



## Chapter Three - Social and Economic Characteristics and Trends

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

### Population Trends

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

**Table 3.1. Population Trends: 1960 – 2005**

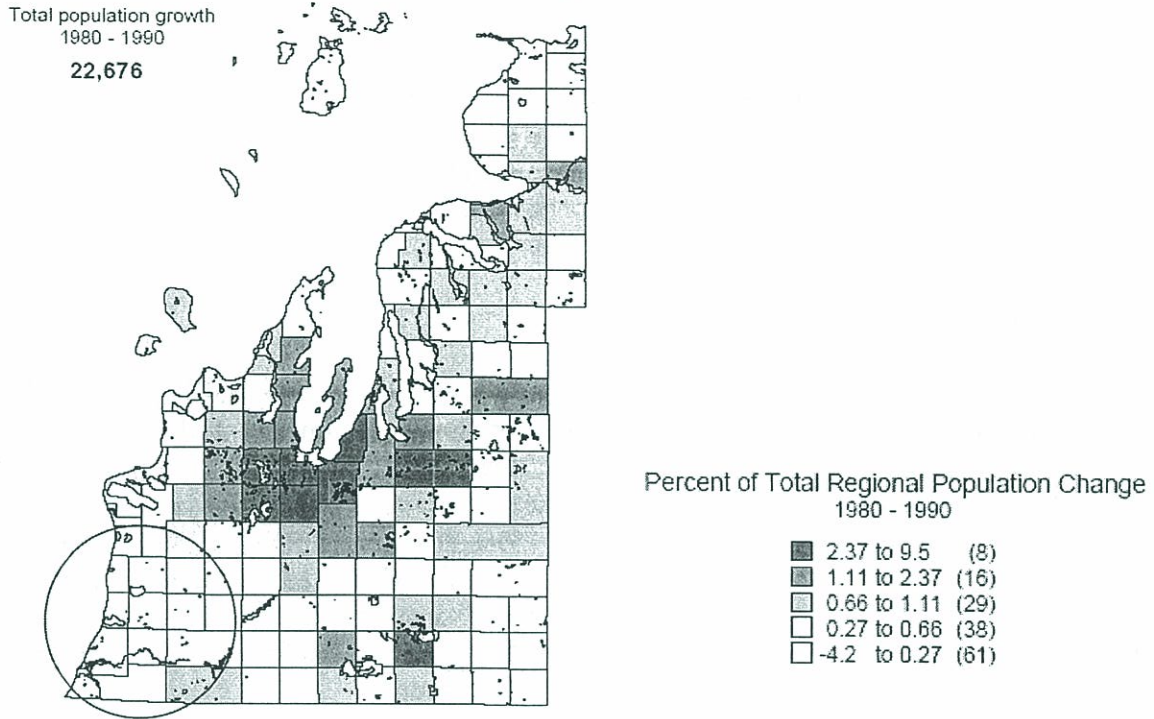
	1960	1970	Percent Change 1960-70	1980	Percent Change 1970-80	1990	Percent Change 1980-90	2000	Percent Change 1990-00	Estimate 2005	Percent Change 2000-05	Total Percent Change 1960-2005
<i>Bear Lake Community</i>	1,570	1,930	23%	2,285	18%	1,992	-13%	2,404	21%	2,470	3%	57%
<i>Pleasanton Township</i>	469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

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

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

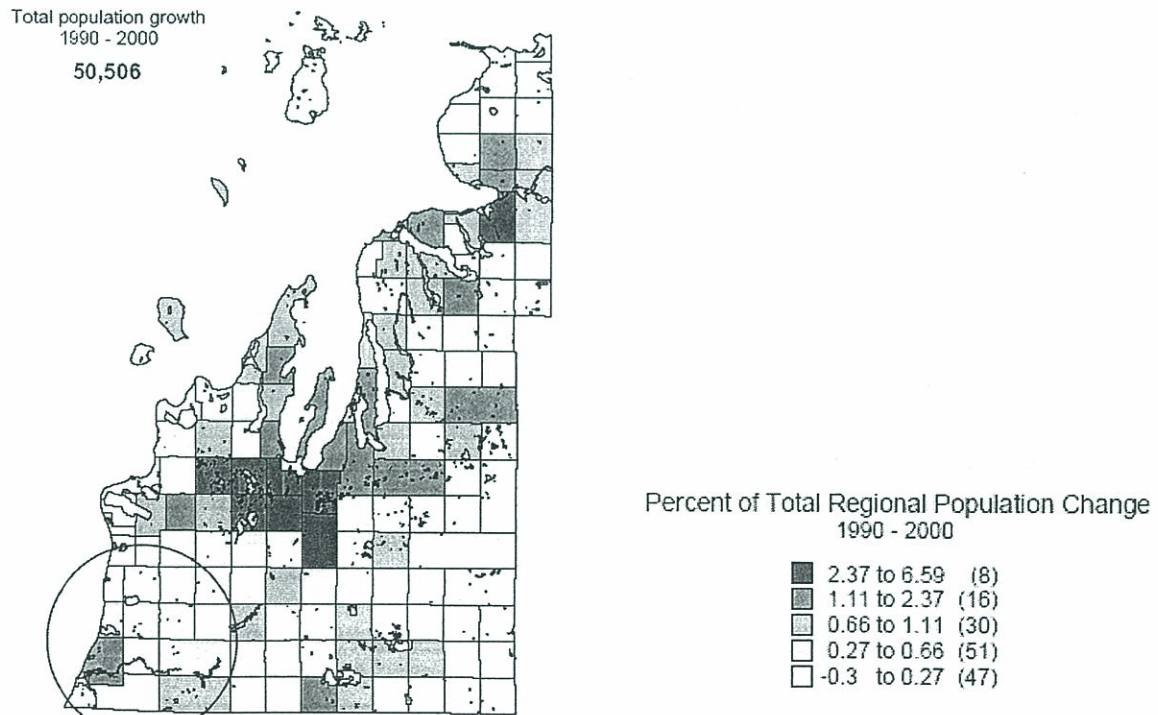


**Figure 3.1**



Source: NWMCOG

**Figure 3.2**



Source: NWMCOG



## Population Projections

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

**Table 3.2 Population Projections**

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



## Age Distribution

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

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

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

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

**Table 3.3 Age Distribution: 1990 - 2000**

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

Source: U.S. Census



### Racial Make-up

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

**Table 3.4 Racial Make-Up: 2000**

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

Source: U.S Census Bureau, 2000

### Households & Composition

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

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

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



**Table 3.5 Household Trends and Composition: 1990 - 2000**

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

Source: US Census Bureau, 2000

**Table 3.6 Persons Per Household 1990 - 2000**

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

Source: U.S. Census, 2000

**Population and Housing Density**

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



**Table 3.7 Population Housing Densities**

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

Source: U.S. Census, 2000

**Education and Employment**

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

**Table 3.8 Educational Attainment: 1990 - 2000**

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

Source: US Census Bureau, 2000



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

**Table 3.9 Employment Status, Commuting Time: 1990 - 2000**

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

Source: US Census Bureau, 2000

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

**Table 3.10 Occupation By Industry: 2000**

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





### Income by Household

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

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

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

**Table 3.11 Median Household and Family Income: 1990 - 2000**

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

Source: US Census Bureau, 2000

### Change in Housing

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



**Table 3.12 Housing Growth: 1990 - 2000**

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

Source: US Census Bureau, 2000

**Age of Housing Stock**

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

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

**Table 3.13 Age of Housing Stock**

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

Source: US Census Bureau, 2000



## Housing Value

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

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

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

**Table 3.15 Median Monthly Rental Rates: 1990 - 2000**

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





## **Chapter Four - Community Facilities Profile**

### **Transportation**

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

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

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

#### **State Trunklines**

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

#### **County Primary**

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

#### **County Local**

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

#### **City Major**

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



### City Local

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

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

### Arterial

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

### Collector

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

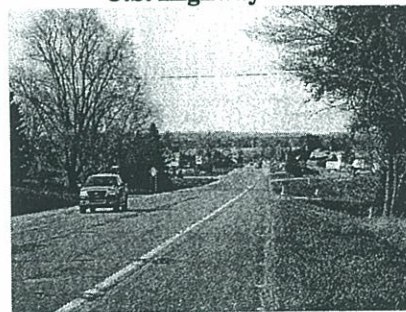
### Local Streets

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

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

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

**Picture 4.1**  
**U.S. Highway 31**



Source: LIAA

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



## Traffic Volume

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

**Table 4.1 Traffic Volume Figures: 2004 - 2005**

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

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

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

## Road Conditions

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



**Table 4.2 PASER Ratings, 2006**

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

### Gas Prices

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

### Public Transportation

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

### Carpooling

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





## Rail Service

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

## Airports

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

## Utilities and Infrastructure

### Public Water

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

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

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



## Artificial Drains

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

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

## Public Sewer

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

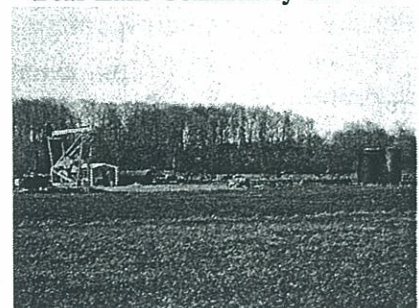
## Other Utilities

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

## Oil and Natural Gas

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

**Picture 4.2**  
**Bear Lake Community Oil Well**



Source: LIAA



## Parks and Recreation

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

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

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

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

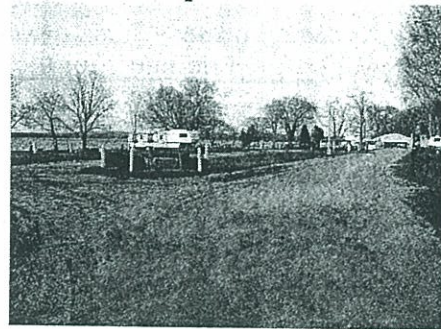
A snowmobile trial is provided in the Bear Lake Community, traversing east on Lumley Road then turning southeast near Alkire Road. There is a snowmobile trailer parking lot at the corner of Lumley Road and U.S. 31. The trail is maintained by the *Benzie - Manistee Snowbirds*, an organization affiliated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

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

## Library

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

**Picture 4.3  
Hopkins Park**



Source: LIAA

**Picture 4.4  
Keddie Norconk Memorial Library**



Source: LIAA



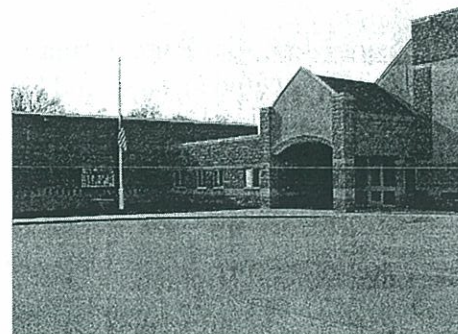
compact disks, projectors, typewriters, a camera, internet access, microfilm and interlibrary loan services and many other services.

**Schools**

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

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

**Picture 4.5**  
**Bear Lake High School**



Source: LIAA

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

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

Source: Mike Matesich, Principle Bear Lake Public Schools



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

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

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

### Medical Facilities

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

Picture 4.6  
West Shore Medical Center



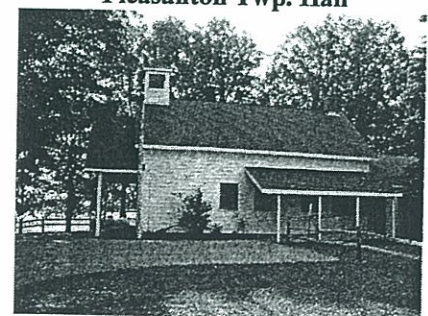
Source: LIAA

### Cultural Activities

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

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

Picture 4.7  
Pleasanton Twp. Hall



Source: LIAA

### Local Governments

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



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

### Police and Fire Services

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

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

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

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

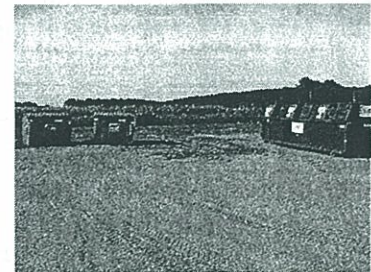
**Pictures 4.8 & 4.9  
Bear Lake Recycling Facilities**

### Trash and Recycling

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



Source: LIAA



Source: LIAA



## **Downtown Bear Lake**

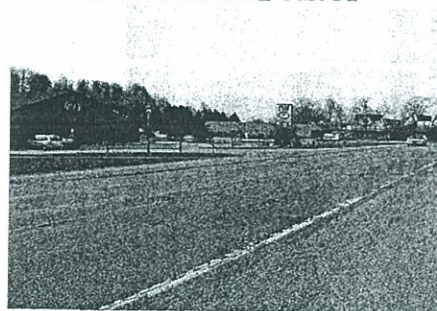
Located in the heart of the Village of Bear Lake, downtown Bear Lake is home to a handful of small businesses. Primarily located off U.S. 31, Lake Street and Main Street, downtown businesses include a pharmacy, an auto supply store, an insurance office, a bank, a bed-and-breakfast and a handful of gift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

**Picture 4.10**  
**Downtown Bear Lake**



Source: LIAA

**Picture 4.11**  
**Businesses along U.S. 31**



Source: LIAA