



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

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## 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 Community**  
 (Bear Lake Township, Pleasanton Township & Village of Bear Lake)

**Land Use & Land Cover Comparison**  
 1978 to 2005

Bear Lake Community Land Use Change	Land Use & Land Cover Comparison												Grand Total				
	11 Residential	12 Commercial, Services & Institutional	13 Industrial	14 Transportation, Communication, Utilities	17 Extractive	19 Open Land and Other	21 Cropland	22 Orchards, Fruits, Vineyards, Orn. Hort.	29 Other Agricultural Land	31 Grasses	32 Shrubs	41 Broadleaved Forest		42 Coniferous Forest	52 Lakes	61 Forested (Wooded) Wetlands	62 Non-Forested (Non-Wooded) Wetlands
1978\2005	11	12	13	14	17	19	21	22	29	31	32	41	42	52	61	62	Grand Total
11	11	11					4		3	1			1				19
13										3							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				10	15		0			7	7	117	7				191
62	2						4		1							3	24
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.)*

		<i>Not At All Important</i>				<i>Very Important</i>
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

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**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?**

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### 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					

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### 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						

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**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.						

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### 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:					

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**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:

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### 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.

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**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

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### 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 13 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?

32 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?

8 Under 25 years 167 25-44 years 13 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 Q11 - 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
- Q11 - ???
- 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 to 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 relocated 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
- dont 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 that 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, laundrymat
- 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 laundrymat
- 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 sinage - update all street signs, others to look more favorable- add streets 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)
- agg, 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.
- laundymat & 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
- Q10 i - 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 skiis, 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 breached 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
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**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	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	Group 2	High	Medium	Low
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**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	Group 2	High	Medium	Low
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**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	Group 2	High	Medium	Low
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**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
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**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
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**Goal 3. Make the downtown area in the Village of Bear Lake more interesting, culturally active and aesthetically appealing.**

Group 1	High	Medium	Low	Group 2	High	Medium	Low
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**Obj. 1. Develop a façade improvement program to assist local business owners.**

Group 1	High	Medium	Low	Group 2	High	Medium	Low
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**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
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**Obj. 3 Expand local activities and events for participation by residents and visitors.**

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
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**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
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**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
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Group 2	High	Medium	Low
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**Obj. 1. Provide for and encourage new residential development in and near the Village of Bear Lake.**

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
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**Obj. 2. Provide for Limited rural residential development, primarily as cluster development, to preserve open spaces.**

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
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**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
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Group 2	High	Medium	Low
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**Obj. 1. Develop an additional public park for general recreation with access to Bear Lake.**

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
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**Obj. 2. Provide for updating and maintenance of existing park and recreational facilities.**

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
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**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
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Group 2	High	Medium	Low
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**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
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**Goal 2. Develop new culturally significant facilities, such as a museum.**

Group 1	High	Medium	Low	Group 2	High	Medium	Low
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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
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Group 2	High	Medium	Low
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**Goal 2. Preserve important natural features and open space AND UNDEVELOPED LAND.**

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
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**Goal 3. Prevent pollution from the release of oil and gas, industrial and agricultural chemicals, and other hazardous substances.**

Group 1	High	Medium	Low
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Group 2	High	Medium	Low
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**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](mailto: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 8<sup>th</sup> 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 8<sup>th</sup> day of December, 2006.

Connie L. Guerne  
Connie Guerne, Notary Public, Manistee County, Michigan

My Commission expires the 7<sup>th</sup> 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 Intent to Plan<sup>2</sup> 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](mailto: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.

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 <sup>3</sup>Intent to Plan<sup>2</sup> 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>

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PO Box 175  
Bear Lake MI, 49614-0175  
231-864-4300  
[clerk@bearlakemichigan.org](mailto: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 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.

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 <sup>3</sup>Intent to Plan<sup>2</sup> 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>

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PO Box 175  
Bear Lake MI, 49614-0175  
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[clerk@bearlakemichigan.org](mailto: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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[clerk@bearlakemichigan.org](mailto: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: Pleasanton Township  
8958 Lumley Road  
Bear Lake, MI 49614

Date: December 8, 2006

Re: Notice of Intent to Plan

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