
Bear Lake Community Comprehensive Plan

**Village of Bear Lake
Bear Lake Township
Pleasanton Township**

**Prepared by the
Bear Lake Community Planning Commission**

**With Assistance of the
Land Information Access Association
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**With financial Assistance from the
Village of Bear Lake
Bear Lake Township
Pleasanton Township
Vision Bear Lake
Manistee County Community Foundation
Partnerships for Change Program**

**PARTNERSHIPS
for CHANGE**



**Land Information
Access Association**
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October 2007

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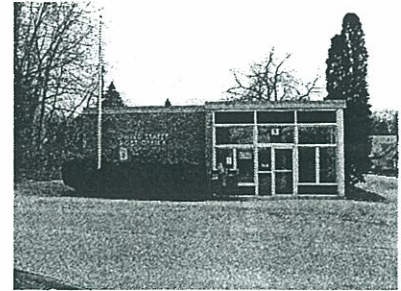
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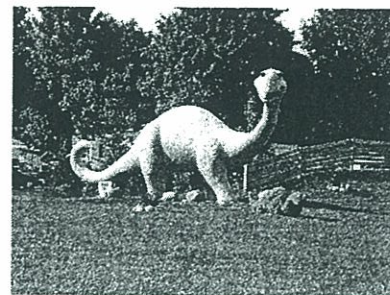
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Chapter One - Introduction

As used throughout this document, the “Bear Lake Community” refers to all areas within Pleasanton Township, Bear Lake Township and the Village of Bear Lake. These three jurisdictions constitute the geographical area administered by the Bear Lake Community Planning Commission.

Regional Setting

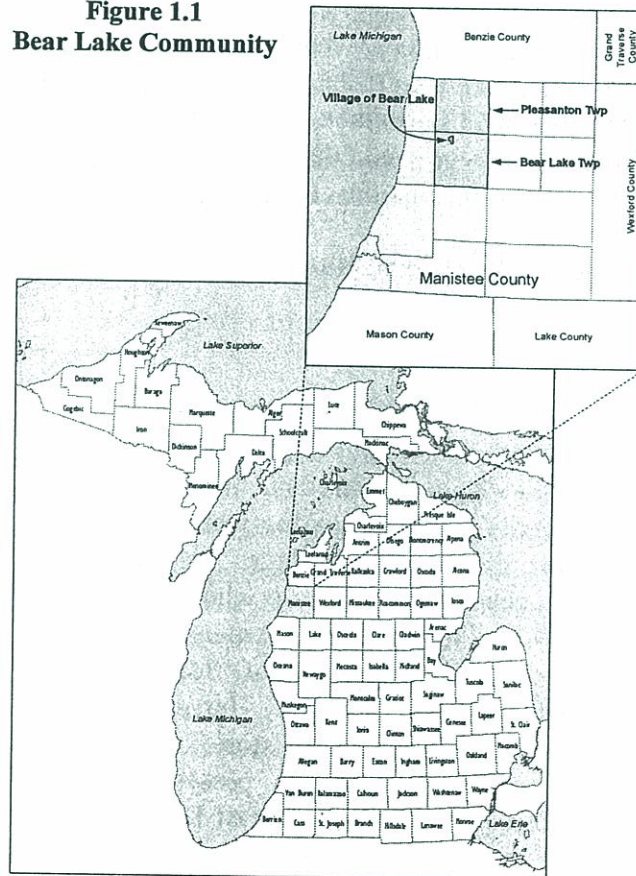
The Bear Lake Community is located in the north-central portion of Manistee County (see Figure 1.1). Part of the northwest portion of Michigan, the Bear Lake Community has a rural character and great natural beauty, including family farms, rolling hills, wetlands, woodlands, lakes and streams and the historical Village of Bear Lake. The Bear Lake Community has a total area of 45,733 acres. Within the Bear Lake Community, Pleasanton Township has an area of 22,683 acres. Immediately to the south, Bear Lake Township includes an area of approximately 22,887 acres. The Village of Bear Lake has an area of approximately 203 acres. The Village of Bear Lake sits on the southeastern shore of Bear Lake in the northwest portion of Bear Lake Township. The most prominent feature of the community is Bear Lake - bordered by Pleasanton Township to the north and by the Village of Bear Lake and Bear Lake Township to the south.

The Bear Lake Community is bordered by: Blaine, Joyfield and Weldon Townships (Benzie County) to the north; Springdale and Maple Grove Townships to the east; Dickson, Brown and Manistee Townships to the south; and Onekama and Arcadia Townships to the west. The Bear Lake Community is in close proximity to Onekama (1 mile), Lake Michigan (8 miles), Manistee (15 miles) and Traverse City (45 miles).

History of the Bear Lake Community

The following history of the Bear Lake Community was compiled from portions of the 2002 *Bear Lake Township Comprehensive Plan* and the 1999 *Pleasanton Township Land Use Plan*.

Figure 1.1
Bear Lake Community



Source: LIAA



The geologic character and surface topography of the Bear Lake area is attributed to the rock and mineral deposits left by massive inland seas and the advancement and recession of several glaciers. As the last glacier receded about 10,000 years ago, the melting ice left behind rolling hills and a vast watershed with several lakes and rivers. After the glaciers, the area was covered with a dense “mixed hardwood” forest.

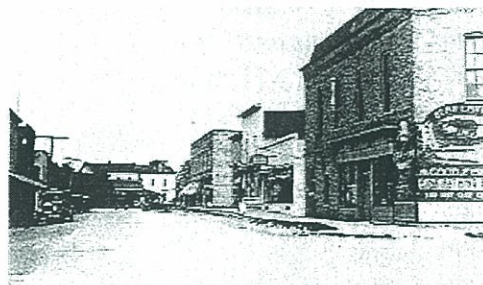
Leaving evidence of stone tools, camp sites and burial mounds, early inhabitants of the area are believed to include a group known as the *Woodland Indians*. In 1836, the United States purchased the area containing Pleasanton Township from the Chippewa and Ottawa Tribes. However, most of the area remained uninhabited for many years, except for a small number of lumbermen who lived in the southern reaches of Bear Lake Township.

Providing almost free land to “bona fide settlers”, the Homestead Act of 1863 ushered in a number of settlers to the area. The first settlers are believed to be the families of Russell F. Smith, Simeon Anderson, Francis Buckner, John Edmonson, George Piece, Dwight Sibley and Charles Bailey. Most of these early settlers cleared their land and planted crops.

Bear Lake Township was legally established in 1865. By 1870, Bear Lake Township had a population of 417 people living in 91 homes, while Pleasanton Township had a population of 285 people living in 65 homes. The Bear Lake Post Office was opened in 1865. The first school was started in the late 1860’s and the first church was established in 1870 (where the Lighthouse Baptist Church now stands). Known as the Allegan, Muskegon, and Grand Traverse State Road, U.S. 31 was completed in 1870. It appears there were only two stores in the community, prior to 1870.

A description of the establishment of the Village of Bear Lake is found in the *Bear Lake Township Master Plan*.

Photo 1.1
Downtown Bear Lake - 1925



Source: Manistee County Michigan GenWeb

As the first settler, Russell F. Smith had chosen his land with the idea of a future village. To this end, he offered 12 acres of land to anyone who would come in and start a village. His offer was accepted by a firm who would become known as Carpenter & Harrington, comprised of John S. Carpenter and Eliphate Harrington.

These men built a small store, a boarding house, and a steam saw and grist mill on the site of the present village. Their enterprise was none too successful, for in the spring of 1873, they sold out to George W. and David H. Hopkins. Starting with just three to four buildings from Carpenter & Harrington, the Hopkins Brothers soon developed the Village of Bear Lake into the major service center for rural population. Hopkins immediately built an improved saw and grist mill. The following year, 1874, the firm platted 88 acres for the Village.



On June 1, 1876, the Bear Lake Tram Railway, utilizing horse-drawn freight cars, commenced operation, connecting the growing village with the docks at Pierport. In 1881, a new grist mill was built, reportedly the first roller mill in the State. In 1882, the Hopkins brothers built the Bear Lake and Eastern Railroad to replace the horse drawn cars with a team of locomotives. Steel rails and suitable equipment.

With the construction of the large sawmill in 1873, the Hopkins' immediately commenced buying logs from nearby farmers. Finally, with the construction of the Tram Railway in 1876, cordwood was shipped to Pierport for consumption in Chicago and Milwaukee. At a very minimum, this market for forest products would have doubled the income of homesteaders, while for the ambitious, income probably increased five-fold. Throughout this period, new businesses opened almost monthly on Lake Street in the Village.

After the turn of the century, most of the forest products in the area had been harvested. This led to the closure of the large mills and the railroad was dismantled.

By the 1920's and 1930's the area experienced a decline in population as the quality of the soil changed due to the harvesting of the hardwoods and many farmers found it difficult to farm. However, many farmers turned to growing fruit crops while tourism and a summer cottage industry flourished.

Authority to Plan

The Bear Lake Community Comprehensive Plan has been prepared by the Bear Lake Community Planning Commission ("the Commission"). The Commission was established under the authority of the Joint Municipal Planning Act, Public Act 226 of 2003 (MCL 125.131, et seq.). Section 5 of the Act states:

Subject to section 9, the legislative bodies of 2 or more municipalities may each adopt an ordinance approving an agreement establishing a joint planning commission (see Appendix A, for the complete Act).

As previously described and outlined in the formally adopted joint planning commission agreement, the Bear Lake Community includes the entire jurisdictional areas of Pleasanton Township, Bear Lake Township and the Village of Bear Lake. Among other provisions, the Joint Municipal Planning Act states the Joint Planning Commission must decide which planning act it will follow in adopting a comprehensive plan. The Bear Lake Community Planning Commission has elected to prepare this plan under the procedures of the Township Planning Act, Public Act 168 of 1959, as amended (please see Appendix B, for the complete Act).



Planning Approach

This plan was developed under the direction of and with the direct participation by the Bear Lake Community Planning Commission. The Commission followed a well publicized planning process that began in September 2006. The comprehensive planning process was initiated to provide the framework for the development of the Bear Lake Community, the management of the community's resources and the protection of public health and welfare. This plan marks the *first* Comprehensive Plan of the Bear Lake Community Planning Commission.

This plan and the comprehensive planning process were supported by the *Partnerships for Change* (Grant) Program. The *Partnerships for Change* Program, including a thorough discussion of each of the phases of the planning process is addressed in more detail in the following chapters of this plan.

In developing this plan, the Bear Lake Community Planning Commission agreed that the plan would be based on the collective voice of the entire community. To that end, the Comprehensive Plan was developed upon the following assumptions:

- The most effective land use plans and regulations are community-wide and multi-jurisdictional in scope;
- Effective plans and regulations build upon the strengths of previous community efforts; and
- Future land use policies are best derived with the participation and input of citizens from throughout the community.

In addition, this comprehensive plan incorporates principles of *Smart Growth*, as presented by the *Smart Growth Network*, and adopted by the *Michigan Land Use Leadership Council*, including:

- Create a range of housing opportunities
- Create walkable neighborhoods
- Encourage community and stakeholder collaboration
- Foster distinctive, attractive communities with a strong sense of place
- Make development decisions predictable, fair and cost effective
- Mix land uses
- Preserve open space, farmland, natural beauty and critical environmental areas
- Provide a variety of transportation choices
- Strengthen and direct development towards existing communities
- Take advantage of compact development design

How to Use This Plan

The Bear Lake Community Comprehensive Plan is organized into ten major chapters. The following paragraphs briefly summarize each section.

Chapter One provides introductory information, including the regional setting for the Bear Lake Community, the legal authority for the Planning Commission to plan and the purpose of the plan.



Chapter Two provides the historical review of planning and land use regulation within the Bear Lake Community.

Chapter Three provides a summary of the social and economic characteristics of the Bear Lake Community. This chapter will contribute to the formulation of the plan's goals and objectives and will address population trends and projections, population density, age distribution, racial make-up, household characteristics, income, education, employment, housing and the economy.

Chapter Four provides a summary of the community facilities of the Bear Lake Community. This section will also contribute to the formulation of the plan's goals and objectives and will address transportation, recreation, schools, infrastructure, emergency services and community facilities.

Chapter Five provides a summary of the physical characteristics of the Bear Lake Community. This section will contribute to the formulation of the plan's goals and objectives and will address natural resources, topography, geology, farmland, environmental contamination and endangered species.

Chapter Six describes the current patterns of land use and land use trends over the last four decades.

Chapter Seven outlines the major planning issues of the Bear Lake Community.

Chapter Eight provides the goals and objectives of the plan.

Chapter Nine provides the plan recommendations and implementation strategies.

Chapter Ten outlines the future land use of the Bear Lake Community and the implementation priorities for the community.



Chapter Two - Planning in the Bear Lake Community

Local Planning and Zoning

Prior to the establishment of the Bear Lake Community Planning Commission and the adoption of this plan, planning and zoning for Pleasanton Township and Bear Lake Township were administered separately. The Village of Bear Lake did not oversee planning and zoning activities. The most recent *Pleasanton Township Land Use Plan* was prepared by the Pleasanton Township Planning Commission in 1999. According to the Pleasanton Township Land Use Plan, *"the Commission determined that with a population under 5,000, little or no growth in population over the last ten years and with a locality that was primarily rural in character, the simplest plan (Land Use) was probably adequate for our present purposes."* The most current *Bear Lake Township Comprehensive Plan* was prepared by the Bear Lake Township Planning Commission in 2002.

Figure 2.1
Bear Lake Township Comprehensive Plan



Source: Bear Lake Township

Pleasanton Township regulates land use under a zoning ordinance adopted in 2003. Bear Lake Township regulates land use under a zoning ordinance adopted in 1995. *Map 1* illustrates the current zoning districts for Pleasanton and Bear Lake Townships. With the adoption of this plan, the Bear Lake Community Planning Commission is prepared to develop a new comprehensive joint zoning ordinance. However, until such time as a new joint zoning ordinance is prepared and adopted, the Townships will continue to enforce their separate zoning ordinances under their separate administrations.

Figure 2.2
Pleasanton Township Zoning Ordinance



Source: Pleasanton Township

Previous Master Plans

According to the 1999 *Pleasanton Township Land Use Plan*, *"the overall goal of the Pleasanton Township Planning and Zoning Commission and Township Board is to promote orderly growth and an attractive quality of life for its residents, while protecting our lakes, streams, wetlands, unique environmental areas and groundwater from contamination. Townships have a right to expect that property values will be protected by reasonable and compatible zoning."* According to the 2002 *Bear Lake Comprehensive Plan*, *"the purpose of township planning is to provide a guideline for future growth and development. It must take into account the inherent right of the individual and balance it with their rights as neighbors."* Due to the informal composition of the Pleasanton Township Land Use plan and the lack of a future land use plan for the Bear Lake Township Comprehensive Plan the geographic description of land uses for the future in the Bear Lake Community were depicted and generally accepted under the Future Land Use Map of the *Manistee County Comprehensive Plan* (see *Map 2*).



Six future land use categories were identified in the *Manistee County Comprehensive Plan*. According to the County Plan, the six categories were based on the Standard Industrial Classification Manual and several other land use studies and reports from a number of state-wide land use and environmental organizations. The six categories include:

Commercial

Uses found and commonly allowed include:

- Retail Trade
- Finance, Insurance and Real Estate,
- Services
- Transportation, Communications, Electric, Gas Service, Public Administration

Might also include:

- Housing Units

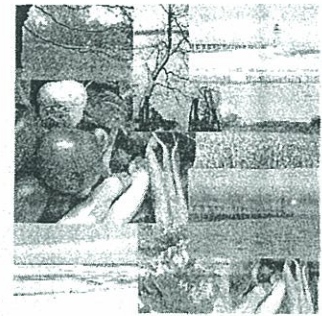
Under special conditions might include:

- Construction
- Manufacturing
- Wholesale Trade

Recommendations for this topic

There should not be strip commercial zoning along highway/main roads

Figure 2.3
Manistee County Comprehensive Plan



Manistee County
PLANNING
DEPARTMENT

Source: Manistee County

Residential

Uses found and commonly allowed:

- Housing units
- Open Space
- Parks, limited to a small maximum size

Might also include:

- Home Occupations
- Under special conditions might include:
 - Retail Trade - limited to a small maximum size
 - Finance, Insurance and Real Estate - limited to a small maximum size
 - Services - limited to a small maximum size
 - Public Administration - limited to a small maximum size

Recommendations for this topic:

- Provide safe transportation by avoiding residential strip development and its inherent conflicts from frequent driveways, pedestrian and automobile use in the same area negative visual impact.
- To promote quality housing for all citizens of Manistee County.

Resource Development

Uses found and commonly allowed:

- Agriculture, Forestry (including operator's home)
- Open Space
- Mining
- Home Occupations



Might also include:

- Agriculture, Forestry related businesses
- Housing Units

Under special conditions might include:

- Retail Trade - limited to a small maximum size
- Services - limited to a small maximum size
- Public Administration - limited to a small maximum size

Resource Limited

Uses found and commonly allowed:

- Agriculture, Forestry (including operator's home); with limits
- Open Space
- Home Occupations
- Housing Units

Might also include:

- Parks; limited to a small maximum size
- Mining

Under special conditions might include:

- Parks

Recommendations for this topic:

- To recognize lands in the county which are areas of the county which have severe limitations to unlimited development due to natural features such as, but not limited to wetlands, and soil types which are not suited for on-site sewage systems. Further to place that recognition into municipal planning, zoning.

Rural Residential

Uses found and commonly allowed:

- Housing units
- Home occupations
- Agriculture, Forestry
- Mining
- Open Space
- Parks

Might also include

- Public administration - limited to a small maximum size
- Retail trade - limited to a small maximum size
- Services - limited to a small maximum size

Under special conditions might include:

- Retail Trade - limited to a small maximum size
- Services - limited to a small maximum size
- Transportation, Communications, Electric and Sanitary Services Wholesale Trade - limited to a small maximum size
- Construction - limited to a small maximum size



Special and Unique

Uses found and commonly allowed - Might also include - Under special conditions (each the same)

- Generally what is allowed is specially tailored to the specific unique reasons the area is designated, most often to protect and preserve those attributes leading to the area being recognized.

Planning in Adjoining Jurisdictions

Several of the Townships adjacent to the Bear Lake Community have adopted comprehensive plans. Additionally, Manistee County has adopted a Comprehensive Plan. Land use planning and regulation in adjacent townships and Manistee County will have an impact on the future development of the Bear Lake Community. Similarly, future land use planning and regulation in the Bear Lake Community will have an impact on the surrounding jurisdictions. Therefore, the Bear Lake Community Planning Commission (in accord with state law) has worked to communicate and cooperate with adjacent jurisdictions during the preparation and adoption procedures of this Comprehensive Plan.

Area Planning and Development Support Organizations

The Northwest Michigan Council of Governments (NWMCOG) provides assistance and support to local governments in 10 northwestern counties throughout the region, including Manistee County. The NWMCOG is a valuable resource for the Bear Lake Community. Information and data sets published by the NWMCOG were consulted and utilized in the preparation of this plan.

Recent Planning Activities in the Community

In 2004, Manistee County initiated a process to prepare a new Comprehensive Plan. As part of this process, the Manistee County Community Foundation and the NWMCOG facilitated *EnVision Manistee County* - a community-wide dialog addressing current and future quality of life issues such as infrastructure, economic development and recreation. In the following year, a companion grass roots project *Vision Bear Lake* was initiated to help the Bear Lake Community consider where conservation and economic development would fit within the county-wide plan. Under this initiative, a Vision Bear Lake Task-Force facilitated a “Strengths, Weaknesses, Opportunities and Threats (SWOT) strategic planning workshop with citizens interested in redeveloping downtown Bear Lake.

Picture 2.1
EnVision Manistee County Meeting

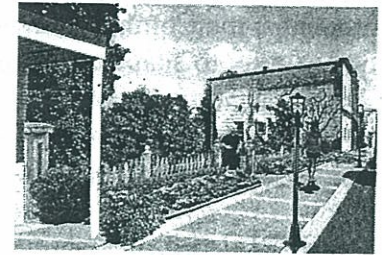
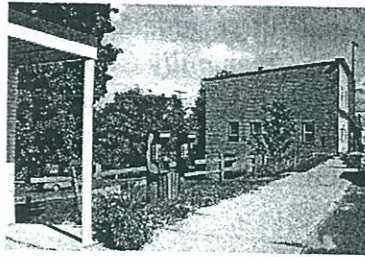


Source: EnVision Manistee Final Report



In 2006 Manistee County initiated *Designs of Envision Manistee County*, a year-long community driven initiative led by the Michigan State University Small Town Design Initiative (STDI). Under the direction of the Michigan State Landscape Architecture Program, the STDI placed students in communities across Manistee County to develop environmental design ideas for downtowns around local issues and opportunities. The Village of Bear Lake participated in this initiative. The full STDI slide presentation can be found in *Appendix C*.

Pictures 2.2 & 2.3
Bear Lake STDI Images



Source: Final STDI Report

The Bear Lake Community Planning Commission and the Comprehensive Planning Process

In April 2006, public officials from the Bear Lake Community submitted a proposal (see *Appendix D*) to the *Partnerships for Change Program* seeking assistance to establish a Joint Planning Commission and guide a public planning process that encouraged citizen participation and open dialogue to create a community-wide comprehensive plan unique to the Bear Lake Community. The proposal marked the culmination of several discussions between officials from the three jurisdictions on issues of mutual concern. These issues included population growth, the preservation of the community's natural resources, the expansion of public utilities and the need for further collaboration.

Partnerships for Change is a multi-jurisdictional planning assistance program administered by the Land Information Access Association (LIAA), a non-profit community service organization. Program sponsors include the Michigan Municipal League (MML), Michigan Townships Association (MTA), Michigan State University Extension (MSUE) and the Michigan Association of Planning (MAP). The overall mission of the program is to foster new and expanded cooperation between cities, townships and villages in developing and carrying out local land use policies that contribute to the preservation of cultural and natural resources. Wherever possible, these policies encourage urban redevelopment and discourage inefficient, low-density development.

With an agreement firmly in place (see *Appendix E*), LIAA staff members and local officials began working together on the specific parameters and language of an agreement to establish the Bear Lake Community Planning Commission. After several meetings, a formal agreement and ordinance was established and presented to the three jurisdictions for their approval. The formal Agreement and Ordinance (*Appendix F*) were adopted by the Village and the two Townships in November 2006.

Picture 2.4
Bear Lake Community Planning Commission



Source: LIAA



With the Bear Lake Community Planning Commission firmly in place, LIAA staff members and the Commission initiated a formal planning process in December 2006. In addition to its regular monthly meetings, the Commission convened three general public participation meetings, giving citizens the opportunity to shape the *Bear Lake Community Comprehensive Plan*. Each meeting was well publicized through advertisements and press releases in the local newspaper and municipal newsletters. In addition, notices were placed in public buildings and flyers were provided to local merchants (see *Appendix G*). The three public participation community meetings are briefly described below.

Public Meeting: December 18, 2006

At the project kick-off meeting, LIAA staff members “walked” participants through a description of the planning process. In addition, participants were presented with a brief social and physical profile of the community. Participants then engaged in several activities to help identify the *Vision* of the Community.

First, participants were asked to describe what they loved about the community and what they were most concerned about. Next, participants were asked to develop several “statements” describing their vision for the Bear Lake Community in 25 years. Finally, participants were asked to describe the **S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats (SWOT) of the Community. These ideas were collected on flip charts and used to help frame the issues of the community and establish a *Vision Statement*. The vision statement is the foundation upon which the goals and objectives are established.

**Pictures 2.5 & 2.6
December 18, 2006 Public Meeting**

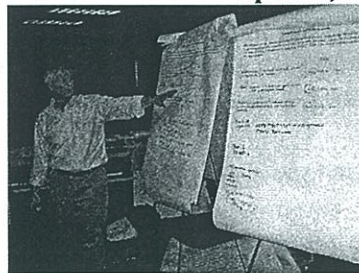


Source: LIAA

Public Meeting: April 18, 2007

At the next public meeting, LIAA staff members presented participants the results of a comprehensive land use and land cover update for the entire Bear Lake Community. In addition, participants were presented with the draft Vision Statement and a set of *preliminary* goals and objectives. Participants were then asked to discuss and submit comments and

**Pictures 2.7 & 2.8
April 18, 2007 Public Meeting**



Source: LIAA

additions to the goals and objectives at specific topic tables. The comments and suggestions provided during this exercise were discussed by the Bear Lake Community Planning Commission and helped to shape the *final* goals and objectives as well as the strategies outlined later in this plan.

Public Official Informational Meeting: May 14, 2007

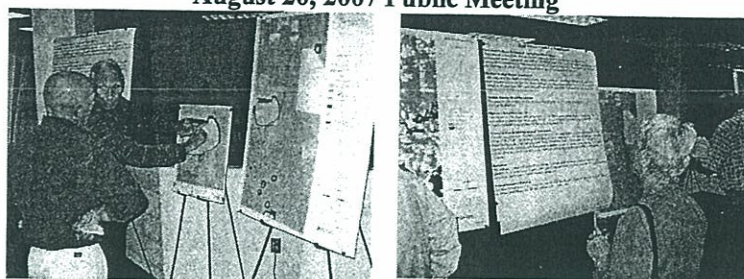
This meeting provided an informal opportunity for public officials (e.g. planning commission, township board, village council) and other interested citizens to learn more about the progress of the community planning process and share ideas about the future of the Bear Lake Community.



Public Meeting: August 20, 2007

At the third public meeting, LIAA staff members presented participants with the results of the community-wide survey. In addition, the Bear Lake Community Planning Commission presented participants with a set of *revised* goals, objectives and strategies. Finally, participants were presented with a *working-draft* future land use map. Participants were then asked to discuss and submit comments and additions to the revised goals, objectives, strategies and draft future land use map on boards around the room. Like previous meetings, the comments and suggestions provided during this exercise were discussed by the Bear Lake Community Planning Commission and helped to shape the *final* goals, objectives, strategies and future land use map outlined later in this plan.

Pictures 2.9 & 2.10
August 20, 2007 Public Meeting



Source: LIAA

Community Survey

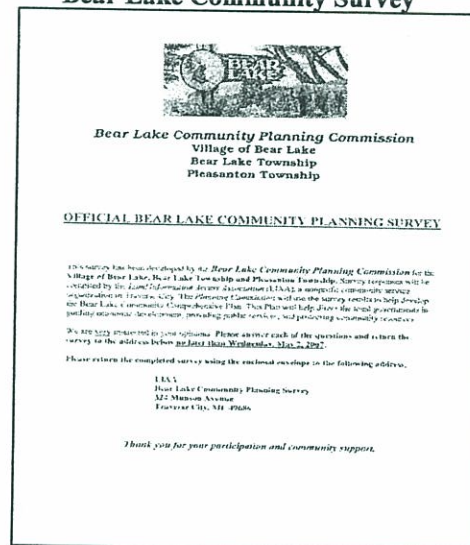
In April 2007, a comprehensive community-wide survey was printed and mailed to every address in the Bear Lake Community postal delivery system. In total, 1,853 surveys were mailed. A total of 394 surveys were returned, yielding a response rate of about 21%. The surveys offer a broad-based and useful sampling of public opinion in the Bear Lake Community. This information was compiled with other citizen input received throughout the planning process, helping to form the basis for this plan's goals and objectives.

A more thorough discussion of the results of these three public meetings and the survey will be discussed in Chapter Seven of this plan.

Project Website

For the purpose of providing an open, citizen driven planning process, a project website was also established - (<http://www.partnershipsforchange.cc/bearlake>). The website provided direct access to information on meeting dates, important documents, draft chapters of the plan, meeting handouts, interactive maps and a public forum.

Figure 2.4
Bear Lake Community Survey



Source: LIAA



Chapter Three - Social and Economic Characteristics and Trends

Chapter three discusses the social and economic characteristics and trends of the Bear Lake Community. Due to the unique Village/Township jurisdictional relationship, Village social and economic statistics are compiled and presented separately *but also* within the statistics of the Township by the U.S. Census Bureau. Therefore, Village of Bear Lake census statistics are included in the Bear Lake Township census statistics. Consequently, statistics presented for the “Bear Lake Community” were calculated from the statistics totals of Pleasanton Township and Bear Lake Township.

Population Trends

Based on data published by the U.S. Census Bureau, there were approximately 2,470 people living in the Bear Lake Community in 2005. This is a 57% increase over the population recorded in 1960 (1,570 people). However, this growth in population was neither steady over time nor evenly distributed. All three jurisdictions that make up the Bear Lake Community experienced population increases between 1960 and 1980, followed by declines between 1980 and 1990. Between 1990 and 2000, the population increased in both Bear Lake and Pleasanton Townships, while the Village of Bear Lake experienced another small decrease. During this same period, Pleasanton Township has gained a larger proportion of the community’s population while the Village of Bear Lake’s share has decreased. Table 3.1 presents the population trends from 1960 to 2005 in the Bear Lake Community.

Table 3.1. Population Trends: 1960 – 2005

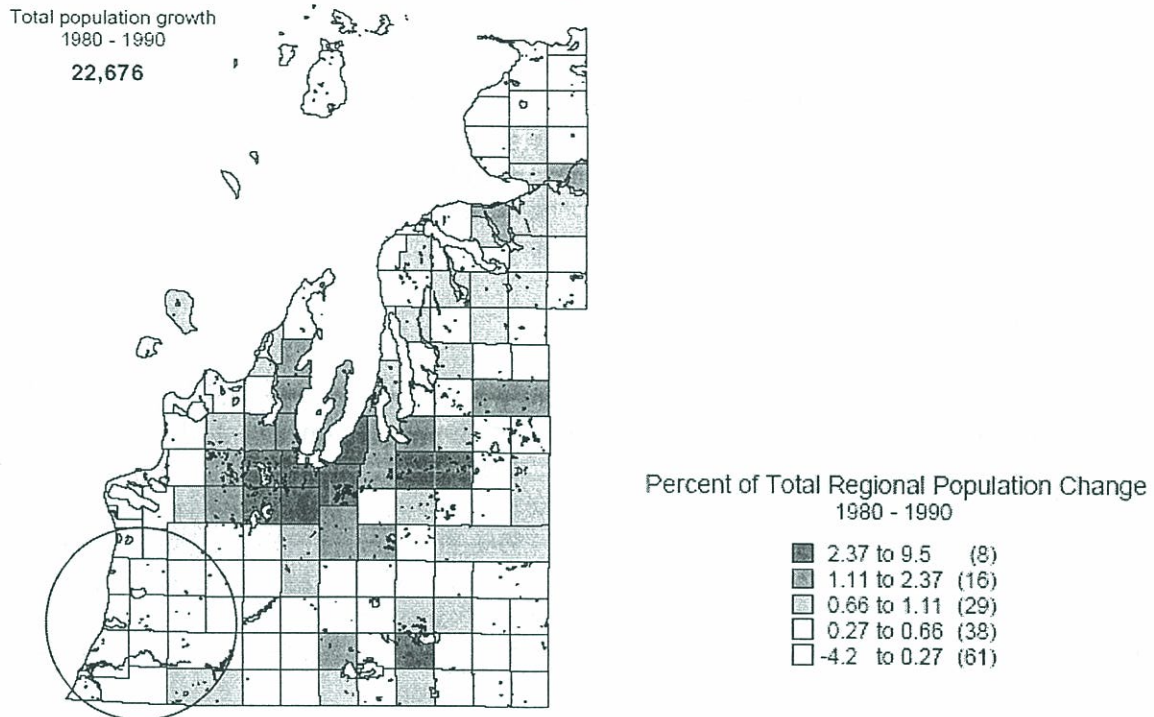
	1960	1970	Percent Change 1960-70	1980	Percent Change 1970-80	1990	Percent Change 1980-90	2000	Percent Change 1990-00	Estimate 2005	Percent Change 2000-05	Total Percent Change 1960-2005
<i>Bear Lake Community</i>	1,570	1,930	23%	2,285	18%	1,992	-13%	2,404	21%	2,470	3%	57%
<i>Pleasanton Township</i>	469	486	4%	627	29%	573	-9%	817	43%	828	1%	77%
<i>Bear Lake Township</i>	1,101	1,444	31%	1,658	15%	1,419	-14%	1,587	12%	1,642	3%	49%
<i>Village of Bear Lake</i>	323	376	16%	388	3%	339	-13%	318	-6%	331	4%	2%
Blaine Township	360	358	-1%	449	25%	424	-6%	491	16%	559	14%	55%
Joyfield Township	373	399	7%	573	44%	626	9%	777	24%	914	18%	145%
Weldon Township	238	317	33%	378	19%	448	19%	530	18%	588	11%	147%
Springdale Township	195	199	2%	452	127%	498	10%	730	47%	793	9%	307%
Maple Grove Township	764	750	-2%	1,071	43%	1,123	5%	1,285	14%	1,287	0%	68%
Dickson Township	483	627	30%	777	24%	735	-5%	929	26%	989	6%	105%
Brown Township	507	390	-23%	631	62%	588	-7%	712	21%	730	3%	44%
Onkama Township	894	1,128	26%	1,444	28%	1,266	-12%	1,514	20%	1,521	0%	70%
Arcadia Township	610	592	-3%	641	8%	553	-14%	621	12%	633	2%	4%
Manistee County	19,042	20,094	6%	23,019	15%	21,265	-8%	24,527	15%	25,226	3%	32%

Source: U.S. Census Bureau; June 21 2006

Figures 3.1 and 3.2 illustrate the percent of total regional population growth between 1980 and 2000 for the entire northwest region of Michigan. Close examination of these figures reveals Manistee County, including the Bear Lake Community, has experienced an increase in the percentage of people who reside in the entire region.

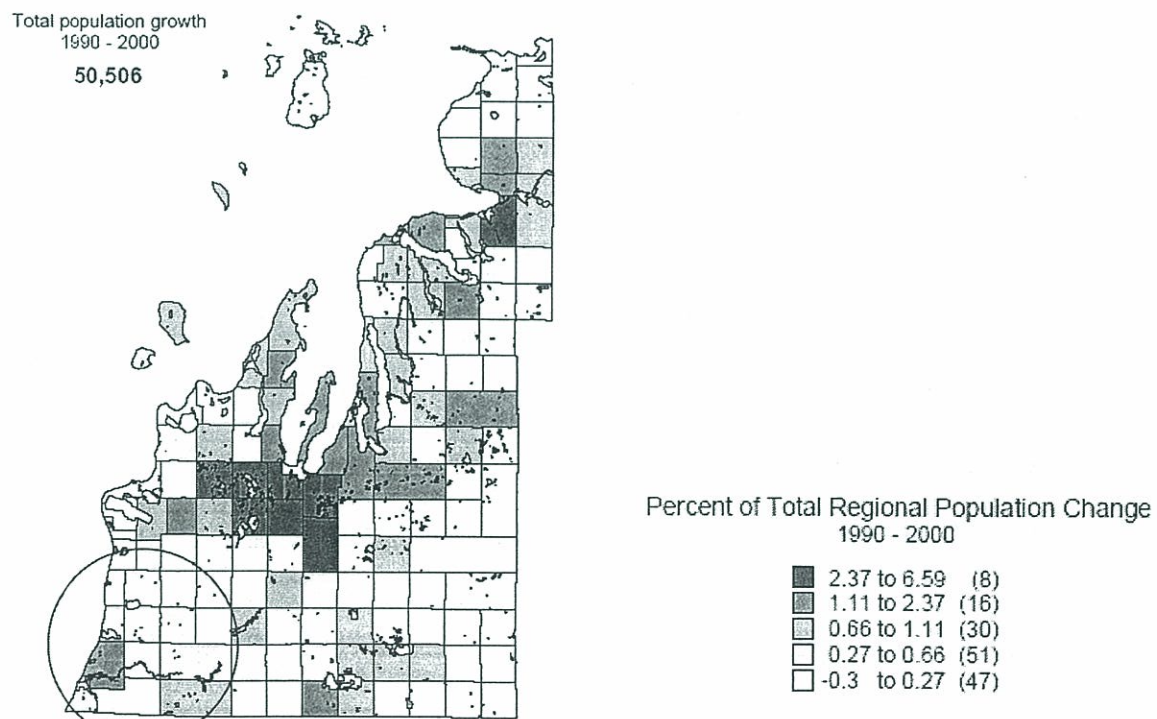


Figure 3.1



Source: NWMCOG

Figure 3.2



Source: NWMCOG



Population Projections

If recent trends continue, the overall population for the Bear Lake Community can be expected to increase over the coming decade, at a modest rate. Although, there is no way to predict the total population growth with certainty, we can use standard projection methods to obtain some useful estimates. Table 3.2 presents the population projections from the Bear Lake Community for 2010, 2015 and 2020. Two sets of population projections (Arithmetic and Proportional) are based upon 2005 population estimates provided by the U.S. Census. The *Arithmetic Method* adds a calculated number of persons to each five year period and is based upon the absolute change in population from 1970 to 2000. The *Proportional Method* adds a percentage to each period which is based upon the 1970 through 2000 relative change in population. These two population projections predict population increases of 7% and 9% over a 15 year period. If these predictions are correct, the resident population of the Bear Lake Community would increase by 208 to 260 people by 2020.

Table 3.2 Population Projections

	1990	2000	Estimate 2005	2010	2015	2020
Bear Lake Community	1,992	2,402	2,470			
Arithmetic				2,549	2,627	2,706
Proportional				2,571	2,675	2,785
Pleasanton Township	573	817	828			
Arithmetic				883	938	994
Proportional				1,392	2,340	3,934
Bear Lake Township	1,419	1,587	1,642			
Arithmetic				1,666	1,690	1,714
Proportional				1,669	1,697	1,741
Bear Lake Village	339	318	331			
Arithmetic				321	312	302
Proportional				280	237	200
Manistee County	21,265	24,527	25,222			
Arithmetic				25,961	26,700	27,439
Proportional				30,786	37,578	45,868
Office of the State Demographer						
Manistee County	21,265		23,000	23,100	23,100	22,900
Bear Lake Community*	2,331		2,521	2,532	2,532	2,510
Bear Lake Township*	1,419		1,535	1,541	1,541	1,528
Pleasanton Township*	573		620	622	622	617
Village of Bear Lake*	339		367	368	368	365
Source: Northwest Michigan Council of Governments; Office of the State Demographer						
* Cohort-component method, based on 1990 (U.S. Census) county share percentages						



Age Distribution

The age distribution of the Bear Lake Community's population can be an important factor in identifying social, economic and public service needs. There are several identifiable stages that individuals go through during the span of a lifetime. In this analysis, eight life-stages are presented, including:

- Preschool (Less than five years of age)
- Elementary (5 to 14)
- Secondary (15 to 19)
- College (20 to 24)
- Young Family (25 to 34)
- Established Family (35 to 54)
- Mature Family (55 to 64)
- Retired (65+)

As detailed in Table 3.3, in 2000 the Bear Lake Community's largest population group falls within the *Established Family* ages of 35 to 54 years old (668 person's or 27% of the total population). This age group was the largest population group in 1990.

From 1990 to 2000, Bear Lake Township and the Village of Bear Lake experienced a decline in the number of individuals within the *Elementary* (5 to 14) age group. However, Pleasanton Township experienced a 51% (38 persons) increase in this age group. All three jurisdictions experienced an increase in the *Secondary* age group (15 to 19). The smallest numbers of people in any age group for Bear Lake and Pleasanton Townships are in the *College* age group (20 to 24). Like most of the nation, the number of residents in the *Retired* age group (65+) has increased in recent years and now comprises nearly 20% of the overall Bear Lake Community population.

Table 3.3 Age Distribution: 1990 - 2000

Stage of Life	Age Group	Bear Lake Community		Pleasanton Township		Bear Lake Township		Village of Bear Lake	
		1990	2000	1990	2000	1990	2000	1990	2000
Preschool	Under 5 Years	96	132	23	51	73	81	13	14
	Percent of Total	4.8%	5.5%	4.0%	6.2%	5.1%	5.1%	3.8%	4.4%
Elementary	5 to 14	297	251	74	112	223	139	69	48
	Percent of Total	14.9%	10.4%	12.9%	13.7%	15.7%	8.8%	20.4%	15.1%
Secondary	15 to 19	113	144	27	39	86	105	20	28
	Percent of Total	5.7%	6.0%	4.7%	4.8%	6.1%	6.6%	5.9%	8.8%
College	20 to 24	88	89	16	30	72	59	21	17
	Percent of Total	4.4%	3.7%	2.8%	3.7%	5.1%	3.7%	6.2%	5.3%
Young Family	25 to 34	282	258	70	93	212	165	56	35
	Percent of Total	14.2%	10.7%	12.2%	11.4%	14.9%	10.4%	16.5%	11.0%
Established Family	35 to 54	506	668	146	198	360	470	75	91
	Percent of Total	25.4%	27.8%	25.5%	24.2%	25.4%	29.6%	22.1%	28.6%
Mature family	55 to 64	232	295	82	99	150	196	38	22
	Percent of Total	11.6%	12.3%	14.3%	12.1%	10.6%	12.4%	11.2%	6.9%
Retired	65+	378	467	135	195	243	272	47	63
	Percent of Total	19.0%	19.4%	23.6%	23.9%	17.1%	17.1%	13.9%	19.8%
Total		1,992	2,404	573	817	1,419	1,587	339	318

Source: U.S. Census



Racial Make-up

Citizens identified as “white” make up approximately 97 % of the Bear Lake Community. Approximately 3% of Bear Lake citizens are identified as “Hispanic/Latino”. Table 3.4 presents the racial make-up of the Bear Lake Community.

Table 3.4 Racial Make-Up: 2000

Race	Pleasanton Township		Bear Lake Township		Bear Lake Village		Bear Lake Community		Manistee County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	809	99	1,529	96.3	298	98.4	2,338	97.2	23,095	94.2
Black or African American	0	0	6	0.4	0	0	6	0.2	399	1.6
American Indian and Alaska Native	1	0.1	13	0.8	6	1.9	14	0.5	319	1.3
Asian	0	0	11	0.7	8	2.5	11	0.4	79	0.3
Hispanic/Latino	16	2	59	3.7	15	4.7	75	3.1	639	2.6
Native Hawaiian and Other Pacific Islander	0	0	4	0.3	0	0	4	0.1	7	0
Some other Race	1	0.1	8	0.5	1	0.3	9	0.3	248	1
Two or More Races	6	0.7	16	1	5	1.6	22	0.9	380	1.5
Source: U.S Census Bureau, 2000										

Households & Composition

Information about the number and types of households can be useful in characterizing the social and economic forces at work in a community. Table 3.5 presents this data for the Bear Lake Community as compiled from the 1990 and 2000 Census.

From 1990 to 2000, there were relatively large increases in the number of households in both Townships within the Bear Lake Community, but there was little change in the Village of Bear Lake. As shown, the number of “family households” increased from 1990 to 2000 in both townships. However, the percentage of people living in traditional “married-couple family” households decreased in each jurisdiction. At the same time, the number of “female head of household” and “non-family households” increased throughout the community. In general, the socioeconomic changes suggested by the data for the Bear Lake Community are consistent with reported national trends toward more single-parent and non-traditional families and more single-person households.

While the number of households increased, the size of the households generally decreased. From 1990 to 2000 persons per household decreased .08% in the Bear Lake Community. Additionally, Pleasanton Township decreased 5.3% persons per household and the Village of Bear Lake decreased 6.9% persons per household. In contrast, the persons per household increased 3.8% in Bear Lake Township. The decrease in household size between 1990 and 2000 is relatively small, but consistent with state and national trends. Table 3.6 presents the persons per household data for the Bear Lake Community.



Table 3.5 Household Trends and Composition: 1990 - 2000

	Pleasanton Township		Bear Lake Township		Bear Lake Village		Bear Lake Community		Manistee County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total Number of Households	253	344	546	639	131	132	799	983	8,580	9,860
Family Households (families)	183	249	424	457	93	85	607	706	6,064	6,715
Percent of Households	72.3%	72.4%	77.7%	71.5%	71.0%	64.4%	76.0%	71.8%	70.7%	68.1%
Married-couple family	159	206	384	392	83	68	543	598	5,088	5,428
Percent of all families	62.8%	59.9%	70.3%	61.2%	63.4%	51.5%	68.0%	60.8%	59.3%	55.1%
With children under 18 years	46	56	154	143	39	28	200	199	2,067	1,926
Percent of married Couple Families w/children under 18years	18.2%	16.3%	28.2%	22.4%	29.8%	21.2%	25.0%	20.2%	24.1%	19.5%
Female Head of Household No Husband	17	27	25	39	9	11	42	66	713	893
Percent of Households	6.7%	7.8%	4.6%	6.1%	6.9%	8.3%	5.3%	6.7%	8.3%	9.1%
With children under 18 years	13	17	19	23	6	8	32	40	478	548
Percent of Female headed Families w/children under 18years	5.1%	4.9%	3.5%	3.6%	4.6%	6.1%	4.0%	4.1%	5.6%	5.6%
Non-family Households	70	95	122	182	38	47	192	277	2,516	3,145
1 Person	61	80	109	159	33	43	170	239	2,251	2,695
65 Years and Older	36	45	66	81	17	25	102	126	1,199	1,300
Percent of Non-family Households	27.7%	27.7%	22.3%	28.5%	29.0%	35.6%	24.0%	28.2%	29.3%	31.9%
Source: US Census Bureau, 2000										

Table 3.6 Persons Per Household 1990 - 2000

	1990	2000	Percentage Change
Bear Lake Community Average	2.48	2.41	-0.08
Pleasanton Township	2.60	2.46	-5.30
Bear Lake Township	2.26	2.35	3.80
Village of Bear Lake	2.59	2.41	-6.90
Manistee County	2.45	2.37	-3.20
Source: U.S. Census, 2000			

Population and Housing Density

Information about population and housing density can be useful in understanding how people live within and utilize the varying land uses of a community. Generally, due to existing infrastructure and historical community design patterns, higher population and housing densities are typically located in urban areas. In contrast, lower population and housing densities are typically located in rural areas. Changes in population and housing densities in both the rural and urban areas of a community often have an affect on how future capital improvement expenditures are spent, where community infrastructure is located and how land use patterns are shaped. Table 3.7 presents the population density per acre and housing density per acre for the Bear Lake Community. Table 3.7 indicates the population and housing density within the Village decreased from 1990 to 2000, while population and housing density remained stable or increased in the Townships. While the change in population and housing density in the Bear Lake Community is relatively small, it does suggest that more people and housing units are locating in the Township while fewer people and housing units are locating in the Village.



Table 3.7 Population Housing Densities

	Acres (Land Area)	Population 1990	Population 2000	Density Per Acre (Population)		Housing Units 1990	Housing Units 2000	Density Per Acre (Housing)	
				1990	2000			1990	2000
Bear Lake Community	43,512	1,992	2,404	0.04	0.05	1,445	1,539	0.03	0.03
Pleasanton Township	21,484	573	817	0.02	0.03	564	623	0.02	0.02
Bear Lake Township	22,028	1,419	1,587	0.06	0.07	881	916	0.03	0.04
Village of Bear Lake	198	339	318	1.7	0.62	168	161	0.84	0.81

Source: U.S. Census, 2000

Education and Employment

Two important factors that can determine the ability of an individual or a household to be financially productive and contribute to the economic viability of the community are the level of formal education and occupations of its citizens. Typically, a person's income and occupation are linked to the amount and type of his or her formal education. Table 3.8 presents the educational attainment of people in the Bear Lake Community as recorded by the U.S. Census in 1990 and 2000. Overall, each jurisdiction in the Bear Lake Community has experienced an increase in the number of people with at least some college experience or higher.

Table 3.8 Educational Attainment: 1990 - 2000

	Pleasanton Township		Bear Lake Township		Bear Lake Village		Bear Lake Community		Manistee County	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Less than 9th Grade	42	20	62	31	5	1	104	52	1,464	867
Percent Total	10.10%	3.20%	6.60%	2.90%	2.30%	5.00%	7.65%	2.74%	10.00%	5.00%
9th to 12th grade no diploma	53	74	134	180	33	38	187	292	2,440	2,342
Percent Total	12.80%	12.00%	14.20%	10.20%	15.40%	17.40%	13.75%	15.38%	16.70%	13.50%
High school graduate	165	290	449	427	95	88	614	805	6,112	6,827
Percent Total	39.80%	46.80%	47.50%	40.30%	44.40%	40.20%	45.15%	42.41%	41.80%	39.50%
Some college, no degree	70	134	141	252	29	49	211	435	2,227	2,618
Percent Total	16.90%	21.60%	14.90%	23.80%	13.60%	22.40%	15.51%	22.92%	15.20%	20.90%
Associates degree	33	35	59	81	17	9	92	125	844	1,195
Percent Total	8.00%	5.70%	6.20%	7.60%	7.90%	4.10%	6.76%	6.59%	5.80%	6.90%
Bachelor's degree	28	46	57	92	23	20	85	158	1,036	1,642
Percent Total	6.70%	7.40%	6.00%	8.70%	10.70%	9.10%	6.25%	8.32%	7.10%	9.50%
Graduate of professional degree	24	20	43	69	12	14	67	103	496	807
Percent Total	5.80%	3.20%	4.60%	6.50%	5.60%	6.40%	4.93%	5.43%	3.40%	4.70%
Percent high school graduate or higher	77.10%	84.80%	79.30%	86.90%	82.20%	82.20%	91.54%	81.88%	73.30%	81.40%
Percent bachelor's degree or higher	12.50%	10.70%	10.60%	15.20%	16.40%	15.50%	13.75%	13.75%	10.50%	14.20%
Total Population over 25 Years	415	619	945	1,060	214	219	1,360	1,898	14,619	17,298

Source: US Census Bureau, 2000



Occupational characteristics are closely associated with educational levels. In theory, the higher a person's formal education, the more likely he or she is to be employed in an executive, managerial or professional occupation. Table 3.9 presents the employment status and occupational character of the Bear Lake Community from 1990 to 2000. Both Bear Lake Township and the Village of Bear Lake experienced a decline in the unemployment rate for the population over 16, whereas Pleasanton Township experienced an increase in the unemployment rate. Additionally, from 1990 to 2000 the number of people commuting to work and the actual time of the commute has increased.

Table 3.9 Employment Status, Commuting Time: 1990 - 2000

	Pleasanton Township		Bear Lake Township		Bear Lake Village		Bear Lake Community		Manistee County	
Employment Status	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Population over 16 years	446	671	1,100	1,180	260	255	1,546	1,851	16,763	19,713
Civilian Labor Force	204	354	647	718	169	148	851	1,072	9,233	11,043
Employed	188	231	603	672	154	136	791	903	7,967	10,321
Unemployed	16	33	44	46	15	12	60	79	1,266	722
Unemployment Rate for Population over 16 years	3.6%	4.9%	4.0%	3.9%	5.8%	4.7%	3.9%	4.3%	7.6%	3.7%
Number of People Commuting to Work	179	314	581	656	152	134	760	970	7,746	10,080
Mean Travel Time (minutes)	23.0	25.7	17.8	20.3	15.5	16.8	18.7	20.9	15.8	20.9

Source: US Census Bureau, 2000

Census figures indicate that Management, Professional and Related, Service, and Sales and Office occupations were the top three occupations in the Bear Lake Community in 2000, shown in Table 3.10. Bear Lake Township has the highest percentage of workers (24.4%) in the management, professional and related occupation. The Village of Bear Lake has the highest percentage (23.5%) of workers in the service occupation and Pleasanton Township has the highest percentage (23.7%) of workers in the sales and office occupation. Farming, Fishing and Forestry had the lowest number and percentage of occupations in each of the three jurisdictions.

Table 3.10 Occupation By Industry: 2000

	Pleasanton Township		Bear Lake Township		Bear Lake Village		Bear Lake Community		Manistee County	
Occupation By Industry, 2000	Number	%	Number	%	Number	%	Number	%	Number	%
Management, Professional, and Related	59	18.4%	164	24.4%	28	20.6%	223	22.5%	2,429	23.5%
Service	54	16.8%	159	23.7%	32	23.5%	213	21.5%	2,289	22.2%
Sales and Office	76	23.7%	143	21.3%	27	19.9%	219	22.1%	2,284	22.1%
Farming, Fishing, and Forestry	5	1.6%	9	1.3%	0	0.0%	14	1.4%	113	1.1%
Constructions, extraction and maintenance	46	14.3%	89	13.2%	13	9.6%	135	13.6%	1,271	12.3%
Employed civilian population 16 years & older	321		672		136		993		10,321	



Income by Household

Income is a key barometer of the economic condition of a community. Often, income determines the amount of money available for retail expenditures, housing purchases and local investments. These expenditures and investments directly and indirectly determine the amount of money available for public facilities and services, primarily through the local property tax base.

Table 3.11 presents the median household and family income of the Bear Lake Community from 1990 to 2000. Overall, the Village of Bear Lake's median household income was lower than the household income in both of the Townships. This marks a change from 1990, when the three jurisdictions were similar. Overall, the median family income also increased over the ten-year period.

From 1990 to 2000, there was a decrease in the percentage of families and individuals below the poverty level in both Bear Lake Township and the Village. In comparison, Pleasanton Township experienced an increase in the percentage of families and individuals under the poverty level.

Table 3.11 Median Household and Family Income: 1990 - 2000

	Pleasanton Township			Bear Lake Township			Village of Bear Lake			Bear Lake Community			Manistee County		
										Average					
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Median household income	20,227	33,977	68.0%	22,554	37,898	68.0%	20,938	31,389	49.9%	21,240	34,421	62.1%	19,997	34,208	71.1%
Median family income (1999)	27,250	36,406	33.6%	27,083	41,875	54.6%	25,625	35,139	37.1%	26,653	37,807	41.8%	25,115	41,664	65.9%
Per capita income (1999)	11,266	15,450	37.1%	10,189	18,186	78.5%	8,569	15,170	77.0%	10,008	16,269	62.6%	10,118	17,204	70.0%
Percent of families below poverty level	8.7%	10.8%	2.1%	12.0%	6.1%	-5.9%	9.4%	9.2%	-0.2%	10%	9%	-13.3%	14.3%	6.9%	-7.4%
Percent of individuals under poverty level	11.1%	12.4%	1.3%	16.7%	8.2%	-8.5%	13.1%	12.7%	-0.4%	14%	11%	-18.6%	17.6%	10.3%	-7.3%

Source: US Census Bureau, 2000

Change in Housing

Table 3.12 depicts the change in housing recorded by the Census for the Bear Lake Community from 1990 to 2000. In 1990 the Bear Lake Community included 1,445 housing units. By 2000, the total number of housing units increased approximately 6.5% to 1,539 units. Each of the Townships experienced an increase in the number of housing units. Both Townships also experienced an increase in the number of owner occupied housing units, while the village lost just one unit. The number of renter occupied housing units increased within the Village of Bear Lake and Pleasanton Township. The number of vacant housing units decreased in each jurisdiction, while the number of vacant housing units for seasonal, recreational or occasional use stayed about the same.



Table 3.12 Housing Growth: 1990 - 2000

	Pleasanton Township			Bear Lake Township			Village of Bear Lake			Bear Lake Community			Manistee County		
	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change
Total housing units	564	623	10.5%	881	916	4.0%	168	161	-4.2%	1,445	1,539	6.5%	13,330	14,272	7.1%
Occupied housing units	253	344	36.0%	546	639	17.0%	131	132	0.8%	799	983	23.0%	8,580	9,860	14.9%
Owner-occupied	225	313	39.1%	467	560	19.9%	105	104	-1.0%	692	873	26.2%	6,707	8,012	19.5%
Renter-occupied	28	31	10.7%	79	79	0.0%	26	28	7.7%	107	110	2.8%	1,873	1,848	-1.3%
Vacant housing units	311	279	-10.3%	335	277	-17.3%	37	29	-21.6%	646	556	-13.9%	4,750	4,412	-7.1%
For seasonal, recreational or occasional use	255	251	-1.6%	202	203	0.5%	17	18	5.9%	457	454	-0.7%	3,196	3,488	9.1%

Source: US Census Bureau, 2000

Age of Housing Stock

The Village of Bear Lake's housing stock is generally older than the housing stock in either of the Townships. Approximately 43% of the housing units in the Village were built before 1940 and 24.7% were constructed between 1940 and 1960. Bear Lake Township also has a relatively high percentage of housing units constructed before 1940 with 268 or nearly 30% of the total housing units. In comparison, less than 17% of the units in Pleasanton Township were built prior to 1940.

Units constructed before 1960 or in some cases before 1970, were built before building codes were instituted. While quality craftsmanship was the norm when these older units were constructed, most homes have not been updated would not likely pass today's code standards. Of the total units built after 1970, 20% were constructed in the Village, 40% in Bear Lake Township and nearly 50% in Pleasanton Township. Table 3.13 depicts the housing stock for the Bear Lake Community from 1990 to 2000.

Table 3.13 Age of Housing Stock

	Pleasanton Township		Bear Lake Township		Village of Bear Lake		Bear Lake Community		Manistee County	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
1939 or Earlier	104	16.3%	268	29.6%	68	43.0%	372	24.1%	4,135	29.0%
1940 - 1959	132	20.6%	156	17.2%	39	24.7%	288	18.6%	2,398	16.8%
1960 - 1969	83	13.0%	122	13.5%	18	11.4%	205	13.3%	1,652	11.6%
1970 - 1979	84	13.1%	119	13.1%	13	8.2%	203	13.1%	2,289	16.0%
1980 - 1989	78	12.2%	81	8.9%	8	5.1%	159	10.3%	1,452	10.2%
1990 - 2000	159	24.8%	160	17.7%	12	7.6%	319	20.6%	2,346	16.4%
Total	640		906		158		1,546		14,272	

Source: US Census Bureau, 2000



Housing Value

Table 3.14 and 3.15 illustrate the median housing value and monthly rental rates for the Bear lake Community from 1990 to 2000. The Village of Bear Lake experienced a 74% increase in the median home value. Bear Lake Township also experienced nearly a 70% increase in the median home value. Pleasanton Township experienced a smaller increase in housing value, but still increased by nearly 40%. However, Pleasanton Township also had more housing units built between 1990 and 2000 than the other two jurisdictions. Each of the three jurisdictions experienced a 12% to 13% increase in the median monthly rental rates. The percentage increase is slightly lower than the overall increase for Manistee County. However, the median rent in the Bear Lake Community is higher than that for Manistee County as a whole.

Table 3.14 Median Owner-Occupied Housing Value: 1990 - 2000

	1990	2000	Percent Change
Pleasanton Township	\$75,381	\$105,700	40.2%
Bear Lake Township	\$54,300	\$91,800	69.1%
Village of Bear Lake	\$40,884	\$71,300	74.4%
Bear Lake Community	\$56,855	\$89,600	57.6%
Manistee County	\$51,361	\$77,400	50.7%
Source: U.S. Census, 2000			

Table 3.15 Median Monthly Rental Rates: 1990 - 2000

	1990	2000	Percent Change
Pleasanton Township	\$423	\$475	12.3%
Bear Lake Township	\$417	\$471	12.9%
Village of Bear Lake	\$423	\$475	12.3%
Bear Lake Community	\$421	\$474	12.5%
Manistee County	\$367	\$424	15.5%
Source: U.S. Census, 2000			



Chapter Four - Community Facilities Profile

Transportation

The safety, effectiveness and efficiency of local transportation systems are key factors in the development, economic vitality and public safety throughout Michigan. However, public roadways, and other transportation infrastructure are extremely expensive facilities to build and properly maintain. As a result, transportation planners prefer to plan these investments carefully and well in advance of the need. On the other hand, unexpected commercial and residential development can place unplanned and uneven demands on road networks. Therefore, community planners consider the existing condition and capacity of local transportation systems and potential future needs when developing a community's comprehensive plan.

Based on figures released by the U.S. Census, there was a 6.5% increase in the number of housing units in the Bear Lake Community between 1990 and 2000. These new housing units have added an estimated 940 car trips per day to the Bear Lake Community road network (the Institute of Transportation Engineers estimates 10 cars per day, per housing unit). Such increases in traffic put an increasing load on the community's road network and can be expected to increase maintenance and repair requirements over time. Additionally, increased vehicle traffic presents greater safety concerns.

State and Federal funded roads are allocated through two different classification systems. State funding is provided through Michigan Public Act 51 of 1951 (Act 51). Under Act 51, roads are classified into the categories listed and described below. Map 3 illustrates the designation of roads under Public Act 51.

State Trunklines

Roads, streets and highways are assigned to the Michigan Department of Transportation (MDOT). MDOT is responsible for the maintenance, construction and improvements to these corridors. Their primary purpose is to facilitate through-traffic movements in conjunction with the state-wide highway system.

County Primary

These routes serve longer distance trips between major destination points within the County. Primary roads are planned to facilitate through-traffic movement, while allowing access to homes and businesses.

County Local

Roads that provide access to homes and businesses and are designed for short to medium length trips. These roads connect to the Primary and State Trunkline roads.

City Major

Major routes within a city's jurisdiction that provide for longer distance trips and higher capacity traffic.



City Local

Like County Local roads, these roads provide access to homes and businesses and are designed for short to medium length trips.

The Federal Highway Administration uses a different classification system called the National Functional Classification (NFC). This system is designed to reflect the function of a roadway, which corresponds with the road's eligibility for certain funding opportunities. Under the NFC, roads are classified into the categories listed and described below. Map 3a illustrates the designation of roads under the Federal System.

Arterial

Relatively high capacity roads which provide unity throughout a contiguous urban area: medium speed/capacity roads for the rest of the county-wide arterial highway system should have minor access control and channelized intersections.

Collector

Relatively low speed/low volume street, typically two lanes for circulation within and between neighborhoods. The roads serve generally short trips and are meant to collect trips from local streets and distribute them to the arterial network.

Local Streets

Low speed/low volume roads which provide direct access to abutting land uses; non-conductive to through-traffic.

The principle and most central thoroughfare in the Bear Lake Community is U.S. Highway 31. Also known as "Pleasanton Highway" or "Chippewa Highway", the road is the primary north/south route in the community, flanking the east side of Bear Lake and passing through the Village of Bear Lake.

A number of paved and unpaved county roads link the outlying area of the community. Some of the most important local county roads running north & south include Butwell Road, Lettau Road, Big 4 Road, Chief Road, Milarch Road, Linderman Road, and Anderson Road. Local county roads running east and west include Taylor Road, Norconk Road, Grovers Lake Road, Lumley Road, Nurnberger Road, Alkire Road, Thirteen Mile Road, Potter Road, Eleven Mile Road, Maidens Road, Nine Mile Road, Tannerville Road, Eight Mile Road and Lyman Road. [Please note: not every road in the Bear Lake Community is listed.]

Roadways around the Lake of Bear Lake include Three Pines Road, Bair Avenue, 3-pines road, Lakeside Avenue, U.S. 31, Hopkins Drive, South Shore Road and Hopkins Forest Drive.

Picture 4.1
U.S. Highway 31



Source: LIAA



Traffic Volume

The volume of traffic that uses a roadway within a 24-hour period is a common measurement of the load or overall use of the roadway. The average daily traffic (ADT) can be used to estimate the desirable design capacity of a given roadway to provide safe and effective vehicle travel. Map 4 illustrates the traffic volume and Map 4a illustrates the commercial traffic volume of the Bear Lake Community. Table 4.1 provides the 2004 annual average 24-hour traffic volume and annual 24-hour commercial traffic volume for five locations within the Bear Lake Community. While data was collected at different locations between 2004 and 2005, the data of each location was used to determine the overall traffic volume of primary roads (U.S. 31) in the Bear Lake Community.

Table 4.1 Traffic Volume Figures: 2004 - 2005

Sites	2004		2005	
	Traffic Volume	Commercial Traffic Volume (Trucks)	Traffic Volume	Commercial Traffic Volume (Trucks)
U.S. 31 (just north of 13 Mile Road)			4,700	380
U.S. 31 (near Maidens Road)			4,400	
U.S. 31 (near Scodel Road - Manistee Twp.*	5,400*	390*	5,300*	
U.S. 31 (just north of the Village of Bear Lake)	2,900	390		
U.S. 31 (just north of Smeltzer Road)	4,100	390		

Source: Michigan Department of Transportation - Reflects data from approximate sites *Reflects data from approximate site outside the Bear Lake Community, but road segment within the Bear Lake Community.

At the time of this writing, 2006 and 2007 data was not available. Traffic volumes and other figures are posted annually on the MDOT website and can be found at: http://www.michigan.gov/mdot/0,1607,7-151-9622_11033-22141--,00.html.

Road Conditions

Federal Aid eligible roads are rated for surface conditions under *Michigan's Asset Management Program*. The process of rating roads involves a visual road surface evaluation based on surface condition and appearance for Manistee County performed by a team of trained representatives from the Northwest Michigan Council of Governments, Manistee Road Commission, City of Manistee Public Works Department, the Cadillac Transportation Service Center and MDOT. The rating (PASER) a road receives suggests where improvement measures are desirable or might be required. Typically, roadways with a PASER rating of 8, 9 or 10 require only routine maintenance such as crack-sealing or street sweeping. Roadways with a PASER rating of 5, 6 or 7 may require capital preventative maintenance such as thin overlays, seal coating or joint resealing. Roadways with a PASER rating of 1, 2, 3 or 4 require structural improvements such as rehabilitation or reconstruction work. As shown in table 4.2, some of the Federally eligible roads within the Bear Lake Community appear to need reconstruction while others appear to need preventative and routine maintenance. Map 5 illustrates the PASER ratings in the Bear Lake Community.



Table 4.2 PASER Ratings, 2006

PASER Ratings	Miles
1 - Failed	
2 - Very Poor	2.1
3 - Poor	12.7
4 - Fair	11.4
5 - Fair	1.9
6 - Good	5.2
7 - Good	1.5
8 - Very Good	14.9
9 - Excellent	1.6
10 - Excellent	
Source: "Asset Management" NWMCOG	

Gas Prices

The price of gas can have a direct impact on the personal activities and economy of a community. For example, high gas prices can have a significant impact on commuters. According to the 2000 census, almost half of the citizens within the Bear Lake Community commute more than 20 minutes to work. High gas prices can also affect the cost of operating farming machinery and trucking operations. According to energy statistics from the U.S. Energy Information Administration, the 2006 average price for a gallon of gas was \$2.61, a \$1.09 increase from 2000. This past May, a National Public Radio's *All Things Considered* noted, "gasoline prices have reached a new all-time high for the United States, as the average retail price for a gallon of regular gas is \$3.23 a gallon, according to AAA." Unfortunately, future gas prices cannot be predicted. However, public officials have the opportunity to help control transportation costs for Bear Lake Community residents by providing for public and non-motorized transportation options in future planning efforts.

Public Transportation

Public Transportation in the Bear Lake Community is provided by *Manistee County Transportation Inc.* A non-profit organization, Manistee County Transportation Inc. has a service area of approximately 544 square miles. Approximately 40% of the total ridership is comprised of senior and handicap citizens. The bus operates from 9:00 am to 5:00 pm Monday through Friday. In 2005, 285 passengers used the bus service. In July, public transportation will be also provided by the Benzie Transportation Authority. The "Benzie Bus" will provide fixed-route service to Traverse City and Manistee.

Carpooling

As part of the Michigan Carpool Parking Lot Program (commonly referred to as park and ride), MDOT maintains a carpool lot just south of the Bear Lake Community. Located just south of Lyman Road (near Norwalk) on old U.S. 31, the gravel lot has a 32 car capacity.



Rail Service

There is no rail service within the Bear Lake Community. Marquette Rail LLC operates a rail service, transporting chemicals, paperboard, grain, salt, petroleum product and other commodities throughout six counties in west Michigan, connecting as far north as Manistee.

Airports

There is no serviceable airport within the Bear Lake Community. However, there are small airports in Kaleva, Thompsonville, Dublin and Star Crossing - serving medium to small planes only. Those in need of larger planes or international flights will require a trip to Manistee, Traverse City or Grand Rapids.

Utilities and Infrastructure

Public Water

A public water system is provided within the Village of Bear Lake. According to the January 2007 Michigan Department of Environmental Quality's *Public Water Supply Chart*, the Village of Bear Lake water system is derived from groundwater and serves a retail population of 318 (the Village does not add fluoride to this public supply). The water system is supplied by two wells drilled into the primary aquifer. Map 6, illustrates the water supply system. The system's water tower has a capacity of 75,000 gallons. According to the 2002, Village of Bear Lake Wellhead Protection Delineation Report:

Both supply wells are completed in unconsolidated glacial deposits consisting primarily of sand and gravel with interspersed clays and silts. Well #2 was installed in 1966 to a depth of 127 feet, is screened between 102 and 127 feet below grade and has a flow rate of approximately 220 gallons per minute (gpm). Well #3 was drilled in 1979 to a depth of 130 feet, is screened between 99-124 feet and has a flow rate of approximately 320 gpm. Note that Well #1 was previously plugged and abandoned. Normal water production involves the alternate use of each well when water is required to replenish the system's water tank.

Presently, the Village of Bear Lake has a high-quality municipal water supply which is regularly monitored and independently tested. In their effort to protect the public drinking water supply system from potential sources of contamination, public officials from the Village developed a *Wellhead Protection Program* with approval from the Michigan Department of Environmental Quality (MDEQ). Under the first phase of the *Wellhead Protection Program*, the village contracted with Gosling Czuback, Inc. to determine the origin, extent, quality and threats to the groundwater drinking supply. The findings were presented in the *Bear Lake Wellhead Protection Delineation Report* (the full report can be found in appendix G). The second phase of the *Wellhead Protection Program* will involve the preparation of a public education model to show the source of ground water. The model will be developed by Village officials in collaboration with local students in the Bear Lake School System. Findings presented in the *Bear Lake Wellhead Protection Delineation Report* (including the well head protection area - Map 6), along with information collected throughout the planning process were consulted and discussed in the development of the goals and objectives of this comprehensive plan.



Artificial Drains

According to the *2002 Bear Lake Township Comprehensive Plan* and a discussion with the County Drain Commissioner, there are six artificial county drains within Bear Lake Township:

- Big Kaiser Drain - Many open creeks and ditches drain into Horseshoe Creek and Williamson Creek.
- Chief Lake Drain - open ditches and several gullies drain into Chief Lake and Chief Creek.
- Gustason Drain - open tile (buried) drains, drains, into Little Beaver Creek.
- Beaver Creek Drain - there is no explanation in the County Drain Report on what this drain is.
- Bear Lake Drain - No description
- Un-named Drain (just west of Barney Castle) - No description

Public Sewer

At present, there is no public sewer or wastewater management system in the Bear Lake Community. The Village of Bear Lake, Bear Lake Township and Pleasanton Township adopted bylaws to form the *Bear Lake-Pleasanton Area Utilities Authority (BLPAUA)* in 2003. Established under Michigan Public Act 233 of 1955, the BLPAUA developed a draft sewage treatment plan and map. The proposed plan called for the construction of a wastewater management system to serve the Village of Bear Lake and the developed areas around Bear Lake. However, BLPAUA was unable to get the necessary signatures (51% of the proposed assessed residents) to create the special assessment district needed to help pay for the new infrastructure. Regardless, debate continues over the possible development of a wastewater management system for the community in the future. Recently, the Village of Bear Lake ceased to participate in the BLPAUA. In September, however, Bear Lake and Pleasanton Townships were able to secure the necessary signatures for a special assessment district. Map 6 illustrates the most recent proposed sewer district. (**Please note**, the area of the proposed sewer district is currently being revised.)

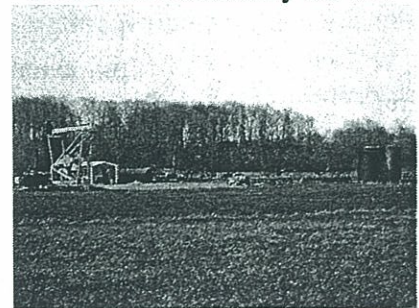
Other Utilities

Gas and electricity services are provided to the Bear Lake Community by Consumers Energy, Cherryland Electric, TES CO-generation Plant, Western Michigan and MichCon.

Oil and Natural Gas

There are many oil and natural gas wells throughout the Bear Lake Community. In general, most of the wells are located in the southern portions of the Bear Lake Community (Bear Lake Township). Map 7 illustrates the oil and natural gas wells for the Bear Lake Community

Picture 4.2
Bear Lake Community Oil Well



Source: LIAA



Parks and Recreation

The most prominent park in the Bear Lake Community is Hopkins Park. Situated right on Bear Lake and adjacent to downtown, Hopkins Park includes 30 campsites, picnic tables, water taps and a dump station for recreation vehicles, restrooms and showers. The park also has a small play area for children with a set of swings and slides. According to the *2000 Bear Lake Township Comprehensive Plan*:

The site was originally the lumber yard for the Hopkins Saw mill. After the lumber cut was finished, Mr. George W. Hopkins undertook the gigantic task of creating a park. Hundreds of loads of earth were hauled in, grass was sown and trees planted. After the work was completed, the two acre park was donated by the Hopkins family to the Village of Bear Lake to be used by the people of the area. The first campers arrived in 1925.

Harry D. Cosier Memorial Park (formally known as the “unnamed park”), located at Wise and Steward Streets includes a tennis court and two basketball goals. The park was donated to the Village by Mr. and Mrs. H.M. Cosier in 1929 to become a memorial to their son.

The Bear Lake County Highland’s Golf Course is an 18-hole par 72 golf course. The golf course includes water fairways, a club house, pro-shop, power carts, restrooms and drinking fountains on the course.

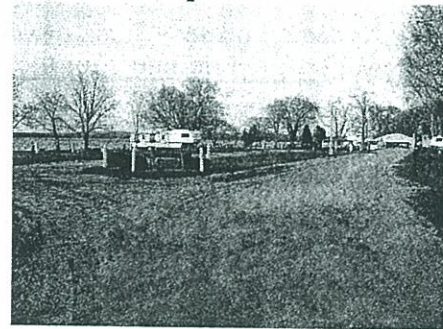
A snowmobile trial is provided in the Bear Lake Community, traversing east on Lumley Road then turning southeast near Alkire Road. There is a snowmobile trailer parking lot at the corner of Lumley Road and U.S. 31. The trail is maintained by the *Benzie - Manistee Snowbirds*, an organization affiliated with the Michigan Snowmobile Association, which groom 147 miles of trails within the greater region.

Other recreation facilities in the Bear Lake Community include tennis courts located at the school grounds and three boat launches - at the west end and at Hopkins Park on Bear Lake and off Lyman Road, on Chief Lake. Perhaps the greatest recreational asset is the sparsely traveled county roads, providing opportunities for walking, running and biking.

Library

The Keddie Norconk Memorial Library is the Bear Lake Community branch of the Manistee County Library Service. Located on Virginia Street, the library was opened in 2006 under a joint effort by the Village of Bear Lake, Bear Lake Township and Pleasanton Township and with a generous donation from a private citizen and grants from the Oleson Foundation and the Manistee Local Revenue Sharing Board. In addition to a healthy book collection, the library offers large print books, videos and DVD’s,

Picture 4.3
Hopkins Park



Source: LIAA

Picture 4.4
Keddie Norconk Memorial Library



Source: LIAA



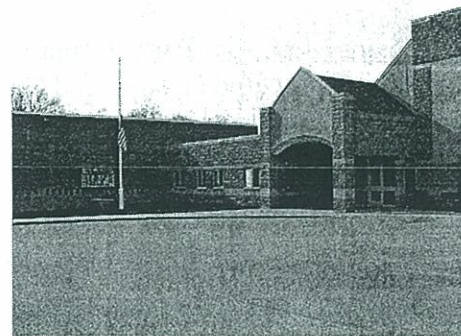
compact disks, projectors, typewriters, a camera, internet access, microfilm and interlibrary loan services and many other services.

Schools

The Bear Lake Community is part of the Bear Lake (Lakers) Community School District, which consists of an elementary (Grades K- 6, 206 students), middle (Grades 7-8, 60 students) and high school (Grades 9-12, 129 students). The district's mission is to *engage all learners in a comprehensive educational process, which enables them to reach their full potential*. Based on the Bear Lake School District 2005-2006 Annual Report, the graduate rate for the 2004-05 class was 100%. Of the 13 students of the graduation class of 2006, four students went on to 4-year institutions, five students went on to 2-year institutions and four students went into the work force. Additionally, 105 college equivalent courses are offered and 235 of pupils received college credit. Table 4.3 shows the student body enrollment numbers for the Bear Lake Public Schools.

The Bear Lake Community has no local institutions of higher learning. The nearest colleges are West Shore Community College in Manistee, the University Center in Traverse City and Ferris State University in Big Rapids.

Picture 4.5
Bear Lake High School



Source: LIAA

Table. 4.3 Bear Lake Public School Enrollment Figures: 1993 - 2007

Year	Student Body	2006 - 2007 Student Body Grades	2006 - 2007 Student Body
1993-94	317	Elementary	
1994-95	348	Kindergarten	45
1995-96	316	1st Grade	12
1996-97	314	2nd Grade	31
1997-98	324	3rd Grade	35
1998-99	319	4th Grade	24
1999-00	360	5th Grade	31
2000-01	359	6th Grade	26
2001-02	359	Middle School	
2002-03	359	7th Grade	31
2003-04	388	8th Grade	29
2004-05	372	High School	
2005-06	279	9th Grade	27
2006-07	395	10th Grade	34
Percent Change	24%	11th Grade	37
1993-94 - 2006-07		12th Grade	31
Source: Mike Matesich, Principle Bear Lake Public Schools			



The local radio station within the Bear Lake Community is WCUZ (100.1-FM). The Bear Lake Community is within radio broadcast coverage of several smaller radio stations in and around Manistee County, such as WMLQ (97.7FM) and WMTE FM (101.5) in Manistee. The Bear Lake Community is within broadcast coverage of two local television stations located in Manistee, including WCMW Channel 21 and WCMW Channel 58.

The Manistee News Advocate, the county's largest newspaper, provides local coverage of local news, sports and events, which includes the Bear Lake Community.

The *Bear Lake Times* is a monthly newsletter providing local news coverage. The Bear Lake Times is published by the Bear Lake Promoters, a non-profit group of local businesses, community affiliations service clubs and residents. The mission of the Bear Lake Promoters is to: *Promote Bear Lake as a beautiful place to live, a tranquil place to visit in any season of the year, a great place to raise a family and a wonderful place to do business.*

Medical Facilities

The nearest *primary* hospital to the Bear Lake Community is the West Shore Medical Center in Manistee. However, the West Shore Medical Center has an outpatient center on Lake Street. The outpatient center provides lab, x-ray, and EKG and physical therapy services. An ambulance is stationed at the Kaleva Fire Department to respond to emergencies in the northern portions of Manistee, including the Bear Lake Community. A dentist office is located on Lake Street.

Picture 4.6
West Shore Medical Center



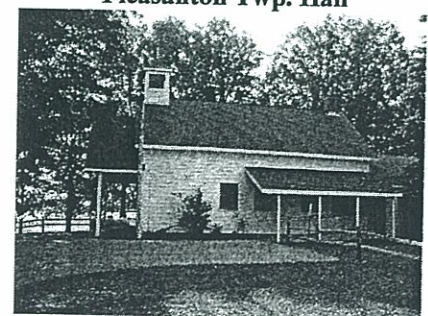
Source: LIAA

Cultural Activities

There are several festivals and cultural activities throughout Manistee County that provide residents an opportunity to congregate for fun, recreation and quality family time. The primary festival in the Bear Lake Community is *Bear Lake Days*. Held in mid-July, the festival features food, entertainment, a car show, sailboat races, lawn-mower/golf cart races and a home and garden tour.

There are a number of service organizations within the Bear Lake Community that provide citizens an opportunity to socialize and participate in a number of community oriented projects. Service organizations within the Bear Lake Community include the Bear Lake Women's Club, Lions Club, Lionesses Club, the Plus 49's, Vision Bear Lake, the Bear Lake Promoters and the Triginta Club.

Picture 4.7
Pleasanton Twp. Hall



Source: LIAA

Local Governments

The Village of Bear Lake is a General Law Village. As a general law village, Bear Lake is not a total independent political entity but remains part of the township it lies within. It is an incorporated part of the township with its own separate government and services.



A president and six-member council help govern the Village, acting as the legislative or policy making body. Bear Lake Township and Pleasanton Township are General Law Townships, operated under the Michigan General Law Township Act. Each Township have a five-member board comprised of a Supervisor, Clerk, Treasurer and two Trustees.

Police and Fire Services

The following description of police and fires services in the Bear Lake Community was compiled from the 2002 *Bear Lake Township Comprehensive Plan*:

The Sheriff's Department located in Manistee County consists of the Sheriff, Undersheriff, two patrol sergeants, one Detective Sergeant, one Narcotics Officer, one Deputy who performs court bailiff duties, two animal Control Officers, six Deputies who perform patrol duties, one full-time Water Patrol Deputy and two seasonal Water patrol Deputies.

The State Police Post consists of one Lieutenant, three Sergeants and fifteen Troopers. They patrol all of Manistee County plus the four southern most townships of Benzie County.

Bear Lake has a volunteer reimbursed department of approximately 17 members. The department members are required to have a minimum of Fire Fighter I training. The Department has three emergency medical technicians (EMT's) and five medical first responders. The Township purchased a new 2000 International Fire Truck that is equipped with a compressed air foam system. In addition, the Department has a 1976 Ford Fire Truck Pumper, a 1987 Ford 2000 gallon Tanker, a 1987 Ford Rescue Truck and is the location of the Manistee County Mobile Cascade system with four 5000 psi cylinders and filling station for air pac cylinders.

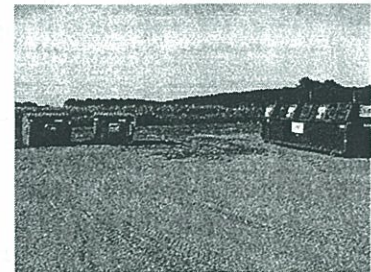
**Pictures 4.8 & 4.9
Bear Lake Recycling Facilities**

Trash and Recycling

Household refuse and recycling services are located behind Pleasanton Township Hall.



Source: LIAA



Source: LIAA



Downtown Bear Lake

Located in the heart of the Village of Bear Lake, downtown Bear Lake is home to a handful of small businesses. Primarily located off U.S. 31, Lake Street and Main Street, downtown businesses include a pharmacy, an auto supply store, an insurance office, a bank, a bed-and-breakfast and a handful of gift and novelty shops. Downtown Bear Lake is also home to several community and civic buildings, including a number of churches and the U.S. Post Office. Several downtown buildings along U.S. 31 remain in disrepair or vacant. A number of businesses including a gas station, the Dollar General and an IGA have located just south of downtown on U.S. 31.

Picture 4.10
Downtown Bear Lake



Source: LIAA

Picture 4.11
Businesses along U.S. 31



Source: LIAA



Chapter Five - Physical Profile & Natural Resources

Introduction

Two of the community assets most often praised by the Bear Lake Community's citizens throughout the comprehensive planning process were the local natural resources and rural character. From picturesque Bear Lake to beautiful wide open spaces, the landscape of the community plays an important role in the quality of life of area residents. However, recent development in the rural areas of the community have raised the concerns of many residents about potential damage to groundwater and surface water and the need to protect the area's natural resources and rural character.

To get a more accurate picture of the current land uses and land use trends in the Bear Lake Community, LIAA staff members conducted a comprehensive land use/land cover update. LIAA compared 1978 land use maps created by the Michigan Resource Information System (MIRIS) with 2005 ortho-photographs provided by the USDA's Geospatial Data Gateway website, updating land use changes when necessary. Land use/land cover classifications were updated to the second tier category. More information on the land use/land cover update will be provided in chapter six of this plan.

To avoid duplicating research efforts on several items discussed in this section, portions of the 2002 Bear Lake Township and 1999 Pleasanton Township Land Use Plan were excerpted and incorporated into this chapter or are directly referenced. Where appropriate, these references have been updated to reflect 2007 statistics.

Climate

Climate data for the Bear Lake Community was considered from the Michigan State Climatologist's Office. However, due to the lack of specific climate data for the Bear Lake Community and a lack of current data from surrounding weather stations, the summary provided in this section was compiled from the 2002 Bear Lake Township Comprehensive Plan and 1999 Pleasanton Township Land Use Plan.

Prevailing westerly winds blowing across Lake Michigan assure that the area rarely experiences prolonged periods of hot, humid weather in the summer or extreme cold weather during the winter. In general, spring and summer temperatures range between 60 and 80 degrees while the fall and winter temperatures ranges between 0 and 30 degrees. Due to its proximity to Lake Michigan, the Bear Lake Community has a relatively long frost-free period, on average 153 days.

In general, the highest amounts of precipitation occur during September and October. On average, the total annual precipitation water equivalent (rain) is 30.1 inches a year. Due to the proximity of Lake Michigan, lake effect snow contributes to a higher annual snowfall for the Bear Lake Community. On average, the annual snowfall for Bear Lake Township is 66.4 inches, while Pleasanton Township to the north averages approximately 100 inches annually.



Geology

The 1982 Michigan Department Natural Resources (DNR) *Quaternary Geology Map* (Map 8) illustrates the surface geology of Manistee County and the Bear Lake Community. The map shows that the geological materials just beneath the soil are primarily composed of coarse-textured tills and outwash sand and gravel and postglacial alluvium left by glaciers. According to the 2002 Bear Lake Township Comprehensive Plan, *the network of hills in Bear Lake Township are marginal moraines. The hills are deposits created by water running off the edge of a stationary glacier. Bear Lake Township is also part of a glacial outwash plain. The outwash plain is where water moving away from the glacier deposits sands and silt creating flat areas.*

The DNR's 1987 *Michigan Bedrock Geology Map* (Map 8a) depicts the bedrock geology of the Bear Lake Community, which includes portions of the Antrim Group, Ellsworth and Antrim Shale.

Topography

The Bear Lake Community is dominated by a network of hills reaching heights of over 900 feet above sea level in the north portion of the community (Pleasanton Township). Hills in the mid-section of the community (Bear Lake Township) have elevations of up to 900 feet above sea level. Areas around Bear Lake have some of the lowest elevations in the community ranging down to about 720 feet.

Soil Conditions

A firm understanding and knowledge of the soil types, soil suitability and soil permeability within the Bear Lake Community is useful when considering future land use development. For example, some soil types limit infiltration of fluids, presenting limitations to the use of on-site wastewater treatment systems (e.g. septic tanks and tile fields). These limitations can be very important to developers since the entire Bear Lake Community relies on on-site wastewater treatment systems.

Several maps were developed for the Bear Lake Community to indicate those areas subject to development and building constraints, based on soil information. While many of these constraints can be overcome, the engineering costs may be substantial. For example, soil characteristics of high slopes and poor drainage can limit or impede construction efforts. Map 9 illustrates the probable locations of hydric soils in the Bear Lake Community: areas with potentially high water tables and poorly drained soils. Map 10 illustrates areas where slopes may be greater than 12%, presenting construction concerns such as unstable soils and erosion. Map 11 illustrates areas with limitations for dwellings with basements. Map 11a illustrates areas with limitations for commercial buildings.

The Natural Resource Conservation Service (NRCS) has not yet published a *modern soil survey* for Manistee County. Therefore, the general soil characteristics discussed in this plan below were derived from the Major Land Resource Area (MLRA) descriptions published by the NRCS a number of years ago. According to the MLRA, the soils of the Bear Lake Community can be roughly lumped into either of two very general categories. Information about these general soil categories is presented below in general regional terms. Map 12 illustrates the soils of the Bear Lake Community.



94A - Northern Michigan and Wisconsin Sandy Drift

Land Use:

The forests are used mainly for lumbering and recreation. Forage and feed grains for dairy cattle and other livestock are the principal crops. In places fruits and vegetables are an important cash crop and other vegetables and fruit are also grown.

Soils:

Most of the soils are Orthods or Saprists. They have a frigid temperature regime, and the mineral soils have mixed mineralogy. Deep, coarse textured and moderately coarse textured Haplorthods (Kalkaska, Vilas, Rubicon, Emmet and Montcalm series) formed in sandy or loamy glacial drift. The associated very poorly drained Borosaprists (Carbondale, Lupton, and Tawas series) formed in organic materials in depressions. Also important in the area are Udipsamments (Grayling and Omega series) on outwash plains, Psammaquents (Roscommon series) and Haplaquods (Au Gres and Kintoss series) in flat, wet areas and Eutroboralfs (Nester, Kawkawlin and Rudyard series) and Haplaquepts (Pickford and Sims series) on moraines, till plains, and lake plains.

Potential Natural Vegetation:

This area supports forest vegetation of broadleaf deciduous and needleleaf evergreen trees. Jack pine, red pine, and bigtooth aspen are the dominant tree species on the more sandy soils. Sugar maple, yellow birch, American beech, and hemlock are dominant on the moist sites. Tamarack, black spruce, and northern white-cedar are dominant on the wet soils.

MLRA 96 - Western Michigan and Northeastern Wisconsin Fruit Belt

Land Use:

Forage and feed grains for dairy cattle are the major crops, but fruits and specialty crops are also grown and are of great economic importance. This is one of the major areas of production of cherries in the United States. Recreation is an important land use, especially on sites bordering Lake Michigan and Green Bay. Controlling soil blowing and water erosion, conserving moisture, and improving drainage on wet soils are the principle concerns of management.

Soils:

Most of the soils are Orthods or Boralfs. They are moderately deep to deep and medium textured to coarse textured. These soils have a frigid temperature regime, an udic moisture regime and mixed mineralogy. Well drained Haplorthods (Montcalm, Kalkaska, Rubicon, Emmet, Onaway and Longrie series) in loamy or sandy textured glacial drift are dominant. Well drained Eutroboralfs (Kolberg series) in thin loamy glacial drift over lime rock are important in Wisconsin. In Michigan, well drained and moderately well drained Eutroboralfs (Nester series) and somewhat poorly drained Eutroboralfs (Kawkawlin series) formed in deep glacial drift. Udipsamments (Grayling series) formed in deep sands. Haplaquepts (Ensley and Ruse series), Haplaquods (Kinross and Au Gres series), and Psammaquents (Roscommon series) formed in sandy and loamy materials in low-lying areas. Borosaprists (Carbondale, Luton, Cathro and Seeleville series) formed from organic remains of plants in the deeper depressions.

Potential Natural Vegetation:



This area supports forest vegetation consisting of broadleaf deciduous and needleleaf evergreen trees. Sugar, maple, yellow birch and hemlock are the dominant tree species. Jack pine, red pine, and white pine are dominant on the more sandy soils. Lowland soils support mixed hardwood and conifer forests. Elm, soft maple, black ash, and white cedar are the major lowland species.

Woodlands and Wetlands

The Bear Lake Community includes a substantial amount of forested land and many wetlands - both wooded and emergent. These features represent important natural resources which can provide critical wildlife habitat, recreation areas, and harvestable timber, as well as providing valuable services such as filtration and stormwater detention (e.g., flood control).

Based on LIAA's 2005 land use/land cover analysis, forests of all types cover over 17,900 acres or about 40% of the Bear Lake Community's total land area. These wooded acres occur in most parts of the community. However, the largest concentration of contiguous woodlands (Approx. 2,083 acres) is found in the Pere Marquette State Forest, in the mid-eastern portions of Pleasanton Township (sections 13-14, 23-24, 25-26 and a portion of 36).

The 2005 land use/land cover analysis shows that wetlands account for over 3,800 acres or 8.4% of the Bear Lake Community's land area. The wetlands are predominantly located in large areas around Little Bear Creek and in the southwest portions of Bear Lake Township near Little Beaver Creek. Wetlands are unique ecosystems that filter out nutrients and sediments and help to maintain and enhance the clarity of lakes and streams. The protection and conservation of wetlands has been a very important issue in the Bear Lake Community. In fact, Pleasanton Township has adopted a *wetland overlay district* placing special regulations for onsite sewage disposal and zoning permits.

Surface Water

According to the Environmental Protection Agency (EPA) a watershed is the area of land where all the water that moves under and across the land surface drains to the same major water body. Most of the Bear Lake Community falls within the Bear Creek Watershed.

The Bear Creek Watershed is part of the larger Manistee River Watershed - covering 1.4 million acres in northwest-lower Michigan, including parts of 11 counties.

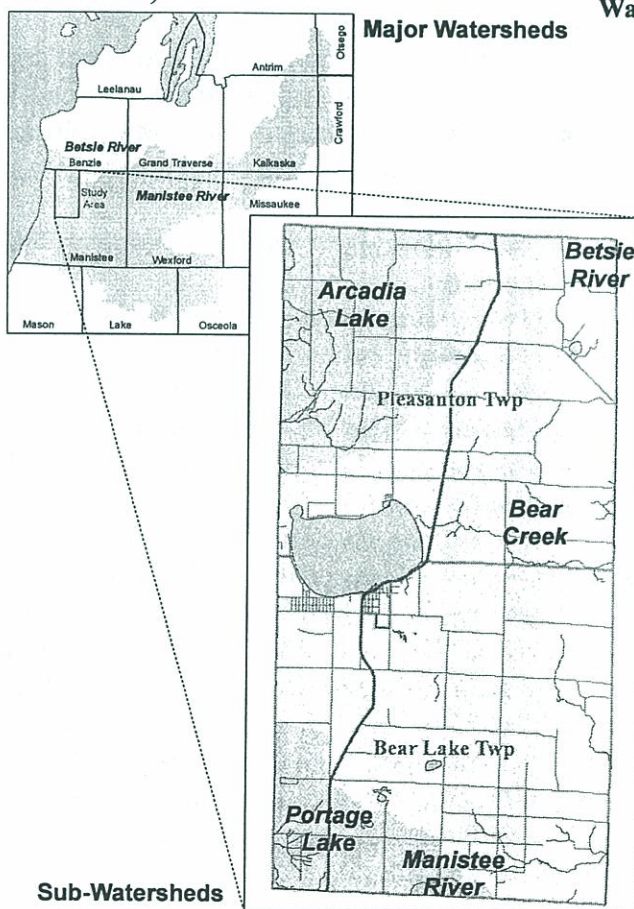


Figure 5.1
Watersheds

Source: LIAA



The Bear Creek Watershed encompasses 118,000 acres in both Manistee and Benzie Counties. The Bear Creek Watershed is drained by Bear Lake, which drains into Little Bear Creek. Little Bear Creek drains into Big Bear Creek (Brown Township), then into the Manistee River and on to Manistee Lake. Along the way, Little Bear Creek is fed by Greens Creek, Horseshoe Creek and Little Beaver Creek. At the southern edge of the community, Chief Lake drains into Chief Creek, which drains into the Manistee River.

The northwest portion of Pleasanton Township lies within the Betsie-Platte Watershed. The Betsie-Platte Watershed is drained by Bowens Creek and Lumley Creek which drains into Arcadia Lake and Lake Michigan.

The Bear Lake Community also has a number of small ponds and lakes. Bear Lake is the largest lake at approximately 1,800 acres. Other lakes include Chief Lake, Emma Lake, James Lake, Watson Lake, Adamson Lake, Cooper Lake, Glovers Lake and Mud Lake. According to the 2002 Bear Lake Township Comprehensive Plan, Watson Lake and Cooper Lake are thought to be kettle lakes - *Generally, a kettle lake doesn't seem to be connected to a surface water drainage basin and is not connected to any of the Township or County's rivers.* After reviewing several community-wide maps, Grovers Lake and Mud Lake also appear to be kettle lakes.

Picture 5.1
Bear Lake



Source: LIAA

Groundwater

Groundwater is the exclusive source of drinking water for the Bear Lake Community. Therefore, the Bear Lake Community's groundwater quality is very important to the overall health of the community, future development options and to the quality of the area's water features. According to the 2002 *Wellhead Protection Delineation Report* for the Village of Bear Lake, *the Village's supply wells are completed in an unconfined sandy aquifer. Groundwater in the subject aquifer recharges south of Bear Lake (surface water body) and then flows to Bear Lake.*

Due to the nature of the unconfined aquifer and the relative high ground water elevation, a wellhead protection area (*Bear Lake Wellhead Protection Delineation Report*) has been delineated. This area represents a 10-year *groundwater capture zone* for the supply wells of the Village. In theory, a drop of groundwater (and any contaminants in it) at the far edge of the capture zone would take 10 years to reach the public water supply well. Therefore, contaminants released into the groundwater within the capture zone could threaten the public water supply within 10 years. Map 12a illustrates the soil permeability of the Bear Lake Community. Map 6 illustrates the wellhead protection area for the Bear Lake Community. Methods for controlling the release of contaminants within the *groundwater capture zone*, along with an analysis of the soil permeability of the community were considered and discussed in the development of the goals and objectives of this plan.



Farmland

One of the Bear Lake Community's most valued resources is farmland. In 2005, just over 8,300 acres of the land or about 18% of the community was in agricultural use. According to the USDA soil survey, only a few small areas of the community are considered prime farmland. Map 9a illustrates the Prime Farmland within the Bear Lake Community.

According to the 2002 *Bear Lake Comprehensive Plan*, there are numerous sites ideal for growing cherries, peaches and apples due to their close proximity to Lake Michigan. In addition, there are a number of families involved in cow-calf operations. Farmers in cow-calf operations are growing their own cattle feed including: hay, corn, oats and rye for cover crop. In more recent years, a number of organic farming operations have begun in the Bear Lake Community.

The historical significance of farming in the Bear Lake Community is emphasized by the number of Centennial Farms still in operation. According to the Michigan Department of Agriculture Centennial Farm Program, a centennial farm is a working farm of 10 or more acres that has been continuously owned by the same family for at least 100 years. According to the 2002 Bear Lake Township Comprehensive and information received from the Michigan State Historic Preservation Office, there are 13 centennial farms (listed below) in the Bear Lake Community.

Location	First Owner	Date of Purchase
John & Lillian Porter 7332 Chippewa Highway Kaleva, MI 49645	John Baptiste Porter (PaQuin)	7/1/1863
Mabel Schimke Route 1 Bear Lake, MI 49614	Gotleib Schimke	10/18/1866
Hazel Briske Route 1 Bear Lake, MI 49614	James Griswold	11/23/1868
Winston S. Churchill 11058 11-Mile Road Bear Lake, MI 49614	Andres Arner	6/5/1869

Picture 5.2
Bear Lake Community Farm



Source: LIAA

Picture 5.3
Ware Organic Farm



Source: LIAA



Location	First Owner	Date of Purchase
Donovan and Bernice Anderson Route #2 Bear Lake, MI 49614	David Anderson	5/11/1872
Harold and Joyce Johnson 7174 Thorpe Road Bear Lake, MI 49614	Andrew Johnson	7/1/1880
Earl F. and Dorothy Osborn Route #1 Bear Lake, MI 49614	Andrew & Calhevine Arner	4/27/1867
Joel D. and Carol Meister 7901 Anderson Road Kaleva, MI 49645	Daniel and Tillie Meister	4/6/1895
Felix S. and Catherine Gauthier 7616 Adamson Lake Road Kaleva, MI 49645	Frank L. Gauthier Sr.	4/21/1898
Douglas E. and Linda Alkire 8390 11-Mile Road Bear Lake, MI 49614	Micheal Fauble	7/7/1899
	Ludwig Worch	
	Renaldo Norconk	
	Renaldo/Sarah McKinstry Norconk	

Currently, there are no acres of farmland operating under the Farmland and Open Space Preservation Program (PA 116). The Farmland and Open Space Preservation Program allows land owners to enter into an agreement with the state promising to keep the land in agricultural use for a minimum of ten years. In return, the land owners are entitled to certain income tax credits and limits on special assessments.

Other Public Lands

The Grand Traverse Regional Land Conservancy owns and manages several large parcels within northern Pleasanton Township. According to the Conservancy, several parcels will be sold to willing farmers with conservation easements that may allow for agricultural buildings. Additionally, some of the parcels will be preserved to establish a grassland preserve and some parcels will be incorporated into lands already designated in the Arcadia Dunes Preserve. Map 13 illustrates the public lands in the Bear Lake Community



Large Lots

In considering the preservation of natural resources and farmland, it can be helpful to discuss the preservation of large tracts of land (40 or more acres). There are a number of tracts within the Bear Lake Community that are 40 or more acres. Map 13a illustrates large lots within the Bear Lake Community. This map was examined and discussed in the development of the goals and objectives of this plan.

Environmental Contamination Sites

The Michigan Natural Resources and Environmental Protection Act (NREPA) 451 of 1994, as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the state. The Remediation and Redevelopment Division (RRD) of the Michigan Department of the Environmental Quality (MDEQ) is charged with administering programs that facilitate the cleanup and redevelopment of contaminated sites. A site of environmental contamination is defined by Public Act 451, as "the release of a hazardous substance, or the potential release of a discarded hazardous substance, in a quantity which is or may become injurious to the environment or to the public health, safety, or welfare."

The agency publishes an annual list of environmental contamination sites under Part 201 by county, showing the sites by name, address, city, source, pollutant(s) and site assessment score. *A Part 201 listed site is a location that has been evaluated and scored by the MDEQ using the Part 201 scoring model. The location is or includes a facility as defined by Part 201, where there has been a release of hazardous substance(s) in excess of Part 201 residential criteria, and or where corrective actions have not been completed under part 201 to meet the applicable cleanup criteria for unrestricted residential use.* This list is available from the MDEQ website and is regularly updated with new information regarding site reclassifications, site additions and site deletions. Table 5.1 provides the 2007 site identification number, site name, location, source, type of pollutant, and SAM Score. Site severity is partially determined by the site assessment model (SAM) score. The score is based upon a 48-point scale with a 48 rating indicating the most hazardous conditions. It should be noted that not every site of contamination that is subject to regulation under Part 201 is listed because owners are not required to inform the MDEQ about sites and can pursue cleanup independently.

Table 5.1 Part 201 Site List

Site ID Number	Site Name	Location	Source	Type of Pollutant	SAM Score
51000002	Chief Road GW Contam	9909 Chief Rd.	Agricultural Production-Crops	1,2 DCP	17 out of 48
51000061	Res. Well 8 Mile Road	8758 8 Mile Rd.	Unknown	1,2 DCP	20 out of 48
51000062	Res. Well Co Rd. Bear Lake Twp.	10395 Linderman Road	Refuse Systems	Benzene; Zn	21 out of 48
51000069	Res. Well Pleasanton Hwy.	13479 Pleasanton Hwy.	Unknown	1,2 DCP; Cl; EDB	21 out of 48
51000086	Res. Well Maidens Road	9237/9276 Maidens Rd.	Unknown	1,2 DCA; 1,2 DCP; EDB	22 out of 48
51000125	Vorbau Estate	13489 Lakeside Avenue	Private Households	Benzene; Ethylbenzene; Toluene; Xylenes; PNAs	15 out of 48

Source: Remediation and Redevelopment Division (RRD) of the Michigan Department of Environmental Quality (DEQ) 2007



Another category of Michigan Sites of Environmental Contamination includes leaking underground storage tank or LUST sites. According to the MDEQ, open LUST sites are locations where a release has occurred from an underground storage tank system and where corrective actions have not been completed to meet the appropriate land use criteria. According to Michigan State University's Institute for Water Research, "a leakage of two drops per second can result in the loss of up to 500 gallons of fuel per year and can contaminate up to 500 million gallons of water to the level where odor and taste make it unacceptable for drinking." Table 5.2 provides the open LUST sites for the Bear Lake Community. Closed LUST sites and Active & Closed UST facilities are not noted in this plan.

This list is updated regularly and can be downloaded from the MDEQ website:
<http://www.deq.state.mi.us/sid-web/>

Table 5.2 Open Leaking Underground Storage Tanks (LUST) sites

Facility ID	Site Name	Site Address
00011182	Blarney Castle #2	123-48 U.S. 31
00011170	Cooks 66 Service	U.S. 31
Source: Remediation and Redevelopment Division (RRD) of the Michigan Department of Environmental Quality (MDEQ) 2007		

Wildlife

The Bear Lake Community is home to a wide range of fauna, birds, fish and mammals, typical of Northern Michigan. Some of the unusual mammal species seen in the Bear Lake Community are Black Bear, Bobcat, Coyote, and Northern Flying Squirrel. In addition, the Bear Lake Community and Manistee County are home to numerous plants, birds, fish and mammals that are classified under federal and state status. The Nature Conservancy and the Michigan Department of Natural Resources jointly produce and maintain a Michigan Natural Features Inventory (MNFI). The MNFI's mission is to *actively contribute to decisions that impact the conservation of biological and ecological diversity by collecting, analyzing, and communicating information about rare and declining plants and animals, and the array of natural communities and ecosystems native to Michigan.*

As part of this mission, the MNFI publishes an *elements list* for Manistee County that *should be used as a reference of which natural features currently or historically were recorded in the county and should be considered when developing land use plans. Included in the list is scientific name, common name, element type, federal status, and state status for each element.* The following species are just a few of the threatened, endangered or special concern plants and animal species found in Manistee County. A full list can be found in Appendix H.



Common Name

- Cooper's Hawk, *Special Concern*
- Grasshopper Sparrow, *Threatened*
- Migrant Loggerhead Shrike, *Endangered*
- Common Loon, *Threatened*

Picture 5.4
Cooper's Hawk



Source: Patrick Williams
Utah Wings Website

Picture 5.5
Grasshopper Sparrow

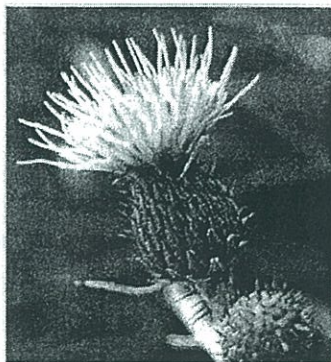


Source: Gerhard Williams
Smithsonian, National Zoological Park
Website

Common Plant Name

- Hill's Thistle, *Special Concern*
- Pitchers Thistle, *Threatened*
- Wild-rice, *Threatened*

Picture 5.6
Pitchers Thistle



Source: U.S. Fish & Wildlife Service
Website

Picture 5.7
Hill's Thistle



Source: A.B. Sheldon
Chicago Wilderness Magazine
Website



Chapter Six - Land Use Characteristics & Trends

The characteristics of the land in the Bear Lake Community, and the way people use the land, change over time. Trees grow and mature in areas that were once open fields. Lands that were once cultivated as farmlands become shrub-covered fields. Houses are built in areas that once were forests.

This chapter will describe recent patterns of land use in the Bear Lake Community and how those patterns changed between 1978 and 2005. To make this comparison, we have used a geographic information system (GIS) to evaluate and compare two different land use maps derived from aerial photographs and other data. The first map was created for the Michigan Resource Information System (MIRIS) in 1978 under the direction of the Michigan Department of Natural Resources. The second map was derived by the Land Information Access Association (LIAA) using the MIRIS standards and procedures and based on aerial photographs taken in 2005.

Both maps were created by trained technicians following procedures for interpreting aerial photographs and categorizing the land uses identified. In general, land use areas were mapped if they were 2.5 acres or greater in size. For example, a half-acre residential lot in the middle of a forest would be ignored. As a result, these maps provide relatively accurate summaries of land characteristics on a township-wide basis, but not detailed point-by-point analysis.

The land use maps in this section should be interpreted in conjunction with text and tables to gain a better understanding of the variation and distribution of land uses throughout the township. The data represents the actual use of land as seen from the air and recorded in the land use classification system. The Michigan land use land cover classification system was developed by the Michigan Land Use Classification and Referencing Committee under the *Michigan Department of Natural Resources* and later revised and adopted by the *Improving Michigan's Access to Geographic Information Networks* (IMAGIN) organization as the state-wide standard. This system uses seven major categories referred to as "Level 1" Categories, as follows:

1. Urban/Built (residential, commercial, services, institutional, industrial, transportation, communications, utilities, extractive and open land)
2. Agricultural (cropland, orchards, vineyards, ornamental horticulture, permanent pasture and other agricultural land)
3. Non-Forested (shrub lands, grasses)
4. Forested (broadleaf, coniferous)
5. Water (streams, lakes, reservoirs)
6. Wetlands (forested, non-forested)
7. Barren (beach, dune, rock)

The seven major categories can be further subdivided into the "Level 2" subcategories listed in parentheses above. For example, an area of land used for residential housing would be mapped and categorized as 11 - urban residential use. In some cases, aerial photography and detailed interpretation would allow further categorization to Level 3. However, in performing this analysis, we focused on larger areas of land use, using Level 1 and Level 2 categorizations. A full list of each Level 1 and Level 2 category can be found in *Appendix I*.



Map 14 depicts the distribution of land uses identified for the Bear Lake Community in 1978. There are 45,733 acres in the Bear Lake Community. In 1978, approximately 24% of this area (11,017 acres) was being used for agriculture; about 35% of the area (16,230 acres) was covered with forests and about 24% of the area (11,196 acres) had non-forest cover. Almost 3% of the area (1,256 acres) was classified as urban.

The 2005 land use map (Map 14a) shows that land use and land cover have changed significantly from that of 1978. In 2005, roughly 18% of this area (8,359 acres) was being used for agriculture; about 39% of the area (17,995 acres) was covered with forests and about 22% of the area (10,093 acres) was non-forest cover. Just over 7% of the area (3,292 acres) was classified as urban.

Table 6.1 below provides the acreages and percentages of land areas classified for each category in Level 1 and Level 2 for 1978 to 2005. Again, these calculations are based on mapping with limited level of accuracy (e.g. no mapped areas less than 2 ½ acres). Regardless, comparisons of the two maps and related tables present a useful summary of land use patterns in the Bear Lake Community and indicate trends in land use over the past 27 to 28 years.

Picture 6.1
Lots for Sale
Pleasanton Township



Source: LIAA

Table 6.1 shows the actual net change in Level 1 land use over the nearly three decades from 1978 to 2005 in the Bear Lake Community. In terms of total acreage, the largest change was the 2,658 acres decrease in agricultural land use, a 24% decline. The second most substantial change was the 2,036 acre increase in urban land uses, a 162% increase. As indicated in table 6.1, under Level 2, the vast majority of urban land use change can be attributed to the increase in residential development. There was also a substantial increase in the acreage classified as forested, an estimated increase of 1,765 acres or 11%.

Although the changes described above are substantial, they do not present the whole picture. Over time, changes of land use in one area may offset changes in land use in another. As a result, there may be a much greater amount of change than that depicted in the net totals listed above. For example, a farmer may abandon one field and allow it to change slowly to herbaceous plants and shrubs and then to forest. While that same farmer may clear a new parcel of shrubs and turn that into cropland. To fully analyze the type and amount of land use change, we need to consider the acres of land shifting into and out of various categories.

The land use cross-tabulations (see *appendix J*) give a much clearer picture of the dynamic nature of land use change. For example, it is estimated that there was a loss of 3,696 acres of cropland (Land Use Code 21). However, during the same period, 1,877 acres of cropland were added. Similarly, the Bear Lake Community added 1,901 acres of grasses in various locations while losing 6,195 acres of grasses in other areas. If all these land use changes are taken into account, we can see that land use changes occurred on about 15,059 acres of land - over 32% of the Bear Lake Community. Given the relatively modest increase in the total population, this is a substantial amount of land use change.



Table 6.1 Land Use/Cover: 1978 - 2005

Level 1	Land Use Code	1978 Land Use		2005 Land Use		Change in Acres 1978 - 2005	
		Acres	Percent	Acres	Percent	Acres	Percent
Urban	1	1,256	2.7%	3,292	7.2%	Gained: 2,036	Gained: 162%
Agriculture	2	11,017	24.1%	8,359	18.3%	Lost: 2,658	Lost: 24%
Non-Forested	3	11,196	24.5%	10,093	22.1%	Lost: 1,103	Lost: 10%
Forest	4	16,230	35.5%	17,995	39.3%	Gained: 1,765	Gained: 11%
Water	5	2,122	4.6%	2,119	4.6%	Lost: 3	0%
Wetlands	6	3,913	8.6%	3,875	8.5%	Lost: 38	Lost: 1%
Barren	7	0		0		0	
Total Acres		45,733		45,733			
Level 2							
Residential	11	750	1.6%	2,110	4.6%	Gained: 1,360	Gained: 181%
Commercial, Services and Institutional	12	71	0.2%	140	0.3%	Gained: 69	Gained: 97%
Industrial	13	47	0.1%	53	0.1%	Gained: 6	Gained: 13%
Transportation, Communications, Utilities	14	29	0.1%	164	0.4%	Gained: 135	Gained: 466%
Extractive	17	153	0.3%	427	0.9%	Gained: 273	Gained: 179%
Open Land and Other	19	206	0.5%	398	0.9%	Gained: 192	Gained: 93%
Cropland	21	8,424	18.4%	6,605	14.4%	Lost: 1,819	Lost: 22%
Orchards, Vineyards, Ornamental Horticulture	22	2,013	4.4%	1,410	3.1%	Lost: 603	Lost: 30%
Permanent Pasture	24	550	1.2%	13	0.0%	Lost: 538	Lost: 98%
Other Agricultural Land	29	30	0.1%	331	0.7%	Gained: 301	Gained: 1,003%
Grasses	31	8,255	18.1%	3,961	8.7%	Lost: 4,294	Lost: 52%
Shrubs	32	2,941	6.4%	6,132	13.4%	Gained: 3,192	Gained: 109%
Broadleaved Forest	41	11,600	25.4%	12,781	27.9%	Gained: 1,181	Gained: 10%
Coniferous Forest	42	4,630	10.1%	5,214	11.4%	Gained: 584	Gained: 13%
Lakes	52	2,122	4.6%	2,119	4.6%	Lost: 3	0%
Forested (Wooded) Wetlands	61	3,649	8.0%	3,571	7.8%	Lost: 78	Lost: 2%
Non-Forested (Non-Wooded) Wetlands	62	264	0.6%	304	0.7%	Gained: 40	Gained: 15%
Total Acres		45,733		45,733			

As documented in the comparison of land use maps, there have been substantial changes in characteristics of the Bear Lake Community from 1978 to 2005. In most cases, these changes would be visible to the observer over time. For example, most of the residential development throughout the Bear Lake Community is located along road corridors. Similarly, there has been a substantial amount of agricultural land converted to other uses - much of this area would have been visible from the roadways. These land use changes are consistent with well documented statewide trends of low-density, large-lot residential development and the conversion of farmlands to other uses. Maps 15, 15a, 16 and 16a show the pattern of land use changes from 1978 to 2005 for farmlands, urban lands, forest lands and wetlands.



Chapter Seven - Planning and Development Issues

As described in Chapter Two, planning and development issues for the Bear Lake Community were identified through an analysis of the social-economic and land use trends. The following listings provide a brief summary of the key findings and trends identified by the Bear Lake Community Planning Commission.

People

- The Bear Lake Community has experienced modest growth over the past 15 years.
- Population growth in the Bear Lake Community is expected to continue at a modest rate.
- A comparison of the 1990 U.S. Census data to 2000 data indicates that the number of people 5-years or younger living in the Bear Lake Community has increased from 1990 to 2000 though the number of young families has decreased.
- Around 20% of the people living in the Bear Lake Community are 65-years or older and Census figures suggest that the percentage of residents in this category is increasing.
- The level of educational attainment has increased from 1990 to 2000.

Housing

- A comparison of 1990 and 2000 U.S. Census data sets indicate that the number of housing units in the two Townships increased over the ten year period; while, at the same time, the number of housing units decreased in the Village.
- During the same period, the median home value (half the home values are higher and half are lower) in the Bear Lake Community increased over 50%.
- Also during the same period, the cost to rent housing in Bear Lake increased by over 10%.

Economy

- The median household income in the Bear Lake Community increased around 62% to \$34,421 during the ten years between 1990 and 2000. However, the unemployment rate also increased.
- The number of people commuting to work outside the Bear Lake Community has increased from 1990 to 2000.

Land Use

- The amount of land used for residential purposes increased by about 1,360 acres from 1978 to 2005. However, the amount of land used for commercial and industrial uses (taken together) increased by less than 80 acres during that same period.
- The percentage of land used for agriculture decreased by about 24% (2,648 acres) from 1978 to 2005. This was the largest change noted.
- Other significant changes in land use include a 1,103 acre decrease in non-forested lands and an increase of about 1,765 acres in forested land.

Community Infrastructure

- Downtown Bear Lake has a number of empty and dilapidated buildings.
- The Bear Lake Community has no sewer system and a limited public water supply.
- The Bear Lake Community has a limited number of public recreation facilities.



With these characteristics and trends in mind, the Bear Lake Community Planning Commission solicited public opinion to help identify the planning and development issues of greatest concern for the Bear Lake Community. Public opinion was collected through a number of activities and exercises including, a thorough community-wide survey, three large public meetings, a joint meeting of elected and appointed officials and an interactive project website. Additionally, interested citizens were encouraged to attend regularly scheduled Planning Commission meetings.

Community Survey

In an effort to better assess community attitudes toward important development and land use issues, the planning commission developed and mailed a community-wide survey to every address in the Bear Lake postal delivery system. Survey questions were organized under six topic headings, touching on issues identified at the first public meeting and at the monthly planning commission meetings. In total, 1,853 surveys were mailed. A total of 394 surveys were returned, yielding a response rate of about 21%. The surveys offer a broad-based and useful sampling of public opinion in the Bear Lake Community. A brief summary of the survey is discussed below. A copy and a full summary of the survey can be found in *Appendix K*.

Topic: General Land Use and Development

In response to the question, “How important was each of the following to your decision to live in the Bear Lake Community?”

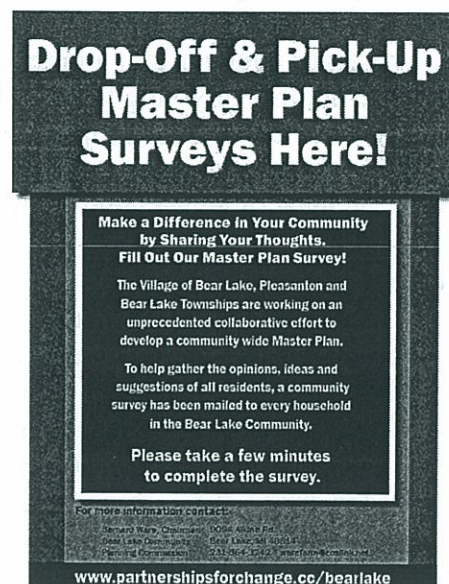
- 83% of the respondents noted **air quality** as “somewhat” to “very important”, 77% of the respondents noted **rural/small town character** as “somewhat” to “very important”, 73% noted **wildlife habitat** as “somewhat” to “very important” and 74% noted **desirable neighborhoods** as “somewhat” to “very important”.

In response to the question, “What are the most important qualities of the Bear Lake Community’s rural character?” - 85% of the respondents noted **quiet** as “somewhat” to “very important”, 83% of the respondents noted **scenic views** as “somewhat” to “very important”, 81% of the respondents noted **large areas of forests** as “somewhat” to “very important”, 77% of the respondents noted **low amount of traffic** as “somewhat” to “very important”, 77% of the respondents noted **seeing lots of wildlife** as “somewhat” to “very important” and 72% of the respondents noted **access to small streams and small lakes** as “somewhat” to “very important”.

Topic: Downtown and Economic Development

In response to the question, “what types of business and economic development would you favor in or very near the Village?” - 78% of the respondents said they would be “somewhat” or “completely in favor” of a **farmers market**, 77% of the respondents said they would be “somewhat” or “completely in favor” of **more restaurants**, 75 % of the respondents said they would be “somewhat” or “completely in favor” of **additional medical services** and 69% of the respondents said they would be “somewhat” or

Figure 7.1
Community Survey Poster



Source: LIAA



“completely in favor” of **more retail shops**. In response to the question, “Do you favor business and economic development in Pleasanton and Bear Lake Townships outside the Village of Bear Lake?” - approximately 71% of the respondents said **yes** and approximately 39% said **no**. *... Adds up to 110%*

Topic: Housing and Neighborhoods

In response to the question, “Where would you like to see most of the new housing developed?” - In most cases, the negative response was relatively high, with “no new housing” or “very few housing” receiving 38 to 43% of all responses for **In the Village of Bear Lake, In Bear Lake Township, In Pleasanton Township** and in **Groups or Clusters outside the Village**. Out of the six options, 38% of the respondents noted they would like to see “some new housing units” or “many new housing units” **next to the Village in the Townships** and 35% of the respondents noted they would like to “see some new housing units” or “many new housing units” **near existing country side roads**.

In response to the question, “What types of future residential housing would you favor in the Bear Lake Community?” - Over 50% of the respondents said they were “totally opposed” to the **conversion of homes to multi-family dwellings** and 63% were “totally opposed” to **mobile home parks**. Out of the eight options, 51% of the respondents said they would be “somewhat in favor” or “completely in favor” of **single family dwellings on large lots**, 47% of the respondents said they would be “somewhat in favor” or “completely in favor” of **single family dwellings on very large lots** and Nearly 57% of the respondents said they would be “somewhat in favor” or “completely in favor” of **senior housing**.

Topic: Recreation and Tourism

In response to the question, “Are you satisfied with the quality and quantity of recreation facilities in the Bear Lake Community?” - 56% of the respondents said **yes** while 44% said **no**. In response to the question, “How important are the following features to recreation & tourism for the community?” - 53% of the respondents revealed it was “somewhat important” to “very important” to **expand non-motorized trails** and 58% said it was “somewhat important” to “very important” to **provide additional public access to Bear Lake**.

Topic: Public Facilities

In response to the question, “To support business and economic development, would you favor the expansion of the public water supply system in and around the Village if you did not have to pay any fees or taxes?” - approximately 80% of the respondents said **yes** and 18% said **no**. In response to the question, “To support business and economic development, would you favor the construction of a public sewer and wastewater treatment system in and around the Village if you did not have to pay any fees or taxes?” - approximately 82% of the respondents said **yes** and 18% said **no**. In response to the question, “Which of the following municipal facilities/services would you like to see constructed or improved?” - 88% of the respondents noted **maintenance of roads** as “somewhat important” to “very important”.

Topic: Natural Resources

In response to the question, “Do you believe it is important to protect the water quality of the lakes, streams and groundwater of the Bear Lake Community?” - 98.4 of the respondents said **yes** and 1.6% said **no**. In response to the question, “Which things would you favor local government doing to protect

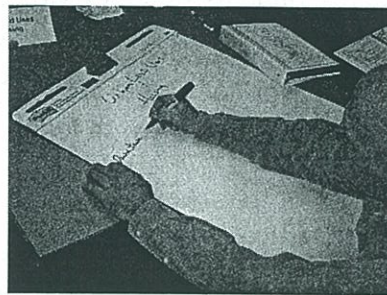


water quality?" - at least 74% of the respondents responded as "somewhat in favor" to "completely in favor" of all four choices, **Reduce Runoff from Streets & Parking; Maintain Shoreline Vegetation; Require Maintenance of Septics; and Protect from Invasive Species.** In response to the question, "How important do you think it is for the community to preserve the following natural features?" - 77% of the respondents said **open space (field & wetlands)** were "somewhat important" to "very important", 83% of the respondents said **farms & orchards** were "somewhat important" to "very important" and 89% said **wildlife habitat** were "somewhat important" to "very important".

Public Meetings

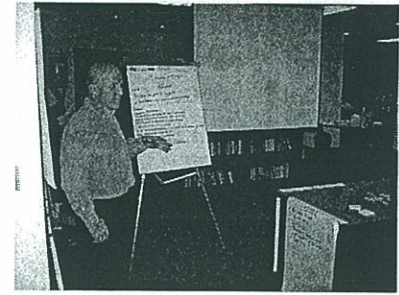
To solicit public opinion, the Planning Commission convened three large public meetings. Notice for each meeting was well publicized through articles in the newspaper and postings at municipal offices. In addition, flyers were distributed at grocery stores, and posters were placed in store fronts and public buildings. Notice for each public meeting was also personally advertised (word of mouth) by members of the Planning Commission.

Picture 7.1
December 18, 2006



Source: LIAA

Picture 7.2
December 18, 2006



Source: LIAA

Meeting One: December 18, 2006

At the project kick-off meeting, LIAA staff members walked interested citizens through a description of the planning process. In addition, citizens were presented with a brief social and physical profile of the community. Citizens then engaged in several exercises to help identify a *Vision* for the Community. In the first exercise, participants were

asked to describe what they loved about the community and what they are most concerned about. Next, participants were asked to develop several "statements" describing their vision of what the Bear Lake Community could look like in 25 years. Finally, participants were organized in groups and asked to describe the **Strengths, Weaknesses, Opportunities, and Threats** (SWOT) of the community organized under six topic headings: Economy and Employment; Arts, Culture and Humanities; Government Services and Infrastructure/Agriculture, Natural Resources and Recreation; Youth and Education; and Urban Land Uses and Housing. The ideas expressed during each exercise were collected on flip-charts and discussed. In general, when asked what do you love about the Bear Lake Community? - participants noted natural resources, self-reliance and small town atmosphere. When asked, what are you most concerned about in the Bear Lake Community? - participants noted the lack of jobs and economic opportunities, water quality, Milfoil and inappropriate behavior on Bear Lake. When asked to list statements describing the vision of the Bear Lake Community in 2030, participants said, charming village, vibrant downtown, rural character maintained, greenery, and diverse agriculture. A complete list of the responses from these questions and results from the SWOT exercise can be found in *Appendix L*.



Meeting Two: April 18, 2007

The second public meeting began with a presentation of a draft Bear Lake Community Vision Statement (stated below). This vision was derived from the comments and suggestions provided by participants of the first public meeting and discussions among the planning commission at their regularly scheduled meetings. The vision statement is intended to establish the foundation upon which the plan's goals and objectives are based.

*In 2030, the **Bear Lake Community** is a healthy mix of active farms, beautiful natural areas and rural residences surrounding a vibrant village with small town charm and modern amenities. The people of the **Bear Lake Community** are friendly, cooperative, and work together to support community events, preserve and rehabilitate downtown buildings, develop new businesses, and manage the area's agricultural and natural resources. From the pristine natural areas of the surrounding landscape to the lively streets of downtown, the **Bear Lake Community** offers residents and visitors of all ages, access to modern schools, a broad spectrum of services, healthy waterways, park and recreation facilities, a vibrant downtown, engaging community events, and employment opportunities.*

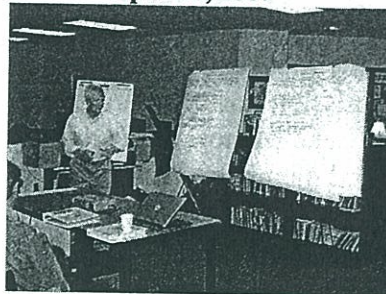
After a brief discussion on how the vision statement was established, participants provided the following comments and suggestions. Each idea, comment and suggestion was collected on flip-charts and discussed, including:

- Please mention Bear Lake specifically
- Please consider how important ground water is to the community
- Consider "acting" to protect the greater watershed
- Define "beautiful natural areas"

After further discussion concerning the comments suggestions about the draft vision statement, participants were asked to convene into small groups, under six topics of interest: General Land Use and Development; Downtown and Economic Development; Housing and Neighborhoods; Recreation and Tourism; Public Facilities; and Natural Resources and the Environment. Each group was

presented with a preliminary set of goals and objectives pertaining to the topic they selected. The preliminary goals and objectives were derived from the answers provided at the first meeting (including the responses of the SWOT analysis) and discussions among the planning commission at their regularly scheduled meetings. Group members were asked to discuss and suggest comments and revisions to each goal and objective statement. Group members were then asked to prioritize each goal and objective as high, medium, or low. After about twenty minutes of discussion, participants were asked to convene under a different topic and the exercise was repeated. After the exercise, the ideas, comments, suggestions and revisions from each group was collected and discussed. In general, most of the

Picture 7.3
April 18, 2007



Source: LIAA

Picture 7.4
April 18, 2007



Source: LIAA



preliminary goals and objectives discussed received a high or medium priority. In addition, a few language revisions were suggested for some of the goals and objectives. A complete list of the responses (in CAP/~~STRIKE~~ form) from these exercises can be found in *Appendix M*.

Meeting Three: August 20, 2007

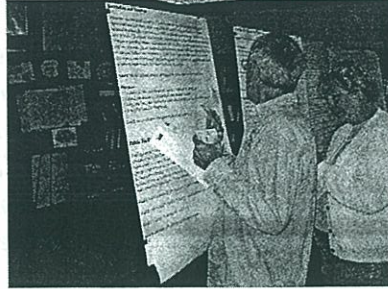
The third public meeting began with a review of the planning process and a presentation of the results from the community-wide survey. After a brief discussion, members of the Bear Lake Community Planning Commission presented a revised set of goals and objectives. The revised goals and objectives were derived from

responses collected at the two previous public meetings

(including the preliminary goals and objectives discussed at the second public meeting), discussions among the planning commission at their regularly scheduled meetings and community survey results. LIAA staff members then presented the draft Future Land Use Map and Definitions. After another brief discussion, participants were asked to place comments (using yellow sticky notes) directly on large print-outs of each goal and objective and the future land use map and definitions. In addition participants were asked to submit comments directly on large print-outs of the draft *strategies* of the plan.

Throughout the exercise, Planning Commission members convened around the large print-outs to help answer and/or clarify questions. At the end of the exercise, all the comments and suggestions submitted on yellow sticky notes were collected. Each comment was then discussed at the next scheduled meeting of the planning commission. A complete list of the responses from this meeting can be found in *Appendix N*.

Picture 7.5
August 20, 2007



Source: LIAA

Picture 7.6
August 20, 2007



Source: LIAA

Public Official Informational Meeting: May 14, 2007

In an effort to inform public officials from the three jurisdictions about the progress and results from the first phases of the planning process, the planning commission hosted an informal “informational” meeting at the Bear Lake Manor. Planning commission members, township board members, village council members and other public officials from the three jurisdictions were invited. Interested citizens of the Bear Lake Community were also welcome to attend. With about 30 people in attendance, LIAA staff members provided a presentation outlining the progress and results of the two public meetings, results from the community-wide survey and the next steps toward adoption of the new comprehensive plan.

Picture 7.7
Bear Lake Manor



Source: LIAA

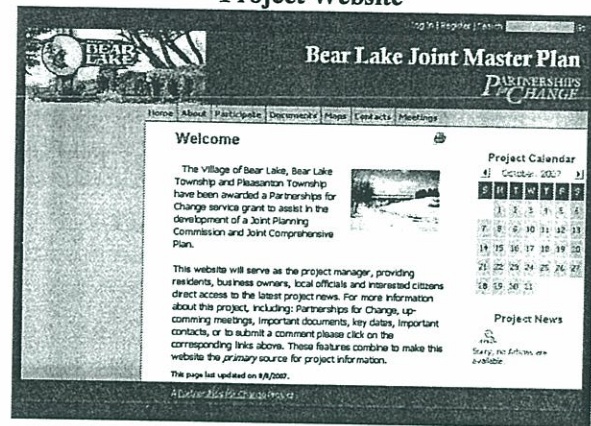


Project Website

For the purpose of providing an open and citizen driven planning process, a project website was established - (<http://www.partnershipsforchange.cc/bearlake>).

Among other things, the website provided interactive mapping, direct access to information on meeting dates, important documents, draft chapters of the plan and meeting handouts. In addition, the website provided a "forum" in which citizens could voice their opinion or post comments on all of the questions posed at each of the public meetings and the draft comprehensive plan.

Figure 7.2
Project Website





Chapter Eight - Community Goals and Objectives

This chapter outlines and describes the collective vision for the future of the Bear Lake Community. This *Vision Statement* and the associated *Goals and Objectives* were developed through a broad-based, community planning process, involving both citizens and public officials. The *Vision Statement* incorporates phrases coined by the participants at several public planning meetings. The vision statement is the expressed future vision of the Bear Lake Community. The vision statement also conceptualizes the values upon which the goals and objectives are developed.

Vision Statement

In 2030, the ***Bear Lake Community*** is a healthy mix of active farms, beautiful natural areas and rural residences surrounding a vibrant village with small town charm and modern amenities. The people of the ***Bear Lake Community*** are friendly, cooperative, and work together to support community events, preserve and rehabilitate downtown buildings, develop new businesses, and manage the area's agricultural and natural resources. From the pristine natural areas of the surrounding landscape to the lively streets of downtown, the ***Bear Lake Community*** offers residents and visitors of all ages, access to modern schools, a broad spectrum of services, healthy waterways, park and recreation facilities, a vibrant downtown, engaging community events, and employment opportunities.

Goals and Objectives

The goals and objectives outlined in this chapter address several issues highlighted throughout the community-wide planning process. The goals and objectives were established by the Joint Planning Commission after considerable discussion concerning: the current social, economic and land use trends; the previous goals and objectives outlined in the 2002 Bear Lake Township Comprehensive Plan and the 1999 Pleasanton Township Land Use Plan; and the extensive public planning process including, a community-wide survey and three large public meetings. The goals and objectives are organized under six primary topics: General Land Use and Development; Downtown and Economic Development; Housing and Neighborhoods; Recreation and Tourism; Public Facilities; and Natural Resources and the Environment.



General Land Use and Development

The primary focus of this topic is the geographic distribution and arrangement of land uses across the Bear Lake Community. Through planning and land use regulation, the community can limit land use conflicts, encourage harmonious development, and preserve a high quality of life. Census data reveals that the Bear Lake Community has and will continue to see very modest population growth. However, most of the residential development that has occurred has been concentrated in the Townships. Based on survey data and public comments, residents want to maintain the Bear Lake Community's rural character, small town appeal and preserve farmland and open space. At the same time, the community wants to preserve private property rights and provide development options for local land owners. Therefore the comprehensive plan promotes a pattern of land uses - current and future - that help to retain these characteristics.

Goal A.

A rural community, including active farms, natural features and scenic qualities in most areas outside the Village that considers private property rights

Objectives:

1. Farming in the two Townships (including truck farming)
2. High density development in appropriate areas and open space preservation
3. "Agri-tourism"
4. Natural buffers around inland lakes, streams, wetlands and other sensitive natural resources
5. A clear and Enforceable trash and blight Ordinance
6. Rural roadways
7. Planned Unit Development (PUD) approaches to future developments
8. Protection of the rural historical assets of the community
9. Appropriate sign regulations
10. Aesthetically appealing commercial areas outside the Village that blend in with the rural character
11. Adequate buffering or screening around commercial and residential areas

Goal B.

Joint planning and zoning that continually responds to community needs

Objectives:

1. A new joint zoning ordinance, adopted by the Village of Bear Lake, Bear Lake Township and Pleasanton Township
2. An accurate and up-to-date comprehensive plan
3. Greater awareness of land use issues facing the Bear Lake Community
4. Greater community awareness of tools and techniques that focus on land use planning
5. Citizens and key-stakeholders involved in planning and decision-making groups



Downtown and Economic Development

This topic concerns community-wide economic development with a special focus on the Village of Bear Lake. Through land use planning and regulation, capital improvements and infrastructure investments and cooperative civic action, the community can encourage downtown and economic development while guiding the quality and character of that development. Based on survey data and public discussions, community residents are strongly in favor of new economic development in the Village, with a focus on service and improved cultural opportunities.

Goal A.

Increased levels of economic activity and employment in and immediately adjacent to the Village of Bear Lake, emphasizing commercial development associated with human services, retail, tourist services, in-home businesses and resort development

Objectives:

1. Financial assistance from programs provided by state agencies for downtown development
2. New and existing businesses in downtown Bear Lake

Goal B.

Key public utilities necessary to support current and increased commercial activity and residential development in the Village of Bear Lake and areas adjacent to the Village

Objectives:

1. Participation of the Village of Bear Lake in a clear plan and management entity for a new waste-water and storm-water management system
2. A wastewater collection and disposal system (sewer) in or near the Village of Bear Lake
3. An improved storm-water management system (sewer) in or near the Village of Bear Lake
4. An improved public water supply system in or near the Village of Bear Lake
5. Funding mechanisms to help pay for new infrastructure and utilities

Goal C.

A more interesting, culturally active and aesthetically appealing downtown Bear Lake

Objectives:

1. Properly maintained and universally accessible sidewalks that provide a connection from residential areas to downtown Bear Lake
2. Additional local activities and events for participation by residents and visitors
3. Civic buildings located in downtown Bear Lake
4. Attractive civic amenities (e.g. crosswalks, light posts, trees and plantings and utilities) in downtown Bear Lake



Housing and Neighborhoods

This topic focuses on housing and neighborhood characteristics. Based on public discussion and survey data, community members are interested in having some additional residential development in and near the Village of Bear Lake. Citizens have also expressed concerns that existing neighborhoods and new neighborhoods be attractive, close to services and well integrated. On the other hand, there is some interest in limiting the amount and placement of new, low-density residential development.

Goal A.

Residential areas with strong neighborhood structure, access to services and strong property values

Objectives:

1. Limited incompatible and detrimental uses encroaching into residential areas
2. Limited residential development in flood plains, wetlands and important natural resource areas ("unique or special")
3. Reasonable setbacks, minimum building sizes, appropriate lot configuration and quality construction for new development
4. Pedestrian, bicycle and automobile access to parks, schools, downtown and existing and future neighborhoods near the Village

Goal B.

A modest increase in overall population and residential housing

Objective:

1. New residential development in and near the Village of Bear Lake
2. Additional housing for the community seniors



Recreation and Tourism

This topic focuses on the related topics of recreation and tourism. Through planning and capital improvements and community organizing efforts, the community can develop new recreation facilities that enhance the overall quality of life for area residents and encourage families to stay in the area. In review of discussions with community residents and survey results, there has been a strong emphasis on providing for improved and new recreation facilities. In addition, there has been a strong emphasis on providing for more cultural activities in the community. Therefore, this plan should focus on recreation facilities and community events that can be expanded and promoted, along with the area's unique natural resources, to increase the quality of life for local and seasonal residents and to increase the visibility of the Bear Lake Community for tourism.

Goal A.

New recreational facilities and high-quality maintenance for existing facilities

Objectives:

1. An additional public park for general recreation with access to Bear Lake
2. Updated and adequately maintained park and recreation facilities
3. Biking and hiking trails that connect to areas around Bear Lake
4. A fully developed DNR boat launch (Big Bay)

Goal B.

Increased tourism throughout the Bear Lake Community



Public Facilities

This topic concerns the availability, sufficiency, location and placement of key infrastructure and services across the Bear Lake community. Through planning, land use regulations and capital improvements the community can focus on the placement of infrastructure and community services in appropriate areas that serve area residents and maintain the rural character and small town appeal of the Bear Lake community. As noted in the survey and public discussions, there is strong interest in the provision of services as it relates to economic development. Other infrastructure concerns include roads, bridges and sidewalks. Service concerns might also include public safety and fire suppression.

Goal A.

Well-maintained public and private roads assuring that no parcel is land locked

Goal B.

New culturally significant facilities

Goal C.

A variety of transportation choices

Goal D.

Adequate services for community seniors

Goal E.

A clean and adequately maintained public restroom in the downtown area



Natural Resources and the Environment

This topic covers the general concerns related to the preservation of environmental quality and opportunities for protecting and benefiting from the natural resources of the community. Recent survey results and public discussions with citizens have revealed a concern over water quality, both current and future (e.g. runoff, groundwater). There is also a big appreciation for lakes, open space, forests and other natural resources as well as the recreational opportunities associated with these resources.

Goal A.

A clean, safe and protected watershed, including groundwater and the lakes and rivers of the Bear Lake Community

Objectives:

1. Educational workshops and materials about preserving water quality
2. Protections from groundwater contamination (specifically in the wellhead protection area)
3. Protections for the area's wetlands

Goal B.

Clean, safe and protected natural features and open space

Objectives:

1. A thorough inventory of the unique natural habitats within the natural features of the Bear Lake Community
2. Partnerships with local agencies to preserve natural features and open spaces
3. The retention of natural vegetation
4. Effective land conservation tools that preserve natural features and open space
5. Protected wetlands, woodlands and other important wildlife habitat
6. Wildlife areas free of and/or unharmed by invasive species

Goal C.

A community free of harmful environmental contamination

Objectives:

1. Educational workshops and materials about preventing pollution
2. Prevention of pollution



Chapter Nine - Comprehensive Plan Strategies

This chapter outlines a series of implementation recommendations and strategies to achieve the goals and objectives of the comprehensive plan. The recommendations and strategies outlined in this chapter were established by the Joint Planning Commission after considerable discussion concerning the most logical and practical way to achieve the goals and objectives of the plan and in response to an analysis of the current social, economic and land use trends, the previous goals and objectives outlined in the 2002 Bear Lake Township Comprehensive Plan and the 1999 Pleasanton Township Land Use Plan, and the extensive public planning process that included, a community-wide survey and three large public meetings. The recommendations and strategies in this chapter are organized under the six primary topics: General Land Use and Development; Downtown and Economic Development; Housing and Neighborhoods; Recreation and Tourism; Public Facilities; and Natural Resources and the Environment.

General Land Use and Development

Goal A.

A rural community, including active farms, natural features and scenic qualities in most areas outside the Village that considers private property rights.

Strategies

1. Develop and adopt a comprehensive zoning ordinance, including provisions for:
 - a) Cluster development;
 - b) Buffering and/or screening around commercial and residential areas;
 - c) Buffering and/or screening along roadways;
 - d) Planned Unit Development (PUD's);
 - e) Mixed uses in appropriate locations;
 - f) Density bonuses as a reward for maintaining existing natural features and vegetation and preserving open space;
 - g) Buffering and/or screening around important natural features (e.g. wetlands);
 - h) The preservation of important view-sheds;
 - i) Design guidelines for rural commercial areas;
 - j) Joint driveways and alternate access points;
 - k) Shared parking lots in the rear of buildings;
 - l) Alternative surface materials;
 - m) Context appropriate signage;
 - n) Appropriate stormwater control and detention; and
 - o) Established pedestrian pathways connecting building entrances and parking facilities
2. Consider Open Space/Farmland Preservation Plans
3. Work together on the development of an ordinance that regulates:
 - a) The size and placement of signs
 - b) Blight and trash
4. Work together to support the consistent and fair enforcement of ordinances
5. Work together to identify and promote centennial farms
6. Work together to inform local farmers of Farmland and Open Space Programs (e.g. PA 116)



7. Work together to determine opportunities and methods for providing “agri-tourism”

GOAL B.

Joint planning and zoning that continually responds to community needs

Strategies:

1. Develop and prepare a unified zoning ordinance
2. Adopt the unified zoning ordinance (Village of Bear Lake, Bear Lake Township and Pleasanton Township)
3. Review and update the comprehensive plan (required at least every five years)
4. Conduct a series of educational workshops and programs to increase public understanding of land use issues facing the Bear Lake Community
5. Invite citizens and key-stakeholders to engage in planning and decision-making groups
6. Periodically convene a meeting of all elected and appointed officials, including the Bear Lake School, the Village of Bear Lake, Bear Lake Township and Pleasanton Township

Downtown and Economic Development

Goal A.

Increased levels of economic activity and employment in and immediately adjacent to the Village of Bear Lake, emphasizing commercial development associated with human services, retail, tourist services, in-home businesses and resort development

Strategies:

1. Develop a comprehensive economic inventory and market study of the village area, including workforce capacity, available commercial sites, development opportunities and strategies for attracting new businesses and consumers
2. Seek out and contact absentee building owners whose properties in the community appear to be vacant, abandoned and/or in need of significant repair to discuss redevelopment options
3. Increase communication and nurture cooperation between citizens and groups interested in the continued success and viability of the downtown area
4. Work with local business owners, developers and other interested citizens to create and conduct an economic development program, including:
 - a) educational workshops for business owners on current consumer trends, marketing and advertising strategies; and
 - b) recruitment strategies to actively seek out successful businesses looking to relocate in the region; and
 - c) special store hours or open houses during community events; and
 - d) a job retention training program
5. Engage state agencies on opportunities and programs that would provide financial assistance for downtown development



Goal B.

Key public utilities necessary to support current and increased commercial activity and residential development in the Village of Bear Lake and areas adjacent to the Village

Strategies

1. Engage public officials from the Village of Bear Lake about renewing participation in the Bear Lake Pleasanton Area Utility Authority (BLPAUA)
2. Work with the BLPAUA to develop and pursue a new strategy that will establish a comprehensive wastewater disposal system & stormwater management system in and near the Village
3. Study and assess the need for an improved public water supply system in and near the Village

Goal C.

A more interesting, culturally active and aesthetically appealing downtown Bear Lake

Strategies

1. Develop a downtown re-development and streetscape plan to guide capital improvements (e.g. crosswalks, light posts, trees and plantings and burying electric and phone infrastructure) and other public and private investment toward improving connections with nearby neighborhoods, parks, schools and recreation areas, expanding local business patronage and create a more aesthetically appealing downtown
2. When constructing new civic buildings in the downtown area, consider architectural styles, building sizes, roof angles and building shapes that will maintain a consistent character.
3. Study and consider the implementation of design guidelines for the downtown area of the Village
4. Establish a historical recognition program for buildings in the downtown
5. Include provisions for parking lots that address placement, the size, access and landscaping in site plan review
6. Place “dark sky” lighting or place shields over new decorative light fixtures to direct light downward, enhance community character and preserve dark skies
7. Establish a way-finding system to enhance knowledge of the unique features and places of the Bear Lake Community
8. Establish a façade improvement program
9. Establish incentives for the adaptive reuse of buildings in the downtown
10. Develop appropriate sign regulations for downtown businesses
11. Establish a farmers market in or near the Village
12. Study and review the comments and suggestions outlined in the Michigan State University Small Town Design Initiative



Housing and Neighborhoods

Goal A.

Residential areas with strong neighborhood structure, access to services and strong property values

Strategies:

1. Develop and enforce a blight and trash ordinance
2. Provide incentives for new residential development to maintain naturally occurring vegetation
3. Incorporate into the new joint zoning ordinance, provisions for:
 - a) Minimum lot-to-width ratios; and
 - b) Sidewalks, pathways and other connections for pedestrians and vehicles between developments and neighborhoods; and
 - c) Stormwater runoff

Goal B.

A modest increase in overall population and residential housing

Strategies

1. Identify appropriate locations for a wide range of housing opportunities

Recreation and Tourism

Goal A.

New recreational facilities and high-quality maintenance for existing facilities

Strategies

1. Develop and adopt a comprehensive recreation plan that outlines improvements to current recreation facilities, the development of future recreation facilities, capital improvement expenditures, programming options and funding mechanisms. This process will include the following activities:
 - a) Establish a multi-jurisdictional recreation advisory committee to oversee and guide the recreation master planning process;
 - b) Conduct a survey (if still needed) with all citizens in the Bear Lake Community on the types of activities and programming they want in their community; and
 - c) Submit a Recreation Plan to the Michigan Department of Natural Resources
2. Establish a land acquisition program to acquire land that will provide for recreation activities and trail development
3. Establish a community-wide "friends for recreation" group devoted to the promotion and support of recreation in the Bear Lake community
4. Work with the Bear Lake School to coordinate, support and manage recreation facilities



Goal B.

Increased tourism throughout the Bear Lake Community

Strategies

1. Develop and implement a comprehensive marketing program for community festivals (Bear Lake Days) and other events that focus on recreation and family activities
2. Identify and promote local youth programs such as 4-H and church youth groups
3. Seek out existing community organizations to develop new community events
4. Develop one additional festival or event for the Bear Lake Community
5. Support the development of a community-wide “friends group” devoted to the promotion and support of cultural and Tourism activities in the Bear Lake Community

Public Facilities

Goal A.

Well-maintained public and private roads assuring that no parcel is land locked

Strategies

1. Work with the Manistee County Road Commission and other local agencies to maintain all roadways within the Bear Lake Community

Goal B.

New culturally significant facilities

Strategies

1. Support the development of a community-wide “friends group” devoted to the promotion and support of cultural facilities in the Bear Lake Community

Goal C.

A variety of transportation choices

Strategies

1. Conduct a transportation study to help determine future needs and investments
2. Work with existing services to provide adequate public transportation options for Bear Lake Citizens
3. Provide for a community-wide non-motorized trail system

Goal D.

Adequate services for community seniors

Strategies:

1. Conduct a survey to establish the needs and priorities of community seniors



Goal E.

A clean and adequately maintained public restroom in the downtown area

Strategies:

1. Study the feasibility of building and maintaining a public restroom in the downtown area

Natural Resources and the Environment

Goal A.

A clean, safe and protected watershed, including groundwater and the lakes and rivers of the Bear Lake Community

Strategies

1. Complete an inventory and hazard assessment of current activities and facilities within the wellhead protection area
2. Help develop and distribute informational brochures and other materials on methods to protect and maintain water quality.
3. Incorporate into the new joint zoning ordinance, provisions for:
 - a) Building setbacks of at least 50 to 100 feet along wetlands, rivers, and lakes;
 - b) Stormwater management;
 - c) The retention of natural vegetation along shorelines; and
 - d) A wetland overlay zone
4. Work with local organizations to develop and implement a *rain-garden* program
5. Study the feasibility of underground stormwater infiltration systems under large community parking lots
6. Conduct a thorough wetland inventory

Goal B.

Clean, safe and protected natural features and open space

Strategies

1. Contact and work with state agencies and local conservation groups to assist with natural resource protection
2. Convene a series of workshops and make available information on conservation tools (e.g. PDR, TDR, conservation-easements, estate donations, local taxes, grant proposals or other programs) that assist citizens and local officials in preserving open space
3. Study options for ridgeline development
4. Provide incentives for developments that incorporate woodland protection and other natural features
5. Work with state and local agencies to understand potential wildlife corridors



Goal C.

A community free of harmful environmental contamination

Strategies

1. Develop and adopt a comprehensive zoning ordinance, including provisions for:
 - a) Low maintenance landscape buffers and screening; and
 - b) Alternative surface materials; and
 - c) Appropriate stormwater control and detention
2. Study and initiate programs and/or regulations that will limit the amount of fertilizers, pesticides and human waste that reaches community waterways



Chapter Ten - Future Land Use & Strategies For Implementation

This chapter of the comprehensive plan describes the future land use plan of the Bear Lake Community. This chapter also outlines a general timeline for the implementation of key development strategies for the Bear Lake Community.

The future land use plan is the general framework upon which land use and policy decisions in the Bear Lake Community will be guided for the next 25 years. The future land use plan is based upon a careful consideration of several dynamic factors, including: community character, existing land use and development trends, environmental features, community services and extensive public input (e.g. public meetings, community survey). It is important to note, the future land use plan is a general concept (often referring to large areas) for the future development of the Bear Lake Community, whereas the zoning ordinance is the specific (down to the parcel) implementation tool for future land use regulation. Together *Maps 17 and 17a* depict the future seven land use district designations for the Bear Lake Community.

Rural Residential - Agriculture/Open Space

This category is intended to provide for a mixture of rural land uses interspersed among open, undeveloped lands. Appropriate uses will include farming operations, single-family homes, outdoor recreation facilities and natural protected areas. Residents within this area will need to co-exist with farming land uses and will be subject to regulations to protect the natural environment.

Medium to High Density Residential

This category is intended to provide for areas that promote a neighborhood style land use pattern. The district will accommodate single and multi-family housing (including home occupations), churches, public services, and limited commercial uses appropriate to a neighborhood setting.

Resort Residential

This category is intended to provide for areas that promote low to medium density single and multi-family dwellings.

Mixed Use – Commercial

This category provides for a mix of commercial and residential uses. The purpose of this district is to encourage compact arrangements of commercial uses such as golf courses, financial services, health care facilities, restaurants, retail stores, and tourist-oriented services while allowing for single family and multi-family residential uses. Some commercial uses that require large lots, such as retail lumber and automobile sales, may also be acceptable.

Mixed Use - Downtown

This category provides for a mix of commercial and residential uses in and near the Village of Bear Lake and serves as the primary commercial center for the Bear Lake Community. The purpose of this district is to encourage compact building arrangements that provide for single family and multi-family housing, civic and public services facilities, and commercial and general business uses such as banking and financial services, restaurants, retail stores, and personal services. This district should also be pedestrian oriented.



Industrial

This category is intended to provide for limited *light* industrial operations such as warehousing, assembly, processing and packaging of products from previously prepared materials. The category does not include heavy commercial or manufacturing uses.

Natural Resources and Open Space

This land use category is designed to be preserved for public open space and protection. These areas have been identified as special and unique by the community.

Strategies for Implementation

The strategies outlined in this chapter reflect potential actions steps for the Bear Lake Community Planning Commission. It is important to note that the strategies and implementation schedule outlined in this plan are subject to change and update. Each strategy should be reviewed annually for accuracy, consistency and timeliness - given changing conditions. In acting on these strategies the Planning Commission should determine the time-table for planning implementation. The following tables present the priority status of each strategy. The short-term strategies should be implemented in one to two years, the mid-term strategies should be implemented in three to six years and long-term strategies should be implemented any time six years after the adoption of this plan.

Strategy Implementation Priorities

General Land Use and Development

Goal A.

A rural community, including active farms, natural features and scenic qualities in most areas outside the Village that considers private property rights

Strategies	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Develop and adopt a comprehensive zoning ordinance, including provisions for:	X		
<ul style="list-style-type: none"> a) Cluster development; b) Buffering and/or screening around commercial and residential areas; c) Buffering and/or screening along roadways; d) Planned Unit Development (PUD's); e) Mixed uses in appropriate locations; f) Density bonuses as a reward for maintaining existing natural features and vegetation and preserve open space; g) Buffering and/or screening around important natural features (e.g. wetlands); h) The preservation of important view-sheds; i) Design guidelines for rural commercial areas; j) Joint driveways and alternate access points; k) Shared parking lots in the rear of buildings; l) Alternative surface materials; m) Context appropriate signage; n) Appropriate stormwater control and detention; and o) Established pedestrian pathways connecting building entrances and parking facilities 			
2. Consider Open Space/Farmland Preservation Plans		X	
3. Work together on the development of an ordinance that regulates:	X		
<ul style="list-style-type: none"> a) The size and placement of signs b) Blight and trash 			
4. Work together to support the consistent and fair enforcement of ordinances	X	X	X
5. Work together to identify and promote centennial farms		X	X
6. Work together to inform local farmers of Farmland and Open Space Programs (e.g. PA 116)		X	X
7. Work together to determine opportunities and methods for providing "agri-tourism"		X	X

Goal B.

Joint planning and zoning that continually responds to community needs

Strategies	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Develop and prepare a unified zoning ordinance	X		
2. Adopt the unified zoning ordinance (Village of Bear Lake, Bear Lake Township and Pleasanton Township)	X		
3. Review and update the comprehensive plan (required at least every five years)		X	X
4. Conduct a series of educational workshops and programs to increase public understanding of land use issues facing the Bear Lake Community		X	X

5. Invite citizens and key-stakeholders to engage in planning and decision-making groups	X	X	X
6. Periodically convene a meeting of all elected and appointed officials, including the School Board, of the Village of Bear Lake, Bear Lake Township and Pleasanton Township		X	X

Downtown and Economic Development

Goal A.

Increased levels of economic activity and employment in and immediately adjacent to the Village of Bear Lake, emphasizing commercial development associated with human services, retail, tourist services, in-home businesses and resort development.

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Develop a comprehensive economic inventory and market study of the village area, including workforce capacity, available commercial sites, development opportunities and strategies for attracting new businesses and consumers		X	
2. Seek out and contact absentee building owners whose properties in the community appear to be vacant, abandoned and/or in need of significant repair to discuss redevelopment options		X	X
3. Increase communication and nurture cooperation between citizens and groups interested in the continued success and viability of the downtown area	X	X	X
4. Work with local business owners, developers and other interested citizens to create and conduct an economic development program, including:		X	X
a) educational workshops for business owners on current consumer trends, marketing and advertising strategies;			
b) recruitment strategies to actively seek out successful businesses looking to relocate in the region;			
c) special store hours or open houses during community events; and			
d) a job retention training program			
5. Engage state agencies on opportunities and programs that would provide financial assistance for downtown development	X	X	X

Goal B.

Key public utilities necessary to support current and increased commercial activity and residential development in the Village of Bear Lake and areas adjacent to the Village

Strategies:	Short Term	Mid Term	Long Term
1. Engage public officials from the Village of Bear Lake about renewing participation in the BLPAUA	X		
2. Work with the BLPAUA to develop and pursue a new strategy that will establish a comprehensive wastewater disposal system & stormwater management system in and near the Village	X		
3. Study and assess the need for an improved public water supply system in and near the Village		X	

Goal C.

A more interesting, culturally active and aesthetically appealing downtown Bear Lake

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Develop a downtown re-development and streetscape plan to guide capital improvements (e.g. crosswalks, light posts, trees and plantings and burying electric and phone infrastructure) and other public and private investment toward improving connections with nearby neighborhoods, parks, schools and recreation areas, expanding local business patronage and create a more aesthetically appealing downtown		X	
2. When constructing new civic buildings in the downtown area, consider architectural styles, building sizes, roof angles and building shapes that will maintain a consistent character			X
3. Study and consider the implementation of design guidelines for the downtown area of the Village		X	X
4. Establish a historical recognition program for buildings in the downtown		X	
5. Include provisions for parking lots that address placement, the size, access and landscaping in site plan review	X		
6. Place "dark sky" lighting or place shields over new decorative light fixtures to direct light downward, enhance community character and preserve dark skies			X
7. Establish a way-finding system to enhance knowledge of the unique features and places of the Bear Lake Community		X	
8. Establish a façade improvement program		X	
9. Establish incentives for the adaptive reuse of buildings in the downtown	X	X	X
10. Develop appropriate sign regulations for downtown businesses	X		
11. Establish a farmers market in or near the Village	X		
12. Study and review the comments and suggestions outlined in the Michigan State University Small Town Design Initiative		X	

Housing and Neighborhoods**Goal A.**

Residential areas with strong neighborhood structure, access to services and strong property values

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Develop and enforce a blight and trash ordinance	X		
2. Provide incentives for new residential development to maintain naturally occurring vegetation	X		
3. Incorporate into the new joint zoning ordinance, provisions for:	X		
a) Minimum lot-to-width ratios;			
b) Sidewalks, pathways and other connections for pedestrians and vehicles between developments and neighborhoods; and			
c) stormwater runoff			

Goal B.

A modest increase in overall population and residential housing

Strategies	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Determine the most appropriate locations for a wide range of housing opportunities	X	X	X

Recreation and Tourism**Goal A.**

New recreational facilities and high-quality maintenance for existing facilities

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Develop and adopt a comprehensive recreation plan that outlines improvements to current recreation facilities, the development of future recreation facilities, capital improvement expenditures, programming options and funding mechanisms. This process will include the following activities:	X		
a) Establish a multi-jurisdictional recreation advisory committee to oversee and guide the recreation master planning process;			
b) Conduct a survey (if still needed) with all citizens in the Bear Lake Community on the types of activities and programming they want in their community; and			
c) Submit a Recreation Plan to the Michigan Department of Natural Resources.			
2. Establish a land acquisition program to acquire land that will provide for recreation activities and trail development		X	X
3. Establish a community-wide "friends for recreation" group devoted to the promotion and support of recreation in the Bear Lake Community			X
4. Work with the Bear Lake Community School System to coordinate, support and manage recreation facilities		X	

Goal B.

Increased tourism throughout the Bear Lake Community

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Develop and implement a comprehensive marketing program for community festivals (Bear Lake Days) and other events that focus on recreation and family activities		X	X
2. Identify and promote local youth programs such as 4-H, church youth groups		X	
3. Seek out existing community organizations to develop new community events		X	
4. Develop one additional festival or event for the Bear Lake Community			X
5. Support the development of a community-wide "friends group" devoted to the promotion and support of cultural and Tourism activities in the Bear Lake Community			X

Public Facilities

Goal A.

Well-maintained public and private roads assuring that no parcel is land locked

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Work with the Manistee County Road Commission and other local agencies to maintain all roadways within the Bear Lake Community	X	X	X

Goal B.

New culturally significant facilities

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Support the development of a community-wide "friends group" devoted to the promotion and support of cultural facilities in the Bear Lake Community			X

Goal C.

A variety of transportation choices

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Conduct a transportation study to help determine future needs and investments		X	
2. Work with existing services to provide adequate public transportation options for Bear Lake Citizens	X		
3. Provide for a community-wide non-motorized trail system		X	

Goal D.

Adequate services for community seniors

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Conduct a survey to establish the needs and priorities of community seniors		X	

Goal E.

A clean and adequately maintained public restroom in the downtown area

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Study the feasibility of building and maintaining a public restroom in the downtown area		X	

Natural Resources and the Environment

Goal A.

A clean, safe and protected watershed, including groundwater and the lakes and rivers of the Bear Lake Community

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Complete an inventory and hazard assessment of current activities and facilities within the wellhead protection area		X	
2. Help develop and distribute informational brochures and other materials on methods to protect and maintain water quality		X	X
3. Incorporate into the new joint zoning ordinance, provisions for:	X		
a) Building setbacks of at least 50 to 100 feet along wetlands, rivers, and lakes;			
b) stormwater management;			
c) The retention of natural vegetation along shorelines; and			
d) A wetland overlay zone			
4. Work with local organizations to develop and implement a <i>rain-garden</i> program			X
5. Study the feasibility of underground stormwater infiltration systems under large community parking lots			X
6. Conduct a thorough wetland inventory		X	

Goal B.

Clean, safe and protected natural features and open space

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Contact and work with state agencies and local conservation groups to assist with natural resource protection	X	X	X
2. Convene a series of workshops and make available information on conservation tools (e.g. PDR, TDR, conservation-easements, estate donations, local taxes, grant proposals or other programs) that assist citizens and local officials in preserving open space		X	X
3. Study options for ridgeline development	X	X	
4. Provide incentives for developments that incorporate woodland protection and other natural features	X		
5. Work with state and local agencies to understand potential wildlife corridors		X	X

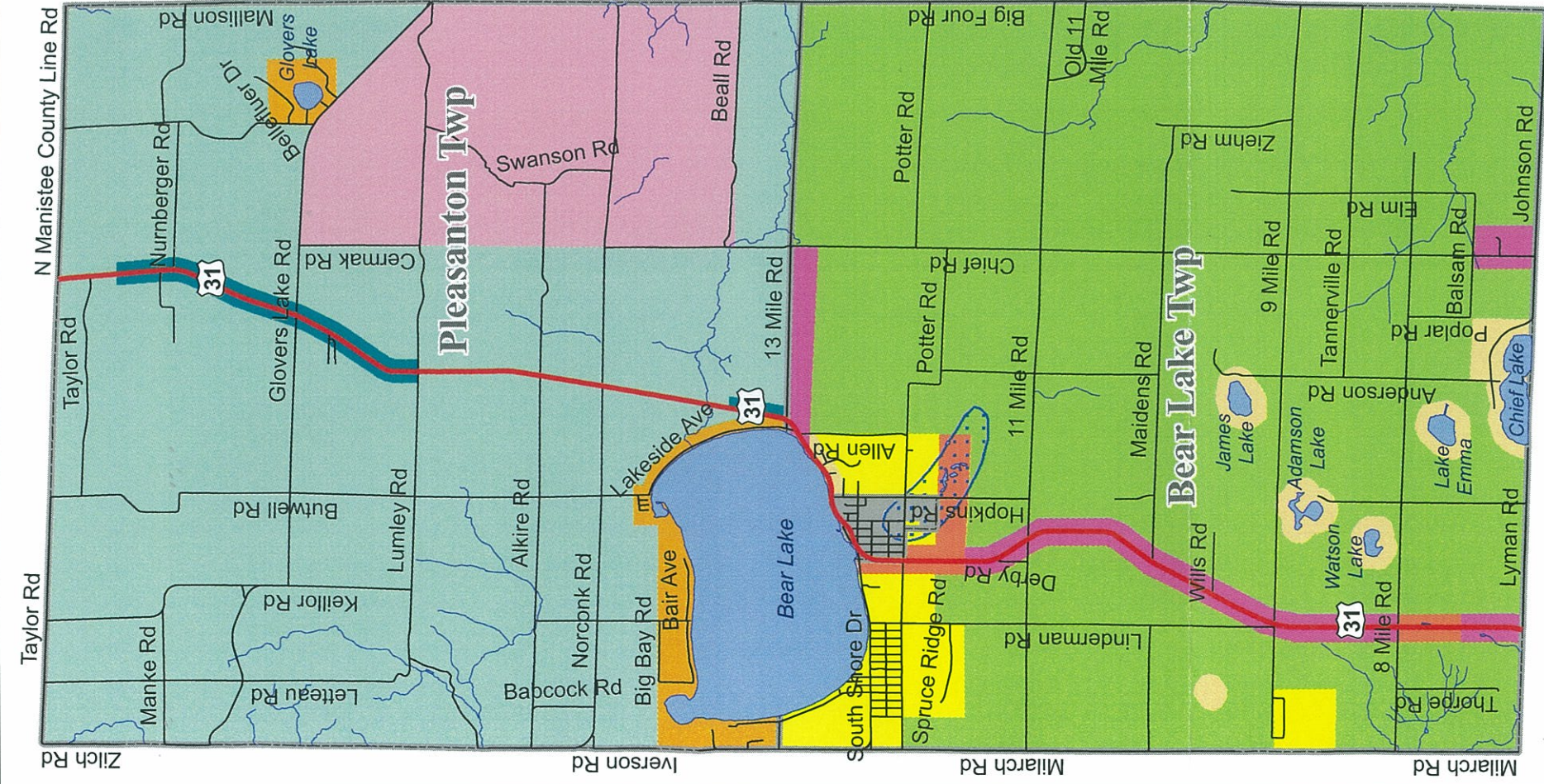
Goal C.

A community free of harmful environmental contamination

Strategies:	1 - 2 Years	3 - 6 Years	Over 6 Years
1. Develop and adopt a comprehensive zoning ordinance, including provisions for:	X		
a) Low maintenance landscape buffers and screening;			
b) Alternative surface materials; and			
c) Appropriate stormwater control and detention			
2. Study and initiate programs and/or regulations that will limit the amount of fertilizers, pesticides and human-waste that reaches community waterways	X	X	



Maps



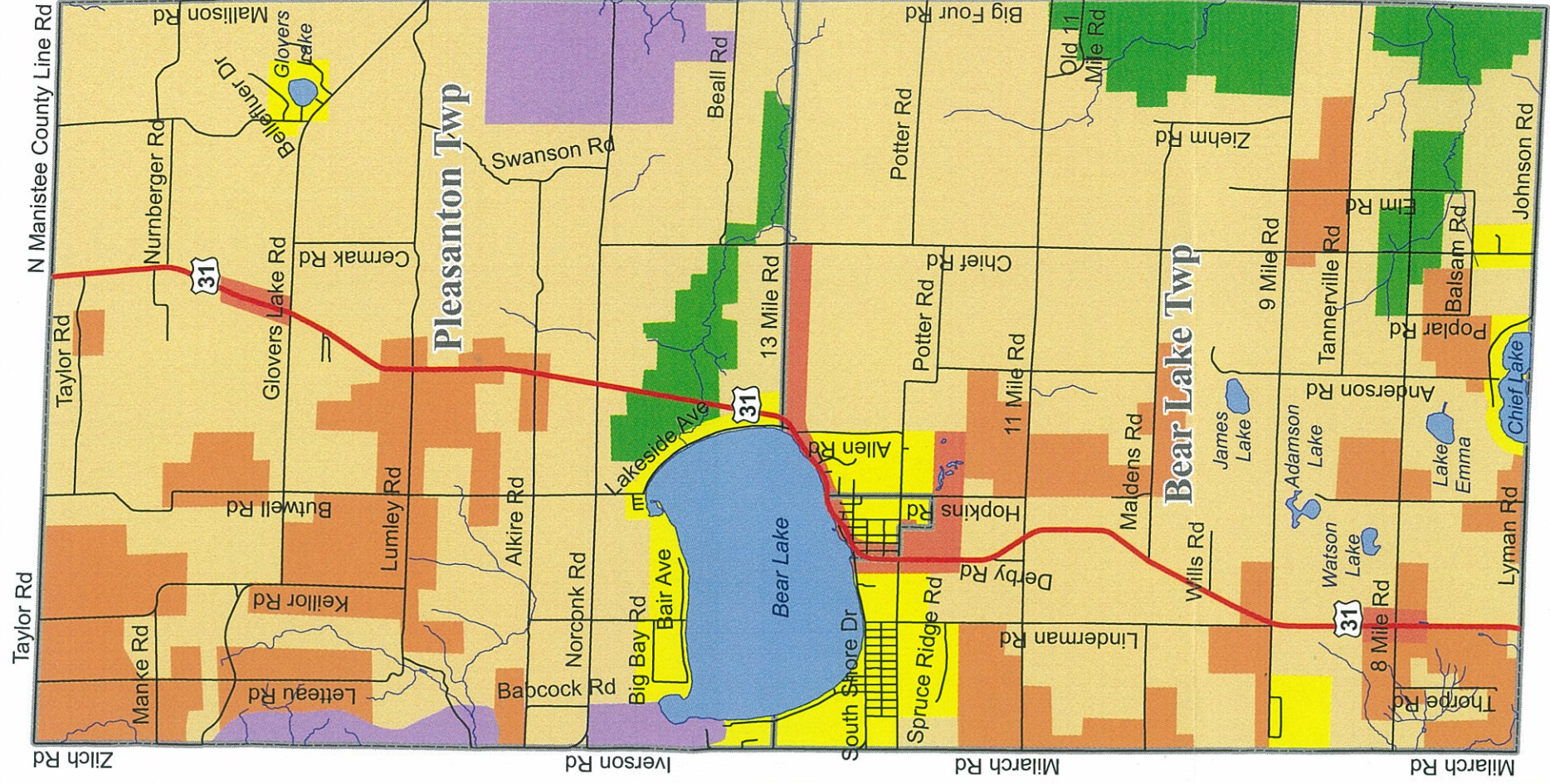
Bear Lake Community

Map 1

Zoning



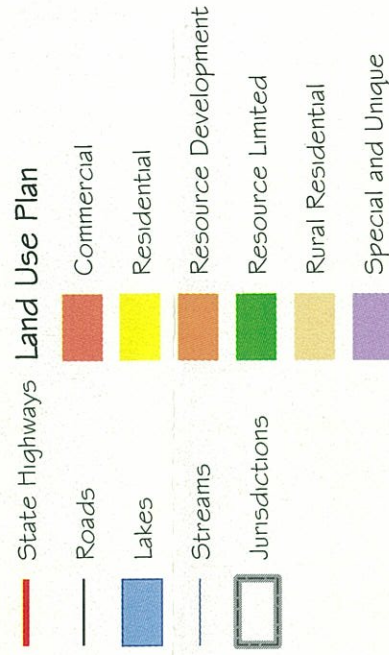
Source: Manistee County Planning Department
Michigan Center for Geographic Information,
Department of Information Technology
Michigan Department of Environmental Quality



Bear Lake Community

Map 2

Future Land Use (Previous)



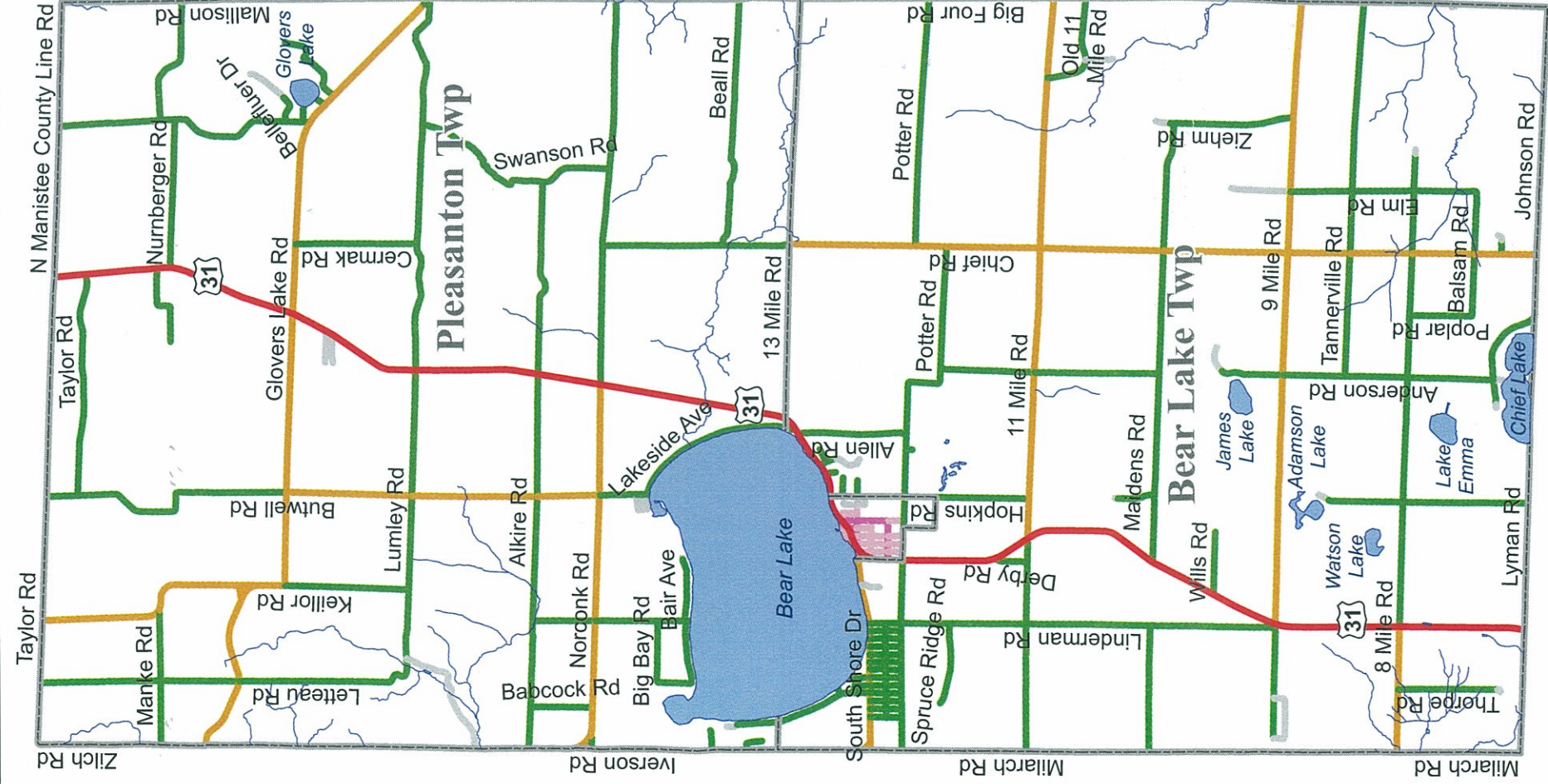
Source: Manistee Co. 1997, Land Use Plan Map
Michigan Center for Geographic Information,
Department of Information Technology

Map Prepared June 2007 by:



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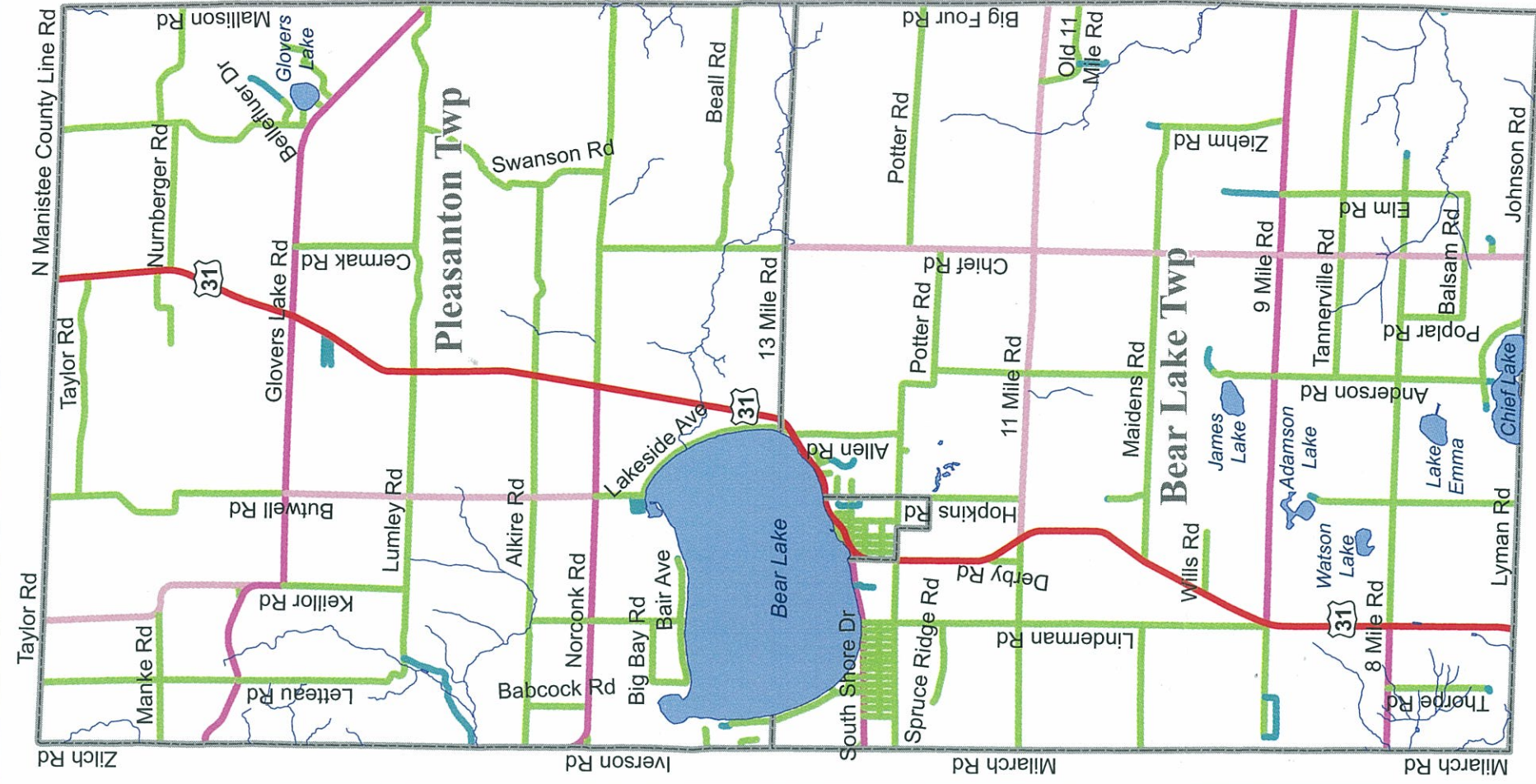


Bear Lake Community

Act-51 Road Classifications



Source: Michigan Center for Geographic Information,
Department of Information Technology



Bear Lake Community

Map 3a

Transportation Functional Classification



Source: Michigan Center for Geographic Information,
Department of Information Technology

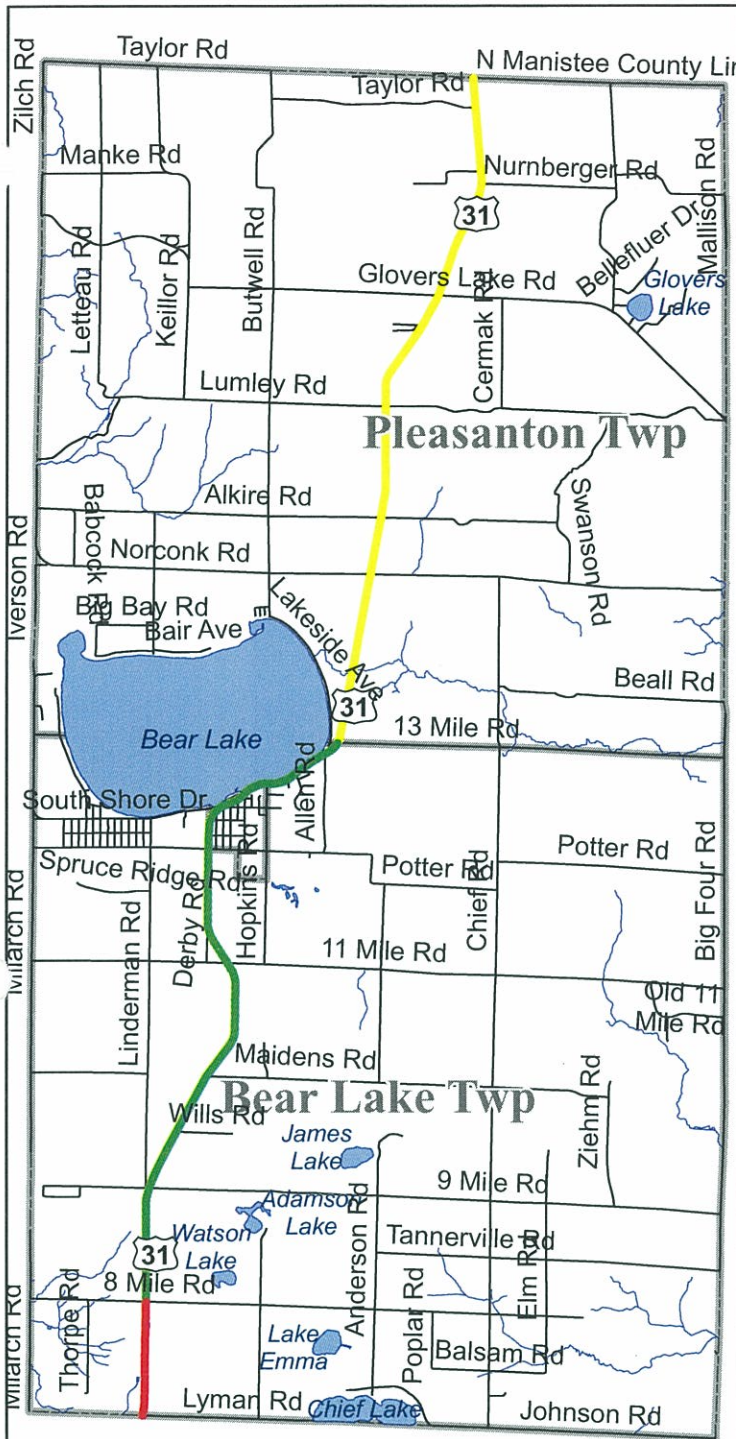


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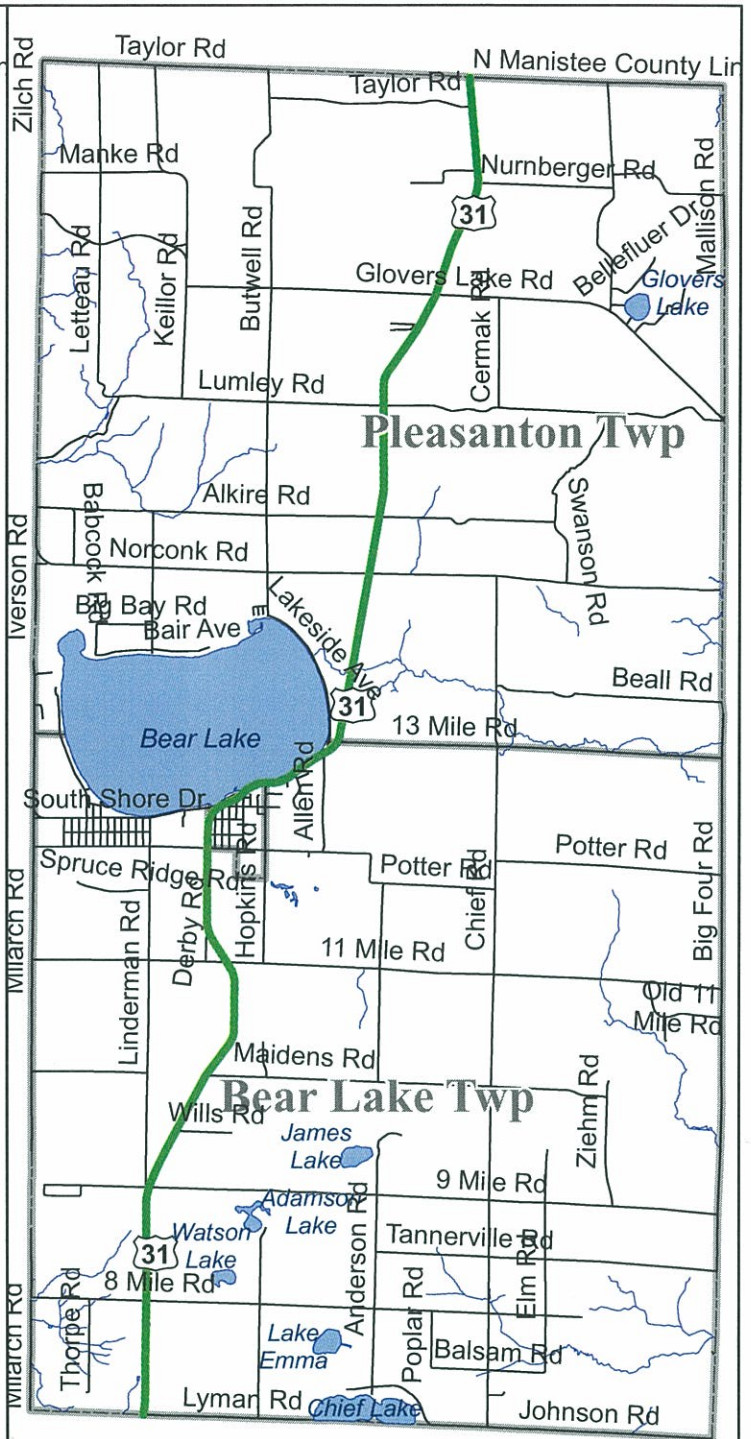
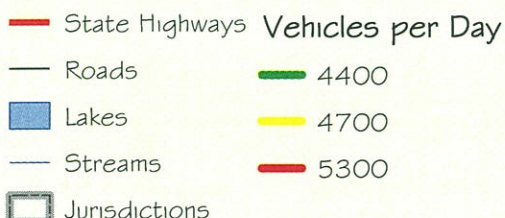
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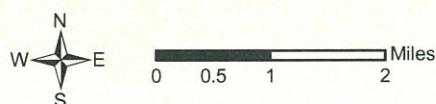
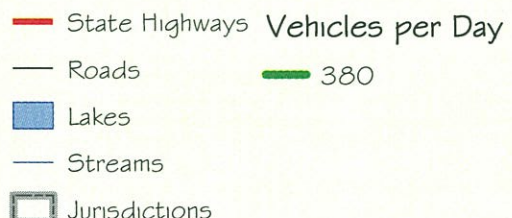
Bear Lake Community
Average Daily Traffic Volumes

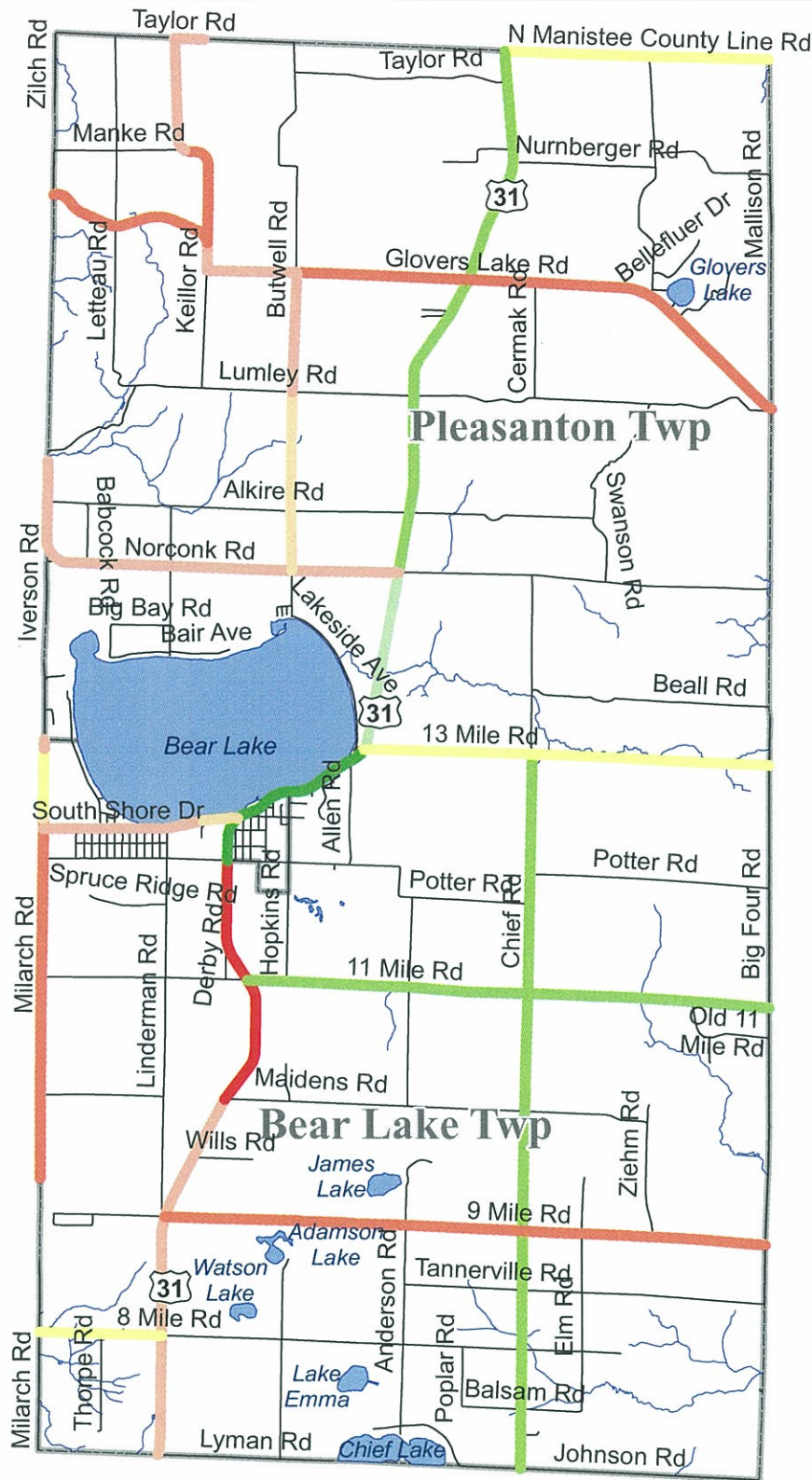
Map 4



Average Daily
Commercial Traffic Volumes

Map 4a





Bear Lake Community PASER - Roadway Rating System

Map 5

- | | | |
|----------------|---------------|---------------|
| State Highways | PASER Score | 6 - Good |
| Roads | 2 - Very Poor | 7 - Good |
| Lakes | 3 - Poor | 8 - Very Good |
| Streams | 4 - Fair | 9 - Excellent |
| Jurisdictions | 5 - Fair | |



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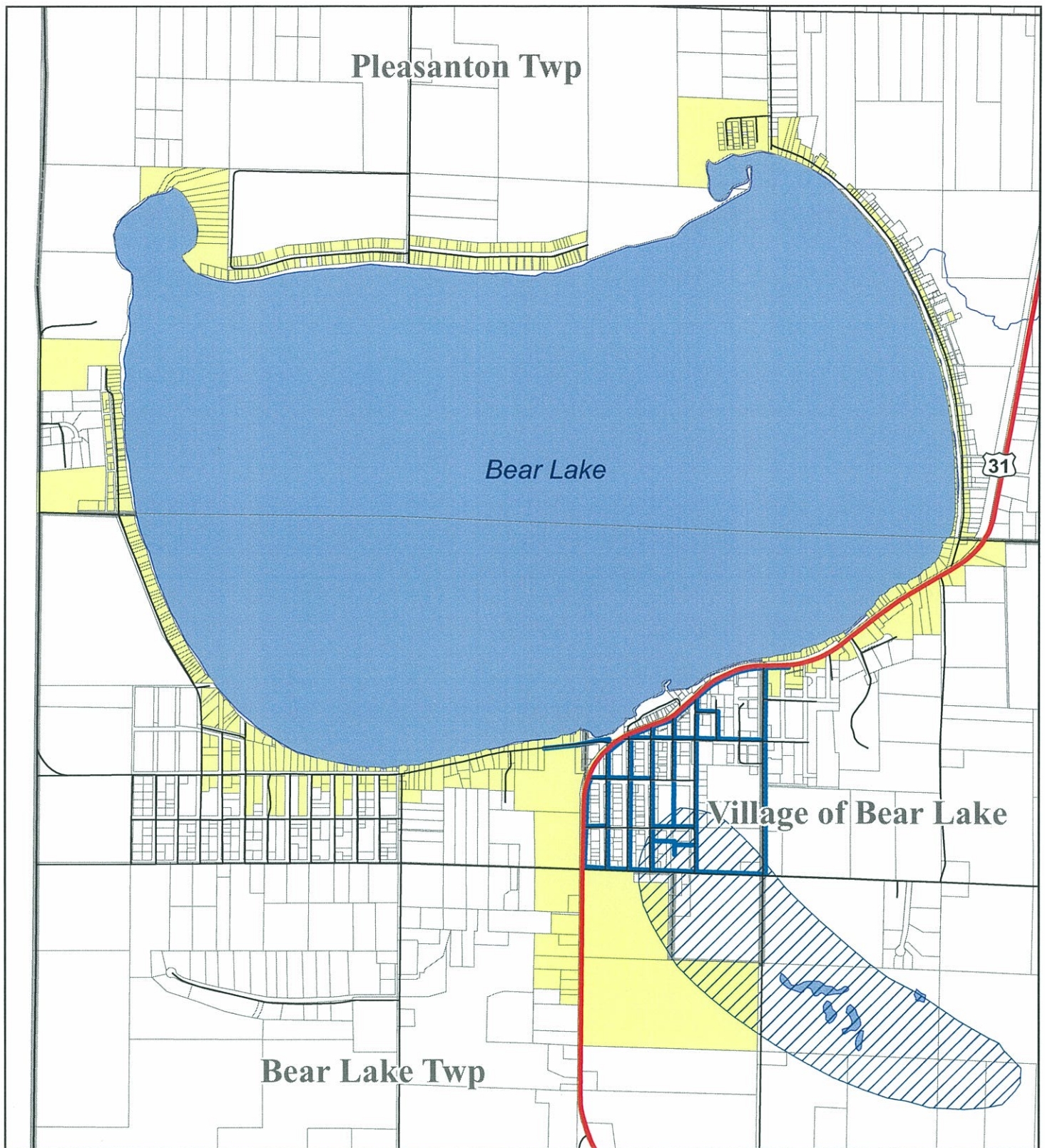


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0 0.5 1 2 Miles

Source:
Michigan Center for Geographic Information,
Department of Information Technology



Bear Lake Community Map 6
Proposed Sewer District, Existing Water Lines & Community Wellhead Protection Area

- State Highways
- Proposed Sewer District
- Roads
- Lakes
- Existing Water Lines
- Streams
- ▨ Wellhead Protection Area
- ▨ Jurisdictions
- Property Lines



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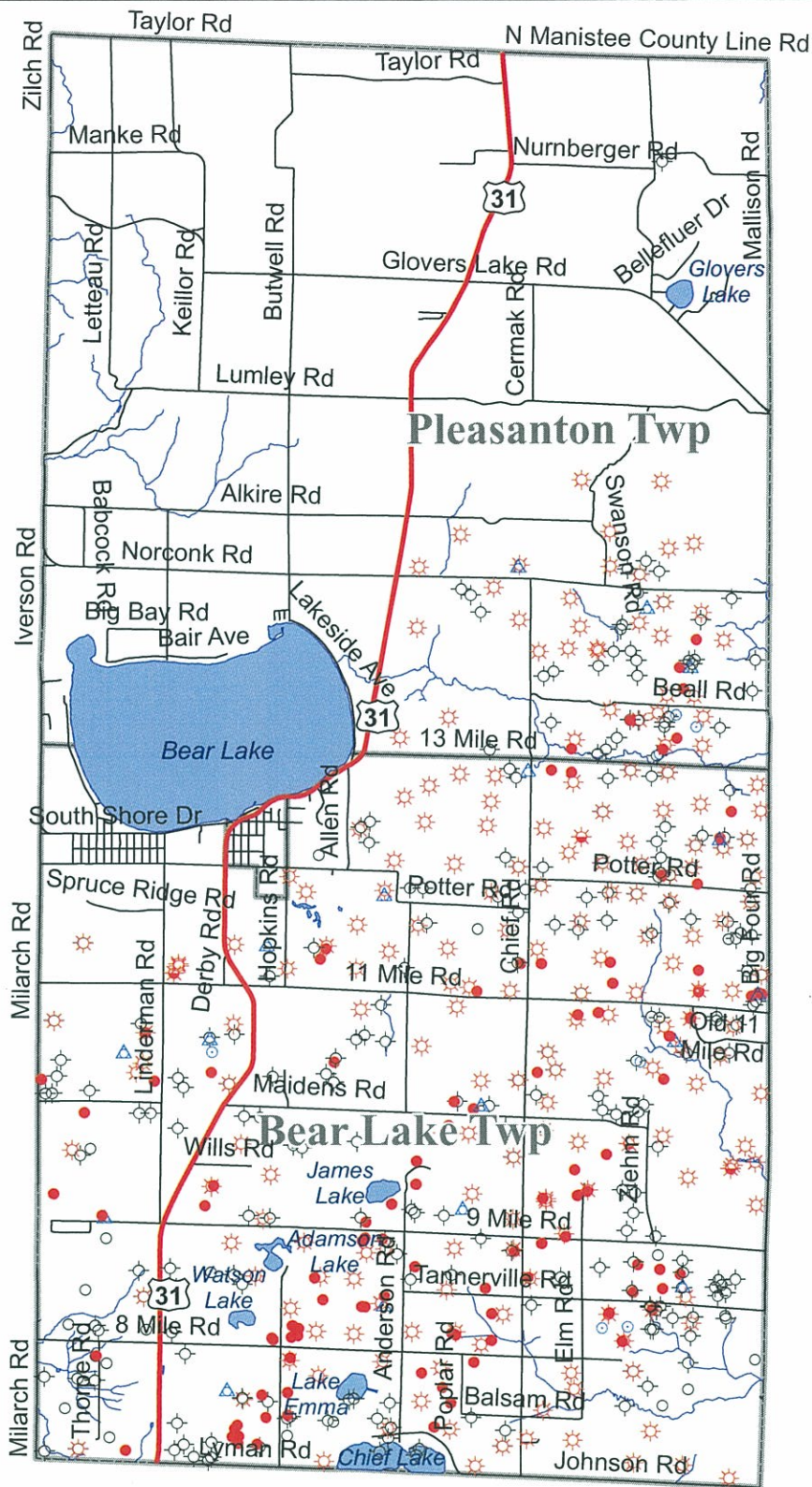


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0 0.25 0.5 1 Miles

Source: Michigan Center for Geographic Information,
 Department of Information Technology



Bear Lake Community Oil and Natural Gas Wells

Map 7

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0 0.5 1 2 Miles

- | | | |
|------------------|------------------|---------------------------|
| — State Highways | Type of Well | △ Brine Disposal |
| — Roads | ● Oil | ⊙ Dry Hole |
| ■ Lakes | ☀ Natural Gas | ⊙ Water Injection |
| — Streams | ☀ Gas Condensate | ○ Permitted Well Location |
| □ Jurisdictions | | |

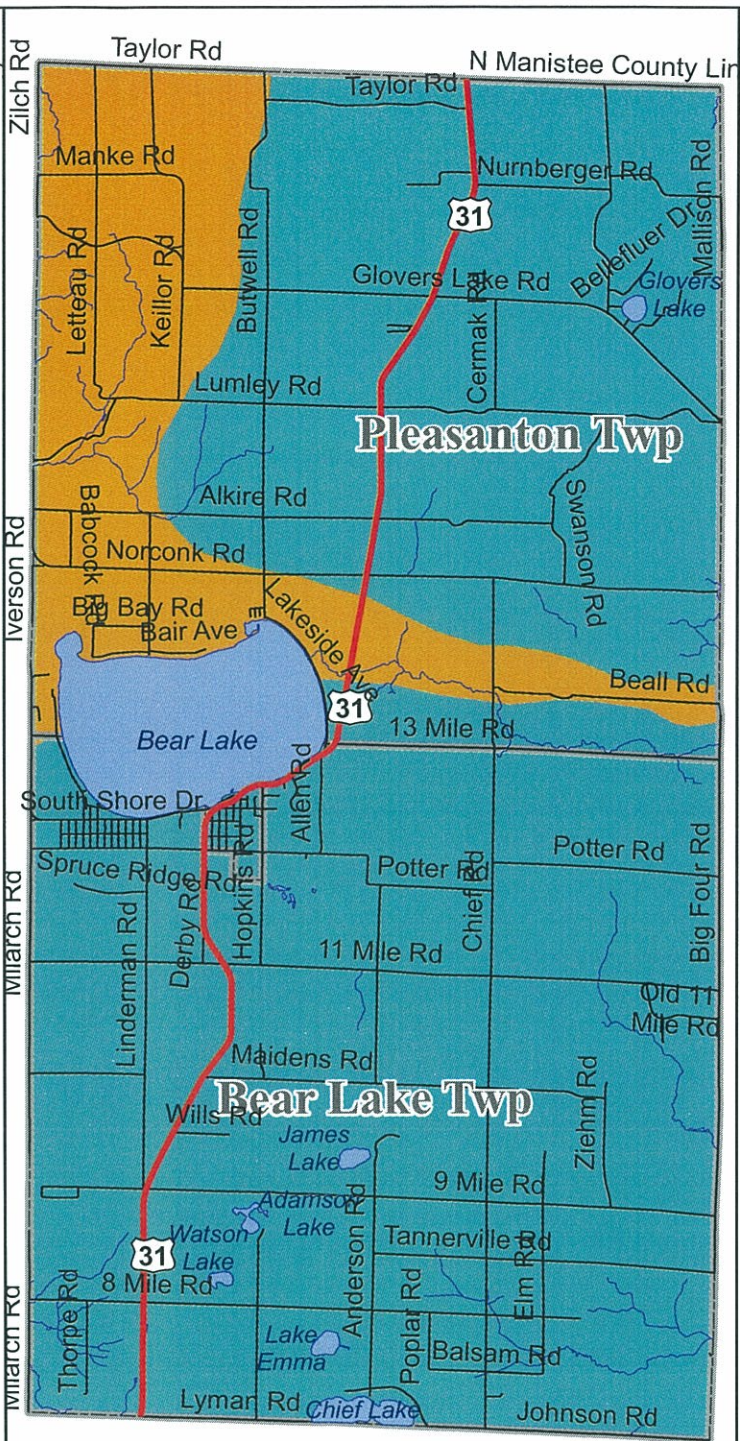
Source:
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Department of Information Technology



Bear Lake Community Surface Geology

Map 8

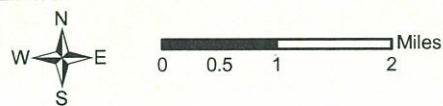
- State Highways
- Roads
- Lakes
- Streams
- Jurisdictions
- Coarse-textured glacial till
- End moraines of medium-textured till
- Glacial outwash sand and gravel and postglacial alluvium
- Lacustrine sand and gravel
- Medium-textured glacial till



Bear Lake Community Bedrock Geology

Map 8a

- State Highways
- Roads
- Lakes
- Streams
- Jurisdictions
- Antrim Shale
- Ellsworth Shale

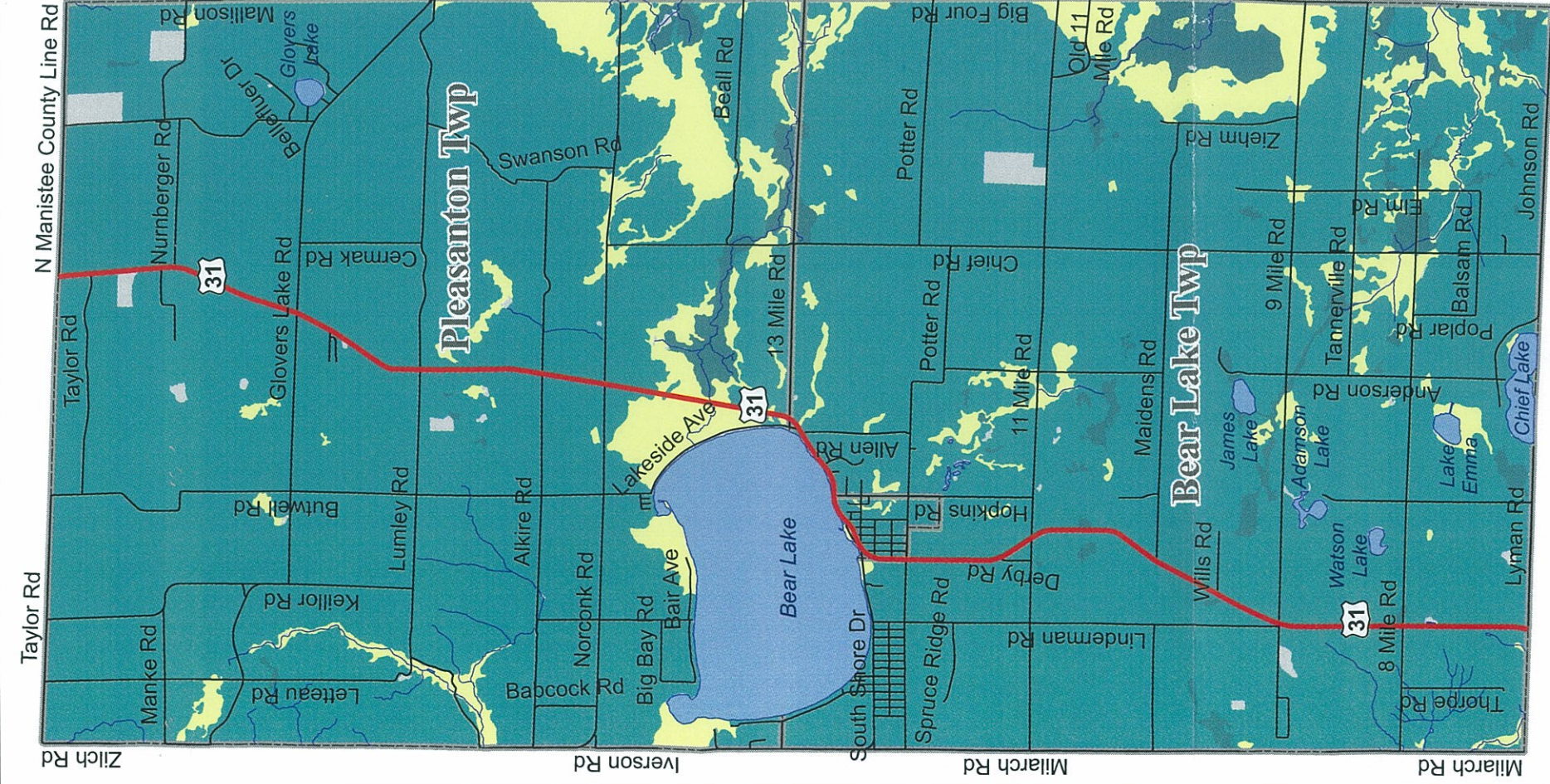


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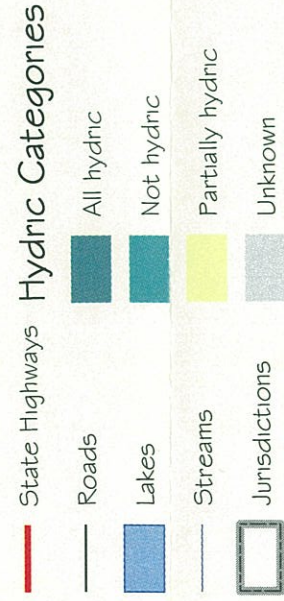
Source:

Michigan Center for Geographic Information,
Department of Information Technology

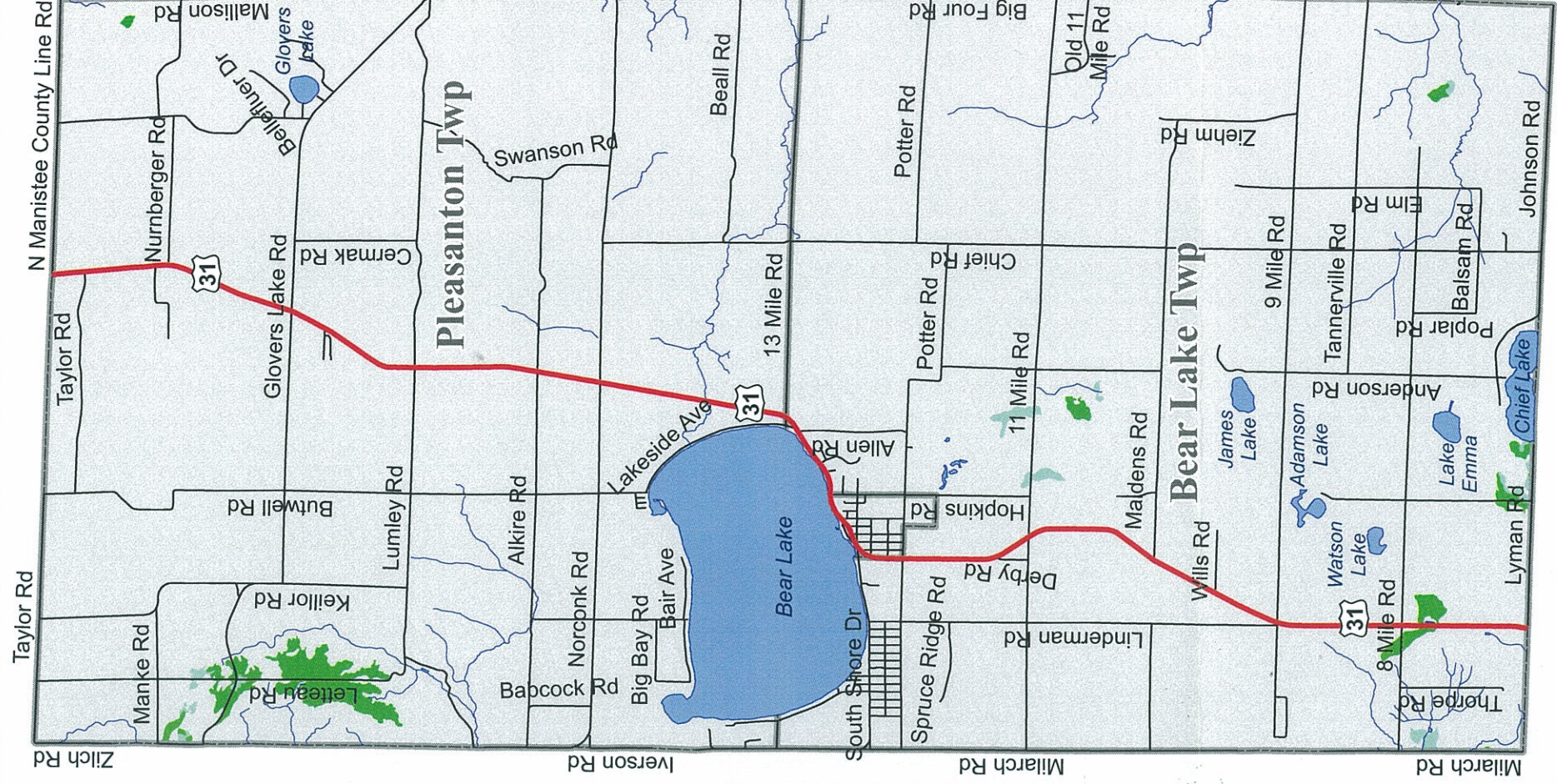


Bear Lake Community

Hydric Soils

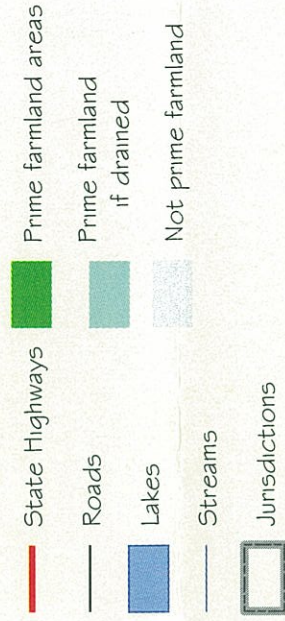


Source: Michigan Center for Geographic Information,
Department of Information Technology
USDA Natural Resources Conservation Service



Bear Lake Community

Prime Farmland (from soils)



Source: Michigan Center for Geographic Information,
Department of Information Technology
USDA Natural Resources Conservation Service

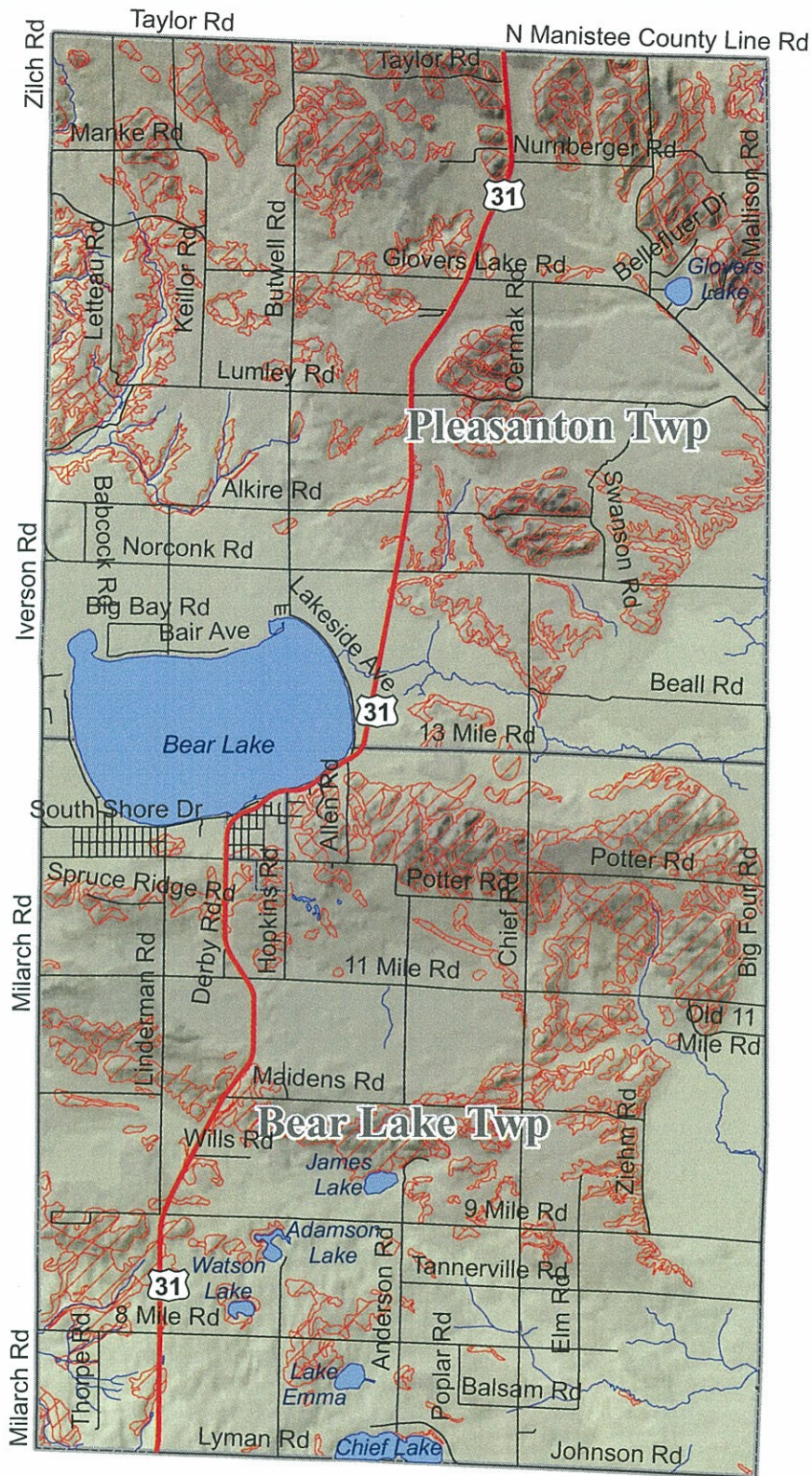


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Bear Lake Community

Elevation and Slopes > 12%

— State Highways	Elevation (feet)
— Roads	605-752
— Lakes	753-813
— Streams	814-870
 Jurisdictions	871-936
 Slope > 12%	937-1108

Map 10



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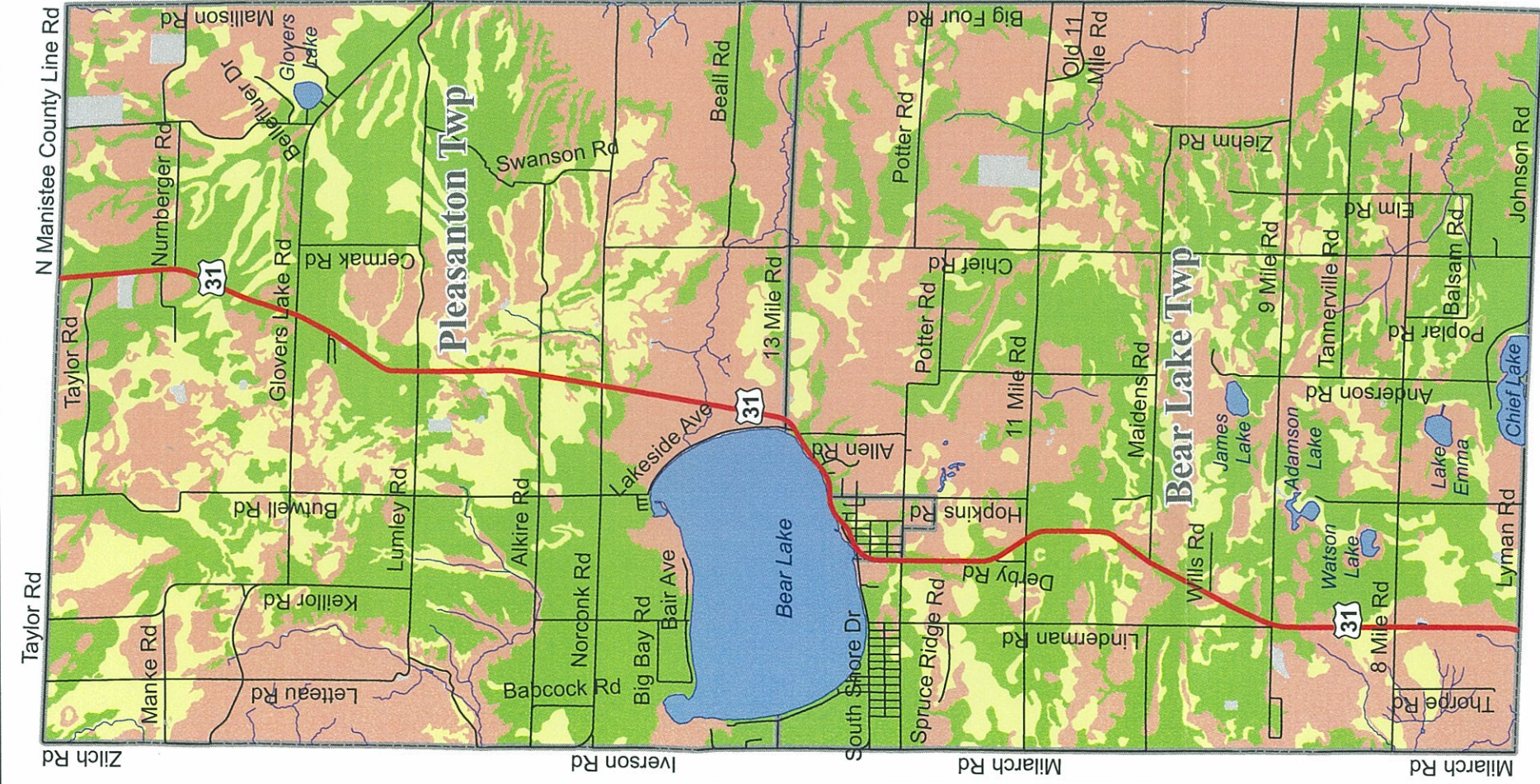


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0 0.5 1 2 Miles

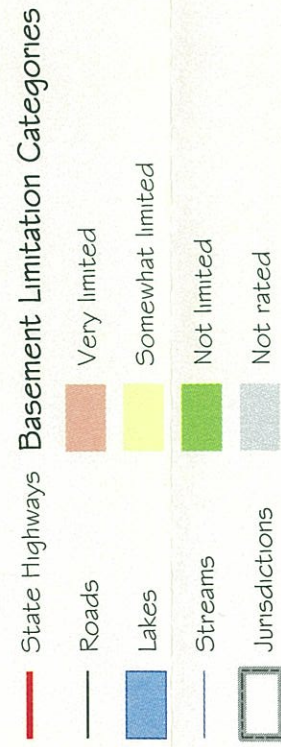
Source: Michigan Center for Geographic Information,
Department of Information Technology
USDA Natural Resources Conservation Service



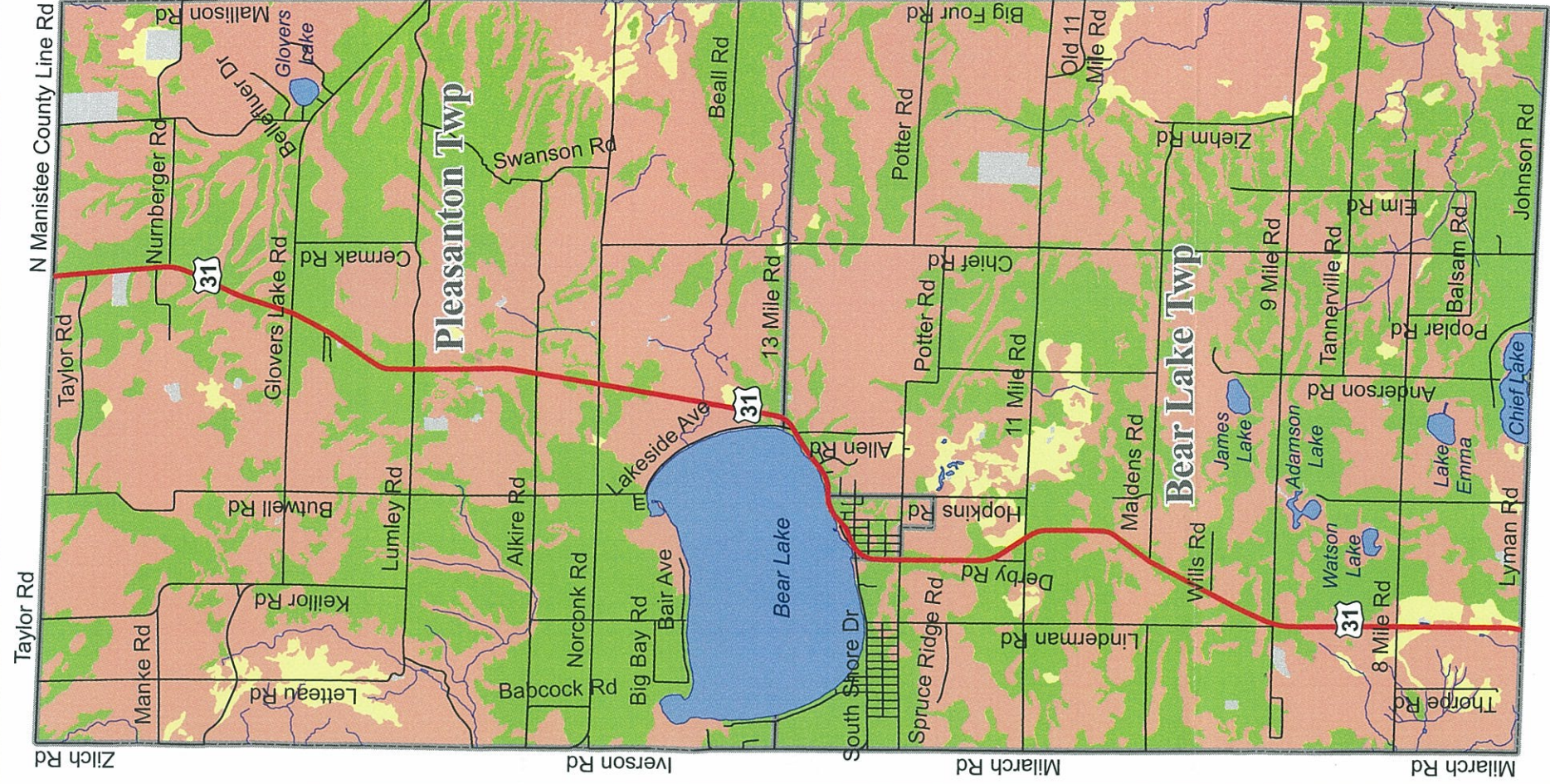
Bear Lake Community

Map 1 / 1

Limitations for Dwellings with Basements (from soils)



Source: Michigan Center for Geographic Information,
Department of Information Technology
USDA Natural Resources Conservation Service



Bear Lake Community

Map 1 / 1a

Limitations for Small Commercial Buildings (from soils)



Source: Michigan Center for Geographic Information,
Department of Information Technology
USDA Natural Resources Conservation Service

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Bear Lake Community
Soil Associations (STATSGO)

Map 12

- State Highways
- Roads
- Lakes
- Streams
- Jurisdictions
- Leelanau-Kalkaska-Emmet
- Nester-Kawkawlin
- Rubicon-East Lake
- Tawas-Roscommon-Au Gres



0 0.5 1 2 Miles



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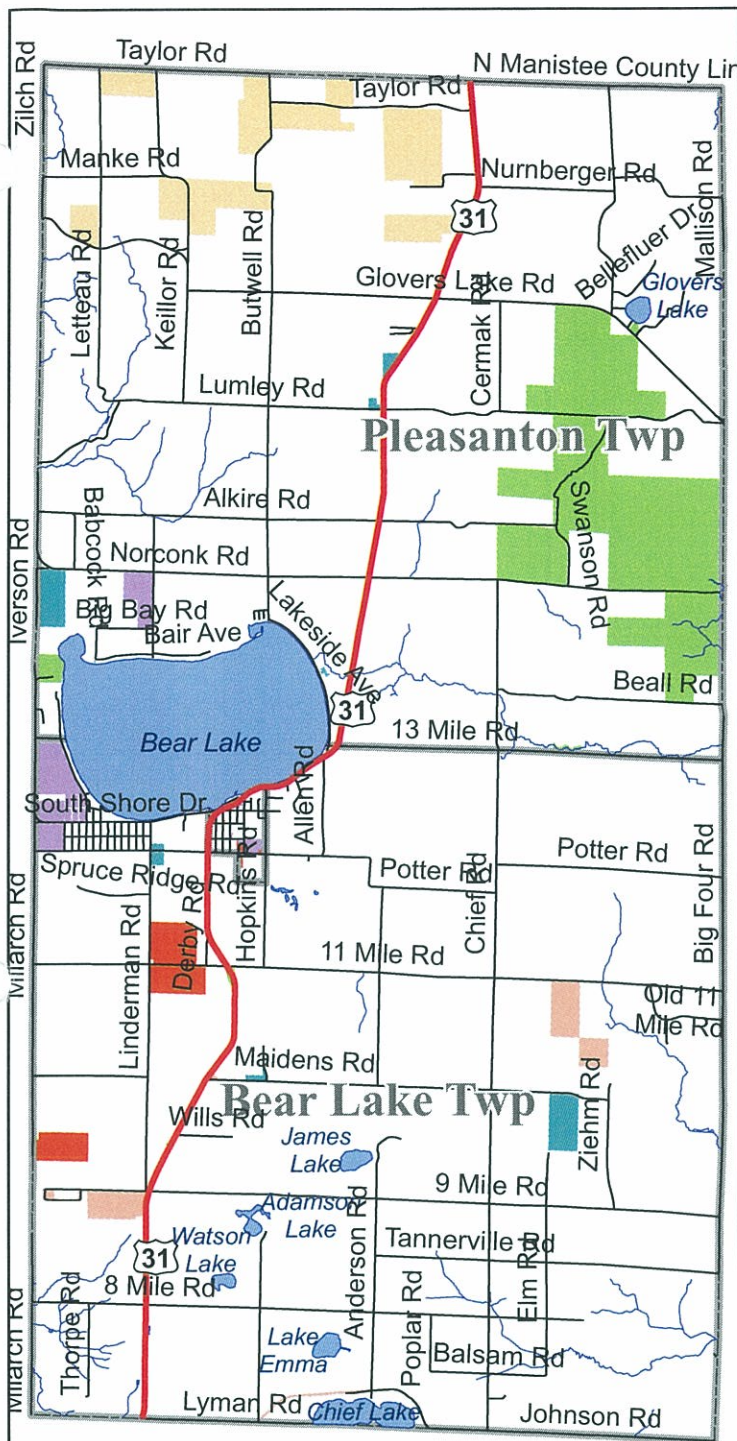


Bear Lake Community
Soil Permeability

Map 12a

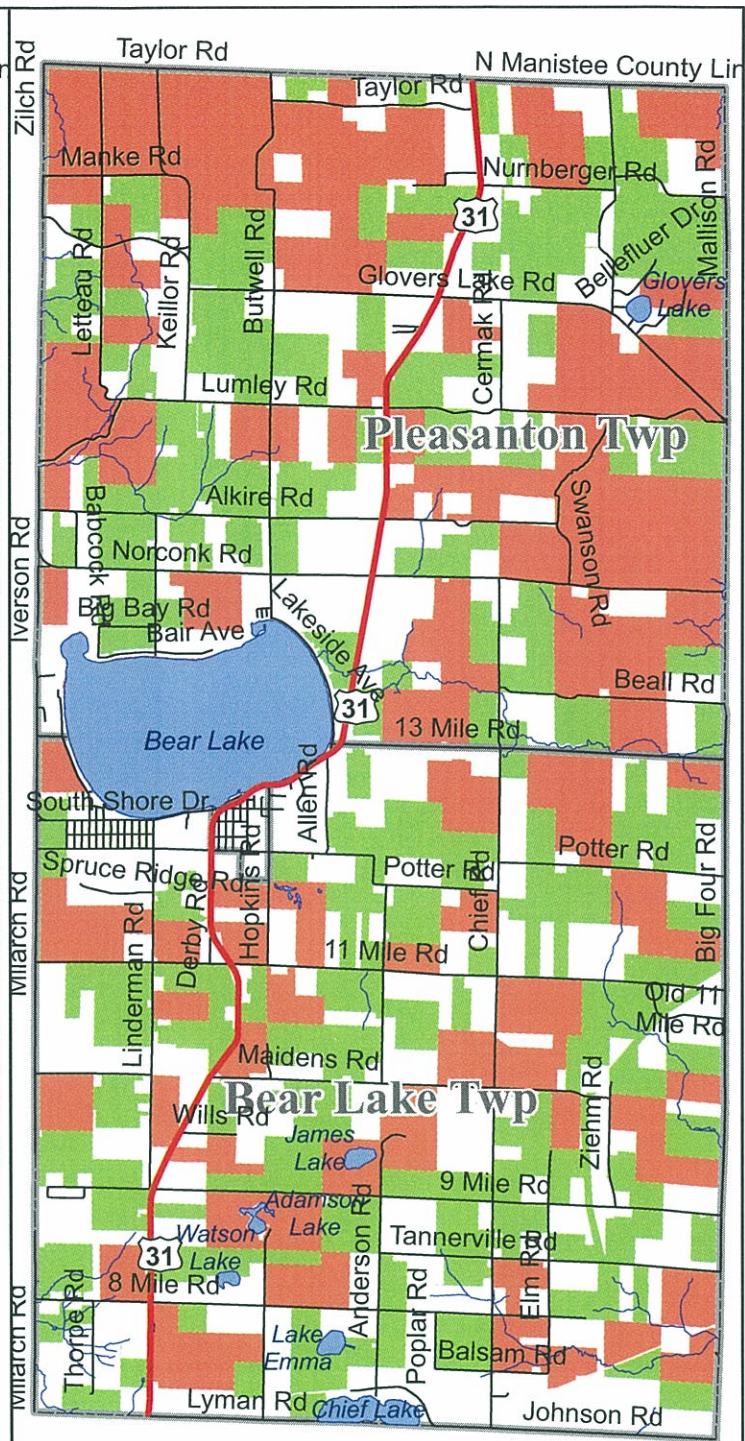
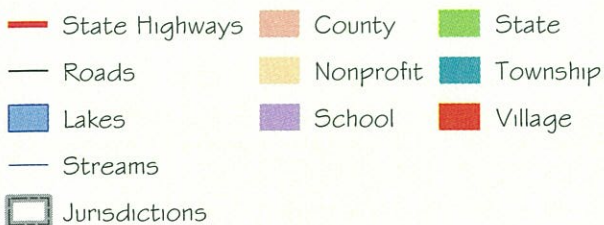
- State Highways
- Roads
- Lakes
- Streams
- Jurisdictions
- Permeability Rating
- Rapid
- Moderately Rapid
- Moderate
- Moderately Slow
- Slow
- Impermeable

Source: Michigan Center for Geographic Information,
Department of Information Technology
USDA Natural Resources Conservation Service



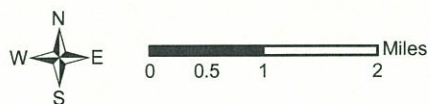
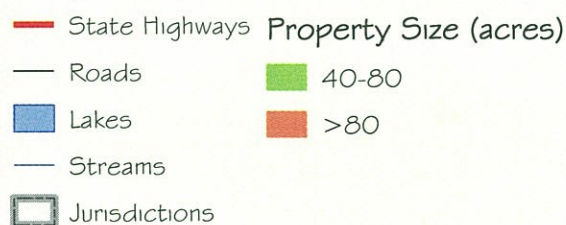
Bear Lake Community
Public Lands

Map 13



Bear Lake Community
Large Lots

Map 13a



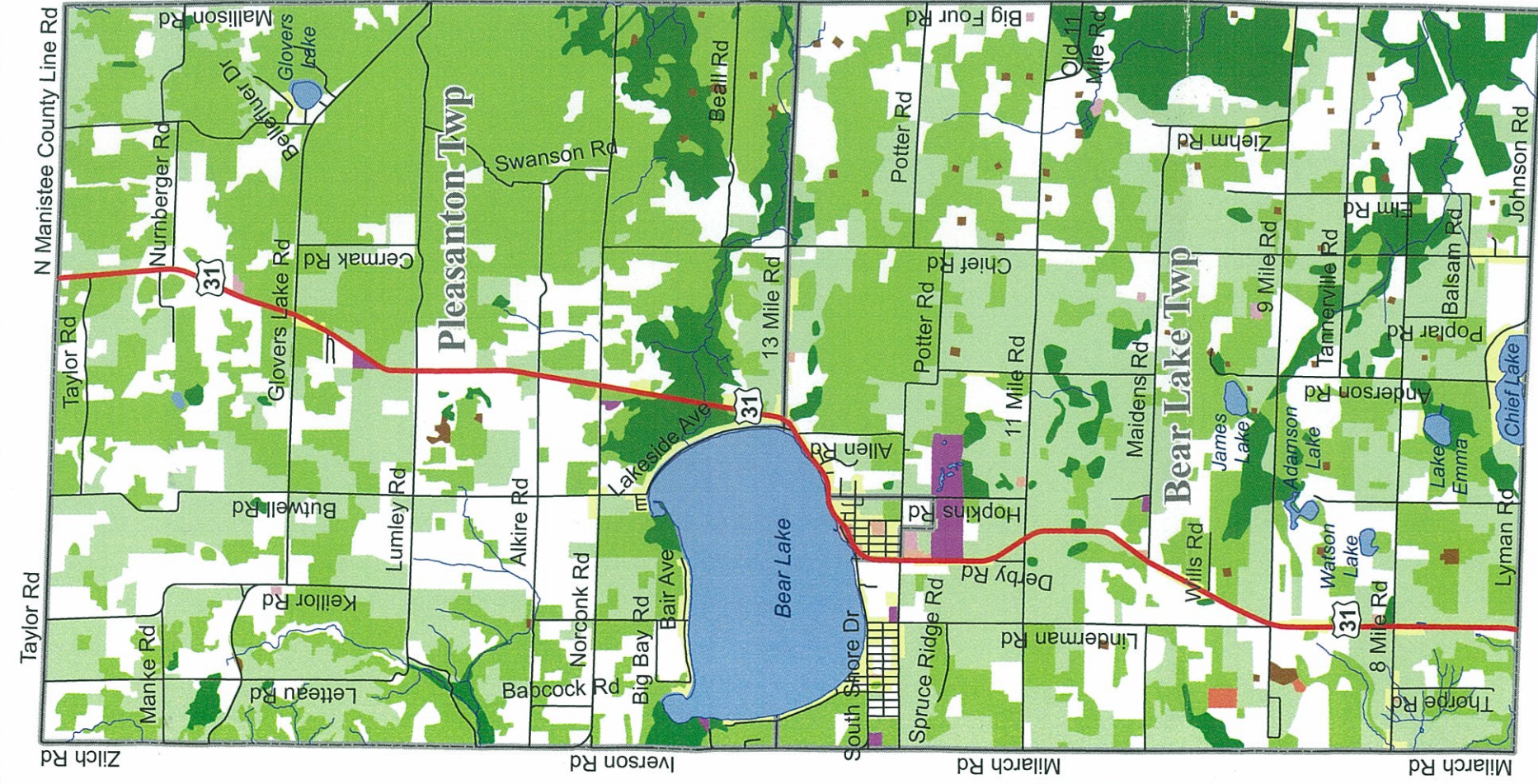
Map Prepared June 2007 by:

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PARTNERSHIPS IN CHANGE

Source:

Manistee County Equalization
Michigan Center for Geographic Information,
Department of Information Technology

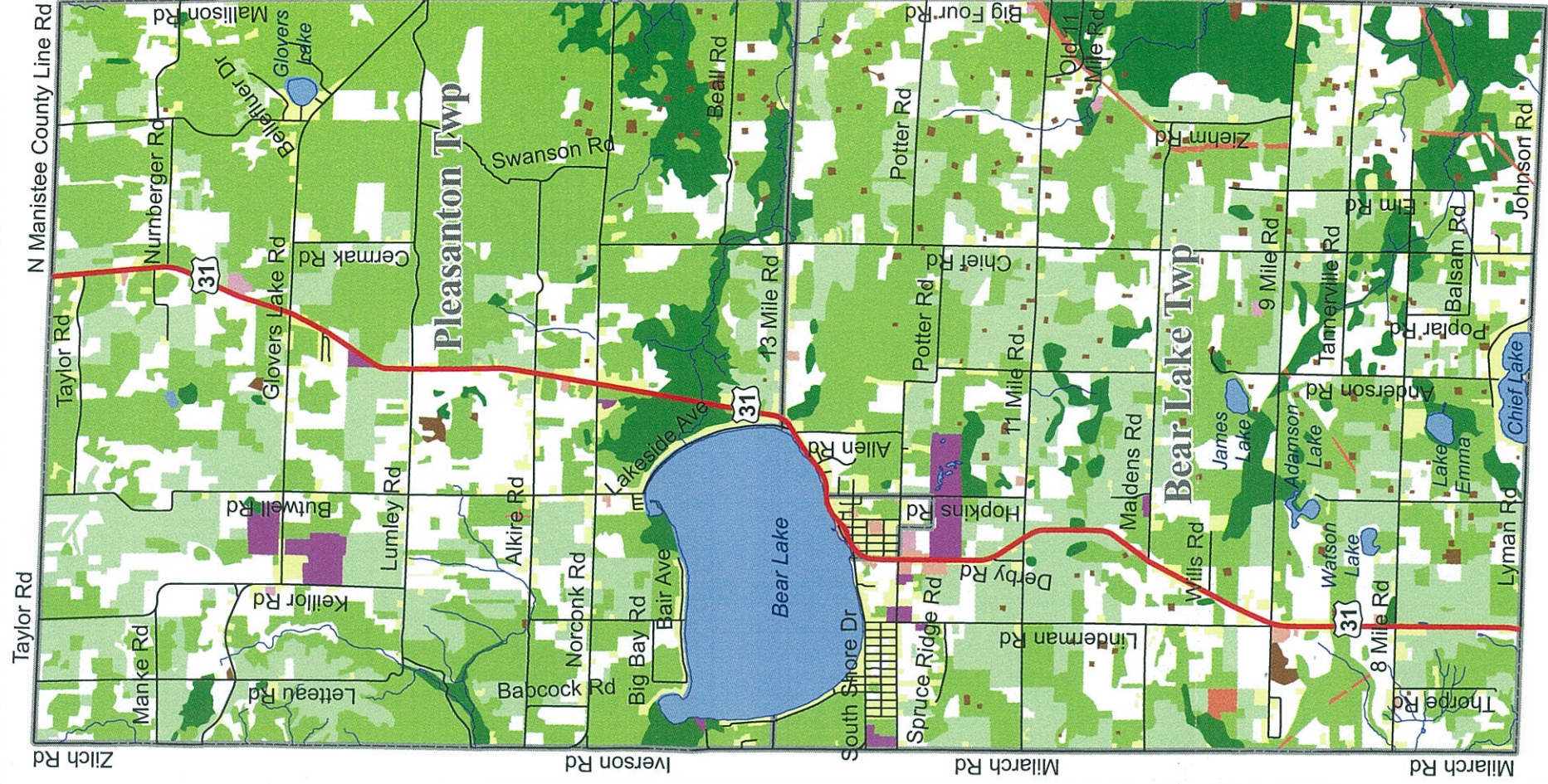
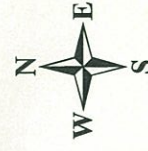


Bear Lake Community

Land Use/Land Cover - 1978



Source: Michigan Center for Geographic Information,
Department of Information Technology



Bear Lake Community

Land Use/Land Cover - 2005



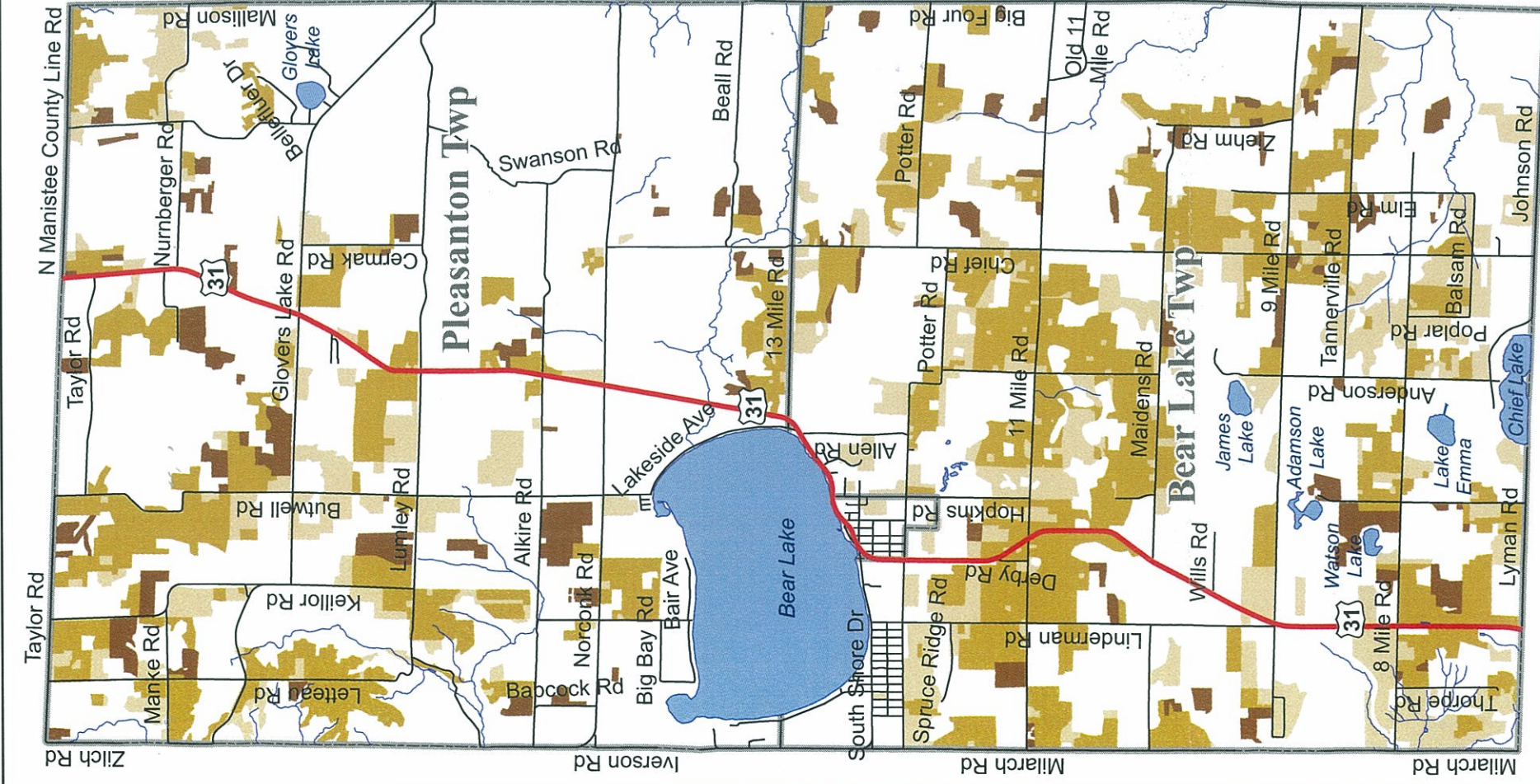
Source: Manistee County Planning & LIAA
Michigan Center for Geographic Information,
Department of Information Technology

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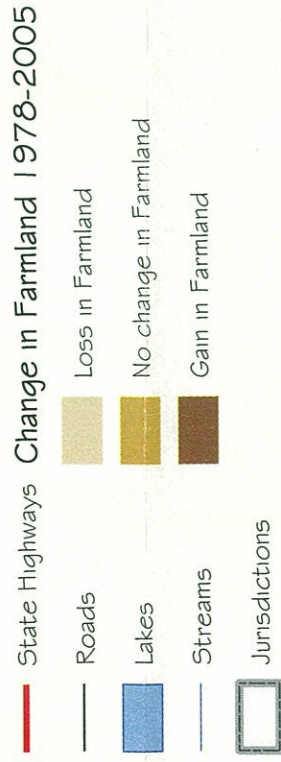
**Partnerships
for
Change**



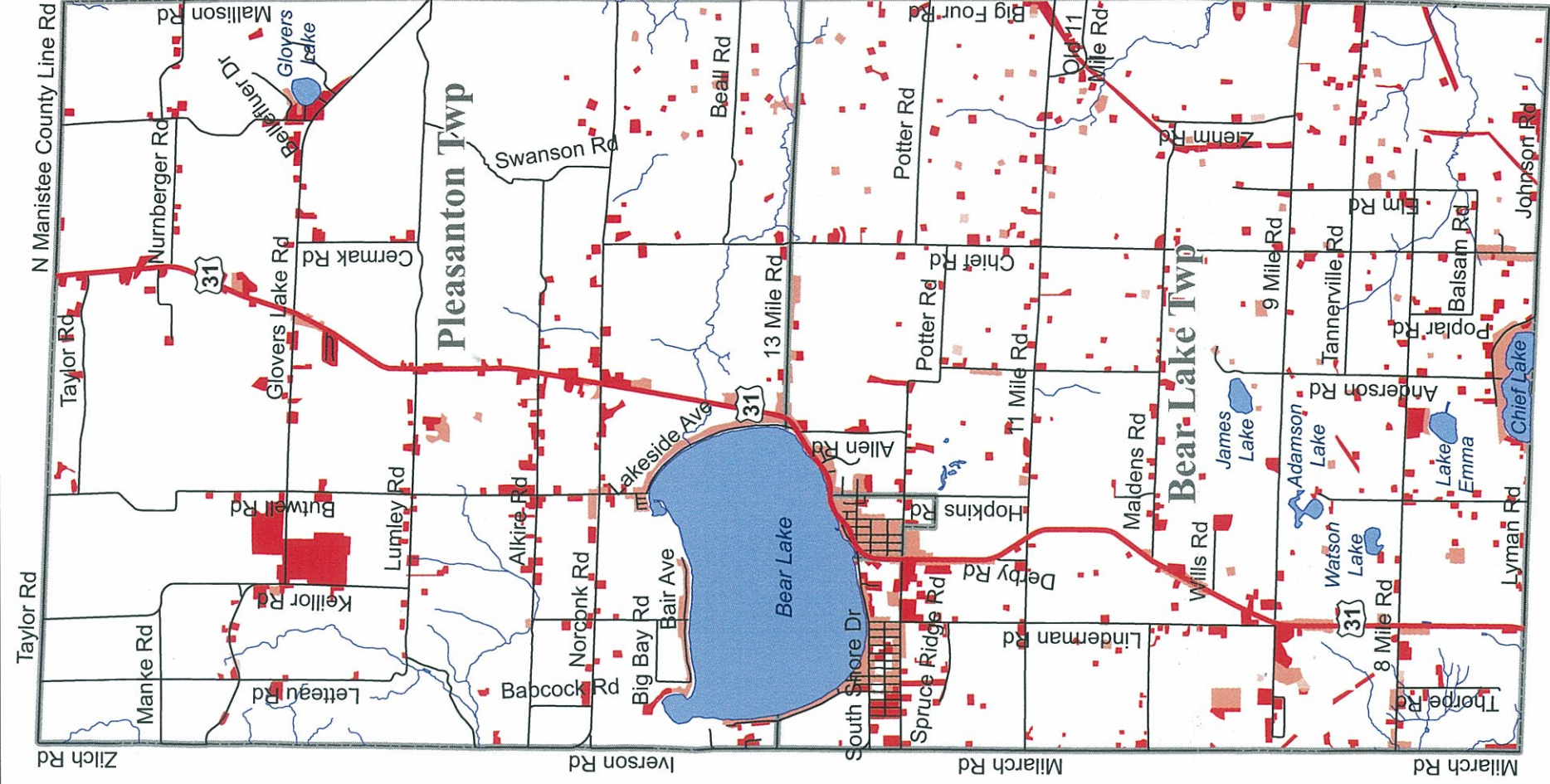
Bear Lake Community

Map 15

*Pattern of Land Use Changes:
1978-2005; Farmland*



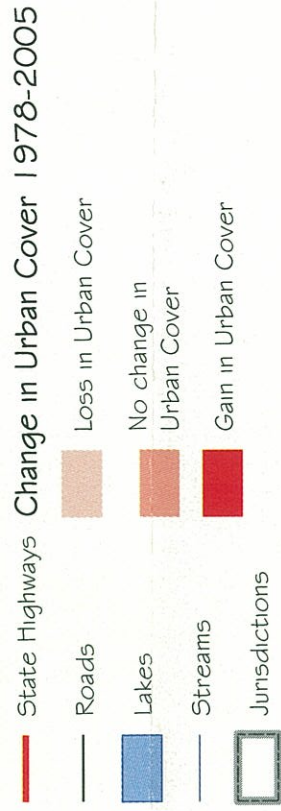
Source: Manistee County Planning & LIAA
Michigan Center for Geographic Information,
Department of Information Technology



Bear Lake Community

Map 15a

*Pattern of Land Use Changes:
1978-2005; Urban Lands*



Source: Manistee County Planning & LIAA
Michigan Center for Geographic Information,
Department of Information Technology

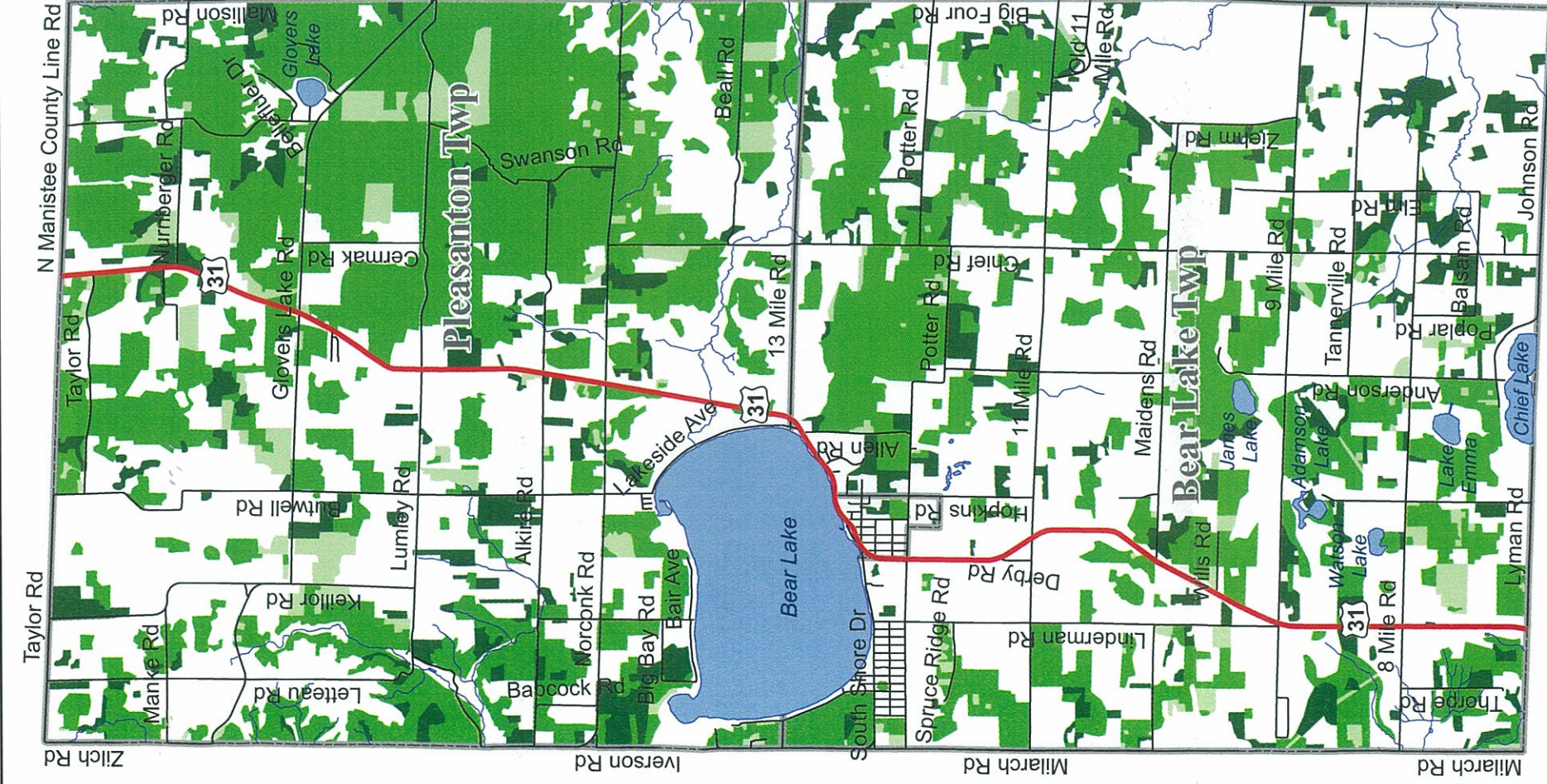


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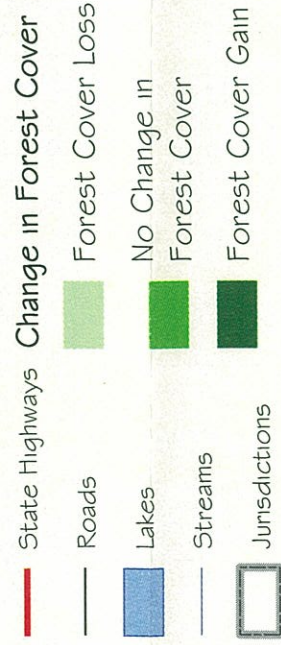
**Partnerships
for
CHANGE**



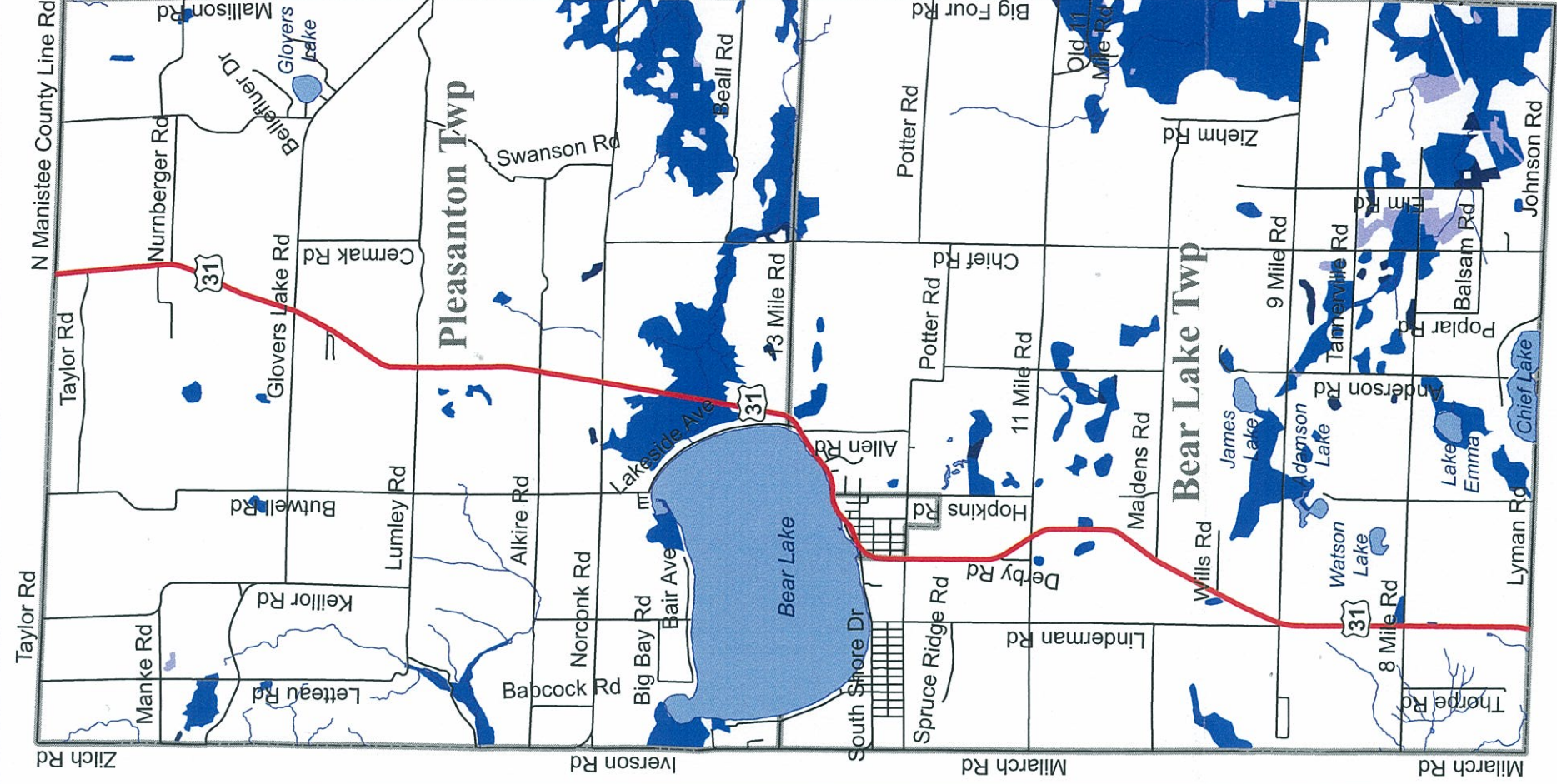
Bear Lake Community

Map 16

*Pattern of Land Use Changes:
1978-2005; Forest Lands*



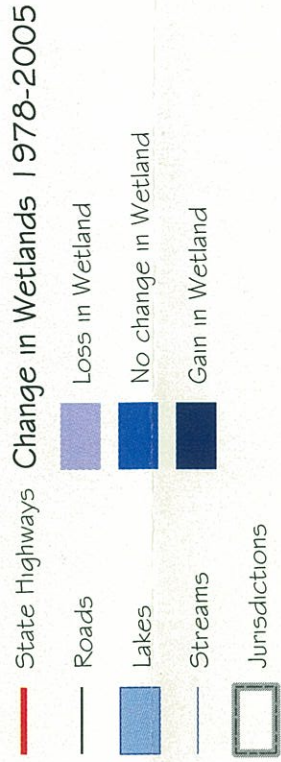
Source: Manistee County Planning & LIAA
Michigan Center for Geographic Information,
Department of Information Technology



Bear Lake Community

Map 16a

*Pattern of Land Use Changes:
1978-2005; Wetlands*



Source: Manistee County Planning & LIAA
Michigan Center for Geographic Information,
Department of Information Technology

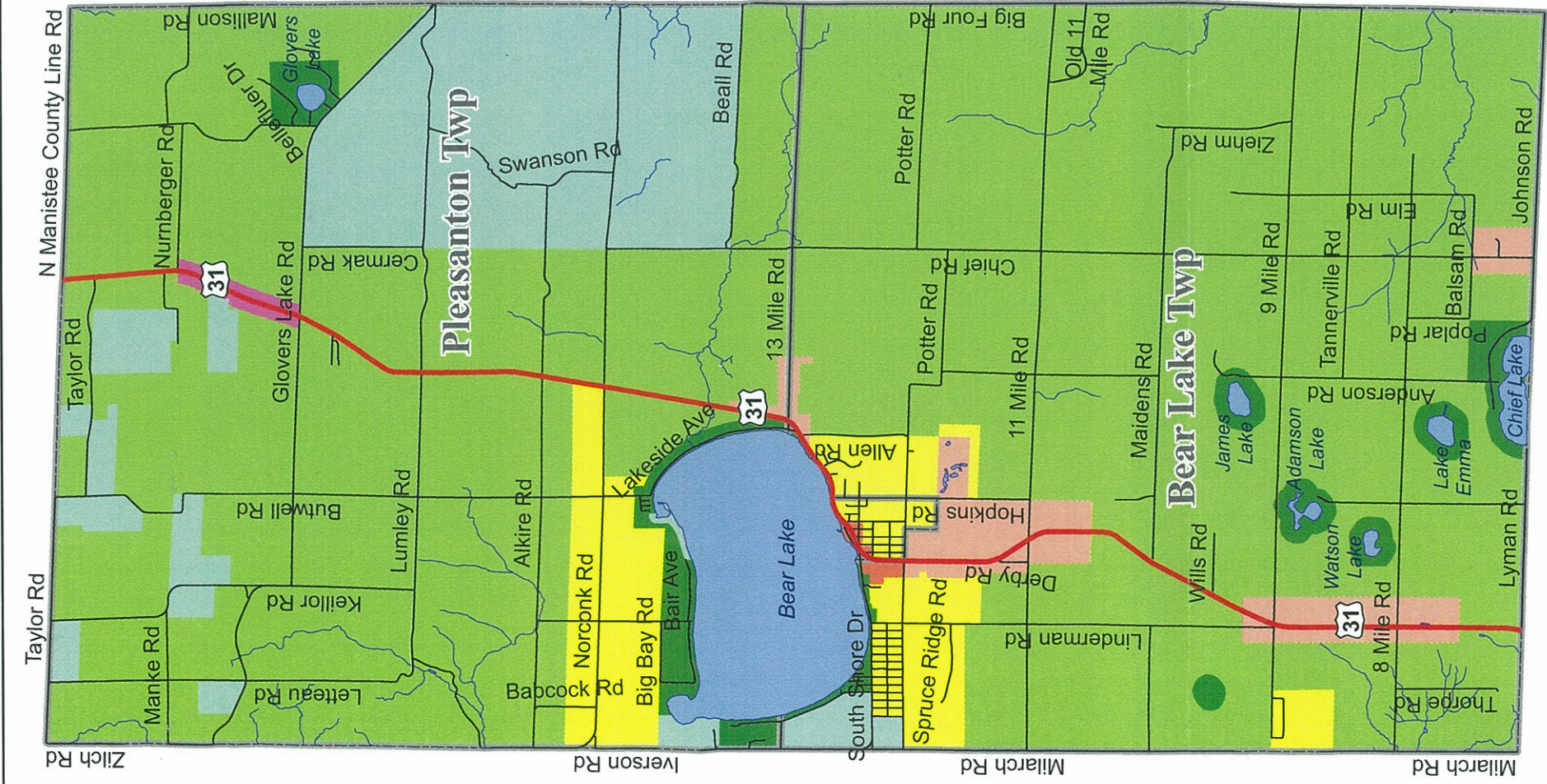


Map Prepared June 2007 by:



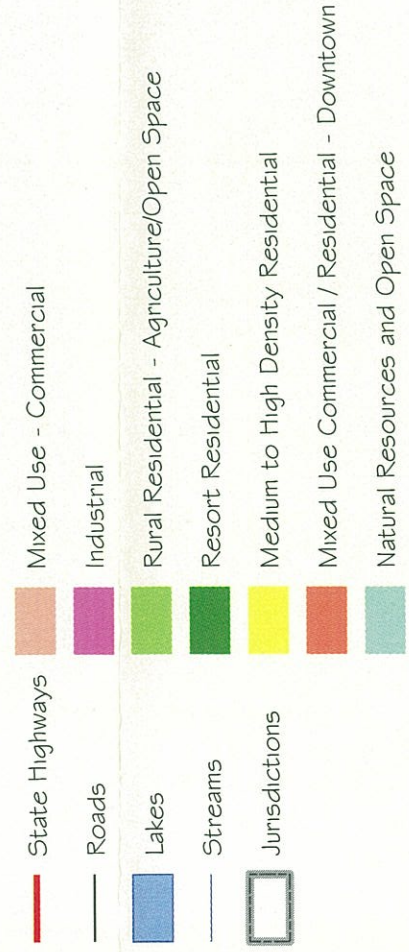
**Land Information
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for CHANGE**

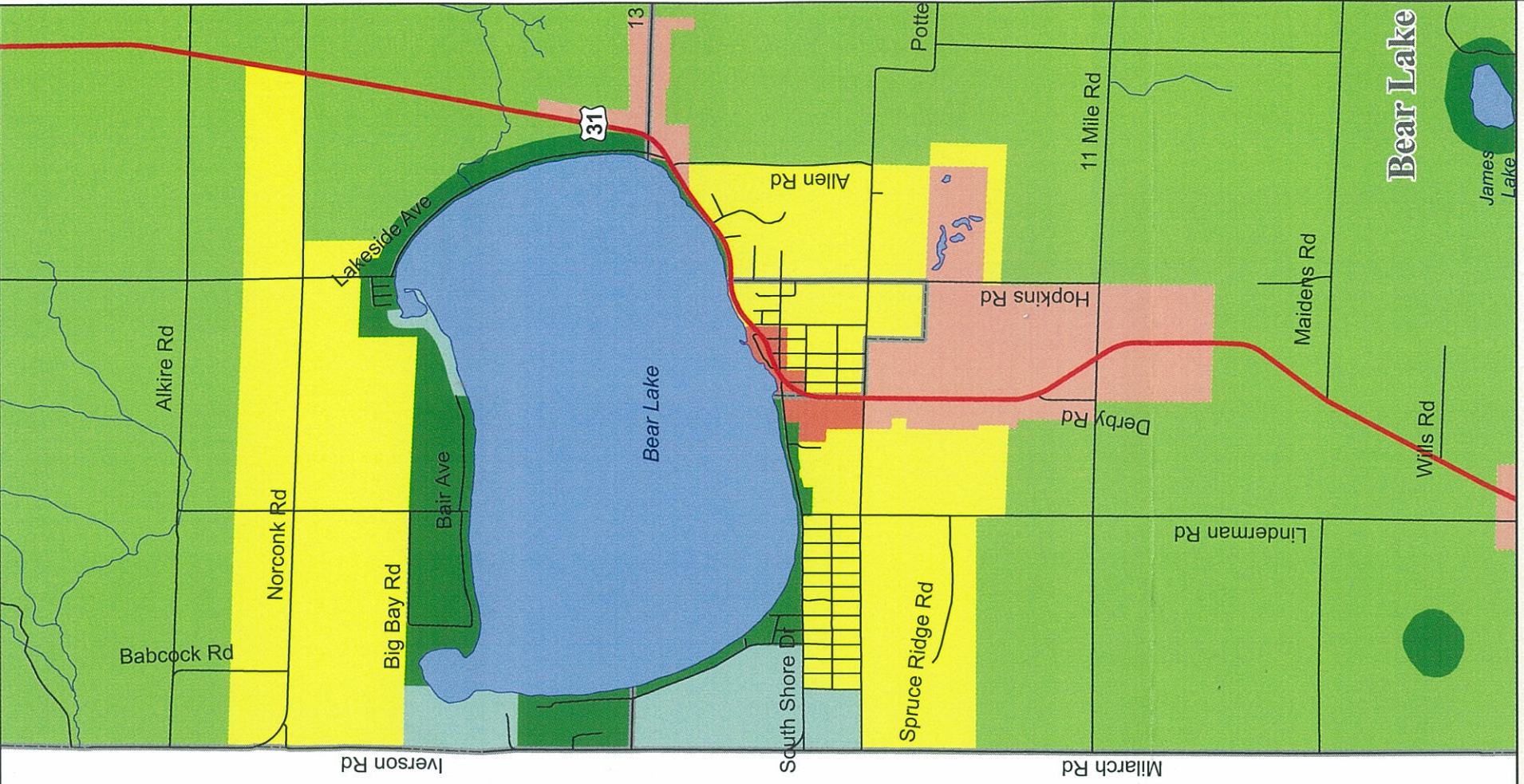


Bear Lake Community
Future Land Use

Map 17

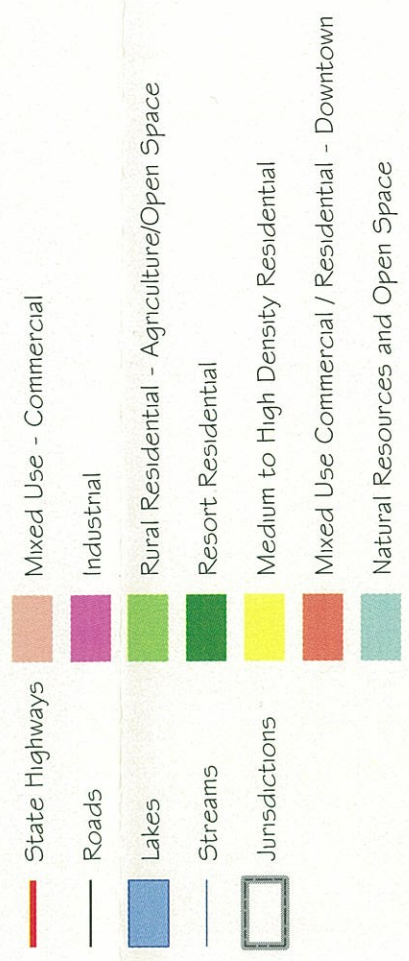


Source: Bear Lake Community Planning Commission
Michigan Center for Geographic Information,
Department of Information Technology



Bear Lake Community
Future Land Use

Map 17a



Source: Bear Lake Community Planning Commission
Michigan Center for Geographic Information,
Department of Information Technology



Appendix



Appendix A

JOINT MUNICIPAL PLANNING ACT
Act 226 of 2003

AN ACT to provide for joint land use planning and the joint exercise of certain zoning powers and duties by local units of government; and to provide for the establishment, powers, and duties of joint planning commissions.

History: 2003, Act 226, Imd. Eff. Dec. 18, 2003.

The People of the State of Michigan enact:

125.131 Short title.

Sec. 1. This act shall be known and may be cited as the "joint municipal planning act".

History: 2003, Act 226, Imd. Eff. Dec. 18, 2003.

125.133 Definitions.

Sec. 3. As used in this act:

- (a) "Municipality" means a city, village, or township.
- (b) "Participating" means, with respect to a municipality, that the municipality is a member of a joint planning commission.
- (c) "Planning act" means either of the following acts:
 - (i) 1931 PA 285, MCL 125.31 to 125.45, if a city or village is a participating municipality or a township whose planning commission was created under that act is a participating municipality.
 - (ii) 1959 PA 168, MCL 125.321 to 125.333, if a township whose planning commission was created under that act is a participating municipality.
- (d) "Registered elector of the municipality" means a registered elector residing in the municipality or, if the municipality is a township, a registered elector residing in the portion of the township outside the limits of cities and villages.
- (e) "Zoning act" means either of the following:
 - (i) The city and village zoning act, 1921 PA 207, MCL 125.581 to 125.600, if a city or village is a participating municipality.
 - (ii) The township zoning act, 1943 PA 184, MCL 125.271 to 125.310, if a township is a participating municipality.

History: 2003, Act 226, Imd. Eff. Dec. 18, 2003.

125.135 Joint planning commission; approval of agreement; specifications.

Sec. 5. Subject to section 9, the legislative bodies of 2 or more municipalities may each adopt an ordinance approving an agreement establishing a joint planning commission. The agreement shall specify at least all of the following:

- (a) The composition of the joint planning commission, including any alternate members.
- (b) The qualifications, the selection by election or appointment, and the terms of office of members of the joint planning commission.
- (c) Conditions and procedures for removal from office of members of the joint planning commission and for filling vacancies in the joint planning commission.
- (d) How the operating budget of the joint planning commission will be shared by the participating municipalities.
- (e) The jurisdictional area of the joint planning commission, which may consist of all or part of the combined territory of the participating municipalities.
- (f) Procedures by which a municipality may join or withdraw from the joint planning commission.
- (g) The planning act whose procedure will be followed by the joint planning commission in adopting a plan or exercising any other power or performing any other duty of a planning commission. The planning act shall be a planning act that would otherwise be applicable to at least 1 participating municipality.
- (h) The zoning act whose procedure will be followed by the joint planning commission in exercising the powers and performing the duties of a zoning board or zoning commission. The zoning act shall be a zoning act that would otherwise be applicable to at least 1 participating municipality.
- (i) Any additional provision concerning the powers or duties of a zoning board or zoning commission that the zoning act specified pursuant to subdivision (h) authorizes to be set forth in a zoning ordinance and that is agreed to by the participating municipalities.

History: 2003, Act 226, Imd. Eff. Dec. 18, 2003.

125.137 Joint planning commission; powers and duties.

Sec. 7. (1) All the powers and duties of a planning commission under each planning act are, with respect to the jurisdictional area of the joint planning commission, transferred to the joint planning commission. In exercising such powers or performing such duties, the joint planning commission shall follow the procedure provided under the planning act specified pursuant to section 5(g).

(2) All the powers and duties of a zoning board or zoning commission under each zoning act are, with respect to the jurisdictional area of the joint planning commission, transferred to the joint planning commission. In exercising such powers or performing such duties, the joint planning commission shall follow the procedure provided under the zoning act specified pursuant to section 5(h).

(3) If only part of the territory of a participating municipality is in the jurisdictional area of a joint planning commission, the participating municipality, with the joint planning commission acting as the zoning board or zoning commission, may adopt a zoning ordinance that affects only that portion of its territory in the jurisdictional area of the joint planning commission.

History: 2003, Act 226, Imd. Eff. Dec. 18, 2003.

125.139 Adoption of ordinance by municipality; notice of intent to file petition; petition subject to certain laws; referendum.

Sec. 9. (1) Subject to subsection (3), if a municipality adopts an ordinance under section 5, within 7 days after the municipality publishes the ordinance or a synopsis of the ordinance, whichever is required by law, a registered elector of the municipality may file with the clerk of the municipality a notice of intent to file a petition under this section. If a notice of intent is filed, then within 30 days following the publication of the ordinance or synopsis, a petition signed by a number of registered electors of the municipality equal to not less than 15% of the total votes cast for all candidates for governor, at the last preceding general election at which a governor was elected, in the municipality may be filed with the clerk of the municipality requesting the submission of the ordinance to the registered electors of the municipality for their approval. Upon the filing of a notice of intent, the ordinance adopted by the legislative body of the municipality shall not take effect until 1 of the following occurs:

(a) The expiration of 30 days after publication of the ordinance or synopsis, if a petition is not filed within that time.

(b) If a petition is filed within 30 days after publication of the ordinance, the clerk of the municipality determines that the petition is inadequate.

(c) If a petition is filed within 30 days after publication of the ordinance, the clerk of the municipality determines that the petition is adequate and the ordinance is approved by a majority of the registered electors of the municipality voting for the ordinance at the next regular election which supplies reasonable time for proper notices and printing of ballots, or at any special election called for that purpose. The legislative body of the municipality shall provide the manner of submitting the ordinance to the registered electors of the municipality for their approval or rejection, and determining the result of the election.

(2) A petition under subsection (1), including the circulation and signing of the petition, is subject to section 488 of the Michigan election law, 1954 PA 116, MCL 168.488. A person who violates a provision of the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992, applicable to a petition under subsection (1) is subject to the penalties prescribed for that violation in the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992.

(3) If a municipality has a charter and the charter provides for a right of referendum on municipal ordinances, then, in that municipality, the charter referendum provisions, instead of subsections (1) and (2), apply to an ordinance adopted under section 5.

History: 2003, Act 226, Imd. Eff. Dec. 18, 2003.

125.141 Conduct of business at public meeting; writings subject to freedom of information act.

Sec. 11. (1) The business that a joint planning commission may perform shall be conducted at a public meeting of the joint planning commission held in compliance with the open meetings act, 1976 PA 267, MCL 15.261 to 15.275.

(2) A writing prepared, owned, used, in the possession of, or retained by a joint planning commission in the performance of an official function is subject to the freedom of information act, 1976 PA 442, MCL 15.231 to 15.246.

History: 2003, Act 226, Imd. Eff. Dec. 18, 2003.

125.143 Allocation of land; conditions.

Sec. 13. (1) If a joint plan allocates land, within the territory of a participating municipality and the jurisdictional area of the joint planning commission, for a particular land use, both of the following apply:

(a) The joint plan need not allocate land that is within the territory of any other participating municipality and that is within the jurisdictional area of the joint planning commission for that land use.

(b) A plan of a participating municipality under 1959 PA 168, MCL 125.321 to 125.333, or 1931 PA 285, MCL 125.31 to 125.45, need not allocate land that is within the territory of that participating municipality but that is outside the jurisdictional area of the joint planning commission, if any, for that land use.

(2) If a plan of a participating municipality under 1959 PA 168, MCL 125.321 to 125.333, or 1931 PA 285, MCL 125.31 to 125.45, allocates land that is within the territory of the participating municipality but that is outside of the jurisdictional area of the joint planning commission for a particular land use, the joint plan need not allocate land for that land use.

History: Add. 2004, Act 405, Imd. Eff. Nov. 22, 2004.



Appendix B

TOWNSHIP PLANNING
Act 168 of 1959

AN ACT to provide for township planning; for the creation, organization, powers and duties of township planning commissions; for the regulation and subdivision of land; and to prescribe penalties and provide remedies.

History: 1959, Act 168, Eff. Mar. 19, 1960;—Am. 1998, Act 194, Eff. Mar. 23, 1999.

The People of the State of Michigan enact:

125.321 Township planning commission; definitions.

Sec. 1. As used in this act:

(a) "Basic plan" or "plan" means a master plan, general development plan, guide plan, or the plan referred to in 1943 PA 184, MCL 125.271 to 125.310, being the basis on which the zoning plan is developed.

(b) "Citizen member" means a member of a township planning commission holding no other township office except that a citizen member may be a member of a township zoning board of adjustment or appeals.

(c) "County board of commissioners" means 1 of the following, as applicable:

(i) The county executive in a county organized under 1966 PA 293, MCL 45.501 to 45.521.

(ii) In all other counties, 1 of the following:

(A) The elected county board of commissioners.

(B) A subcommittee of the county board of commissioners if the county board of commissioners delegates its powers and duties under this act to such a subcommittee.

(C) The regional planning commission for the region in which the county is located if the county board of commissioners delegates its powers and duties under this act to the regional planning commission.

(D) "Planning commission" means township planning commission.

History: 1959, Act 168, Eff. Mar. 19, 1960;—Am. 2001, Act 263, Imd. Eff. Jan. 9, 2002.

125.322 Township planning commission; purpose of plans.

Sec. 2. The purpose of plans prepared pursuant to this act shall be to promote public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and to consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

History: 1959, Act 168, Eff. Mar. 19, 1960.

125.323 Township planning commission; creation; referendum; resolution, copies to secretary of state and county or regional planning commission.

Sec. 3. (1) The township board of any township may create, by resolution, a township planning commission with power to make, adopt, extend, add to or otherwise amend, and to carry out plans for the unincorporated portions of the township as provided in this act.

(2) The resolution creating a planning commission shall become effective 60 days after publication in a newspaper having general circulation in a township. Within 60 days following the publication of the resolution by the township board, a petition signed by a number of qualified and registered voters residing in the unincorporated portion of the township equal to not less than 8% of the total vote cast for all candidates for governor, at the last preceding general election at which a governor was elected, may be filed with the township clerk praying therein for the submission of the resolution to the electors residing in the unincorporated portion of the township for their approval or rejection. Upon the filing of the petition, the resolution shall not take effect until approved by a majority of the electors voting thereon at the next regular or special election which allows reasonable time for proper notices and printing of ballots or at any special election called for that purpose. The township board shall provide the manner of submitting such resolution to the electors for their approval or rejection, and determining the results thereof.

(3) Upon the filing with the township clerk of a petition requesting the township board to adopt a resolution as herein provided, signed by a number of qualified and registered voters residing in the unincorporated area of the township equal to not less than 8% of the total vote cast for all candidates for governor at the last preceding general election at which a governor was elected, the township board, at its first meeting following such filing shall submit the same to a vote as provided in this section.

(4) The township clerk shall transmit copies of the resolution to the secretary of state and to the planning commission of the county of which the township is a part, and if there is no county planning commission, to the regional planning commission which is exercising planning jurisdiction over the township, within 10 days after adoption. The secretary of state shall maintain a public record of all resolutions so received.

History: 1959, Act 168, Eff. Mar. 19, 1960;—Am. 1962, Act 78, Eff. Mar. 28, 1963.

125.323a Violation of §§ 168.1 to 168.992 applicable to petitions; penalties.

Sec. 3a. A petition under section 3, including the circulation and signing of the petition, is subject to section 488 of the Michigan election law, 1954 PA 116, MCL 168.488. A person who violates a provision of the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992, applicable to a petition described in this section is subject to the penalties prescribed for that violation in the Michigan election law, 1954 PA 116, MCL 168.1 to 168.992.

History: Add. 1998, Act 194, Eff. Mar. 23, 1999.

125.324 Township planning commission; members, qualification, appointment, term, vacancies, compensation, budget; gifts; expenditures.

Sec. 4. (1) The planning commission shall consist of not less than 5 nor more than 9 members, who shall be representative of major interests as they exist in the township, such as agriculture, recreation, education, public health, government, commerce, transportation and industry. All members shall be qualified electors and property owners of the township. One member of the township board shall be a member of the planning commission.

(2) All members of the planning commission shall be appointed by the township supervisor with the approval of the township board. Members may be removed by the township supervisor, after a hearing, with the approval of the township board.

(3) The term of each member shall be for 3 years, except that of the members first appointed, 1/3 shall serve for 1 year, 1/3 for 2 years and 1/3 for 3 years. A successor shall be appointed not more than 1 month after the term of the preceding commission member has expired. All vacancies for unexpired terms shall be filled for the remainder of such term.

(4) Members of the planning commission may be compensated for their services as provided by the township board. The planning commission may make and administer regulations relative to compensation for the travel of its members and employees when engaged in the performance of activities authorized by the township planning commission, including attendance at conferences and meetings. The planning commission shall prepare a detailed budget and submit same to the township board for approval or disapproval. The township board annually may appropriate and make available funds for carrying out the purposes and functions permitted under this act, and may match township funds with federal, state, county or other local government or private grants. The township board may accept and use gifts and grants for planning commission purposes. Money so accepted shall be deposited with the township treasurer in a special nonreverting planning commission fund for expenditure by the planning commission for the purpose designated by the donor. The township treasurer shall draw warrants against the special nonreverting fund only upon vouchers signed by the chairman and secretary of the planning commission and upon orders drawn by the township clerk. The expenditures of the planning commission, exclusive of gifts and grants, shall be within the amounts appropriated by the township board.

History: 1959, Act 168, Eff. Mar. 19, 1960.

125.325 Township planning commission; election of officers; creation of offices and committees; term of officer; appointment of advisory committees; meetings; conducting business at public meeting; notice of meeting; powers of township board; rules; public record; annual report; availability of certain writings to public.

Sec. 5. (1) The planning commission shall elect a chairperson, vice-chairperson, and secretary from its members and shall create and fill other offices or committees as it considers advisable. The term of each officer shall be 1 year. The planning commission may appoint advisory committees outside of its membership.

(2) The planning commission shall hold not less than 4 regular meetings each year, and by resolution shall determine the time and place of the meetings. A special meeting may be called by 2 members upon written request to the secretary or by the chairperson. The business which the planning commission may perform shall be conducted at a public meeting of the planning commission held in compliance with Act No. 267 of the Public Acts of 1976, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of a regular or special meeting shall be given in the manner required by Act No. 267

of the Public Acts of 1976 and the secretary shall send written notice of a special meeting to commission members not less than 48 hours in advance of the meeting.

(3) The township board, upon recommendation of the planning commission, may employ a planning director or other planning personnel, contract for the services of planning and other technicians, and pay or authorize the payment of expenses within the funds budgeted and provided for planning purposes.

(4) The planning commission shall adopt rules for the transaction of business, and shall keep a public record of its resolutions, transactions, findings, and determinations. It shall make an annual written report to the township board concerning its operations and the status of planning activities, including recommendations regarding actions by the township board related to planning and development. A writing prepared, owned, used, in the possession of, or retained by the planning commission in the performance of an official function shall be made available to the public in compliance with Act No. 442 of the Public Acts of 1976, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

History: 1959, Act 168, Eff. Mar. 19, 1960;—Am. 1965, Act 97, Imd. Eff. June 28, 1965;—Am. 1977, Act 168, Imd. Eff. Nov. 17, 1977.

125.326 Basic plan as guide for development of unincorporated portions of township; basis; expert advice and information; technical assistance; adoption of plan for certain geographic area; site plan; authority of planning commission clarified.

Sec. 6. (1) The township planning commission shall make and approve a basic plan as a guide for the development of unincorporated portions of the township. As a basis for the plan, the township planning commission may do any of the following:

- (a) Make inquiries, investigations, and surveys of all the resources of the township.
- (b) Assemble and analyze data and formulate plans for the proper conservation and uses of all resources, including a determination of the extent of probable future need for the most advantageous designation of lands having various use potentials and for services, facilities, and utilities required to equip those lands.
- (c) Meet with other governmental planning commissions to deliberate.

(2) The township planning commission may make use of expert advice and information which may be furnished by appropriate federal, state, county, and municipal officials, departments, and agencies having information, maps, and data pertinent to township planning. State, regional, county, and municipal officials, departments, and agencies shall make available public information for the use of township planning commissions and may furnish such other technical assistance and advice as they may have for planning purposes.

(3) In addition to the basic plan provided in subsection (1), by a majority vote of the members, the township planning commission may adopt a plan for a geographic area less than the entire unincorporated area of the township if, because of the unique physical characteristics of that area, more intensive planning is necessary for the purposes set forth in section 2. Before adoption of a plan under this subsection, the township planning commission shall hold at least 1 public hearing on the plan after giving notice as provided in section 8(1).

(4) After adoption of a plan under this act, a site plan for a property located in the plan area that is required to be submitted under section 16e of the township zoning act, 1943 PA 184, MCL 125.286e, shall comply with the plan adopted under this act.

(5) The purpose of the 1987 amendments to this section was to clarify the authority of a planning commission, which was implied from the language of this act, but was not specifically set forth in this act.

History: 1959, Act 168, Eff. Mar. 19, 1960;—Am. 1987, Act 73, Imd. Eff. June 29, 1987;—Am. 2001, Act 263, Imd. Eff. Jan. 9, 2002.

125.327 Basic plan; contents.

Sec. 7. The basic plan shall address land use issues and may project 20 years or more into the future. The plan shall include maps, plats, charts and descriptive, explanatory and other related matter and shall show the planning commission's recommendations for the physical development of the unincorporated area of the township. The basic plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the township:

(a) A land use plan and program, in part consisting of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.

(b) The general location, character and extent of streets, roads, highways, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and water front developments; flood prevention works, drainage, sanitary sewers and water supply systems, works for preventing pollution, and works for maintaining water

levels; and public utilities and structures.

(c) Recommendations as to the general character, extent, and layout for the redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, or changes or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities.

(d) Recommendations for implementing any of its proposals.

History: 1959, Act 168, Eff. Mar. 19, 1960;—Am. 2001, Act 263, Imd. Eff. Jan. 9, 2002.

125.327a Adoption of basic plan; notice; submission of information electronically.

Sec. 7a. (1) A basic plan shall be adopted under the procedures set forth in this section and sections 7b and 8.

(2) Before preparing a plan, a township planning commission shall mail by first-class mail a notice, explaining that the planning commission intends to prepare a plan and requesting the recipient's cooperation and comment, to all of the following:

(a) The planning commission, or if there is no planning commission, the legislative body, of each township, city, or village located within or contiguous to the township.

(b) The regional planning commission for the region in which the township is located, if there is no county planning commission for the county where the township is located. If there is a county planning commission for the county where the township is located, the township planning commission may consult with the regional planning commission but is not required to do so.

(c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the township is located.

(d) Each public utility company and railroad company owning or operating a public utility or railroad within the township, and any government entity, that registers its name and mailing address for this purpose with the township planning commission.

(3) The notice to an entity under subsection (2) may request permission for the township or county, as applicable, to submit electronically any information required to be submitted to that entity under section 7b or 8. If the entity to which the notice is sent grants this permission, information submitted to or by that entity under section 7b or 8 may be submitted electronically. Otherwise, such information shall be submitted in writing by first-class mail or personal delivery.

History: Add. 2001, Act 263, Imd. Eff. Jan. 9, 2002.

125.327b Adoption of basic plan; submission to township board; review and comment; notice to certain entities; submission of comments; advisory statements.

Sec. 7b. (1) A plan may be adopted as a whole or by successive parts corresponding with major geographical areas of the township or with functional subject matter areas of the plan.

(2) After preparing a proposed plan, the township planning commission shall submit the proposed plan to the township board for review and comment.

(3) If the township board approves the distribution of the proposed plan, it shall notify the secretary of the planning commission and the secretary of the township planning commission shall submit a copy of the proposed plan, for review and comment, to all of the following:

(a) The planning commission, or if there is no planning commission, the legislative body, of each city, village, or township located within or contiguous to the township.

(b) The regional planning commission, if any, for the region in which the township is located, if there is no county planning commission for the county in which the township is located. If there is a county planning commission for the county in which the township is located, the secretary of the township planning commission may submit a copy of the proposed plan to the regional planning commission but is not required to do so.

(c) The county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the township is located. The secretary of the township planning commission shall concurrently submit to the county planning commission or, if there is no county planning commission, the county board of commissioners, a statement, signed by the secretary, that the requirements of subdivisions (a) and (b) have been met. The statement shall include the name and address of each planning commission or legislative body to which a copy of the proposed plan was submitted under subdivision (a) or (b) and the date of submittal.

(d) Each public utility company and railroad company owning or operating a public utility or railroad within the township, and any government entity, that registers its name and address for this purpose with the secretary of the township planning commission. An entity that, pursuant to this subdivision, receives a copy of a proposed plan, or of a plan as provided in section 8(5), shall reimburse the township for any copying and

postage costs thereby incurred by the township.

(4) An entity described in subsection (3)(a), (b), or (d) may submit comments on the proposed plan to the township planning commission within 65 days after the proposed plan was submitted to that entity under subsection (3). A planning commission or legislative body described in subsection (3)(a) or (b) shall concurrently submit a copy of the comments to the county planning commission, or if there is no county planning commission, the county board of commissioners, for the county in which the township proposing the plan is located.

(5) Not less than 75 days or more than 95 days after the date the proposed plan was submitted to the county planning commission or the county board of commissioners under subsection (3), the county planning commission or the county board of commissioners, respectively, shall submit to the township planning commission its comments on the proposed basic plan. The comments shall include, but need not be limited to, both of the following, as applicable:

(a) A statement whether the county planning commission or county board of commissioners, after considering any comments received under subsection (4), considers the proposed plan to be inconsistent with the plan of any city, village, township, or region described in subsection (3)(a) or (b).

(b) If the county has a county plan, a statement whether the county planning commission considers the proposed basic plan to be inconsistent with the county plan.

(6) The statements provided for in subsection (5)(a) and (b) are advisory only.

History: Add. 2001, Act 263, Imd. Eff. Jan. 9, 2002.

125.328 Basic plan; public hearing approval procedure; approval by township board; final adoption.

Sec. 8. (1) Before approving a proposed basic plan, the township planning commission shall hold a public hearing on the proposed plan. The hearing shall be held after the expiration of the deadline for comment under section 7b(5). The township planning commission shall publish notice of the hearing twice in a newspaper of general circulation in the township. The first publication shall be not more than 30 days or less than 20 days before the date of the hearing. The second publication shall be not more than 8 days before the date of the hearing.

(2) At or after the hearing under subsection (1), the township planning commission may approve the proposed plan by majority vote of its membership. Following approval of the proposed plan by the township planning commission, the secretary of the planning commission shall submit a copy of the proposed plan to the township board.

(3) Approval of the plan by the planning commission under subsection (2) is the final step for adoption of the plan, unless the township board by resolution has asserted the right to approve or reject the plan. In that case, after approval of the plan by the planning commission, the township board shall approve or reject the plan.

(4) If the township board rejects the proposed plan, the township board shall submit to the planning commission a statement of its objections to the proposed plan. The planning commission shall consider the township board's objections and revise the proposed plan so as to address those objections. The procedures provided in subsections (1) to (3) and this subsection shall be repeated until a proposed plan is approved by the township board.

(5) The plan is effective upon final adoption. Upon final adoption of the plan, copies of the adopted plan shall be submitted in the same manner as provided for submitting copies of the proposed plan under section 7b(3).

History: 1959, Act 168, Eff. Mar. 19, 1960;—Am. 2001, Act 263, Imd. Eff. Jan. 9, 2002.

125.329 Plan amendment or adoption of new plan.

Sec. 9. (1) An extension, addition, revision, or other amendment to a basic plan shall be adopted under the same procedure as a plan or a successive part of a plan under sections 7a, 7b, and 8. However, for an amendment other than a revision of the plan, both of the following apply:

(a) The 65-day period otherwise provided for in section 7b(4) shall be 40 days.

(b) The 75- to 95-day period otherwise provided for in section 7b(5) shall be 55 to 75 days.

(2) At least every 5 years after adoption of the plan, the planning commission shall review the plan and determine whether to commence the procedure to amend the plan or adopt a new plan.

(3) Until 1 year after the effective date of the 2001 amendments that added this subsection, a township may adopt a plan or an extension, addition, revision, or other amendment to a plan under the procedures provided for by this act immediately before the effective date of the 2001 amendments that added this subsection.

(4) The planning commission shall promote public understanding of and interest in the plan, shall publish and distribute copies of the plan and of any report, and may employ such other means of publicity and education as it determines necessary.

History: 1959, Act 168, Eff. Mar. 19, 1960;—Am. 1999, Act 197, Imd. Eff. Dec. 20, 1999;—Am. 2001, Act 263, Imd. Eff. Jan. 9, 2002.

125.330 Basic plan; approval of public way, space, building, or structure; adoption of capital improvement program.

Sec. 10. (1) Whenever the planning commission has adopted the basic plan of the township of 1 or more major sections or districts thereof, no street, square, park or other public way, ground or open space, or public building or structure, shall be constructed or authorized in the township or in the planned section and district until the location, character and extent thereof shall have been submitted to and approved by the planning commission. The planning commission shall communicate its reasons for approval or disapproval to the township board, which shall have the power to overrule the planning commission by a recorded vote of not less than a majority of its entire membership. If the public way, ground, space, building, structure or utility is one, the authorization or financing of which does not, under the law governing same, fall within the province of the township board, then the submission to the planning commission shall be by the board, commission or body having jurisdiction, and the planning commission's disapproval may be overruled by resolution of the board, commission or body by a vote of not less than a majority of its membership. The failure of the planning commission to act within 60 days after the official submission to the planning commission shall be deemed approval.

(2) A township may adopt a capital improvement program.

History: 1959, Act 168, Eff. Mar. 19, 1960;—Am. 1960, Act 10, Imd. Eff. Mar. 30, 1960;—Am. 2001, Act 263, Imd. Eff. Jan. 9, 2002.

125.331 Transfer of powers and duties for zoning boards to planning commission; postponement; filing zoning ordinances and amendments.

Sec. 11. The township board, by resolution, may transfer to the planning commission all powers and duties provided by the township rural zoning act, Act No. 184 of the Public Acts of 1943, as amended, being sections 125.271 to 125.301 of the Michigan Compiled Laws, for zoning boards created under that act. If the existing zoning board is nearing the completion of its zoning plan, the township board shall postpone the transfer of the zoning board's powers and duties until the completion of the zoning plan, but the postponement shall not exceed 1 year. In a county in which a county planning commission is established, the township planning commission shall file with the county planning commission a copy of the township zoning ordinances and any amendments to the ordinances.

History: 1959, Act 168, Eff. Mar. 19, 1960;—Am. 1966, Act 193, Eff. Mar. 10, 1967;—Am. 1980, Act 228, Imd. Eff. July 20, 1980;—Am. 1990, Act 142, Imd. Eff. June 27, 1990.

125.332 Approval of plats.

Sec. 12. The township board shall refer plats or other matters relating to land development to the planning commission before final action thereon by the township board and may request the planning commission to recommend regulations governing the subdivision of land. The recommendations may provide for the procedures of submittal, including recommendations for submitting a preliminary subdivision design, the standards of design and the physical improvements that may be required.

History: 1959, Act 168, Eff. Mar. 19, 1960.

125.333 Inconsistent acts.

Sec. 13. Insofar as the provisions of this act are inconsistent with the provisions of any other law, the provisions of this act shall be controlling except that this act shall not supersede Act No. 240 of the Public Acts of 1937, as amended, being sections 338.551 to 338.576 of the Compiled Laws of 1948, as to work required to be performed by registered architects, professional engineers or land surveyors. This act shall not preclude the creation or continuance of a township planning commission created pursuant to Act No. 285 of the Public Acts of 1931, as amended, being sections 125.31 to 125.45 of the Compiled Laws of 1948.

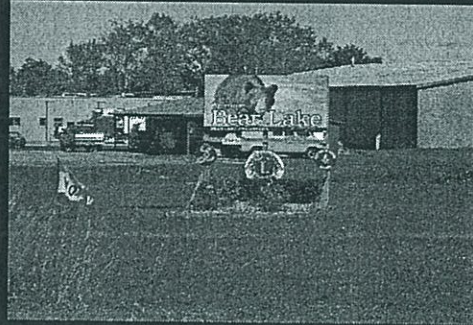
History: 1959, Act 168, Eff. Mar. 19, 1960;—Am. 1963, Act 91, Eff. Sept. 6, 1963.



Appendix C

Bear Lake

Bear Lake



Bear Lake

Bear Lake



Bear Lake



Bear Lake



Bear Lake



Bear Lake



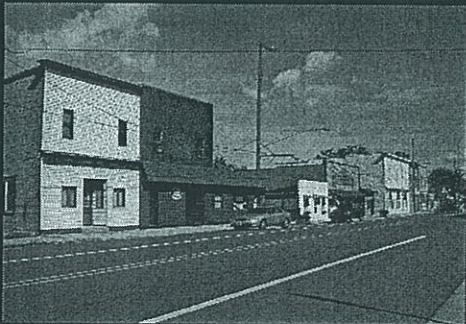
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Bear Lake



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Bear Lake



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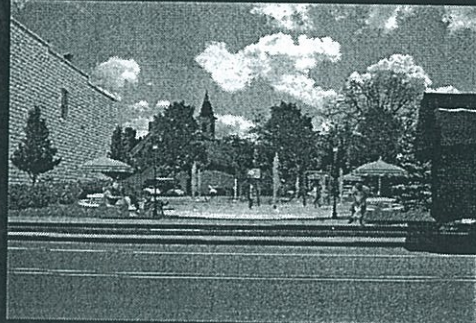
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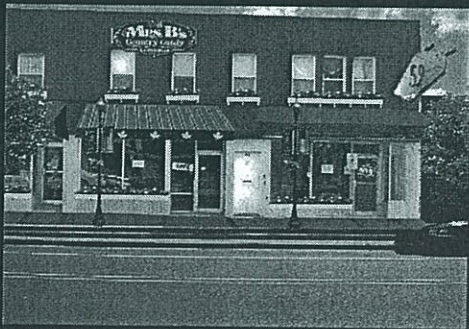
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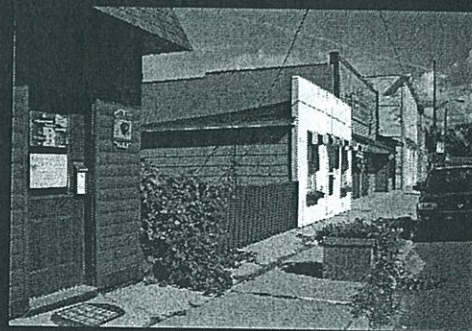
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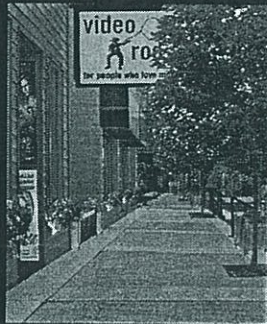
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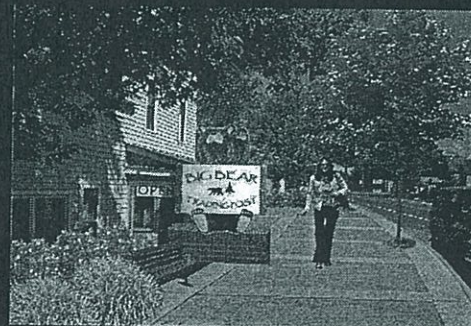
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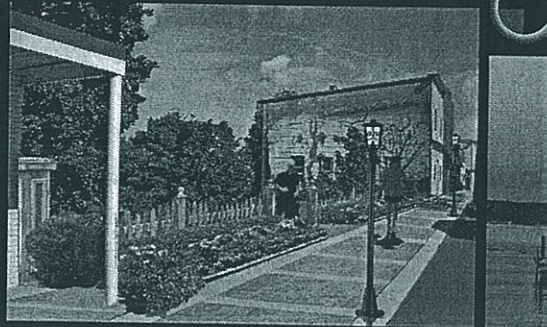
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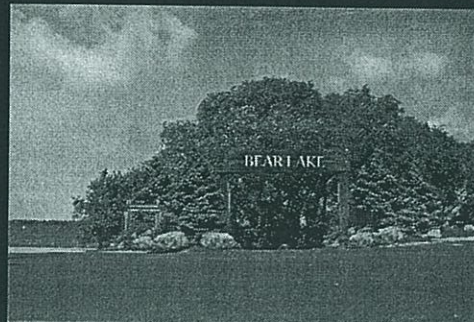
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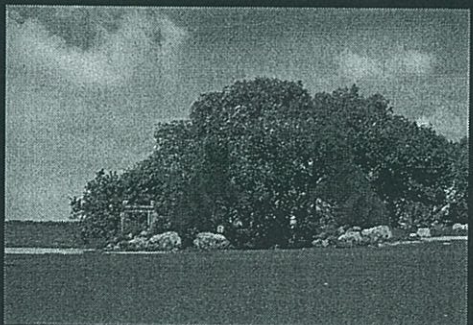
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Bear Lake



Bear Lake



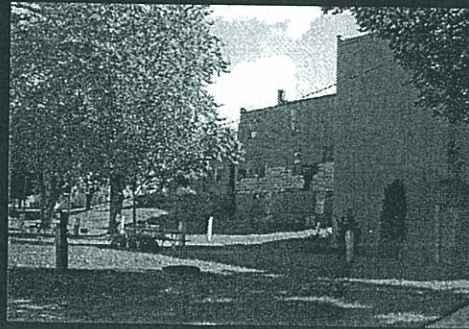
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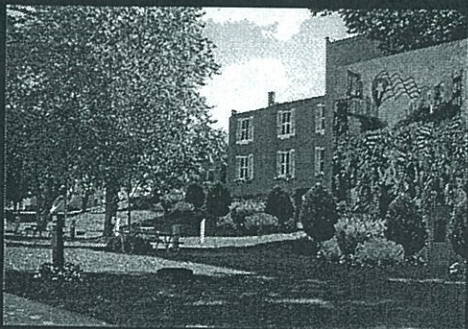
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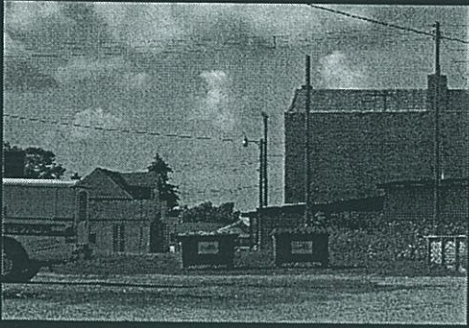
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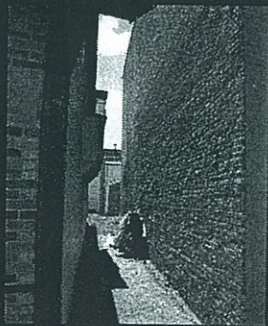
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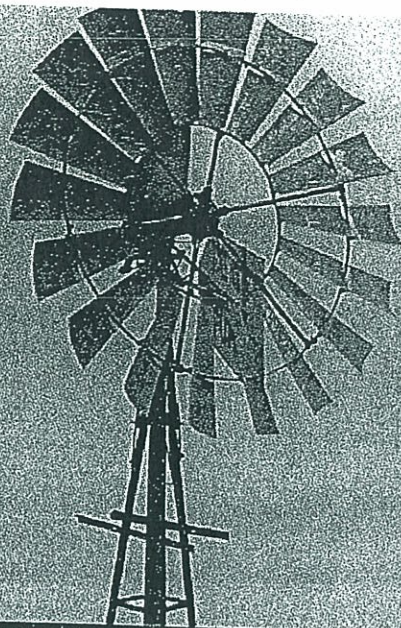


Bear Lake





Appendix D



Proposal To Form Multi-Jurisdictional Planning Commission for

Townships of:
Pleasanton & Bear Lake
& General Law Village of Bear Lake

April 2006

RFP Land Information Access Association:
Application for Project Support: Level One

Community Resource and Focus:

The single most valuable asset held in trust by the rural Bear Lake/ Pleasanton community is our shared, pristine natural environment: our woodlands, wetlands and surface waters.

Bear Lake itself is bisected by Bear Lake and Pleasanton Township boundary. The Village of Bear Lake sits on its east shore and comprises the greatest concentration of residential and commercial activity including the location of municipal drinking water supply and K-12 School.

Federal highway US31 routes through the Village adjacent to the east shore of Bear Lake.

A tight knit, primarily agricultural community, many families can trace their arrival to the late 1870's when the Village was first settled during Michigan's lumber era. The Village was a 'Company' town built to house workers at the Hopkins Lumber Mill. Agricultural development came from homesteading, and, although considerably declined from the heyday of fruit farms and orchards, still forms a significant sector of the local economy. Bear Lake was once seen as purely an industrial asset, a function of the Mill. "Downtown" Bear Lake was built to hide that operation. It's once thriving, but now obsolete, storefronts face US31, not the Lake. The economy which once supported commerce changed forever during the past 60 years, leaving businesses struggling to make 12 months income from a 6 month peak of residency.

However, this area is receiving considerable attention as a desirable place to live: small town ambiance, close knit 'safe' environment, good schools, great natural environment and access to outdoor recreation - but at the same time within an hour's drive in either direction to good paying jobs in Cadillac, Traverse City, Manistee or Ludington.

Therein lies both the opportunity, and immediate need, for wise land use planning and the inherent danger of incremental sprawl from failure to do so.

Goals:

1. To create a community/ government partnership to realize the shared 'vision' for preserving Bear Lake as an enviable place to live.
2. To form a Tri-Unit Multi Jurisdictional Planning Commission under Public Act 226 of 2003 charged with;
 - i) creating a unified Comprehensive Master Land Use Plan
 - ii) creating uniform, legally defensible, planning and zoning ordinances.
 - iii) writing a unified 5 Year Master Recreation Plan for submission April 2007.

Opportunities:

Bear Lake and Pleasanton Townships reside in Manistee County which is preparing a Master Plan. Since 2004, under the auspices of Manistee County Community Foundation and Northwest Michigan Council of Governments, EnVision Manistee County has facilitated county wide community dialog addressing current and future quality of life issues including:

- Economy & Employment
- Government & Infrastructure
- Natural Environment & Recreation

In 2005, a companion grass roots project to "envision" Bear Lake, began to consider where conservation and economic development would fit within that countywide plan. (In, 2003, the Village of Bear Lake had sponsored a "Strengths, Weaknesses, Opportunities and Threats" strategic planning workshop, facilitated by Joe Borgstrom of the Michigan Economic Development Corporation, the Village invited those interested in redeveloping Downtown Bear Lake to participate in the first step of the Strategic Plan.)

With Manistee County working on a countywide Master Plan and legislation now enacted to permit: Downtown Development Authorities which cross jurisdictional lines; the encouragement and availability of Manistee County Brownfield Redevelopment; incentives to capitalize on access to high speed internet infrastructure; eligibility for low interest loans via State of MI Strategic Water Quality Initiative to provide alternative wastewater systems plus the successful Shoreline Campaign which lead to preserving a large tract of Pleasanton Township farm land via the Grand Traverse Regional Land Conservancy - there exists a rare opportunity to define who we are, what we value and where we want to go. Perhaps in recognition of this commitment, Vision Bear Lake and Envision Manistee County were recently accepted as a community case study for aspiring Michigan State University land use and community planning students.

Are we a thriving, vital, participatory community willing to explore and invest in new thinking? Or are we in danger of becoming a gentrified 'bedroom' or second home community viable only during single season occupation leaving a non sustainable winter ghost town with dwindling school enrollment? Do we want to plan proactively or only react to each crisis as it occurs?

History:

There is no current planning or zoning within the Village of Bear Lake - primarily because of physical size and insufficient year-round voting-age population from which to form regulatory/oversite bodies.

A source of contention has been, and continues to be, that the General Law Village of Bear Lake is a legally constituted separate unit of government, wholly contained within the Township of Bear Lake.

A highly contentious community rift has occurred because of a proposed new construction sanitary sewer district - currently in limbo because of community opposition to the cost.

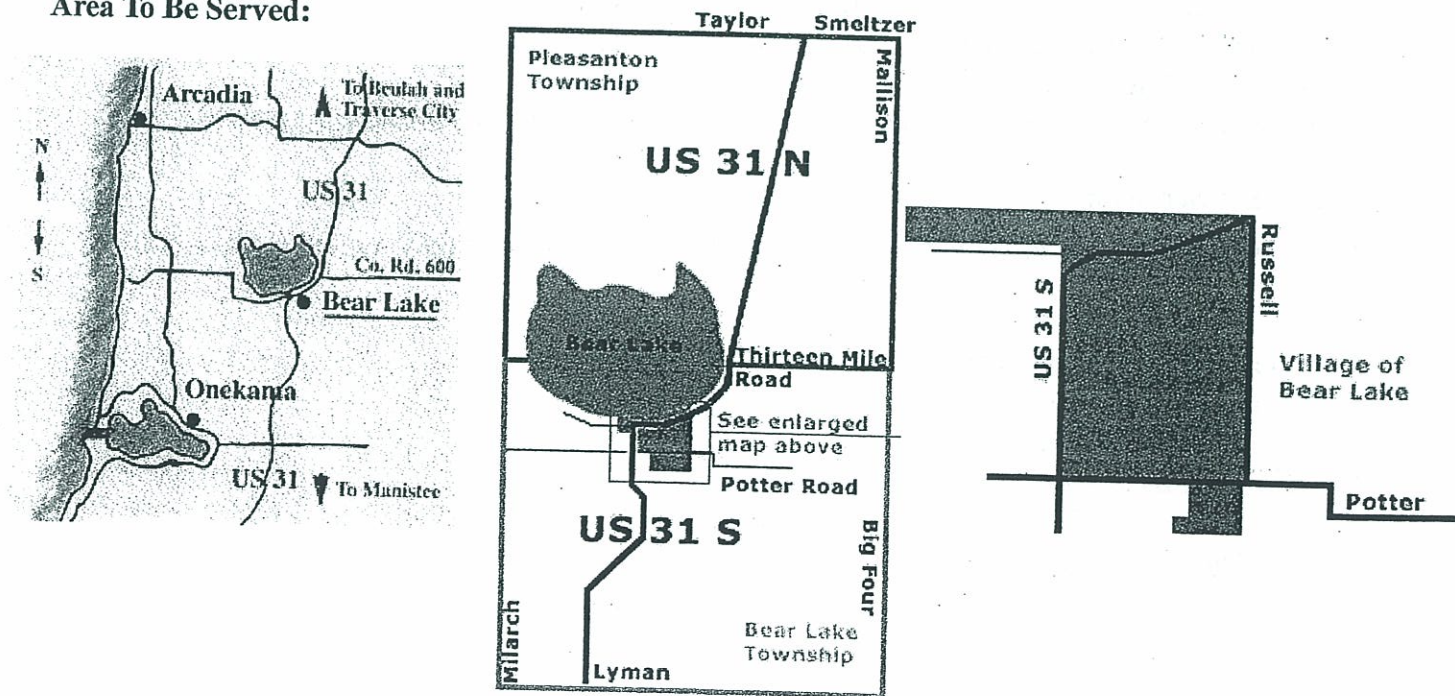
All 3 units of government combined to spearhead an effort to build a facility to house a new public Manistee County Library branch in 2002.

A Bear Lake and Pleasanton Township millage funds a joint volunteer Fire and Rescue Department. An increasingly costly solid waste service, with some recycling, is under review.

A recurring theme, echoed by Vision Bear Lake and the 2003 MEDC facilitated meeting, is that a real, or perceived, belief in a reluctance of governments to plan or work cooperatively is a serious roadblock to consensus and wise land use decisions. Lack of communication, allowing adequate time for fact finding and public debate can have serious consequences - the ripple effect can last for years.

That is the reason for optimism at the timeliness of this application. There is forward momentum at the County and the community levels, the willingness of both Townships to consider conceding autonomy to a multi /cross jurisdictional planning authority and the opportunity to utilize Partnerships for Change in their capacity as an outside non-vested facilitator.

Area To Be Served:



In 2000 total population of the Village of Bear Lake was 318, 234 were over 18, 63 over 65. Of that population it is probable over 40% are seasonal residents. Median income \$31,389 (in 1999 \$)
Pleasanton Township - 817, 625 over 18, 195 over 65. Median income \$33,977 (in 1999 \$)
Bear Lake Township - 1587, 1193 over 18, 272 over 65. Median Income \$37,898 (in 1999 \$)

Michigan median income for the same period is \$44,667.

The Village of Bear Lake, as do both Townships, plus the Downtown commercial district have no centralized wastewater collection or treatment systems other than individual onsite septic. No ordinance covers regular inspections or pumping. Siting and design is governed by the County Health Department.

Only the Village has a municipal drinking water system which draws from a highly vulnerable unconfined aquifer. It supplies the K-12 School plus a number of Township residents and businesses. Because of this, and the cost of replacing that aging water infrastructure, the Village is in year 4 of the 5 year State of Michigan Department of Environmental Quality Wellhead Protection Program. The delineated catchment protection area falls wholly within the boundary of Bear Lake Township. estimated future costs to replace and maintain supply exceed \$2 million.

Both Townships face current and future issues with past legacy and future production of oil and gas facilities, groundwater nitrate contaminations, past agricultural practices with relation to fruit farming. See attached map of known wells.

Composition:

1. Formal Planning Commission will be composed of 9, 3 from each governmental entity, either an elected official, a suitably qualified community or planning official. Completion of a baseline Citizen Planner course is considered as a requirement for membership on the final Commission.
2. An Advisory Team has been identified and contacted: See attached list and Letters of Intent. All will serve without pay.
3. Each unit of government has passed by Resolution at a Regular Meeting, a Memoranda of Agreement to participate in the formation of a Joint Planning Commission.
(See attached signed copies.)
4. Pleasanton Township will act as the responsible Fiduciary Agent and Grant Administrator.

Request For Services:

LIAA Level One services are requested with a timeline for completion of 6-9 months from date of award.

Available designated Cost Share:

Pleasanton Township - \$5,000.00

Bear Lake Township - \$2,500.00

Village of Bear Lake - \$2,000.00

TOTAL MATCH = \$9,500.00 TOTAL LIAA = \$15,500.00

TOTAL Request = \$25,000.00

Project Advisory and Peer Review Team

MI State University Extension: Jim Weising. Grand Traverse County Extension Director *

Michigan Land Use Institute: Jim Lively*

Northwest Michigan Council of Governments: Matt McCauley Regional Planner*

Manistee County Planner: Heather Bacon*

Also Representing Manistee County Brownfield Redevelopment Authority

Manistee County Commissioner - Janice McCraner

Manistee Conservation District - Jay Raupp

Natural Resource Conservation Service - Ben Loosemore

Northwest Michigan Onsite Wastewater Task Force - as part of Manistee County Community

Foundation Local Government Education grant.

Envision Manistee County - Karen Bruchan*

Vision Bear Lake: Rick Farfsing*

* = Letters of Intent Attached.

The purpose of this Team is to advise and/or participate in the following

- i. create an action plan for integrated and comprehensive community participation.
- ii. identify core components of multi-jurisdictional planning under Public Act 226 of 2003
- iii. prioritize actions required for application to State of MI 2007 Master Recreation Plan.



Bernard Ware: Pleasanton Township
Chair Planning Commission

Date: 3/31/06

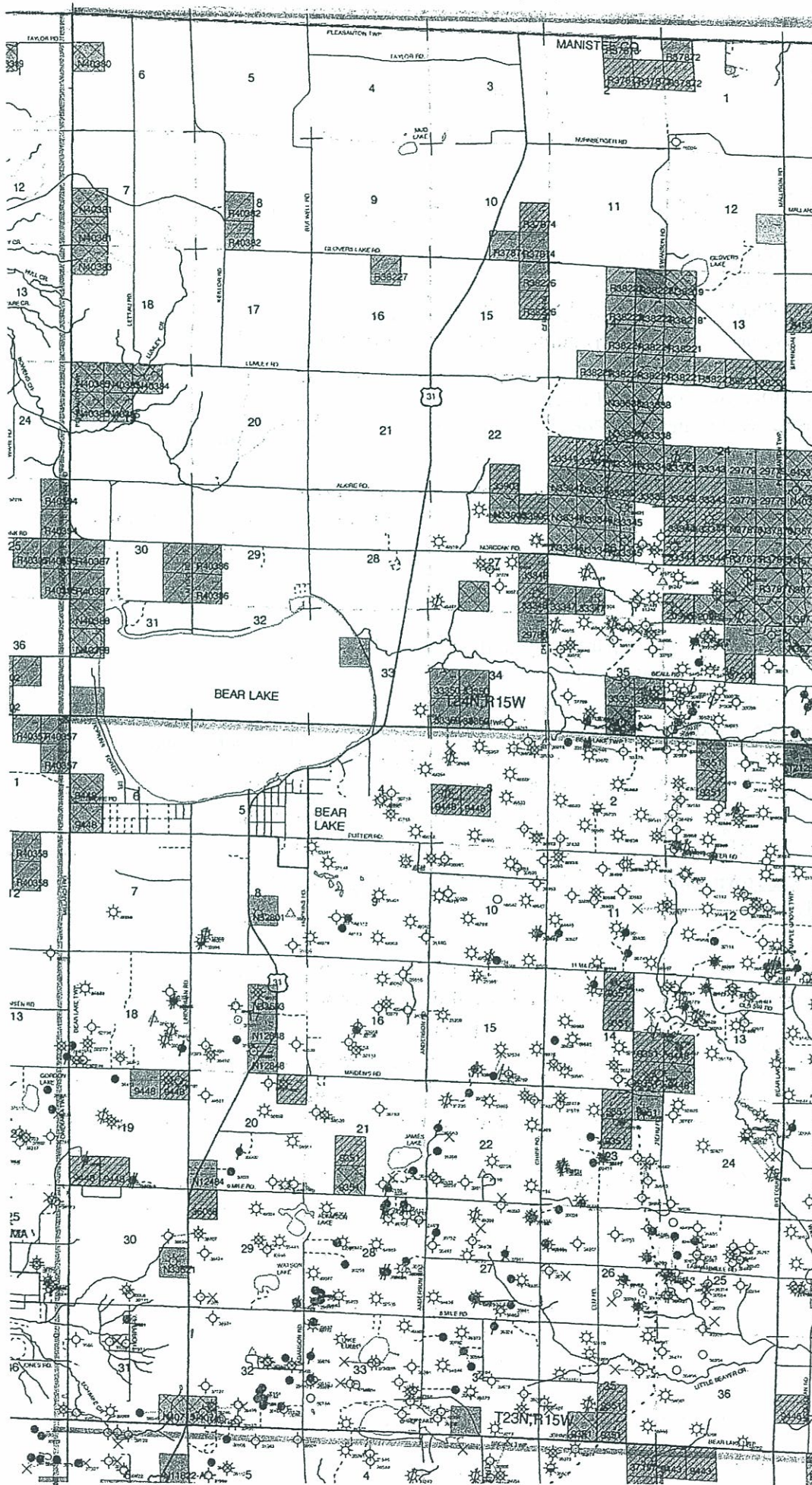
Tel: (231)864-3242

email:warefarm@coslink.net

Pleasanton Township Hall: 8958 Lumley Road, Bear Lake, MI 49614

Township Clerk: Connie Ledford: 6466 Norconk Road, Bear Lake, MI 49614. (231) 864-3461

www.pleasantontownship.org



MINERAL LEASE INFORMATION AND DNR OWNERSHIP

Manistee County

LEGEND

LEASE CLASSIFICATION RECOMMENDATION

- Development with Restrictions
- Non-Development
- Non-Leasable
- Mixed Classification

LEASE NUMBER

- 12345 Development Lease
- R12345 Development with Restrictions Lease
- N12345 Non-Development Lease
- S12345 Gas Storage Lease
- M12345 Metallic Mineral Lease
- Z12345 Nonmetallic Mineral Lease
- * Multiple Leases within QOS - one lease # shown

OIL AND GAS WELLS

- Oil
- Natural Gas
- Gas Condensate
- Gas Injection
- Gas Storage
- Liquid Petroleum Gas Storage
- Gas Production and Brine Disposal
- Brine Disposal
- Dry Hole
- Water Injection
- Other Injection
- Observation
- Other
- Permitted Well Location

PLUGGED WELLS

- Plugged Well Symbol

SURFACE LOCATIONS

- Surface of Directional Well

DIRECTIONAL LINES

- Directional
- Horizontal (90 deg.)

WELL PERMIT NUMBER

- 45123 Permit Number

DNR OWNERSHIP

- Surface
- Mineral and Surface
- Minerals
- Mixed Ownership
- Other Rights
- Reserved Minerals
- 40.00 Acres of Surface Ownership
- 40.00 Acres of Mineral and Surface Ownership
- 40.00 Acres of Mineral Ownership

ROW DNR has a Right of Way and/or an acquired easement(s) from private landowner within the quarter-quarter section

TRANSPORTATION

- Two-Track and Seasonal Roads
- Highways
- Residential Roads
- Railroads
- Paved Airports
- Unpaved Airports
- County Roads

UTILITY

- Pipelines and Transmission Lines
- Electric Transmission Lines

POLITICAL

- Township Boundaries
- Great Lakes Shoreline
- County Boundary
- Section Lines

HYDROLOGY

- Lakes and Ponds
- Rivers and Streams
- Drains and Intermittent Streams

1 0 2 Miles

MAP INFORMATION

Oil and gas well information obtained from drilling reports on file at the Michigan Department of Environmental and Natural Resources, Geological and Land Management Division.

Additional information on oil and gas wells can be obtained by contacting the GLMD, MDEQ.

Lease classification recommendations are current and may differ from those type (i.e., the lease was issued prior to the most current records).

Classification designations on individual parcels are indicated on this map and are subject to future sales.

Mineral Lease and DNR Land Ownership information is derived from the Michigan Department of Environmental and Natural Resources, Geological and Land Management Division. Multiple parcels with varying types of ownership within a quarter-quarter section result in the Mixed Ownership Category. Information is classified as Other Rights.

COMPLETENESS AND QUALITY

In general, the data does not reflect platted parcels, Private Claims, and parcels within the City of Detroit and the State of Michigan.

The amount of acreage owned within a quarter-quarter section is identified by acreage listed in the corner right corner of each quarter-quarter section.

The quality and completeness of this data is uncertain. It is suggested that this data be confirmed with a current survey, such as plat maps, to further verify ownership.

The information displayed on this map is intended for general planning purposes only. Specific mineral or lease information should be verified by contacting the MDEQ.



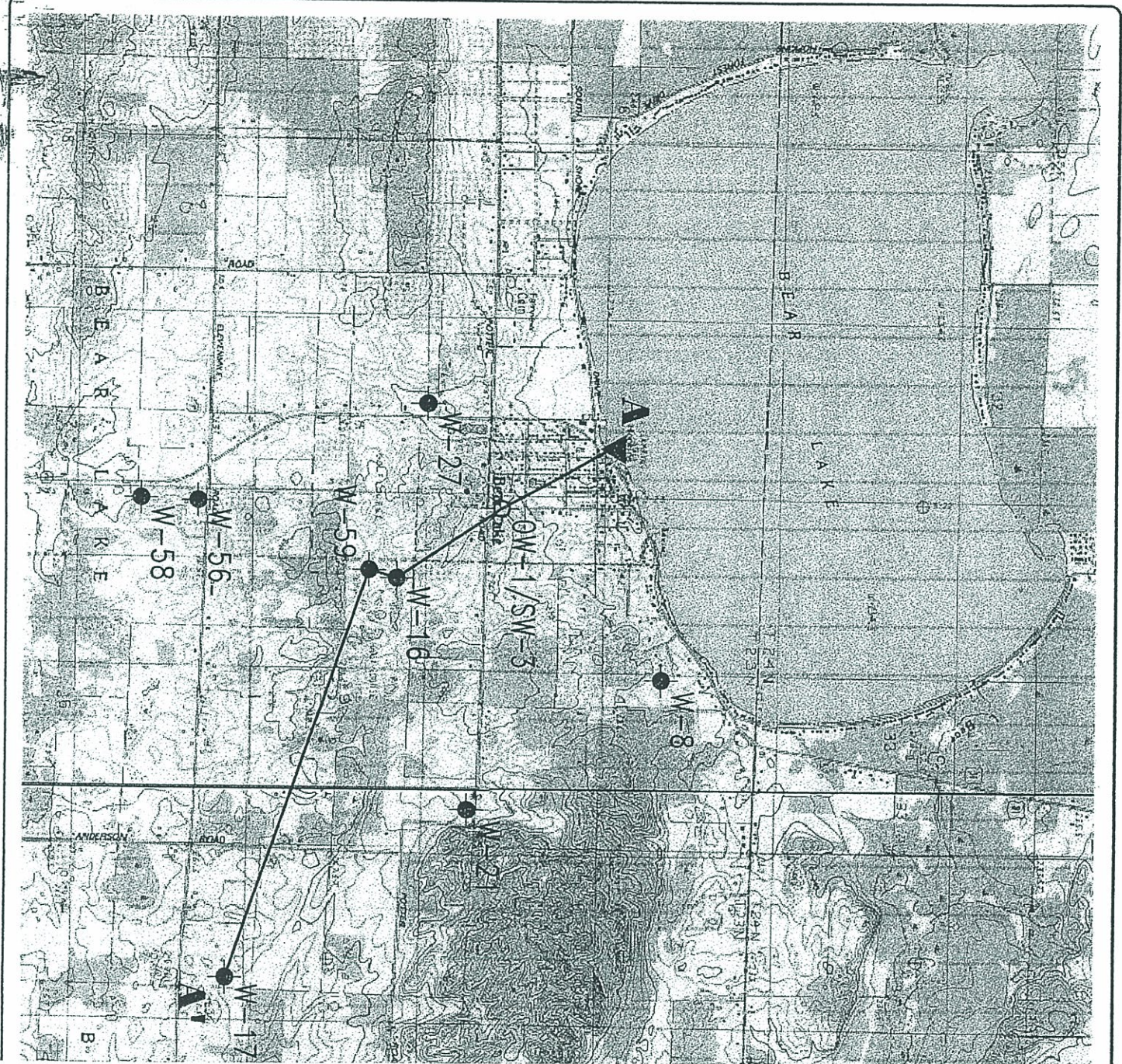
MICHIGAN DEPARTMENT OF NATURAL RESOURCES

Forest, Mineral and Fire Management

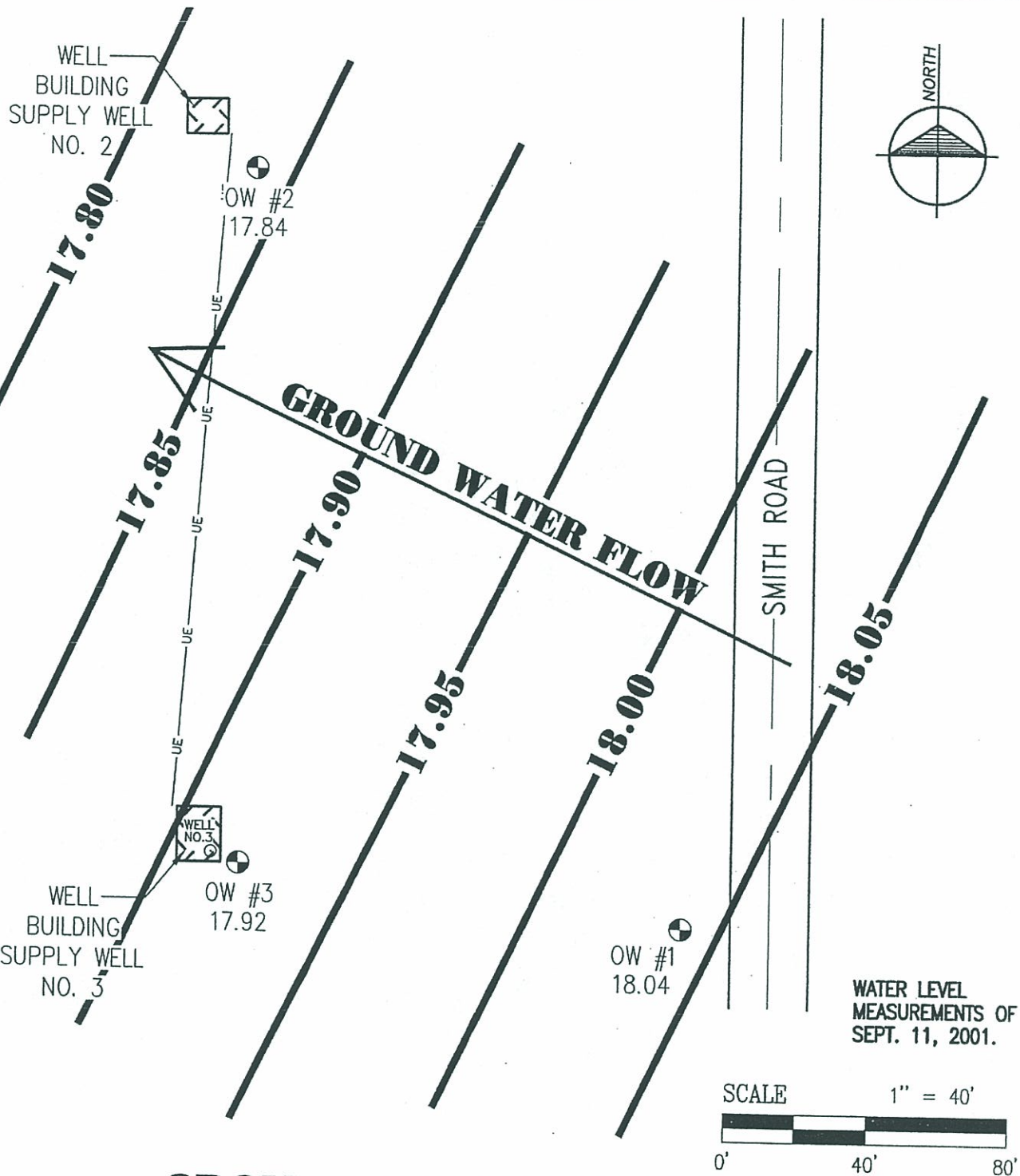
DATE: 02/21/2005

Map Locator





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GROUND WATER FLOW MAP Village of Bear Lake

Location:

Sheet 1 of 1

SE 1/4 OF SECTION 5,
T 23N, R 15W,
BEAR LAKE TOWNSHIP
MANISTEE COUNTY, MICHIGAN

Job No.: 2000206.01
Date: 10/08/2001
Scale: AS NOTED
Drawn: JRL
Chk'd.: DOS
Rev.:

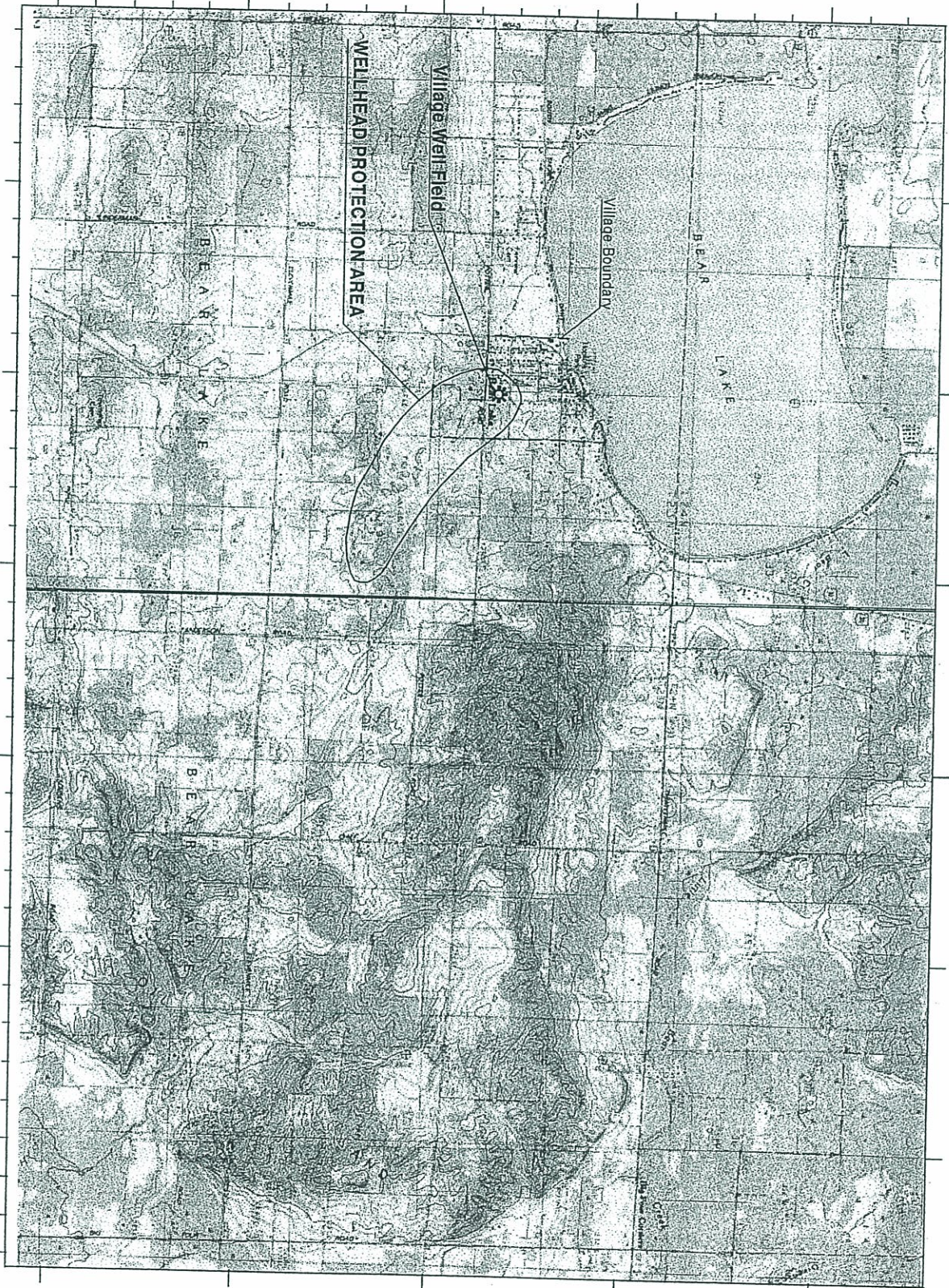


Gosling Czubak
engineering sciences, inc.
Engineers • Surveyors
Environmental Services

1280 Business Park Drive
Traverse City, MI 49686-8607
231-946-9191
800-968-1062
Fax: 231-941-4603



K = 216 ft/dy
Q = 320 gpm



North

LOCATION:

T 23 N, R 15 W
BEAR LAKE TWP.
MANISTEE COUNTY, MICHIGAN

WELLHEAD PROTECTION AREA
10 Year Trave Time
Village of Bear Lake

Job No.: 2000206
Date: 10/11/02
Scale: bar scale
Drawn: DGC



Gosling & Zubak
engineering sciences, inc.
Engineers • Surveyors
Environmental Services



Appendix E



Land Information Access Association

... helping communities sustain their cultural and natural resources

Board of Directors

Cathie Ballard
Chief
Coastal Programs Unit
Michigan Department of
Environmental Quality

Christopher DeRose
Director
Office of Retirement Services
Michigan Department of
Management and Budget

William Enslin
Senior Research Specialist
Remote Sensing & GIS
Research & Outreach Services
Michigan State University

Marlene Fluharty
Executive Director
Americana Foundation

Barbara Nelson-Jameson
Michigan Coordinator
Rivers & Trails Program
National Park Service

Douglas Luciani
President
Traverse City Area
Chamber of Commerce

Jack Bails
Vice President
Public Sector
Consultants, Inc.

Daniel Kildee
County Treasurer
Genesee County

July 5, 2006

Bernard Ware
Chair, Pleasanton Township Planning Commission
Pleasanton Planning Commission
8958 Lumley Road
Bear Lake, MI 49614

Dear Mr. Ware,

We are pleased to inform you that Pleasanton Township and its municipal partners have been selected to participate in the *Partnerships for Change Program*. The *Program* sponsors found that your proposal is well supported by the participating municipalities, is consistent with the objectives of *Partnerships for Change*, and provides the necessary funds and matching efforts. Therefore, we are offering this letter of agreement to the Village of Bear Lake, Bear Lake Township and Pleasanton Township.

You have been identified as the primary contact for this project. We ask that you and representatives from the participating units of government review this letter carefully. If you or the participating municipalities do not agree with any of the terms and conditions set forth below, please contact us at your earliest convenience. If these terms are acceptable, please provide a signed original at our first project meeting. Please note, we are asking for your signature, as well as the appropriate signatures from the Village of Bear Lake and Bear Lake Township.

Overall Project Description

Partnerships for Change is a multi-jurisdictional planning assistance program developed by LIAA, Michigan Municipal League (MML), Michigan Townships Association (MTA), Michigan Association of Planning (MAP), and Michigan State University Extension (MSUE). The overall mission of the program is to foster new and expanded cooperation between cities, townships and villages in developing and carrying out local land use policies that contribute to the preservation of cultural and natural resources. Wherever possible, these policies will encourage urban redevelopment and discourage urban sprawl. Administered by LIAA, *Partnerships for Change* is funded by grants from: the Americana, C.S. Mott, Frey, W.K. Kellogg, and Fremont Area Community Foundations, and the Coastal Management Program (Department of Environmental Quality), as well as MML and MTA.

Benefits to the Region

The project sponsors are committed to the success of *Partnerships for Change*. We have agreed to provide professional planning assistance and technical support to *Pleasanton*

224 Munson Avenue
Traverse City
MI 49686
(231) 929-3696
fax: (231) 929-3771
www.liaa.org



Township and the participating units of government in developing useful, appropriate, and well-supported intergovernmental planning policies and programs consistent with Michigan's enabling legislation. LIAA will organize and present this assistance over a period of up to 12 months as needed to achieve success in this project, including;

- Project planning and management;
- On-site facilitation services, surveys, workshops and educational assistance;
- Research and analyses (e.g., identifying & evaluating alternatives);
- Geographic analyses and map production; and
- Development and drafting of implementation policies (e.g., plans, programs).

LIAA will provide regular progress reports indicating the amount and type of assistance provided over the reporting period and the amount of service remaining in the grant.

As discussed during our recent phone conference, the *Partnerships for Change Program* and LIAA will provide at least \$25,000 worth of services over the term of this project. The *Partnerships for Change Program* will cover \$15,500 worth of these costs and the participating municipalities will provide the remaining \$9,500 (as cash match). As the fiduciary for this project, *Pleasanton Township* is responsible for securing and delivering the matching funds.

Participation Agreement

Through its voluntary application to the *Partnerships for Change Program* and the execution of this agreement, *Pleasanton Township* and its project partners agree to support the goals and objectives of the *Partnerships for Change Program*, as described in the program description and the proposal you submitted April 1, 2006. The participating local units of government agree to work in good faith together to establish a Joint Planning Commission under the Joint Municipal Planning Act. In conjunction with this process, officials from the local units of government will also work together to develop a Joint Comprehensive Plan.

In addition, *Pleasanton Township* and the participating municipalities agree to:

1. Make a cash payment of \$9,500 to LIAA as matching funds for the *Partnerships for Change Program* on or before three months from project start up.
2. Contribute the time and commitment of community leaders and appropriate governmental staff members toward the success of this project, providing periodic reports on this *in-kind* effort.
3. Assure the participation of a broad spectrum of citizens, interest groups, community leaders and public officials in the development of the Comprehensive Area Plan.
4. With the cooperation and involvement of all local units of government, take steps to assure the implementation of land use policies devoted to this project.
5. Participate in evaluation efforts associated with *Partnerships for Change*.

Acceptance

This agreement letter, the *Partnerships for Change Program* description, and the *Bear Lake Community* project application (dated April 1, 2006) contain the entire agreement between the Village of Bear Lake, Pleasanton Township, Bear Lake Township and LIAA. Any changes in this agreement require at least 30 days notice and must be made with the full agreement of LIAA, the Village of Bear Lake, Pleasanton Township and Bear Lake Township. Please indicate your acceptance of this agreement by providing an original signed copy of this agreement to LIAA at the first project meeting. The signatures provided must include the duly appointed representatives from the Village of Bear Lake, Pleasanton Township and Bear Lake Township

Sincerely,

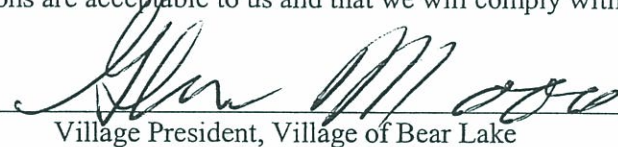


Joe VanderMeulen, Ph.D.
Executive Director

cc: Daniel P. Gilmartin, Michigan Municipal League
Larry Merrill, Michigan Township Association
Andrea Brown, Michigan Society of Planning
Kurt Schindler, MSU Extension

We have read and understand this letter for the *Partnerships for Change* project. We agree that the terms and conditions are acceptable to us and that we will comply with these terms and conditions.

Signature:


Village President, Village of Bear Lake

Date:

9-6-06

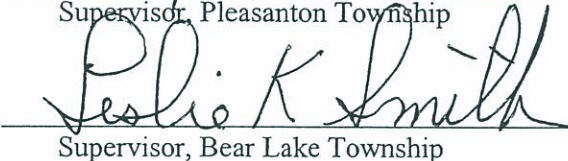
Signature:


Supervisor, Pleasanton Township

Date:

9-6-06

Signature:


Supervisor, Bear Lake Township

Date:

9-6-06



Appendix F

AGREEMENT ESTABLISHING THE BEAR LAKE COMMUNITY JOINT PLANNING COMMISSION

This Agreement establishing the Bear Lake Community Joint Planning Commission (the "Agreement") is entered into by: the Village of Bear Lake, a Michigan municipal corporation, whose office is located at 7727 Lake Street, Bear Lake, Michigan 49614-0175; Pleasanton Township, a Michigan municipal corporation, whose office is located at 8958 Lumley Road, Bear Lake, Michigan 49614 and Bear Lake Township, a Michigan municipal corporation, whose office is located at 7771 Lake Street, Bear Lake, Michigan 49614.

1. Purpose and Jurisdictional Area

The Village of Bear Lake, Pleasanton Township and Bear Lake Township find it in their long-term interests to cooperate on planning and zoning issues. A means of achieving this goal is to jointly plan for land use and to jointly exercise zoning powers. As a result, all three participating entities enter into this Agreement to establish a joint planning commission pursuant to the legal authority granted by Michigan Public Act 226 of 2003, as amended, MCL 125.131, et seq., (Public Act 226) as well as an ordinance enacted by the Village Council of the Village of Bear Lake on _____; an ordinance enacted by the Township Board of Pleasanton Township on _____; and an ordinance enacted by the Township Board of Bear Lake Township on _____. The joint planning commission established by this Agreement shall be referred to as the "Bear Lake Community Joint Planning Commission," (hereinafter, the "Joint Planning Commission.")

The jurisdictional area of the Joint Planning Commission shall comprise the corporate limits of the Village of Bear Lake, and the unincorporated portions of Pleasanton Township and Bear Lake Township all of Manistee County, Michigan.

The participating municipalities agree that the Joint Planning Commission shall develop a comprehensive land use plan for its jurisdictional area consistent with the powers granted by Public Act 226 and this Agreement. When completed, the comprehensive land use plan shall be presented to each of the participating municipalities for its review and approval. If the comprehensive land use plan is approved by all the participating municipalities, then the participating municipalities may direct the Joint Planning Commission to prepare a joint zoning ordinance for their consideration, consistent with Public Act 226, other applicable laws and this Agreement.

2. Composition of the Planning Commission

The Joint Planning Commission shall consist of nine (9) members.

3. Terms and Qualifications of Office

The Village President of the Village of Bear Lake shall appoint three (3) members of the Joint Planning Commission with confirmation by the Village of Bear Lake Board. The Supervisor of Pleasanton Township shall appoint three (3) members with confirmation by the Pleasanton Township Board. The Supervisor of Bear Lake Township shall appoint three (3) members with confirmation by the Bear Lake Township Board.

The initial members appointed by the Village of Bear Lake shall be appointed for staggered terms with one member appointed to a one-year term, one member appointed to a two-year term, and one

member appointed to a three-year term. The initial members appointed by each of the townships participating in this Agreement shall be appointed for staggered terms with one member appointed to a one-year term, one member appointed to a two-year term, and one member appointed to a three-year term. After the initial terms, all appointed members shall serve for terms of three years ending on December 31 of the applicable year.

All duly appointed members of the Joint Planning Commission shall reside within the jurisdictional area of the Joint Planning Commission as defined in this Agreement. All of the members appointed by each of the participating municipalities shall reside within the jurisdictional area of his or her appointing municipality. If a member's domicile changes to a municipality within the jurisdictional area of the Joint Planning Commission but outside of the municipality from which that member was appointed, that member may complete the appointed term but shall not be eligible for re-appointment from the participating municipality that originally appointed the member.

At least one of the members appointed by the Village of Bear Lake shall be a duly elected member of the Bear Lake Village Council. At least one of the members appointed by each of the townships participating in this Agreement shall be a duly elected member of the appointing Township's board.

All of the members appointed to the Joint Planning Commission shall commit to completing continuing education that involves planning and zoning issues each year, as specified in this Agreement.

Within the first twelve (12) months of being appointed to the Joint Planning Commission, each member shall attend at least eight (8) hours of education through seminars or continuing planning education that involves planning and zoning issues, or show that this education requirement has been met, as approved in advance by the Joint Planning Commission chair. Thereafter, each member shall attend at least three (3) hours of seminars or continuing education per calendar year as approved in advance by the Joint Planning Commission Chair. The Joint Planning Commission shall pay for all such approved seminars and continuing planning education courses subject to the appropriation and availability of training funds. If a member does not fulfill this requirement, it may be deemed nonfeasance in office and the member subject to removal as provided by law.

4. Operating Procedures

The business performed by the Joint Planning Commission shall be conducted at a meeting of the Joint Planning Commission held in compliance with the Open Meetings Act, MI Public Act 267 of 1976, as amended (MCL 15.261, et seq.)

The Joint Planning Commission shall publish a schedule of meetings in the first month of each calendar year providing notice to the public of the times, dates and locations of each meeting planned for the next twelve (12) months. The Joint Planning Commission may also hold special meetings as needed following proper and lawful public notice.

Materials prepared for, or on behalf of the Joint Planning Commission in the performance of an official function are subject to the Freedom of Information Act, MI Public Act 442 of 1976, as amended (MCL 15.231, et seq.) The Joint Planning Commission, at its first meeting of every calendar year shall select a Chair, Vice-Chair, and Secretary, who shall serve as such officers of the Joint Planning Commission for that calendar year. Each appointee selected to serve in these positions must

represent a different participating municipality. Members selected to be officers shall serve no more than two (2) consecutive one-year terms in any office.

Removal from Office and Filling Vacancies.

The Joint Planning Commission may request the removal of one of its members by submitting a written request to the participating municipality that made the appointment of the member in question.

A member of the Joint Planning Commission may be removed from office by the participating municipality that made the appointment following a hearing for cause. "Cause" shall include, but not be limited to, performance, conduct or behavior, whether by act or omission, which the participating municipality appointing the member concludes materially adversely affects the orderly or efficient operation of the Joint Planning Commission.

Examples of performance, conduct or behaviors that constitute "cause" for purposes of this provision include:

- Material breach of this Agreement;
- Violation of established by-laws, rules, regulations and policies, whether written or oral;
- Attendance infractions as defined by the Joint Planning Commission;
- Conviction of any crime; and/or
- Relocation of domicile outside the Joint Planning Commission jurisdictional area.

The seat of a member becomes vacant when the member dies, resigns, is convicted of a crime, is removed by the participating municipality that made the appointment for other cause, or ceases to be domiciled in the Joint Planning Commission jurisdictional area. If a vacancy occurs, the vacancy shall be filled for the balance of the unexpired term by the participating municipality that made the original appointment to the vacated position.

6. Operating Budget

The Joint Planning Commission shall be funded by the participating municipalities annually on a fiscal year basis corresponding to the fiscal year of Bear Lake Township. The funds of the Joint Planning Commission shall be deposited into a separate account or fund under the employer identification number of Bear Lake Township and audited with the annual audit of Bear Lake Township, unless the parties agree to a separate audit for the Joint Planning Commission.

The Joint Planning Commission shall approve payments for goods, services and per diem member fees drawn from an account established in accordance with this Agreement. The Joint Planning Commission shall establish an annual budget, which shall be approved upon the approval of all of the municipalities participating in this Agreement.

Each year, funding for the annual budget shall be divided among the Village of Bear Lake, Pleasanton Township and Bear Lake Township based on the weighted average percentage of the taxable valuation of real property on the ad valorem tax roll plus the weighted average percentage of population as recalculated using the population data available from the most recent decennial census (the U.S. Census Bureau and the most recent real taxable value data available (see example below [is this example accurate?]).)

Jurisdiction	Population	Taxable Value	Sum of Weights
Weight of Element	50%	50%	100%
Village of Bear Lake	6.62%	2.32%	8.94%
Pleasanton Township	16.99%	19.69%	36.68%
Bear Lake Township	26.39%	27.99%	54.38%
Totals	50.00%	50.00%	100.00%

Each participating municipality's contribution shall equal the annual approved budget of the Joint Planning Commission multiplied by the sum of one-half of the percentage determined by dividing that municipality's taxable valuation of real property on its ad valorem tax roll by the total real taxable valuation for the jurisdictional area of the Joint Planning Commission plus one-half of the percentage determined by dividing that municipality's population by the total population recorded by the U.S. Census Bureau for the jurisdictional area of the Joint Planning Commission.

7. Procedure for Joining the Joint Planning Commission

A city, village or township may petition to join the Joint Planning Commission pursuant to Public Act 226 by presenting a formal resolution stating the reasons for the request and committing to meeting the conditions set forth in this Agreement.

The Joint Planning Commission shall consider each petition to join and make a formal recommendation to the participating municipalities. After receiving the Joint Planning Commission's recommendation, each participating municipality shall vote to accept or reject the petition to join. If a majority of participating municipalities vote to accept the petition to join, then the Joint Planning Commission will develop and present recommendations concerning the revision of this Agreement to the participating municipalities. Upon the revision of this Agreement, the petitioning municipality shall pay a one-time fee to the participating municipalities, negotiated at the time of the request for joining. If a majority of participating municipalities vote to reject the petition to join, then the petition shall be rejected and no further action will be taken.

8. Procedure for Withdrawing from the Joint Planning Commission

A participating municipality shall have the right to withdraw from the Joint Planning Commission subject to the following requirements:

- Any and all obligations of the withdrawing municipality to the Joint Planning Commission, including the balance of any contractual fees, service contracts, legal and other costs, shall be settled prior to withdrawal;
- The withdrawing municipality provides for public notice and a public hearing on its proposal to withdraw from the Bear Lake Community Planning Commission, such notice to be published at least two times in a newspaper of general circulation in the jurisdictional area of the Joint Planning Commission, with the first publication to be at least ten days prior to the public

hearing and such notice and hearing to be provided at the sole cost of the withdrawing municipality; and

- The withdrawing municipality adopts an ordinance rescinding the ordinance that approved that municipality's participation in this Agreement.

The withdrawal shall take effect when the above requirements have been satisfied, or on such later date as the proposal for withdrawal shall provide. Upon the withdrawal of two (2) or more participating municipalities, this Agreement shall become null and void and the Joint Planning Commission shall cease to function and shall have no further legal authority. Prior to the dissolution of the Commission, the participating municipalities shall negotiate a fair and reasonable distribution of the assets and liabilities of the Commission upon dissolution.

Upon the withdrawal of any participating municipality from the Joint Planning Commission, the remaining entities shall develop and present recommendations concerning the revision of this Agreement.

9. Powers and Duties

All the powers and duties of a planning commission under each applicable Planning Act are, with respect to the jurisdictional area of the Joint Planning Commission, hereby conferred upon the Joint Planning Commission by the participating municipalities. In exercising such powers or performing such duties, the Joint Planning Commission shall follow the procedures of the Township Planning Act, Michigan Public Act 168 of 1959, as amended (MCL 125.321, et seq.) and the Michigan Zoning Enabling Act, Michigan Public Act 110 of 2006, as amended (MCL 125.3101, et seq.). Further, any Master Land Use Plan formally developed and adopted under the Township Planning Act by the Joint Planning Commission shall be subject to review and approval by the legislative bodies of the participating municipalities, and any Joint Zoning Ordinance formally developed under the Michigan Zoning Enabling Act by the Joint Planning Commission shall be subject to review and must be adopted by the legislative bodies of the participating municipalities. Notwithstanding anything to the contrary contained herein, until the participating municipalities adopt a Joint Zoning Ordinance, the planning commissions of each participating municipality will continue to exercise exclusive jurisdiction over matters assigned to them by the zoning ordinances now in effect, or as they may hereafter be amended, in each participating municipality.

10. Amendments

This Agreement may only be amended by written addendum approved and executed by all of the participating municipalities.

11. Effective Date

Provided that no proper petition calling for a public referendum is filed with the Village of Bear Lake, Pleasanton Township and Bear Lake Township, as provided by Section 9 of Public Act 226, this Agreement shall take effect upon the adoption and publication by each participating entity, respectively, of an ordinance pursuant to Public Act 226.

IN WITNESS WHEREOF, the parties through their duly qualified representatives have executed this Agreement as of NOV 21, 2006.

Document_H\RMW\TOWNSHIP\BEARLAKE\Joint Planning Materials\Joint Planning Agreement redlined 11-10-06.DOC

Trustee SHREVE moved the adoption of the foregoing Agreement, which was supported by Trustee KRUEGER and thereupon adopted by Bear Lake Township by a roll call vote of the Township Board at the regular meeting held this 21 of November 2006.

Leslie Smith
Leslie Smith, Bear Lake Township Supervisor

Deanna Pattison
Deanna Pattison, Bear Lake Township Clerk

I, Deanna Pattison, Clerk of the Township of Bear Lake, hereby certify that the foregoing is a true and correct copy a Agreement Establishing the Bear Lake Community Joint Planning Commission, adopted at a meeting of said Township Board of Trustees held on November 21, 2006, and the whole thereof now in my custody.

Deanna Pattison
Deanna Pattison



**BEAR
LAKE
MICHIGAN**



Welcome to the Village of Bear Lake Michigan website, BearLakeMichigan.Org

Bear Lake Village Ordinance No. 2006.01

**BEAR LAKE
VILLAGE
GOVERNMENT**
Home
Village Clerk
Meeting Minutes
[Meeting Archives]
Ordinances

**HOPKINS PARK
CAMPGROUND**
Park Information
Rates

**COMMUNITY
INFORMATION**
Events Calendar
Keddie Norconk
Library Project
Tree Project
Wellhead Project

**VISION
BEAR LAKE**
Newsletters

**Village of
Bear Lake
P. O. Box 175
Bear Lake,
Michigan
49614-0175
Phone/Fax:
231.864.4300**

BEAR LAKE COMMUNITY JOINT PLANNING COMMISSION

An ordinance to establish a Joint Planning Commission among Pleasanton Township, Bear Lake Township and the Village of Bear Lake to be known as the Bear Lake Community Joint Planning Commission and to repeal all ordinances in conflict herewith.

THE Village of Bear Lake ORDAINS:

Section. 1 . Formation of the Bear Lake Community Joint Planning Commission

Bear Lake Village approves the establishment of a joint planning commission pursuant to Public Act 226 of 2003, as amended (MCL 125.131, et seq.), and the Village President is hereby authorized on behalf of Bear Lake Village to enter into and adhere to the Agreement Establishing the Bear Lake community Joint Planning commission among Pleasanton Township, Bear Lake Township and the Village of Bear Lake regarding the formation, composition and operation of the Bear Lake Community Joint Planning Commission.

Section. 2. Severability

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section. 3. Repeal

All ordinances or parts of ordinances of Bear Lake Village inconsistent herewith are hereby repealed so far as they may be inconsistent with the provisions of this Ordinance.

Section. 4. Effective Date and Publication

This ordinance shall be published within fifteen (15) days after its passage and shall become effective thirty (30) days from the date of its passage.

Adopted this 15th day of November, 2006.

This ordinance was duly adopted on this 15th day of November, 2006, at a regular meeting of the Village Council and will become effective on the 15th day of December, 2006.

Date: 15th day of November, 2006

Signed: Glen Moore, Village President

Signed: Michelle Mortenson, Village Clerk



Appendix G

Have Your Say!

Bear Lake Community Master Plan Meeting

Come to Our Meeting!

The Village of Bear Lake, Pleasanton and Bear Lake Townships are working on an unprecedented collaborative effort to develop a community wide Master Plan.

**Wednesday
Dec. 18, 6:30 p.m.
Bear Lake High School
Media Center**
*Refreshments will
be served*

Kickoff Meeting!

This meeting will provide an opportunity for interested citizens to learn more about the planning process and identify and discuss the important issues facing the Bear Lake Community.

For more information contact:

Bernard Ware, Chairman
Bear Lake Community
Planning Commission

9094 Alkine Rd.
Bear Lake, MI 49614
231-864-3242 warefarm@coslink.net

www.partnershipsforchange.cc/bearlake

Have Your Say!

Bear Lake Community Master Plan Meeting

Come to Our Meeting!

The Village of Bear Lake, Pleasanton and Bear Lake Townships are working on an unprecedented collaborative effort to develop a community wide Master Plan.

**Wednesday
April 18, 6:30 p.m.
Bear Lake High School
Media Center**
*Refreshments will
be served*

Fill Out Our Survey!

To help gather the opinions, ideas and suggestions of all residents, a community survey has been mailed to every household in the Bear Lake Community. Surveys are also available at the Keddie-Norconk Memorial Library. **Please** take a few minutes to complete the survey and mail it back no later than Wednesday, May 2nd! Completed surveys can also be dropped off at the Keddie-Norconk Memorial Library

For more information contact:

Bernard Ware, Chairman
Bear Lake Community
Planning Commission

9094 Alkine Rd.
Bear Lake, MI 49614
231-864-3242 warefarm@coslink.net

www.partnershipsforchange.cc/bearlake

Have Your Say!

Bear Lake Community Master Plan Meeting

Come to Our Meeting!

The Village of Bear Lake, Pleasanton
and Bear Lake Townships are working
on an unprecedented collaborative
effort to develop a
community wide
Master Plan.

Monday, August 20th
Bear Lake High School
Media Center
6:30 p.m.

This meeting will provide an opportunity for interested citizens to learn more about the community planning process (including results from the community-wide survey), review and discuss the *draft* goals and objectives of the Plan and consider actions for the future development of the Bear Lake Community.

For more information contact:

Bernard Ware, Chairman
Bear Lake Community
Planning Commission

9094 Alkire Rd.
Bear Lake, MI 49614
231-864-3242 warefarm@coslink.net

www.partnershipsforchange.cc/bearlake

Drop-Off & Pick-Up Master Plan Surveys Here!

**Make a Difference in Your Community
by Sharing Your Thoughts.**

Fill Out Our Master Plan Survey!

The Village of Bear Lake, Pleasanton and
Bear Lake Townships are working on an
unprecedented collaborative effort to
develop a community wide Master Plan.

To help gather the opinions, ideas and
suggestions of all residents, a community
survey has been mailed to every household
in the Bear Lake Community.

**Please take a few minutes
to complete the survey.**

For more information contact:

Bernard Ware, Chairman	9094 Alkine Rd.
Bear Lake Community	Bear Lake, MI 49614
Planning Commission	231-864-3242 warefarm@coslink.net

www.partnershipsforchange.cc/bearlake



Appendix H



County Element Data

Choose a new county 

Manistee County

Current as of 4/5/2007

Scientific Name	Common Name	Federal Status	State Status
Accipiter cooperii	Cooper's Hawk		SC
Accipiter gentilis	Northern Goshawk		SC
Acipenser fulvescens	Lake Sturgeon		T
Ammodramus savannarum	Grasshopper Sparrow		SC
Bog			
Botaurus lentiginosus	American Bittern		SC
Buteo lineatus	Red-shouldered Hawk		T
Circus cyaneus	Northern Harrier		SC
Cirsium hillii	Hill's Thistle		SC
Cirsium pitcheri	Pitcher's Thistle	LT	T
Cistothorus palustris	Marsh Wren		SC
Coregonus artedii	Cisco or Lake Herring		T
Dry-mesic northern forest			
Emergent marsh			
Emys blandingii	Blanding's Turtle		SC
Gavia immer	Common Loon		T
Glyptemys insculpta	Wood Turtle		SC
Great Blue Heron Rookery	Great Blue Heron Rookery		
Great lakes marsh			
Haliaeetus leucocephalus	Bald Eagle	LT,PDL	T
Hemicarpha micrantha	Dwarf-bulrush		SC
Intermittent wetland	Infertile Pond/marsh, Great Lakes Type		
Ixobrychus exilis	Least Bittern		T
Lanius ludovicianus migrans	Migrant Loggerhead Shrike		E
Mesic northern forest			
Microtus pinetorum	Woodland Vole		SC
Myotis sodalis	Indiana Bat or Indiana Myotis	LE	E
Northern Shrub Thicket	Wet Scrubland, Upper Midwest Type		
Northern swamp	Flatwoods, Upper Midwest Type		
Northern wet meadow	Wet Meadow, Upper Midwest Type		

Notropis anogenus	Pugnose Shiner		SC
Notropis dorsalis	Bigmouth Shiner		
Oak-pine barrens			
Open dunes	Beach/shoredunes, Great Lakes Type		
Orobanche fasciculata	Fascicled Broom-rape		T
Panax quinquefolius	Ginseng		T
Pandion haliaetus	Osprey		T
Pomatiopsis cincinnatiensis	Brown Walker		SC
Poor conifer swamp			
Prunus alleghaniensis var. davisii	Alleghany or Sloe Plum		SC
Rich conifer swamp			
Sistrurus catenatus catenatus	Eastern Massasauga	C	SC
Southern floodplain forest			
Southern swamp			
Submergent marsh			
Terrapene carolina carolina	Eastern Box Turtle		SC
Trimerotropis huroniana	Lake Huron Locust		T
Zizania aquatica var. aquatica	Wild-rice		T

For assistance with this site, email mnfi@msu.edu

MSU Extension programs and materials are open to all without regard to race, color, national origin, gender, religion, age, disability, po
beliefs, sexual orientation, marital status or family status.



Appendix I

GENERALIZED MICHIGAN LAND COVER / USE CLASSIFICATION SYSTEM

1 URBAN & BUILT UP

11 Residential

- 111 Multi-Family, Medium- to High-Rise
- 112 Multi-Family, Low-Rise
Apartment / Townhouse
- 113 Single Family / Duplex
 - 1131 Single Family
 - 1132 Duplex
 - 1135 Manufactured Home
 - [1136] Seasonal Dwelling*
 - [] Farmstead → 291
- 115 Manufactured Home Park
- [116] Group and Transient Quarters (Current Use Inventory mapped these features as 126 Institutional or 124 Commercial / Services) - see "Supplemental Categories" for definition and additional categories
 - [1163] Residence Halls and Dormitories → 126

12 Commercial, Services, & Institutional

- 121 Primary / Central Business District (CBD)
- 122 Shopping Center / Malls / Retail Centers
- 124 Secondary / Neighborhood or Rural Businesses
Commercial / Services / Used Auto Parts Yards
- 126 Institutional
 - [1163] Residence Halls and Dormitories
- 127 Indoor Cultural, Public Assembly, and Recreation
- 128 Office / Research Center or Park

*Where numbers are bracketed, the class will ordinarily be mapped by the number to which cross-reference is made. The bracketed numbers are included primarily to facilitate aggregation on the state and national levels.

13 Industrial

- 138 Industrial Park
- 139 Other
Miscellaneous / Automotive Test Track

14 Transportation, Communication, Utilities

- 141 Air Transportation
- 142 Rail Transportation
- 143 Water Transportation
- 144 Road Transportation
- 145 Communications
- 146 Utilities

[15] Industrial Parks → 138

17 Extractive

- 171 Open Pit
 - 1711 Metallic Mineral Quarry
 - 1712 Nonmetallic Mineral Quarry
 - 1713 Sand and Gravel
- 172 Underground
 - 1721 Metallic
- 173 Wells
 - 1731 Oil

19 Open Land and Other

- 191 Outdoor Cultural
- 192 Outdoor Public Assembly
- 193 Outdoor Recreation
- 194 Cemeteries
- 195 Vacant
- 196 Under Construction

2 AGRICULTURAL LAND

21 Cropland

22 Orchards, Bush-Fruits, Vineyards and Ornamental Horticulture

23 Confined Feeding Operations

24 Permanent Pasture

[28] Inactive Land → 3

29 Other Agricultural Land

Farmsteads / Greenhouses and Mushroom Houses / Racetracks

3 GRASS and SHRUB LANDS

31 Grasses

32 Shrubs

33 Pine or Oak Opening (prairie)

331 Hardwood

332 Coniferous

4 FOREST LAND

41 Broadleaved Forest

411 Northern Hardwoods

412 Central Hardwoods / Oak

413 Aspen-Birch

414 Lowland Hardwoods

42 Coniferous Forest

421 Pine

422 Other Upland Conifer (Spruce-Fir)

423 Lowland Conifers

429 Managed Christmas Tree Plantation

43 Mixed Conifer-Broadleaved Forest

44 Clearcut Forest

5 WATER

51 Streams and Waterways

52 Lakes

53 Reservoirs

54 Great Lakes

6 WETLANDS

61 Forested (Wooded) Wetlands

- [611] Forested (Wooded) Wetlands → 414, 423, 433, 435
- 612 Shrub Swamps

62 Non-Forested (Non-Wooded) Wetlands

- 621 Aquatic Bed Wetland
 - 6211 Floating Bed Wetland
 - 62111 Great Lakes
 - 6212 Submerged Aquatic Bed
 - 62121 Great Lakes
- 622 Emergent Wetland
- 623 Flats
- [625] Open Water → 5

7 BARREN

72 Beaches and Riverbanks

73 Sand Dunes / Exposed Bluff

74 Bare Exposed Rock



Appendix J

(Bear Lake Township, Pleasanton Township & Village of Bear Lake)

1978 to 2005

Bear Lake Community Land Use Change	Residential		Commercial, Services & Institutional		Industrial		Transportation, Communication, Utilities		Extractive		Open Land and Other		Cropland		Orchards, Fruits, Vineyards, Orn. Hort.		Other Agricultural Land		Grasses		Shrubs		Broadleaved Forest		Coniferous Forest		Lakes		Forested (Wooded) Wetlands		Non-Forested (Non- Wooded) Wetlands	
	11	12	13	14	17	19	21	22	29	31	32	41	42	52	61	62	Grand Total															
1978/2005	11	12	13	14	17	19	21	22	29	31	32	41	42	52	61	62	Grand Total															
11		11					4		3	1							19															
13										3			1				4															
14	1										4						5															
17							3			6			3				12															
19													2				2															
21	354	7		5	57	18		334	209	1,347	805	203	330		18	10	3,696															
22	91	3			11	11	347		19	224	334	79	73				1,192															
24	8				1		332		31	71	64	23	8				538															
31	564	41		94	81	57	954	144	38		2,864	591	730		38		6,196															
32	133	3		5	27		65	51		113		722	347		35		1,500															
41	134	3	2	6	51	50	62	14	1	45	337		27		15	4	750															
42	91	1	9	21	44	58	106	47		86	276	197			7		944															
52																	6															
61	2			10	15		0			7	7	117	7				191															
62							4		1								5															
Grand Total	1,378	69	10	140	286	194	1,878	590	301	1,902	4,691	1,931	1,528	3	113	45	15,059															



Appendix K

PLANNING SURVEY FOR THE BEAR LAKE COMMUNITY

This is a discussion draft of questions that could be used in a survey of Bear Lake Community residents to help the Joint Planning Commission develop a well supported Comprehensive Plan. The survey would be mailed to residents with a cover letter and a stamped envelope requesting return in two weeks.

About Living in the Bear Lake Community

Q1. How important was each of the following to your decision to live in the Bear Lake Community?
(Please circle the number that most closely matches your opinion of the importance of each item, using a scale from 1 for Not At All Important to 5 for Very Important.)

			Not At All Important				Very Important
a.	Rural/Small Town Character	Total Responses (373)	1 (15)	2 (16)	3 (54)	4 (111)	5 (177)
b.	Farms & Open Fields	Total Responses (366)	1 (34)	2 (34)	3 (72)	4 (73)	5 (153)
c.	Desirable Neighborhoods	Total Responses (369)	1 (19)	2 (13)	3 (64)	4 (100)	5 (173)
d.	Access to Bear Lake	Total Responses (378)	1 (30)	2 (30)	3 (68)	4 (68)	5 (182)
e.	Public School System	Total Responses (372)	1 (70)	2 (27)	3 (58)	4 (57)	5 (160)
f.	Recreation Opportunities	Total Responses (373)	1 (27)	2 (30)	3 (73)	4 (108)	5 (135)
g.	Affordable Housing	Total Responses (375)	1 (35)	2 (21)	3 (75)	4 (93)	5 (151)
h.	Friends or Relatives Live Here	Total Responses (371)	1 (75)	2 (23)	3 (64)	4 (70)	5 (139)
i.	Close to Bigger Cities (e.g., Traverse City, Manistee)	TR (373)	1 (70)	2 (47)	3 (121)	4 (72)	5 (63)
j.	Easy Commute to Work	Total Responses (363)	1 (111)	2 (25)	3 (76)	4 (66)	5 (85)
k.	Wildlife & Wildlife Habitat	Total Responses (372)	1 (20)	2 (20)	3 (60)	4 (82)	5 (190)
l.	Public Services	Total Responses (365)	1 (40)	2 (52)	3 (111)	4 (84)	5 (78)
m.	Air & Water Quality	Total Responses (375)	1 (15)	2 (11)	3 (38)	4 (77)	5 (234)
n.	Retail or Commercial Opportunities	Total Responses (357)	1 (92)	2 (49)	3 (103)	4 (55)	5 (58)

Others? Please List Below

Q2. Do you expect to leave the Bear Lake Community in the next five years?

7 YES 330 NO - Total Responses: 377

Q3. If yes, why will you leave?

About the Bear Lake Community's Rural Character

Q4. What are the most important qualities of Bear Lake Community's rural character?

(Please circle the number that most closely matches your opinion of the importance of each item, using a scale from 1 for Not At All Important to 5 for Very Important.)

			Not At All Important				Very Important
a.	Dirt or Gravel Roads	Total Responses (369)	1 (116)	2 (63)	3 (109)	4 (36)	5 (45)
b.	Farms & Open Fields	Total Responses (370)	1 (20)	2 (41)	3 (79)	4 (81)	5 (149)
c.	The Small Village Center	Total Responses (373)	1 (31)	2 (28)	3 (123)	4 (110)	5 (81)
d.	Farm Houses & Working Farms	Total Responses (377)	1 (18)	2 (38)	3 (86)	4 (88)	5 (147)
e.	Seeing Lots of Wildlife	Total Responses (379)	1 (13)	2 (11)	3 (62)	4 (108)	5 (185)
f.	Recreation Opportunities	Total Responses (371)	1 (18)	2 (27)	3 (96)	4 (100)	5 (130)
g.	Affordable Housing	Total Responses (378)	1 (31)	2 (25)	3 (77)	4 (98)	5 (147)
h.	Scenic Views	Total Responses (374)	1 (10)	2 (7)	3 (46)	4 (104)	5 (207)
i.	Absence of City Lights	Total Responses (374)	1 (40)	2 (39)	3 (75)	4 (86)	5 (134)
j.	Large Areas of Forests	Total Responses (375)	1 (7)	2 (14)	3 (50)	4 (96)	5 (208)
k.	Access to Bear Lake	Total Responses (383)	1 (16)	2 (27)	3 (79)	4 (73)	5 (188)
l.	Access to Steams & Small Lakes	Total Responses (379)	1 (19)	2 (22)	3 (65)	4 (85)	5 (188)
m.	Access to Hunting & Fishing Opportunities	Total Resp. (378)	1 (36)	2 (32)	3 (54)	4 (85)	5 (171)
n.	Bicycling & Walking Paths	Total Responses (379)	1 (41)	2 (39)	3 (74)	4 (108)	5 (117)
o.	ATV and Snowmobile Trails	Total Responses (379)	1 (112)	2 (59)	3 (78)	4 (53)	5 (77)
p.	Quiet	Total Responses (380)	1 (7)	2 (13)	3 (35)	4 (87)	5 (238)
q.	Low Amount of Traffic	Total Responses (379)	1 (11)	2 (12)	3 (63)	4 (103)	5 (190)
r.	Large Lots for Houses	Total Responses (373)	1 (42)	2 (39)	3 (91)	4 (95)	5 (106)
s.	Wetlands	Total Responses (372)	1 (23)	2 (33)	3 (98)	4 (82)	5 (136)
t.	Historic Buildings	Total Responses (359)	1 (55)	2 (56)	3 (98)	4 (81)	5 (69)
u.	Others? Please List Below						

About Housing Opportunities in the Bear Lake Community

Q5. Additional residential development can be expected in the Bear Lake Community. Where would you like to see most of the new housing developed?

(Please circle the number that most closely matches your opinion of where new housing units should be concentrated, ranging from 1 for No New Housing to 5 for Many New Housing Units.)

			No New Housing Units				Many New Housing Units
a.	In the Village of Bear Lake	Total Responses (360)	1 (71)	2 (65)	3 (111)	4 (50)	5 (63)
b.	In Bear Lake Township, away from Village	Total Resp. (356)	1 (64)	2 (70)	3 (116)	4 (54)	5 (52)
c.	In Pleasanton Township, away from Village	Total Resp. (363)	1 (75)	2 (65)	3 (120)	4 (63)	5 (40)
d.	Near Existing Improved Roads in Countryside	TR (367)	1 (62)	2 (54)	3 (122)	4 (76)	5 (53)
e.	In Groups or Clusters of Houses Outside of Village	TR (368)	1 (105)	2 (53)	3 (105)	4 (68)	5 (37)
f.	Next to the Village of Bear Lake in the Townships	TR (364)	1 (60)	2 (48)	3 (119)	4 (81)	5 (56)
g.	Others? Please List Below						

Q.6 What types of future residential housing would you favor in the Bear Lake Community?

(Please circle the number that matches your level of opposition or support for the different types of new housing listed, ranging from 1 for Totally Opposed to 5 for Completely in Favor.)

			Totally Opposed				Completely in Favor
a.	Single Family Homes on Large Lots (over 1 Acres)	TR (367)	1 (31)	2 (38)	3 (111)	4 (71)	5 (116)
b.	Single Family Homes on Very Large Lots (over 5 Acres)	TR (362)	1 (50)	2 (45)	3 (96)	4 (66)	5 (105)
c.	Single Family Homes in Compact Neighborhoods	TR (362)	1 (101)	2 (79)	3 (98)	4 (49)	5 (35)
d.	Duplex (Two-family) Housing Units	Total Responses (366)	1 (151)	2 (73)	3 (98)	4 (26)	5 (18)
e.	Conversion of Single Family Housing to Multi-Family Units	(364)	1 (190)	2 (86)	3 (68)	4 (10)	5 (10)
f.	Clusters of Single Family Homes Outside of Village	TR (364)	1 (99)	2 (65)	3 (105)	4 (53)	5 (42)
g.	Mobile Home Parks	Total Responses (363)	1 (227)	2 (63)	3 (42)	4 (14)	5 (17)
h.	Senior Housing	Total Responses (371)	1 (20)	3 (12)	3 (128)	4 (90)	5 (121)
i.	Others? Please List Below.						

About Economic Development in the Bear Lake Community

Q7. What types of business and economic development would you favor in or very near the Village of Bear Lake?

(Please circle the number that matches your level of opposition or support for the different types of new housing listed, ranging from 1 for Totally Opposed to 5 for Completely in Favor.)

			Totally Opposed			Completely Favor
a.	Medical Services (e.g., dentist office)	Total Responses (375)	1 (11)	2 (12)	3 (72)	4 (97) 5 (183)
b.	Small Manufacturing -25 employees or fewer including delivery and pick of goods with trucks	Total Resp. (371)	1 (37)	2 (35)	3 (97)	4 (94) 5 (108)
c.	Retail Stores and Shops	Total Responses (380)	1 (12)	2 (19)	3 (86)	4 (91) 5 (172)
d.	Convenience Stores & Gas Stations	Total Responses (365)	1 (56)	2 (71)	3 (96)	4 (54) 5 (88)
e.	Home Businesses	Total Responses (375)	1 (21)	2 (39)	3 (130)	4 (78) 5 (107)
f.	Business & Sales Offices	Total Responses (367)	1 (27)	2 (38)	3 (133)	4 (77) 5 (92)
g.	Bed & Breakfast	Total Responses (375)	1 (23)	2 (36)	3 (102)	4 (97) 5 (117)
h.	Hotel/Motel & Resorts	Total Responses (367)	1 (31)	2 (45)	3 (146)	4 (59) 5 (86)
i.	Warehouse/Distribution Center including heavy truck traffic	(373)	1 (153)	2 (103)	3 (66)	4 (22) 5 (29)
j.	Industrial Facilities	Total Responses (365)	1 (146)	2 (79)	3 (70)	4 (31) 5 (39)
k.	Farm Market	Total Responses (379)	1 (4)	2 (16)	3 (65)	4 (95) 5 (199)
l.	Tourist and Visitor Attractions	Total Responses (377)	1 (17)	2 (29)	3 (96)	4 (87) 5 (148)
m.	Restaurants	Total Responses (371)	1 (6)	2 (13)	3 (65)	4 (90) 5 (197)
n.	Others? Please List Below:					

Q8. Do you favor business and economic development in Pleasanton and Bear Lake Townships *outside of the Village of Bear Lake*?

263 YES 106 NO - Total Responses: 369

Q9. If you answered YES to Q8, what types of business and economic development would you like to see in Pleasanton and Bear Lake Townships outside of the Village of Bear Lake?

Please list your suggestions:

About Capital Improvements & Municipal Services in the Bear Lake Community

Q10. Which of the following municipal facilities and services would you like to see *constructed or improved* over the next 10 years?

(Please circle the number that most closely matches your opinion of the importance of each item, using a scale from 1 for Not At All Important to 5 for Very Important.)

			Not At All Important				Very Important
a.	Construction of New Roads	Total Responses (373)	1 (113)	2 (79)	3 (79)	4 (33)	5 (69)
b.	More Paved Roads	Total Responses (379)	1 (57)	2 (42)	3 (78)	4 (67)	5 (135)
c.	Maintenance of Roads	Total Responses (381)	1 (3)	2 (8)	3 (35)	4 (88)	5 (247)
d.	Expanded Public Water Supply System	Total Responses (370)	1 (70)	2 (62)	3 (106)	4 (53)	5 (79)
e.	Sewer & Wastewater Treatment System	Total Responses (377)	1 (81)	2 (48)	3 (80)	4 (42)	5 (126)
f.	Improvement/Renovation of Village Hall	Total Responses (370)	1 (77)	2 (64)	3 (145)	4 (44)	5 (40)
g.	Improvement/Renovation of Bear Lake Township Hall	TR (371)	1 (74)	2 (66)	3 (145)	4 (41)	5 (45)
h.	Development of New Park on Bear Lake	Total Responses (381)	1 (59)	2 (44)	3 (98)	4 (87)	5 (93)
i.	Improved School Facilities	Total Responses (376)	1 (61)	2 (50)	3 (103)	4 (83)	5 (79)
j.	Improvements to the Public Library	Total Responses (374)	1 (78)	2 (54)	3 (120)	4 (74)	5 (48)
k.	Improved Fire Department	Total Responses (378)	1 (32)	2 (29)	3 (121)	4 (97)	5 (99)
l.	Expansion of the Villages' Central Business District	TR (373)	1 (41)	2 (41)	3 (110)	4 (85)	5 (95)
m.	Streetscaping in the Village	Total Responses (373)	1 (41)	2 (52)	3 (100)	4 (82)	5 (98)
n.	Bury Utilities	Total Responses (366)	1 (41)	2 (41)	3 (109)	4 (78)	5 (97)
o.	Others? Please List Below.						

Q11. To support business and economic development, would you favor the expansion of the public water supply system in and around the Village of Bear Lake if you did NOT have to pay any fees or taxes?

293 YES 73 NO - Total Responses: 366

Q12. To support business and economic development, would you favor the construction of a public sewer and wastewater treatment system in and around the Village of Bear Lake if you did NOT have to pay any fees or taxes?

302 YES 66 NO - Total Responses: 368

About the Natural Resources of the Bear Lake Community

Q13. Do you believe it is important to protect the water quality of the lakes, streams and groundwater of the Bear Lake Community?

379 YES 6 NO - Total Responses: 385

Q14. Which of the following things would you be in favor of local government doing to protect the water quality of lakes, streams and groundwater in the Bear Lake Community?

(Please circle the number that matches your level of opposition or support for the different types of new housing listed, ranging from 1 for Totally Opposed to 5 for Completely in Favor.)

		Totally Opposed				Completely Favor
a.	Work to Reduce Runoff from Streets & Parking Lots	TR (382)	1 (9)	2 (21)	3 (69)	4 (78) 5 (205)
b.	Maintain Shoreline Vegetation to Filter Stormwater Runoff	(373)	1 (8)	2 (13)	3 (76)	4 (85) 5 (191)
c.	Require Maintenance of On-Site Septic Systems	TR (378)	1 (15)	2 (26)	3 (52)	4 (69) 5 (216)
d.	Work to protect lakes from invasive species	TR (379)	1 (4)	2 (10)	3 (35)	4 (65) 5 (265)
e.	Others? Please List Below					

Q15. On a scale from 1 to 5, how important do you think it is for the Bear Lake Community to preserve the following natural features?

(Please circle the number that most closely matches your opinion of the importance of each item.)

		Not At All Important				Very Important
a.	Open Space, Such as Fallow Fields & Wetlands	TR (386)	1 (5)	2 (17)	3 (65)	4 (77) 5 (222)
b.	Farm Fields, Orchards and Active Agriculture	TR (388)	1 (3)	2 (9)	3 (55)	4 (74) 5 (247)
c.	Wildlife Habitat Such as Forests, Wetlands & Streams	TR (387)	1 (2)	2 (6)	3 (36)	4 (77) 5 (266)

About Recreation and Tourism in the Bear Lake Community

Q16. Are you satisfied with the quantity and quality of recreation facilities in the Bear Lake Community?

201 YES 158 NO - Total Responses: 359

Q17. How important are the following features to recreation and tourism in the Bear Lake Community?

(Please circle the number that most closely matches your opinion of the importance of each item, ranging from 1 for Not At All Important to 5 for Very Important.)

		Not At All Important				Very Important
a.	Expanding the Non-motorized Trail System	TC (383)	1 (46)	2 (36)	3 (96)	4 (95) 5 (110)
b.	Additional Public Park with Access to Bear Lake	TC (379)	1 (47)	2 (37)	3 (76)	4 (97) 5 (122)
c.	Additional Community Events	Total Responses (380)	1 (24)	2 (42)	3 (136)	4 (93) 5 (85)
d.	New Outdoor Sports Facilities (e.g., softball, basketball)	(379)	1 (60)	2 (67)	3 (123)	4 (69) 5 (60)
e.	Additional Camping Facilities	Total Responses (381)	1 (51)	2 (60)	3 (111)	4 (87) 5 (72)
f.	Access to Hopkins Park	Total Responses (374)	1 (32)	2 (34)	3 (128)	4 (85) 5 (95)
g.	New Indoor Ice Rink	Total Responses (378)	1 (156)	2 (74)	3 (71)	4 (39) 5 (38)
h.	New Skateboard	Total Responses (379)	1 (109)	2 (66)	3 (108)	4 (53) 5 (43)
i.	Additional Sports Programming	Total Responses (374)	1 (75)	2 (72)	3 (128)	4 (53) 5 (46)

Total Surveys Returned: 394 - Figures do not include no responses

j. Accessible Sports Facilities/Parks (i.e. handicap accessible) 371) 1 (34) 2 (47) 3 (124) 4 (73) 5 (93)

k. Others? Please List Below

Demographic Information

Answers to the following questions will help us analyze the survey results and make it more meaningful for community planning purposes without specifically identifying you. Please mark the ONE response that most closely describes your status.

Q18. In which jurisdiction of the Bear Lake Community do you live?

9 Village of Bear Lake 1 3 Pleasanton Twp. 195 Bear Lake Twp. - TR: 387

Q19. What is your residential status in the Bear Lake Community?

366 Year Round Resident 20 Seasonal Resident 3 Not a Resident - TR: 389

Q20. How many people live in your household?

74 1 198 2 7 3 62 4-6 6 More than 6 - TR: 387

Q21. Do you own property in the Bear Lake Community?

3 2 YES 6 NO - TR: 388

Q22. Are you a registered voter in the Bear Lake Community?

3 YES 3 NO - TR: 387

Q23. What is your age?

 Under 25 years 8 25-44 years 167 45-64 years 13 65 years or older - TR: 389

Q24. What is your employment status?

151 Employed (not self-employed) 67 Self-Employed 2 Unemployed 163 Retired - TR: 383

Q25. What is your household income?

55 Under \$20,000 95 \$20,000-\$39,999 85 \$40,000-59,999 107 \$60,000 or above TR :342

Q26. Do you have school-age children in your household?

98 YES 289 NO - TR: 387

Q1. How important was each of the following to your decision to live in the Bear Lake Community?

Others? Please List Below:

- access to churches - 5
- Pleasant spot to raise our family.
- Its beautiful. God's Country! For sure Living here I seen so many wonderful wildlife in motion.
- have previously owned cottage, lived here in my youth, grad of BLHS
- reasonable taxes
- Important to remember that needs change as we age. School may have been important at one point now it may be access to better shopping areas - not Manistee for sure
- The most important issue at present is to enforce a village cleanup
- more open & responsive local government
- was born and raised in BL
- a. was very disappointed. C. again disappointed. E. became a bad experience
- c. our neighbors are very trashy and their places look terrible, but we loved the house.
- e. not in this system. G. built. H. close
- Our main reason for moving here was the lake and area. The village has been in decline since I started coming up here in 1956.
- Retail & commercial badly needs development
- a good restaurant to go out to dinners with a cocktail
- Been here 7 years need road paved
- Had ? By Q1I - public services
- I like seclusion & privacy for my family, and the twp provides adequate room for now and the
- Qf - far too few
- Q1g - gave a 10 to this
- Q1I - ???
- The village looks pretty sad. Junk in broken out windows. Nothing to attract tourist to stop.
- Quality schools are important even though ours are grown and no longer in school. We can not
- dental & medical care - 5
- Can't afford to move
- vacation as a child here
- Potential development in "business district" along Lake Street, US 31. Some buildings are
- Recreation opportunities should be enhanced
- Golf course, local produce all spring/summer/fall
- A senior citizens center, where our seniors could go for meals & fellowship - closest one Honor or Manistee. This should be a priority for our seniors, daily!!
- e. Christian school is better
- The maple trees added an irresistable beauty in the fall. The upkeep of the community.
- I inherited a cottage that's been paid for and moved here at a time when I very much needed low dollar general store, NAPA store
- It use to be affordable to live here but our taxes are very unreasonable for what we get!
- had to live in the county
- because we always wanted a place on a lake for or kids
- g. ? Taxes!!!,
- jobs available
- Remind the people who have moved back to the area they know what the area was like and they shouldn't try to turn it into a city atmosphere.
- access to Lake Michigan for sunning & swimming, darkness (stars) and quiet

Q3. (Do you expect to leave the Bear Lake Community in the next five years?) If yes, why will you leave?

- better job opportunities
- only the village to live in the country
- time for a change in scenery
- commuting costs, lack of recreation opportunities
- Maybe a business opt
- till I retire then move
- with ? . Poor economy, lack of opportunity, bad weather, lack of services
- kids are gone to college & beyond
- the only reason my household may leave this area is taxes. Have to find a way to cut taxes - start with a pay cut on your wages
- Living expenses are becoming too high and employment opportunities are decreasing, all branches of gov't within the State of MI. Including local.
- my job may change
- If I should leave, it would be because of the deterioration-decadence in Bear Lake
- I want my daughter to finish high school here then I might move away. No jobs and it's hard to make friends here if you didn't grow up here. For the most part people my age keep to
- Really unsure as to when - need small housing!
- have no option
- to live in Frankfort
- to be closer to our jobs, and to have vastly increased cultural opportunities
- possibly. Lack of employment opportunities
- Due to snow birds (people who are here for only few months a year) our property taxes are WAY
- move closer to family and work but only if our house sells. Poor market we may stay longer
- closer to family & more services
- need road paved 9th Street
- I'm 85
- not an option
- There currently is and will not be any job prospects in this area, although not twp or village fault
- There are no jobs
- not sure
- will leave only due to lack of jobs
- unless god calls
- if I am alive by then. Death
- House is too small planning on moving within the year or so
- ? To be close to shopping & hospitals. Senior community & activities. Need a senior community.
- Taxes are too high! Property taxes go up every year and NO improvements are made to the village! It seems as though we pay more and get less! Even the township does nothing to improve anything! ie roads, township halls, etc.
- death
- in the fall I will be attending U of M. I hope to come back & visit though.
- Small town "BS", too much emphasis on catering to the 'Have's and want more' too much wanting to turn this into another Harbor Springs.
- looking for a different life style
- We have no plans to move but would consider it if taxes keep rising and quality of life didn't
- health
- If I am required to pay for an expensive sewer system when other options are now available
- answered both yes & no - taxes
- I will have to relocate if the village doesn't plan expansion
- Schools more sports driven than academically driven. Properties being overvalued for tax
- too far from family - doctors
- more job opportunities
- maybe - health
- don't know, but very poor work opportunities
- retired
- ? In yes & no. Work/weather
- ?
- I don't know, which, by the way should be an option here. Because I'm unable to make a living or possibly because the open land behind me is sold and developed.
- Thinking of moving closer to Traverse City for school & job opportunities
- taxes are becoming totally disproportional to benefits received
- to go where winter is easier
- ? Taxes with no benefits from them
- change
- possible, because we moved here because of the small town atmosphere & the new people moving in want to change it and give it a big city atmosphere.
- Don't know may leave to find better job
- if needed - less employment opportunities increase property taxes
- If changes we have heard are being, planned come into reality!!! We don't need any changes-we will be retired by that time and will not be able to afford any increase or additions to our budget.

Q4. What are the most important qualities of Bear Lake Community's rural character?

u. Others? Please List Below.

- more paved parking areas
- it is very important to us that residential owners do a better job keeping their property cleaned
- gas compressors - shut them up or shut them down
- family
- put ? By k.
- "Downtown" area really needs sprucing up - eliminating storage eye sores
- Q4t - restored
- more walking trails would be nice
- c. what village center?
- The fish population is declining rapidly. Many jet ski are running in shallow water during fish spawning. This action is destroying the eggs left in their beds. Big Bay is a spawning area and
- paved roads in Pleasanton Twp
- Q4n - get rid of stone on roads
- small town schools
- Q4t. Not if they look like downtown Bear Lake. Lake property is high taxes. Pave the roads not
- Q4a - pave, q4n & o - get
- Q4i - streets rolled up 5:00? Ghost town?
- if snowmobilers would stick to public trails, they would not be a nuisance
- Q4i - ?. I would like to see fines for those who let their places become junk yards! I have
- camping - vacation in your own community!
- Q4. C - the what?
- historic buildings are nice - however, downtown BL really needs work - it looks very run-down & un-kept! Downtown BL has only went one way---Down-
- Thanks to one family.
- We couldn't afford anyplace in Frankfort when we moved here, so we decided to live in the country if we couldn't be in Frankfort
- t. historic buildings - fix them up
- need better downtown appearance with active retail & commercial business
- vet clinic
- effective zoning
- seclusion & privacy
- Q4f - hardly any! Other than water related. Q4n. - too few
- Q4n - didn't know existed
- clearing of land completely look bad. Knowing housing is going in, means more people
- Q4g - gave a 10
- I do not like the huge houses on Lakeside Ave.
- Bear Lake does not have much character. NO nice restaurants, no gift shops, no real
- Q4i - times 2, Q4n - would like more
- n. where are things for residents? (the tax payers?) Low profile regulation of personal lives. Little interference with person freedom (s).
- We need more public accesses to Bear Lake. Parks made more attractive.
- Caring for your neighbors - a part of the community spirit rapidly disappearing.
- variety of scenery
- #r - how about houses that fit correctly on lots and have the correct space for their well & septic- if there isn't enough room its either a smaller house or no house at all. And adequate space
- Responsible local government sensitive to citizens desires and needs - especially for water and
- Q4n - Bear Lake needs a bike/walking route - maybe an old railroad route
- Q4o - go on private property & cause damage
- t. If they are maintained - several downtown sites are an eyesore
- i* Lighting of our streets is very important question i seems ambiguous.
- rolling hills - topography, beauty of Lake Michigan nearby
- t. if restored & used - 4; if left junky & unused - 4.
- Would like a recycling center open 24/7
- i. Starred
- I enjoy the small, quiet swimming spot - I wouldn't want to loose the opportunity to swim w/out a
- Tree lined roadways
- d. I'd prefer them organic, k. for me? For others? 0. Away from me. R. I'd rather see intelligent use of land, now, such as clustered housing w/access to shared land. Also, and I'm serious, there's one out on the northwest coastal area and several in Britian - we should create amphibian/reptilian underpasses on Hiway 31, where it's wetland to some extent on both sides of the road (the mile or so between Norconk and Saddle Up.) We're losing lots of both sorts of critters, and these have been proven effective. The primary reason blandings and wood turtles are threatened is because of cars.
- The small town atmosphere, quiet & settings are wonderful, after growing up in a large city.
- low crime rate; responsive but not intrusive law enforcement; q.-very important but not the case during the summer
- am happy living here!
- need more shops
- t. if they are not maintained they are an eye sore
- accentuate rural small town over recreational no mini mansions
- no street lights, resurface the roads
- access to Lake Michigan very important

Q5. Additional residential development can be expected in the Bear Lake Community. Where would you like to see most of the new housing developed?

f. Others? Please List Below

- no mobile home parks or subdivisions
- away from lake
- I believe if you get a designer (construction, builder) to build nice historic homes around and in the town with taste, I'm sure it will improve the village may even bring more tourism to make
- Starred Q5a.
- with no public sewer system, no additional homes should be build in the village
- no opinion
- assisted living quarters needed
- We don't need new just fix existing buildings
- keep small
- south between Manistee & Bear Lake
- Doesn't matt where as long as it isn't the low income variety - that's not waht we want to encourage in any of the neighborhoods - Bear Lake has enough of those
- Why does the gov't have to control where we can or cannot build our homes (we have zoning
- would like to see more senior housing or small hotels, B & B's and campgrounds
- leave the country & farmlands the way they are
- Before any type of development should be considered the lake, groundwater, village water & sewers should be addressed.
- We would no like to see existing farmland/agricultural land taken over for housing development
- to many new homes are getting crammed in already
- There needs to be expansion all over, the village does not have a lot of room but restoration grants would be nice, along with tax incentives.
- Should have a minimum number of acres in order to build. No subdivisions. Open country is big
- There is so little growth. If your'e really interested in growth do something more to increase the interest of people to the area. It really is a one track 2 horse town! I don't think there have been any improvements since I began visiting here since 63! It looks like a place people should only pass through not stay. Updates on all frontage of bldgs needed!
- bought 20 acres so not have neighbors, noise, lights etc not anti social just like our privacy
- I moved to the country for less people
- leave it alone
- No low income housing!
- No large groupings in any area
- Need senior affordable community housing
- Not next to my house! HA! HA! Just kidding.
- Do not want any development
- I really don't feel I have the right to tell people where I would want them to build, that would be determined by choice and their finances.
- somewhere with new homes already being built. (coldasocks?)
- enough people around. Please, don't put anymore pressure on limited services offered.
- We need low income housing units near the village.
- No housing should take up valuable farmland. No housing development should drive new services. Why no a housing authority to help people buy & fix existing homes?
- Demolish blighted homes rather than build in forested or wetland areas.
- There are plenty of houses for sale or property vacant for sale. Let's use these options first. No need to cluster anything.
- Develop but don't buy up all the farmland for housing units - leave the working farms
- affordable condos on one level in or near village
- Too much residential development would spoil many of the reasons we like about it's rural character. (Less wildlife, less quiet, more traffic, etc)
- please, not too many
- a. fix up existing homes. F. planted with curved roads & trees. No mobile homes, but affordable
- How about low-income housing in a cluster-plus open space development? Also, no more McMansions on riparian lots. Zone them so they can't be larger on any level, than the footprint of the previous cottage, that nothing can exceed 2 stores and that houses must be, on any level
- reasonable distance for neighboring homes. 25ft or 50ft.
- We moved here to have space & there are houses and developoments going up all around us.
- We believe the old, unimpressive bldg's in BL should be replaced with mixed use com'l @ street level, residentail mid rise above with public sewers. (along US 31 downtown)
- It took me forever to find a house in Manistee County to pass the HUD(state) Inspections (yearly too.) Lucky, I found a trailer.
- a. we have them
- away form village & lake
- expand water & sewage systems to allow residential & business development & expand village
- within 1 mile of lake
- leave it alone your ordinances are fine the way they are
- This will be one of the most costly, debated and influential topics to effect the area and its
- is there a need with so many properties for sale?
- We do not look forward to unrestricted development that ruins to countryside, peacefulness, look of this rural area. And that would endanger a fragile ecosystem, not to mention straining
- more new and updated homes on Bear Lake

Q6. What types of future residential housing would you favor in the Bear Lake Community?

h. Others? Please List Below.

- time to get input from the neighborhoods when you are expanding
- more places to rent
- Large need for nice sr housing & senior living facilities

- D. may bring in the wrong kind of people. G. same unless there screened by accepting apps and overlooking them carefully with high expectations - if not again you will bring in the wrong kind of people (trouble). I'm not prejudice. I'm careful. C. if good again you need people who care.
 - And want to be a true part of these old folks lives. It will work if so.
 - no opinion
 - get rid of the abandon house trailers and cars
 - assisted living quarters needed
 - single family homes on 1/2 acre lots
 - same comment as above
 - I am especially interested in Senior Housing since I am in that group.
 - type of housing not important, upgrade appearance, zoning!!
 - need to be careful with low-income housing and require maintenance & clean yards. Worry about putting too much of it together.
 - Housing would be wonderful if our village and townships were prepared for an influx of adults and children - they are not
 - Small (6-8) well-designed, good quality, affordable apartment building (s). But only two or three
 - Any lots with views of Bear Lake, any water for this matter will always draw more interests from outside development firms, along with higher tax assessments.
 - No development by or on Glovers Lake!!
 - decent housing for young people and low income residents thats affordable (low rent)
 - Q6g- times negative 2 to mobile home parks
 - Senior housing that is affordable
 - Removal of eyesores - empty house trailers on Seventh St. They make a very bad impression for anyone wishing to more to Bear Lake. They're probably rat infested by now making for a health hazard or a spot where small children could be lured.
 - there is a need for low income housing in the area.
 - We need single housing for widows with low income.
 - Q6e ?. Low income or subsidized rentals. Who can afford \$100,000 mortgages except people who are only here for 3 months? (it may be \$1,000,000 but not enough zeros)
 - Senior housing for all income levels and for those who are living independently and for those who requiring some assistance.
 - Use houses that are already for sale. Why should we look like every other town with condos/duplex. We are unique - why change that charm.
 - Single and clustered senior housing inside and near the village
 - h. condos
 - Mobile homes only in a controlled park!
 - senior housing in the billage or a bus route
 - I'd like to see clusters of homes in areas where they can have access to shared open space. Reasonable homes on five acres are ok, but I'd like to see the acreage either left naturally for biodiversity or planted for food/restoration of native species/ etc. No more 5 acre lawns. Lawns, period, ought to be illegal around the lake. Current lawns can be grand-fathered in but any use of lawn chemicals ought to be stopped.
 - co-housing communities
 - We believe a mix of housing units is appropriate but don't use most of the land with large lots.
 - Items c and f only with public sewers.
 - see Q5 other
- This questions pits "ideals" against "realistic" and must be examined in context of per capital wages, construction costs, and employment base. Where are residents expected to live, in the face of extreme construction costs, etc? I despise mobile home parks but also realize they fulfill a very read need, that is not being met elsewhere.
- No "mini mansions" on property less than 10 acres (prefer none at all). No enclosing the lake with condos, apartments, mini mansions - take a look at the beachfront in Port Huron or in Traverse City. The average middle class family can barely see the lake, let alone afford to live there. Traffic is terrible. Gratiot Highway is only a few feet from cottages and homes. Noise, pollution, etc.

Q7. What types of business and economic development would you favor in or very near the Village of Bear Lake?

n. Others? Please List Below.

- industrial park north or ne of Bear Lake
- you could use fast food or better grocery store
- Q7a - underlined dentist. Q7g does BL have lots to offer in tourism. A good steak house. Fish too. That B & B can also be steak house too.
- We need new good restaurants people get tired of bar food/some fast food would be nice.
- starred Q7m
- definitely more stores the dollar store doesn't get it
- i & j depending on where they are located. The majority of the above need to be outside the
- Get rid of the crumbling, decaying, unkept buildings on the main street. Take Frankfort for example to make Bear Lake into an attractive, enticing place for people to come and visit or live
- wrote "Have" by all the questions. Anybody willing to invest money and employ local people should be more than welcome (encouraged) to come to this area.
- Would love to see old buildings downtown restored or torn down. Needs a face lift to be more appealing to other businesses.
- Q7. M. with friendly workers in them
- a. vet
- if we had more restaurants/chains it would draw more people here - instead of going out of town
- How can we expect to attract and keep a business when our councils are not actively planning
- vet/another doctor
- Fitness center - 5
- plant fish in lake and work on improvements
- This area needs all the help financially. There will always be tourism, people need to visit and stay not come back every year.
- more business means more jobs. If you lived and worked in BL I think it would greatly help out families with less income as far as gas.
- Q7d - have enough to support community. I don't think we cater to our tourists enough to draw a higher level of tourists with more \$
- Bob Evans or Ponderosa
- Q7a - some are very rude
- alcohol production
- Starred Q7I & M
- Q7a. - we have plenty now?, Q7d - we have good one's now. Q7I - what would it be?
- We don't need convenience stores - we have enough of them. We need specialty restaurants.
- We need a restaurant in Bear Lake that serves suppers (dinners)
- Many comments by each questions, i.e. already here, waste of effort, no market....Demolish all downtown and start from scratch, small stores down , rentals ups
- Farm market would be great!
- need renovation & better upkeep of buildings in business district
- laundry mat, movie rental
- items b, i, j should only be outside the village.
- Wal Mart super store
- Veterinarian, local newspaper, fast food, large grocery store
- More community activities for all ages
- good sporting goods store like the current one wall/aisle ones currently available.
- Got to have restaurants that would stay open longer than 2pm but not go into a bar to eat either.
- need quality restaurants
- Q7a & d - already exists
- nice restaurant overlooking lake
- No Walmart or other big chain stores!
- We need restaurants & motels something in the chains
- d. have enough. A good grocery store/health oriented - 5. No casino - 1
- laundry mat
- I'm surprised that you don't list high tech businesses - if we have hi-speed access they'll be interested. Not that far from A squared.
- d. have enough already. Bakery
- We believe a mix is appropriate. Also suggest cottage industry utilizing local resources (fruit,
- Wrote we have them by a., d., g., h., & m
- just clean up village1 Get rid of variety store, better curb appeal
- industrial facilities would be very good but further out from the village & residential areas - south of BL maybe 11 mile area & N of BL out by Ron Brown & Cornelle
- the economy is bad any business is a good business
- Q7 d - enough
- farmers mkt - possibly sponsored by village or township. Could run summer/fall weekends,
- A nicer downtown please! A Target Store just outside of Bear Lake
- I. improve existing attractions

Q9. (Do you favor business and economic development in Pleasanton and Bear Lake Townships *outside of the Village of Bear Lake?*) If you answered YES, what types of business and economic development would you like to see in Pleasanton and Bear Lake Townships outside of the Village of Bear Lake?

- restaurants, farm market
- no more south of town! Start a park W on 31 - there are enough small broken up units south of BL on 31. South 31 is becoming a strip mall go north.
- small business < 25 employees
- any kind
- in favor of all non-polluting businesses that will provide increased job opportunities in the
- small business, a grocery store
- fast food example McDonalds, Taco Bell, etc, Save A Lot grocery stores
- businesses along US 31 - all but noisy or polluting industries or businesses
- something for kids!
- farming - agri business
- retail, restaurants
- fast food restaurant, family dining, clothing store
- sm manufacturing, bed & breakfast
- see a, c, e, f, g, k, l & m
- B & B, tourist attractions, retail shops, restaurants, farm market, small manufacturing, home
- small manufacturing with no pollution
- wood industry ie lumber mill etc
- no preference
- small manufacturing any "clean" business that doesn't disrupt the clean small town environment. Recreational center for community/area - year round business
- Youth - RV track? Working farm tourism?
- Answered both yes & no. Light commercial/industrial in contained areas.
- pizza
- Cabelas & Walmart - build it and they will come
- restaurants, fast food, McDonalds, Wendys, Retail stores this will give more jobs for our towns
- I believe development should be in close to village and not scattered out in townships
- putt golf, restaurant open in the evenings (ie lunch & dinner)
- retail, home business, bed & breakfast, small manufacturing
- same as above
- retail or wholesale stores or shops, farm market, restaurant, hotel/motel
- by answering yes to Q8 I meant only that if growth must come, outside is better than inside
- antique and specialty shops
- small businesses that can employ and support families
- yes, to a point. We need jobs - any business that will bring jobs to the area but still leave us a
- retail, restaurants, putt-putt golf
- small manufacturing 75 - 100 employees
- inn with intimate bar & nice restaurant, winery with tasting room, bakery/deli, fitness facility for men as well as women
- any business with good paying jobs
- Super Walmart
- retail shops, cleaners, bakery - notice good business of amish store
- I moderation - I live in those areas
- same. We need work to keep young people in our area
- Anyone that could support a fair wage job force.
- keep trees
- recreational facilities, tourist attractions, business offices, retail stores & shoppes
- See Q7
- More jobs for the young - there isn't any at all. And you want them to stay
- restaurants, laundymat
- I don't really have any ideas - we need to keep the environment always in mind regardless of what the business might be
- anything
- development on US 31
- same as above comment. Encourage new business
- any to create jobs
- I would guess we will have no way to stop it, altho my personal wish would be to keep the "old home town" atmosphere.
- homes
- small to medium service & professional
- laundry, pizza, gym
- small manufacturing, would love large farmers & crafts markets. Need to grow will protecting
- more shopping places (retail stores & grocery)
- small businesses, large business that create jobs to live on
- manufacturing, warehouse. A mix of businesses to bring jobs to the area. Closer to village can be farm markets, retail stores, tourist attractions!
- dry cleaners and laundymat
- anything that would bring jobs to area
- small commercial or light industry, tourist or restaurants
- good family type restaurant, larger retail stores
- set a certain area apart for an industrial park
- depends what it is
- anything to keep our people here
- any from the above list marked as 3 or higher
- something like a quality farm & fleet
- parkland with extensive non-motorized nature trails
- small business, retail, no heavy industry

- all of the above
- small manufacturing 50 employees or fewer
- so long as they are legitimate business if it brings jobs to this community I would be all for it
- anything for jobs
- home business, small manufacturing, business & sales offices, farm markets, retail stores,
- local home based businesses
- shopping & jobs
- as listed above. Develop an industrial park
- small business, manufacturing & retail facilities
- vet clinic like Dr. H?
- restaurants, retail, farm market, small manufacturing
- large retail stores - mainstee has nothing
- I would like to see the downtown improved, utilize the buildings
- garden, flowers, bushes, etc
- light, clean industry, service businesses, tourism related
- bigger retail stores & better restaurants that stay open later
- bed & breakfast, hotel
- warehousing, retail stores, (of interest to community), sporting goods, boats, RVs, ATVs, snowmobiles. Any retail that can match surrounding environment, this is not a big city.
- Sports shops; tourist shops. Improved signage - update all street signs, others to look more favorable- add street lights throughout town.
- Business that would employ more people and our teenagers. Currently, most people have to drive between one half hour to an hour and a half to work and there are no employment
- Anything that would give jobs to people. I think some kind of entertainment for dis is a very
- small - with little to no impact on residential quite neighborhood
- home businesses; B & B, restaurants, medical services
- recreation, snowmobile, cycle, RV sports, trails, dealers & service. Industry that creates good
- any that wouldn't detract from our town; but would add
- manufacturing, sales & service ag equipment. All jobs creations.
- yes, only fast food drive-through
- light industry
- Big box store (Wal-Mart)
- Wal-Mart
- basically any business in the area is huge at the moment!
- alcohol production, growing corn
- restaurants, shops, fresh produce, Meijer, Walmart
- Super WalMart
- Encourage ag growth and keep areas rural
- manufacturing, power generation or any industry requiring skilled labor
- anything that creates jobs
- laundry mat
- small enterprises outside our village area. Ps quit pushing nature out of our area.
- restaurants, farm market, retail stores & shops
- any business that would enhance the village and bring more residents & tourists
- commercial, office
- greenhouses, sports shops, etc
- see Q7 a-n. It is already a strung out mess along 31 going south. Like spot zoning makes places. Fix up downtown more.
- gas station (small)
- anything that would employ people year around
- unsure - low traffic, no many large trucks or traffic noise. A secure waste system. No air
- We have vastly underused industrial & renaissance zones elsewhere where considerable sums of tax \$ went to install services. Make BL an affordable place to live and promote business there. Why did we do county-wide visioning if we're going to be myopic.
- some things to do with they environment soil water
- health services, vet clinic - dollar general has been a wonderful convenience
- light non-polluting
- video store, pizza restaurants
- someplace for kids to go skateboard park? Local game room, entertainment center, rental hall
- office type, no mfg
- Economic & tax incentives are needed to attract & maintain businesses - esp. during winter. Fitness gym, youth recreation center, theater with family "G or PG" rated movies, bowling alley, community museum, picnic areas, parks, bike & hiking trails.
- Wal Mart super store
- any type of home business
- manufacturing, retail stores, fast food, local newspaper, paved bike & walking path, snowmobile
- I like that we have the Ware Farm & green house (s) and it doesn't pull away from Bear Lake or Pleasanton business. Swimming (indoor) for the community. - Vet for our pets. - Move organic
- I would like to see a limited access/limited impact nature tourism business for little Bear Creek area east of US 31. (perhaps even extending to Big Bear Creek)
- ag, power plant, windfarm, something to supply good paying jobs so families can afford to stay here, not only retirees
- a decent restaurant
- Teen center, restaurant, shoe store, craft store, pizza shop, movie theater (not xx rated movies), truck stop/ restaurant/ motel (to be included with the truck stop), jewelry shop, print/copy/shop (out in public view not tucked off on a side street), furniture store, manufacture shop
- skilled work - Michigan needs jobs! State is not in good economic shape!
- service businesses, ie hair salons, office supplies, other retail
- budget drug store
- Business and economic development that would support existing business and "new" ones that keep our kids working in the area for years to come.
- restaurants, medical services, retail stores
- Bakeries, ice cream shops, family crafts, furniture repair & refinishing
- medical svcs, small manufacturing, retail, B & B, tourist attraction, restaurants, farm market
- housing development, gas stations, restaurants

- mfg, small appliance, pine cone wreaths - wood decorations.
- laundrymat & small business, rental hall
- retail shops, restaurants, warehouse/distribution, tourist attractions
- clean & quiet
- factory or walmart any place you can get a job
- thats answered in Q7
- The smaller businesses I didn't want to see in town, but nothing big.
- Any type that would bring jobs to the area.
- small manufacturing or assembly facilities
- retail stores, & shops, bed & breakfast, restaurants
- restaurants, (Applebees, Ponderosa, chain restaurants) Shopping - Walmart, Home Depot, Meijers
- small business ie < 20 employees, home based business
- more restaurants, pub/restaurant, better quality grocery store-better produce, meat selection
- any not-polluting business!
- Home businesses that don't require lots of parking, light industrial, possibly a small, attractive mall made up of locally owned businesses - no giant Wal-Mart anchor. Maybe just move the IGA there and expand it. Also, a great idea from Jim Reed - how about a artisan's center? There'd be both workshop space, with tools too expensive for many to buy, like lathes, maybe welding equipment - studio space that could be shared, free and a place to sell or show completed work. Additionally and this is my idea how 'bout a funding & liaisons office, to help artists apply for grants and opportunities to take into schools - classes artists could teach in schools, etc. I'd be thrilled to try to get grants & get this off the ground.
- not sure
- farming-forestry
- only just outside the village - around edges of village but "smart" growth not strip malls.
- retail or any that would provide service and employment opportunities.
- jobs that will support a family (to keep our young people here)
- small type business that will not create an eyesore in the beautiful settings.
- small manufacturing
- small mfg and retail, farm or garden supply
- oops! Listed above. Examples: Jelly & jam products; fishing/hunting clothing specialties; lures; wood products, from rough pallets to fine woodwork, however sewers are vital to industry
- restaurants, tourist & visitor attractions, professional offices, retail specialty shops
- whatever the entrepreneur pursues
- professional services
- doctors, dentists, heart doctors (espceically more heart doctors) only one in county.
- Walgreens, Ponderosa, Arbys, resale shops.
- Economically, environmentally farm markets, small businesses, antique shops, restaurants,
- Wildlife related to preserve our natural resources. No chemicals.
- Any that would promote jobs in area that would help out not only our area but the state.
- small business, small industrial park
- Bed & Breakfast, Home business, medical, motel, farm market, restaurants
- Yes, but way away, tho. Small business to support community & provide opportunities for our
- small retail shops - quilt shop
- environmentally clean development that would provide good jogs to people in the community.
- small manufacturing
- laundry facilities, clothing
- from above d,e,c,k, l, m
- a nice grocery store
- something to bring jobs
- whatever make jobs without damaging the environment
- any type of business that would bring jobs to this area.
- family oriented - children oriented - women oriented - food store - craft supply - basic family
- let us be very realistic re: thi. Anything to employ the citizens of the US is better than no
- all of the abover marked selections; keeping heavy manufacturing business, etc to areas off of the US 31 corridor.
- nice homes, condos etc for older people
- small manufacturing, distribution center, industrial
- to prevent overbuilding and to keep village as center of activity, no outside development. Keep out large retail/wholesale companies (WalMart, Lowe's, K-Mart, Meijers, etc) McDonalds, B King, etc. to allow local businesses to grow and to protect quality of environment
- small manufacturing, a state camp ground on state land on West Shore
- nice, quaint shops & restaurants downtown 0 not run-down eyesores. Target Store just south or
- Small service oriented (ex. Medical) or research, no major commercial industrial. Important to preserve the small town, rural atmosphere that people moved here for.
- Industrial - something that will create a good tax base for services for all 3 areas - SEWER
- from above list b, e, g, h, i, j, l

Q10. Which of the following municipal facilities and services would you like to see *constructed or improved over the next 10 years?*

I. Others? Please List Below.

- #e - for city
- renovation of Pleasanton Hall
- Bike path around Bear Lake & connecting to those coming south from TC, nature trail at Pleasanton Park, Highway 31 moved in back off village, Hopkins Park developed as an attraction with camping moved to another location.
- Clean up what we have & utilize better - remove eye sores.
- Move village & twps halls outside of town. Use current facilities as retail.
- All those ugly buildings, the owners should be more considerate of what they look like. Bear Lake is beautiful and the owners should respect what outsiders see and think. It is important.
- demolish eye sore building downtown
- fix old buildings look very bad, needs to be fixed to improve our town clean up junk on streets
- Starred d, e, l & m
- Maintenance on US 31
- e. - rated a 10. The single most important improvement should be the sewer system. That alone will support future growth.
- I would like to see a limitation to jet skis and ski boats 10:30pm - 5:30pm
- Q10c - no stones, would like to roller blade, Q10e - with public monies and all (inc village)
- Q10i - consolidate
- extension of cable services and a new phone company
- Q10b. Pave roads around the lake, Q10e - around the lake, Q10m - Only if downtown improves
- Q10i & j - our school and our library are both quite new and are nice. See no need for improvements. Q10m - streetscaping could start by not letting Leckrones run and ruin the
- library is new
- Q10i, j, & k - good
- Q10i - enough done
- Q12 - pay or not!
- Q10. J - it is fine as is. We have a village hall and a township hall?
- our school - library & fire dept. are very good as is
- Don't raise taxes!
- i. We need new & safer playground equipment
- i. ?
- cable in rural areas - 5, improve phone service - 5
- improve the fire dept so they can find the address given
- These are all great ideas, but what about people. We first need people to move here first for a reason. These are not enough.
- Q10m - double stars. I really wish that our town would do something about the looks of it. It looks so run down. It could be so cute & inviting. Make ppl clean up their yards.
- Q10i - playground. High speed internet
- Cleaning off sand & dirt off sidewalk - 10
- Q10i - no, Q10j - new
- Go after owners of derelict buildings to renovate or remove. Also, no trash, junk or junk cars
- Starred Q10l & m
- Q10i - we have improved schools now. Q10k - equip or people? Q10l - lots of spaces now, Q10m
- who pays, we need tenants, Q10n - Who pays, what rate? The one's are important in that they all cost money and we need other items before we need them!
- I would like to see a "face lift" for the buildings that are run down in the downtown area.
- US 31 bypass around village
- ? By Q10g & Q10n. Bear Lake downtown and surrounding area won't improve without a sewer
- Again, any additional comments. Public transportation, housing assistance, local gov't
- Q10f & G - combine, Q10j - more hours. Use & schedule events for band shell, demolish blighted buildings or force through legal action, business owners to repair buildings.
- On site sewer/water sewer systems are available and I believe more affordable with much lower large impact and expensive maintenance problems.
- Q10e - yes!!
- have someone other than the county do road improvements
- Q10h - where? Q10j - where, what, how, Q10n - all new
- The village business section looks pathetic/trashed. People can barely walk in business area during winter because of the snowbanks.
- e. opposed
- j. thought we just had a new library
- g. don't know, h. I'd rather expand or fix up those we have, j. Does it need it? It's pretty new. Make hi speed internet connections available. Also, decent phone service - call waiting, voicemail, etc. Library & schools are v important but I don't know if or what they might need.
- e. wastewater treatment but not in conventional form of a sewer and setting ponds - there are many new ways with water and plants to create clean systems. L. or fix the one we have?
- a. construction of new roads to serve new non-residential and compact & cluster residential
- Q10e. Is very important to the community for many reasons but needs to involve the village & all of surrounding community.
- Q10l - expand village limits to include all areas around the lake - within a mile in the townships of Bear Lake & Pleasanton - 5
- ? By e - if maintained and done correctly
- increased maintenance of downtown buildings, on a "as needed" cases.. A few are very unsafe
- i & j not needed
- clean up abandoned gas station on 31 in Bear Lake Village, next to curves - poses environmental hazard. Some development and parking south of village where space available
- renovation of village and twp halls if there is a purpose, like to offer classes or activities
- The downtown area needs to look appealing and have character - or no one will want to bet
- e. !!, k. move current Fire Dept to outskirts of town.
- Fix all the messed up sidewalks. No one can walk around BL in winter snow's not removed!

Q14. Which of the following things would you be in favor of local government doing to protect the water quality of lakes, streams and groundwater in the Bear Lake Community?

d. Others? Please List Below.

- protect from oil & gas well waste
- Require sewer hook up even if it means \$
- #d. Does this mean to kill birds? or water filters or bacteria control? Don't understand B.
- village is greatest polluter
- lawn fertilizers and pesticides go after those with bad septic tanks
- Q14c - prefer sewers
- darn zebra mussels. Don't use lake much anymore have been cut to many times!!!
- am not in the know on this question
- need sewer!!! Need realistic inspections of existing septic
- We must all work to clean up and protect all we have in natural resources.
- build a sewer system
- The three councils have known of all these problems for years and no action has been taken.
- d. ?
- Make sure Blarney Castle is not polluting the lake and require it to do remediation for past pollution from leakage into the soil & waters.
- restrict use of fertilizers/lawn chemicals by lakefront property owners
- b. except on private property
- a. US 31
- There is nothing more important than protecting our lake!
- Q14c. Doubled starred
- Cottage septic dump into the lake and this I know. I fish Bear Lake frequently and see this
- Required recycling; expanded recycling. Closer city/state monitoring of buildings on Lake
- the homeowners that live on the lake should have strict enforced guidelines regarding their septic
- work with the state to monitor oil & gas wells better!
- Sewer system all around the lake - 5
- Our own federal government won't take the steps to do that Q14d.
- c. require maintenance of public septic systems ie parks, schools, etc. serving large number of
- We must get a sewer system to keep the lake safe!!!
- monitor golf course pesticides. Monitor water wells - make village establish the WHP fully.
- town included
- People in the village don't seem to want to take any responsibility. There are the largest pop and year round residents
- Make people do a yrly check of soil, water, septic - turn this in once a yr (like at a tax time) & if you're in "fault" you must make the changes or be in penalty.
- Map existing aquifers in Bear Lake and Pleasanton Twps ie like the village well head protection area mapping - 1st priority
- if you have updated septic systems around Bear Lake - sewer would not be necessary!?
- We do need sewers to protect our beautiful lake! (a treasure)
- Before a new sewer is forced on us a very serious check on those not in code should be done
- get rid of junk cars/trucks etc in yards & homes
- I don't know enough to answer properly.
- The protection of our resource is of utmost importance
- Install a round the lake sewer system even if we have to pay for it!!
- Don't allow riparian owners to use "lawn care" chemicals of any sort - fertilizers, herbicides, etc
- Not to put chemicals in LAKE. Stop the boats from bring them (invasive species)
- a. run-off will occur. Establish standards to clean it and controll run-off rate. C. and require updating. D - not effective at local level
- what is meant by protect? By adding another tax? NO!
- worried about land by sewer plants! Water quality - contamination??
- keep development in or near Bear Lake village to minimize runoff & disturbance to watershed.
- limit destructive large motor boats/speed boats, jet skis, prevent stripping of trees and vegetation on islands & peninsulas.
- a sewer system 0
- education of students in schools and adults both seasonal & full time on health of our lakes & rivers & how to improve these as well as other green practices to save energy.

Q16. How important are the following features to recreation and tourism in the Bear Lake Community?

k. Others? Please List Below.

- #a - what trail system is that. #j - is the ? Already
- anything for kids to do
- dog park
- lake access non-existent!
- do something about skate boarders!!! #h. get them off the roads!!!
- develop a county nature tour
- Q16d - tennis indoor, Q16e - good potential. Year-round indoor rec facilities, as well as improved camping facilities
- Better access to lake @ current public accesses - quit hiding them
- Q16g - hockey program
- the kids need more places to play there is nothing for the kids in this town. I think there should
- improve the parks we have now
- stock lake with walleye's & muskies (program every year)
- somewhere to rollerblade, our roads are terrible for this
- Q16j - state & fed law requires
- outdoor music programs for volunteers
- Need place to get exercise and relax. Q17 - want walking paths.
- Town needs a summer program for kids, maybe at the school. Movies, games, trips, daycare, tutor services, classes like painting, singing, CPR, babysitting class. Q16a. Expanding ? What?
- an outdoor ice rink
- d. we have one, g. how & who would maintain it?
- reading, movies & biking. Circled handicap accessible
- j. -How can you ask this as if it were an option rather than a requirement in light of long standing regulations under the ADA?
- j. parks is circled
- b. improve what we have. D. same
- we have parks & softball & basketball areas already
- a. tourist love em
- Q16a. - is there?
- fall hook-up camping, village hosted fishing tournaments with entry fee very profitable, I know
- Finally by all answers. Poor advertising if any. Bike trail expansion; clearer & improved signage - hardly any postings for "what is available" to do & where & when!
- not real familiar quite honestly
- Q16g - double star. If we want to invite tourism to BL we need to look inviting
- hiking & bike trails
- designated state trails for off road cycles & RV's. access to secondary rds for RVs.
- horseback riding trails; boat rentals, tourist attractions/services, restaurants-fine dining nice mom & pop hotels/resorts
- Q16g - no. Population is old not reproductive. School population down. Not many young.
- Starred Q16g
- Q16f - when did it close? Q16g - we can afford that for us seniors.
- Track & Field at BL HS forest
- maybe a boat rental facility right on the shore for water sports
- Pleasanton park should be more known and encouraged to use. More advertised of existence.
- Advertise! Q16f - ??
- We have a very nice sports facility started. Just need to keep improving
- Youth recreation center
- Community indoor swimming pool. Workout area. A place to hold mtgs/banquets/receptions/re-unions. Pool so our kids can take lessons to be safe in our water.
- Walleye planting in lake
- c. more concerts, crafts shows
- indoor swimming pool
- Making it possible for families or schools to observe the maple syrup process & having an event to celebrate the syrup.
- outdoor ice skating, snowshoeing trails & cross country ski trails & a snowmobile trail to town
- h. NEED
- community based or joint effort with schools and/or medical community to establish a fitness facility in the village.
- heated indoor swimming pool and hot tub.
- As noted above, my opinions aren't useful re:sports (groups) because I'm not a participant at all. Q16i. -I don't know how other feel "Programming for whom? I don't like competitive sports. (For the above question, do you wish to hear what I want personally? If not (and it seems not) why the change? Is my opinion abt all these things as useful? I can't predict what others want.)
- we need a clean lake - no toxic chemicals applied
- Outdoor winter ice rink & winter sports park - snowboard, ski & sledding hills
- yes - to new skateboard access
- camping in Hopkins Park is not an enjoyable experience for local people & there should be no camping there for the week of BL Days.
- no tax! To e., g., d.
- I use to live in front of Onekama's new walking trail on the Pte. It was rarely used, holidays (summer) weekend was the only day it had more than 10 people using it. Many days no usage!
- q16f - dangerous
- extension of groomed snowmobile trails into Bear Lake
- extend groomed snowmobile trails to Bear Lake
- bike or walking path around Bear Lake
- How about wind power development & promotion of local artists work in some sort of gallery/gift
- Q16b - there are a ton of public access areas.
- new skate park
- i. ? - additional? Do they have any now? The sports program aren't organized or funded at Twp/level that I know of. Improve existing access to BL. Can't find it, can't park there or both.

Additional Comments written on Surveys

- 16 month old
- Q13 very important. Q17 - most people go out of town for recreation.
- Thanks for asking
- Q11 - answered yes & no - But, doesn't it take the town and the people to help - a little at least - to help raise money for those taxes and fees. Q12 answered yes & no - again there's that but if we all put our resources and not be stingie we can build or rebuild whats so important about keeping our beautiful lake clean. Q13 - indeed look at the DNR options - we dont have to kill the wildlife to do this.
- Q11 - load question. Q12 - who pays? Gov? Where do they get their money?
- triple starred Q13
- Q11 - no without a sewer system. Q12 - I would support if I have to pay also. Q17 - we need to continue to improve what we have.
- q12 - nothing is free
- Q13. But only if enforced by the laws that currently exist. The lake fishery is almost dead, its needs help! I have tried with DNR.
- Q12 marked yes with ?
- Q17 - but not always how they are run
- Q12 - even if I do have to pay - nothing is free
- Q17 I guess I am willing to travel if I want something else. Q12 - would be willing to pay some nothing is free but nothing anywhere's near what has been previously proposed!
- Q13 - ntesting shows no problem
- Q17 answered yes & no
- Q11 - Also, I wouldn't mind paying more taxes to make this town better. Q15a - if it came down to open space or more jobs I would pick jobs.
- Q12. - Can't imagine how this could happen with fees or tax\$! Q13 - Wonder what affect all the fertilizer at the golf course and spraying Onekama sewage over here has or will have in the future with the lake and groundwater!
- graduated
- Q12 - depends on where it would be
- Q17 - its ok. Q26 - a 1 year old
- q11 - this is unrealistic! Q17 - there is always room for improvement.
- Q13 - that is important.
- Q17 - Yes & no both checked
- Q11. This questions is not realistic. Q12 same as 11. I'd drive a BMW if it was free! Q17 yes to quantity & no to quality
- Q11 - You should have to pay, labor & materials are not free. Q12 - same as Q11
- Q12 - finally!
- Q17 - n/a don't utilie much now
- Q13 - extremely important
- Q12 - ?
- kids need to get in a program to make kids know what real work like cleaning the streets and sweeping beach, painting, raking, putting time in the community. Alot of kids are lazy.
- Q13 answered both yes & no. moderation in all things
- children in college
- Q11 maybe
- Q11 & 12 - I can't imagine how this could be a reality
- survey completed by a senior in high school. Q12 - around the village, not in. Q17 - for the small town scene we have adapted to not having batting cages, marked bike trails, etc.
- Q11. Especially not for new housing development developers. Q12 you have Onekamas & the one @/near Smith Farm. Q13. Wetlands along E AMI already ruined(by road improvement sealing off flow.) If you answered yes, explain: you have not yet monitored what you have - like the old ammonia freeze plant that was breeched in the past. Q15. Not to trespass on individual rights the owners of trees.
- Q17 - could be improved
- Global warming is a major concern! Reports warn in the next 30-40 years there will be wars over WATER, increased hunger instability from worsening disease and rising sea levels and global warming - induced refugees. WATER-IMPORTANT!
- In all honesty, I don't see anything of integrity being achieved here until ordinary people feel their opinions matter. How may attend Gov. meetings? They don't care because no one is interested except if it benefits. Why not ask why so many people are trying to sell their houses here? This a home for old, rich people not families of moderate income. Q17 - but there's no where for teens or young teens if they're not jocks. Q11 - someone has to pay for keeping it monitored and operating. Q12 - absolutely not.
- Q17 - ?
- Q12 - ?
- Q11 & Q12 - Underlined "if you did NOT have to pay any fees or taxes?"! Sewage plans will only work if all septic systems are inspected & updated or sewer is affordable for all. Q13 - Absolutely and that means all 3 incorporated population areas take responsibility for protecting all water sources. If sewer is not an affordable option something should be done about all septic systems and run off from US 31!
- We are middle class people hoping to make Bear Lake/Plst. Beautiful. Hope it happens without too much cost to everyone, all the way around, so it can happen successfully. Q11 & Q12 - there's always a catch. It's too good to be true.
- Q11 & 12 N/A & also Q17
- Q12 I would gladly pay
- 4
- Q17 if I were younger it would be no.
- Q11 - maybe
- Q15 - circled 'to preserve' - not clear in what you're looking for.
- Q13 - a top priority
- Q13 - triple starred
- Q12 - not convinced that either of these are necessary. Q13 - of course but not by forcing sewers that would cause financial hardship for many.
- Q17 answered both yes & no
- Q17 - ?
- Q11 - I don't know enough of it to answer.
- But I have grand & great grandchildren in the BL school system
- Q13. - More important than anything else. We need to understand that our few wetlands are NOT simply an alternative wildlife habitat, they're the key to the lake's health and clarity. Wetlands serve as a filter for lakes; if we bury them the lake will slowly become clogged with weeds & die. Q11 - not answered because I don't live in the village. Q17. - I think you need to define "recreation". Baseball diamonds? Basketball court? Take A-Kid-Fishing

days? Hunting lessons? Hiking Trails? Since I don't do team sports, I personally don't care - will you be asking kids? All I can think of is that it'd be great to have an indoor olympic size pool. I'd vote yes for any mill that included that. Since we don't have one, I guess I'll vote NO but strictly on that one item.

- Q12 - but not a conventional sewer and treatment facility. Q17 - too many baseball diamonds and tennis/basketball courts & swing sets. Not enough hiking trails or biking trails or beach access. We need larger access to Bear Lake.

- Q15b. Free market prevail.

- wrote on envelope - Plant a few sturgeon in Bear Lake?

- Q11 I don't want to be forced to drink chemically treated water (eg chlorine, fluoride, etc.)

- Q17 - could always improve

- note: gave two answers to many questions.

- Q15 - prevent wetlands from being sold for housing units

- gave contact #

- Q13 - essential. The Bear Lake/Pleasanton Twp area is a gem within Michigan.

- Q11 - within village proper, Q12 - as an environmental issue but prefer additional NATURAL treatments such as wetlands, natural plant filtering, etc.

- Q11 ? , q13 very much so, Q17 - yes & no checked

- soon to be year around

- Q17 - we could really do with some better children's play areas in the village. Better Lake access



Appendix L

**Bear Lake Community
Comprehensive Master Plan**

**Brainstorming and Breakout Exercise Results
December 18, 2006 - Public Meeting**

What do you love about the Bear Lake Community?

- Self reliant/ independent
- Bear Lake
- Wetlands
- Hunting and fishing opportunities
- Involved parents with sports activities
- Community trust (don't have to lock cars)
- Solitude
- Activities
- Snow
- Heritage
- Small school and the familiarity with people
- Winter/snow
- No stop lights

What are you most concerned about in the Bear Lake Community?

- Milfoil
- Land division
- Air and water quality
- Loss of wetlands
- Traffic
- Public access to lake
- Youth leaving
- Ugly buildings/blight
- Jobs and economic opportunities
- Failing infrastructure
- Lack of recreation opportunities
- Big city influence
- Lack of no wake zone
- Jet skis - reckless driving of boats and boats that are too big

What is your vision for Bear Lake in 2030?

- Charming village
- Bike trails
- Good local services
- Money stays in the community
- Job opportunities
- Good health services
- Filled empty buildings in downtown
- Vibrant downtown
- Active reuse of buildings
- Rural character maintained
- Bypass
- Carefully planned developments
- Capacity of local farms to feed the Bear Lake community
- Thriving agriculture
- Forested state lands
- County roads
- Greenery
- Diverse agriculture

SWOT Exercise

SWOT Break Out Group - Economy & Employment

Strength

- Agriculture
- Retirement
- The population will grow
- Summer residents

Weakness

- No jobs
- Lack of retail and retail space
- Population fluctuates
- Limited wage scale
- Limited infrastructure

SWOT Break Out Group - Arts, Culture & Humanities

Strengths

- Sparkle in the park
- School band
- Bear Lake days
- Christmas in Bear Lake
- Craft shows
- Garden clubs
- Downtown beatification
- Monthly newsletter
- Active library

- Parade
- Lioness club
- Triginta club
- Women's club

Additional Comment

"Bear lake students have performed masterfully in Manistee civic theatre productions. They must be learning something about drama."

Weakness

- Lack of museum
- Delay of communication of local news
- School arts & drama
- Few winter programs at library
- Donor Base

Opportunities

- Museum
- Art Fair
- Art Galleries
- Retail
- State Grants
- Venetian Parade

Threats

- Lack of funds/capital
- Slow winter
- Aging population
- Lack of opportunity
- Lack of leadership

SWOT Break Out Group - Government and Utilities

Strength

- Cooperative government efforts
- Low crime
- Low debt
- Volunteer fire department
- Joint trash service

Weakness

- Debt, lack of grants & loans
- Aging water system
- Lack of proper sanitary/disposal
- Obsolete storm sewer
- Townships have weak tax authority
- Small population = weak business opportunity's
- Joint Planning = Greater chances for grants

- US 31 = Business Corridor

Threats

- Lack of infrastructure
- Lack of youth involvement (aging community)
- Lack of support for local business

SWOT Break Out Group - Agriculture, Natural Resources & Recreation

Strengths

- At least one CSA (community supported Agriculture) - Agriculture
- Lots of orchards - Agriculture
- Still pretty good agricultural land, desire to preserve - Agriculture
- Good trails for ATV trails - Recreation
- Good snowmobile trails - Recreation
- Excellent hiking trails & trail areas - Recreation
- Nice clean lake so far - Natural Resources

Weaknesses

- Lots of state land sold off to private owners
- Diminishing hunting areas
- Not a lot of protection for erosion
- Endangered reptiles due to over use of roads

Opportunities

- More recreation possibilities - boat rentals, trails, etc...
- More small farms could exist
- State/City land could be purchased for preservation, etc...

Threats

- Traffic increase on 31
- Job opportunities diminishing
- Water pollution from non-point sources (runoff)
- Sewers vs. septic tanks
- Loss of open lands/access
- Urban sprawl
- Loss of full-time working residents (youth w/no local opportunities)

SWOT Break Out Group - Youth and Education

Strengths

- School system
- Watershed
- Family involvement in their kid's recreation (i.e. sports)
- Strong 4H

Weaknesses

- There is a disconnect between local issues and what is being taught in the schools and the way kids are involved in the community
- May lose too many kids - may not have enough to keep school open
- School offerings not enough

Opportunities

- Learning about water (tables, creeks, wetlands, bogs and lakes)
- Learning about forestry and agriculture
- Learning about starting & running a business

Threats

- Youth leave after graduation

SWOT Break Out Group - Urban Land Uses & Housing

Strengths

- Downtown has the potential for growth
- We have diversity basic services (bare essentials)

Weakness

- Appearance of downtown
- Infrastructure for waste-disposal, (solid waste & waste water)
- Need of more affordable housing
- Sidewalks built and maintained to encourage walking

Opportunities

- Develop land around the village toward higher density residential development
- Develop business district on Main Street
- Develop alternative energy & energy efficiency

Threats

- Conflict between rural character and economic development
- Service economic upheaval could be a threat

Additional Comments

"Have you driven through Mesick lately? It looks great."

"How do you improve the looks of the downtown when the village has no ordinances?"

No one can force the store owners to fix them or rent them."



Appendix M

**Bear Lake Community
Comprehensive Master Plan**

**Flip Chart Results
April 18, 2007 - Public Meeting**

In Regards to the Vision Statement:

In 2030, the ***Bear Lake Community*** is a healthy mix of active farms, beautiful natural areas and rural residences surrounding a vibrant village with small town charm and modern amenities. The people of the ***Bear Lake Community*** are friendly, cooperative, and work together to support community events, preserve and rehabilitate downtown buildings, develop new businesses, and manage the area's agricultural and natural resources. From the pristine natural areas of the surrounding landscape to the lively streets of downtown, the ***Bear Lake Community*** offers residents and visitors of all ages, access to modern schools, a broad spectrum of services, healthy waterways, park and recreation facilities, a vibrant downtown, engaging community events, and employment opportunities.

- Please mention Bear Lake specifically
- Please consider how important ground water is to the community
- Consider "acting" to protect the greater watershed
- Define "beautiful natural areas"

Other Meeting Items:

- The Benzie Bus is another transportation system - traveling to Traverse City
- Christian School is no longer operating

Bear Lake Community Joint Planning Commission (JPC)
Consideration of Comprehensive Planning Goals & Objectives

Public Meeting Results

TOPIC: GENERAL LAND USE & DEVELOPMENT

This section covers general concerns and opportunities for the overall development of lands in the townships. We are concerned about the geographic distribution and arrangement of land uses to limit land use conflicts, support desirable development, and preserve a high quality of life. This topic includes concerns related to preserving farmland and open space. While there has been only a small increase in the community's population in recent decades, the residential development has been concentrated in the townships.

Goal 1. Retain or enhance the rural character in most areas outside of the Village, preserving natural features and scenic qualities while protecting private property rights.

Group 1	High	Medium	Low	Group 2	High	Medium	Low
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Obj. 1. Retain the majority of large parcels now in the two Townships.

Group 1	High	Medium	Low	Group 2	High	Medium	Low
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Obj. 2. Retain or increase the number and/or size of successful farms in the two Townships (including "truck farms").

Group 1	High	Medium	Low	Group 2	High	Medium	Low
---------	------	--------	-----	---------	------	--------	-----

Obj. 3. Manage the density and placement of new residential developments to retain the rural character of the two Townships, ENCOURAGE HIGH DENSITY DEVELOPMENT IN APPROPRIATE AREAS, AND ENCOURAGE OPEN SPACE PRESERVATION.

Group 1	High	Medium	Low	Group 2	High	Medium	Low
---------	------	--------	-----	---------	------	--------	-----

Obj. 4. Maintain natural buffer areas around inland lakes, streams, wetlands, and other sensitive natural resources.

Group 1	High	Medium	Low	Group 2	High	Medium	Low
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Additional Comments:

Goal 1: Protecting private property rights is very important

Goal 1, Obj. 1: State has regulations

Goal 1, Obj. 2: Tax breaks if the economy will support it - define "successful farms"

Goal 1, Obj. 3: Natural settings, meandering streets, provide waste treatment if development is large, cluster housing

- Cluster commercial development in the Townships - watch out for strip zoning
- Hide/buffer commercial with trees, landscaping
- For economic growth, population growth is important
- Cluster housing in natural settings
- Have a farmers market

TOPIC: DOWNTOWN & ECONOMIC DEVELOPMENT

In this section, we will focus on community-wide economic development, with a special focus on the Village of Bear Lake. After two decades declines, the Village has experienced an increase in population over the last five years, suggesting new interest and new opportunity. Based on recent public discussions, community residents are strongly in favor of new economic development in the Village, increases in the number of residents, and improved cultural opportunities.

Goal 1. Increase the level of economic activity and employment in and immediately adjacent to the Village of Bear Lake, emphasizing compatible light industrial and commercial development such as human services, retail, tourist services, and resort development.

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
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Obj. 1. Obtain assistance from state agencies for downtown redevelopment.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
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Obj. 2. Plan and execute a new streetscape for the Village of Bear Lake.

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
---------	------	--------	-----

Goal 2. Assure the availability of key public utilities necessary to support current and increased commercial activity and residential development in the Village of Bear Lake and areas adjacent to Bear Lake.

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
---------	------	--------	-----

Obj. 1. Address the need for an improved public water supply system in and near the Village of Bear Lake.

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
---------	------	--------	-----

Obj. 2. Address the need for a wastewater collection and disposal system in and near the Village of Bear Lake.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Obj. 3. Address the need for an improved storm water management system in and near the Village of Bear Lake.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Goal 3. Make the downtown area in the Village of Bear Lake more interesting, culturally active and aesthetically appealing.

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
---------	------	--------	-----

Obj. 1. Develop a façade improvement program to assist local business owners.

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
---------	------	--------	-----

Obj. 2. Improve walkability from residential areas to downtown area of the Village of Bear Lake.

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
---------	------	--------	-----

Obj. 3 Expand local activities and events for participation by residents and visitors.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Additional Comments:

Goal 1: "Industrial Park" in our outer Township areas - where existing "Industrial: already is.

Goal: Need fast internet access

Comment on Goal 1. Tourist services are cyclical & low paying - think about high-tech and clean commercial opportunities.

Goal 3 - Objective 2: non-motorized bike/walk path - saddle up to Village to golf course hill (handicap accessible)

Goal 3 - Objective 3: winter activities, ice skating rink w/cover, better utilization of Hopkins Park

- **Improve appearance of US 31 = High; Main street = medium; parking = high; moving the village hall to the sand building = high; move fire dept. and Twp. to the Twp. = high**

TOPIC: HOUSING & NEIGHBORHOODS

This section focuses on the housing and neighborhood characteristics. Based on public discussions, community members are interested in having some additional residential development, particularly in and near the Village of Bear Lake. People have also expressed concerns that existing neighborhoods and new neighborhoods be attractive, close to services, and well integrated. On the other hand, there is some interest in limiting the amount and placement of new, low-density residential development.

Goal 1. Protect and enhance residential areas, providing strong neighborhood structure, access to services, and the preservation of property values.

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
---------	------	--------	-----

Obj. 1. Prevent encroachment into residential areas of incompatible and detrimental land uses.

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
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Obj. 2. Discourage residential development in flood plains, wetlands, and important natural resource areas ("unique or special").

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
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Obj. 3. Provide for reasonable set backs, minimum building sizes, appropriate lot configuration, and quality construction.

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
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Goal 2. Achieve a modest increase in overall population and residential housing.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Obj. 1. Provide for and encourage new residential development in and near the Village of Bear Lake.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Obj. 2. Provide for Limited rural residential development, primarily as cluster development, to preserve open spaces.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

TOPIC: RECREATION & TOURISM

In this section, we address the related topics of recreation and tourism. In discussions with community residents, there has been a strong emphasis on providing for improved recreation that is attractive to visitors and tourists. Some of this interest has focused on publicizing the existing recreational resources and encouraging higher levels of tourism and support the seasonal population. On the other hand, recreational resources are very important to community residents as a key amenity.

Goal 1. Develop new recreational facilities while providing high-quality maintenance for existing facilities.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Obj. 1. Develop an additional public park for general recreation with access to Bear Lake.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Obj. 2. Provide for updating and maintenance of existing park and recreational facilities.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

**OBJ. 3. CREATE BIKING, HIKING, TRAILS TOWARDS THE LAND CONSERVANCY (ARCADIA) AND AROUND BEAR LAKE
FURTHER DEVELOP DNR BOAT LAUNCH**

Goal 2. Increase the tourism throughout the Bear Lake Community.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Additional Comments:

Provide for lighting at boat launch sites

"Snowbirds" are working on a trail

Snowmobile Trails

ATV Trails

Bicycle & Hiking Trails

Campgrounds

TOPIC: PUBLIC FACILITIES & SERVICES

This topic concerns the availability, sufficiency, location and placement of key infrastructure and services across the community. As noted above, there is a strong interest in the provision of services as it relates to economic development. Other infrastructure concerns include roads, bridges and sidewalks. Services of concerns might include public safety and fire suppression.

Goal 1. Provide well-maintained public and private roads assuring that no parcel is land locked.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Goal 2. Develop new culturally significant facilities, such as a museum.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

GOAL 3. ESTABLISH AN AFFORDABLE COOPERATIVE SEWER SYSTEM

GOAL 4. TRANSPORTATION PUBLIC COOPERATIVE

GOAL 5. SR. SERVICES

Additional Comments:

Growth to be promoted in higher density developments

Key to proper growth is proper infrastructure

Keep development in around the Village - avoid urban sprawl

TOPIC: NATURAL RESOURCES & THE ENVIRONMENT

This section covers the general concerns related to the preservation of environmental quality and the opportunities for protecting and benefiting from the natural resources. In recent public discussions, citizens have expressed concern over water pollution, both future and on-going (e.g., "runoff"). There is also a big appreciation for lakes, open space, forests and other natural resources as well as the recreational opportunities associated with these resources.

Goal 1. Protect or improve water quality OF THE WATERSHED, WITH EMPHASIS ON the lakes and rivers of the Bear Lake Community.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Goal 2. Preserve important natural features and open space AND UNDEVELOPED LAND.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Goal 3. Prevent pollution from the release of oil and gas, industrial and agricultural chemicals, and other hazardous substances.

Group 1	High	Medium	Low
---------	------	--------	-----

Group 2	High	Medium	Low
---------	------	--------	-----

Additional Comments:

- Goal 1.** (a) Complete up-to-date watershed map of Bear Lake and Little Bear Creek
(b) Work for protection of Little Bear Creek under the Grand Traverse Land Conservancy
(c) Coordinate these efforts with the Big Bear Creek Watershed Group
(d) Map underground water aquifers to guide development options
(e) Pursue on-site waste disposal options

Goal 1. Objective

Waste treatment or management around Bear Lake

Goal 2. Objective

Clearly define natural features

Goal 3. Objective

Support organic farmers



Appendix N

**Bear Lake Community Comprehensive Plan
Comments and Suggestions from Public
Meeting #3
August 20, 2007**



**General Land Use and Development
General**

Has anyone approached the Little Pine Band at the casino for their community distribution funds?

**Downtown and Economic Development
Proposed Goal B.
Objectives**

Use the term "sewer", make it clear and of itself, this is a good thing to have. Concerns come later.

Sewers around the whole lake to replace the many septic systems that are not being kept up.

If you feel it's necessary, specify as goals/objectives/strategies - that funding be located and pursued.

**Proposed Goal C.
Objectives**

Maintenance Issues - Who will maintain all that is constructed? Parks, etc... - who will maintain them? Is there a plan for maintenance?

Condemn poorly maintained buildings.

With new green space and parks, maintenance must be included (i.e. in ground sprinkling etc.).

**Housing and Neighborhoods
Goal A.
Objectives**

I am in favor of "new urbanism" concepts and think our area needs some of this - i.e. new "sub" North of Norconk could be that type of development.

Housing and Neighborhoods Continued....

Goal A.

Strategies

Homes around the lake have urban character

Need guidelines for housing around the lake.

Recreation and Tourism

Goal 1. and Goal 2.

Please define fully developed DNR boat launch.

Needs more definition about trails etc., and not more ramps.

US 31 is dangerous for pedestrian and bike traffic.

We need a bike/hike trail that goes all around the lake.

Keep bike trails off of wetlands.

Public restrooms.

Public Facilities

Goal A.

I would love to see community use toilets downtown.

Natural Resources and the Environment

Goal 2.

Objectives

Opposed to the ridge limits, leave private property alone

It is very important to get the Village zoned as soon as possible

In as much as we would like to preserve farm land, a farmer with a large amount of land in both Bear Lake and Pleasanton Township asks:

How many are planning to buy or start a farm in the next 10 years?

How many are willing to help him pay the property taxes to preserve his farm land?

How many of you are willing to pay one-and-a-half to two times more for food to help support the local farm?

In most cases, a lot of the people pushing the preservation of farm land are people who own the 1-acre parcel or a lot in the Village and want someone else to pay the price of preservation for their employment.

Natural Resources and the Environment Continued.....

Goal 1

Strategies

Bear Lake watershed should be in description of protected area

Goal 2.

Strategies

Develop Watershed Protection Plan



Appendix O

Date: December 8, 2006

Re: Notice of Intent to Plan

This letter is to inform you that Bear Lake Township is participating in a joint planning effort with Pleasanton Township and the Village of Bear Lake. The focus of this planning effort will be the creation of a Joint Comprehensive Plan for the recently established Bear Lake Community Joint Planning Commission.

In accordance with MCL 125.137 of the Joint Municipal Planning Act (PA 226 of 2003) and MCL 125.327a of the Township Planning Act (PA 168 of 1959 as amended), this letter is to notify our neighboring local governments, utilities and any other entity that has requested this notification of our Intent to Plan and that Bear Lake Township welcomes your cooperation and comments on the Proposed Plan. Please let us know if you wish to be directly involved in this planning process through participation at regular Joint Planning Commission meetings. Bear Lake Township will send you a copy of the proposed Comprehensive Plan upon approval of the Township Board. It is estimated the Comprehensive Plan will be developed over an eight-month time period. In general, most public meetings at which the plan will be discussed will be held at the Bear Lake High School. In addition, Bear Lake Community Joint Planning Commission meetings are held the fourth Wednesday of every month at the Bear Lake Township Hall. For more specific information on public meetings and the comprehensive planning process, please see the project website: <http://www.partnershipsforchange.cc/bearlake>

Comments or questions should be directed to:
Michelle Mortenson, Joint Planning Commission Clerk
PO Box 175
Bear Lake, MI 49614-0175
231-864-4300
clerk@bearlakemichigan.org

Sincerely,



Deanna Pattison
Bear Lake Township Clerk

State of Michigan)

) SS

Manistee County)

AFFIDAVIT OF MAILING

I, Michelle Mortenson, being duly sworn on oath, deposes and states that on the 8th day of December, 2006, I mailed, via the United States Postal Service, postage paid, a copy of the attached Notice of Intent to each of the following:

To Bear Lake Township, 7771 Lake Street, Bear Lake, MI 49614 - Manistee County, Michigan

To Pleasanton Township, 8958 Lumley Road, Bear Lake, MI 49614 - Manistee County, Michigan

To Bear Lake School, 7748 Cody Street, Bear Lake, MI 49614 - Manistee County, Michigan

To Manistee County Planning Dept., 415 Third Street, Manistee, MI 49660 - Manistee County, Michigan

To Manistee County Board of Commissioners, 415 Third Street, Manistee, MI 49660 - Manistee County, Michigan

Michelle M. Mortenson
Michelle M. Mortenson, Village of Bear Lake Clerk

Subscribed and sworn to before me on this 8th day of December, 2006.

Connie L. Guerne
Connie Guerne, Notary Public, Manistee County, Michigan

My Commission expires the 7th day of November, 2011

CONNIE L. GUERNE
Notary Public, State of Michigan
County of Manistee
My Commission Expires Nov. 7, 2011
Acting in the County of Manistee

Village of Bear Lake

P.O. Box 175
Bear Lake, MI 49614
(231) 864-4300

To: Manistee County Planning Department
415 Third Street
Manistee, MI 49660

Date: December 8, 2006

Re: Notice of Intent to Plan

Dear County Planning Department Officials,

This letter is to inform you that Village of Bear Lake is participating in a joint planning effort with Pleasanton Township and Bear Lake Township. The focus of this planning effort will be the creation of a Joint Comprehensive Plan for the recently established Bear Lake Community Joint Planning Commission.

In accordance with MCL 125.137 of the Joint Municipal Planning Act (PA 226 of 2003) and MCL 125.327a of the Township Planning Act (PA 168 of 1959 as amended), this letter is to notify our neighboring local governments, utilities and any other entity that has requested this notification of our ³Intent to Plan² and that the Village of Bear Lake welcomes your cooperation and comments on the Proposed Plan. Please let us know if you wish to be directly involved in this planning process through participation at regular Joint Planning Commission meetings. The Village of Bear Lake will send you a copy of the proposed Comprehensive Plan upon approval of the Village Council. It is estimated the Comprehensive Plan will be developed over an eight-month time period. In general, most public meetings at which the plan will be discussed will be held at the Bear Lake High School. In addition, Bear Lake Community Joint Planning Commission meetings are held the fourth Wednesday of every month at the Bear Lake Township Hall. For more specific information on public meetings and the comprehensive planning process, please see the project website: <http://www.partnershipsforchange.cc/bearlake>

If you would like to receive a copy of the proposed Comprehensive Plan in electronic format, please let the village know by providing your formal request and email address. The village will provide electronic data in Adobe Acrobat format. Please note, once electronic communication is requested, comments can also be sent electronically as well.

Comments or questions should be directed to:
Michelle Mortenson, Joint Planning Commission Clerk
PO Box 175
Bear Lake MI, 49614-0175
231-864-4300
clerk@bearlakemichigan.org

Sincerely,

Village of Bear Lake
Michelle Mortenson, Clerk

Village of Bear Lake

P.O. Box 175
Bear Lake, MI 49614
(231) 864-4300

To: Manistee County Board of Commissioners
415 Third Street
Manistee, MI 49660

Date: December 8, 2006

Re: Notice of Intent to Plan

Dear Board of Commissioners

This letter is to inform you that Village of Bear Lake is participating in a joint planning effort with Pleasanton Township and Bear Lake Township. The focus of this planning effort will be the creation of a Joint Comprehensive Plan for the recently established Bear Lake Community Joint Planning Commission.

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Sincerely,

Village of Bear Lake
Michelle Mortenson, Clerk

Village of Bear Lake

P.O. Box 175
Bear Lake, MI 49614
(231) 864-4300

To: Bear Lake School
7748 Cody Street
Bear Lake, MI 49614

Date: December 8, 2006

Re: Notice of Intent to Plan

Dear Bear Lake School Board Members,

This letter is to inform you that Village of Bear Lake is participating in a joint planning effort with Pleasanton Township and Bear Lake Township. The focus of this planning effort will be the creation of a Joint Comprehensive Plan for the recently established Bear Lake Community Joint Planning Commission.

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Michelle Mortenson, Joint Planning Commission Clerk
PO Box 175
Bear Lake MI, 49614-0175
231-864-4300
clerk@bearlakemichigan.org

Sincerely,

Village of Bear Lake
Michelle Mortenson, Clerk

Village of Bear Lake

P.O. Box 175

Bear Lake, MI 49614

(231) 864-4300

To: Bear Lake Township
7771 Lake Street
Bear Lake, MI 49614

Date: December 8, 2006

Re: Notice of Intent to Plan

Dear Township Officials,

This letter is to inform you that Village of Bear Lake is participating in a joint planning effort with Pleasanton Township and Bear Lake Township. The focus of this planning effort will be the creation of a Joint Comprehensive Plan for the recently established Bear Lake Community Joint Planning Commission.

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Sincerely,

Village of Bear Lake
Michelle Mortenson, Clerk

Village of Bear Lake

P.O. Box 175
Bear Lake, MI 49614
(231) 864-4300

To: Pleasanton Township
8958 Lumley Road
Bear Lake, MI 49614

Date: December 8, 2006

Re: Notice of Intent to Plan

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Michelle Mortenson, Clerk