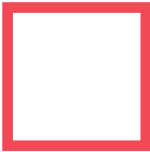
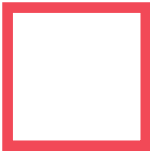
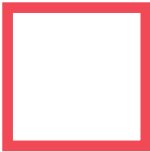
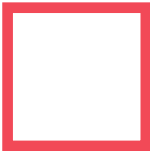
RECREATION CENTER ACTIVITY

While there are no concrete plans for a new community center in Kingsley as of 2025, the need continues to grow. This need has especially grown as Civic Center South has begun to outgrow its use as a site for programmed sporting events. Discussed throughout the planning process, residents would like to see an indoor space allowing for year-round use by the public. Because of this ongoing desire, the planning team asked residents to vote on a series of potential community center amenities.

This will provide a brief framework for the Village of Kingsley to work with when and if it begins to identify a site and uses for a new community center. The results of the voting from the Open House are shown on the next page. Although it was not originally included, people wrote in that they would like a swimming pool in Kingsley.

KEY FINDINGS

- Most supported activities were outdoors
- The most supported indoor uses were a swimming pool, fitness room, childcare center and indoor marketplace for local artisans and farmers



Art Studio



3

Conference Rooms



0

Indoor Gym



3

Picnic Area



5

Outdoor Sport Amenities



5

Childcare Center



5

Emergency Shelter



1

Indoor Marketplace for Local Artisans, Farmers



5

Lounge Area



1

Walking Path



5

Prompt: In the future, it is the Kingsley Planning Commission's goal to look for opportunities to host a new Community Center in the Village. From the list of potential amenities below, place a dot next to each feature you would like to see if the Village were to pursue a new facility.

Community Garden



8

Fitness Room



6

Multi-Purpose Rooms



4

Resource Hub with information on local services, employment opportunities and programs



3

Community Kitchen



2

Game Room



3

Outdoor Exercise Equipment



2

Playground



1

WRITE-IN: POOL - 7

DDA REDEVELOPMENT ACTIVITY

The final activity from the Open House concerned an upcoming redevelopment on the southeast corner of South Brownson Avenue and East Main Street. The parcels outlined in the map below are owned by the Kingsley Downtown Development Authority and are planned to be redeveloped as a mixed-use structure(s) (both residential and commercial in structure).

To help the DDA in designing the redevelopment, the planning team asked residents about their preferred architectural styles, what they do or do not like about sample mixed-use developments from other communities and what uses they would like to see in a new development. These 3 questions are summarized on this and the next page with full results found in Appendix D.



DDA redevelopment parcels outlined in yellow

KEY FINDINGS

- The most preferred architectural styles in Kingsley are Craftsman and Victorian (below), followed by Ranch and Farmhouse
- Craftsman style emphasizes low-pitched roofs, overhanging eaves, exposed woodwork, dormer windows, an earth tone color palette and handcrafted details
- Victorian style emphasizes steeply pitched roofs, brick, iron railings, ornate gables and rounded towers and turrets

Use the **any color sticky dots** to indicate architectural styles you could see in Kingsley's built environment, especially downtown.

Craftsman



Victorian



Ranch



Farmhouse



KEY FINDINGS

- People support mixed-use as long as they are designed to scale for a small rural village
- The most supported design features were balconies and the inclusion of public space
- Potential uses for a new redevelopment were very random - multiple people noted a desire for restaurants, grocery stores, a laundromat, a car wash and general retail
- To support downtown restaurants and retail, the Village may need to study the need and viability for lodging

Use sticky notes to say what you like or do not like about the design styles below. Do not focus on scale. Instead, look at the materials and appearance. What could be incorporated in Kingsley?



- "Front courtyard / gathering space is good"
- "Like the gathering spot in front of buildings"
- "Agree with public space"



- "Balconies"
- "Yes - if smaller"

Using 1 sticky note for each idea, tell us what businesses, public spaces, or housing types you would support in a downtown Kingsley development.

- | | |
|---|---------------------------|
| • J & S Hamburg (3) | • Grocery store (2) |
| • Community outreach center (help people fix homes) | • Vehicle repair facility |
| • Organic grocery store | • Restaurant |
| • Hardware store (2) | • Coffee shop |
| • General store | • Laundromat (3) |
| • Community center | • Indoor/outdoor pavilion |
| • Car wash (3) | • Hardware store |
| • Bakery | • Hotel |
| • Short order restaurant | • Small market |
| • Taco Bell | • Children's museum |
| • Small office spaces | • Family entertainment |
| • Starter homes | • Arcade |

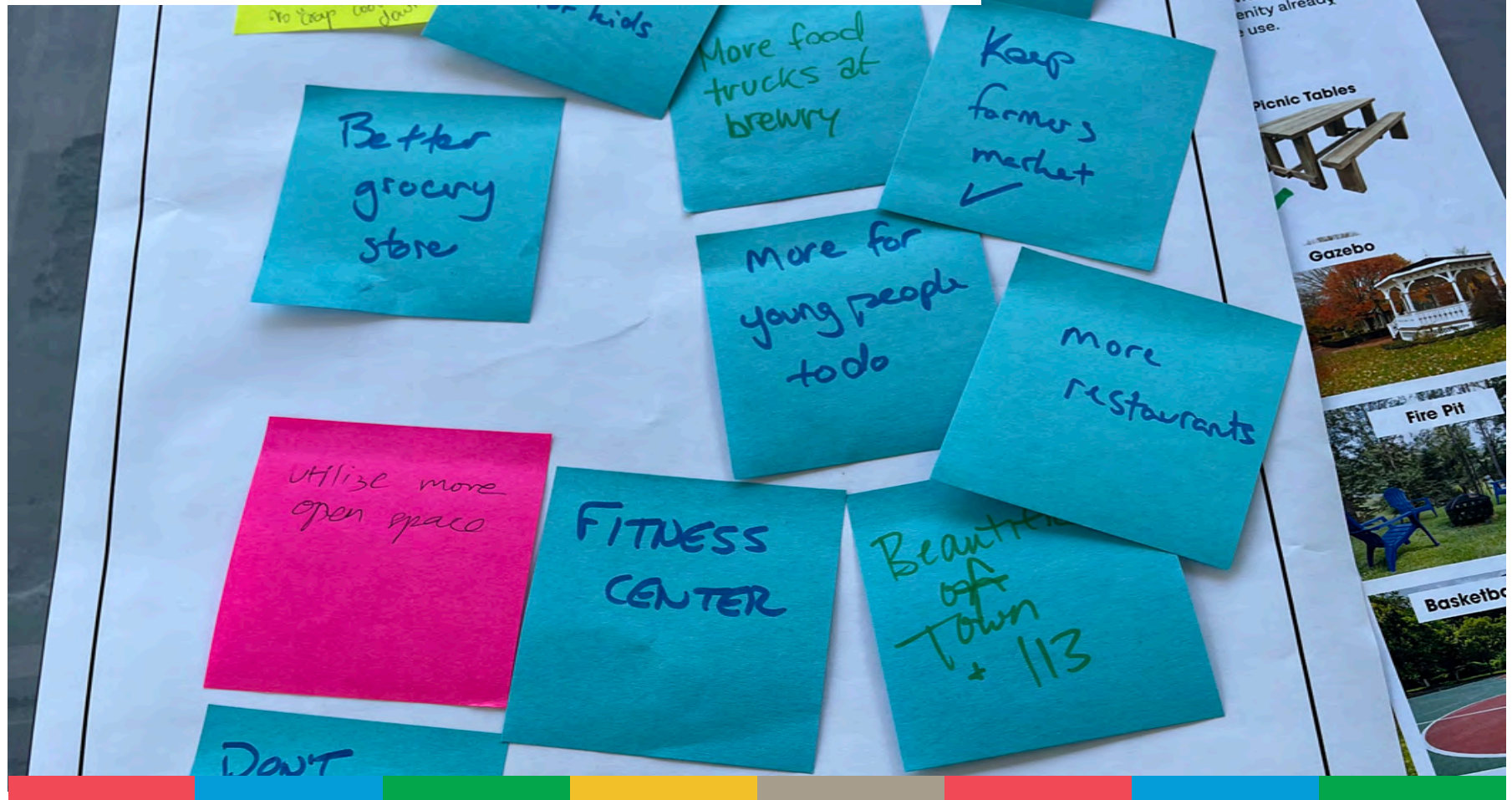


MAIN CATEGORIES

- Food - restaurants, cafes, grocery stores
- Retail
- Services
- Lodging
- Housing

Chapter 8

Goals & Actions



WHAT COMES NEXT

Reflected by the layout of this plan, the order of operations for planning for the future starts with data collection and analysis, is followed by public input and concludes with stating what the community will seek to accomplish next. This chapter lists the various goals and actions that Kingsley will work to implement over the next 1-10 years.

Planning for the future is rarely a straightforward path. There are frequent internal and external factors that alter the route to success. Therefore, more than other chapters in this Master Plan, this chapter is a living document. As Kingsley accomplishes its goals, identifies new needs and has to redefine success over time, this chapter should be updated. In this way, community leaders have an up-to-date blueprint of what they are acting towards.

The tables on the next two pages break down into 3 goals, their subsequent actions, as well as the priority level, lead actor(s) and timeframe for accomplishment.

GOALS AND ACTIONS CAN BE FOUND IN 3 SECTIONS OF THIS PLAN. HERE, IN THIS CHAPTER; IN THE PARKS & RECREATION CHAPTER; AND IN THE ZONING PLAN, FOUND IN CHAPTER 9.

PRIORITY LEVEL

The relative level of urgency that the community should take to either begin implementing or fully implement the project outlined in the Action column.

LEAD ACTOR(S)

While nearly all projects require a wide stakeholder group, this column lists the entity that would be most appropriate in starting the effort and should be the face of the initiative.

TIMEFRAME

The amount of time needed to accomplish the Action. For Actions that are ongoing, this is the amount of time that the Village should be regularly attending to this task.

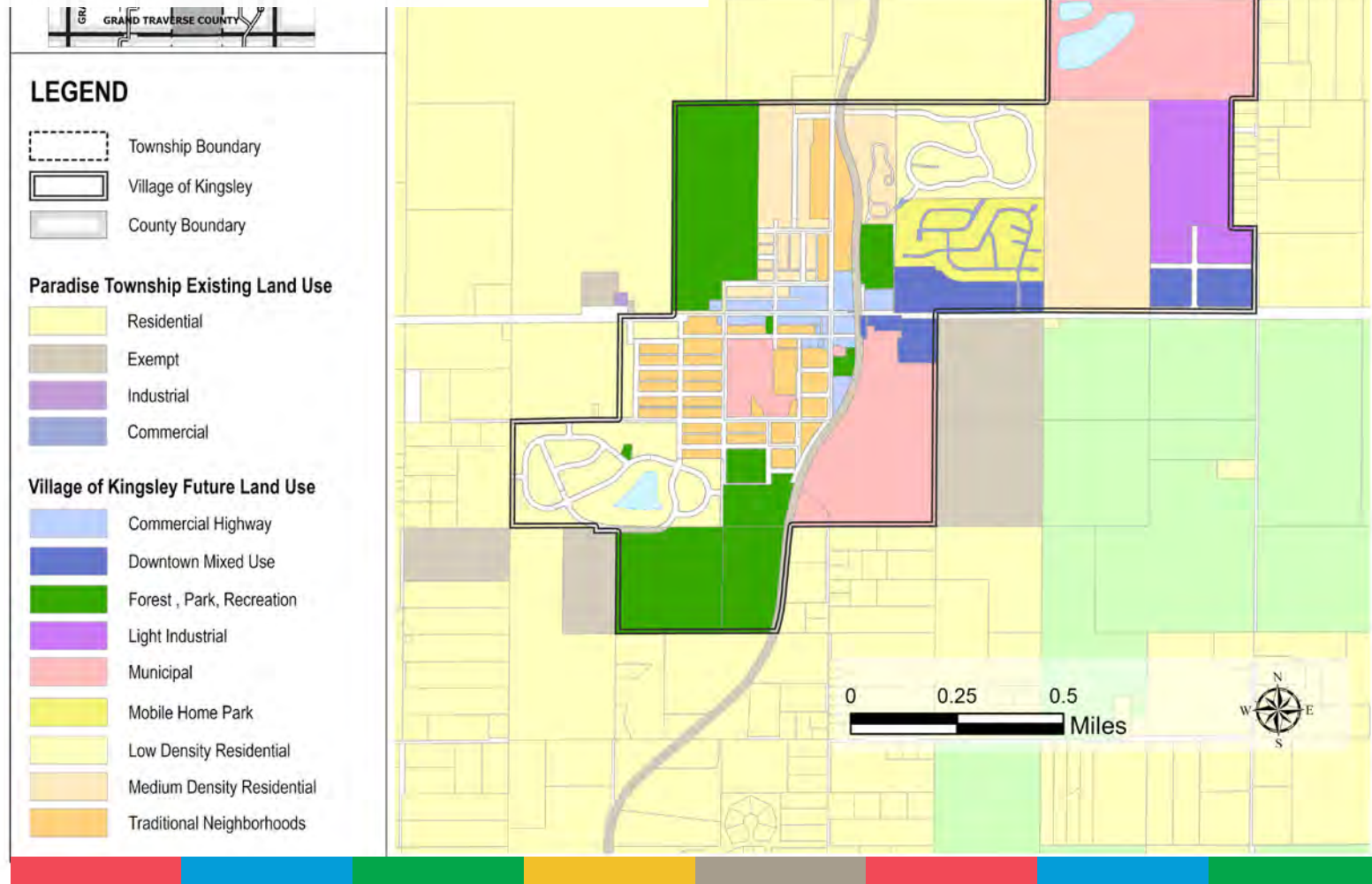
| Goal | Action | Priority Level | Lead Actor(s) | Timeframe |
|--|---|----------------|----------------------|-----------|
| COMMUNITY CHARACTER: KINGSLEY WILL BUILD UPON ITS UNIQUE RURAL AND HISTORIC CHARACTER BY EMPHASIZING THE AREA'S NATURAL RESOURCES, FARMING AND SMALL-TOWN FEEL. | Enforce zoning ordinance requirements that pertain to developments in the downtown area using materials and designs that match the historic aesthetic of the commercial district. | High | PC | <1 |
| | Emphasize the area's rich farming assets by connecting agricultural products into the area's local supply (schools, farmers market, restaurants, etc.). | Low | Village | 1-5 |
| | Develop a marketing or branding program for the village that distinguishes the area's main assets and identity. | Medium | Village, County, DDA | 5+ |
| | Create a Short-Term Rental ordinance that limits the number of STR's allowed in the village, designates their location and requires registration with the Village to operate. | High | PC, Village | <1 |

| Goal | Action | Priority Level | Lead Actor(s) | Timeframe |
|--|--|----------------|-------------------------------|-----------|
| LOCAL SERVICES: KINGSLEY WILL BE WELL-CONNECTED TO RESOURCES, MINDFUL OF LOCAL REGULATIONS AND RESPONSIVE TO RESIDENTS' NEEDS IN ORDER TO MAINTAIN A HIGH QUALITY OF LIFE IN THE VILLAGE. | Identify a site and solicit a developer that specializes in family and/or senior citizen housing. | Medium | Village, MSHDA, Housing North | 1-5 |
| | Utilize the data from the Networks Northwest Coalition Regional Childcare Plan 2024, and discussions with business owners and residents to assess the need for a childcare facility in the village. | Medium | Village, School | 1-5 |
| | Continue to coordinate with Paradise Township on water and sewer expansion opportunities to ensure that development occurs within or near Kingsley, as opposed to on forest land, agricultural land and scenic open space. | High | Village, PC | <1 |
| | Institute a blight, noxious weeds, vacant or neglected property registration, and/or property maintenance code with enforcement to ensure the quality of properties in the village. | High | Village, PC | 1-5 |
| | Work with the Grand Traverse County Community Development Coordinator to ensure the Village is aware of wider initiatives and access to resources. | Low | Village | <1 |

| Goal | Action | Priority Level | Lead Actor(s) | Timeframe |
|--|--|----------------|------------------|-----------|
| REDEVELOPMENT: KINGSLEY'S BUILT ENVIRONMENT WILL ADAPT TO ECONOMIC AND SOCIAL CONSIDERATIONS WHILE MAINTAINING WHAT HAS MADE IT A DESIRABLE DESTINATION TO LIVE, WORK AND RECREATE. | Support developments that provide for additional public/civic space, especially in the downtown area. | Low | Village, PC, DDA | 1-5 |
| | Redevelop the parcels in the downtown owned by the Kingsley DDA | High | DDA | 1-5 |
| | Encourage context appropriate mixed-use developments in the downtown area, specifically by regulating the scale and materials that can be used for structures | Medium | DDA, Village | 1-5 |
| | Identify a new use for the old Kingsley Lumber property | Medium | Village | 1-5 |
| | Conduct a market analysis on the need to attract a hotel/lodging facility near the downtown area, recognizing that lodging can be pivotal in maintaining restaurants and small businesses. | Medium | DDA | 1-5 |
| | Update the zoning ordinance to reflect the Zoning Plan in this Master Plan and to ensure that the Village's permitting process is efficient. | High | PC | <1 |
| | Update the Zoning Ordinance to meet the Redevelopment Ready Communities Certified-Level expectations, with a focus on housing diversity, parking flexibility, and green infrastructure. | High | PC, Village | <1 |

VILLAGE OF KINGSLEY - NEIGHBORING LAND USE

Chapter 9 Land Use Plan



THERE ARE VARIOUS ANALYSES OF KINGSLEY'S GEOGRAPHY AND LAND USE POLICY IN THIS CHAPTER. PLEASE READ THE DEFINITIONS BELOW TO UNDERSTAND THE DIFFERENCE BETWEEN EACH FACTOR THAT HELPED DETERMINE ZONING ORDINANCE UPDATES THAT WILL LIKELY OCCUR AS A RESULT OF THIS PLAN UPDATE.



ASSESSED LAND USE

Assessed land use refers to the uses on each parcel within the village, as recorded by the municipal assessor. The assessor looks at each parcel and notes whether it is residential, commercial, industrial, etc. and if it is vacant or developed. This provides insight as to how different parts of the community are functioning presently.

CURRENT ZONING

The zoning of a parcel refers to the local regulations in place that determine what activities can and cannot occur there. For example, residential uses are typically sited away from heavier industrial uses for health reasons. Commercial uses may be regulated based on their scale and the types of businesses the community wants in one area versus another.

FUTURE LAND USE

The Future Land Use Plan describes how the community will ideally look in the future. The plan and its associated map are not legally binding on their own. They are conceptual and help planners and local officials to make zoning decisions in the future. For instance, the community may want to eventually see higher density in an area that is currently sparsely developed. It may be unlikely that this area would change for another 20 years. However, if it were to become open to development, high-density residential would make the most sense. In other words, the Future Land Use Plan is how the community would ideally develop, but is not necessarily how it will look given local context and real-world application. However, zoning decisions should be based on the Future Land Use Plan and Map to the extent possible.

ZONING PLAN

The Zoning Plan is an accumulation of the other three plans and states the desired zoning changes based on much of what has been discussed in this plan. It considers the way land is currently used, how it is currently zoned and how the community wants to develop in the future. Upon synthesizing each of these, the zoning plan lays out some of the zoning changes the community will seek to make in order to meet its goals.

ASSESSED LAND USE (EXISTING)

Assessed (or existing) land use refers to the designation assigned by the municipality's assessor. Map 9-1 on the next page shows the existing land use categories and their orientation within the Village of Kingsley. One can see that commercial uses are centered along Brownson Avenue and Main Street (M-113). It is worth noting that much of the commercially assessed land along the west side of M-113 is zoned R-2 Residential and Industrial. In other words, most new commercial development in the village will need to come in the form of infill or increased density.

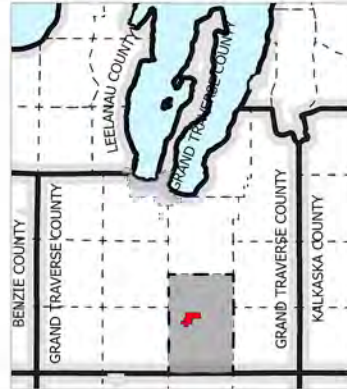
The exempt properties shown on Map 9-1 consist mostly of parks, school properties and the water treatment facility in the village's northeast corner. These account for 35.4 percent of assessed village parcels.

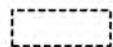


The largest proportion (36.6%) of the village's acreage is for residential uses. There are currently no significant industrial uses in the village, as those shown on the map are utilities.

Table 9-1. Assessed Uses' Area


| Assessed Use | Acres | Percent of Assessed Parcels |
|--------------|--------|-----------------------------|
| Residential | 278.27 | 36.6% |
| Commercial | 211.63 | 27.9% |
| Industrial | 1.04 | 0.1% |
| Tax Exempt | 268.91 | 35.4% |

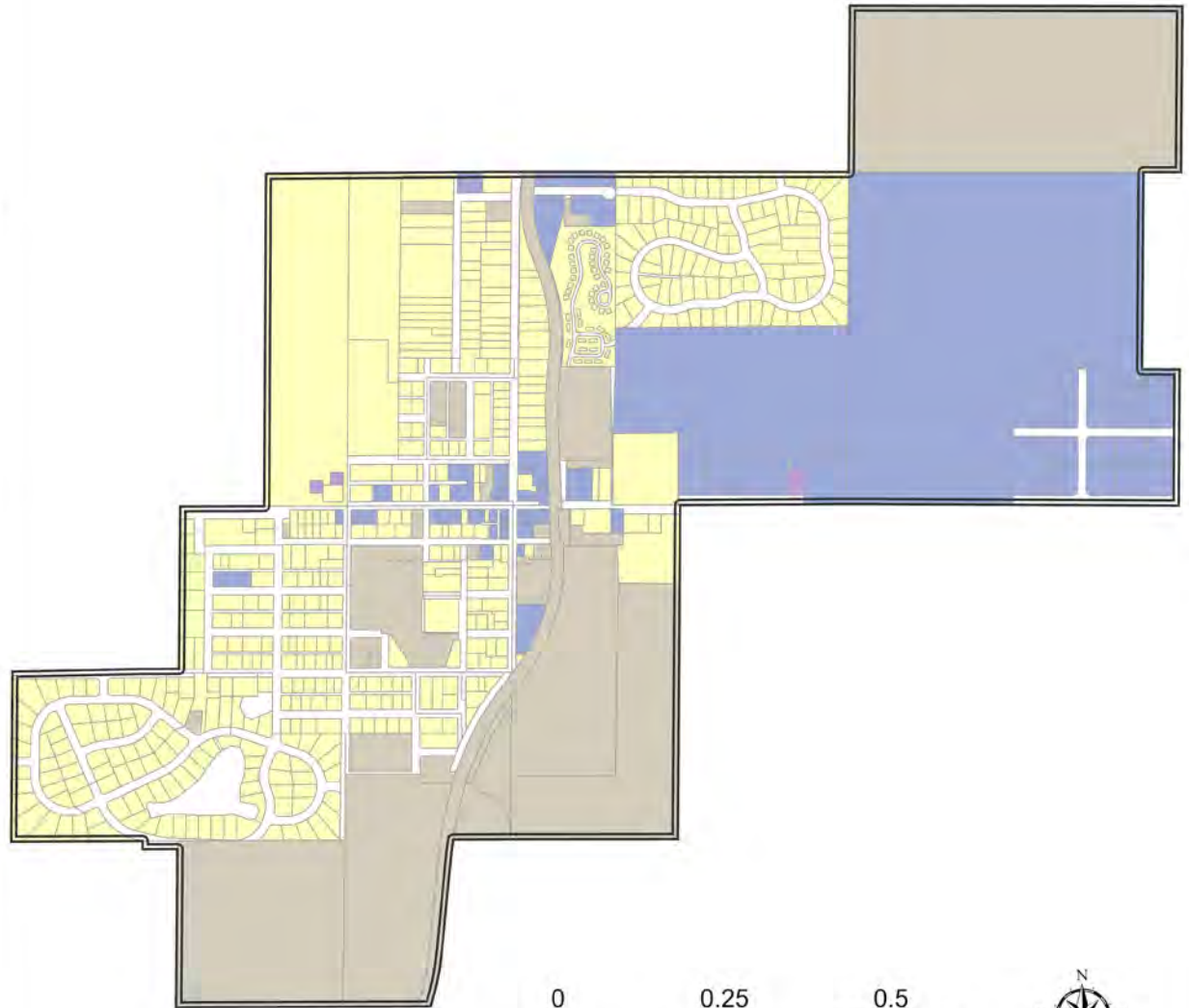
Map 9-1. Assessed Land Use, Kingsley

**LEGEND**

-  Township Boundary
-  Village of Kingsley
-  County Boundary

Village of Kingsley Existing Land Use

-  Residential
-  Exempt
-  Industrial
-  Commercial



0 0.25 0.5
Miles



EXISTING ZONING

After evaluating existing land use, we'll next take a look at Kingsley's current zoning. As of 2025, the Village has 8 zoning districts including 4 residential districts, 2 commercial districts, a parks district and an industrial district. The following pages include the purpose statements verbatim from the Kingsley Zoning Ordinance, concluding with the Zoning Map. Page 9-8 and 9-9 show the district requirements, which includes stipulations for a range of factors including building height, lot size, building coverage and more.

RESIDENTIAL DISTRICT R-1

The purpose of providing Residential District R-1 is to establish a district in the village primarily dedicated to residential use in which each dwelling hereafter erected is located on an individual lot adequate in size and shape to limit overcrowding of land, minimize spread of fire, facilitate provision for a system of transportation, sewage disposal, water, and other public requirements.

RESIDENTIAL DISTRICT R-2

(A) The purpose of providing Residential District R-2 is to establish a district in the village primarily dedicated to residential use in which each dwelling hereafter erected is located on an individual lot adequate in size and shape to limit overcrowding of land, minimize spread of fire, facilitate safe exit and entrance to the premises, and facilitate provision for a system of transportation, sewage disposal, water, and other public requirements.

(B) (1) The provisions are primarily intended to protect and stabilize the basic qualities of each district and provide suitable and safe conditions for family living.

(2) To limit intrusion and mingling of undesirable and incompatible property uses with residential use; and all other property uses and structures shall be subject to special approval as hereinafter provided.

RESIDENTIAL DISTRICT R-4

The purpose of providing a Residential R-4 District is to establish a district in the village primarily dedicated to residential use intended for single-family and mobile home communities.

VILLAGE RESIDENTIAL DISTRICT VR

(A) This district is intended to facilitate single-family residential uses and accessory buildings in the core areas of village that have the historic smaller and/or narrow lots of record. This district is intended to reduce the number of nonconforming lots within the village and provide for future infill housing opportunities.

(B) Buildings in this district are strongly encouraged to follow a traditional neighborhood character and be designed to be compatible with the architectural character of existing older buildings with respect to their: garage location, building height, materials of construction, roofline slopes, porches, windows and pedestrian and vehicular access location.

FORESTS/PARKS/ RECREATION DISTRICT

The purpose of this district is to provide an area exclusive of residential, commercial, or industrial growth to preserve the natural features of the village and to provide for the recreational needs of the community.

Note: As of 2024, the Village has eliminated its R-3 zoning district.

COMMERCIAL DISTRICT C-1

The purpose of this district is to promote an active, vibrant commercial downtown (beginning at the railroad tracks to 510 W. Main and from the Main/Brownson intersection North to 200 N. Brownson and South to 313 S. Brownson also including properties on Blair Street from the railroad tracks to 209 W. Blair) by accommodating small businesses primarily serving adjacent neighborhoods with day-to-day retail goods and services. The desired development pattern is one that mimics an historical downtown.

COMMERCIAL DISTRICT C-2

(A) The purpose of establishing a Commercial District C-2 is to provide areas exclusive of residential use and primarily dedicated to a wide variety of commercial business, professional and other services commonly associated with commercial truck movements, of the nuisance of smoke, dust, fumes, gas, heat, glare, noise, and/or vibration.

(B) Provision is also made for integration of various enterprises and establishments by special approval as provided in §§ 152.300et seq.

INDUSTRIAL DISTRICT I

(A) This district is intended to accommodate wholesale, warehouse, and industrial activities whose operational and physical characteristics do not detrimentally affect any of the surrounding districts.

(B) This district is established to permit the manufacturing, compounding, processing, packaging, assembly, and/or treatment and storage of finished or semi-finished products from previously prepared materials.

(C) This district is also intended to permit limited retail enterprises if they are directly related to the distribution of products manufactured or warehoused, which are not suitable for wholesale distribution.

Map 9-2. Zoning, Kingsley

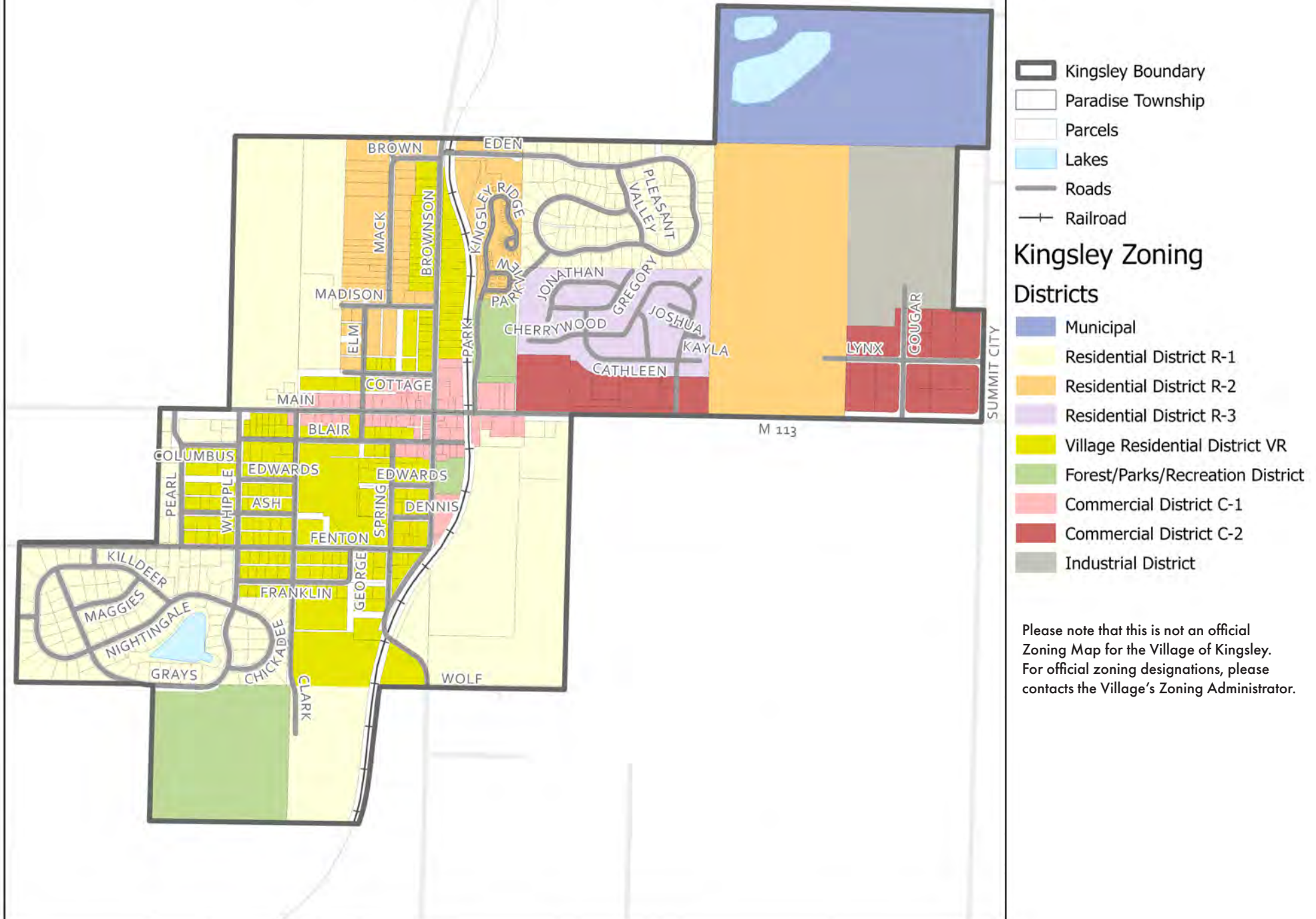


Table 9-2. Zoning District Requirements, Kingsley (as of June, 2025)

| Zoning District | Residential R-1 | Residential R-2 | Residential R-4 | Village Residential | Forests/Parks/ Recreation |
|-----------------------------|--|--|--|--|---------------------------|
| Minimum Lot Area | 10,000 sq ft | 10,000 sq ft per unit | 10,000 sq ft per unit | 6,000 sq ft | N/A |
| Minimum Lot Width | 100 ft | 100 ft, 150 ft for duplex & multi-family | 100 ft, 150 ft for duplex & multi-family | 50 ft | N/A |
| Max. Building Height | 35 ft | 35 ft | 35 ft | 35 ft | N/A |
| Minimum Floor Area | 700 sq ft | 700 sq ft | 700 sq ft | 700 ft | N/A |
| Maximum Lot Coverage | 70% | 70% | 70% | 60% | N/A |
| Width to Depth Ratio of Lot | Length may be no more than 4 times the width | Length may be no more than 4 times the width | Length may be no more than 4 times the width | Length may be no more than 4 times the width | N/A |
| Setbacks | | | | | |
| Front | 25 ft | 25 ft | 25 ft | Min 10 ft, Max 20 ft | N/A |
| Side | 10 ft | 10 ft | 10 ft | 5 ft | N/A |
| Rear | 10 ft | 10 ft | 10 ft | 10 ft | N/A |

Table 9-2. Zoning District Requirements (cont'd)

| Zoning Districts | Commercial C-1 | Commercial C-2 |
|----------------------|---|---|
| Minimum Lot Width | N/A | 100 ft |
| Max. Building Height | Maximum height shall be 2 stories/35 feet. Or with a floor designed and used for residential purposes, maximum 3 stories/45 feet. | 35 ft, unless by SU permit |
| Minimum Floor Area | No building shall have a gross floor area of more than 4,500 square feet on 1 level, and no more than 9,000 square feet gross floor area total, except a third floor and an additional 4,500 square feet are allowed if such floor is designed and used exclusively for residential purposes. | |
| Setbacks | | |
| Front | Building: Structure must be 2 feet from the sidewalk to maintain or in some instances create a build-to line. Parking Lot: Must be 5 feet from the sidewalk. | Building must be 25 feet off right-of-way |
| Side | Building: None, except a minimum 10-foot side setback is required on any side adjacent to an R-District. Parking Lot: 5 feet, except a 10-foot side setback is required on any side adjoining an R-District. | Single-lot building must be 10 feet off right-of-way. Driveway must be a minimum of 4 feet off right-of-way. |
| Rear | Building: 5 feet, except a 20-foot rear setback is required on portion abutting or across an alley from an R-District. Parking Lot: 5 feet, except a 20-foot rear setback is required on any side adjoining an R-District. | Single-lot building must be 10 feet off right-of-way. Rear yards butting up to M-113 must meet county and state right-of-way requirements. |

Map 9-3. Future Land Use, Kingsley



FUTURE LAND USE PLAN

PURPOSE OF THE FUTURE LAND USE PLAN

As stated previously, the Future Land Use Map (FLU) is not an official map and does not regulate land use in the village per se. The Future Land Use Map and its related plan are general guidelines that would help the Village work towards an ideal future for the built environment. The FLU looks 1-20 years into the future of the community and is based on various trends highlighted in this plan including, but

not limited to, demographic shifts, economic development, public space preservation and development, housing and transportation considerations. Map 9-3 on the previous page shows the Village's Future Land Use map and the remainder of this chapter section is dedicated to describing the proposed future for each district.

MUNICIPAL

The indigo district boundaries on Map 9-3 display primarily municipal land uses. These include the municipal water treatment facility (northeast corner), the Village office, the Kingsley Branch Library and the school facilities. The areas and uses of this FLU district are intended to support non-recreational public uses (though some recreational programming and uses may be acceptable) such as infrastructure, education, government and civic space. As of 2025, there are no intended changes to this district that would cause it to differ from its current functions.

LOW-DENSITY RESIDENTIAL

The purpose of the Low-Density Residential FLU district is to allow primarily for single-family detached housing units, home businesses and low impact civic uses such as parks and libraries, for example. Parcels in this district are intended to be around a quarter acre in size and oriented in a curvilinear fashion, allowing for more vehicular access and yard space than the smaller grid pattern of the Traditional Neighborhood district. Future development in this area should encourage single-family homes with allowances for ADU's by-right. In addition, this area may feature more neighborhood and pocket parks similar to Whispering Pines, a half acre park found in the Whispering Pines neighborhood.

MEDIUM-DENSITY RESIDENTIAL

The Medium-Density Residential FLU district is very similar to the Low-Density district regarding lot size and building footprint. However, this district also allows for denser development patterns including duplexes and apartment by-right. Future development in this area should incorporate tri-plexes and allow ADU's by-right. The purpose of this district is to continue to support the high demand for single-family housing while also allowing for denser multi-family development patterns within the village.

TRADITIONAL NEIGHBORHOODS

The Traditional Neighborhoods FLU district consists primarily of the original neighborhoods in the Village of Kingsley. This district is defined by smaller lot sizes that pre-date many of the spatial demands seen by the Low-Density Residential district. In addition, these neighborhoods follow a linear street pattern on small blocks. The houses in these areas generally host more significant architectural features and historic qualities. This trend should be encouraged going forward through a variety of methods which may include a historic district designation or provisions for certain building materials and architectural guidelines. Development in this district should remain primarily single-family residential but may also include publicly-owned buildings, smaller outdoor recreation spaces and home occupations.

MODULAR & MOBILE HOMES

This FLU district, shown in light violet on Map 9-3, hosts the same bulk requirements and use standards as the Medium-Density district. The only exception is that this district is currently zoned to allow for modular and manufactured homes as well. Therefore, over the next 1-20 years this district is not anticipated to see any changes in zoning, district boundaries or development patterns. This area should remain in its current usage as a mobile home park with the same yard and lot requirements as the Medium-Density Residential FLU district.

FORESTS, PARKS, RECREATION

As its name would suggest, this FLU district consists of the village's parks facilities, described in greater detail in Chapter 5 of this plan. For the sake of this planning process and the desired outlook for the community, this FLU district also encompasses the rectangular northwest corner of the village that is zoned R-1 Residential but is not developed as of 2025, as it is mostly designated as Part 303 wetlands. In the near to medium term, this area would ideally remain undeveloped or developed for recreational purposes. Future development in this FLU district should follow in accordance to the goals and objectives outlines in Chapter 5 of this plan.

DOWNTOWN MIXED-USE

This FLU district boundaries primarily encompass the village's downtown commercial district centered around Main Street (M-113) and Brownson Avenue. The FLU map also shows the old Kingsley Lumber property in this district. The intent of the Downtown Mixed-Use area is to support a walkable Kingsley community by hosting retail establishments, personal services and restaurants. In addition, denser housing developments should also appear in this district in the form of mixed-uses (residential above commercial) and townhouses. This area is the main economic driver and source of jobs for the village and is prioritized for redevelopment efforts. Development in the future should work towards adding density, prioritizing mixed-uses and making public space improvements that contribute to the downtown's pedestrian safety and aesthetic quality. The Planning Commission will continue to promote developments that match the historical features and traditional design of the downtown's existing structures.

COMMERCIAL HIGHWAY

The Commercial Highway FLU district is intended to provide for commercial uses that are often less compatible with adjacent residential uses. These types of businesses tend to be associated more with automobile traffic such as car washes, drive-in businesses, storage units and larger retail establishments. This FLU district comprises the area adjacent to M-113 within the village's east side. Development in this district should comprise of commercial uses that are not suited for the downtown area and those that would be detrimental to the reasonable expectations of nearby neighborhoods. Land features in the Commercial Highway area should include larger setbacks, buffers from residential uses and parking in the rear of the building in most cases. In this way, the village will provide sites for larger commercial developments while ensuring that the area's rural aesthetic is maintained to the extent possible.

LIGHT INDUSTRIAL

The Light Industrial FLU district is intended to allow for uses that are more noxious than those found in the Commercial Highway district. These may include trade or industrial schools; veterinary hospitals and kennels; warehouses; and production, repair and distribution facilities. More noxious uses will be avoided in this district including those that generate excessive pollution, noise, vibration or light. Because this district is adjacent to residential districts in the village and neighboring Paradise Township, the village will continue to require adequate screening to ensure that the reasonable expectations of homeowners are met.

REDEVELOPMENT AREAS

Shown in cross hatches on Map 9-3, the Village of Kingsley's Planning Commission has identified various areas that would benefit from redevelopment. These are areas that are not being utilized to their highest or best use, vacant or blighted. In addition, these areas may include sites that would contribute socially and economically if they were to be redeveloped. This includes parcels owned by the Village of Kingsley's Downtown Development Authority, as well as the old Lumber Yard. Redevelopment in the downtown area, as described by the Public Input process should emphasize 1) mixed uses, 2) quality design and materials, 3) availability of public space and 4) pedestrian safety.

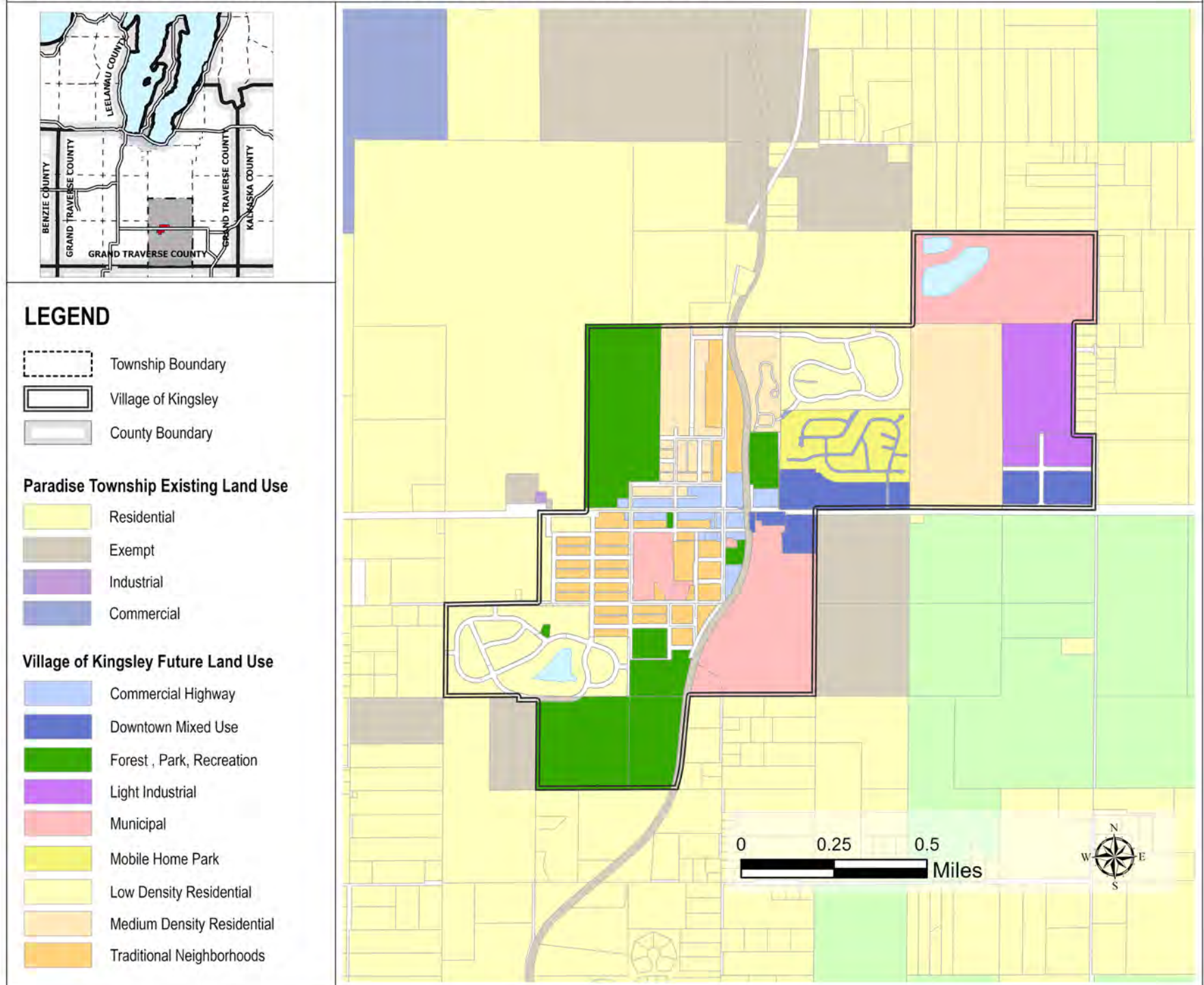


COMPATIBILITY WITH NEIGHBORING ZONING

Before making recommendations for zoning updates in Kingsley, it is first important to note the compatibility of the Future Land Use plan and the Zoning plan with land use in Paradise Township. Communities cannot plan in silos and must ensure that their desired development does not impinge on the existing or future development of neighboring sites. This compatibility is assessed using the Future Land Use map for Kingsley and the zoning in Paradise Township, as shown in Map 9-4 on the next page.

As one can see, much of the land adjacent to the village is zoned residential or agricultural. Both of these designations are compatible with Kingsley's Municipal, Residential and Forest/Parks/Recreation FLU and zoning districts. The only concern in compatibility comes from the placement of Kingsley's Industrial zoning district (Light Industrial FLU) next to existing residential development on Summit City Road in Paradise. While this portion of the Industrial district is not yet developed, it will be incumbent upon the Village to ensure that any future development has setbacks and buffer requirements that allow for a harmonious land use pattern in this area.

Map 9-4. Neighboring Land Use Compatibility





ZONING PLAN

To conclude this Master Plan, we take a look at how the existing zoning districts relate to the Future Land Use map and descriptions. In an effort to match the Zoning Ordinance to the desired outcomes for the community's land use, Table 9-3 describes the zoning updates that should be made in the near term, broken down by district. Many of these, as noted below the table, will help the Village to become certified as a Redevelopment Ready Community (RRC) by the Michigan Economic Development Corporation (MEDC). The importance of this designation is discussed in the Introduction of this Master Plan.

WHAT COMES NEXT

The adoption of this 2025 Master Plan is the first step towards a bright future in Kingsley. However, this is just the beginning. Going forward, the various actors in the village, including the Village Council, Planning Commission, Downtown Development Authority, business community and residents will need to team up on implementation. This means that the Master Plan is a living document. As goals change or are accomplished, as external factors emerge or evolve, it is up to the leadership in Kingsley to update this plan to reflect the altered path to success. In this way, the Master Plan can serve as a guidebook for the community's future.

Table 9-3. Proposed Zoning Updates

| Zoning District | Associated FLU District | Proposed Updates |
|----------------------------|----------------------------|---|
| R-1 | Low-Density Residential | <ul style="list-style-type: none"> Allow Accessory Dwelling Units by-right* Reduce minimum floor area to 600 sq ft |
| R-2 | Medium-Density Residential | <ul style="list-style-type: none"> Allow Accessory Dwelling Units by-right* Reduce minimum floor area to 600 sq ft Allow tri-plexes by-right* |
| R-3 | Modular & Mobile Homes | <ul style="list-style-type: none"> None, as of 2025 |
| VR | Traditional Neighborhoods | <ul style="list-style-type: none"> Reduce minimum floor area to 600 sq ft |
| Forests, Parks, Recreation | Forests, Parks, Recreation | <ul style="list-style-type: none"> None, as of 2025 |
| C-1 | Downtown Mixed-Use | <ul style="list-style-type: none"> Allow townhouses by-right* Eliminate minimum parking requirements* Require bicycle parking in business' parking lots* Reduce or eliminate required parking when on-street or public parking is available* Encourage permit applicants' to create easements between their own and neighboring parking lots* Develop a provision for street tree requirements or incentives in the downtown area* Institute parking lot internal landscaping standards* Update zoning ordinance to use NAICS codes for permitted and special uses |
| C-2 | Commercial | <ul style="list-style-type: none"> Require parking in the rear of principal structures for businesses (other than car dealerships and other commercial uses that rely specifically on front parking) Eliminate minimum parking requirements* Encourage permit applicants' to create easements between their own and neighboring parking lots* Require landscaping, including a variety of trees and shrubs for businesses adjacent to the M-113 corridor Update the zoning ordinance to include regulations for low impact development techniques (rain gardens, bioswales, etc.)* Institute parking lot internal landscaping standards* Update zoning ordinance to use NAICS codes for permitted and special uses |
| I | Industrial | <ul style="list-style-type: none"> Update zoning ordinance to use NAICS codes for permitted and special uses |

*Proposed update is needed to reach RRC certified status

Appendix A:

Kingsley Businesses



Business Locator

Kingsley Village, MI
Kingsley Village, MI (2643340)
Geography: Place

Prepared by Esri

| | | | |
|--------------------------------------|--------|-----------------------------|--------------|
| 2020 Population: | 1,457 | 2024 Total Sales | \$49,153,000 |
| 2024 Population: | 1,459 | 2024 Total Employees | 673 |
| 2029 Population: | 1,445 | Employee/Population Ratio: | 46.13:100 |
| Annual Population Growth 2024 - 2029 | -0.19% | Total Number of Businesses: | 91 |

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|-------------|
| 602103 | ATM E Main St Kingsley, MI 49649 | Kiosk | 0.04 SW | N/A | N/A |
| 864108 | Fraternal Order of Eagles Garfield Road Sportsman Clb Kingsley, MI 49649 | Branch | 0.06 SW | 3 | N/A |
| 999977 | Consumers Power Co E M-113 Kingsley, MI 49649 | Independent | 0.06 SW | N/A | N/A |
| 354801 | TC Welding & Fab Michigan 37 Kingsley, MI 49649 | Independent | 0.06 SW | 3 | \$4,230,000 |
| 733101 | Alpha Mail Center Rd Kingsley, MI 49649 | Independent | 0.06 SW | 7 | \$516,000 |
| 721501 | Kingsley Laundromat & Dry Cleaners E Main St Kingsley, MI 49649 | Independent | 0.10 W | 1 | \$87,000 |
| 628204 | Adcock & Nemeskal Accounting Inc E Main St Kingsley, MI 49649 | Independent | 0.11 W | 4 | \$1,250,000 |
| 726103 | Beacon Cremation & Funeral Service, Covell- N Brownson Ave Kingsley, MI 49649 | Independent | 0.12 W | 30 | \$3,411,000 |
| 581208 | Subway E Main St Kingsley, MI 49649 | Branch | 0.13 W | 9 | \$465,000 |
| 154213 | Absolute Building Solutions E Main St Kingsley, MI 49649 | Independent | 0.13 W | 3 | \$942,000 |
| 811103 | Michael Horowitz Law Office E Main St Kingsley, MI 49649 | Independent | 0.13 W | 4 | \$545,000 |
| 553111 | Thirlby Automotive S Brownson Ave Kingsley, MI 49649 | Branch | 0.14 W | 1 | \$195,000 |
| 799101 | Paradise Valley Fitness S Brownson Ave Kingsley, MI 49649 | Independent | 0.14 SW | 1 | \$21,000 |
| 525104 | Kingsley Hardware S Brownson Ave Kingsley, MI 49649 | Independent | 0.14 SW | 3 | \$632,000 |

Data Note: Businesses are listed based on their proximity to the study area location. A maximum of 250 records can be displayed on one report. Data on the Business Locations report is based on the businesses whose location falls within the area of study. Total Sales, Total Daytime Business Population, Total Number of Businesses, and the Employee/Population Ratio are calculated using the collection of business points that fall within the area of study.

Source: Copyright 2024 Data Axle and Esri. Esri Total Population forecasts for 2024. Data Axle Business Locations (Feb 2024).

September 20, 2024



Business Locator

Kingsley Village, MI
Kingsley Village, MI (2643340)
Geography: Place

Prepared by Esri

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|-------------|
| 602103 | ATM N Brownson Ave Kingsley, MI 49649 | Kiosk | 0.15 W | N/A | N/A |
| 602101 | Huntington Bank N Brownson Ave Kingsley, MI 49649 | Branch | 0.15 W | 6 | \$1,530,000 |
| 544101 | Redefined Candy, Crafts & Crap W Main St Kingsley, MI 49649 | Independent | 0.15 W | 6 | N/A |
| 723105 | Diane's School of Cosmetology S Brownson Ave Kingsley, MI 49649 | Independent | 0.15 SW | 1 | \$36,000 |
| 807101 | Munson Medical Center Kingsley Lab E M 113 Kingsley, MI 49649 | Independent | 0.16 E | 13 | \$2,269,000 |
| 801104 | Crystal Lake Clinic E M 113 Kingsley, MI 49649 | Independent | 0.16 E | 6 | \$1,024,000 |
| 581222 | P J's Pizza Factory & Restaurant W Main St Kingsley, MI 49649 | Independent | 0.16 W | 5 | \$517,000 |
| 599201 | Olds Floral & Design S Brownson Ave Kingsley, MI 49649 | Independent | 0.16 W | 1 | \$68,000 |
| 594712 | Chickadee's W Main St Kingsley, MI 49649 | Independent | 0.17 W | 4 | N/A |
| 912103 | K Town Youth Kare S Brownson Ave Kingsley, MI 49649 | Independent | 0.17 W | 6 | N/A |
| 801101 | Kingsley Medical Center S Brownson Ave Kingsley, MI 49649 | Independent | 0.17 W | 4 | \$373,000 |
| 911104 | City of Traverse City S Brownson Ave Kingsley, MI 49649 | Independent | 0.17 W | 4 | N/A |
| 733110 | USPS Blue Collection Box S Brownson Ave Kingsley, MI 49649 | Kiosk | 0.17 SW | N/A | N/A |
| 431101 | United States Postal Service S Brownson Ave Kingsley, MI 49649 | Branch | 0.17 SW | 9 | N/A |
| 591205 | Kingsley Pharmacy S Brownson Ave Kingsley, MI 49649 | Independent | 0.17 SW | 6 | \$1,790,000 |
| 581222 | A Papano's Pizza-Kingsley S Brownson Ave Kingsley, MI 49649 | Independent | 0.18 SW | 11 | \$569,000 |

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September 20, 2024



Business Locator

Kingsley Village, MI
Kingsley Village, MI (2643340)
Geography: Place

Prepared by Esri

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|-------------|
| 602103 | ATM E M 113 Kingsley, MI 49649 | Kiosk | 0.18 E | N/A | N/A |
| 801101 | Munson Outpatient Services-Kingsley E M 113 Kingsley, MI 49649 | Independent | 0.18 E | 6 | \$94,000 |
| 701107 | Mary Free Bed at Munson Medical Center- E M 113 Kingsley, MI 49649 | Independent | 0.18 E | 2 | \$207,000 |
| 161104 | Kingsley Village Public Works S Brownson Ave Kingsley, MI 49649 | Independent | 0.18 SW | 3 | \$4,463,000 |
| 494102 | Kingsley Village Water Department S Brownson Ave Kingsley, MI 49649 | Independent | 0.18 SW | 3 | N/A |
| 911104 | Kingsley Village Manager S Brownson Ave Kingsley, MI 49649 | Independent | 0.18 SW | 6 | N/A |
| 911104 | Kingsley Village Office S Brownson Ave Kingsley, MI 49649 | Independent | 0.18 SW | 3 | N/A |
| 823106 | Kingsley Branch Library S Brownson Ave Kingsley, MI 49649 | Independent | 0.19 SW | 4 | N/A |
| 593204 | Encore Resale Shop W Main St Kingsley, MI 49649 | Independent | 0.20 W | 1 | \$109,000 |
| 602103 | ATM W Main St Kingsley, MI 49649 | Kiosk | 0.20 W | N/A | N/A |
| 802101 | Stag Dental W Main St Kingsley, MI 49649 | Independent | 0.20 W | 4 | \$520,000 |
| 753801 | Auto Tech of Kingsley W Main St Kingsley, MI 49649 | Independent | 0.21 W | 3 | \$399,000 |
| 753834 | Intoxalock Ignition Interlock W Main St Kingsley, MI 49649 | Branch | 0.21 W | 3 | \$1,063,000 |
| 753802 | Alltech Cottage St Kingsley, MI 49649 | Independent | 0.21 W | 3 | \$399,000 |
| 571404 | Whispering Needles Blair St Kingsley, MI 49649 | Independent | 0.21 SW | 5 | \$734,000 |
| 866107 | Kingsley Baptist Church Blair St Kingsley, MI 49649 | Independent | 0.21 SW | 3 | N/A |

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September 20, 2024



Business Locator

Kingsley Village, MI
Kingsley Village, MI (2643340)
Geography: Place

Prepared by Esri

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|--|---------------|-----------------------------|-----------|-------------|
| 581222 | Village Pizza W Main St Kingsley, MI 49649 | Independent | 0.23 W | 6 | \$310,000 |
| 866107 | Kingsley United Methodist Church Blair St Kingsley, MI 49649 | Independent | 0.23 SW | 2 | N/A |
| 549915 | Mojos Coffee W Main St Kingsley, MI 49649 | Independent | 0.24 W | 3 | N/A |
| 525104 | Kingsley Lumber S Brownson Ave Kingsley, MI 49649 | Independent | 0.24 SW | 5 | \$790,000 |
| 541105 | Northland Food Center E M 113 Kingsley, MI 49649 | Independent | 0.25 E | 20 | \$5,078,000 |
| 598406 | Blue Rhino E M 113 Kingsley, MI 49649 | Kiosk | 0.25 E | N/A | N/A |
| 609902 | Western Union Agent Location E M 113 Kingsley, MI 49649 | Branch | 0.25 E | 5 | \$2,342,000 |
| 581222 | Papa Johns E M 113 Kingsley, MI 49649 | Branch | 0.25 E | 19 | \$982,000 |
| 733110 | USPS Blue Collection Box E M 113 Kingsley, MI 49649 | Kiosk | 0.25 E | N/A | N/A |
| 152108 | Anytime Restoration Services Inc W Main St Kingsley, MI 49649 | Independent | 0.26 W | 7 | \$628,000 |
| 074203 | Brookside Veterinary Hospital Elm St Kingsley, MI 49649 | Independent | 0.27 W | 4 | \$349,000 |
| 523110 | Preferred Glass Dennis St Kingsley, MI 49649 | Independent | 0.29 SW | 1 | \$387,000 |
| 651501 | Cherrywood Village Mobile Home Park & Sales E M 113 Kingsley, MI 49649 | Independent | 0.31 E | 2 | \$216,000 |
| 651501 | Cherrywood Village Mobile Cherrywood Dr Kingsley, MI 49649 | Independent | 0.32 E | 1 | \$216,000 |
| 871301 | Mitchell & Associates W Main St Kingsley, MI 49649 | Independent | 0.33 W | 5 | \$450,000 |
| 871124 | Bob Mitchell & Associates W Main St Kingsley, MI 49649 | Independent | 0.33 W | 5 | \$598,000 |

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September 20, 2024

Business Locator

Kingsley Village, MI
Kingsley Village, MI (2643340)
Geography: Place

Prepared by Esri

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|-----------|
| 276103 | Peninsula Business Forms W Main St Kingsley, MI 49649 | Independent | 0.35 W | 2 | \$173,000 |
| 653118 | Paradise Realty W Main St Kingsley, MI 49649 | Independent | 0.35 W | 2 | \$194,000 |
| 804918 | Kingsley Physical Therapy W Main St Kingsley, MI 49649 | Independent | 0.35 W | 5 | \$440,000 |
| 701101 | Bogart's Motel & Cabins W Main St Kingsley, MI 49649 | Independent | 0.36 W | 2 | \$207,000 |
| 581228 | Whirllys Coffee & Cream W Main St Kingsley, MI 49649 | Independent | 0.37 W | 8 | \$414,000 |
| 821103 | Kingsley Area Middle School Blair St Kingsley, MI 49649 | Independent | 0.38 W | 30 | N/A |
| 866106 | Kingsley Baptist Church Parsonage Blair St Kingsley, MI 49649 | Independent | 0.38 W | 4 | N/A |
| 866106 | Kingsley United Methodist Parsonage N Brownson Ave Kingsley, MI 49649 | Independent | 0.39 NW | 4 | N/A |
| 866107 | Free Methodist Church Clark St Kingsley, MI 49649 | Independent | 0.41 W | 3 | N/A |
| 821103 | Kingsley High School Kingsley Rd Kingsley, MI 49649 | Independent | 0.43 S | 30 | N/A |
| 653113 | Schmuckal Rentals Mack Ave Kingsley, MI 49649 | Independent | 0.43 NW | 3 | \$291,000 |
| 821103 | Kingsley Elementary School Clark St Kingsley, MI 49649 | Independent | 0.43 SW | 60 | N/A |
| 821120 | Kingsley Area School District Fenton St Kingsley, MI 49649 | Independent | 0.45 SW | 150 | N/A |
| 832222 | The Rock of Kingsley Youth Center Blair St Kingsley, MI 49649 | Independent | 0.45 W | 4 | \$203,000 |
| 731917 | Sportsrehabexpert.com Eden St Kingsley, MI 49649 | Independent | 0.46 NE | 1 | \$95,000 |
| 999977 | Codexhost Eden St Kingsley, MI 49649 | Independent | 0.46 NE | N/A | N/A |

Data Note: Businesses are listed based on their proximity to the study area location. A maximum of 250 records can be displayed on one report. Data on the Business Locations report is based on the businesses whose location falls within the area of study. Total Sales, Total Daytime Business Population, Total Number of Businesses, and the Employee/Population Ratio are calculated using the collection of business points that fall within the area of study.

Source: Copyright 2024 Data Axle and Esri. Esri Total Population forecasts for 2024. Data Axle Business Locations (Feb 2024).

September 20, 2024



Business Locator

Kingsley Village, MI
Kingsley Village, MI (2643340)
Geography: Place

Prepared by Esri

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|--|---------------|-----------------------------|-----------|-------------|
| 871115 | JN Electrical Services LLC Franklin St Kingsley, MI 49649 | Independent | 0.51 SW | 7 | \$837,000 |
| 836102 | Mission Point Ash St Kingsley, MI 49649 | Independent | 0.56 W | 12 | N/A |
| 539901 | Epic Parts Pearl St Kingsley, MI 49649 | Independent | 0.59 W | 5 | \$960,000 |
| 152112 | Bogart-Sedlacek Construction Inc Fenton St Kingsley, MI 49649 | Independent | 0.68 W | 2 | \$628,000 |
| 533101 | Dollar General Cougar Trl Kingsley, MI 49649 | Branch | 0.68 E | 7 | \$1,344,000 |
| 784108 | Redbox Cougar Trl Kingsley, MI 49649 | Kiosk | 0.68 E | N/A | N/A |
| 609910 | Western Union Agent Location Cougar Trl Kingsley, MI 49649 | Branch | 0.68 E | 3 | \$1,405,000 |
| 598406 | AmeriGas Propane Exchange Cougar Trl Kingsley, MI 49649 | Kiosk | 0.68 E | N/A | N/A |
| 606101 | Forest Area Federal Credit Union Cougar Trl Kingsley, MI 49649 | Branch | 0.69 E | 11 | N/A |
| 729101 | H&R Block Cougar Trl Kingsley, MI 49649 | Branch | 0.75 E | 20 | \$348,000 |
| 019101 | Schmuckal Farms Killdeer Kingsley, MI 49649 | Independent | 0.78 W | 2 | \$188,000 |
| 769962 | Crystal Lock & Supply Grays Ln Kingsley, MI 49649 | Independent | 0.79 SW | 1 | \$116,000 |
| 832204 | Luce David D Acsw Nightingale Ln Kingsley, MI 49649 | Independent | 0.95 SW | 10 | \$506,000 |

Data Note: Businesses are listed based on their proximity to the study area location. A maximum of 250 records can be displayed on one report. Data on the Business Locations report is based on the businesses whose location falls within the area of study. Total Sales, Total Daytime Business Population, Total Number of Businesses, and the Employee/Population Ratio are calculated using the collection of business points that fall within the area of study.
Source: Copyright 2024 Data Axle and Esri. Esri Total Population forecasts for 2024. Data Axle Business Locations (Feb 2024).

September 20, 2024

Appendix B: Employment by Occupation

LQ Based on Employment by Occupational Sector, Village of Kingsley

| Occupation | Employed | Percent | US Percent | Location Quotient |
|-----------------------------------|-----------------|----------------|-------------------|--------------------------|
| Total | 820 | 100.0% | 100.0% | - |
| White Collar | 384 | 46.8% | 62.6% | 0.75 |
| Management | 80 | 9.8% | 12.1% | 0.81 |
| Business/ Financial | 56 | 6.8% | 6.3% | 1.08 |
| Computer/ Mathematical | 31 | 3.8% | 4.1% | 0.93 |
| Architecture/ Engineering | 10 | 1.2% | 2.4% | 0.50 |
| Life/ Physical/ Social Sciences | 12 | 1.5% | 1.3% | 1.15 |
| Community/ Social Service | 1 | 0.1% | 1.8% | 0.06 |
| Legal | 7 | 0.9% | 1.2% | 0.75 |
| Education/ Training/ Library | 32 | 3.9% | 6.2% | 0.63 |
| Arts/ Design/ Entertainment | 5 | 0.6% | 2.2% | 0.27 |
| Healthcare Practitioner | 19 | 2.3% | 6.4% | 0.36 |
| Sales and Sales Related | 75 | 9.1% | 8.5% | 1.07 |
| Office/ Administrative Support | 56 | 6.8% | 10.1% | 0.67 |
| Blue Collar | 284 | 34.6% | 21.0% | 1.65 |
| Farming/ Fishing/ Forestry | 11 | 1.3% | 0.5% | 2.60 |
| Construction/ Extraction | 78 | 9.5% | 4.9% | 1.94 |
| Installation/ Maintenance/ Repair | 37 | 4.5% | 2.9% | 1.55 |
| Production | 104 | 12.7% | 5.3% | 2.40 |
| Transportation/ Material Moving | 54 | 6.6% | 7.5% | 0.88 |
| Services | 152 | 18.5% | 16.4% | 1.13 |
| Healthcare Support | 17 | 2.1% | 3.3% | 0.64 |
| Protective Service | 6 | 0.7% | 2.1% | 0.33 |
| Food Preparation/ Serving | 75 | 9.1% | 5.3% | 1.72 |
| Building Maintenance | 33 | 4.0% | 3.2% | 1.25 |
| Personal Care/ Service | 21 | 2.6% | 2.6% | 1.00 |

Source: BAO Civilian Labor Force Profile

Appendix C: Recreation Plan Documentation

PROPOSED TRAIL ROUTE
OCS TRAIL ROUTE
PROPOSED TRAIL ROUTE
 -PARADISE TOWNSHIP
 -KINGSLEY TOWNSHIP
 -MICHIGAN DEPT OF NATURAL RESOURCES
 -STATE OF MICHIGAN
 -KINGSLEY AREA SCHOOLS
 -LOCAL INVESTMENTS

SCALE IN FEET
 500 250 0 250 500

WadeTrim
 2012 Traverse County, MN
 2012 Traverse County, MN
 2012 Traverse County, MN

PARKS & RECREATION PLAN RESOLUTION OF ADOPTION

**Village of Kingsley Village Council Resolution for Adoption of the Village of Kingsley
Park & Recreation Plan
Resolution # 7 of 2025**

WHEREAS, the Village of Kingsley has undertaken a planning process to plan for its parks and recreation recreation facilities, properties and programs, entitled the 2025-2029 Village of Kingsley Park & Recreation Plan; and

WHEREAS, the planning process was to determine the recreation needs and desires of Kingsley residents during a five-year period covering the years 2025-2029; and

WHEREAS, the planning area consists of the municipal limits within the Village of Kingsley; and

WHEREAS, the Village of Kingsley Village Council is the official governing body responsible for recreation planning in the Village of Kingsley, and

WHEREAS, the Village of Kingsley Planning Commission completed the process of developing a park and recreation plan in accordance with the current guidelines developed by the Michigan Department of Natural Resources; and

WHEREAS, the Village of Kingsley Planning Commission solicited input on parks and recreation using an advertised survey and two public input events; and

WHEREAS, the Village of Kingsley Planning Commission and Village Council find the proposed park and recreation plan as submitted for and revised pursuant to the public hearing as desirable and proper, and furthers the recreation goals of the Village of Kingsley; and

WHEREAS, members of the public were given notice of the opportunity to review and provide comment on the draft plan for a period of thirty days and at a public hearing in a classified ad within the Traverse City Record-Eagle; and

WHEREAS, the Village of Kingsley Village Council held a public hearing on January 14, 2025 to review correspondence and hear final comments on the park and recreation plan; and

WHEREAS, final edits to the plan will be incorporated as noted in the public hearing minutes for the hearing that took place on January 14, 2025; and

NOW, THEREFORE BE IT RESOLVED, the Village of Kingsley Village Council hereby adopts the 2025-2029 Village of Kingsley Park & Recreation Plan as defined.

VILLAGE OF KINGSLEY VILLAGE COUNCIL:

**NOTICE OF THE PUBLIC HEARING FOR THE
PARKS & RECREATION PLAN**

AFFIDAVIT OF PUBLICATION

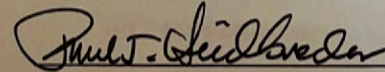
STATE OF MICHIGAN
County of Grand Traverse

Paul Heidbreder being duly sworn deposes and says
the annexed printed copy of notice was taken from
the Traverse City RECORD EAGLE,
a newspaper printed and circulated in said State
and County, and that said notice was published in
said newspaper on the following dates:

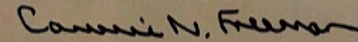
11/27/2024

| PUBLIC NOTICE | |
|---|--------|
| KINGSLEY, MI | |
| Kingsley residents and business owners are invited to review the Village's draft Parks and Recreation Plan as part of the 30 day public review period. A Public Hearing to discuss final edits to the draft plan will take place on January 14th at 5:50 pm (Kingsley Village Office, 207 S. Brownson Ave., Kingsley, MI 49649). The draft plan can be viewed at nwm.org/kingsleyplan2024 or in person at the Kingsley Village Office. Please provide comments or suggested edits to Zach Vega, Community Planner, Networks Northwest at zach.vega@networksnorthwest.org . | |
| November 27, 2024-1T | 622190 |

that he or she is the agent of the printers of said
newspaper, and knows well the facts stated herein



Subscribed and sworn to before
this 27th of November, 2024.



Cammie N. Freeman
Notary Public, State of MI
County of Grand Traverse
05/10/2031
Acting in County of Grand Traverse

PUBLIC HEARING MINUTES - PARKS & RECREATION PLAN

Public Hearing
Village of Kingsley
Village Council Meeting
January 14, 2025
5:50pm

Village Hall, 207 South Brownson Ave, Kingsley, MI 49649- (231) 263-7778

1. Conduct a Public Hearing for the Master Plan.

Motion by Weger, seconded by McPherson, to close out the regular meeting and open the public hearing at 5:52pm.

All in Favor: All

No: None.

Absent: Willman, Bott.

Presentation of Chapter 5 Parks and Recreation of the Master Plan presented by Zach Vega from Networks Northwest.

Public Comment:

John Chase (Parks and Rec Coordinator of GT County)

997 W M113

Kingsley, MI 49649

Congratulate on how the plan was put together and looking into future community center possibilities. One question was about funding mechanisms based off past funding history. Acquisition plan to include upcoming possibilities of property and to make sure to review and update plan.

Deputy Stickler entered meeting at 5:56pm. Trustee Chris Bott entered meeting at 5:57pm.

Motion by McPherson, seconded by Weger, to close the public hearing and go back into regular meeting at 6:02pm.

All in Favor: All,

No: None,

Absent: Willman.

The Village will provide reasonable auxiliary aid and services for individuals with disabilities. Call 231-263-7778 at least three (3) days prior to a meeting.

MINUTES FROM THE MEETING TO ADOPT THE PARKS & RECREATION PLAN

MINUTES Village of Kingsley Village Council Meeting January 14, 2025 5:45 P.M.

Village Hall, 207 South Brownson Ave, Kingsley, MI 49649- (231) 263-7778

Meeting called to order at 5:45p.m. by President Lajko.

PLEDGE OF ALLEGIANCE

ROLL CALL:

President Lajko X, Trustee McPherson X, President Pro Tem Weger X, Trustee Specker X, Trustee Willman AB, Trustee Bott AB, Trustee Forro X.

Also Attending: Clerk Petersen X, Manager Jetter X, DPW Supervisor Fenton AB.

Motion by Weger, seconded by McPherson, to accept the agenda as amended.

All in Favor:

Yes: All,

No: None,

Absent: Willman, Bott.

Motion CARRIED.

1. Any person wishing to address the Board shall state his or her name and address.
2. Public comment will only pertain to the agenda items listed. Any comments will be taken into consideration by the Board at a later date. No person shall be allowed to speak more than once on the same matter. The Chairperson shall control the amount of time each person shall be allowed to speak, which shall not exceed three (3) minutes. Chairperson may, at his or her discretion, extend the amount of time any person is allowed to speak.

PUBLIC COMMENT:

ANNOUNCEMENTS:

1. Announcements from the Village Manager:

None.

2. Announcements from the Village Clerk:

None.

3. CPO Dustin Stickler:

None.

4. County Commissioner Scott Sieffert:

None.

5. GT County Road Commission:

None at the beginning of the meeting. Joe Underwood walked into the meeting around 6pm, so gave report towards the end.

Gave oral presentation on updates with on Act 51 of relinquishing .8 miles in front of the high school to the village from the county. Old GT County building is going up for sale now that they have moved into their new location by the township building. Update on County projects for 2025.

6. Paradise Township:

7.

None.

8. Other:

None.

DPW Supervisor Fenton entered into meeting at 5:49pm.

CONSENT CALENDAR:

All matters listed under the consent calendar are considered to be routine by the Village Council and will be acted upon by voice vote -- no discussion. Council members and/or the public may remove any item and have it placed elsewhere on the agenda for discussion.

1. Consideration of approving the minutes of December 10, 2024, Regular Meeting (Approval Recommended).
2. Consideration of approving the minutes of December 19, 2024, Special Meeting (Approval Recommended.)
3. Resolution 01-2025-Street Administrator
4. Resolution 02-2025-Administrative Fee
5. Resolution 03-2025-Performance Resolution
6. Resolution 04-2025-Rural Taskforce Representative
7. ~~Resolution 05-2025-Council Rules-Moved to New Business #8.~~
8. Resolution 06-2025-Civic Center South Village/County Agreement

Motion by Macpherson, seconded by Forro, to accept the consent calendar as amended.

All in Favor:

Yes: All,

No: None,

Absent: Willman, Bott.

Motion CARRIED.

OLD BUSINESS:

1. Consideration of approving Travel Reimbursement Policy.

Motion by Weger, seconded by McPherson, to approve the Travel Reimbursement Policy.

Roll Call:

Yes: Lajko, McPherson, Weger, Specker, Forro,

No: None,

Absent: Willman, Bott.

NEW BUSINESS:

MINUTES FROM THE MEETING TO ADOPT THE PARKS & RECREATION PLAN

1. Conduct a Public Hearing for the Master Plan.

Motion by Weger, seconded by McPherson, to close out the regular meeting and open the public hearing at 5:52pm.

All in Favor: All

No: None.

Absent: Willman, Bott.

Deputy Stickler entered meeting at 5:56pm. Trustee Chris Bott entered meeting at 5:57pm.

Motion by McPherson, seconded by Weger, to close the public hearing and go back into regular meeting at 6:02pm.

All in Favor: All,

No: None,

Absent: Willman.

2. Adopt Parks & Recreation Plan from Master Plan.

Motion by Weger, seconded by McPherson, to accept Resolution 7-2025 which is adoption of Village of Kinglsey Park and Rec.

All in Favor: All,

No: None,

Absent: Willman.

3. Appointing Zoning Board of Appeals Member positions.

Motion by Weger, seconded by Bott, to approve Michael Forro and Greg Chandler for appointment to the ZBA Committee.

All in Favor: Lajko, McPherson, Weger, Specker, Bott,

No: None,

Abstain: Forro,

Absent: Willman

4. Discuss and approve 2025-2026 Village Council Meeting Dates.

Motion by Weger, seconded by Specker, with the one date change for November to approve the Regular Meeting Schedule.

All in Favor: All,

No: None,

Absent: Willman.

5. Approve DDA 2025-2026 Budget.

Motion by McPherson, seconded by Weger, to approve the DDA budget.

All in Favor: All,

No: None,

Absent: Willman.

6. Discuss Village Board training through MML (Michigan Municipal League).

No action needed.

7. Discuss and approve new furnace cost for Wastewater Treatment Plant.

Motion by Weger, seconded by McPherson, to approve the purchase of the new furnace for waste water treatment plant for \$5475.

Roll Call:

Yes: Lajko, McPherson, Weger, Specker, Bott, Forro,

No: None,

Absent: Willman.

8. Discuss and approve moved resolution 5-2025-Council Rules from Consent Calendar.

Motion by Weger, seconded by McPherson, to approve Resolution 5-2025-Council Rules with changes that were recorded .

All in Favor: All,

No: None,

Absent: Willman.

REGULAR REPORTS:

1. **Financial Fund Balance Report:**

Motion by McPherson, seconded by Weger, to accept the Financial Fund Balance Report as presented.

2. **Bills:**

Motion by Weger, seconded by Bott, to accept the bills and additions as presented.

Roll Call:

Yes: Lajko, McPherson, Weger, Specker, Bott, Forro,

No: None,

Absent: Willman.

3. **Planning Commission:**

Oral Report given by Trustee Chris Bott for meeting in December.

4. **DDA:**

Oral Report given by President Lajko on their budget, consultant on board for land bank project, and encourage the public to attend the meeting going forward.

5. **Parks & Recreation:**

Oral Report given by Manager Jetter on the update of the Brownson Park playground being installed next week, and talk of ordering furniture. Civic Center South ice skating rink has been put in by Josh Walton and a few other volunteers.

6. **Zoning Administrator:**

Written Report Submitted.

7. **Clerk:**

MINUTES FROM THE MEETING TO ADOPT THE PARKS & RECREATION PLAN

Oral Report given by clerk Petersen of monthly update, and the village office employees going up to help The Rock celebrate 15 years in business.

8. **DPW:**

Oral Report given by DPW Supervisor Fenton on business as usual with winter projects and water checks.

9. **Treasurer:**

Oral Report given by Treasurer Nickerson about water billing going a little smoother and being able to get it out closer to on time than in the past.

10. **WWTP:**

Not in attendance.

11. **Manager:**

Oral Report given by Manager Jetter on trying to get onto a routine maintenance of sewer lines and manhole. Working with Wade Trim and another company put together a bid package of doing half the village for one year and the other half the following. Received reports back about Water Towers but have not been able to discuss as of yet with timeline. Informed about Lauren coming in to help as additional help coming in help with budget Set up Budget Study Session for Feb 11th, 2025.

SPECIAL PRESENTATION:

1. Village Manager.

Special Presentation given by Manager Jetter. Village DPW employee, Jack Lindsay, was honored by Village Manager, Charlie Jetter, with a Distinguished Service Award, during the Village Council meeting on January 14th, 2025.

While plowing the streets in the early hours (4:00am) of December 24th, Jack spotted smoke and fire in the distance, several streets away, and decided to investigate. He came upon a garage fire that was quickly encroaching on the owner's house. He knocked on the door, woke up the owners, and got everyone out safely, even carrying the family dog out of the house. Jack then called the Fire Department and even assisted the Firefighters with hooking the hoses up to the fire hydrants.

As Village Manager Jetter said at the award presentation, "This could have been one of those Christmas Eve tragedies that we all hear about every year". Jack being at the right place at the right time was certainly a blessing.

PUBLIC COMMENT:

Any person wishing to address the Board shall state his or her name and address.

Public input is open to statements or concerns for all matters. Statements and concerns will be taken into consideration by the Board at a later date. No person shall be allowed to speak more than once on the same matter, excluding the time needed to answer Commissioners' questions. The Chairperson shall control the amount of time each person shall be allowed to speak, which shall not exceed three (3) minutes. Chairperson may, at his or her discretion, extend the amount of time any person is allowed to speak.

1. Reserved.

2. General.

3. Mayor and Trustees.

ADJOURNMENT

Motion by Weger, seconded by Specker, to adjourn the meeting at 6:56 pm.

The Village will provide reasonable auxiliary aid and services for individuals with disabilities. Call 231-263-7778 at least three (3) days prior to a meeting.

CORRESPONDENCE LETTERS



Chief Elected Official: **Chris Christensen**
Board Chair: **Nicole Sulak**
Chief Executive Officer: **Janie McNabb**

January 17, 2025

Grand Traverse County Parks & Recreation Department
Attn: John Chase, Department Director
1213 W Civic Center Drive
Traverse City, MI 49684
RE: 2025-2029 Village of Kingsley Park & Recreation Plan Update

The Village of Kingsley Village Council has adopted the 2025-2029 Village of Kingsley Park & Recreation Plan. The plan was updated during 2024-2025 with assistance from Networks Northwest. This plan will serve as a guide for recreation projects in the community over the next five years. The adopted plan is attached to the email containing this letter and can be viewed digitally at nwm.org/kingsley2024 as of January 17, 2025.

Please contact me at the information below with any questions about the process or documents.

Sincerely,

Zach Vega, AICP, Community Planner

Networks Northwest PO Box 506
Traverse City MI 49685-0506 231-342-0903
zach.vega@networksnorthwest.org



Chief Elected Official: **Chris Christensen**
Board Chair: **Nicole Sulak**
Chief Executive Officer: **Janie McNabb**

January 17, 2025

Community Development Department
Attn: Robert Carson, Regional Director
PO Box 506
Traverse City, MI 49685
RE: 2025-2029 Village of Kingsley Park & Recreation Plan Update

The Village of Kingsley Village Council has adopted the 2025-2029 Village of Kingsley Park & Recreation Plan. The plan was updated during 2024-2025 with assistance from Networks Northwest. This plan will serve as a guide for recreation projects in the community over the next five years. The adopted plan is attached to the email containing this letter and can be viewed digitally at nwm.org/kingsley2024 as of January 17, 2025.

Please contact me at the information below with any questions about the process or documents.

Sincerely,

Zach Vega, AICP, Community Planner

Networks Northwest PO Box 506
Traverse City MI 49685-0506 231-342-0903
zach.vega@networksnorthwest.org

POST-COMPLETION SELF-CERTIFICATION REPORT



Michigan Department of Natural Resources - Grants Management

PUBLIC OUTDOOR RECREATION GRANT POST-COMPLETION SELF-CERTIFICATION REPORT

This information required under authority of Part 19, PA 451 of 1994, as amended;
the Land and Water Conservation Fund Act of 1965, 76 Stat. 697 (1964); and Part 715, of PA 451 of 1994, as amended.

GRANT TYPE: ☒ MICHIGAN NATURAL RESOURCES TRUST FUND ☐ CLEAN MICHIGAN INITIATIVE
(Please select one) ☐ LAND AND WATER CONSERVATION FUND ☐ RECREATION PASSPORT ☐ BOND FUND

GRANTEE: Village of Kingsley in the County of Grand Traverse

PROJECT NUMBER: TF03-079 PROJECT TYPE: Park

PROJECT TITLE: Civic Center South

PROJECT SCOPE: Create Civic Center South

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

| | | |
|----------------------------|--------------------------------------|----------------|
| Name of Agency (Grantee) | Contact Person | Title |
| <u>Village of Kingsley</u> | <u>Charlie Jetter</u> | <u>Manager</u> |
| Address | Telephone | |
| <u>207 S Brownson</u> | <u>(231) 263-7778</u> | |
| City, State, ZIP | Email | |
| <u>Kingsley MI 49649</u> | <u>charlie@villageofkingsley.com</u> | |

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided? If yes, please describe change(s). ☐ Yes ☒ No

No changes - all complete

Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.) ☐ Yes ☒ No

Are any of the facilities obsolete? If yes, please explain. ☐ Yes ☒ No

Still as originally built -

SITE QUALITY

Is there a park entry sign which identifies the property or facility as a public recreation area? If yes, please provide a photograph of the sign. If no, please explain. ☒ Yes ☐ No

Are the facilities and the site being properly maintained? If no, please explain. ☒ Yes ☐ No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism. ☐ Yes ☒ No

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain. ☒ Yes ☐ No

Caretaker 20-40 hours per week.

GENERAL

Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants) ☐ Yes ☐ No ☒ N/A

Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain. ☐ Yes ☒ No

Is a fee charged for use of the site or facilities? If yes, please provide fee structure. ☒ Yes ☐ No

Fee for Pavilion rental - \$75 per Day
For Sports \$5 per player

What are the hours and seasons for availability of the site?

24/7 does not close

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

POST-COMPLETION SELF-CERTIFICATION REPORT

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

| CERTIFICATION | | |
|--|--|------------------------|
| <i>I do hereby certify that I am duly elected, appointed and/or authorized by the Grantee named above and that the information and answers provided herein are true and accurate to the best of my personal knowledge, information and belief.</i> | | |
| <u>Charlie Jetter</u> Please print | <u></u> Grantee Authorized Signature | <u>1-21-25</u> Date |
| <u>Debra K. Nickerson</u> Please print | <u></u> Witness Signature | <u>1-21-25</u> Date |

Send completed report to: POST COMPLETION GRANT INSPECTION REPORTS
GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925

1/21/25, 1:44 PM

Mail - Charlie Jetter - Outlook



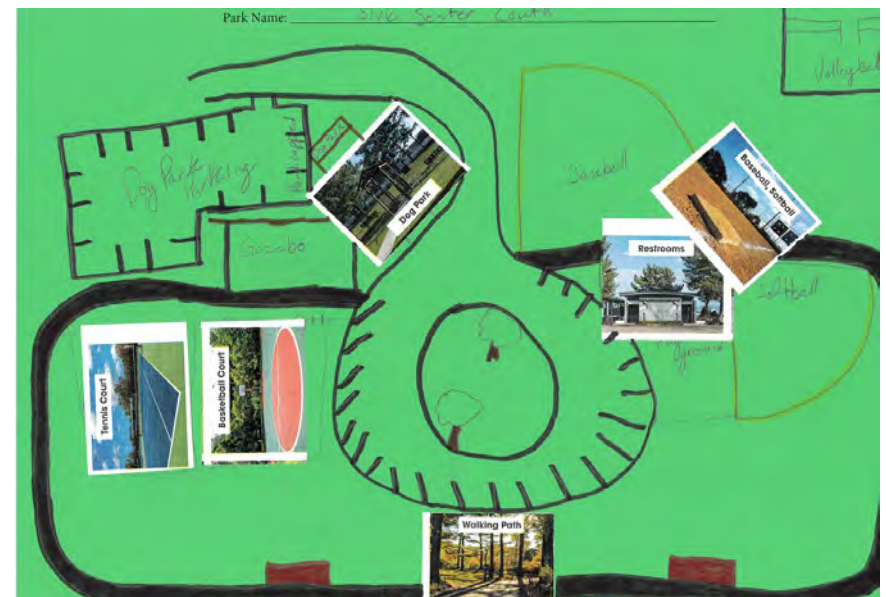
Appendix D:

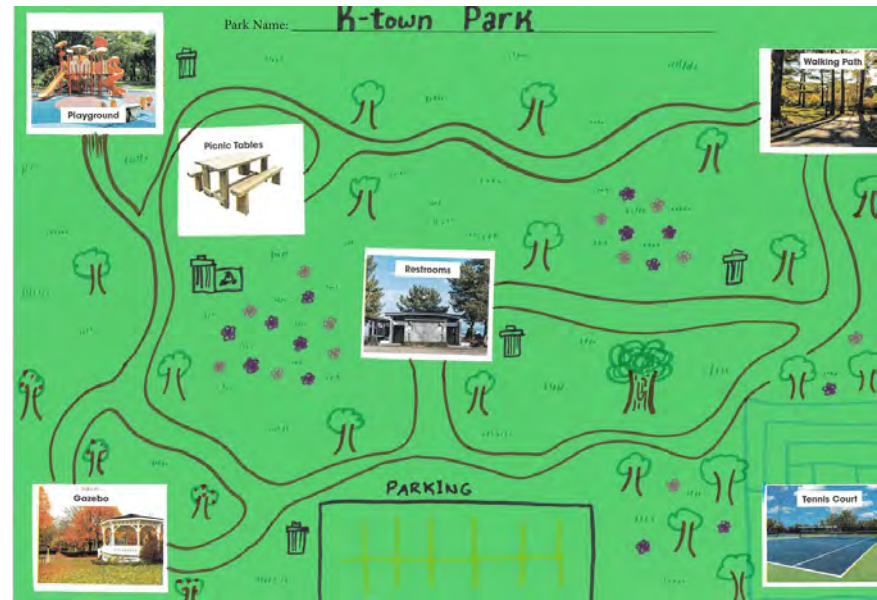
Public Input Results

STUDENT INPUT RESULTS

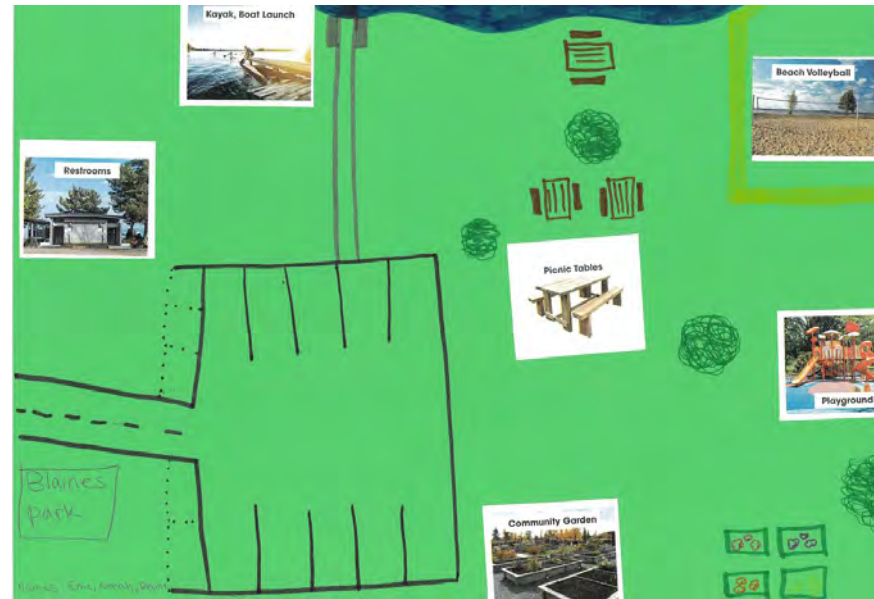
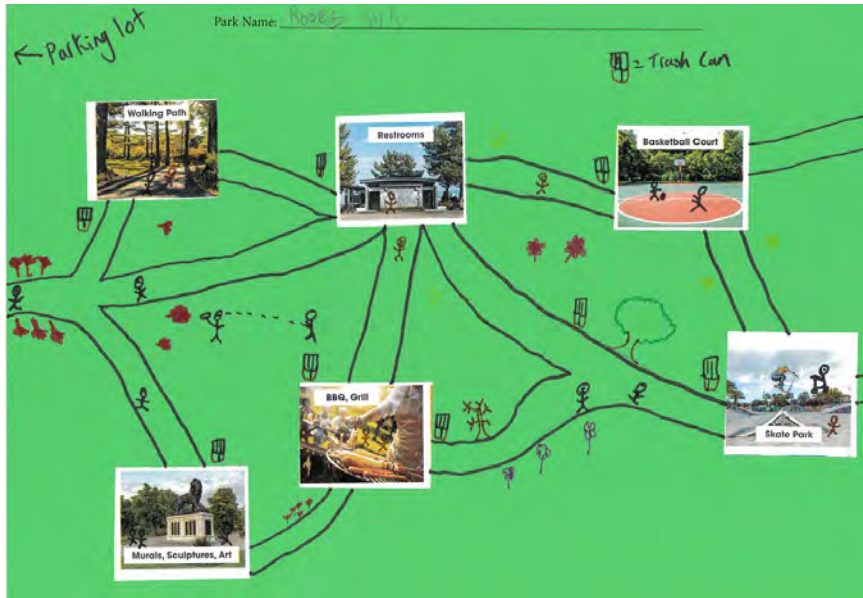
- Mountain Biking: 7
- Outdoor Gym: 8
- Picnic Tables: 8
- Kayak, Boat Launch: 5
- BBQ Grill: 6
- Gazebo: 3
- Disc Golf: 3
- Dog Park: 5 3
- Fire Pit: 4
- Community Garden: 3
- Camping: 3
- Basketball Court: 12
- Amphitheater: 2
- Murals, Sculptures, Art: 3
- Baseball, Softball: 3
- Playground: 17
- Restrooms: 23
- Skate Park: 9
- Walking Path: 12
- Beach Volleyball: 7
- Tennis Court: 5
- Zen Garden: 4

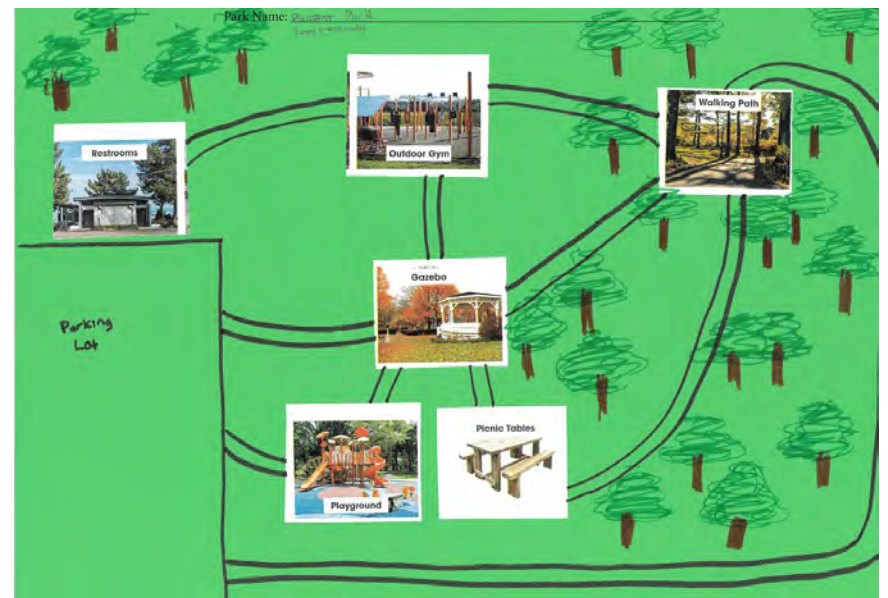
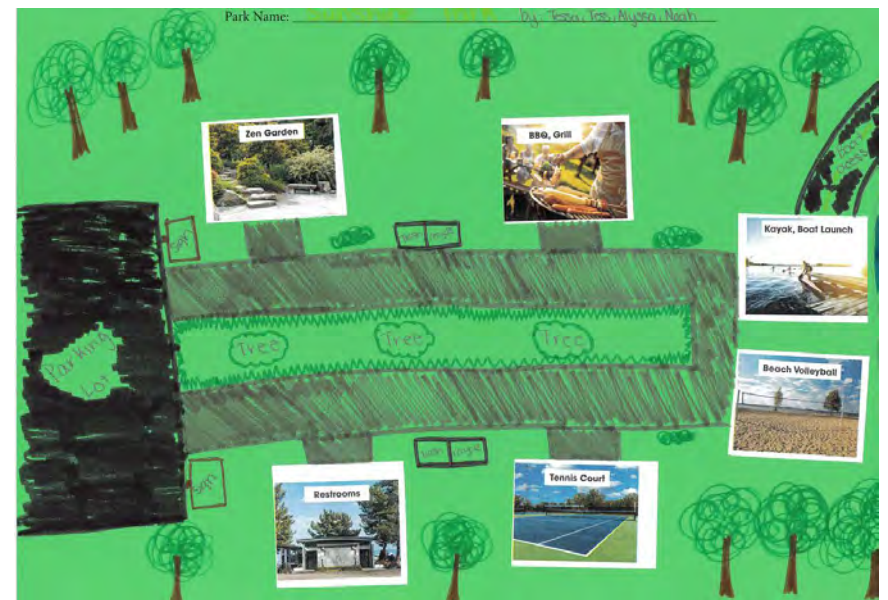


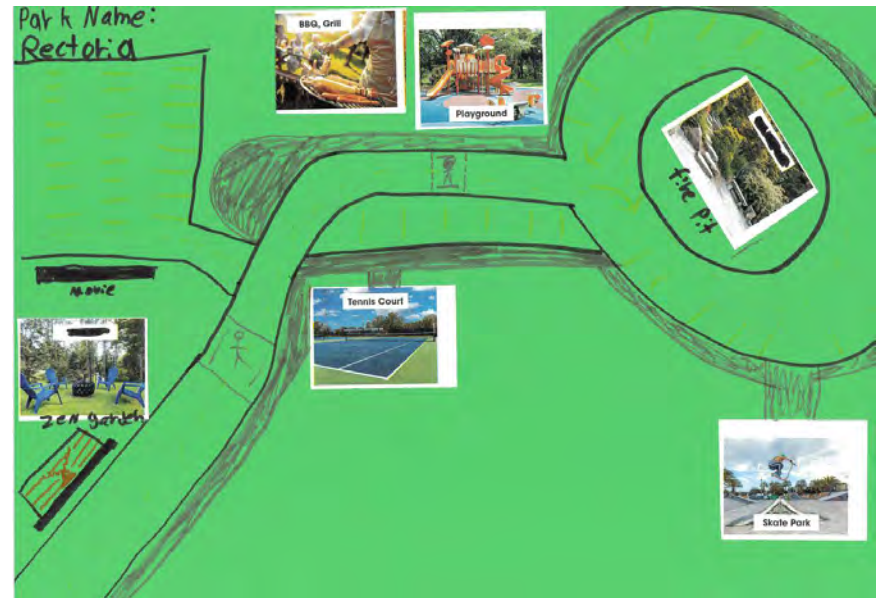
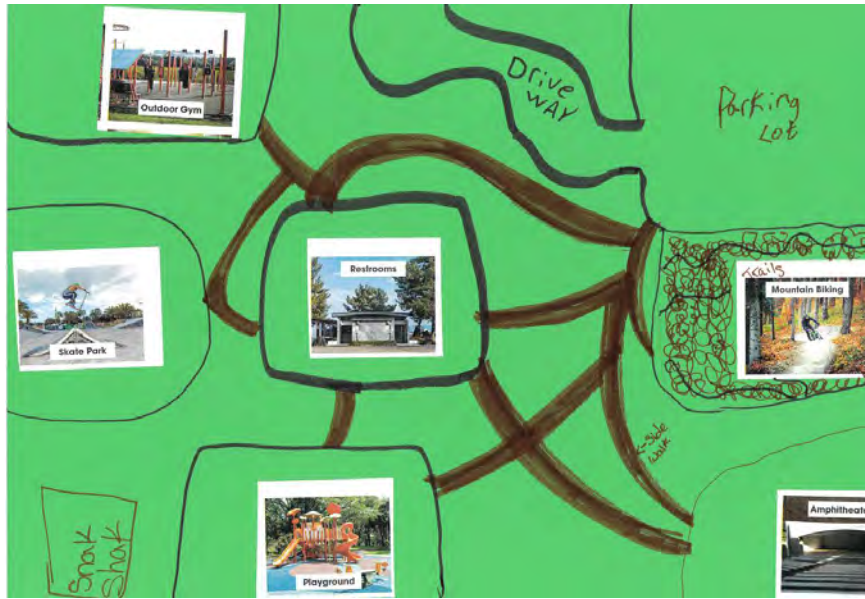












POP-UP EVENTS

FARMERS MARKET INPUT - SEPTEMBER 18, 2024

Using sticky notes, tell us your ideas for Kingsley.

- Grocery stores
- Winter/indoor activity (5)
- Kingsley Inn, brewery, pizza - we have good food options
- More lodging
- Amenities or facilities
- Restaurants/coffee shops/social spots (2)
- Walkable downtown & local amenities
- More lodging
- Fix roads
- More childcare
- Live music
- Open space - don't cut down trees
- Landscaping/beautification on M-113
- Keep mostly small businesses
- Brownson & Main St - more beautification, less industrial
- Keep mostly small businesses
- More winter activities for kids
- More food trucks at brewery
- Keep farmers market (2)
- Better grocery store
- More for young people to do
- More restaurants
- Fitness center
- Don't overdevelop farmland and forests
- Ice cream shop - keep
- Old hotel to Folk school/multi-use and thrift shop
- Parks & walking trail needed
- Utilize more open space
- Beautification of town & M-113

KINGSLEY TRUNK-OR-TREAT - OCTOBER 31, 2024

What is one thing that would make Kingsley a better place?

- Hardware store
- Gaga ball and 9 square
- Cheaper housing
- No pollution
- Community garden
- Bigger parks/hiking trail
- Civic Center South upgrades (especially parking lot)
- Public pool (4)
- Indoor programming for kids
- Trees and flowers downtown
- Auditorium for music arts
- Renovated downtown - more businesses
- Pump track for bikes
- Bike trail (3)
- Improvements to Brownson
- Coffee shop (2)
- Community resources for underserved families
- Better schools
- Smoke shop
- Vegetarian restaurant
- Water testing facility
- More flexible commercial uses without PUDs (mixed uses)
- New middle school building/facility (3)
- Haunted house - for free
- Broadband access
- BMX park
- Park updates (2)
- Maintain small town feel
- Workout gym
- Dedicated recycling center
- Larger park
- More restaurants (2)
- More community events during winter (2)
- Skate park (5)

OPEN HOUSE

OVERALL SENTIMENTS ACTIVITY

What is working well in Kingsley? What makes you most proud of living in this area?

- Walkable community
- Green village and trees
- It has kept a lot of its small town feel
- Lots of trees and open space
- Friendly neighbors and businesses
- Very peaceful
- Small town vibe - calm pace of life

What is not working well in Kingsley, or is there something that should be improved right away?

- Bus and public transportation on weekends
- Traffic
- Pedestrian safety
- The lamp posts
- Senior housing in lumber yard area

If everything goes perfectly, what does Kingsley look like in 15 years as you float over it in a hot air balloon?

- Community involvement
- Still quaint - no skyscrapers
- Little change - possibly a hardware store
- Small town with community center, always holding community feel
- Lots of trees, people outside, open store fronts

MISSING MIDDLE HOUSING ACTIVITY

Place a **green sticky dot** for housing types that you would support in certain areas within Kingsley.

Place a **red sticky dot** for housing types you would not like to see anywhere in Kingsley.



YES - 1
NO - 2



YES - 5
NO - 4



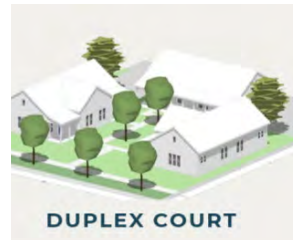
YES - 5
NO - 5



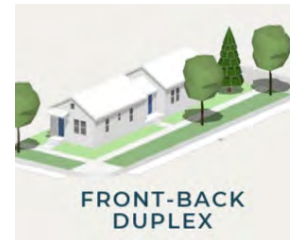
YES - 1
NO - 0



YES - 7
NO - 0



YES - 3
NO - 3



YES - 2
NO - 2



YES - 2
NO - 6



YES - 1
NO - 1



YES - 3
NO - 0



YES - 2
NO - 1



YES - 3
NO - 3



YES - 4
NO - 0



YES - 1
NO - 0



YES - 2
NO - 8



YES - 1
NO - 9

RECREATION CENTER ACTIVITY

Art Studio



3

Conference Rooms



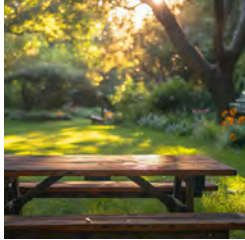
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Indoor Gym



3

Picnic Area



5

Outdoor Sport Amenities



5

Childcare Center



5

Emergency Shelter



1

Indoor Marketplace for Local Artisans, Farmers



5

Lounge Area



1

Walking Path



5

Prompt: In the future, it is the Kingsley Planning Commission's goal to look for opportunities to host a new Community Center in the Village. From the list of potential amenities below, place a dot next to each feature you would like to see if the Village were to pursue a new facility.

Community Garden



8

Fitness Room



6

Multi-Purpose Rooms



4

Resource Hub with information on local services, employment opportunities and programs



3

Community Kitchen



2

Game Room



3

Outdoor Exercise Equipment



2

Playground



1

WRITE-IN: POOL - 7

DDA REDEVELOPMENT ACTIVITY

Use sticky notes to say what you like or do not like about the design styles below. Do not focus on scale. Instead, look at the materials and appearance. What could be incorporated in Kingsley?

- These aren't the right fit for Kingsley
 - Think outside of these styles. I don't think any of these styles would fit Kingsley
 - Agree with others, we want quaint
 - Like the idea of mixed use housing + business
 - Check out the "cottage" architecture of Crystal Mtn - great look
 - Nothing warm or inviting to these - these do not look small town
-



- Not trying to replicate TC too much
- No Traverse City model in Kingsley



- Front courtyard / gathering space is good
- Like the gathering spot in front of buildings
- Agree with public space



- Normal-ness, not flashy



- Balconies
- Yes - if smaller



- No large building in Kingsley



- Too many windows

DDA REDEVELOPMENT ACTIVITY

Use the **any color sticky dots** to indicate architectural styles you could see in Kingsley's built environment, especially downtown.

Cape Cod



1

Colonial



2

Contemporary



3

Country



2

Contemporary Craftsman



4

Craftsman



10

Farmhouse



5

Ranch



7

Mid-Century Modern



1

Modern



0

Northwest



2

Prairie



2

Rustic



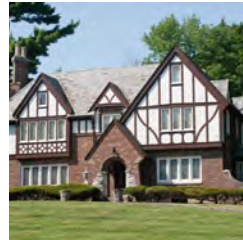
1

Traditional



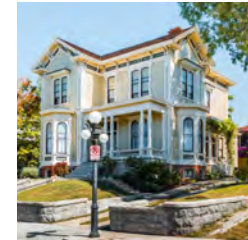
3

Tudor



0

Victorian



10

DDA REDEVELOPMENT ACTIVITY

Using 1 sticky note for each idea, tell us what businesses, public spaces, or housing types you would support in a downtown Kingsley development.

- J & S Hamburg (3)
- Community outreach center (help people fix homes)
- Organic grocery store
- Hardware store (2)
- General store
- Community center
- Car wash (3)
- Bakery
- Short order restaurant
- Taco Bell
- Small office spaces
- Starter homes
- Grocery store (2)
- Vehicle repair facility
- Restaurant
- Coffee shop
- Laundromat (3)
- Indoor/outdoor pavilion
- Hardware store
- Hotel
- Small market
- Children's museum
- Family entertainment
- Arcade