

May 17, 2012

**Regarding: Lakes to Land Regional Initiative**

To whom it may concern:

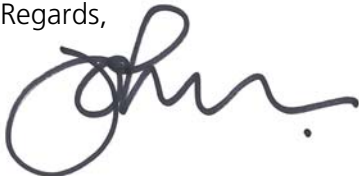
This letter is to provide notification to your office that the Lakes to Land Regional Initiative will begin a process to write Community Master Plans pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act. The Initiative is comprised of the following municipalities:

Arcadia Township  
Bear Lake Township  
Blaine Township  
Crystal Lake Township  
Gilmore Township  
Joyfield Township  
Pleasanton Township

Onkama Township and the City of Frankfort will not be writing master plans but will participate in determining collaborative strategies for implementation and may update their plans

Once a draft plan is approved for distribution by the communities, you will be provided a copy for your organization's review and comment. Please feel free to contact me about any land use or community development issues pertinent to your organization and the participating communities which should be reviewed during the preparation of the plan.

Regards,

A handwritten signature in dark ink, appearing to read 'John Iacoangeli', with a large loop at the start and a trailing flourish.

John Iacoangeli, AICP, PCP  
Partner

Enclosure: List of organizations receiving this notification  
Project website: [www.lakestoland.org](http://www.lakestoland.org)

Communities and organizations receiving notice of the Lakes to Land Regional Initiative:

Arcadia Township  
Bear Lake Township  
Blaine Township  
Crystal Lake Township  
Gilmore Township  
Joyfield Township  
Pleasanton Township  
Onekama Township  
Frankfort City  
Elberta  
Onekama Village  
Bear Lake Village  
Lake Township  
Benzonia Township  
Weldon Township  
Spring Lake Township  
Maple Grove Township  
Dickinson Township  
Brown Township  
Manistee Township  
Benzie County  
Manistee County  
NWMCOG  
Benzie Transportation Authority  
Manistee County Transportation, Inc.  
Benzie County Road Commission  
Manistee County Road Commission  
Benzie County Parks and Recreation  
Manistee County Recreation Association  
Michigan Department of Environmental Quality  
Michigan Department of Transportation



Tuesday, November 26, 2013

**RE: Lakes to Land Regional Initiative Collaborative Master Plan, Draft for Agency Review**

To Whom it May Concern:

Pursuant to Michigan PA 33 of 2008, you are receiving the enclosed CD containing the Lakes to Land Collaborative Master Plans for Arcadia Township, Blaine Township, Crystal Lake Township, Gilmore Township, the Village of Honor, Joyfield Township, and Pleasanton Township for review. Michigan Public Act 33 of 2008 requires communities to send a copy of its proposed master plan to each municipality within or contiguous to the local unit of government, county and regional governments, public utilities, railroads, public transportation systems, and road commissions.

The Lakes to Land Regional Initiative is a unique planning collaborative and the largest undertaking of its kind in Michigan history. The resultant master plan is also unique. The first three "tabs," or chapters, are written on a regional scale and thus identical for each community. The fourth tab is written at the scale of the individual community, addressing community-specific conditions, priorities, and land use.

All recipients of this master plan should review Tabs 1, 2, and 3, as they are part of each of the seven master plans. However, not every agency or community needs to review all seven community-specific tabs. Please find on the next page a matrix identifying which files should be reviewed by each community or agency.

The agency review period for this set of master plans takes place from December 23, 2013 through February 23, 2014. Please forward all comments via mail or email to:

Leah DuMouchel  
Beckett & Raeder, Inc.  
535 W. William St., Suite 101  
Ann Arbor, MI 48103

[ldumouchel@bria.com](mailto:ldumouchel@bria.com)

Ms. DuMouchel will coordinate the review period comments for the Lakes to Land Regional Initiative and will ensure that each planning commission receives a copy of all comments and the close of the review period. Questions may also be directed to Ms. DuMouchel either by email or at 734-239-6616.

Regards,

Brad Hopwood and Monica Schultz,  
Lakes to Land Leadership Team Co-Chairs



Monday, March 24, 2014

**RE: Lakes to Land Regional Initiative Collaborative Master Plan, Draft for Agency Review**

To Whom it May Concern:

Pursuant to Michigan PA 33 of 2008, you are receiving the enclosed CD containing the Lakes to Land Collaborative Master Plans for Bear Lake Township and the Village of Bear Lake for review. Michigan Public Act 33 of 2008 requires communities to send a copy of its proposed master plan to each municipality within or contiguous to the local unit of government, county and regional governments, public utilities, railroads, public transportation systems, and road commissions. This is the second of two distributions sent out for review by the Initiative.

The Lakes to Land Regional Initiative is a unique planning collaborative and the largest undertaking of its kind in Michigan history. The resultant master plan is also unique. The first three "tabs," or chapters, are written on a regional scale and thus identical for each community. The fourth tab is written at the scale of the individual community, addressing community-specific conditions, priorities, and land use. The three documents on this CD reflect this format: one named "Tab 1, 2, 3" which is applicable to both communities (and identical to the one you received in November 2013 with Distribution 1), and "Tab 4 Bear Lake Township" and "Tab 4 Bear Lake Village."

The agency review period for this set of master plans takes place from March 26, 2014 through May 27, 2014. Please forward all comments via mail or email to:

Leah DuMouchel  
Beckett & Raeder, Inc.  
535 W. William St., Suite 101  
Ann Arbor, MI 48103

[ldumouchel@bria2.com](mailto:ldumouchel@bria2.com)

Ms. DuMouchel will coordinate the review period comments for the Lakes to Land Regional Initiative and will ensure that each planning commission receives a copy of all comments and the close of the review period. Questions may also be directed to Ms. DuMouchel either by email or at 734-239-6616.

Regards,

Brad Hopwood and Monica Schultz,  
Lakes to Land Leadership Team Co-Chairs



INTER-GOVERNMENTAL AGENCY REVIEW

Community	Street1	Street2	City	State	Zip
Arcadia Township	3422 Lake Street	PO Box 318	Arcadia	MI	49613
Bear Lake Township	7771 Lake Street	PO Box 187	Bear Lake	MI	49614
Blaine Township	6352 Putney Rd		Arcadia	MI	49613-9606
Crystal Lake Township	1651 Frankfort Highway	PO Box 2129	Frankfort	MI	49635
Gilmore Township	Library Building, 704 Frankfort Ave.	PO Box 247	Elberta	MI	49628
Joyfield Township	6393 Joyfield Road		Frankfort	MI	49635
Pleasanton Township	8958 Lumley Rd.	PO Box 145	Bear Lake	MI	49614
Onekama Township	5435 Main St.	PO 458	Onekama	MI	49675
Frankfort City	412 Main St.	PO Box 351	Frankfort	MI	49635
Elberta	401 First Street	PO Box 8	Elberta	MI	49628
Village of Onekama	Farr Center, 5283 Main Street	PO Box 477	Onekama	MI	49675
Village of Bear Lake	7727 Lake Street	PO Box 175	Bear Lake	MI	49614-0175
Lake Township	5153 Scenic Hwy		Honor	MI	49640
City of Manistee	70 Maple Street	PO Box 358	Manistee	MI	49660-0358
Village of Honor	10922 Platte St.	PO Box 95	Honor	MI	49640
Manistee Township	410 Holden Street		Manistee	MI	49660
Benzonia Township	1020 Michigan Avenue	PO Box 224	Benzonia	MI	49616
Weldon Township	14731 Thompson Avenue	PO Box 570	Thompsonville	MI	49683
Spring Lake Township	106 S. Buchanan St.		Spring Lake	MI	49456
Maple Grove Township	9213 Aura Street	PO Box 48	Kaleva	MI	49645
Dickson Township (cati-corner)	14270 Brethren Blvd.	PO Box 39	Brethren	MI	49619
Brown Township	8233 Coates Highway		Manistee	MI	49660
Homestead Township	11508 Main St.	PO Box 315	Honor	MI	49640-0315
Springdale Township	16600 Henry Road		Thompsonville	MI	49683
Stronach Township	2471 Main St.	PO Box 356	Manistee	MI	49660-0356
Filer Charter Township	2505 Filer City Road		Manistee	MI	49660-2558
Village of Eastlake	175 Main St.	PO Box 129	Eastlake	MI	49626-0129
Benzie County	448 Court Place		Beulah	MI	49617
Manistee County	415 Third Street		Manistee	MI	49660
Northwest Michigan Council of Governments	600 E. Front St., Suite 104	PO Box 506	Traverse City	MI	49685
Benzie Transportation Authority	14150 US-31	PO Box 341	Honor	MI	49640
Manistee County Transportation, Inc.	180 Memorial Drive		Manistee	MI	49660
Benzie County Road Commission	11318 Main Street	PO Box 68	Honor	MI	49640
Manistee County Road Commission	8946 Chippewa Highway		Bear Lake	MI	49614
Benzie County Parks and Recreation	448 Court Place		Beulah	MI	49617
Manistee County Recreation Association	50 Filer Street, Suite D		Manistee	MI	49660
Michigan Department of Environmental Quality		PO Box 30473	Lansing	MI	48909
Michigan Department of Transportation - Traverse City	2084 US-31 South, Suite B		Traverse City	MI	49685
Michigan Department of Transportation - Cadillac	7915 US-131 Hwy.		Cadillac	MI	49601
Railroad - CSX	500 Water Street		Jacksonville	FL	32202
Consumers Energy	1 Energy Plaza		Jackson	MI	49201
DTE/Michigan Consolidated Gas Company - Benzie	700 Hammond East		Traverse City	MI	49686
DTE/Michigan Consolidated Gas Company - Manistee	700 Hammond East		Traverse City	MI	49686
Cherryland Electric Cooperative	5930 US-31 South		Grawn	MI	49637
Amerigas Eagle Propane	5857 S. Warner Ave.		Fremont	MI	49412
Superior Energy Company	14428 Wuoksi Ave	PO Box 67	Kaleva	MI	49645



**November 26, 2013**

**RE: LAKES TO LAND REGIONAL INITIATIVE  
MASTER PLAN DISTRIBUTION AND REVIEW**

Please find enclosed one hard copy of the Lakes to Land Regional Initiative Collaborative Master Plan for Arcadia Township, Blaine Township, Crystal Lake Township, Gilmore Township, the Village of Honor, Joyfield Township, and Pleasanton Township. Michigan Public Act 33 of 2008 requires that all proposed master plans be made available for public comment, and we are requesting that your library host this copy of the collaborative plan to make it available to citizens of Benzie and Manistee Counties who wish to conduct a review. You may wish to leave this cover letter in the front pocket of the binder as an introduction to the plan and a resource for directing comments.

The Lakes to Land Regional Initiative is a unique planning collaborative and the largest undertaking of its kind in Michigan history. The resultant master plan is also unique. The first three "tabs," or chapters, are written on a regional scale and thus identical for each community. The fourth tab is written at the scale of the individual community, addressing community-specific conditions, priorities, and land use. All users of this document should review Tabs 1, 2, and 3, as they are part of each of the seven master plans. Readers can then review the community-specific tab(s) of their choice.

The comment period for this distribution of Lakes to Land master plans is open until February 23, 2014. Please forward all comments via mail or email to:

Leah DuMouchel  
Beckett & Raeder, Inc.  
535 W. William St., Suite 101  
Ann Arbor, MI 48103

ldumouchel@bria.com

Ms. DuMouchel will coordinate the review period comments for the Lakes to Land Regional Initiative and will ensure that each planning commission receives a copy of all comments and the close of the review period. Questions may also be directed to Ms. DuMouchel either by email or at 734-239-6616.

More information on the Initiative can be found at [www.lakestoland.org](http://www.lakestoland.org).

Thank you!

Benzonia Public Library (Mills Community House)	891 Michigan Ave., US-31N	PO Box 421	Benzonia	MI	49616
Benzie Shores District Library	630 Main St.	PO Box 631	Frankfort	MI	49635
Manistee County Library, Arcadia Branch	3586 Glovers Lake Road	PO Box 109	Arcadia	MI	49613
Manistee County Library, Bear Lake Branch	12325 Virginia St.	PO Box 266	Bear Lake	MI	49614

999 LEGALS

**PUBLIC HEARING NOTICE  
CRYSTAL LAKE Township Master  
Plan**

Crystal Lake Township Planning Commission will conduct a public hearing for public review of their proposed Master Plan.

**DATE:** Wednesday, May 21, 2014

**TIME:** 7:00 p.m.

**LOCATION:** Crystal Lake Township,  
1651 Frankfort Hwy

Comments concerning the Master Plan, oral and written, from all interested citizens will be considered. A copy of the master plan is available at the Crystal Lake Township Hall, Benzie Shores District Library, [www.lakeistoland.org](http://www.lakeistoland.org) and [www.crystallaketwp.org](http://www.crystallaketwp.org).

**April 30, 2014**

**May 14, 2014**

**Classified Ad call (**

999 LEGALS

999 LEGALS

LEGALS

999 LEGALS

**PUBLIC HEARING NOTICE  
CRYSTAL LAKE Township Master  
Plan**

Crystal Lake Township Planning Commission will conduct a public hearing for public review of their proposed Master Plan.

**DATE:** Wednesday, May 21, 2014

**TIME:** 7:00 p.m.

**LOCATION:** Crystal Lake Township,  
1651 Frankfort Hwy

Comments concerning the Master Plan, oral and written, from all interested citizens will be considered. A copy of the master plan is available at the Crystal Lake Township Hall, Benzie Shores District Library, [www.lakeistoland.org](http://www.lakeistoland.org) and [www.crystallaketwp.org](http://www.crystallaketwp.org).

**April 30, 2014**

**May 14, 2014**

BECKETT &

JUL - 7 2014

RAEDER INC.

17530  
Beckett & Raeder  
**AFFIDAVIT OF PUBLICATION**

**PUBLIC HEARING NOTICE**

**Lakes to Land Community Master Plan**

PLEASE TAKE NOTICE that the Master Plans for Gilmore Township, Joyfield Township and Blaine Township have been submitted for public comment to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the respective Planning Commission hereby welcomes public comment on the Master Plan. A copy of the Master Plan is available at each Township Hall, or is available on the web at [www.lakestoland.org](http://www.lakestoland.org) and click on the community name.

**Gilmore Township**

Date: Tuesday, May 27, 2014

Time: 7 p.m.

Location: Elberta Public Library, 704 Frankfort Ave.

Township Clerk Telephone: 231-352-4901

**Joyfield Township**

Date: Thursday, May 29, 2014

Time: 7 p.m.

Location: Joyfield Township Hall, 5940 Benzie Highway

Township Clerk Telephone: 231-882-4110

**Blaine Township**

Date: Tuesday, June 24, 2014

Time: 7 p.m.

Location: Blaine Township Hall, 4760 Herring Grove Road

Township Clerk Telephone: 231-352-9880

Comments concerning the master plan, oral and written, from all interested citizens will be considered.

Each community will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon one weeks' notice to the Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the community using the telephone number listed for that community.

May 5, 2014-1T

365771

**STATE OF MICHIGAN**  
**County of Grand Traverse**

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

05/05/2014

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

*Neal Ronquist*

Subscribed and sworn to before  
this 2nd of July, 2014 .

*Dennis G. Thayer*

Dennis G. Thayer  
Notary Public, State of MI  
County of Grand Traverse  
10/08/2016  
Acting in County of Grand Traverse





# Classified MARKETPLACE

MONDAY • May 5, 2014

6B

(231) 398-3119

Email: classmna@pioneergruop.com

## Deadlines:

Tuesday - Friday	11:00am 1 Working Day Prior
Saturday, Monday	11:00am Friday
Legal Advertising	Noon 3 Working Days Prior
Classified Display Ads	11:00am 2 Working Days Prior
West Shore Shopper's Guide	2:00pm Tuesday

## CANCELLATIONS OR CORRECTIONS

Cancellations or corrections must be received by 11a.m. the day before publication. The News Advocate is responsible only for the first day's incorrect ad. Liability for errors shall not exceed the cost of space in which the error or omission occurred.

**PAYMENT:** All ads must be pre-paid Visa, Mastercard, Discover, American Express, Check or Cash Prior to Deadline.

**STANDARDS:** The News Advocate reserves the right to edit or reject any ad at any time and to determine ad classification.

[www.manisteenews.com/classifieds](http://www.manisteenews.com/classifieds)

## Rates:

Manistee News Advocate:	15 Words or less \$11.50
West Shore Shopper's Guide:	15 Words or less \$11.50

## Manistee News Advocate

75 Maple Street • Manistee, MI 49660

8:00am - 5:00pm Monday - Friday

(231)398-3119 • (231)723-3592 • (888)723-3592

## HAPPY 94<sup>th</sup> BIRTHDAY CLARA ROZGA



From Your  
Happy Family of 9  
children,  
7 Daughters-in-law,  
favorite Son-in-law,  
27 Grandchildren &  
25 Great  
Grandchildren

We love you!  
Have a special day today!

## 030 Special Notices

## LOOK

**GREAT BUY!!**  
RUN your 15 word  
Item For Sale ad  
for **3 days** in the  
Manistee News  
Advocate  
for just  
**\$7**

Item must be under \$300  
and price must be included  
in your ad. 1 ITEM PER AD!!

Add the  
West Shore Shoppers'  
Guide for an extra  
**\$3 per week!!**

For more info  
call **Diana or Nikki**  
at **398-3119**  
All ads must be prepaid

## 030 Special Notices

### PUBLIC HEARING NOTICE Lakes to Land Community Master Plan

PLEASE TAKE NOTICE that the Master Plans for Gilmore Township, Joyfield Township and Blaine Township have been submitted for public comment to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the respective Planning Commission hereby welcomes public comment on the Master Plan. A copy of the Master Plan is available at each Township Hall, or is available on the web at [www.lakeistoland.org](http://www.lakeistoland.org) and click on the community name.

**Gilmore Township**  
**Date:** Tuesday, May 27, 2014  
**Time:** 7 p.m.  
**Location:** Elberta Public Library, 704 Frankfort Ave.  
**Township Clerk Telephone:** 231-352-4901

**Joyfield Township**  
**Date:** Thursday, May 29, 2014  
**Time:** 7 p.m.  
**Location:** Joyfield Township Hall, 5940 Benzie Highway  
**Township Clerk Telephone:** 231-882-4110

**Blaine Township**  
**Date:** Tuesday, June 24, 2014  
**Time:** 7 p.m.  
**Location:** Blaine Township Hall, 4760 Herring Grove Road  
**Township Clerk Telephone:** 231-352-9880

Comments concerning the master plan, oral and written, from all interested citizens will be considered.

Each community will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon one week's notice to the Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the community using the telephone number listed for that community.  
**May 5, 2014**

## 030 Special Notices

### MANISTEE TOWNSHIP RESIDENTS

There will be a trash collection at the Manistee Township Fire Hall, 1331 Hill Road, Saturday, May 10, 2014, 8:30 AM to 12:30 PM. Acceptable items will be washers dryers, water heaters, metal car parts, water tanks. There will also be dumpsters for trash. The metal and trash must be separated. The following items will NOT be allowed. Car batteries, tires, liquid paint, motor oil, refrigeration units of any kind, antifreeze, hazardous materials or cylinders, demolition of buildings, concrete, trees, and limbs. Any suspicious materials will be rejected by the attendants.

To enter the area please follow signs. One pickup or trailer load per household. Before you drop any metal or refuse each person will be required to sign in, and provide identification in the form of a photo ID, drivers license, or tax receipt as proof of Manistee Township Residence.

Do NOT block the Fire Department driveway. Please be cautious and follow the rules, so we can continue this annual event. You must unload your own materials.

Do NOT place refuse or metal prior to or after May 10. This is littering, and will be prosecuted.

If you have any questions please call, 231 - 723-6507.

## 050 Help Wanted

**BUSINESS OPPORTUNITY  
NEWSPAPER ROUTE  
Oak Hill area- Manistee**  
A great way to make money  
and get exercise at the  
same time!

**NEWS ADVOCATE**  
Call 398-3121  
or visit us at  
75 Maple Street

**GUTTER GUYS**  
NEED installers.  
Good pay, flexible hours.  
Will train. Must have  
valid drivers license.  
Call 231-843-6221

## 050 Help Wanted

### JOB FAIR/ON THE SPOT INTERVIEWS

Tuesday, 05/06/2014  
11:00am-6:00pm  
Magna Interior Trim Components  
2532 Benzonia Hwy.  
Come to the front office  
entrance of the plant  
Ask for Denise 231-651-0736

**MAINTENANCE SUPERVISOR**  
**MARTIN Marietta Magnesia**  
**Specialties, LLC** Manistee MI  
facility is seeking an experienced maintenance supervisor to oversee the planning, organization, and direction of mechanical maintenance department, with a focus on continuous improvement of the predictive/preventative maintenance systems. Requirements: 5+ years experience in an industrial maintenance environment; strong planning, problem solving, troubleshooting, communication, project management, and leadership skills; Microsoft /ERP proficient; supervision in a union environment is desirable. Please email resumes to: [magchemhr@martinmarietta.com](mailto:magchemhr@martinmarietta.com) EOE/Minorities/Women/Veterans/Disabled.

### MANISTEE NATIONAL GOLF & RESORT

Now accepting applications for wait staff, cooks and bartenders for the 2014 season in the Wanagan Grille. Email resume to [chefkissel@manisteenational.com](mailto:chefkissel@manisteenational.com) or apply in person at The Grille. 231-398-0123

### MICROTEL INN & SUITES

Accepting applications for part-time summer positions in housekeeping and front desk. Experience preferred but not necessary. Please, no phone calls.



### PART TIME FRONT DESK

Apply Within Between  
7am-3pm, Mon-Fri  
at Super 8, Manistee  
220 Arthur Street  
US 31 N.  
398-8888



**This is Andy Bear:**  
Meet Andy Bear, a 17 year old terrier mix. He loves squeaky toys and he still has a spring in his step! He needs a calm retirement home.



**This is Cola:**  
Cola is a beautiful one year old kitty. She is a super sweet girl. Please stop in and say hello to Cola!

**Homeward Bound**  
**(231)723-PETS**

## ASTROLOGY

MONDAY, MAY 5, 2014

**TAURUS** (April 20-May 20) -- Practical information will come from an unusual source. If you listen carefully to what others say, you will find a workable solution to a nettlesome problem.

**GEMINI** (May 21-June 20) -- Moneymaking conditions are favorable for you. Venture away from the routine and keep your options open. If you discover an interesting line of work, try to arrange an interview.

**CANCER** (June 21-July 22) -- Keep your comments to a minimum and your ears open for interesting information. Others may perceive what you think of as positive criticism quite differently.

**LEO** (July 23-Aug. 22) -- Be shrewd and avoid taking part in dubious joint ventures. You should make time with people who have something serious to offer. Consider what you can do to make your home more inviting.

**VIRGO** (Aug. 23-Sept. 22) -- Check out the inexpensive events taking place in your community. Concerts, book clubs or neighborhood get-togethers

will give you the chance to meet people and show your stuff.

**LIBRA** (Sept. 23-Oct. 23) -- Keep a handle on your emotions. Good things are on the horizon, so strive to keep things moving along peacefully instead of letting your mercurial moods take over.

**SCORPIO** (Oct. 24-Nov. 22) -- Your conversational skills, if put to good use, will ensure that you meet interesting people. Fresh new possibilities will develop as you build a rapport with knowledgeable peers.

**SAGITTARIUS** (Nov. 23-Dec. 21) -- You have been so preoccupied with career and domestic demands that you are likely to burn out if you don't take precautions. Schedule some downtime.

**CAPRICORN** (Dec. 22-Jan. 20) -- Don't get drawn into a petty quarrel. Controlling your temper and choosing diplomacy over demands will help you remain neutral and out of the line of fire.

**AQUARIUS** (Jan. 20-Feb. 19) -- Old and new friends will be won over by your artistry and your imagination. Socializing with friends, people who have similar interests family or colleagues will result in

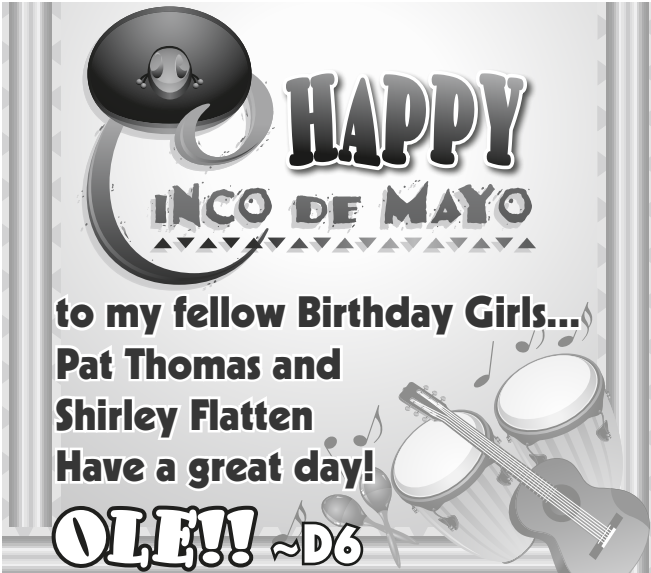


## BERNICE BEDE OSOL Horoscope

pursuits. You'll be admired for setting a new trend.

**PISCES** (Feb. 20-March 20) -- Take the idea you've been pursuing. You'll be admired for setting a new trend.

**ARIES** (March 21-April 19) -- Save your aggressive tendencies for the field or the gym. Overly aggressive behavior with friends, colleagues will result in conflict. Do your own thing.



to my fellow Birthday Girls...

**Pat Thomas and  
Shirley Flatten**  
Have a great day!

**OLE!! ~D6**

## 050 Help Wanted

### RETAIL CLOTHING MOMENTUM

downtown Frankfort  
year-round & seasonal

Supervising Manager  
**\$29-37K**

Asst Managers &  
Sales Assoc  
**Great Pay + BONUS**

Type Frankfort location &  
position in subject field  
[momentumcjobs@gmail.com](mailto:momentumcjobs@gmail.com)

### WELDER POSITION

**AVAILABLE** in manufacturing facility. Some tools required. Only self-motivated, ambitious and reliable applicants need apply! Good benefit package. Applications on website: [www.gillisons.com](http://www.gillisons.com) or pick up at **Gillison's Variety Fabrication, Inc.**, 3033 Benzie Hwy, Benzonia, MI 49616.

## 100 Pets & Supplies

### TOY YORKIE PUPPY

Male, 8 weeks old.  
Please call (231)723-8400

## 110 For Rent

### 1BR APARTMENT.

**\$400/MO.** plus dep.  
Utilities included.  
No pets, no smoking.  
231-492-3443

### NEWLY REMODELED.

2BR apartment with garage.  
Kaleva. \$450/mo. References,  
plus security deposit. No pets.  
(231)360-4628

### PUBLISHER'S NOTICE

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "Any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination, call HUD toll-free at 1(800)669-9777. The toll-free telephone number for the hearing

impaired is  
1(800)927-9275



## SUDOKU

THE SAMURAI OF PUZZLES By The Mephram Group

			3		7	4		
	3	4					8	5
8	9							1
			1					
		8	2	4	9	5		
					8			
2							1	9
5	1					8	3	
		7	4		3			

Level:  
**1 2**  
**3 4**

Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit, 1 to 9. For strategies on how to solve Sudoku, visit [www.sudoku.org.uk](http://www.sudoku.org.uk)

SOLUTION TO  
SATURDAY'S PUZZLE

2	4	1	6	3	5	8	9	7
9	5	7	2	4	8	6	1	3
6	8	3	7	9	1	5	4	2
4	1	2	5	7	6	9	3	8
7	3	8	9	1	4	2	6	5
5	6	9	8	2	3	1	7	4
8	7	4	1	5	9	3	2	6
1	2	6	3	8	7	4	5	9
3	9	5	4	6	2	7	8	1

5/5/14

© 2014 The Mephram Group. Distributed by  
Tribune Content Agency. All rights reserved.

## SPONSORED BY



6005 Lakeshore Road, Manistee



(231)723-6100  
(231)889-0341  
Open 7 days/week

We just SOLD Another One!

We were involved in the sale of this property  
and we'd be happy to help you sell your property too!  
[www.c21boardwalk.com](http://www.c21boardwalk.com)

## 250 Autos for Sale

**2005 MERCURY MONTEGO-**  
Premier Edition, 70,090 miles,  
newer battery, brakes, tires,  
leather, sunroof.  
\$7900/OBO.  
(231)398-2798

## 999 LEGALS

AS A DEBT COLLECTOR, WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTIFY US AT THE NUMBER BELOW IF YOU ARE IN ACTIVE MILITARY DUTY.

**MORTGAGE SALE** - Default having been made in the terms and conditions of a certain mortgage made by Lisa Torres and Juan Torres, wife and husband, Mortgagors, to Mortgage Electronic Registration Systems, Inc as nominee for Quicken Loans Inc, Mortgagee, dated the 11th day of February, 2006 and recorded in the office of the Register of Deeds, for The County of Manistee and State of Michigan, on the 21st day of February, 2006 in Liber 977 of Manistee County Records, page 626, said Mortgage having been assigned to Green Tree Servicing LLC on which mortgage there is claimed to be due, at the date of this notice, the sum of One Hundred Sixty Two Thousand Eight Hundred Eighty One & 05/100 (\$162,881.05), and no suit or proceeding at law or in equity having been instituted to recover the debt secured by said mortgage or any part thereof. Now, therefore, by virtue of the power of sale contained in said mortgage, and pursuant to statute of the State of Michigan in such case made and provided, notice is hereby given that on the 22nd day of May, 2014 at 10:00 AM o'clock Local Time, said mortgage will be foreclosed by a sale at public auction, to the highest bidder, at the main front door of the Courthouse in Manistee, MI MI (that being the building where the Circuit Court for the County of Manistee is held), of the premises described in said mortgage, or so much thereof as may be necessary to pay the amount due, as aforesaid on said mortgage, with interest thereon at 6.000 per annum and all legal costs, charges, and expenses, including the attorney fees allowed by law, and also any sum or sums which may be paid by the undersigned, necessary to protect its interest in the premises. Which said premises are described as follows: **All that certain piece or parcel of land, including any and all structures, and homes, manufactured or otherwise, located thereon, situated in the Township of Bear Lake, County of Manistee, State of Michigan, and described as follows, to wit: The Northwest 1/4 of the Northeast 1/4, EXCEPT the East 474 feet and the EXCEPT the West 670 feet, Section 33, Town 23 North, Range 15 West, Bear Lake Township, Manistee County, Michigan.** During the six (6) months immediately following the sale, the property may be redeemed, except that in the event that the property is determined to be abandoned pursuant to MCLA 600.3241a, the property may be redeemed during 30 days immediately following the sale. Pursuant to MCLA 600.3278, the mortgagor(s) will be held responsible to the person who buys the property at the foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee or the Mortgagee's attorney. **Dated: 4/21/2014**  
**Green Tree Servicing LLC**  
**LLC Mortgagee**

**FABRIZIO & BROOK, P.C.**  
**Attorney for**  
**Green Tree Servicing LLC**  
**888 W. Big Beaver,**  
**Suite 800**  
**Troy, MI 48064**  
**248-362-2600**  
**GTSD FNMA TorresJuan**  
**April 21, 28, and**  
**May 5, 12, 2014**



Personal classifieds must be prepaid.

The Benzie County Record Patriot reserves the right to edit or reject any ad at any time and to determine ad classification.

# Classified MARKETPLACE

**Benzie County Record Patriot** • 417 Main Street • Frankfort, MI 49635  
**(231)352-9659 • Fax: (231) 352-7874 • Email: classrecpat@pioneergroup.com**

## Deadlines:

Noon Friday for the following Wednesday's paper.

Legal Deadline is Thursday 3pm for the following Wednesday's paper.

Display real estate ads is Noon Wednesday for the following Wednesday's paper.

Cancellations or corrections must be received by 11am the Friday before publication. The Record Patriot is responsible only for the 1st incorrect ad. Liability for erros shall not exceed the cost of space in which the error occurred.

## RATES:

**Classified (Liner):** Up to 15 words, one day; \$7.50 (additional words 25¢/word).

**Combo Buy:** Up to 15 words \$27.15 (additional words 20¢/word/each insertion).

**Add:** \$2.50 for a box around classified liner ads.

### 030 Special Notices

**PUBLIC HEARING NOTICE**  
**Lakes to Land Community Master Plan**  
PLEASE TAKE NOTICE that the Master Plans for Gilmore Township, Joyfield Township and Blaine Township have been submitted for public comment to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the respective Planning Commission hereby welcomes public comment on the Master Plan. A copy of the Master Plan is available at each Township Hall, or is available on the web at [www.lakeistoland.org](http://www.lakeistoland.org) and click on the community name.  
**Gilmore Township**  
**Date:** Tuesday, May 27, 2014  
**Time:** 7 p.m.  
**Location:** Elberta Public Library, 704 Frankfort Ave.  
**Township Clerk Telephone:** 231-352-4901

**Joyfield Township**  
**Date:** Thursday, May 29, 2014  
**Time:** 7 p.m.  
**Location:** Joyfield Township Hall, 5940 Benzie Highway  
**Township Clerk Telephone:** 231-882-4110

**Blaine Township**  
**Date:** Tuesday, June 24, 2014  
**Time:** 7 p.m.  
**Location:** Blaine Township Hall, 4760 Herring Grove Road  
**Township Clerk Telephone:** 231-352-9880

Comments concerning the master plan, oral and written, from all interested citizens will be considered. Each community will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon one weeks' notice to the Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the community using the telephone number listed for that community.  
**May 5, 2014**

### 032 Public Notices

**NOTICE IS HEREBY GIVEN THAT** ON May,30, 2014 "R" Storage & Statuary LLC at 2555 Benzie Hwy, Benzonia, MI 49616 231-882-0077 will be evicting Scott & Ann Whitehall #14, Kay Nye-Stone #10, Leslie Fella #31. Notice is given that the items in the units which are generally described as household items, and/or misc. goods will be removed.  
**May 7, 14, 21, 28, 2014**

### 050 Help Wanted

**COMFORT KEEPERS IS** looking for Home Care Assistants, Companions and Nurses in Benzie County! Join a family organization dedicated to helping people live happily in their own homes. Visit <https://ck615.ersp.biz/employment/> or call 231-929-9044 to apply.

**PART TIME SUMMER** help needed for Frankfort Hardware in Frankfort. Some saturday and sundays. No evenings. Please drop resume off at the Record Patriot if interested.

### 050 Help Wanted

**THE CITY OF** Frankfort is seeking applications to fill seasonal positions on the Department of Public Works (DPW) crew and at the municipal marina. All applicants should be 18 years of age or older. Anyone interested should pick up applications at City Hall, 412 Main Street, Frankfort. The City of Frankfort is an Equal Opportunity Employer.

**CORNER DRUG &** Corner Toy Store, downtown Frankfort. Please apply in person, 401 Main Street.

**HOUSEKEEPERS NEEDED IN** Glen Arbor. Leelanau Vacation Rentals offers a fun work environment. 10AM-4PM on weekends and a few weekdays. July-Oct. \$12.00/hr., plus end of season bonus! Contact Ranae at (231) 334-6100.

**HARBOR LIGHTS RESORT** in Frankfort is offering a full-time, year-round Housekeeping Supervisor position. Supervisory experience required. Send resume to [employment@harborlightsresort.net](mailto:employment@harborlightsresort.net), or drop off in person.


**PAUL OLIVER MEMORIAL HOSPITAL**  
MUNSON HEALTHCARE

**COME JOIN OUR Team!** Paul Oliver Memorial Hospital has the following employment opportunities available: **Registered Nurse**, day shift, weekends, full time 20/40 flex, Acute Care and ER  
**Housekeeper**, temporary, full time summer 2014  
For more information or to apply go to [www.munsonhealthcare.org](http://www.munsonhealthcare.org).

### 050 Help Wanted

**RETAIL CLOTHING MOMENTUM**  
downtown Frankfort  
year-round & seasonal

Supervising Manager  
\$29-37K

Asst Managers & Sales Assoc  
Great Pay + BONUS

Type Frankfort location & position in subject field  
[momentumtcjobs@gmail.com](mailto:momentumtcjobs@gmail.com)

**HARBOR LIGHTS RESORT** in Frankfort is looking for friendly, dependable people to fill seasonal positions for housekeeping, front desk, laundry and room inspection. We offer competitive wages and have part-time and full-time positions available. Ability to work weekends is essential. Applications are available at the front desk or by request via e-mail to [employment@harborlightsresort.net](mailto:employment@harborlightsresort.net).

**BENZIE COUNTY IS** accepting applications for a full-time Secretary position in the County Clerk's Office. Duties include but are not limited to: Court Filings and Courtroom Attendance, Elections, Voter Registration, Clerical, Accounting, Vital Records, working with the public, and various other responsibilities. Experience in an office setting is essential. Interpersonal skills, ability to maintain confidential information, being dependable and prompt are necessary components of this job. Deadline is Wednesday, May 14, 2014 at 4:00 p.m. Applications and resumes can be submitted to Dawn Olney, Benzie County Clerk at 448 Court Place, Beulah, MI 49617. Benzie County is an Equal Opportunity Employer.

### 050 Help Wanted

**SUMMER CAMP STAFF** for Crystal Conference Center. June thru August. Life guards, Challenge Course, food service and housekeeping staff. For info/app: [brendam@michigandisciples.org](mailto:brendam@michigandisciples.org)

**THE MANITOU IS** hiring for the summer season. Dishwashers, bussers, salad/prep positions. If interested, please call (231) 882-4761 or (231) 352-9760, to set up an interview.

**THE #1 HAPPIEST** Job according to Forbes is Real Estate Agent. Find out what it takes to become one, how the market is setting up opportunity for new agents, and how we help drive our agent's success and happiness. RSVP today for a Career Night at Coldwell Banker Schmidt Realtors 6919 Frankfort Hwy., Benzonia. The 2nd Thursday of each month at 6:00 PM. Email [Melanie.ware@cbgreatlakes.com](mailto:Melanie.ware@cbgreatlakes.com) or call (231) 882-8000.

**WATERVALE INN HISTORIC Resort**

on Lower Herring Lake is seeking a seasonal assistant chef. Experience preferred but not necessary. Attention to detail, and the ability to follow directions are a must. Work with our chef to create meals from scratch daily for 150+ guests. Must be available to work through mid-October. Write to [admin@watervaleinn.com](mailto:admin@watervaleinn.com) or call 231-352-9083 to apply.

### 050 Help Wanted

**WELDER POSITION AVAILABLE** in manufacturing facility. Some tools required. Only self-motivated, ambitious and reliable applicants need apply! Good benefit package. Applications on website: [www.gillisons.com](http://www.gillisons.com) or pick up at **Gillison's Variety Fabrication, Inc.**, 3033 Benzie Hwy, Benzonia, MI 49616.

### 090 Business Services

**ONE MAN AND HIS TRUCK**  
Will pickup and haul away almost anything. Call Bill anytime. (231)352-6474

**RETIRED BUILDER WILL BUILD**  
Decks and Pole Barns, Entertainment Centers and Bathroom Vanities  
Call (231)651-0721

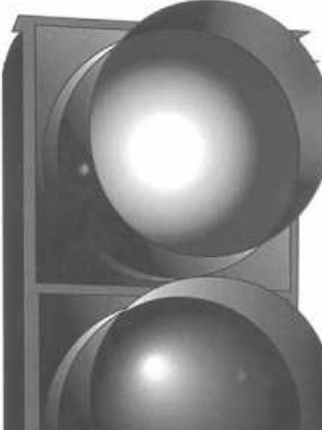
**SCULPTED AND PROFESSIONAL** landscaping. Lifetime guarantee. Any manual/labor. \$15.00hr/per man. Fully insured. Call Mike Rineer (231) 871-1341.



We're always abuzz  
with the latest local  
news, sports  
and events!

The Benzie County  
**RECORD PATRIOT**

To Subscribe Call  
231-398-3121 or toll free  
1-888-723-3592



Do you run red lights  
out of habit or only  
when you're in a rush?

It's not easy to wait. Tension collects in your muscles. Your stomach churns with anticipation. Waiting can even distort reality. Most people don't realized the eternity of sitting at the red light is actually only one minute. One mere minute. On top of that, every time you run a red light your odds of a serious-injury crash increase. So next time you're about to hit the accelerator instead of the brake, think about what you're risking. Think about what you're saving. By then the light will be green. Stop. Imagine whom you could save.

**STOP RED LIGHT RUNNING** Michigan **STOP ON RED!** Coalition

Email your Classified Ads to [classrecpat@pioneergroup.com](mailto:classrecpat@pioneergroup.com)





# Classified MARKETPLACE

MONDAY • May 12, 2014

4B

(231) 398-3119

Email: classmna@pioneergruop.com

## Deadlines:

Tuesday - Friday	11:00am 1 Working Day Prior
Saturday, Monday	11:00am Friday
Legal Advertising	Noon 3 Working Days Prior
Classified Display Ads	11:00am 2 Working Days Prior
West Shore Shopper's Guide	2:00pm Tuesday

## CANCELLATIONS OR CORRECTIONS

Cancellations or corrections must be received by 11a.m. the day before publication. The News Advocate is responsible only for the first day's incorrect ad. Liability for errors shall not exceed the cost of space in which the error or omission occurred.

**PAYMENT:** All ads must be pre-paid Visa, Mastercard, Discover, American Express, Check or Cash Prior to Deadline.

**STANDARDS:** The News Advocate reserves the right to edit or reject any ad at any time and to determine ad classification.

[www.manisteenews.com/classifieds](http://www.manisteenews.com/classifieds)

## Rates:

Manistee News Advocate: 15 Words or less \$11.50

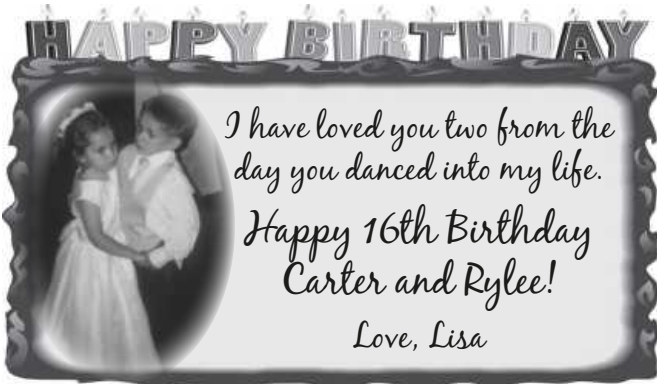
West Shore Shopper's Guide: 15 Words or less \$11.50

## Manistee News Advocate

75 Maple Street • Manistee, MI 49660

8:00am - 5:00pm Monday - Friday

(231)398-3119 • (231)723-3592 • (888)723-3592



## 030 Special Notices

# LOOK

**GREAT BUY!!**  
RUN your 15 word  
Item For Sale ad  
for **3 days** in the  
Manistee News  
Advocate  
for just

**\$7**

Item must be under \$300  
and price must be included  
in your ad. 1 ITEM PER AD!!  
Add the  
**West Shore Shoppers'**  
Guide for an extra  
**\$3 per week!!**

For more info  
call **Diana or Nikki**  
at **398-3119**  
All ads must be prepaid

## PUBLIC HEARING NOTICE Lakes to Land Community Master Plan

PLEASE TAKE NOTICE that the Master Plans for Gilmore Township, Joyfield Township and Blaine Township have been submitted for public comment to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the respective Planning Commission hereby welcomes public comment on the Master Plan. A copy of the Master Plan is available at each Township Hall, or is available on the web at [www.lakestoland.org](http://www.lakestoland.org) and click

## 030 Special Notices

on the community name.

### Gilmore Township

**Date:** Tuesday, May 27, 2014

**Time:** 7 p.m.

**Location:** Elberta Public Library,

704 Frankfort Ave.

**Township Clerk Telephone:**

231-352-4901

### Joyfield Township

**Date:** Thursday, May 29, 2014

**Time:** 7 p.m.

**Location:** Joyfield Township

Hall, 5940 Benzie Highway

**Township Clerk Telephone:**

231-882-4110

### Blaine Township

**Date:** Tuesday, June 24, 2014

**Time:** 7 p.m.

**Location:** Blaine Township Hall,

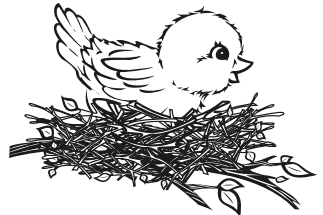
4760 Herring Grove Road

**Township Clerk Telephone:**

231-352-9880

Comments concerning the master plan, oral and written, from all interested citizens will be considered.

Each community will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon one weeks' notice to the Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the community using the telephone number listed for that community.  
**May 5, 2014**



## 030 Special Notices

### NOTICE OF PUBLIC HEARING City of Manistee Planning Commission

The City of Manistee Planning Commission will hold a Public Hearing in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan to consider a request from:

**NAME:**  
Lighthouse Pregnancy Care Center  
234 Parkdale Avenue  
Manistee, MI 49660

**LOCATION OF REQUEST:**

215 Maple Street

**ACTION REQUESTED:**

Special Use Permit for Mixed-

Use Development (Professional Office/Medical Office)

**DATE/TIME OF HEARING:**

Thursday, June 5, 2014 at

7pm

Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Denise Blakeslee, Planning and Zoning, City of Manistee, 70 Maple Street, Manistee, MI 49660, (231) 398-2805.

A copy of the application is available for review on the City of Manistee Web Page [www.manisteemi.gov](http://www.manisteemi.gov) or at City Hall in the Planning & Zoning Department.  
**Denise J. Blakeslee**  
**City of Manistee**  
**May 12, 2014**

## 050 Help Wanted

### BUSINESS OPPORTUNITY NEWSPAPER ROUTES Spring is here- now is a great time to take on a newspaper route for the summer!

**Make money and get  
exercise at the same time.  
Routes open up regularly.**

## NEWS ADVOCATE

Call 398-3121  
or visit us at  
75 Maple Street



### DELIVERY AUTOMOTIVE PARTS

We are taking applications for part time delivery people to join our growing team. Use our truck and work in a great atmosphere. If you are looking for a job with a competitive wage and the opportunity for advancement, apply now, we want to talk to you. Apply at: Auto Value Bear Lake, 7737 Lake St, Bear Lake, MI (231) 864-2661

### DIRECT CARE WORKERS Part time position in Manistee. Contact (231)871-0610. Moore Living Connections.

## 050 Help Wanted

**EXPERIENCED WAIT STAFF  
AND COOK WANTED.** Apply in person at Kaleva Tavern or call 231-362-3161 or 231-357-0011.

**FULL TIME POSITION** for Master Auto Repair Technician. Apply in person at Dave's Auto Repair or call 231-398-9324.

**GENERAL DENTAL OFFICE** in Manistee has an opening for a part-time position with the possibility of full-time.

Position involves patient interaction, requires one to be multi-tasked orientated with an emphasis on clerical duties and computer skills.

Send resumé to:

Michael D. Dincan, D.D.S.

P.O. Box 381

Manistee, MI 49660



### PART TIME FRONT DESK

Apply Within Between

7am-3pm, Mon-Fri

at Super 8, Manistee

220 Arthur Street

US 31 N.

398-8888

### RETAIL CLOTHING MOMENTUM

downtown Frankfort

and Glen Arbor

**year-round & seasonal**

Supervising Manager

**\$29-37K**

Asst Managers &

Sales Assoc

**Great Pay + BONUS**

Type Frankfort location &  
position in subject field  
[momemtumtjcs@gmail.com](mailto:momemtumtjcs@gmail.com)

## RN

**THE MICHIGAN** Department of Corrections is accepting resumes for RN positions in the Manistee area. The pay range is \$23.16 to \$30.47 an hour. Twelve paid holidays in addition to annual and sick leave are provided. The State of Michigan offers a wide range of benefits: health, vision, dental and 401K. Candidates must pass a pre-employment physical, drug screen, TB test and criminal history check. Candidates must possess a Michigan RN License. To apply for this position visit the web site: <http://agency.governmentjobs.com/michigan/default.cfm>

### BARTENDER WANTED

**APPLY** in person with resume at Manistee Eagles, 55 Division St. between 3pm-6pm Monday, Tuesday, Thursday, or Friday.

## 060 Situations Wanted

**DAY'S INN OF** Manistee Housekeeping positions available.

Weekends a must.

Stop in for application.

No calls please.

## ASTROLOGY

MONDAY, MAY 12, 2014

**TAURUS** (April 20-May 20) -- You are always ready to lend a hand, and it will win you many friends and valuable allies. An associate will provide the key needed to help you realize a professional opportunity.

**GEMINI** (May 21-June 20) -- You will be admired for your creative talents. You may be in a mood to party, but don't give in to excess. Overindulgence will lead to stress and weight gain.

**CANCER** (June 21-July 22) -- Problems with your partner may require professional help. If you are not getting the honest feedback you need, get legal advice. Taking a casual "wait and see" attitude could be costly.

**LEO** (July 23-Aug. 22) -- You can't take things at face value. Someone may be stretching the truth. Rather than depend on others, you will need to do some independent digging to get the real story.

**VIRGO** (Aug. 23-Sept. 22) -- This is not a good time to lend or borrow. Someone may try to take

advantage of you. Steer clear of any loan requests, and keep tabs on your possessions.

**LIBRA** (Sept. 23-Oct. 23) -- Concentrate on personal pleasures rather than group involvements. Take time to pamper yourself. It will help dispel the worry and uneasiness that are distracting you from your goals.

**SCORPIO** (Oct. 24-Nov. 22) -- It may be a favorable time to invest. Look into antiques, art or other objects that have the potential to increase in value. Choose items that also enrich your life.

**SAGITTARIUS** (Nov. 23-Dec. 21) -- Don't be deceived by a fast talker. Your trusting nature could cost you. Rely on your instincts. If something seems too good to be true, stay away.

**CAPRICORN** (Dec. 22-Jan. 19) -- You will get ahead if you overcome your shyness. Others cannot help you until they know what you have to offer. Be self-assured and promote your assets and potential.

**AQUARIUS** (Jan. 20-Feb. 19) -- It's important to clear up unfinished business and stay on top of small details. Do whatever it takes



## BERNICE BEDE OSOL

## Horoscope

to prepare for obstacles that may stand between you and your goals.

**PISCES** (Feb. 20-March 20) -- Your partner may be trying to keep something from you. If you are getting conflicting information, keep the conversation going until you find out exactly what's going on.

**ARIES** (March 21-April 19) -- Don't be deterred by cynics. Be committed to your choices, and you will be able to forge ahead and get what you want in the end.

## 999 LEGALS

case made and provided, notice is hereby given that on the 22nd day of May, 2014 at 10:00 AM o'clock Local Time, said mortgage will be foreclosed by a sale at public auction, to the highest bidder, at the main front door of the Courthouse in Manistee, MI MI (that being the building where the Circuit Court for the County of Manistee is held), of the premises described in said mortgage, or so much thereof as may be necessary to pay the amount due, as aforesaid on said mortgage, with interest thereon at 6.000 per annum and all legal costs, charges, and expenses, including the attorney fees allowed by law, and also any sum or sums which may be paid by the undersigned, necessary to protect its interest in the premises. Which said premises are described as follows: **All that certain piece or parcel of land, including any and all structures, and homes, manufactured or otherwise, located thereon, situated in the Township of Bear Lake, County of Manistee, State of Michigan, and described as follows, to wit: The Northwest 1/4 of the Northeast 1/4, EXCEPT the East 474 feet and the EXCEPT the West 670 feet, Section 33, Town 23 North, Range 15 West, Bear Lake Township, Manistee County, Michigan.** During the six (6) months immediately following the sale, the property may be redeemed, except that in the event that the property is determined to be abandoned pursuant to MCLA 600.3241a, the property may be redeemed during 30 days immediately following the sale. Pursuant to MCLA 600.3278, the mortgagor(s) will be held responsible to the person who buys the property at the foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee or the Mortgagee's attorney.  
**Dated: 4/21/2014**  
**Green Tree Servicing LLC Mortgagee**

**FABRIZIO & BROOK, P.C.**  
**Attorney for**  
**Green Tree Servicing LLC**  
**888 W. Big Beaver,**  
**Suite 800**  
**Troy, MI 48084**  
**248-362-2600**  
**GTSD FNMA TorresJuan**  
**April 21, 28, and**  
**May 5, 12, 2014**

# GARAGE SALE

## MANISTEE

**West Shore Medical  
Center Auxiliary Garage  
Sale**

**Thurs., May 15, 12-6 p.m., &  
Fri., May 16, 8 a.m.-6 p.m**

**Behind West Shore**

**Medical Center at**

**1465 E. Parkdale Ave.**

**in Manistee**

**Items to donate? Drop off**

**Wed., May 14, 12-6 p.m. at**

**sale site**

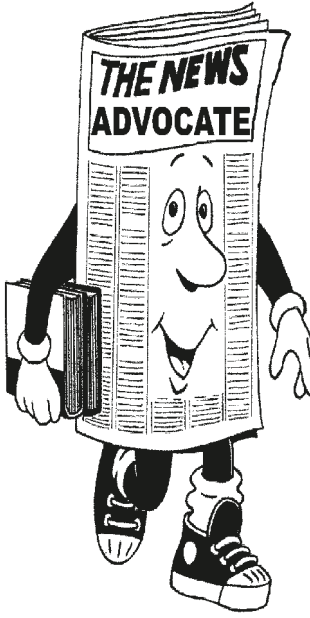
**Proceeds benefit the**

**Auxiliary's pledge to fund**

**enhanced wound care**

**services**

**\*\*\*\*\***



7726 Clements Road, Kaleva

**We just SOLD Another One!**

We were involved in the sale of this property  
and we'd be happy to help you sell your property too!  
[www.c21boardwalk.com](http://www.c21boardwalk.com)



(231)723-6100

(231)889-0341

Open 7 days/week



Personal classifieds must be prepaid.

The Benzie County Record Patriot reserves the right to edit or reject any ad at any time and to determine ad classification.

# Classified MARKETPLACE

Benzie County Record Patriot • 417 Main Street • Frankfort, MI 49635  
 (231)352-9659 • Fax: (231) 352-7874 • Email: classrecpat@pioneergroup.com

## Deadlines:

Noon Friday for the following Wednesday's paper.

Legal Deadline is Thursday 3pm for the following Wednesday's paper.

Display real estate ads is Noon Wednesday for the following Wednesday's paper.

Cancellations or corrections must be received by 11am the Friday before publication. The Record Patriot is responsible only for the 1st incorrect ad. Liability for erros shall not exceed the cost of space in which the error occurred.

## RATES:

**Classified (Liner):** Up to 15 words, one day; \$7.50 (additional words 25¢/word).

**Combo Buy:** Up to 15 words \$27.15 (additional words 20¢/word/each insertion).

**Add:** \$2.50 for a box around classified liner ads.

In Memory Of

Patricia Ann Robinson

who passed away May 6, 2013.

Mother of Robert (Bob) Neff of Elkhart IN, and Gayle Mauntler of Arcadia MI. Sister of Edgar (Hondo) Robinson of Holland MI and niece of Edwina Johnson Jackson of Holland MI. Grandma and Great Grandmother and Aunt to her loving family.

Those we love don't go away  
They walk beside us every day  
Unseen,unheard,but always near  
Still loved, still missed and very dear.

## 010 In Memoriams

## 030 Special Notices

### PUBLIC HEARING NOTICE Lakes to Land Community Master Plan

PLEASE TAKE NOTICE that the Master Plans for Gilmore Township, Joyfield Township and Blaine Township have been submitted for public comment to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the respective Planning Commission hereby welcomes public comment on the Master Plan. A copy of the Master Plan is available at each Township Hall, or is available on the web at [www.lakestoland.org](http://www.lakestoland.org) and click on the community name.

#### Gilmore Township

Date: Tuesday, May 27, 2014

Time: 7 p.m.

Location: Elberta Public Library, 704 Frankfort Ave.

Township Clerk Telephone: 231-352-4901

#### Joyfield Township

Date: Thursday, May 29, 2014

Time: 7 p.m.

Location: Joyfield Township Hall, 5940 Benzie Highway

Township Clerk Telephone: 231-882-4110

#### Blaine Township

Date: Tuesday, June 24, 2014

Time: 7 p.m.

Location: Blaine Township Hall, 4760 Herring Grove Road

Township Clerk Telephone: 231-352-9880

Comments concerning the master plan, oral and written, from all interested citizens will be considered. Each community will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon one weeks' notice to the Township Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the community using the telephone number listed for that community.

May 5, 2014

## 032 Public Notices

**NOTICE IS HEREBY GIVEN** THAT ON May,30, 2014 "R" Storage & Statuary LLC at 2555 Benzie Hwy, Benzonia, MI 49616 231-882-0077 will be evicting Scott & Ann Whitehall #14, Kay Nye-Stone #10, Leslie Fella #31. Notice is given that the items in the units which are generally described as household items, and/or misc. goods will be removed.

May 7, 14, 21, 28, 2014

## 050 Help Wanted

**COMFORT KEEPERS IS** looking for Home Care Assistants, Companions and Nurses in Benzie County! Join a family organization dedicated to helping people live happily in their own homes. Visit <https://ck615.ersp.biz/employment/> or call 231-929-9044 to apply.

**DENTAL FRONT DESK/ASSISTANT.** Seeking experienced individual, part-time Tuesdays and Wednesdays, to fill this position which includes: Educating patients, establishing financial plans, working with insurance, phone and computer skills, must have Dentrix knowledge. Candidate must be able to multi-task and help with assistant duties, chair-side, sterilization, and all other assistant duties as needed. We are a fast-paced and patient centered office. Interested parties should send resumes to: PO Box 793, Frankfort, MI 49635.

**LAKE TOWNSHIP IS** currently seeking applicants for a handy man. This is a part time position. Please contact the Township Supervisor at the Township Office 231-325-5202 for more information. We are also looking to fill the position of Deputy Clerk. This is also a part time position. Please contact the Township Clerk at the Township Office on Wednesdays from 10 am - 2 pm, 231-325-5202 for more information. Lake Township is an Equal Opportunity Employer.

### DIRECT CARE WORKERS

Full time, part time sub positions needed in Bear Lake, Onekama, and Benzonia area. Contact (231)882-7671. Moore Living Connections.

**CORNER DRUG &** Corner Toy Store, downtown Frankfort. Please apply in person, 401 Main Street.

## 050 Help Wanted

### EL BERTO'S TACQUERIA

Line cooks  
 Prep cooks  
 Barista/Cashiers  
 Call 231.383.5156  
 E-mail  
 Jim@CrystalLakeCatering.com

**HOUSEKEEPERS NEEDED IN** Glen Arbor. Leelanau Vacation Rentals offers a fun work environment. 10AM-4PM on weekends and a few weekdays. July-Oct. \$12.00/hr., plus end of season bonus! Contact Ranae at (231) 334-6100.

**HARBOR LIGHTS RESORT** in Frankfort is offering a full-time, year-round Housekeeping Supervisor position. Supervisory experience required. Send resume to [employment@harbor-lightsresort.net](mailto:employment@harbor-lightsresort.net), or drop off in person.

**PART TIME SUMMER** help needed for Frankfort Hardware in Frankfort. Some saturday and sundays. No evenings. Please drop resume off at the Record Patriot if interested.

### RETAIL CLOTHING MOMENTUM

downtown Frankfort  
 and Glen Arbor  
 year-round & seasonal

Supervising Manager  
 \$29-37K

Asst Managers &  
 Sales Assoc  
 Great Pay + BONUS

Type Frankfort location &  
 position in subject field  
[momentumtcjobs@gmail.com](mailto:momentumtcjobs@gmail.com)

**CHIMNEY CORNERS IS** hiring Saturday cleaners. No experience necessary. Apply at the laundry between 8am-4pm; or call 231-352-7522, as for Sarah.

**SUMMER CAMP STAFF** for Crystal Conference Center. June thru August. Life guards, Challenge Course, food service and housekeeping staff. For info/app: [brendam@michigandisciples.org](mailto:brendam@michigandisciples.org)

**THE MANITOU IS** hiring for the summer season. DISHWASHERS, bussers, salad/prep positions. Great work environment, great pay. If interested, please call (231) 882-4761 or (231) 352-9760, to set up an interview.

**THE #1 HAPPIEST** Job according to Forbes is Real Estate Agent. Find out what it takes to become one, how the market is setting up opportunity for new agents, and how we help drive our agent's success and happiness. RSVP today for a Career Night at Coldwell Banker Schmidt Realtors 6919 Frankfort Hwy., Benzonia. The 2nd Thursday of each month at 6:00 PM. Email [Melanie.ware@cbgreat-lakes.com](mailto:Melanie.ware@cbgreat-lakes.com) or call (231) 882-8000.

## 090 Business Services

**ONE MAN AND HIS TRUCK**  
 Will pickup and haul away almost anything. Call Bill anytime. (231)352-6474

## 090 Business Services

Call Your Local Mortgage Experts



Dee Krug Brian Duddles

Competitive Rates & Fast Service in Benzie County

STATE SAVINGS BANK

Mortgage Center • 521 Main St., Frankfort

Member FDIC 352-5347

**SCULPTED AND PROFESSIONAL** landscaping. Lifetime guarantee. Any manual/labor. \$15.00hr/per man. Fully insured. Call Mike Rineer (231) 871-1341.

### CUSTOM WOOD WORKS WILL BUILD

Decks and Pole Barns,  
 Entertainment Centers and  
 Bathroom Vanities  
 Call (231)651-0721



**TOP NOTCH PROPERTY MAINTENANCE**  
 Offering:  
 SPRING CLEAN UPS  
 DOCK & HOIST  
 INSTALLATION  
 LANDSCAPING  
 TRASH & DEBRIS  
 REMOVAL  
 POWERWASHING  
 RESIDENTIAL CLEANING  
 HANDYMAN SERVICE  
 & MORE!

FREE ESTIMATES!

Insured & Bonded  
 (231) 640-4704

## BUILDING CONTRACTORS

**CHAD EVANS**  
**RESIDENTIAL BUILDER**  
**REMODELING SPECIALIST**  
 3840 Blueberry Lane  
 Honor, MI 49640  
 (231) 325-6812  
 Licensed & Insured #2101153012

## 110 For Rent

**BEAR LAKE**  
 3/4 Bdrm, 2 bath home, 2 blocks to beach; \$600 plus utilities.  
 231-882-5086

GARAGE SALE

FRANKFORT

ESTATE SALE  
May 15,16 and 17  
10-4

Indoor/outdoor sale  
Some furniture,  
collectibles, and  
miscellaneous.

1006 Hall Street, Frankfort by  
High School  
\*\*\*\*\*

## 110 For Rent

## HOUSE

**3BDRS, 3 FULL** bathrooms, attached garage, light & spacious. Big, long yard. No Pets! \$850/mo. Call (248) 303-0286 or (248) 652-1971.

## 130 Wanted to Rent

**ADULT SINGLE MALE** looking for efficiency or 1 bd. appt. or to share house in Frankfort, Crystal Lake, Beulah or Benzonia area. ASAP. Rent must be reasonable. 231-882-9747. If no ans. leave message

## 170 Items for Sale

**ONE COMMERCIAL 8'X8'** Steel Garage door. Nearly New. Will negotiate. 231-352-7010.

## 255 Trucks Vans SUVs

**2010 CHRYSLER TOWN &** Country Light Blue 6 seat MiniVan.-\$11,500. 2006 Chevrolet Uplander 6 seat MiniVan-\$2,800. Call Randy, 231-920-6208.

## HELP WANTED

**ATTN: DRIVERS! TOP** Pay \$\$\$ Be a Name, Not a Number! Quality Home Time! BCBS + 401k + Pet & Rider Orientation Sign On Bonus CDL-A Req 877-258-8782 [www.ad-drivers.com](http://www.ad-drivers.com) (MICH)

**CDL-A DRIVERS NEEDED!** Up to \$5,000 Sign-on Bonus & \$.56 CPM Dedicated and OTR Great Miles & Time Off! Benefits, 401k, EOE. Call 7 days/week 866-950-4382 Gordon-Trucking.com (MICH)

**HEAVY EQUIPMENT OPERATOR** Career! 3 Week "Hands On" Vocational Training. Bulldozers, Backhoes, Excavators. Lifetime Job Placement Assistance. Fantastic Earnings! National Certifications. Veteran Benefits Eligible! 1-866-362-6497 (MICH)

**OWNER OPERATORS!!! CARGO** Van, Straight Truck & Tractor positions available. Great mileage rates + FSC Lease Purchase Program for Stright Trucks. Only \$1,000 Down. No Credit Check \$\$Guaranteed Incentive \$ \$ 8 7 7 - 8 7 8 - 9 9 1 1 [www.TST911.com](http://www.TST911.com) (MICH)

Email your Classified Ads to [classrecpat@pioneergroup.com](mailto:classrecpat@pioneergroup.com)

BECKETT &

JUL - 7 2014

RAEDER INC.

17530  
*Beckett & Raeder*  
**AFFIDAVIT OF PUBLICATION**

**PUBLIC HEARING NOTICE**

**COMMUNITY MASTER PLANS**

PLEASE TAKE NOTICE that the Master Plans for the Village of Honor, the Village of Bear Lake, and Arcadia Township have been submitted for public comment to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the respective Planning Commissions hereby welcome public comment on the Master Plan. A copy of the Master Plan is available at each Township/Village Hall, or is available on the web at [www.lakeandland.org](http://www.lakeandland.org) (click on the community name).

**Village of Bear Lake**

Date: Tuesday, June 17, 2014

Time: 7 p.m.

Location: Bear Lake Village Hall, 7727 Lake St.

Village Clerk Telephone: 231-864-4300

**Village of Honor**

Date: Tuesday, June 17, 2014

Time: 7 p.m.

Location: Honor Village Hall, 10922 Platte St.

Village Clerk Telephone: 231-325-8432

**Arcadia Township**

Date: Wednesday, July 2, 2014

Time: 7 p.m.

Location: Arcadia Township Hall, 3422 Lake St.

Township Clerk Telephone: 231-889-4463 or 231-889-4394

Comments concerning the master plan, oral and written, from all interested citizens will be considered.

Each community will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon one weeks notice to the Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the community using the telephone number listed for that community.

May 26, 2014-1T

367951

**STATE OF MICHIGAN**  
**County of Grand Traverse**

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

05/26/2014

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

*Neal Ronquist*

Subscribed and sworn to before  
this 2nd of July, 2014 .

*Dennis G. Thayer*

Dennis G. Thayer  
Notary Public, State of MI  
County of Grand Traverse  
10/08/2016  
Acting in County of Grand Traverse





# Classified MARKETPLACE

WEDNESDAY • May 28, 2014

8

(231) 398-3119

Email: classmna@pioneergruop.com

## Deadlines:

Tuesday - Friday	11:00am 1 Working Day Prior
Saturday, Monday	11:00am Friday
Legal Advertising	Noon 3 Working Days Prior
Classified Display Ads	11:00am 2 Working Days Prior
West Shore Shopper's Guide	2:00pm Tuesday

## CANCELLATIONS OR CORRECTIONS

Cancellations or corrections must be received by 11a.m. the day before publication. The News Advocate is responsible only for the first day's incorrect ad. Liability for errors shall not exceed the cost of space in which the error or omission occurred.

**PAYMENT:** All ads must be pre-paid Visa, Mastercard, Discover, American Express, Check or Cash Prior to Deadline.

**STANDARDS:** The News Advocate reserves the right to edit or reject any ad at any time and to determine ad classification.

[www.manisteenews.com/classifieds](http://www.manisteenews.com/classifieds)

## Rates:

Manistee News Advocate: 15 Words or less \$11.50

West Shore Shopper's Guide: 15 Words or less \$11.50

## Manistee News Advocate

75 Maple Street • Manistee, MI 49660

8:00am - 5:00pm Monday - Friday

(231)398-3119 • (231)723-3592 • (888)723-3592

## My Best Friend

Sitting, waiting, in the rain, watching for, my best friend, Jayne.

It's, my wife, I'm waiting for, and she's, the one, that I adore.

As I watch, the water flow, I wonder where, the time did go.

We've been together, for a while, thinking of her, makes me smile.

She captured my heart, long ago, with a look, that makes her so.

She'll do, for me, most anything, and always is, a breath of spring.

Jayne is hardly, ever, bad, most always, cheerful, seldom sad.

And has the most, distinctive way, she brightens up, my darkest day

I can't remember, last time tho, That I told my friend, I love her so.

It seems easier, for me to write my feelings out, this is my plight.

She knows, that is, just how I am, knows as well, this is no sham.

I'm lucky, to have, a best friend wife, it makes, a much more, pleasant life.

I feel relaxed, I feel more free, and in no way, has she changed me.

When I'm with Jayne, I feel the joy, the kind I felt, when just a boy.

Happy 35th!  
Love, O'

## 030 Special Notices

### MOOSE LODGE

### BURGER NIGHT

Wed., May 28  
5:00-7:00pm

**\$5-\$6  
Take out \$1 extra**

All meals open to public.  
1010 Robinson St.  
723-2432

### PUBLIC HEARING NOTICE Community Master Plans

PLEASE TAKE NOTICE that the Master Plans for the Village of Honor, the Village of Bear Lake, and Arcadia Township have been submitted for public comment to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the respective Planning Commissions hereby welcome public comment on the Master Plan. A copy of the Master Plan is available at each Township/Village Hall, or is available on the web at [www.lakestonland.org](http://www.lakestonland.org) (click on the community name).

#### Village of Bear Lake

Date: Tuesday, June 17, 2014

Time: 7 p.m.

Location: Bear Lake Village Hall, 7727 Lake St.

Village Clerk Telephone: 231-864-4300

#### Village of Honor

Date: Tuesday, June 17, 2014

Time: 7 p.m.

Location: Honor Village Hall, 10922 Platte St.

Village Clerk Telephone: 231-325-8432

#### Arcadia Township

Date: Wednesday, July 2, 2014

Time: 7 p.m.

Location: Arcadia Township Hall, 3422 Lake St.

Township Clerk Telephone: 231-889-4463 or 231-889-4394

Comments concerning the master plan, oral and written, from all interested citizens will be considered.

Each community will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon one week's notice to the Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the community using the telephone number listed for that community.

## 030 Special Notices

## LOOK

### GREAT BUY!!

RUN your 15 word  
Item For Sale ad  
for 3 days in the  
Manistee News  
Advocate  
for just  
**\$7**

Item must be under \$300  
and price must be included  
in your ad. 1 ITEM PER AD!!

Add the

West Shore Shoppers'

Guide for an extra

**\$3 per week!!**

For more info

call Diana or Nikki

at 398-3119

All ads must be prepaid

### ELKS #250 LADIES DINNER Wednesday May 28 Social Hour 6pm

Dinner 7pm

Grilled Baby Back

Ribs

**\$15 per person**

RSVP 231-723-2060 by  
**Tuesday evening**  
Members and their guests  
welcome.

### VFW FISH FRY Fri., May 30 5-7:30p.m.

Fish, Shrimp or

Chicken Strips

Meal includes:

Baked potato or french fries,

bread, cole slaw & dessert

Adults \$7

Children \$5.00

To go: \$1 more

**OPEN TO PUBLIC**

**VFW Post 4499**

1211 28th St., Manistee

723-9220

## 050 Help Wanted

### BARTENDER/SERVER

PART TIME help needed for Friday nights, occasional weeknights and weekends. Experience preferred but will train. Must be 21. Drop off resume at the Manistee Elks Lodge after 4pm. 432 River Street.

### BUSINESS OPPORTUNITY

#### NEWSPAPER ROUTES

Spring is here- now is a great time to take on a newspaper route for the summer!

**Make money and get exercise at the same time. Routes open up regularly.**

### NEWS ADVOCATE

Call 398-3121

or visit us at

75 Maple Street

### CANTEEN CORRECTIONAL

#### FOOD SERVICES

is hiring for a part time cook at the Manistee County Jail. Must pass pre-employment physical, drug screen, and background check. Apply at Manistee Michigan Works.

### JOB FAIR

#### SPECTRUM COMMUNITY

Services will be conducting

on-site interviews on:

•Wednesday, June 4 from

**10-2pm**

at Michigan Works in

Ludington on U.S. 10.

Any questions call

231-887-4130

Spectrum Community Services is a non-profit organization that supports developmentally disabled children and adults with medical and/or behavioral challenges within group homes and private home settings. We are hiring for Direct Support Staff in Mason, Manistee, and Benzie Counties. Applicants should be energetic, hard-working individuals who must be 18 years of age with a valid driver's license and pass a criminal history check to work within the Manistee/Mason county area. Positions available on all shifts with starting pay of \$8.00-8.75 per hour and more with experience. Paid training provided. AA/EOE/H

## 050 Help Wanted

### MACHINIST POSITION

AVAILABLE in manufacturing facility. Experienced in running and programming CNC (Okuma) lathe and mill. Only self-motivated, ambitious and reliable applicants need apply! Good benefit package. Applications on web-site: [www.gillisons.com](http://www.gillisons.com) or pick up at: Gillison's Variety Fabrication, Inc., 3033 Benzie Highway, Benzonia, MI 49616.

### RETAIL CLOTHING

#### MOMENTUM

downtown Frankfort

and Glen Arbor

year-round & seasonal

Supervising Manager

**\$29-37K**

Asst Managers &

Sales Assoc

Great Pay + BONUS

Type Frankfort location & position in subject field  
[momentumtcjobs@gmail.com](mailto:momentumtcjobs@gmail.com)

## 100 Pets & Supplies

### HELP!

LEFTY, CHOCOLATE Lab, and Bell, a "sweetie pie mix", are in need of a new home. These two are highly educated, well mannered, kind and trustworthy. They are to stay together. Biographies available upon request. Please call 231-889-2378 or 231-723-4981.

**FREE!!**

## 110 For Rent

**FOR RENT, 2** bedroom, spacious, upstairs apartment. Completely redecorated, new carpeting. \$600 rent includes heat, water, stove & refrigerator. Call or text cellphone 231-563-3840 or call 723-9067.

### NORTHSIDE

2BR 2ND floor.

Knotty pine panel, quiet only

References and deposit

\$445/mo plus utilities

(231)633-9974

### PUBLISHER'S NOTICE

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "Any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination, call HUD toll-free at 1(800)669-9777. The toll-free telephone number for the hearing

impaired is  
1(800)927-9275



## FURNITURE

**RECLINING SOFA AND** matching rocking, reclining Love Seat. Clean, good condition.

\$200

231-889-3104

## THERE'S NO

## EXCUSE

## FOR

## DOMESTIC

## VIOLENCE.

For information on how you can help stop domestic violence, call us.

## 1-800-END

## ABUSE



Family Violence  
Prevention Fund



### This is Banjo

Banjo is a one year old male chocolate lab mix. He will do best with an active family who likes to play as much as he does!



### This is Zoey

Zoey is a two year old black and white female who has been at the shelter for over a year.

### Homeward Bound (231)723-PETS

**BO DUKE:** 2 year old male blonde husky mix; **BARRY:** 5 year old male hound/lab mix; **BATLEY:** 2 year old male American Staffordshire mix; **HIZZY:** 1 year old female American Staffordshire mix; **YOGI:** adult male Chihuahua; **JU JU:** 4 year old female American Staffordshire mix; **GUNTHER:** 2 year old male hound mix; **ANDY BEAR:** 17 year old male terrier mix **AND MANY, MANY MORE!!**

**VALENTINO:** 1 year old male orange tabby; **TORN:** 1 year old grey female; **TIGER LILY:** 1 year old female black/tan tabby; **TULA:** 1 year old female calico; **ZOEY:** 2 year old black/white female; **KEEBLER:** 2 year old black female; **MAVERICK:** 5 year old grey male; **MINI:** 6 year old female black/tan tabby **AND MANY, MANY MORE!!**

Please join us on Sunday, June 1st, from 11 am until 2 pm at Family Farm and Home, where we will have several of our pets that are available for adoption. Please stop in for a little "meet and greet" and see if you meet up with your new best friend!

[www.petfinder.com](http://www.petfinder.com) (search by zip code 49660)

(231) 723-PETS (7387)

**HOMEWARD BOUND ANIMAL SHELTER**

736 PAWS TRAIL, MANISTEE, MI 49660

## GARAGE SALE

### MANISTEE

2672 Wildwood Rd.

Thurs.-Fri.,

9am-3pm

Sat., 9am-1pm

Books, puzzles, boat motor trailer, baseball cards, speakers, antiques, valve grinder, tile cutter, buffer, and miscellaneous

\*\*\*\*\*

## ASTROLOGY

WEDNESDAY, MAY 28, 2014

GEMINI (May 21-June any and all assignments that come 20) -- Be resolute in showing your way.

SCORPIO (Oct. 24-Nov. 22) expected of them and what you -- The creativity that has benefited will do in return. Until you deal your financial situation can be put to with the problems at home, they good use helping others. Offer your will keep growing. assistance, but be wary of taking on

CANCER (June 21-July too many ventures at once. 22) -- You may not be getting SAGITTARIUS (Nov. 23-Dec. the whole picture. Don't make a 21) -- Partnerships and cooperative decision until all the information efforts will take a lot of your energy. is available. Get the facts first. A Don't act in haste. It will require hasty choice could cost you down the road. patience on your part to make things happen favorably.

LEO (July 23-Aug. 22) -- You CAPRICORN (Dec. 22-Jan. 19) may see yourself heading toward -- Go over your projects with a fine-toothed comb before you present adopting a different lifestyle. Find what you have to offer. You risk out all you can about the changes what you have to offer. You risk you are considering by attending a failure and disappointment if you let seminar relevant to your tastes. some careless mistake slip through

VIRGO (Aug. 23-Sept. your guard. 22) -- Don't be pressured into AQUARIUS (Jan. 20-Feb. 19) -- spending money on an unknown or Try brainstorming with friends who questionable cause. You work too share your concerns and interests. A hard to lose your cash on someone profitable venture can be yours if you are able to sell your plan to the right else's whim. Say no, and be firm. individual or organization.

LIBRA (Sept. 23-Oct. 23) -- Support will be yours, with people PISCES (Feb. 20-March 20) -- freely offering assistance that will Make sure that you are prepared for enable you to reach your goals. anything that comes along. You may false promises. Follow your heart.



### BERNICE BEDE OSOL

### Horoscope

have to make some adjustments to your original plans, but if you are flexible, you will achieve your goal.

ARIES (March 21-April 19) --

You will be able to take advantage

of any situation that comes your way. Friends and colleagues will be

impressed by your abilities, and you

will gain respect and support.

TAURUS (April 20-May 20)

-- Your intuition is very sharp. Have

faith in what you do. Stick to your

game plan and don't be led astray by

false promises. Follow your heart.



215 First Avenue, Manistee



(231)723-6100

(231)889-0341

Open 7 days/week

**We just SOLD Another One!**

We were involved in the sale of this property and we'd be happy to help you sell your property too!

[www.c21boardwalk.com](http://www.c21boardwalk.com)



999 LEGALS

STATE OF MICHIGAN  
PROBATE COURT  
COUNTY OF BENZIE  
NOTICE TO CREDITORS  
Decedent's Estate  
FILE NO: 14-0049-DE/IE  
Estate of Mary Lee Allison  
Date of birth: 07/16/1926  
**TO ALL CREDITORS**  
**NOTICE TO CREDITORS:** The decedent, Mary Lee Allison, died 04/08/2014. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Dolores Novotny or Thelma Bos, personal representative(s), or to both the probate court at 448 Court Place, Beulah, MI 49617, and the personal representative(s) within 4 months after the date of publication of this notice.  
5/14/2014  
Dolores Novotny  
120 W. Pontaluna  
Muskegon, MI 49444  
Thelma Bos  
1129 E. Jackson  
White Cloud, MI 49349  
(231) 798-3909  
Sueann T. Mitchell 77239  
281 Seminole Road-2nd Floor  
Norton Shores, MI 49444  
(231) 747-7160  
May 28, 2014

**NOTICE OF PUBLIC HEARING ON THE PROPOSED 2014-2015 BUDGET OF THE FRANKFORT-ELBERTA AREA SCHOOLS**  
**PLEASE TAKE NOTICE** that on June 9, 2014 at 6:00 p.m. at the Frankfort Elementary Multi-Purpose Room, the Board of Education of Frankfort-Elberta Area Schools will hold a public hearing to consider the District's proposed 2014-2015 budget. The Board may not adopt its proposed 2014-2015 budget until after the public hearing. A copy of the proposed 2014-2015 budget, including the proposed property tax millage rate, is available for public inspection during normal business hours in the Superintendent's office at 525 11th Street, Frankfort, Michigan.  
**The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing.**  
This notice is given by order of the Board of Education.  
**Arah Johnson**  
**Secretary**  
**May 28, 2014**

**PUBLIC HEARING NOTICE COMMUNITY MASTER PLAN**  
PLEASE TAKE NOTICE that the Master Plans for the Village of Honor, the Village of Bear Lake, and Arcadia Township have been submitted for public comment to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the respective Planning Commissions hereby welcome public com-

999 LEGALS

ment on the Master Plan. A copy of the Master Plan is available at each Township/Village Hall, or is available on the web at www.lakestoland.org (click on the community name).  
**Village of Bear Lake**  
Date: Tuesday, June 17, 2014  
Time: 7 p.m.  
Location: Bear Lake Village Hall, 7727 Lake St.  
Village Clerk Telephone: 231-864-4300  
**Village of Honor**  
Date: Tuesday, June 17, 2014  
Time: 7 p.m.  
Location: Honor Village Hall, 10922 Platte St.  
Village Clerk Telephone: 231-325-8432  
**Arcadia Township**  
Date: Wednesday, July 2, 2014  
Time: 7 p.m.  
Location: Arcadia Township Hall, 3422 Lake St.  
Township Clerk Telephone: 231-889-4463 or 231-889-4394  
Comments concerning the master plan, oral and written, from all interested citizens will be considered. Each community will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon on weeks' notice to the Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the community using the telephone number listed for that community  
**May 28, 2014**

**NOTICE**  
**CASE NO: 14-A-007 IN** the Chancery Court for Hamilton County, Tennessee:  
Patricia Jamgochian v. Lesley Miner and Geoffrey Miner  
TO: Geoffrey Miner  
IN RE: WILLOW RAIN GRACE MINER  
DOB: 06/05/2012  
Mother: Lesley Tate Miner  
You are hereby notified that a Petition for Termination of Parental Rights has been filed in Chancery Court for Hamilton County, 625 Georgia Avenue, Chattanooga, Tennessee 37402, and will be heard before Honorable W. Frank Brown, III; and that your last known address is in Benzie County, Michigan, but your current whereabouts are unknown so that ordinary service of process cannot be served upon you. It is **ORDERED** that unless you appear and defend said complaint within 30 days after the last publication date of this Notice, a default judgment may be taken against you resulting in the termination of any parental rights you may have in Willow Rain Grace Miner, born to Lesley Tate Minor and Geoffrey Miner in Hamilton County, Tennessee on June 5, 2012.  
Any appeal of this Court's final disposition of the complaint or petition for termination of parental rights will be governed by the provisions of Rule 8A, TRAP, which imposes special time limitations for the filing of the transcript or statement of evidence, the

999 LEGALS

completion and transmission of the record on appeal, and the filing of briefs in the appellate court, as well as other special provisions for expediting the appeal.  
You may obtain a copy of the Petition and any subsequently filed legal documents in the Chancery Court Clerk's office at the address shown above.  
THIS the 22nd day of April, 2014.  
**S. LEE AKERS,**  
**Clerk and Master**  
Attorney:  
Curtis Bowe, III, Esq.  
Bowe & Associates, PLLC  
707 Georgia Avenue, Suite 200  
Chattanooga, TN 37402  
(423) 475-6070  
**May 7, 14, 21, 28, 2014**

**BENZONIA TOWNSHIP ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING**  
The Benzonía Township Zoning Board of Appeals **has scheduled two Public Hearings for Tuesday, June 17, 2014, 7:00 p.m.:**  
ZBA CASE 2014-13-a dimensional variance request by applicant Eric VanDussen, 125 Park St, Suite 100, Traverse City, MI for owner Jesse Williams JESSE L WILLIAMS PLLC, 125 PARK ST, STE 100, TC, MI 49684 for parcel #10-102-032-00, located in the C 1 District for a dimensional variance of 12-feet to allow a sign setback of 20 feet from the standard of 32-feet standard from the white line with a sign-face of 6-feet by 8-feet.  
ZBA Case 2014-14-a dimensional variance request from Jerry Neizgoda, 966 NW Silver Lake Rd., Traverse City, MI 49685 for owner Eleanore Casentino Trust, Pamela Niezgoda, (same address) of 7189 Crystal Drive on parcel 10-02-014-015-00 to allow dimensional variance of a -3-feet from the front yard setback standard of 25 feet standard from edge of the Crystal Drive ROW.  
The public hearing will be held at the BENZONIA Township Hall located at 1020 Michigan Ave., Benzonía, MI 49616-0224.  
The WBJPC Zoning Ordinance and Map for Benzonía Township are available at www.benzoniatownship.org or for public inspection at the Benzonía Township Offices from 9:00 a.m. to 12:00 p.m. on Mondays and Fridays or by appointment. For further information, you may contact the David Neiger, BENZONIA Township Zoning Administrator, at (231) 882-4411. Comments may be made in person or by counsel at the hearing, or if written, mail to the David A Neiger, Zoning Administrator, BENZONIA Township ZBA, P.O. Box 224, Benzonía, MI 49616. Written comments must be received in the office no later than 12:00 Noon on the day of the hearing.  
**David A. Neiger**  
**Zoning Administrator**  
**May 28, 2014**

999 LEGALS

**FORECLOSURE NOTICE THIS FIRM IS a debt collector attempting to collect a debt. Any information obtained will be used for this purpose. If you are in the Military, please contact our office at the number listed below. MORTGAGE SALE –** Default has been made in the conditions of a certain mortgage made by: Lance A. Smith, a single man to Mortgage Electronic Registration Systems, Inc., as nominee for FMF Capital LLC, its successors and assigns, Mortgagee, dated August 19, 2005 and recorded August 25, 2005 in Instrument # 2005R-05624 Benzie County Records, Michigan. Said mortgage was assigned to: U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC1, by assignment dated February 11, 2008 and recorded February 15, 2008 in Instrument #

999 LEGALS

2008R-00691 on which mortgage there is claimed to be due at the date hereof the sum of Sixty-Six Thousand Seven Hundred Eight Dollars and No Cents (\$66,708.00) including interest 7% per annum. Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue, Circuit Court of Benzie County at 10:00AM on June 4, 2014 Said premises are situated in City of Frankfort, Benzie County, Michigan, and are described as: **The East 214.5 feet of the North 198 feet of the Southeast one-quarter of the Northeast one-quarter, Section 29, Town 25 North, Range 15 West. Commonly known as 6274 Swamp Rd, Frankfort MI 49635** The redemption period shall be 6 months from the date of such sale,

SUDOKU

Level- Medium

	9					8	
		4			3		
3	7	2					4
	5		2		1		6
2							9
1			9		6	4	
5				2		3	1
			3		5		
	4					9	

Sudoku sponsored by:

Real Estate One

Bob Weisbrodt

882-4449 • 649-1122

www.bobweisbrodt.com

rlw@betsievalley.net

crossword

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

Across

1. Aged

4. Anxiety

9. Fink

13. Reduce, as expenses

15. Harder to find

16. Burrow

17. Disembowel

19. A chip, maybe

20. Reverberate

21. System to reduce indoor temperature and humidity (shortened)

23. Goes after

24. Inquirer

25. "Harper Valley \_\_\_\_"

26. Those who select

29. Memory units

32. \_\_\_\_ Miller, big band musician

33. Oolong, for one

34. Knowledge gained through tradition

35. They're entered in court

36. Numero uno

37. "\_\_\_\_ we having fun yet?"

38. Archaeological find

39. Adhesive

40. Cooperative effort by

a group

42. "Gee whiz!"

43. Angler's gear

44. Botches

48. Gunk

50. Medicated lozenge

51. "\_\_\_\_ of the Flies"

52. Vexation

54. Biblical shepherd

55. Who "ever loved you more than I," in song (2 wds)

56. Absorbs, with "up"

57. \_\_\_\_ mortals

58. Ratty place

59. "Comprende?"

Down

1. "Lohengrin," e.g.

2. Washes

3. Towels off

4. Anatomical ring

5. Nostrils

6. Alum

7. Undertake, with "out"

8. \_\_\_\_ Act of 1571, forbade criticism of the British monarchy

9. Round lot's 100

10. Coalesces

11. A chorus line

12. "\_\_\_\_ here long?"

14. Coop flier

18. I.O.U.'s

22. Religious image: Var.

24. Up, in a way

26. Court employee

27. Medical advice, often

28. Fill

29. Make a harsh or raucous noise

30. Auld lang syne

31. Chief financial officer

32. Dirty look

35. Calls from radio listeners (hyphenated)

36. Outlaws

38. Draft

39. Ziti, e.g.

41. Be a busybody

42. Fellow

44. Acadia National Park locale

45. Hodgepodges

46. Run off to the chapel

47. Taste, e.g.

48. Brickbat

49. Brain area

50. Figurehead's place

53. \_\_\_\_ v. Wade





# Classified MARKETPLACE

MONDAY • June 16, 2014

10

(231) 398-3119

Email: classmna@pioneergroup.com

## Deadlines:

Tuesday - Friday	11:00am 1 Working Day Prior
Saturday, Monday	11:00am Friday
Legal Advertising	Noon 3 Working Days Prior
Classified Display Ads	11:00am 2 Working Days Prior
West Shore Shopper's Guide	2:00pm Tuesday

## CANCELLATIONS OR CORRECTIONS

Cancellations or corrections must be received by 11a.m. the day before publication. The News Advocate is responsible only for the first day's incorrect ad. Liability for errors shall not exceed the cost of space in which the error or omission occurred.

**PAYMENT:** All ads must be pre-paid Visa, Mastercard, Discover, American Express, Check or Cash Prior to Deadline.

**STANDARDS:** The News Advocate reserves the right to edit or reject any ad at any time and to determine ad classification.

[www.manisteenews.com/classifieds](http://www.manisteenews.com/classifieds)

## Rates:

Manistee News Advocate: 15 Words or less \$11.50

West Shore Shopper's Guide: 15 Words or less \$11.50

## Manistee News Advocate

75 Maple Street • Manistee, MI 49660

8:00am - 5:00pm Monday - Friday

(231)398-3119 • (231)723-3592 • (888)723-3592

*Happy 35th Anniversary*  
*Pat & Cindy Welsh • 6/16/1979*



*Cheers to many more!!*

*Love, Lauren & Erin*

## 030 Special Notices

### PUBLIC HEARING NOTICE Community Master Plans

PLEASE TAKE NOTICE that the Master Plans for Bear Lake Township and Pleasanton Township have been submitted for public comment to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the respective Planning Commissions hereby welcome public comment on the Master Plan. A copy of the Master Plan is available at each Township Hall, or is available on the web at [www.lakeistoland.org](http://www.lakeistoland.org) (click on the community name).

#### Bear Lake Township

Date: Tuesday, July 8, 2014  
Time: 6:45 p.m.

Location:

Bear Lake Township Hall,  
7771 Lake Street  
Township Clerk Telephone:

## 030 Special Notices

231- 864-2360, ext. 10  
**Pleasanton Township**  
Date:  
Thursday, September 4, 2014  
Time: 7 p.m.  
Location:  
Pleasanton Township Hall,  
8958 Lumley Rd  
Township Clerk Telephone:  
231-864-3238

Comments concerning the master plan, oral and written, from all interested citizens will be considered. Each community will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon one weeks' notice to the Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the community using the telephone number listed for that community.

## 030 Special Notices

# LOOK

### GREAT BUY!!

RUN your 15 word  
Item For Sale ad  
for **3 days** in the  
**Manistee News  
Advocate**  
for just  
**\$7**

Item must be under \$300  
and price must be included  
in your ad. 1 ITEM PER AD!!

Add the  
**West Shore Shoppers'  
Guide** for an extra  
**\$3 per week!!**

For more info  
call **Diana or Nikki**  
at **398-3119**

All ads must be prepaid

## STATE OF MICHIGAN 19TH JUDICIAL CIRCUIT MANISTEE COUNTY PUBLICATION AND NOTICE OF FRIEND OF THE COURT ANNUAL STATUTORY REVIEW PUBLIC NOTICE

Annual Review of Performance  
Record of the Manistee County  
Friend of the Court.

Under Michigan law, the chief circuit judge annually reviews the performance record of the Friend of the Court. The review will be conducted on or about July 28, 2014. This review is limited by law to the following criteria: whether the Friend of the Court is guilty of misconduct, neglect of statutory duty, or failure to carry out the written orders of the court relative to a statutory duty; whether the purposes of the Friend of the Court Act are being met; and whether the duties of the Friend of the Court are being carried out in a manner that reflects the needs of the community. Members of the public may submit written comments to the chief judge relating to these criteria by July 21, 2014. Send your written comments, with your name and address, to: Hon. James M. Batzer, 19th Judicial Circuit, P.O. Box 484, Manistee MI 49660

June 9, 10, 13, 14, 16, 2014

## SPECIAL SALES

### MANISTEE AREA PUBLIC SCHOOLS COMPUTER HARDWARE SALE

Manistee Area Public Schools will be selling some computer hardware **Monday, June 16, 2014, from 9 a.m. to 3 p.m. in the Media Center of the Manistee Middle/High School, 525 Twelfth Street, Manistee, MI.** The following hardware will be for sale:

- A large quantity (500+) of Apple MacBook (13-inch Mid 2010). 2.4 Ghz Intel Core 2 Duo, 4GB RAM, 250GB HD. **\$365**
- 35 - Apple Macbook Pro (13-inch Early 2011). 2.3 Ghz Intel Core i5, 4GB RAM, 320GB HD. **\$450**
- Approx. 100 - Dell Latitude E5400. A mix of 2Ghz Intel

## 030 Special Notices

Core2 Duo, 2GB RAM, 80GB HD. Windows 7 Pro. **\$70.**  
• Approx. 100 - Dell Latitude E5400. A mix of 2.26 Ghz Intel Core2 Duo, 3GB RAM, 150GB HD. Windows 7 Pro. **\$80**  
• 17" LCD monitors. **\$20**

*All hardware is sold in "as is" condition with no warranty or support.* Macs come with Lion installed but can be upgraded for free to Mavericks via the Apple App Store. Cash and credit cards accepted. Credit cards will be assessed a 3% processing fee.

## 050 Help Wanted

**BEST DRUG REHABILITATION** is currently hiring for the following positions:  
• Female Security Guard  
• Female Patient Control  
• Maintenance/Janitorial  
• RN/LPN  
• Filing Clerk/Data Entry

Please apply in person M-F 9 am to 4 pm at 300 Care Center Drive. Offering on the spot interviews. Applicants must be able to pass drug screening and background check. EOE

**OPEN ROUTES  
SHOPPER Guide  
walking routes  
in Manistee**  
**Immediate Opportunity  
Weekend Delivery  
Great for exercise or  
as a summer job!**  
**Apply in person at**

**NEWS ADVOCATE**  
75 Maple Street

## CHILD FAMILY SPECIALIST/BENZIE

Early Head Start 40hrs/wk, 52 wks/yr. \$13.97/hr. Preferred: Bachelors Degree and experience working with the birth-three age group. Applicant must have a strength-based approach working with families; commitment to confidentiality; strong computer skills; ability to be a strong team player. EOE  
Please submit Letter of Interest and Resume by 6/16 to: [programsupport@nmcaa.net](mailto:programsupport@nmcaa.net)

## DIRECT CARE WORKERS

Full time, part time sub positions needed in Manistee, Bear Lake, Onkama, and Benzonia area. Contact (231)882-7671 or (231)889-3657. Moore Living Connections.

## SUMMER EMPLOYMENT

2 Positions - Building Trades/Forestry (firewood) Assistant and Cook/Maintenance supervise, teach, & complete projects with youth crew at Beaver Island Historic Light-house.

Employment by Northwest Michigan Works, Inc. Approx. 7 wks, July - August. Must enjoy supervising, teaching, working & living w/youth ages 18-21, M-F overnight rustic camp setting. No weekends, experience helpful. Wage + Room & Board + transportation. Interested persons should submit a letter of interest and resume to Ken Roehling @ 1209 S. Garfield Rd., Suite C., Traverse City, MI 49686 or call 231-922-3756 for assistance.

## 050 Help Wanted

### MOORE LIVING CONNECTIONS JOB FAIR!

Moore Living Connections is committed to providing superior support and care to our fellow community members with developmental disabilities.

**IMMEDIATE INTERVIEWS!  
FULL TIME POSITIONS  
IN BENZIE COUNTY!  
JUNE 16, 2014  
9AM-5PM**

**MANISTEE OFFICE  
238 PARKDALE AVE.  
MANISTEE**

If you are interested in working with great people and with a great company, please apply!

Must have a high school diploma/GED and valid Michigan driver's license.

**Please contact  
Sue Clements  
at 231-882-7671**



**PART TIME  
FRONT DESK  
&  
HOUSEKEEPERS**

Apply Within Between  
7am-3pm, Mon-Fri  
at Super 8, Manistee  
220 Arthur Street  
US 31 N.  
398-8888

## PSYCHOLOGIST 9-P11

The Michigan Department of Corrections is accepting applications for Psychologist positions in Manistee and Kingsley, MI. The pay range is \$20.45 to \$35.95 an hour. The State of Michigan offers a wide range of benefits: health, vision, dental and 401K. Candidates must pass a pre-employment physical, drug screen, TB test and criminal history check. Candidates must possess a Michigan Limited or Full License.

To apply for this position please submit your application on the following website:

<http://agency.governmentjobs.com/michigan/default.cfm>

A Drug Free and Equal Opportunity Employer

## QUALIFIED HOUSEKEEPERS NEEDED

to clean vacation rentals. Prior cleaning experience and reliable transportation a must. Drop resume off at 113 Maple Street, Manistee or email one to: [rentals@ilovemanistee.com](mailto:rentals@ilovemanistee.com)

## WRITER WANTED:

**THE Benzie County Record Patriot is looking for a stringer writer to help preview and cover local events this summer. Must be able to work well on a deadline and independently. Photography skills are a plus. Send resumes and writing samples to  
Editor Michelle Graves  
[mgraves@pioneergroup.com](mailto:mgraves@pioneergroup.com)  
or mail to 75 Maple St.  
Manistee, MI 49660.**



Meet  
**Holly &  
Missy**



Holly and Missy are seven year old lab mixes. These super sweet girls love to go for walks with the volunteers, they have great personalities and always have a smile on their face! They have a special adoption fee of just \$75 each.

**Homeward Bound  
(231)723-PETS**

# SUDOKU

THE SAMURAI OF PUZZLES By The Mephram Group

6		3	4			2		
			2	8		6	4	7
				9				
		2	7					
1								8
						1	4	
					4			
8	7	6	2		3			
		5			8	3		2

## Level:

1 2  
3 4

Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit, 1 to 9. For strategies on how to solve Sudoku, visit [www.sudoku.org.uk](http://www.sudoku.org.uk)

## SOLUTION TO SATURDAY'S PUZZLE

3	5	6	2	9	1	7	8	4
8	7	2	5	4	6	1	9	3
1	4	9	3	7	8	2	6	5
6	8	7	1	2	3	5	4	9
4	3	1	9	8	5	6	7	2
2	9	5	4	6	7	8	3	1
5	6	4	8	1	9	3	2	7
7	2	3	6	5	4	9	1	8
9	1	8	7	3	2	4	5	6

6/16/14

© 2014 The Mephram Group. Distributed by Tribune Content Agency. All rights reserved.

## SPONSORED BY



14093 Caberfae Hwy., Wellston

**We just SOLD Another One!**



(231)723-6100  
(231)889-0341  
Open 7 days/week

We were involved in the sale of this property and we'd be happy to help you sell your property too!

[www.c21boardwalk.com](http://www.c21boardwalk.com)

## ASTROLOGY

MONDAY, JUNE 16, 2014

**GEMINI** (May 21-June 20) — Ignore anyone making derogatory comments. It's your turn to be in the limelight. Someone with similar views will be interested in you personally and professionally.

**CANCER** (June 21-July 22) — Get together with friends or relatives and figure out how to care for a loved one who needs assistance. Sharing responsibilities will help you develop greater respect for each other.

**LEO** (July 23-Aug. 22) — If you are faced with opposition, consider that it could be your fault. Your intentions may be good, but if you are too aggressive or demanding, you only create friction. Diplomacy will be required.

**VIRGO** (Aug. 23-Sept. 22) — Implementing a new nutritional regimen into your daily routine will have health benefits if you practice moderation and monitor the results until you reach a perfect balance.

**LIBRA** (Sept. 23-Oct. 23) — Take time out to socialize and nurture your personal dreams, hopes and wishes. If you are

single, mingle, and if you are part of a couple, plan a romantic evening.

**SCORPIO** (Oct. 24-Nov. 22) — You can't please everyone, so do what you can to satisfy your own needs. Don't fall prey to guilt being directed at you by others. Updating your image will give you a positive boost.

**SAGITTARIUS** (Nov. 23-Dec. 21) — If you are unclear about what is happening around you, get involved. Check out the doings at your local community center, or sign up for a special-interest course.

**CAPRICORN** (Dec. 22-Jan. 19) — Don't give up on your dreams. Success doesn't happen by accident. Be prepared to work hard and make the changes needed to fulfill your ideals.

**AQUARIUS** (Jan. 20-Feb. 19) — Don't have any qualms about and colleagues. Networking is an speaking your mind. You may excellent how receive some negative feedback, but trying to hide your feelings improvement. An alliance will won't help resolve a situation that is develop with someone you meet.

**PISCES** (Feb. 20-March 20) — Be a participant, not a spectator. Rumors and gossip will spread Get into the spirit of the moment and like wildfire. Don't repeat or believe agree to take on a new challenge. what you hear. Your intuition will Having the right attitude is just as help you decide how to handle vital as the skills you possess.



**BERNICE BEDE O SOL**  
**Horoscope**

what's happening and what to do

**ARIES** (March 21-April 19)

Run your ideas by your peers and colleagues. Networking is an speaking your mind. You may excellent how receive some negative feedback, but trying to hide your feelings improvement. An alliance will won't help resolve a situation that is develop with someone you meet.

**TAURUS** (April 20-May 20)

Be a participant, not a spectator. Rumors and gossip will spread Get into the spirit of the moment and like wildfire. Don't repeat or believe agree to take on a new challenge. what you hear. Your intuition will Having the right attitude is just as help you decide how to handle vital as the skills you possess.

## 050 Help Wanted

### RETAIL CLOTHING MOMENTUM

downtown Frankfort  
and Glen Arbor  
year-round & seasonal

Supervising Manager  
**\$29-37K**

Asst Managers &  
Sales Assoc  
**Great Pay + BONUS**

Type Frankfort location &  
position in subject field  
[momentumtcjobs@gmail.com](mailto:momentumtcjobs@gmail.com)

**TEAM ELMER'S IS** looking for RediMix drivers in the Manistee area. Qualifications include a CDL A or B with good driving record for past 5 years, proven ability to work with customers, and must pass physical and drug screen. Experienced preferred, full time position available. Please apply in person at 1200 Caberfae Hwy. Manistee, MI 49660.

## 110 For Rent

**FOR RENT, 2** bedroom, spacious, upstairs apartment. Completely redecorated, new carpeting. \$600 rent includes heat, water, stove & refrigerator. Call or text cellphone 231-563-3840 or call 723-9067.

## UPSTAIRS APARTMENT IN HOUSE FOR RENT-

2BR, partially furnished, water/garbage included. \$475/mo.

1020-1/2 Ramsdell, Manistee.

231-723-7002

## NORTHSIDE

2BR 2ND floor.

Knotty pine panel, quiet only  
References and deposit  
\$445/mo plus utilities  
(231)633-9974

## PUBLISHER'S NOTICE

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper are available on an equal opportunity basis. To complain of discrimination, call HUD toll-free at 1(800)669-9777. The toll-free telephone number for the hearing

Impaired is  
1(800)927-9275



## SEASONAL MARINA

**RIVERSIDE Motel & Marina**

Includes pool, bath, picnic, barbeque, and 30'.  
\$1000  
231-723-3554

## 170 Items for Sale

### RASPBERRY PLANTS FOR

sale. \$1/shoot.  
Call Joan at (231)723-3846



**SOLID OAK ROCKING** chair  
in good condition.  
\$75.00

Getting ready for garage sale  
so watch for more furniture.  
Call 398-3115 to set up appt  
to see (in Manistee).



### VINTAGE (1950) RADIO

Flyer Wagon.  
\$125.00 or reasonable offer.  
(231)398-3115  
See in Manistee

# GARAGE SALE

## FOUNTAIN

6/18 - 6/23.  
4855 N. Benson Rd.  
8am - 4pm.  
Rain or Shine.  
400 pieces of Nippon  
Geisha Girl Porcelain,  
Nortake China, Lenox  
crystal, antiques, books,  
electronics, luggage,  
linens, many household  
items.  
\*\*\*\*\*



999 LEGALS

section; thence, along the East line of said Southwest 1/4 of the Southwest 1/4 N 00 degrees 23 minutes 43 seconds E, 224.81 feet (recorded as 225.00 feet) to the Point of Beginning, said point beginning on the South line of a parcel previously staked and recorded in Liber 211 Page 683, Benzie County Records; thence, along said South line, N 89 degrees 11 minutes 29 seconds W, 271.67 feet; thence N 00 degrees 23 minutes 39 seconds E, 390.05 feet to a point on the extension of the South line of a parcel previously surveyed and recorded in Liber 291, Page 350, Benzie County Records; thence, along said South line extension and said South line, S 89 degrees 28 minutes 43 seconds E, 366.80 feet to the center line of US-3 1; thence, along said centerline, along the arc of a curve to the right (R=1432.39 feet, 1=15 degrees 43 minutes 50 seconds, Chord S 00 degrees 47 minutes 59 seconds E, 392.03 feet) a distance of 393.26 feet to the South line of said parcel previously recorded in Liber 211, Page 683; thence, along said South Line, N89 degrees 11 minutes 29 seconds W, 103.30 feet to the Point of Beginning.

**EXCEPT: The Southerly 18 rods lying West of US 31 in the Southeast 1/4 of the Southwest 1/4 of Section 13, Town 26 North, Range 15 West.** The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

**Dated: June 4, 2014**  
**For more information, please call:**  
**FC H (248) 593-1300**  
**Trott & Trott, P.C.**  
**Attorneys For Servicer**  
**31440 Northwestern Hwy**  
**Ste 200**  
**Farmington Hills, Michigan**  
**48334-5422**  
**File #440701F01**  
**June 4, 11, 18, 25, 2014**

**NOTICE OF MORTGAGE FORECLOSURE SALE**  
**THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT THE NUMBER BELOW IF YOU ARE IN ACTIVE MILITARY DUTY.**  
**ATTN PURCHASERS:** This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest.

**MORTGAGE SALE** - Default has been made in the conditions of a mortgage made by Gregory L. Brice, a single person, original mortgagor(s), to National City Mortgage a Division of National City Bank, Mortgagee, dated October 2, 2006, and recorded on October 10, 2006 in instrument 2006R05649, in Benzie county records, Michigan, and assigned by mesne assignments to U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC2 as assignee as documented by an assignment dated May 28, 2014 , on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Fifty-Nine Thousand Four Hundred Eighty-Five and 15/100 Dollars (\$159,485.15).

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue, at the place of

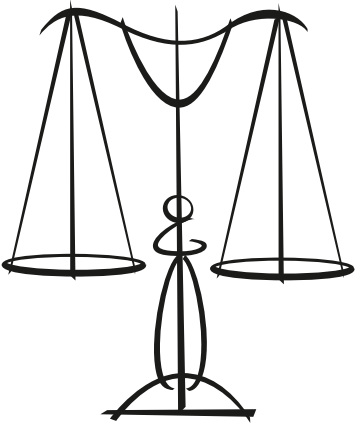
999 LEGALS

holding the circuit court within Benzie County, at 10:00 AM, on July 16, 2014.

Said premises are situated in Township of Platte, Benzie County, Michigan, and are described as: **165 feet East and West by 264 feet North and South in the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 16, Town 27 North, Range 14 West**

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

**Dated: June 18, 2014**  
**For more information, please call:**  
**FC X (248) 593-1302**  
**Trott & Trott, P.C.**  
**Attorneys For Servicer**  
**31440 Northwestern Hwy**  
**Ste 200**  
**Farmington Hills, Michigan 48334-5422**  
**File #431634F01**  
**June 18, 25, 2014**  
**July 2, 9, 2014**



999 LEGALS

MEETINGS/HEARINGS

**PUBLIC HEARING NOTICE**  
**COMMUNITY MASTER PLAN**

PLEASE TAKE NOTICE that the Master Plans for Bear Lake Township and Pleasanton Township have been submitted for public comment to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the respective Planning Commissions hereby welcome public comment on the Master Plan. A copy of the Master Plan is available at each Township Hall, or is available on the web at [www.lakeistoland.org](http://www.lakeistoland.org) (click on the community name).

**Bear Lake Township**  
Date: Tuesday, July 8, 2014  
Time: 6:45 p.m.  
Location: Bear Lake Township Hall, 7771 Lake Street  
Township Clerk Telephone: 231-864-2360, ext. 10

**Pleasanton Township**  
Date: Thursday, September 4, 2014  
Time: 7 p.m.  
Location: Pleasanton Township Hall, 8958 Lumley Rd  
Township Clerk Telephone: 231-864-3238

Comments concerning the master plan, oral and written, from all interested citizens will be considered. Each community will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon one weeks' notice to the Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the community using the telephone number listed for that community.

**June 18, 2014**



**AUTO REPAIR**

**AUTO REPAIR: BENZIE AUTOMOTIVE.** Complete Auto Parts & Repairs We service Domestic/foreign cars, Trucks. Engine overhaul. Transmissions, brakes, exhaust systems, etc. Wholesale/retail auto parts, machine shop, Mufflers come w/lifetime warranty. 25% off Exhaust Struts, Brake Parts, Welding Supplies & Gasses. We are between Elberta & Arcadia just off M22 2156 Herring Road. 231-352-9012, 231-352-7048

**POWER WASHING**

**PRESSURE WASHING & WINDOW CLEANING**  
Residential, Commercial  
Gutter Cleaning  
Cleaning from the roof down  
Deck cleaning & staining  
Log homes: cleaning & staining  
**All Bright Pressure Washing**  
[www.allbrightpressurewashing.com](http://www.allbrightpressurewashing.com)  
**(231)670-4047**

**AFFORDABLE EXTERIOR SOLUTIONS**  
**POWER** washing homes, decks, driveways, walkways, and retaining walls. You name it, we can clean it. Offering free estimates.  
(231)871-1602  
(231)709-9417  
Affordableexteriorsolutions@gmail.com

**COMPUTER SERVICES**

**COMPUTER / WEB SITE SERVICES**  
Consulting, technical support, & training for Macintosh & Windows computers & the Internet, featuring on-site service. Annual computer tune-ups. Custom and mobile Web sites and domain services.  
Jim Stamm, ATI Consulting  
882-5673, [www.atic.biz](http://www.atic.biz)

**PAINT/RESTORATION SVCS**

**DID YOU KNOW THAT: "OLEN'S TALK OF THE TOWN PAINTING"**

**Offers**

- Interior Painting
- Exterior Painting
- Powerwashing
- Free Estimates
- Professional Service

Call 231-299-4934 or 231-301-1415  
[talkofthetownpainting@hotmail.com](mailto:talkofthetownpainting@hotmail.com)  
Facebook.com/Olens.Painting

**WINDOWS**

**FACTORY DIRECT VINYL REPLACEMENT WINDOWS**  
Installation available

**Call today for a free estimate**  
**231-378-2936**  
**Email Tyson**  
**Tyson@cbssolar.com**  
**Visit our website at**  
**[www.cbssolar.com](http://www.cbssolar.com)**  
**MI Saves financing available starting at 4.9% interest**

**YOUR BUSINESS HERE! IN COLOR!**  
**CALL TODAY (231) 352-9659**

*Family-Owned, Michigan-Based Real Estate Company Since 1929*

**RealEstateOne.com**

**231-882-4449 231-352-4449**

**57 N. Michigan Ave., Beulah 323 Main St., Frankfort**

*OFFICES IN TRAVERSE CITY • BELLAIRE • ELK RAPIDS • EMPIRE • CHARLEVOIX*

PURE MICHIGAN

**COMMERCIAL**

**COMMERCIAL** - 8.59 ACRES. All buildings including all 3 homes, outbuildings, warehouse & retail store, brooks, ponds & waterfalls. **(1722326) \$989,000**  
Jon Dayton, 620-2683

**COMMERCIAL**

**FRANKFORT COMMERCIAL** Attractive, well insulated 3,000 sq. ft. metal building ready for your business or storage. **(1741467) \$169,900**  
Dennis and Beth, 651-9407

**COMMERCIAL**

**BRING OFFER & TOOLS!** Bank-owned. US-31 frntg on 2.5 ac. 1600 sf comm bldg, 980 sf fixer home, 900 sf pole barn, 200 sf storage shed. Comm. bldg w/ updates & improvements. **(1779670) \$80,000**  
Kathy Neveu, 342-0921

**VACANT LAND**

**NEW** - Arcadia - Beautiful, buildable lot in sm town atmosphere. Walk to Lk. Mich. & Lk. Arcadia. Tennis, clubhouse, boat slip. \$75,000. (1784957) Bob Weisbrodt, 649-1122.

**NEW** - Beautiful wooded building lot in the city of Frankfort, a rare find. Close to Lake MI beaches and downtown. \$39,900. (17485560) Sandy Jackson, 317-697-8921.

Private 82' frontage on beautiful Crystal Lake. Two rental cottages on property but could be removed for newer home. \$425,000. (1779936) Bob Weisbrodt, 649-1122.

Eighty-acre parcel with the north branch of the Platte River running through it. Lots of deer and grouse. \$199,900. (1784278) Gary Gordon, 944-2575.

1000' on M-115 / 1000' on King Rd. zoned comm. Between Crystal Mtn & Benzonia. Wooded level bldg site, high visibility. Triangular corner lot. \$90,000. (1780569) Bob Weisbrodt, 649-1122.

20 acres, 95% hardwoods, center of Benzie Co. Old fire tower is one of the highest points in the county. \$75,000. (1775003) Bob Weisbrodt, 649-1122.

Crystal Lake access with 20 ft. shared frontage & 1-acre bldg. site. Fully wooded on south-facing hillside on N. shore. \$65,000+. (1749673-74-75) Bob Weisbrodt, 649-1122.

Building site (1.75 acre) near Herring Lakes, conservancy paths, Lake Michigan, Frankfort and Elberta. \$24,500. (1779265) Sharon McKinley, 645-8026.

Kaleva - Two wooded lots. Tall white pines grace this well-shaded, level lot with city water and natural gas. \$5,000. (1785391) Bob Weisbrodt, 649-1122.



17530  
Beckett & Raeder

# AFFIDAVIT OF PUBLICATION

## PUBLIC HEARING NOTICE

### Community Master Plans

PLEASE TAKE NOTICE that the Master Plans for Bear Lake Township and Pleasanton Township have been submitted for public comment to the interested entities as required under Section 41 of the Michigan Planning Enabling Act, and the respective Planning Commissions hereby welcome public comment on the Master Plan. A copy of the Master Plan is available at each Township Hall, or is available on the web at [www.lakestoland.org](http://www.lakestoland.org) (click on the community name).

#### Bear Lake Township

Date: Tuesday, July 8, 2014

Time: 6:45 p.m.

Location: Bear Lake Township Hall, 7771 Lake Street  
Township Clerk Telephone: 231-864-2360, ext. 10

#### Pleasanton Township

Date: Thursday, September 4, 2014

Time: 7 p.m.

Location: Pleasanton Township Hall, 8958 Lumley Rd  
Township Clerk Telephone: 231-864-3238

Comments concerning the master plan, oral and written, from all interested citizens will be considered.

Each community will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon one weeks notice to the Clerk. Individuals with disabilities requiring auxiliary aids or services should contact the community using the telephone number listed for that community.

June 15, 2014-1T

370445

STATE OF MICHIGAN  
County of Grand Traverse

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

06/15/2014

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

Subscribed and sworn to before  
this 16th of June, 2014 .

  
Dennis G. Thayer

Dennis G. Thayer  
Notary Public, State of MI  
County of Grand Traverse  
10/08/2016  
Acting in County of Grand Traverse



## MASTER PLAN INTERGOVERNMENTAL REVIEW COMPILED COMMENTS

### Plans reviewed:

*Arcadia Township  
Village of Bear Lake\*  
Bear Lake Township\*  
Blaine Township  
Crystal Lake Township  
Gilmore Township  
Village of Honor  
Joyfield Township  
Pleasanton Township*

### Review Period:

*December 23, 2013 – February 23, 2014  
\*March 26, 2014 – May 27, 2014*



TO: ALL  
FROM: MDOT

**Leah DuMouchel**

---

**From:** O'Donnell, Patty (MDOT)  
**Sent:** Tuesday, December 03, 2013 1:30 PM  
**To:** 'ldumouchel@bria.com'  
**Subject:** Land to Lakes Master Plans Review

Dear Ms. DuMouchel:

I have read the following master plans Transportation/Roads sections – they all look good. Here are some comments/changes:

1. For the overall Tab2 section: Page 27

With regards to M-22 and being a heritage route - it reads that all of M-22 is a heritage route. Can you please change the wording to say that the only section of M-22 that is a state designated heritage route/byway is within Leelanau County. There is no designation for M-22 in Benzie or Manistee Counties.

2. Arcadia Township Tab4: Page 7

The non-motorized map shows a pathway on M-22. Can you put on the legend that this is proposed or potential off-road pathway? MDOT cannot designate/sign the shoulders of trunklines as non-motorized pathways.

3. General Transportation: Was there any discussions regarding agricultural items/products, cottage industries, and home occupations and transportation issues?

Thank you for your time and consideration.

Sincerely,

***Patty O'Donnell***  
*Transportation Planner*  
***MDOT North Region***  
231-941-1986  
989-614-4229 (cell)  
[odonnellp@michigan.gov](mailto:odonnellp@michigan.gov)

Let MDOT know how we are doing, take our [Customer Satisfaction Survey](#).

TO: ALL  
FROM: BENZIE COUNTY

## Leah DuMouchel

---

**From:** Sharron May [themayfarm@gmail.com]  
**Sent:** Monday, February 24, 2014 1:45 AM  
**To:** Leah DuMouchel  
**Subject:** Lakes to Land Master Plan Comment: Participation and Intergovernmental Cooperation

To:  
Leah

Name:  
Sharron May

Email:  
[themayfarm@gmail.com](mailto:themayfarm@gmail.com)

Community:  
Crystal Lake Township

Subject:  
Participation and Intergovernmental Cooperation

Comment:  
I sat in on the deliberations of the County when they were reviewing Arcadia, Blaine, Crystal Lake, Gilmore, Joyfield and Pleasanton Master Plans. There were two valid discussion points that did not make it all the way into their recommendations.

1. Communities that rely on an adjoining municipality for their commercial, industrial density or infrastructure needs, should have a formal discussion with that community before including a statement to that effect into their Master Plans.
2. People participating in most of these Visioning Sessions and meetings seemed to be predominantly retirees and seasonal residents who do not represent the whole community.

It would be interesting to see a comparison of the demographics of the attendees compared to the township as a whole. In an effort to improve the process, perhaps a Toolkit might be developed that includes a checklist of targeted groups and some sample form letters. Fo example:  
an invitation to area High Schools including an explanation of the Master Plan process, timeline, and suggestion for U.S. Government class or National Honor Society award credits for attending/participating in the process or submitting comments.

Akismet Spam Check: passed  
Sent from (ip address): 198.228.228.157  
(akrmSPsrVz2ts115-dmz.mycingular.net)  
Date/Time: February 24, 2014 6:44 AM  
Coming from (referer):  
<http://www.lakestoland.org/master-plan-comment-form/>  
Using (user agent): Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_6\_8)  
AppleWebKit/534.59.10 (KHTML, like Gecko) Version/5.1.9  
Safari/534.59.10

TO: BENZIE COUNTY COMMUNITIES  
FROM: BENZIE COUNTY

**BENZIE COUNTY PLANNING COMMISSION**

**488 Court Place  
Beulah, MI. 49617  
www.benzieco.net**

Peg Minster, Chairperson  
Susan Zenker, Secretary  
Nena Bondarenko, Vice Chair

Don Tanner  
Glen Rineer  
Lori Hill

BECKETT &

FEB 24 2014

RAEDER INC.

February 13, 2014

John Iacoangeli  
Beckett & Raeder, Inc.  
535 W. William St. #101  
Ann Arbor MI 48103

Dear Mr. Iacoangeli:

The Benzie County Planning Commission has been working diligently on reviewing the 7 master plans for municipalities in Benzie and Manistee Counties through the Lakes to Land initiative. The first part of each master plan is a wonderful compilation of the histories and demographics of each county. We think find this to be very informative and an excellent beginning to the master plans.

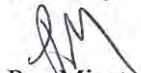
However, two issues have occurred to us in the reading of these first (approximately 120) pages.

1. Page C-75 Key strategies for Benzie County 2020 comprehensive plan: We recommend wording changes for some of the sentences. (See enclosures)
2. Table 2.58 is a direct comparison of Manistee County goals and Benzie County principles and strategies. Given that the basic premise behind the two county's master plans are fundamentally different in nature, we recommend that these pages be configured differently in the text so as not to appear to be a comparison of the counties, but to describe what each county looks at as important features of their respective master plans. Furthermore, we suggest pages which delineate Manistee County goals broken down by topic (as they appear now) and then a page or two for the Benzie County strategies as they relate to the fundamental principles laid out in our master plan.

We do understand this has been a major undertaking for the municipalities and for your firm. The resulting document is an excellent representation both of the work done so far, as well as what needs to be addressed in the future. Enclosed you will find excerpts from our 2020 Benzie County master plan that details our principles and strategies. These are also available on our website. We also feel, as the Benzie County Planning Commission, that we should reflect the perspective of our county as accurately as possible to anyone who reads these master plans. Changing these two items would help the reader understand our master plan as originally intended.

Thank you for your consideration.

Sincerely,



Peg Minster, Chairperson  
Benzie County Planning Commission  
[skihel@aol.com](mailto:skihel@aol.com)  
231-357-7145

Enclosures

cc: Township of Blaine  
Township of Gilmore  
Township of Joyfield

Township of Crystal Lake  
Village of Honor

Township of Pleasanton  
Township of Arcadia



These are the suggested wording changes as mentioned in the letter. The wording in brackets is what the Benzie County Planning Commission is requesting be changed. Please see Tab 2 Key Strategies, page C-75 of the Lakes to Land Regional Initiative Master Plan.

-As written;

\*The Benzie Co. Master Plan has a growth management focus. Policies are geared toward defining land use development patterns and practices guiding new development and services to specific areas of the County {in order to stop urban sprawl and maintain a rural scenic character.} Benzie Co. Master Plan focuses on regional land use planning, emphasizing land use patterns and policy for the county as a whole regardless of individual municipal boundary lines.

Requested change;

... in order to manage development and maintain a rural scenic character.

-As written;

\*Benzie Co. Master Plan focuses on regional land use planning, emphasizing land use patterns and policy [ for the county as a whole regardless of individual municipal boundary lines.]

Requested change;

... for the county as a whole, while promoting integration of municipal boundary lines.

-As written;

\*Economic development, character, transportation, land use issues, natural resources, and environmental protection are topics that are encompassed within the scope of where and how to place development within the County, utilize the transportation system efficiently and install infrastructure improvements that builds on exiting systems. Efficiencies in land use patterns and services are key components to the success of the plan.

Requested addition;

\*Economic development, character, transportation, land use issues, natural resources, and environmental protection are topics that are encompassed within the scope of where and how to place development within the County, utilize the transportation system efficiently and install infrastructure improvements that builds on exiting systems. Efficiencies in land use patterns and services are key components to the success of the plan. Benzie County maintains a Recreation and Cultural Plan within the county.

## GOALS, OBJECTIVES AND ACTIONS

### Goal:

**Agriculture remains a viable business in Benzie County.**

### Objectives:

- A task force of agriculture and other stakeholders develop a regional Agricultural Economy Plan to maintain and strengthen agricultural activity in the County and region.
- Farms do not lose profitability due to high property taxes.
- Farms can pass to heirs without the financial penalty of high inheritance taxes and without increasing the taxable value of the land.
- A task force of agriculture and other stakeholders develop an Agriculture and Open Space Preservation Plan (more detailed than this portion of the Comprehensive Plan) for the preservation of farmland and open space.
- A task force of agriculture and other stakeholders develop a program to provide educational opportunities for citizens in the County and region about the importance of agriculture and rights of farmers.
- Large blocks of agricultural lands are enrolled in agriculture security zones, purchase and transfer of development rights programs and PA 116. (See - page 17)
- Public sewer and water are not extended into agricultural areas where there are large, contiguous blocks of productive soils or working farms.
- Local Master Plans and Zoning Ordinances will not promote conversion of land from agriculture to other uses, nor view farmland only as a holding zone for some more intensive future use.
- Productive and potentially productive agriculture lands are zoned to protect agriculture and open space with such tools as density zoning, clustering and conservation subdivisions.
- Farmers are provided with a range of options (like purchase and transfer of development rights) that allow them to capture the development value of the land, without having to sell it for development purposes.

### Actions:

- To the extent permitted by law, the County coordinates with local governments to assess the value of agricultural lands on a current activity use basis, not assigning residential as the highest and best use.
- The County actively lobbys for federal trade practices that don't undermine local farmers.
- The County actively lobbys for changes in state laws dealing with taxable value of farmland, including inheritance taxes, transfer fees, designation of residential as the highest and best use and other tax laws and policies hindering preservation of farms.
- Local governments support applications of agricultural land owners to enroll in agricultural land preservation programs such as PA 116 and PDR.

- The County works with local governments to plan sewer and water extensions that guide development to non-agricultural lands.
- The County actively supports legislation to develop and adequately fund an agriculture preservation trust fund, and enact agricultural security districts and transfer of development rights programs.
- The County coordinates agricultural protection zoning among the townships, including density zoning; cluster housing regulations and zoning to permit agriculture processing facilities within agriculture zones.
- The MSU Extension Service provides homebuyers near agricultural properties with educational materials regarding right-to-farm laws and the common characteristics of modern day agriculture.
- The County actively supports increased levels of funding for agricultural research and extension programs.
- The County and local governments participate with agricultural interests in a task force to develop an Agriculture Economy Plan (or as a portion of a general economic development plan for the County) to maintain and strengthen agriculture in the County and the region.
- The County and local governments participate with agricultural interests and citizens in a task force to develop an Agriculture and Open Space Preservation Plan to preserve agricultural and open space lands in the County.
- The County and local governments develop and adopt a common set of zoning regulations to fairly regulate concentrated feeding operations in a way that protects the environment, and minimizes nuisance odors.
- The County actively lobbys for state rules to allocated portions of fees to protect farming, such as a portion of hunting licenses to fund deer-proof fencing for farms.

**Goal:**

**Open space is preserved where farms cease operation.**

**Objectives:**

- An Agriculture and Open Space Preservation Plan provides tools for the acquisition of development rights or title to farms of willing sellers that are also key open space parcels.
- Open space is retained on farms that are converted to residential, recreational (golf courses, game preserves, etc.) or other uses.

**Actions:**

- With the guidance of the County Planning Commission, agriculture interests, local jurisdictions and other citizens will develop a County-wide Agriculture and Open Space Preservation Plan. This Plan will prioritize lands for open space preservation, identify and implement tools for acquisition of title or development rights from willing sellers and set up funding mechanisms for implementation.

- Design guidelines are developed and promoted by the County Planning Commission that illustrate how to protect open space values on properties that change from agricultural use to residential or another use. An example is the **Grand Traverse Bay Region Development Guidebook** that illustrates a preferred development approach that protects scenic quality, open space, water quality and sensitive environments.

**Goal:**

**Farming operations continue without harm to the environment.**

**Objectives:**

- Concentrated feedlot operations and pastured animals do not pollute ground or surface waters with sediments or nutrients.
- New concentrated feeding operations are sited and managed to minimize impacts on residences and waterways within the area.
- Croplands do not pollute surface waters with sediments, nutrients or pesticides.
- Agricultural operations use the most practical environmentally sensitive pest control methods available. This would also apply to land uses with similar characteristics to agricultural operations, such as golf courses, Christmas tree farms, large parks, government and school grounds.
- Where appropriate and practical, farms are enrolled in conservation or wetland reserve programs, such as the Wildlife Habitat Incentives Program (WHIP) at the Farm Service Agency.

**Actions:**

- County Soil and Water Conservation District and MSU Extension staff will work with feedlot owners to help them conform to accepted agricultural best management practices for concentrated livestock feeding operations.
- County conservation and MSU Extension staff will work with cropland and orchard owners to help them conform to accepted agricultural best management practices.
- The drain commissioner, Health Department and the County Soil Conservation District will monitor water quality adjacent to confined livestock feeding lots and croplands.
- The Natural Resources Conservation Service will work with local land owners to educate about, and help enroll in, various conservation reserve programs as appropriate.
- Future County/Township zoning regulations and site plan review standards will maintain separation and buffering between residences and farm operations.
- Residential pesticide users will follow the same guidelines and regulations as adjacent farm operations.
- With the help of the Farm Services Agency, the County will monitor residential well water quality in residential areas adjacent to farms.

- Establish workable buffer and setback requirements between agricultural operations and water bodies and between residences and water bodies, in conjunction with watershed studies of Benzie County rivers and lakes. Work with the Natural Resources Conservation Service to help find funding for this.
- The Soil Conservation District, Drain Commissioner and Health Department will work with the County Prosecutor to enforce existing environmental laws pertaining to residential, commercial, industrial and agricultural pollution.



## GOALS AND OBJECTIVES

The following goals and objectives were developed following the community visioning session in 1996 and revised according to discussions of the Jobs and Economic Development Subcommittee in 1997. This is a more formal and expanded presentation of the key concepts discussed above.

### GOAL 1:

#### **BENZIE COUNTY HAS A SUSTAINABLE, GROWING AND DIVERSIFIED ECONOMY LINKED TO REGIONAL GROWTH.**

##### **Objectives:**

- Develop new methods of financing for business and industry investment within the County.
- Cooperate with regional economic development initiatives to strengthen the industrial sector of the County economy.
- Coordinate activities among jurisdictions in the County to promote a positive and strong image for Benzie County communities.
- Encourage redevelopment of the underutilized and vacant industrial areas by 2020 where compatible with adopted land use plans.
- Ensure that new economic development occurs in such a way that environmental harm does not result.
- Continue to upgrade and enhance the County's transportation and infrastructure system to satisfy the needs of business and industry in a cost effective manner.
- Create a technologically advanced business climate to support and attract a wider variety of businesses.
- Strengthen support for compatible tourism related development in planned locations.
- Locate new businesses and industries in places where adequate public services are already available.
- Plan for the extension of public sewer and public water to areas where those services can be efficiently provided.
- Include buffering standards in zoning ordinances to minimize negative impacts on abutting property.

##### **Actions:**

- *The Benzie County Board of Commissioners, the Benzie County Economic Development Corporation and the Benzie County Chamber of Commerce will jointly support an economic development person to actively promote existing businesses and new business development in the County and facilitate financing for expansion of existing business and infrastructure in the County.*
- *The Benzie County Board of Commissioners, the Benzie County Economic Development Corporation and the Benzie County Chamber of Commerce will actively promote existing, available commercial and industrial sites already serviced by public sewer and water.*
- *The Benzie County Board of Commissioners, the Benzie County Economic Development Corporation and the Benzie County Chamber of Commerce will jointly support an economic development person to actively promote existing*

- *The Benzie County Economic Development Corporation will balance its efforts to include both business retention and new business attraction.*
- *The Benzie County Chamber of Commerce will, in cooperation with health organizations and insurance providers in the region, seek establishment of a County or regional, group health insurance program to serve seasonal and part-time workers and their families.*
- *Local businesses will develop mentoring programs to cultivate long-term commitments between employers and employees that include educational opportunities.*

### **GOAL 3:**

#### **AGRICULTURAL BUSINESSES REMAIN HEALTHY IN BENZIE COUNTY.**

##### **Objectives:**

- *Encourage the retention of agricultural lands as active farms and orchards.*
- *Encourage the retention and development of agricultural support businesses.*
- *Promote Benzie County agricultural businesses.*

##### **Actions:**

- *Benzie County Chamber and other stakeholder organizations will support and promote purchase and transfer of development rights programs of agricultural lands within Benzie County.*
- *MSU Extension will provide educational programs to farmers and others regarding purchase and transfer of development rights.*
- *MSU Extension will work with individual jurisdictions to identify prime agricultural lands, identify suitable agricultural protection strategies and encourage adoption of those strategies.*
- *The Benzie County Planning Commission and Board of Commissioners, and the Benzie County Road Commission will implement transportation and other improvements that facilitate the movement of agricultural goods within the County and the region.*
- *The Frankfort Chamber of Commerce and the Benzie County Chamber of Commerce will help promote agricultural products grown in Benzie County.*

## Income

A low income level is a major concern for the County. A general consensus is that it is hard to earn a living wage in Benzie County. Many of the people who can afford to live in the County don't work in the County. Many of the rest have income sources independent of the County -- they are either retired or they only have a second home in the County and work down state or in another state.

Incomes in Benzie County are below State averages as recorded in the 1990 census. The median household income in Benzie County was \$21,577 in 1989, a 60.9% increase over 1979. This compares to a \$31,020 median household income for Michigan in 1989, a 61.4% increase over 1979. Per capita income in Benzie County was \$10,415 in 1989, compared to \$14,154 in Michigan.

With the exception of a few northern lower peninsula counties, median household income in the region is lower than in the southern lower peninsula. Median household income for Benzie County was higher than Manistee County but lower than Leelanau and Grand Traverse Counties.

Wages for employees range from the average starting rate of \$5 per hour for a trainee to \$11.90 per hour for an arc welder and the average maximum wage rate ranges from \$6.76 for a tool clerk to \$13.85 for an arc welder. See Table 1. While these are favorable rates for businesses, they are low rates for supporting a family.

Average weekly wages were \$307.22 in Benzie County in 1995, according to the MESC, 1996. This is lower than the State average of \$585.52, about the same as in Leelanau County (\$308.45) and substantially below that of Grand Traverse County (\$490.83).

Anecdotal reports are that businesses have to pay more than McDonalds in order to attract workers. As of 1997, that was above \$5.00 per hour. Other reports are that light industrial companies can't pay as much as those in the Traverse City area. This makes it difficult to get workers when businesses and agencies do not have the latitude to pay higher wages.

The median effective buying power of Benzie County residents was \$22,897 in 1995, substantially below the State median of \$33,109. This is according to the **1995 Survey of Buying Power by Sales & Marketing Management**. Effective buying power is defined as the money income less personal tax and non-tax payments and is commonly referred to as disposable or after-tax income. Leelanau and Grand Traverse Counties were close to the State average, with median effective buying incomes of \$32,994 and \$33,384, respectively.

Those receiving Social Security Benefits in Benzie County in 1990 were 2,730 persons. This is 22% of the total population. In 1991, 231 persons were receiving Supplemental Security Income.

**The Quality of Life Index for the Grand Traverse Region: A Community Report Card, 1996**, surveyed employer-provided retirement benefits, among other factors. Among employed persons in Benzie County, 60% have retirement benefits provided

## GOALS AND OBJECTIVES RELATED TO TRANSPORTATION

The following goals and objectives related to transportation are based on the results of the six futuring meetings and discussions by the Transportation Subcommittee. Other goals and objectives may be added to address the key transportation issues in the County.

### **Goal 1:**

**Ensure basic mobility for all Benzie County citizens by, at a minimum, ensuring safe, efficient and economical access to employment, education opportunities and essential services through well-maintained and upgraded roads and non-motorized routes.**

### **Objectives:**

- Improve the safety and efficiency of the County's existing and future road system.
- Provide needed repairs to the County's road system.
- Seek funding to provide preventative maintenance to County roads.
- Develop community support for funding levels adequate to provide for road and bridge repairs and improvements.

### **Action Strategies:**

- Encourage with letters and by resolutions, State legislators and the Governor to support an increase in funding to support adequate maintenance of State, County and local roads, including raising the gasoline tax, if necessary.
- Educate citizens on what gasoline taxes are, how they are collected, how they are allocated and what can be accomplished with the funds.
- A maintenance strategy, including spending priorities, should be developed for County roads.
- The County Road Commission should establish a citizens advisory committee to explore the need and implementation of a millage for Road Commission operation and maintenance of the County road system, if the State does not quickly resolve the road financing issues.
- When funding permits, reestablish the County "Needs Study" and a selection methodology for major improvements and new construction of County Roads. (Note that the County has no control over State roads and the County bases its improvements on what the townships and private interests can contribute to the projects and the only new construction in the foreseeable future will be that built by developers in new subdivisions).
- Participate with the National Park Service and the Michigan Department of Natural Resources in identifying appropriate 2-track roads that should be retained on State and Federal lands where not injurious to sensitive lands or water resources, and where they do not duplicate existing access.

**Goal 2:****Provide adequate intermodal links to regional transportation systems.****Objectives:**

- Develop and maintain an adequate transportation system, including automobile, air, deep water port, sidewalks and bike paths in city and village centers and trails.
- Support transit systems to meet the needs of senior citizens, low and moderate income workers and businesses dependent on mobility of the workforce.
- Develop multi-modal commuter lots within Benzie County for commuters with destinations in Grand Traverse, Wexford, Manistee and Leelanau Counties.
- Identify and improve pedestrian and bike routes.

**Action Strategies:**

See Goal 1 plus:

- Educate citizens about the characteristics and benefits of multi-modal transportation systems. Multi-modal means different forms of transportation, such as car, bus, truck, boat, air, bicycle and pedestrian.
- Analyze possibilities for inter-modal connections, including the harbor and park and ride locations.
- Pave more three-foot shoulders for use by bicycles.
- Create inter-modal car pool parking lots near popular routes (US 31 and Reynolds Road, US 31 and Lake Ann Road, Farmer John's, Honor Shopping Plaza and recreation centers) where space is available and at appropriate crossroads. The Road Commission should research the most appropriate locations and ownership of suitable parcels, then develop a plan and approach property owners. See Map 6.
- Provide bike racks at inter-modal sites.
- Support and promote use of the multi-county transit program.
- Educate citizens about, and encourage ridesharing for, local trips.
- Create a ride/share phone number.
- Encourage use of bus transportation between population centers.
- Investigate the possibilities of moving school children and adults on the same busses at the same time
- Educate citizens about the characteristics and benefits of multi-modal transportation systems.
- New residential projects in or adjacent to existing villages and the City of Frankfort should be constructed with sidewalks.
- New sidewalks should be provided in Beulah, Benzonia and other Villages to connect public facilities and shopping areas.
- Existing sidewalks in the City of Frankfort and the Villages in the County should be maintained and expanded to link developed areas not yet served.
- Pedestrians should be accommodated by sidewalks in populations centers and paths or trails in rural areas.

- The Planning Commission should investigate alternative funding sources for sidewalks and other pathways and trails.
- Where separate pedestrian pathways are needed, explore possible substitute techniques to provide less costly alternatives to sidewalks -- such as an expanded trailway system.

### **Goal 3:**

### **Respond to congestion problems by both road improvements and well-planned future development patterns.**

#### **Objectives:**

- Encourage development patterns that limit the frequency of driveways along scenic (rural character that supports tourism) and heavily traveled roads (safety).
- Make improvements to congested primary roads and upgrade local roads to provide alternative routes around congested areas.
- Provide commuter lots at commercial centers and along popular routes.
- Encourage reserved parking for vehicles with multiple passengers/families in shopping areas.
- Encourage compact development patterns so that the road system is not overburdened and pedestrian circulation can be practically incorporated.

#### **Action Strategies:**

- Encourage the Planning Commission to identify areas around the perimeter of existing Villages and the City of Frankfort where new development should occur, and study the establishment of new, compact "Villages" or "Village centers" in rapidly growing rural townships near Grand Traverse County.
- Implement a road access plan for areas with perceived congestion due to too many curb cuts (utilizing pictures/maps/overlays).
- The Planning Commission should develop a private road ordinance with workable standards for surface, base, pavement (if required), curves, shared driveways, etc.
- In shopping centers, etc., give preference parking to vehicles providing transportation to more than one household.
- Create Car Pool parking spaces and bike racks in commercial centers and on popular routes.
- Create a ride/share phone number.
- Create sidewalks in Villages, as well as walking paths and bike paths linking activity areas.
- Adopt access standards for access to State and County roads.
- Develop a shared driveway and private road ordinance.
- Identify frequently used alternative routes and plan for heavier use as congestion increases.
- Research the benefits of corridor overlay zoning on US 31.

**Goal 4:**

**Encourage improvements to existing development and new development along roads that will preserve the rural and scenic character which supports the tourist economy of Benzie County.**

**Objectives:**

- Study the entire road system for potential scenic corridor values and make recommendations based on that study.
- Ensure that as road improvements are made, rural roads remain rural in character.
- Utilize the authority under the Natural Beauty Roads Act to designate and protect roads with special scenic beauty.
- Promote the **Grand Traverse Bay Region Development Guidebook** principles regarding access, signs, land division and rural character.
- Limit the frequency of driveways along scenic (rural character that supports tourism) and heavily traveled roads (safety) by encouraging compact and cluster development in both commercial and residential development.

**Action Strategies:**

- MDOT, County Road Commission and the Planning Commission should study roads and develop a system of "Rural Roads" which are to be maintained into the future for their scenic/aesthetic attributes, including:
  - Encourage the use of setbacks and vegetative screening along rural scenic corridors.
  - Fewer driveways
  - Prepare Rural Road design guidelines and ordinances.
- Explore the Heritage Route and Federal Scenic By-ways programs for scenic routes in Benzie County.

**Goal 5:**

**Alternative modes of transportation reduce the use of roads by automobiles.**

**Objectives:**

- Promote the use of recreational trails for use by nonmotorized "commuters".
- Improve the livability of villages in order to reduce the demand for new rural residential development that requires automobile commuting.
- Support transit systems to meet the needs of senior citizens, low and moderate income workers and businesses dependent on mobility of the workforce.

**Action Strategies:**

- Support use of railroad right-of-ways for recreational trail use. This retains the right-of-way in public ownership, allows a use compatible with other land uses and activities in the County and preserves the corridor in the event that a future transportation use of the bed would be warranted.
- Educate citizens about the characteristics and benefits of multi-modal transportation systems.
- Build the Betsie Valley Trail on the rail banked Ann Arbor Railroad in cooperation with the MDNR, Betsie Valley Trail Management Council and the Parks and Recreation Commission.
  - Encourage MDOT to turn over the right-of-way to the MDNR as soon as possible for non-motorized and motorized non-automotive use for designated areas.
  - Create parking centers at trailheads with services (restrooms, food, bike rentals, bike racks, etc.)
- Encourage the Road Commission to increase the amount of paved shoulders and to mark them for bicycle use where bicycle use is high or would serve tourists and year-round residents using bikes to commute to work, shopping or school. A priority paved shoulder is the Deadstream Road which will help provide bicycle access to the National Lakeshore. Other high priority segments would include M-22 from Frankfort to Leelanau County, county 704 to connect north shore Crystal Lake residents with Beulah and roads connecting concentrated residential areas with schools, parks and business centers.
- Villages, City of Frankfort, County Road Commission and new developments should be encouraged to build new and maintain existing sidewalks and trail systems connecting residential areas to commercial and other activity areas.
- Identify "Urban Growth Limits" around the perimeter of existing Villages
- Install bike racks at appropriate inter-modal sites.
- Encourage use of bus transportation for Villages (incorporated and non-incorporated areas)
- Investigate the possibilities of moving children and adults on the same busses at the same time
- Study and establish sites for convenient commuter lots, (US 31, County 608/665, County 610 and County 645 and M-115) and promoting ride sharing/car pools.
- Support future development of bicycle facilities along the Betsie Valley Trail.



**Goal 6:**

**Benzie County Airports provide access for business and recreational interests that support the economy of Benzie County and improve the quality of life for citizens.**

**Objectives:**

- Develop support for continued improvement of the Frankfort Airport to increase the level of private air service to the County.
- Encourage improvements to Thompsonville Airport to increase the level of service for Thompsonville businesses and residents within limits of practical constraints.

**Action Strategies:**

- The Frankfort Benzie County Airport should continue to be upgraded to serve the tourist industry and the needs of industries in Benzie County as established in the existing 1990 Frankfort Benzie County Master Plan.
- The Thompsonville Airport should be upgraded according to the recommendations of the 1988 Thompsonville Airport Master Plan.
- Educate citizens about the characteristics and benefits of multi-modal transportation systems.
- The Frankfort Benzie County Airport Authority should consider mandatory touchdown landing fees to help defray the costs of airport improvements and operations.

**Goal 7:**

**Elberta remains a deep water port.**

**Objectives:**

- Provide incentives for business development, consistent with appropriate land use relationships, that utilizes the port in Elberta.
- Retain existing users of the port facilities.
- Provide for inter-modal links that include the Elberta Port.

**Action Strategies:**

- The Village of Elberta, City of Frankfort and County Planning Commission and County Board of Commissioners work together to encourage maintenance of Betsie Lake at the Elberta and Frankfort "Deep Water Port" docks.
  - Support retention of adequate U.S. Coast Guard facilities and staffing.
  - Encourage continued maintenance by the U.S. Army Corps of Engineers.
  - Encourage those businesses in place, to continue using the existing facilities.

- Promote tourism and recreational boating, fishing and charter fishing, and show how it is integrated with commercial uses.
- Encourage the Harbor of Refuge aspects of Betsie Bay.
- Assist the Village of Elberta to implement their development plans consistent with the goals of this report.
- Promote a regional "break and bulk" facility, such as was proposed in Grand Traverse County, that could transport to the port if the community supports it.
- Educate citizens about the characteristics and benefits of multi-modal transportation systems. Multi-modal means different forms of transportation, such as car, bus, truck, boat, air, bicycle and pedestrian. People coming to the County by boat would have increased opportunity to travel if other forms of transportation linked with the harbor.

#### **Goal 8:**

#### **Public access to water resources utilizes a variety of types of facilities.**

##### **Objectives:**

- Maintain all road ends as public access sites.
- Improve road ends so that erosion does not degrade water quality.
- Improve road ends to accommodate parking and improved access where appropriate.
- Ensure that road end use is compatible with adjacent uses.

##### **Action Strategies:**

- The Planning Commission and the Road Commission should verify ownership of all road ends used as access sites, and update the current map, currently on file in the Planning Department.
- The Planning Commission and County Board of Commissioners should insist that the County Road Commission investigate all County Road Ends and then determine which should be improved (and how) and what regulations should be adopted in order to protect designated uses and abutting lands with the development of parking and use rules at these sites.

#### **Goal 9:**

#### **Establish an appropriate level of 2-track road access to rural and sensitive areas on State and Federal lands.**

##### **Objectives:**

- Maintain access to State and Federal lands for recreational purposes and to support the tourist economy.
- Work with the DNR and NPS, who want to close 2-track roads where least used or lands are environmentally sensitive.

**Action Strategies:**

- Participate with the National Park Service and the Michigan Department of Natural Resources in identifying appropriate 2-track roads that should be retained on State and Federal lands where not injurious to sensitive lands or water resources, and where they do not duplicate existing access.
- Develop, with the MDNR and National Park Service, a maintenance agreement for those roads serviced by the County Road Commission.
  - Identify 2-track roads that should be retained on State and Federal lands where not injurious to sensitive lands or water resources, and where they do not duplicate existing access.

station8:\winword\benzi\transp\tranrept.doc

## **OPTIONS**

The discussion below explores residential development options available to Benzie County local units of government, property owners and developers interested in meeting major housing needs while preserving widely held values of residents. Some of the options are part of the Smart Growth concept. A sidebar on Smart Growth can be found on Page 67.

### **Affordable Housing**

Housing that meets the needs of low to moderate income residents can be of many different types. This group often includes young single and young married families, as well as the elderly and single parent households. Affordable housing includes mobile homes, modular homes, apartments and multiple family homes such as duplexes, quadplexes and townhomes. Decent affordable housing of any of the above types can be constructed and often, older, existing housing also serves as a lower cost alternative to new construction.

Factors that could foster affordable housing:

- Portions of the community are zoned for a multiple family housing density that would permit spreading the development and community service costs over a larger number of units. These densities could be as high as 8 to 12 units per acre if public sewer and water and adequate roads were available. This is most suitable in Frankfort and the Villages in the County. Proper design could ensure that open space is included and appropriate architectural character is realized.
- Local education about the need for affordable housing and the design alternatives that could provide decent low cost housing that is also a visual and financial asset to the community.
- A community plans for affordable housing and then negotiates with developers in good faith. The community does not delay construction over issues that do not relate to conformance with zoning ordinances or building codes. Delays in permit approval over the issue of whether or not there should be lower cost housing in a particular location adds to the developer's cost and could be a prohibitive factor in providing affordable housing.

### **Compact Residential Development in and Near Villages**

Existing villages and the City of Frankfort developed in a fairly traditional manner, with a central commercial and civic center tightly surrounded by homes. The density of residential development ranged from one to four or more homes per acre. This is a fairly efficient development pattern in that it is more cost effective to provide sewer, water, police and fire and schools. It also helps generate strong civic identity among residents.

As a small community grows in size, it can maintain those same efficiencies and identity if that growth is of a similar density in a compact pattern surrounding or close to the existing settlement. Without the compact pattern, public services

site is zoned for a 5 acre minimum lot size, 20 homes could be placed on the site. With a conservation subdivision, and a maximum lot size of 2 acres, the 20 homes would only occupy 40 acres of the site, leaving 60 acres of open space. It is important that the lots be surrounded by open space so the homes on the 2 acre lots each look out onto 60 acres. It is often the practice to place the drain fields of each house in the open space, if that does not require clearing woodlands.

The open space portion of a residential development has the potential to be used for any of several purposes. These include:

- Farmland or pasture. This may be the continued operation of an existing farm or a new operation. It is important to note that some farming operations, such as orchards or livestock feeding may not be appropriate neighbors for the new houses.
- Horse (or other small livestock) pasture or garden for the new home owners.
- Natural area, with unrestrained growth of indigenous plants. This provides a highly rural, scenic appearance.
- Recreation area for residents. This could include ball fields, parks or trails.

### **Public Land**

Over time, public agencies may accumulate land. Often these parcels are fragmented or in scattered locations. The purposes may be for recreation, government offices, equipment garages or other facilities. It may also be to foster industrial, commercial or residential development at a future time. A unit of government can acquire land through fee simple purchase, transfer of tax reverted properties (these automatically go the Department of Natural Resources first) or condemnation (in rare cases of appropriate, well-documented, public purposes).

A community could acquire a sufficiently large parcel (such as a site close to transportation, shopping and served or potentially served by sewer and water) and either develop it or sell it for private development. The advantages of the community acquiring land for residential development are:

- It can do so in the most appropriate location.
- It can do so over an extended period of time where a private developer, especially one in a smaller community, may not be able to afford to do so.
- It can do so in advance of the need, but so that the most appropriate site(s) don't become too expensive for future development, especially for affordable housing or new public facilities (like schools or fire stations).

### **Sensitive Land Acquisition by Conservancies or Public**

Certain lands should not be developed. These include sites with extensive wetlands, floodplains, steep slopes, dunes or those with rare species or habitats of important species.

The site will not be used for an electric generating pond and facility so Consumers Energy is seeking to sell the property. The company's first concept for the sale of the property was for a large resort, similar to Bay Harbor Resort in Petoskey. There has not been sufficient interest in the development community to date.

A small group of Benzie County citizens has been exploring the idea of acquiring the property. The purposes of acquiring it are:

- Prevent development of a large scale resort that would be out of scale with the rural qualities and sparse population of the area.
- Protect a sensitive segment of Lake Michigan shoreline from potentially damaging development.
- Provide for open space opportunities for local citizens and tourists.
- Provide continued agriculture on several hundred acres of suitable portions of the site.
- Provide for limited residential development in appropriate areas.

TO: BENZIE COUNTY COMMUNITIES  
FROM: WEST BENZIE JOINT PLANNING COMMISSION

**Leah DuMouchel**

---

**From:** David Neiger [neigerd@att.net]  
**Sent:** Tuesday, February 11, 2014 3:05 PM  
**To:** Leah DuMouchel  
**Cc:** Margaret Minster  
**Subject:** Fw: WBJPC comments on L2L Plan  
**Attachments:** L2L MASTER PLAN REVIEW..docx

Ms. DuMouchel:

Please find the WBJPC, covering Benzonia and Platte Townships, review and comments for the L2L Master Plan covering adjacent Blaine, Gilmore, Joyfield, and Crystal Lake Townships.

*DAVID A NEIGER*

David A. Neiger  
Zoning and Planning Services  
6795 Traverse Avenue  
Benzonia, MI 49616

Benzonia Twp. 231-882-4411 <http://www.benzoniatownship.org/>  
Platte Twp. 231-882-4411  
Village of Benzonia 231-882-7037  
Cell 231-871-1346  
Home Office Phone 231-882-7037  
Fax 231-882-7037 (Auto answer recognition)

Confidentiality Notice: This e-mail message and any attachments to it is intended for the individual or entity to which it is addressed only and may contain confidential and/or privileged materials. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are the intended recipient, but do not wish to receive communication through this medium, please so advise the sender immediately.

----- Forwarded Message -----

**From:** David Neiger <[neigerd@att.net](mailto:neigerd@att.net)>  
**To:** Margaret Minster <[skihel@aol.com](mailto:skihel@aol.com)>; Leah DuMouchel <[ldumouchel@bria2.com](mailto:ldumouchel@bria2.com)>  
**Sent:** Tuesday, February 11, 2014 3:00 PM  
**Subject:** WBJPC comments on L2L Plan

Ms. Minster, Chair-Benzie County Planning Commission:

Please find the attached comments on the L2L Master Plan from the W Benzie Joint Planning Commission for the adjacent Blaine, Gilmore, Joyfield and Crystal Lake Townships.

*DAVID A NEIGER*

David A. Neiger  
Zoning and Planning Services  
6795 Traverse Avenue  
Benzonia, MI 49616

Benzonia Twp. 231-882-4411 <http://www.benzoniatownship.org/>  
Platte Twp. 231-882-4411

Village of Benzonia 231-882-7037  
Cell 231-871-1346  
Home Office Phone 231-882-7037  
Fax 231-882-7037 (Auto answer recognition)

Confidentiality Notice: This e-mail message and any attachments to it is intended for the individual or entity to which it is addressed only and may contain confidential and/or privileged materials. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are the intended recipient, but do not wish to receive communication through this medium, please so advise the sender immediately.



**STAFF REPORT**  
**LAKES TO LAND (BLAINE, CRYSTAL LAKE, GILMORE, AND JOYFIELD TOWNSHIPS) MASTER PLAN.**

Date: February 10, 2014  
To: Benzie County Planning Commission  
L2L Planning Commission  
From: Jason Barnard, Acting Chair, West Benzie Joint Planning Commission (WBJPC)  
RE: Review by the West Benzie Joint Planning Commission (WBJPC) of the Lakes to Land Master Plan covering the adjacent communities of Blaine, Crystal Lake, Gilmore, and Joyfield Townships

**On February 10, 2014, at a Special Meeting, the WBJPC voted unanimously to forward the following analysis of the L2L Plans for Blaine, Gilmore, Joyfield, and Crystal Lake Townships to the County Planning Commission and L2L Planning Commission(s).**

*Determining whether a Proposed Plan Is 'Inconsistent' reads:*

*"The following standard ... would have required 'consistency' ... with adopted plans...:*

*'(d) The proposed plan shall be consistent. A proposed plan is consistent if both of the following apply:*

*(i) The goals, policies, and program of implementation for each element of the plan would further, or at least not interfere with, the goals, policy, and program of implementation of other elements of the same plan.*

There appears to be little conflict with the goals, policies, and implementation for the most part with the overall Lakes to Land Master Plan and the County Master Plan, also adopted by reference by the WBJPC. However, the Plan for the adjacent townships relies heavily on no new growth of commercial or industrial uses or areas or in land/natural resource based development within their Plan Area and that surrounding areas will absorb that development. Benzonia Township has a developing urban services district but the size is limited by inadequate soils for on-site sewage and septage treatment as are future sites for municipal large scale public treatment facilities. Both the Villages of Benzonia and Beulah have public water and only Beulah having public sewage treatment, which is limited to serving existing areas within the Villages. Both Villages are providing and maintaining these systems to small communities and have limited ability to finance expansion. A no growth policy in surrounding townships will impact Benzonia Township and these Villages which may not be able to provide adequate areas for such new development and new job growth.

*(ii) The goals, policy, and program of implementation of the plan and each element thereof would further, or at least not interfere with, the goals, policy, and program of implementation of a plan of the reviewing entity adopted under this act or under an enabling act in effect at the time of adoption of the reviewing entity's plan.*

*Circumstances that violate the requirements of this subparagraph include, but are not limited to, all of the following:*

*(A) If the jurisdictional area of the reviewing planning commission and the jurisdictional area of the proposing planning commission are contiguous, land use intensity, land use density, or capital facilities in the jurisdictional area of the proposing planning commission and near the common border are incompatible with or would conflict with land use intensity, land use density, or capital facilities in the jurisdictional area of the reviewing planning commission and near the common border.*

Comments in this regard are similar in that land uses densities and intensity remain similar today, however future development may be directed to Benzonia Township prematurely and negatively impacting public infrastructure. The assumption that other communities out of L2L Planning Jurisdiction will be able to absorb addition growth meant for these communities yet redirected elsewhere into Benzonia Township will negatively impact the WBJPC planning area. In addition, the reliance on agriculture to provide living wage jobs will not be feasible over the long-term

**STAFF REPORT**  
**LAKES TO LAND (BLAINE, CRYSTAL LAKE, GILMORE, AND JOYFIELD TOWNSHIPS) MASTER PLAN.**

**unless some local manufacturing is allowed. This may be an “inconsistency” that will negatively impact Benzonia Township.**

*(B) If the reviewing entity is the planning commission of a local unit or a regional planning commission, the proposed plan would create 1 or more specific, verifiable threats to the health or safety of individuals within the local unit or region.*

**Though there may be no direct effect on health or safety of individuals within Benzonia Township, there would be a long-term impact to public infrastructure requiring additional investment above current rates to meet the higher rate of growth. Such an impact would cause premature increases in tax rates to maintain and build new public infrastructures such as roads, public water and sewer systems, etc.**

*(C) If the reviewing entity is the planning commission of a local unit or a regional planning commission, cumulative effects of the proposed plan or element are likely to reduce the existing or planned quality of life in the proposed local unit or region in reasonably identifiable and verifiable ways.'*

**Same as previously stated.**

**If one provides too little area for commercial development, the impacts to adjacent communities are:**

- 1. Not enough opportunity for small business**
- 2. Higher rents**
- 3. Unmet market demand**
- 4. Market leakage**
- 5. Fewer jobs paying living wages**

**Consequently, if planning and zoning is forced to prematurely provide or absorb commercial development, the consequences are:**

- 1. increased development regulations or Leap frogged Strip,**
- 2. Overvalued commercial properties,**
- 3. Less attractive commercial development, and**
- 4. Unprofitable businesses**

**If the L2L Master Plan does not provide enough nonresidential land uses or a place for them, then that could be perceived as an inconsistency with the existing Benzonia Township Master Plan.**

TO: MANISTEE COUNTY COMMUNITIES  
FROM: MANISTEE COUNTY

**Leah DuMouchel**

---

**From:** Rob Carson [rcarson@manisteecountymi.gov]  
**Sent:** Wednesday, February 05, 2014 4:18 PM  
**To:** Leah DuMouchel  
**Subject:** Lakes to Land Draft Master Plan Review  
**Attachments:** L2L Draft Review Letter 2-5-2014.pdf

Ms. DuMouchel,

Attached is a .pdf write-up of my Master Plan review for both Pleasanton and Arcadia Townships in Manistee County Michigan. Both documents were well written and I enjoyed reading them.

I was wondering when I would be receiving the remaining plans for the L2L municipalities in Manistee County? If you have a general timeframe that you can provide to me that would be great.

Thanks,

Rob

*Robert T. Carson, MURP*  
*Manistee County Planning Director*  
*Manistee County Courthouse*  
*415 Third St.*  
*Manistee, MI 49660*  
*(231) 398-3525*  
[rcarson@manisteecountymi.gov](mailto:rcarson@manisteecountymi.gov)

**Please consider the environment before printing this e-mail**



**PLANNING DEPARTMENT**

(231) 723-6041

Fax (231) 723-1718

[planning@manisteecountymi.gov](mailto:planning@manisteecountymi.gov)

Manistee County Courthouse ■ 415 Third Street ■ Manistee, Michigan 49660

2/5/2014

Leah DuMouchel  
Beckett & Raeder, Inc.  
535 W. William St., Suite 101  
Ann Arbor, MI 48103

Dear Ms. DuMouchel,

I have completed review of the Arcadia and Pleasanton Township Master Plans as provided to the Manistee County Department from the Lakes to Land Regional Initiative. Both Master Plans were professionally prepared, organized and included extensive information on the communities and strong policy for guiding regulatory decisions moving forward.

I don't have any specific comments for the plans themselves regarding content as the information derived came from and was shaped by sound data sources and the input of the residents of each community. I do have a few grammatical errors that I will point out, but obviously are not a major issue and have already likely been caught by yourselves or other parties which are reviewing the documents. These grammatical errors are displayed on the following page.

I do have some concerns with the Arcadia Township Plan and the policy guidance for the Rural-Agricultural District. The plan itself points towards strong support for rural preservation and agricultural protection, but the policy outlined for the Rural Agricultural District points towards lot sizes of two acres for residential development. It is likely that the lot size policy is derived from input of the residents, but I feel that the plan should ultimately draw a distinction between agricultural protection and this type of residential development. Two acre lot sizes in an agricultural district lend itself to residential sprawl rather than rural and agricultural protection. I think that this should be noted in the plan, so that this information does not provide leverage for this type of "agricultural protection zoning" in other local municipalities.

Comparatively, when looking at the Rural Agricultural District policy in the Pleasanton Township Plan, the density of one unit per ten acres is much more in line with agricultural protection practices. The utilization of cluster development with the inclusion of density bonuses is much more effective when utilized on agricultural districts with these types of lower density allowances.

The county planning department has been making strides within Manistee County in directing agricultural protection through lower densities, and the utilization of cluster development with allowances for density bonuses. A distinction between agricultural protection and the density allowances in the Rural-Agricultural District as is being proposed in the Arcadia Plan would be beneficial as the department continues to assist with the development/revision of zoning ordinances in Manistee County.

Grammatical Notes:

Arcadia Township Master Plan

- Page 20: Move picture heading "*Sunset Station*" to following page image.
- Page 43: Fourth paragraph located in the second column "*and to adds*"....suggestion of using "*which adds*".

Pleasanton Township Master Plan

- Page 4: Last bulleted building block ends with "*existing*"....suggestion of adding "*trails or routes*".

Thank you for the materials provided and sound development of Master Plans within and outside of Manistee County. The information and policy derived from these plans will serve the communities well as they are implemented in the coming years.

Sincerely,

Rob Carson  
Manistee County Planning Director  
231-398-3525  
rcarson@manisteecountymi.gov

TO: MANISTEE COUNTY COMMUNITIES  
FROM: GREATER BEAR WATERSHED COMMITTEE

## Leah DuMouchel

---

**From:** Jim Drazé [jimdrazé@gmail.com]  
**Sent:** Tuesday, January 14, 2014 9:19 PM  
**To:** Leah DuMouchel  
**Subject:** Lakes to Land Master Plan Comment: Watersheds recognized in the Land to Lakes report

To:  
Leah

Name:  
Jim Drazé

Email:  
[jimdrazé@gmail.com](mailto:jimdrazé@gmail.com)

Community:  
Kaleva Village & Greater Bear Watershed Coordinating Committee

Subject:  
Watersheds recognized in the Land to Lakes report

Comment:

I am commenting in my capacity as Co-Chair of the Greater Bear Watershed Coordinating Committee. The GBW includes Bear Lake, Bear Creek, and the Creek's tributaries. The draft report on Lakes to Land recognizes lakeshore watershed, but neglects to outline and/or recognize the Greater Bear Watershed. A new watershed plan for the GBW was approved by MDEQ in December 2013. The plan was in process for two years, the period during which Lakes to Land was in process.

Bear Lake Village and Bear Lake Township were both part of Lakes to Land, and are integral to the Greater Bear Watershed. It seems as though the GBW should be recognized in the Lakes to Land plan/report for at least two reasons:

1. Bear Lake Village and Bear Lake Township were both integral to discussions and planning for both projects.
2. The Greater Bear Watershed is "upstream" from the lakeshore communities and the Lake Michigan basin. Thus, protection and preservation of the lakeshore communities and watersheds ought to include discussion of the GBW. While the GBW is currently a high quality watershed, development pressures and/or neglect could adversely affect the watershed as well as downstream communities.

Since Lakes to Land was designed to be inclusive and protective of community environmental, the "sense of place," and our quality of life, I feel that leaving out discussion and recognition of the Greater Bear Watershed, i.e., Bear Lake and Bear Creek and its tributaries was a mistake.

Thank you for giving me the opportunity to comment.

The GBW Coordinating Committee.

Akismet Spam Check: passed  
Sent from (ip address): 74.204.106.146 (74.204.106.146)  
Date/Time: January 15, 2014 2:18 AM  
Coming from (referer):  
<http://www.lakestoland.org/master-plan-comment-form/>  
Using (user agent): Mozilla/5.0 (Windows NT 6.1; WOW64; rv:26.0)  
Gecko/20100101 Firefox/26.0

TO: ARCADIA TOWNSHIP  
FROM: BENZIE COUNTY

**BENZIE COUNTY PLANNING COMMISSION**  
**488 Court Place**  
**Beulah, MI. 49617**  
**[www.benzieco.net](http://www.benzieco.net)**

Peg Minster, Chairperson

Don Tanner

Adrian Poulisse

Nena Bondarenko, Vice Chair

Glen Rineer

Lori Hill

Susan Zenker, Secretary

2-23-2014

Arcadia Township Planning Commission  
4463 Lake St.  
P.O. Box 318  
Arcadia, MI 49613

The Benzie County Planning Commission acknowledges the receipt of the Arcadia Township Master Plan.

Upon review of the Master Plan, we conclude the Plan is compatible and consistent with the Benzie County 2020 Comprehensive Plan.

Thank you and congratulations on the completion of your master plan.

Sincerely,

Peg Minster, Chair

TO: ARCADIA TOWNSHIP  
FROM: JOHN STEBEN

**Leah DuMouchel**

---

**From:** JDSteben@aol.com  
**Sent:** Sunday, December 01, 2013 8:00 PM  
**To:** Leah DuMouchel  
**Cc:** bjhopwood@hughes.net; trustee wisner@arcadiatwpmi.org; m\_cederholm@hotmail.com  
**Subject:** A few hopeful corrections to Arcadia Twp Master Plan Draft

Dear Ms. DuMouchel:

Thank you for posting the current (sep-nov '13) draft of the Master Plan online for us to review.

It is indeed a very thorough and impressive plan, well documented, and well worth implementing, both for Arcadia and for the Lakes-to-Land regional development. The contributions of Mr. B. J. Hopwood in getting both of these plans coordinated and approaching fruition should be particularly appreciated.

Based on my review of the plan, and especially of the first few pages, there are a few changes needed, some of which are very important.

[Overall, it is an excellent document, and it lists very well what the people of Arcadia have requested, for the next 5 years! It documents our visioning very well. It also includes impressive demographic data and maps.]

"Place-making" is included among our goals, but Arcadia has been a great "place-maker" so far! This, and listing places we have made, *even without* the grants, so far, should be added to the document.(in the same section on page 6 where place-making is discussed) The biggest current "places" we have are the (#1&#2): "Sunset Station, and adjacent" Arcadia-Beach Park & Natural Area", both to be protected, and both the result of volunteers" (built by the Lions and protected/repared by Parks and Recreation commission, with the beach-park possibly extended by a future ADA-compliant grant).

The Pleasant Valley Community Center (PVCC) in Arcadia would be #3 place. It has been developed and operated totally by our volunteers for the last 7 years, being open for the last 4.

Other remarkable places include magnificent views (M-22 scenic turnout(s)), splendid trails (especially with active GTRLC participation), the museum, 2 historic churches, a new "beach-chapel" (at Camp Arcadia), and the M22 lake causeway. We have a very scenic town overall, and initially good "places".

More specific to the master plan, edits, by page:

Page 2, first paragraph: I would recommend changing "Bar Lake, commonly known as Arcadia Lake" to just say "Arcadia Lake", (There is one Arcadia Lake, which is on all of the maps;



whereas Bar Lakes are ubiquitous; there are Bar Lakes every 20 miles or so, including ManisteeTwp, ours, Betsie Lake, Empire's, etc.)

Page 3, first full paragraph:

First, in the second line, change "of harbor" to "of the harbor". That's a minor fix, but the next fix is very major. Starting with "These effort include improvements..." there is an incorrect 100-word mash which is not a sentence, to which any English teacher would give a failing grade: It needs to be made into at least 3 sentences. The following can correct it:

"These efforts include improvements at Grebe Park, Arcadia Veterans Memorial Marina, and Arcadia Sunset Station and Beach Natural Area. These will conform to a larger area master plan, and the community partners agreement between Arcadia Township, the Grand Traverse Regional Land Conservancy (GTRLC), Pleasant Valley Community Center (PVCC), Manistee Community Foundation, and the Alliance for Economic Success (all managed through the Planning Commission of Arcadia Township). This constitutes a collaborative initiative to create nature-based recreational opportunities for the residents and visitors of Arcadia"

Page 4: This page is excellently written. I would however slightly correct the 2<sup>nd</sup> paragraph: "The potential for a thoroughly walkable community is very favorable. Arcadia Township is collaborating with GTRLC's revitalization of and trail development in the Arcadia Marsh (close to 200 acres,) located a half mile east of the harbor (with land access along State Street, or water access through Arcadia Lake & Bowen's Creek). The township and GTRLC are also involved in planning additional points of interest at the Arcadia Natural Beach Park area (and possibly at Grebe Park).

-> I have a personal concern here, as do some others: Many older people of Arcadia and visitors watch the sunsets at Sunset Station, and even sit down to do it. The benches need to be maintained and protected (which Parks and Rec. is currently doing); Likewise 2 or more of the adult swings in the park should be kept. We must protect the "Place" we have, particularly sunset station. I'm told that grant money cannot be used to "rebuild" it, because it's in the 66' County Hwy 604 easement. It can be repaired, as we are doing, and the Arcadia Lions might also help.(They built it.)

Adding a trail and perhaps a lookout point to the natural area will not be hard. The hardest thing will be to develop the handicapped access down to the lake, without ruining the other features. The ramp must be gradual (<10% for ADA), and also have 2 or more flat spaces. It may have to reach the lake further south; meanwhile younger families will want to take a shorter steeper path, or steps, down to the lake. Arcadia citizens have been contacting township officials about these things, and there may need to be a public hearing, to do things right.

Well, I hope there is a way to get my corrections into the document. Particularly the first few pages should be proof-read and in good shape!

The township map for non-motorized pathways on page 5 is very useful. I could add some further pathways outside of the “urban center” if you would like. In any case, it’s a good street map of Arcadia Township.

Sincerely,

John D. Steben, Ph.D.

(member of Arcadia Parks & Recreation Commission)

P.O.Box 38, Arcadia, MI 49613

231-889-5496

TO: ARCADIA TOWNSHIP  
FROM: JOHN STEBEN

**Leah DuMouchel**

---

**From:** JDSteben@aol.com  
**Sent:** Friday, February 21, 2014 12:57 AM  
**To:** Leah DuMouchel  
**Cc:** dtmacek@hotmail.com; m\_cederholm@hotmail.com; bjhopwood@hughes.net  
**Subject:** Master Plan deadline & Natural Beach Park  
**Attachments:** BeachAreaFig.jpg

Ms. Leah DuMouchel, Planner  
Beckett & Raeder, Inc.  
535 W William Street  
Suite 101  
Ann Arbor, MI

Dear Ms. DuMouchel:

You may recall that I sent several Arcadia Master Plan hopeful revisions on Dec. 1 – 2. After further perusal of the document I noticed that, since about 200 households switched their heating over to natural gas in 2013 (gas lines installed) the table “DP-04” should be corrected to show 200 instead of 0 such cases, and the LP gas entry should be decreased by about 200 also. (So much for Am. Comm. Survey table (on page vii, or about p120 of the 176-page “a little light reading” document for Arcadia).

There is another problematic document, on the Arcadia Natural Beach Park modifications. Its corrections may not be due on Feb. 23 because I didn’t find in specifically in the master plan. The figure entitled “Beach Overlook and Access Ramp” was prepared by B&R for Arcadia, and is dated Feb 20, 2013(one year ago today!). Numerous people have seen it, and some of us find it embarrassing. Please read the following explanation, or at least make the changes requested to the drawing, especially the “small print” around the retaining wall area! The drawing does a good job of rerouting the handicapped access ramp which descends 12-14 feet to the lake. The beach overlook is OK as far as the 6ft wide sidewalk, but the retaining wall has to be moved west (hopefully to where the wooden wall is now) to save sunset station! Also, we need two beach accesses from the flat portions of the access ramp) to get to the lake. It is unwise to make everyone walk 400ft from the along the ramp, to the beach, instead of 40 feet, causing annoyances and traffic jams!

\* \* \*

Saving Sunset Station with planned Arcadia “Beach Overlook & Access Ramp” Project.

Saving “Sunset Station” is a major concern for Arcadians! It is one of the two major “Places” in the town. (Only the PVCC is comparable as a gathering “place”.)

The Arcadia Lions Built the Deck, etc., close to 10 years ago. People gather there in good weather to watch the myriad of sunsets, cloud formations, and resulting colors. The older people can sit on the benches and the younger people often walk up to the rail. It accommodates 20 to 30 people easily, and it’s used almost every day. Currently it is easily accessible from the semicircle turnaround, which is now paved. Even putting in the 6-foot-wide sidewalk as shown would be no problem).

. \* People go to great length, and sometimes expense, to develop “places” of meeting in communities. Since we have one here, we want to save it!

Sunset Station can be saved by minor modifications to your Mar 13, 2013 drawing. All you would have to do is move the retaining wall out (by reinforcing it where it is now, OR by adding a circular area at least 10 feet wider around the outside of the sidewalk, for the chairs or benches and gathering area.) .

. \* We also need to preserve a shorter access to the beach. Maybe you already have that, where the 9 steps lead down to the ramp .Continued access across the ramp-landing, and down to the beach, is essential. (It would certainly be even better if you can add a 2<sup>nd</sup> similar cross-access, two ramp-landings higher, with steps down to the beach from there.)

\* \* \*

In short, Sunset Station and good beach-access for most of us can be preserved with very minor changes to the drawing you have prepared. (Note that the fine print on the diagram needs to be changed in about 5 places, to preserve sunset station, and replace rather than remove current direct accesses to the beach.)

In the meantime, the Lions and the Arcadia Parks & Recreation Commission will continue to keep the sunset station deck and the beach park in good repair.

Sincerely,

John D. Steben, member of Arcadia Lions and of Parks and Recreation.

Cc: Dan Macek, Mike Cederholm, and Brad Hopwood



Movg Retaining Wall Out to

End of Manis  
County Hwy 604

Fix or  
replace  
existing  
driv



February 20, 2013

B R  
Beckett & Raeder  
Professional Engineer  
License # 1000000000

Arcadia Township - Arcadia Beach  
Beach Overlook and Access Ramp



Lake Michigan

TO: ARCADIA TOWNSHIP  
FROM: JOHN STEBEN

## Leah DuMouchel

---

**From:** lakesto1@box520.bluehost.com  
**Sent:** Tuesday, November 26, 2013 8:52 PM  
**To:** Leah DuMouchel  
**Subject:** [Lakes to Land Regional Initiative] Please moderate: "Announcing the Lakes to Land Priority Sharing Meeting!"

A new comment on the post "Announcing the Lakes to Land Priority Sharing Meeting!" is waiting for your approval  
<http://www.lakestoland.org/2013/06/06/announcing-the-lakes-to-land-priority-sharing-meeting/>

Author : Jonn Steben (IP: 66.227.216.140 , 66-227-216-140.dhcp.klmz.mi.charter.com)

E-mail : [jdsteben@aol.com](mailto:jdsteben@aol.com)

URL : <http://FBArcadiaNews.MI>

Whois : <http://whois.arin.net/rest/ip/66.227.216.140>

Comment:

The Arcadia (5-yr)Plan draft version, recently published through Lakes to Land, looks great. I hope we can go forward with its acceptance.

John

Approve it: <http://www.lakestoland.org/wp-admin/comment.php?action=approve&c=8430>

Trash it: <http://www.lakestoland.org/wp-admin/comment.php?action=trash&c=8430>

Spam it: <http://www.lakestoland.org/wp-admin/comment.php?action=spam&c=8430>

Currently 2 comments are waiting for approval. Please visit the moderation panel:

[http://www.lakestoland.org/wp-admin/edit-comments.php?comment\\_status=moderated](http://www.lakestoland.org/wp-admin/edit-comments.php?comment_status=moderated)

TO: ARCADIA TOWNSHIP  
FROM: BLAINE TOWNSHIP PLANNING COMMISSION

## **Blaine Township Planning Commission**

David Long, Planning Commission Chair  
6352 Putney Road  
Arcadia, MI 49613

February 18, 2014

Arcadia Township Planning Commission  
3422 Lake St.  
P.O. Box 318  
Arcadia, MI 49613

Dear Arcadia Township Planning Commission:

Thank you for the opportunity to review the Arcadia Township Master Plan dated September, 2013, prepared through the Lakes to Land Regional Initiative. In the spirit of cooperation and mutual respect, please consider the following comments:

Your plans and goals for the harbor, marina, Camp Arcadia, campgrounds and parks are admirable. These should be beneficial to your community as well as to the surrounding communities.

In developing a regional trail system, Arcadia talks about working with bordering townships. Arcadia needs to better communicate with bordering townships so there is true coordination. Arcadia's plans for trails extend into Blaine but there has been little or no communication regarding this. We would like to work with Arcadia and other stakeholders to develop the best plan possible on trail systems in the L to L area.

The Draft Master Plan has well-designed criteria for development along M-22, as well as what is not wanted along M-22. This is a good way to present the information and will help eliminate problems in the future

We offer to work with you on goals and issues which are similar and where collaboration will benefit both townships, ie. Arcadia Watershed Plans, Dark Sky strategies and policy, migratory bird/waterfowl assessments, Arcadia Dunes projects, Scenic Rural preservation strategies and Ag Vitality statutes, to name just a few.

Regards,

Blaine Township Planning Commission

David Long

TO: BLAINE, PLEASANTON, AND GILMORE TOWNSHIPS  
FROM: JOYFIELD TOWNSHIP PLANNING COMMISSION

February 20, 2014

To the Planning Commissions of Blaine, Pleasanton & Gilmore~

We, the Planning Commission of Joyfield Township, have reviewed the Master Plans you have created and set out for public review. Although there are a number of areas where our township's Master Plans differ, we believe that there are areas where commonalities can be drawn. Each of our Master Plans desire upgrades and development within the infrastructure area with desires of upgrading such things as roads, recreational trails, broadband/wifi capabilities, and upgraded power service. We would like to extend and encourage the coordination of our townships in making these infrastructure upgrades a possibility for all areas in the future.

Respectfully submitted,

Joyfield Township Planning Commission

TO: BLAINE TOWNSHIP  
FROM: BENZIE COUNTY

**BENZIE COUNTY PLANNING COMMISSION**  
**488 Court Place**  
**Beulah, MI. 49617**  
**[www.benzieco.net](http://www.benzieco.net)**

Peg Minster, Chairperson

Don Tanner

Adrian Poulisse

Nena Bondarenko, Vice Chair

Glen Rineer

Lori Hill

Susan Zenker, Secretary

2-23-2014

Blaine Township Planning Commission  
4760 Herring Grove Road  
Arcadia, MI 49613

We, the Benzie County Planning Commission, upon review of the Blaine Township Master Plan, submit the following comments for consideration:

- The plan does address infrastructure, water, sewer, power, roads, but does not mention renewable energy. It would be prudent to address renewable energy in the master plan, which would serve as a basis for a future zoning ordinance.
- The placement of the "Letter to the Future of Blaine Township" seemed out of place. It was not a logical progression to find it in the Dashboard section with Land Use and Topography. Its current placement interrupts the flow of the section.
- Consider provisions for accommodation of a demonstrated need for a commercial operation, particularly one that is already in existence. For example: Benzie Automotive.
- Consider the addition of a provision to provide for the sale or transfer of agricultural developmental rights as addressed in the Benzie County 2020 Comprehensive plan. (Benzie County Comprehensive Plan Agriculture Report).
- Consider inclusion of a Food Innovation District.
- Consider the addition of a glossary for the definition of planning terms used in the master plan.

Thank you and congratulations on the completion of your master plan.

Sincerely,

Peg Minster, Chair  
Benzie County Planning Commission  
231-357-7145  
[skihel@aol.com](mailto:skihel@aol.com)

cc John Iacoangeli, Beckett & Raeder



TO: CRYSTAL LAKE TOWNSHIP  
FROM: BENZIE COUNTY

**BENZIE COUNTY PLANNING COMMISSION**  
**488 Court Place**  
**Beulah, MI. 49617**  
**[www.benzieco.net](http://www.benzieco.net)**

Peg Minster, Chairperson

Don Tanner

Adrian Poulisse

Nena Bondarenko, Vice Chair

Glen Rineer

Lori Hill

Susan Zenker, Secretary

2-23-2014

Crystal Lake Township Planning Commission  
P.O. Box 2129  
Frankfort, MI 49635

We, the Benzie County Planning Commission, upon review of the Crystal Lake Township Master Plan, conclude the plan is compatible and consistent with the Benzie County 2020 Comprehensive Plan.

We compliment the plan for it's direction, strong plans for economic development, identifying the vision for their community's future and strategies on how to achieve their goals.

However, upon our review, we'd like to submit the following comments for consideration.

- Consider review of the future land use map regarding Residential-Rural use as defined.(inc. agricultural use). The definition of agricultural (p-40) is extensive but does not refer to any marketing of agricultural products. Perhaps revisit the marketing aspect. Example: Crystal Gardens is shown as a commercial designation on the existing land use map but is absent on the future land use map.
- Consider provisions for accommodation of a demonstrated need for a commercial operation, particularly one that is already in existence i.e. Crystal Gardens-see above.
- Consider inclusion of a Food Innovation District.
- Consider the addition of a glossary for the definition of planning terms used in the master plan.

Thank you and congratulations on the completion of your master plan.

Sincerely,

Peg Minster, Chair  
Benzie County Planning Commission  
231-357-7145  
[skihel@aol.com](mailto:skihel@aol.com)

cc John Iacoangeli, Beckett & Raeder

TO: GILMORE TOWNSHIP  
FROM: BENZIE COUNTY

**BENZIE COUNTY PLANNING COMMISSION**  
**488 Court Place**  
**Beulah, MI. 49617**  
**[www.benzieco.net](http://www.benzieco.net)**

Peg Minster, Chairperson                      Don Tanner                      Adrian Poulisse  
Nena Bondarenko, Vice Chair                      Glen Rineer                      Lori Hill  
Susan Zenker, Secretary

2-23-2014

Gilmore Township Planning Commission  
P.O. Box 247  
Elberta, MI 49635

We, the Benzie County Planning Commission, upon review of the Gilmore Township Master Plan, submit the following comments for consideration:

- The plan does address infrastructure, water, sewer, power, roads, but does not mention renewable energy. It would be prudent to address renewable energy in the master plan, which would serve as a basis for a future zoning ordinance.
- Consider provisions for accommodation of a demonstrated need for a industrial/commercial operation, particularly one that is already in existence. (Graceland Fruit Company)
- On the Future Land Use map, "Preserve" category is not defined.
- Consider the addition of a provision to provide for the sale or transfer of agricultural developmental rights as addressed in the Benzie County 2020 Comprehensive plan. (Benzie County Comprehensive Plan Agriculture Report).
- Consider inclusion of a Food Innovation District.
- Consider the addition of a glossary for the definition of planning terms used in the master plan.

Thank you and congratulations on the completion of your master plan.

Sincerely,

Peg Minster, Chair  
Benzie County Planning Commission  
231-357-7145  
[skihel@aol.com](mailto:skihel@aol.com)

cc John Iacoangeli, Beckett & Raeder

TO: GILMORE TOWNSHIP  
FROM: BLAINE TOWNSHIP PLANNING COMMISSION

## **Blaine Township Planning Commission**

David Long, Planning Commission Chair  
6352 Putney Road  
Arcadia, MI 49613

February 18, 2014

Gilmore Township Planning Commission  
PO Box 247  
Elberta, MI 49628

Dear Gilmore Township Planning Commission:

Thank you for the opportunity to review the Gilmore Township Master Plan dated November, 2013 prepared through the Lakes to Land Regional Initiative. In the spirit of cooperation and mutual respect, please consider the following comments:

There appears to be numerous opportunities for Gilmore and Blaine to work together on the implementation of our Master Plans.

The environmental building blocks are very similar to and consistent with Blaine Township's environmental goals. We should collaborate with these efforts where it makes sense.

Protecting the Scenic Rural Character of Gilmore Township goal is again, consistent with Blaine Township's goals. The Future Land Use follows nicely along with the discussion of scenic rural character and indicates a solid commitment to preserve the scenic character of Gilmore Township. We have the opportunity to collaborate on a Scenic Protection plan and possibly the design guidelines.

Both Gilmore and Blaine Townships have similar goals for improving and developing infrastructure. There are again opportunities to work together and influence county and other governments to participate in the improvement.

Although Gilmore has less agricultural area than Blaine Township, it is still a significant land use. Many of the goals are consistent with plans for Blaine Township. There are opportunities to work together on Land Division ordinances and cluster developments.

Gilmore's Zoning Recommended Actions are very consistent with their Building Blocks and are different but compatible with Blaine Township's Recommended Changes in Zoning.

It's our observation that there continues to be an opportunity for Blaine and Gilmore to work together to share resources, especially legal resources for drafting and review of new or revised ordinances.

Thank you again for the opportunity to review your draft Master Plan. We look forward to any opportunity to work together in the future.

Regards,

Blaine Township Planning Commission

David Long



TO: VILLAGE OF HONOR  
FROM: BENZIE COUNTY

**BENZIE COUNTY PLANNING COMMISSION**  
**488 Court Place**  
**Beulah, MI. 49617**  
**[www.benzieco.net](http://www.benzieco.net)**

Peg Minster, Chairperson                      Don Tanner                      Adrian Poulisse  
Nena Bondarenko, Vice Chair                      Glen Rineer                      Lori Hill  
Susan Zenker, Secretary

2-23-2014

Village of Honor Planning Commission  
P.O. Box 95  
Honor, MI 49640

We, the Benzie County Planning Commission, upon review of the Village of Honor Master Plan, conclude the plan is compatible and consistent with the Benzie County 2020 Comprehensive Plan.

We compliment the plan for it's direction, strong plans for economic development, identifying the vision for their community's future and strategies on how to achieve their goals.

However, upon our review, we'd like to submit the following comments for consideration.

- Consider clarification on the status of the Road Commission property on Deadstream and Leelanau Avenue as it is different on the current land use map (governmental property) than the future land use map (residential).

- Consider inclusion of a Food Innovation District.

- Consider the addition of a glossary to define "planning" terms used in the master plan.

Thank you and congratulations on the completion of your master plan.

Sincerely,

Peg Minster, Chair  
Benzie County Planning Commission  
231-357-7145  
[skihel@aol.com](mailto:skihel@aol.com)

cc John Iacoangeli, Beckett & Raeder

TO: JOYFIELD TOWNSHIP  
FROM: BENZIE COUNTY

**BENZIE COUNTY PLANNING COMMISSION**  
**488 Court Place**  
**Beulah, MI. 49617**  
**[www.benzieco.net](http://www.benzieco.net)**

Peg Minster, Chairperson

Don Tanner

Adrian Poulisse

Nena Bondarenko, Vice Chair

Glen Rineer

Lori Hill

Susan Zenker, Secretary

2-23-2014

Joyfield Township Planning Commission  
P.O. Box 256  
Benzonia, MI 49616

We, the Benzie County Planning Commission, upon review of the Joyfield Township Master Plan, submit the following comments for consideration:

- The plan does address infrastructure, water, sewer, power, roads, but does not mention renewable energy. It would be prudent to address renewable energy in the master plan, which would serve as a basis for a future zoning ordinance.
- Because this is a Future Land Use Map and the township master plan extends to 2024, and in addition, the presence of two major highways intersecting in this area, consider provisions for accommodating expansion of the existing commercial area.
- Consider adding provisions for mixed use categories throughout the township.
- Consider the addition of a provision for the sale or transfer of agricultural developmental rights as addressed in the Benzie County 2020 Comprehensive plan. (Benzie County Comprehensive Plan Agriculture Report).
- Consider inclusion of a Food Innovation District.
- Consider the addition of a glossary for the definition of planning terms used in the master plan.

Thank you and congratulations on the completion of your master plan.

Sincerely,

Peg Minster, Chair  
Benzie County Planning Commission  
231-357-7145  
[skihel@aol.com](mailto:skihel@aol.com)

cc John Iacoangeli, Beckett & Raeder

TO: JOYFIELD TOWNSHIP  
FROM: DEB LINDGREN

**Leah DuMouchel**

---

**From:** Leah DuMouchel  
**Sent:** Wednesday, October 16, 2013 11:51 AM  
**To:** Leah DuMouchel  
**Subject:** Joyfield MP comment

Lakes land use statistics – decimal point is in wrong place; change label of area to Surface Water

Deb Lindgren

*2013 MiASLA Outstanding Firm of the Year*

Leah DuMouchel  
Planner

**Beckett&Raeder, Inc.**

*Making Great Places for over 47 Years!*

535 West William St Suite 101  
Ann Arbor, MI 734.663.2622  
Direct dial 734.239.6616

Petoskey, MI 231.347.2523  
Traverse City, MI 231.933.8400  
Toledo, OH 419.242.3428

Please visit us at [www.bria2.com](http://www.bria2.com)

Note:

This comment came in a phone conversation with Ms. Lindgren about another matter, during which we discovered that a transcription error occurred on the Land Use Dashboard under "Lakes" area. That was a factual error and has been fixed.

The suggestion to rename that "Lakes" box to "Surface Water" remains open.

- Leah



Please consider the environment before printing this email.

TO: JOYFIELD TOWNSHIP  
FROM: TOM HART

**Leah DuMouchel**

---

**From:** tom hart [tomseemail@yahoo.com]  
**Sent:** Thursday, December 05, 2013 8:34 AM  
**To:** Leah DuMouchel  
**Subject:** Lakes to Land Regional Initiative Contact: Not a representative master plan.

To: Leah

From:  
tom hart  
[tomseemail@yahoo.com](mailto:tomseemail@yahoo.com)

Message:

This is for public record:

Keeping in mind the biased nature of the Joyfield township board and their handpicked planning commissioners this Master plan should be scrapped and begun again with a more representative mix of the townships residents. If carried through to zoning this plan will have a chilling effect on the future economy of Joyfield while serving only to enhance the economic and esthetic benefits of a small portion of land owners primarily the board, the commission and their supporters.

This biased board and the subsequently appointed planning commissioners are in place only by a small percentage of votes from the last township election and do not represent an accurate picture of township residents wishes and needs. In the long run it will be more cost effective to start over with new planners. Don't make us go through the pain and expense of challenging the prejudiced decisions made by these people in the years to come.

Thomas Hart  
Joyfield Twp.

Akismet Spam Check: passed  
Sent from (ip address): 70.194.4.92 (92.sub-70-194-4.myvzw.com)  
Date/Time: December 5, 2013 1:34 PM  
Coming from (referer): <http://www.lakestoland.org/contact/>  
Using (user agent): Mozilla/5.0 (Windows NT 6.1; WOW64; Trident/7.0; rv:11.0) like Gecko



- Tom Hart tomseemail@yahoo.com 2013-10-16 09:01:23 I'm surprised that after this past year's uproar in regard to a proposed county level blight ordinance and the low level of interest expressed by the township residents, that blight continues as one of the plans cornerstones. To encourage something that will be difficult and expensive for our township to regulate and enforce is irresponsible. I'm also concerned that business properties will be relegated to some sort of a commercial ghetto at the northern tip of the township. It's my belief that this will have a stifling effect on our economy. I'm concerned too at the very subjective view of what of what might constitute height restrictions that "fit the rural character..." Keeping in mind the aggressive stance and actions of this "planning" commission in regard to commercial grade wind power, I have no doubt that this item will be used as a tool...a weapon if you will, to create an obstructive wind energy zoning ordinance. Once again and not to be harsh, but we do not trust the current planners and township board to represent ALL of our residents in an unbiased manner. Remember: two members of the planning commission Betsy Evans and Kurt Kruger and two township board members Matt Emery and Jim Evans resorted to fraud through the state of Michigan Aeronautics Commission to create imaginary heliports in an attempt to block a proposed wind farm development. Thanks Thomas Hart Joyfield Township
- Robert rfitzhugh@gmail.com 2013-12-06 18:21:51 Why are the heliports not shown on any of the maps in the master plan. There are two licensed heliports in Joyfield township. They are listed in the official Michigan guide to airports. Wouldn't the presence of a heliport be a land use that can directly affect people living around it, wouldn't health safety and welfare of residents living near it be a concern? If the zoning ordinance, which is supposed to be written to protect health safety and welfare is supposed to also follow the master plan which is the guide, why wouldn't heliports be mentioned? Is leaving them out intentional? Out of sight, out of mind? So people forget why they were put there to start with?
- Tom Hart tomseemail@yahoo.com 2013-11-18 20:19:50 Thoughts on Joyfield Townships 'Master Plan'. There is a plan afoot in Joyfield Township which is developing into what may well be described as a land grab, more accurately a land-use grab effectively seizing land use potential away from a significant number of property owners in order to economically and esthetically benefit the members of the townships' planning commission, board, and their supporters. With guidance from The Lakes to Land Regional initiative and the backing of the Township board the planning commission has ignored numerous appeals by township residents to expand the commission to include a more balanced representation of Joyfields population. With single-minded determination they continue to march to the drums of their supporters and their own prejudices. Business ventures not tied to agriculture will be relegated to a tiny area at the northernmost tip of the township. Large

landowners will be limited in their ability to create cash flow by restrictions proposed by the planning commission. A few months ago farmers were asked by the Lakes to Land regional initiative what they would need to assure their viability while not "compromising other priorities in the township". Those who through hard work and stewardship provide the coveted "rural and scenic character" of the township are finding themselves demoted to something akin to a nuisance. As one farmer put it, "It's like we're zoo animals...they like to look at our farms but God forbid we do something they don't like". Someone said without a plan nothing gets done. This is a bad plan born of crony politics, cookie cutter guidance and outright Hatfield and McCoy feuding. Without fail a bad plan will result in bad outcomes. We could quickly find that bad zoning is far worse than no zoning at all.

Gary Gatrell AandApaintin 2013-12-05 I am a business owner and farmer in Joyfield Twp. I was totally with out words  
g@hughes.ne 10:58:46 when I saw the master plan for the zoning of this twp. I can't believe you have  
t advised the township board and planning comm. to totally forget the farmer  
NO LAND in your plan is zoned as AG. Do you really have the guts to say that  
you allowed them to do this. Every time you ask the planning board a question  
about there planning they say they were advised by Lakes to Land to do it this  
way so it falls on your sholders to change this wrong you have created.

Leah Idumouchel@ 2013-12-05 Hi, Gary. Thank you for your comment. The Joyfield Township Master Plan  
bria2.com 15:25:19 includes a Future Land Use Map, which is different from a zoning map in that  
it provides a general land use guideline but does not implement any laws or  
regulations. The designation of "Rural" was selected by the Planning  
Commission as a means of keeping the Township much the same way in the  
future as it is today - farms with some properties developed for rural  
residential on 5 to 10 acre lots. The next step after the adoption of the master  
plan will be to work on the zoning map and text. When this process occurs,  
your comments regarding property zoned for AG would be appropriate and  
appreciated. The Joyfield Township Planning Commission convened a meeting  
with the AG property owners to get their input on the master plan and they  
will probably do the same when they begin to discuss zoning.

Tom Hart tomseemail@ 2013-11-20 We in Joyfield have offered our assessment of the master plan right from the  
yahoo.com 20:51:08 beginning and have been summarily dismissed by both the planning  
commissioners and the township board. They are using Lakes to Land as a  
weapon as they wage war against their neighbors in an effort to gain de facto  
control of their property. No fewer than four of them committed fraud  
through the aeronautical division of MDOT by creating pretend helicopter  
landing areas in the belief that this tactic would obstruct the completion of a  
proposed wind farm in our area. This had NO effect on the project but  
illustrated very clearly how they operated. These are the people that are in a

position to mold the future of Joyfield in any way they wish. I don't trust them to make decisions that affect me and mine. I suspect that other townships have similar stories.

- Rev.Steven BenzieCounty 2013-11-07 Let it be known that I agree with Tom,Deb,and Danielle's concerns. I would  
B. NORML@yah 20:54:42 also like to point out that when Diane & I purchased our property (an old  
Thompson oo.com Smeltzer homestead) in 1990,the main selling point for us was that the township was not zoned,and we hope that it stays that way!
- Seth seth@xpertfu 2013-11-08 Hi, I'm am one of the owners of Xpert Fulfillment, a soon to be "non-  
lfillment.com 13:01:30 conforming" business on M115, my major gripe with the study is that it only accounts up to 2010, which our business was currently in Frankfort and does not account for the assets that our business has provided to the community since relocating. Furthermore, the proposed commercial zone is not feasible for us because there is no real estate available that could meet our needs for future development. Unfortunately, such a change would severely limit our potential for growth and we would be forced to take our business to another township/county/state which would include layoffs of our current employees, the township would also no longer have tax revenue or employment opportunities from us. Last year alone we did over 2.5 million in sales, and are on track for an even better year this year. I strongly urge you to reconsider before you harm and hinder our businesses potential for growth.
- tom hart tomseemail@ 2014-01-08 Let us not forget why the heliport license applications were pursued in Joyfield  
yahoo.com 08:33:09 Township by Betsy Evans (Planning chair), Kurt Kruger (Planning co-chair), Matt Emery (township supervisor) Jim Evans (township trustee) along with several more local co-conspirators. It was not to create some sort of a cottage industry catering to helicopters and tourism; it was a scheme hatched by an aggressive anti-wind power group to block the legitimate land use of their neighbors for a mile around this groups respective properties. Is Lakes to Land concerned? Apparently not so much; when I brought this to your attention earlier you stated, "... we certainly understand your concern. As professional planners, we view this as an issue for discussion at the planning commission meetings as we go through the process of writing Joyfield's master plan"...Correct me if I'm wrong but I recall nothing of this matter being addressed by the commission. This is a huge issue, not because heliports are necessarily bad but because of the self-serving dishonesty and bias their creation represents from those among us who presume to be the townships' leadership. The Lakes to Land initiative has failed the residents of Joyfield Township and is a complete disappointment.

TO: JOYFIELD TOWNSHIP  
FROM: BLAINE TOWNSHIP PLANNING COMMISSION

## Blaine Township Planning Commission

David Long, Planning Commission Chair  
6352 Putney Road  
Arcadia, MI 49613

February 18, 2014

Joyfield Township Planning Commission  
PO Box 256  
Benzonia, MI 49616

Dear Joyfield Township Planning Commission:

Thank you for the opportunity to review the Joyfield Township Master Plan dated October 9, 2013 prepared through the Lakes to Land Regional Initiative. In the spirit of cooperation and mutual respect, please consider the following comments:

- 1) Incorporation of a statement that all cornerstones are important to the community and all should be taken into account when developing policies/zoning.
- 2) Defining more clearly what is meant by co-exist. Since a large part of your community future land use is classified as "rural", and within that classification, a mix of residential and ag related industry is allowed, you may want to develop parameters/definitions for agriculture and cottage business uses in order to help reduce future conflict (Co-exist). For instance, Pleasanton Township's are as follows:

### Agricultural Uses Defined

Agricultural structures. Greenhouses; outbuildings for storage and/or use for farm operations.

Agricultural tourism, ag-tourism and/or agri-tourism. The practice of visiting an agribusiness, horticultural, or agricultural operation, including, but not limited to a farm, orchard, winery, greenhouse, hunting preserve; a companion animal or livestock show, and for the purpose of recreation, education or active involvement in the operation.



Value-added agriculture. The enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not limited to marketing, agricultural processing, transforming or packaging, education presentation, activities and tours and production of items such as wines and cider.

Agricultural products. Includes, but is not limited to crops (corn, wheat, hay, potatoes); fruit (apples, peaches, grapes, cherries, berries, etc.), cider; vegetables (sweet corn, pumpkins, tomatoes, etc.), floriculture, herbs, forestry, husbandry, livestock and livestock products (cattle, sheep, hogs, horses, poultry, ostriches, emus, farmed deer, farmed buffalo, milk, eggs, and fur, etc.), aquaculture products (fish, fish products, water plants and shellfish), horticultural specialties (nursery stock, ornamental shrubs, flowers and Christmas trees), maple sap, etc.

Agriculturally related uses. Activities that predominantly use agricultural products, buildings, or equipment, such as pony rides, corn mazes, pumpkin rolling, barn dances, sleigh/hay rides, and educational events such as farming and food preserving classes, etc.

Farm market/on-farm market/roadside stand. The sale of agricultural products or value-added agricultural products directly to the consumer from a site on a working farm or any agricultural, horticultural, or agribusiness operation or agricultural land. Also includes agriculture-related products, which are items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to, all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream-based desserts and beverages, jams, honey, gift items, food stuffs, clothing and other items promoting the farm and agriculture in Michigan and value-added agricultural products and production on site.

3) Tab 4. P-8 -#5 You may want to remove the word “inappropriately.” If the zoning or the lack of zoning allows the use, is it inappropriate? And by whose standards is it classified as inappropriate?

4) Tab 4. P-7 #3. The word “promote” should be replaced. Unless the township is going to advertise, advance or move one industry ahead of all other interests, then maybe a more useful word or phrase would be “in keeping with all other cornerstones, Joyfield will encourage agriculture uses.” Also, the word “prevent” in the statement “prevent non-agricultural uses from negatively impacting agriculture as the primary land use”. This could be challenging, if not imposable, for the township to enforce. Litigation would seem imminent. Consider removing.

5) Tab 4. P-7 #5. Consider removing the word “reasonable”. By whose standards is reasonable? If you’re trying to protect the dark night skies then it should simply state that.

Blaine Township has a similar interest in a “dark sky” preservation. This could be an area of collaboration for our townships.

6) Since Retaining Scenic Character was a top list of priorities expressed by its citizens, consider developing a definition/description for scenic rural character so all can more clearly understand what it means to the community.

Pleasanton Township defines Scenic Rural Character as follows:

"Scenic rural character is an important attribute of, and to, the community. Scenic rural character consists of uninterrupted views of pasture, fields, woods, lakes, and streams. It is the drive down a dirt road lined with large trees whose branches are gracefully swaying in the wind. It is the view of woodlots and blue crystal clear water from a ridge-line onto Bear Lake and the valley surrounding it. Scenic rural character is the quiet that comes with less development, little traffic, and a dark sky at night unspoiled by the lights of urban development. Scenic rural character is the farmer moving the equipment around as fields are tended to, and it is the slow pace in which life moves within the confines of Pleasanton Township."

Blaine Township also defines Scenic Rural Character. Our definition includes:

"The single most important feature to protect is the scenic rural character of the township. Preventing development from eroding scenic rural character and encouraging compact residential development to maintain rural character are fundamental principles of land use stewardship in the township. Township citizens have strongly indicated that they do not want growth to spoil the scenic character of the landscape. They do not want it to take on a suburban or urban character. They want the forests, hills, ridges, lakes, and riverine landscapes to be preserved for the benefit of present and future generations. Almost everyone enjoys these resources and needs to help protect them. As a result, protection of the unique rural character of the township must be a fundamental part of all future planning and development decisions.

What is scenic rural character? Scenic rural character refers to the patterns of land use and development where current natural landscapes, features, views, sounds, smells, and open space take center stage over development. Agricultural and rural-based jobs, wildlife and natural resource preservation, and very low residential density dominate. In the township, scenic rural character is comprised of the country roads that lead to vistas of Lake Michigan, inland lakes such as the Lower and Upper Herring, valleys full of tree stands, orchards, and meadows. Gravel roads lined with trees, farm buildings, orchards

and the occasional glimpse of a bald eagle are just a few of the sights residents want to maintain into the future."

7) You have done a nice job at defining your opportunity to grow business and jobs. The defined location of businesses district on Rt. 31 and Rt. 115 is very logical since this area is your current commercial district. Growth can be expanded as needed with review of the master plan every five years.

8) "Connect with regional non-motorized and motorized trails" is a good objective and well thought out. You might consider trying to get the road commission to add bike lanes on designated roads. There may be an opportunity to collaborate with other Benzie Co. Townships in this effort.

9) Working to expand natural gas and wifi to the area would benefit both your and our townships alike.

10) Zoning Plan- two land use categories were designated, commercial and rural. Joyfield may want to consider changing the designation from rural to Rural Preservation which is used in Blaine and would make our zoning designation more consistent.

11) Tab 4. P-6. #2. You may not want to tie yourself to one entity for a contaminated property. You may want to insert the word "consider" in front of the word "work" and change "work" to "working".

12) The Joyfield Township Action Plan is very reasonable considering the effort required to develop and implement zoning ordinances. Blaine would be pleased to share appropriate zoning ordinances as templates for your new zoning ordinances. Many of our zoning regulations should be similar, and with minor modifications, would be appropriate for Joyfield Township as well.

13) The Herring Lakes Watershed originates in Joyfield Township. Blaine Township is hoping to obtain a grant to update the watershed management plan. We would like to see Joyfield Township be included in the Watershed Management Plan. Once the plan is updated, Blaine will write new zoning regulations to help protect the water quality of the watershed.

14) Since the Betsie River Watershed is shared with Gilmore Township, we recommend you consider including some effort to coordinate efforts on the Betsie River watershed.

Again, we thank you for the opportunity to review and comment on your Draft Master Plan.

Regards,

Blaine Township Planning Commission

David Long



TO: PLEASANTON TOWNSHIP  
FROM: BENZIE COUNTY

**BENZIE COUNTY PLANNING COMMISSION**  
**488 Court Place**  
**Beulah, MI. 49617**  
**[www.benzieco.net](http://www.benzieco.net)**

Peg Minster, Chairperson

Don Tanner

Adrian Poullisse

Nena Bondarenko, Vice Chair

Glen Rineer

Lori Hill

Susan Zenker, Secretary

2-23-2014

Pleasanton Township Planning  
Commission  
8958 Lumley Rd.  
P.O. Box 145  
Bear Lake, MI 49614

The Benzie County Planning Commission acknowledges the receipt of the Arcadia Township Master Plan.

Upon review of the Master Plan, we conclude the Plan is compatible and consistent with the Benzie County 2020 Comprehensive Plan.

Thank you and congratulations on the completion of your master plan.

Sincerely,

Peg Minster, Chair

TO: PLEASANTON TOWNSHIP  
FROM: WWW.LAKESTOLAND.ORG

Dave Ertel	kj8v@charte r.net	2013-11-20 08:06:51	<p>The Pleasanton Township Board has been hood-winked into passing a resolution in support of Lakes to Land. There was no Due Diligence done concerning this resolution what so ever. So now the residents of Pleasanton Township will be at the whim of Zoning Regulations put into place by Lakes to Land when they re-write Pleasaton's Zoning Ordinance to match their so called Master Plan. The bottom line is loss of the residents property rights. Township Board members take an Oath of Office which states that they will up hold the US Constitution and the State of Michigan Constitution, however, Lakes to Land saw fit to take out of their Master Plan for Pleasanton Township a statement upholding the US and State Constitutions concerning individuals property rights because they know that their new Zoning Ordinances will take away private property rights of the residents of Pleasanton Township. All of this is tied directly to Regional Government which will make in the end be the deciding factor when it comes to individual property rights, all of which may be decided by someone in the new Regional Government in some place other than the local level of Townships. It is truly a sad day for those entrapped in the Lakes to Land web.</p>
------------	----------------------	------------------------	--

Dave Ertel	kj8v@charte r.net	2013-11-21 08:55:48	Hi Leah, I appreciate your assurances and thank you for them. It is nice of you to reply. As Pleasanton Township is a very rural Township and there is not much of an outlet for news and info coverage in this area, I have a suggestion for you. Can you ask Tamara to ask Pleasanron Township to post a link to the draft Master Plan and/or have them post the draft Master Plan on their web site? This would give the residents a means of reading the draft Master Plan. Unfortunately, not many residents attend any of the Township Board or Planning meetings, however, they do access the internet, Just a suggestion. Thanks again as I really do appreciate you insight. Dave
------------	----------------------	------------------------	--

TO: PLEASANTON TOWNSHIP  
FROM: BLAINE TOWNSHIP PLANNING COMMISSION

**Blaine Township Planning Commission**

David Long, Planning Commission Chair  
6352 Putney Road  
Arcadia, MI 49613

February 18, 2014

Pleasanton Township Planning Commission  
P.O. Box 145  
Bear Lake, MI 49614

Dear Pleasanton Township Planning Commission:

Thank you for the opportunity to review the Pleasanton Township Master Plan dated November 2013 prepared through the Lakes to Land Regional Initiative. In the spirit of cooperation and mutual respect, please consider the following comments:

Your Planning Commission has developed well thought out Building Blocks and Goals. The cornerstone Development of Tools necessary to provide strong, capable, reliable, and consistent leadership and policy is an important goal for the future of the township.

Likewise developing YOUTH LEADERSHIP by actively recruiting the youth of the community to become involved in local government is an outstanding long term goal. Most involved township leadership individuals are well experienced (older), and by seeking younger individuals out and personally asking them to attend meetings, sit on boards and committees, or become involved in making decisions by expressing their opinions, you will encourage fresh blood and fresh ideas in the township.

Your Building Block focus on Economic Development of the Rt. 31 corridor will be encouraging to many citizens and business alike. Working with the NORTHWEST MICHIGAN AGRICULTURE AND FOOD SYSTEM SECTOR ALLIANCE RELATIONSHIP is a good plan and possibly an effort other townships could collaborate on.

Communication is extremely important in our townships and maintaining the township website on a monthly basis by including minutes of meetings, ordinances, maps of recreational opportunities and actions taken by the township is an excellent goal.

Your Recreational Building will significantly improve recreational opportunities for township residents and guests.

We are pleased to see your cornerstone to Maintain Rural Scenic Character. This is similar to several other townships, including Blaine Township. There may be an opportunity for several of our townships to work together since we have similar goals around maintaining the Rural Scenic Character.

We like how your Draft Master Plan has defined what is wanted, and what is not wanted, for development along US 31 and the agriculture uses. This provides a nice description of the future that most of the community members can envision.

In your Zoning Plan you have a designation of Preserve (P): Areas held in a conservation easement as permanent open space, state and federal lands. We are not able to provide specifics, but Benzie County ran into legal issues in about 2000 with a similar designation for government land. Their legal counsel recommended that government land be zoned based on the use if it were not government land to prevent any issues if the land was sold. Michigan has plans to sell some state property. If this happens to be land in Pleasanton, it could become an issue. You may want to discuss this with your legal counsel to be sure you don't have future legal issues.

Again, we want to thank Pleasanton for the opportunity to review your draft Master Plan. Your draft Master Plan and Blaine township's draft Master Plan have many similarities and may provide opportunities to collaborate.

Regards,

Blaine Township Planning Commission

David Long

TO: ALL  
FROM: BENZIE COUNTY

**Leah DuMouchel**

(ldumouchel@bria2.com)

**From:** Sharron May [themayfarm@gmail.com]  
**Sent:** Monday, February 24, 2014 1:45 AM  
**To:** Leah DuMouchel  
**Subject:** Lakes to Land Master Plan Comment: Participation and Intergovernmental Cooperation

To:  
Leah

Name:  
Sharron May

Email:  
[themayfarm@gmail.com](mailto:themayfarm@gmail.com)

Community:  
Crystal Lake Township

Subject:  
Participation and Intergovernmental Cooperation

Comment:  
I sat in on the deliberations of the County when they were reviewing Arcadia, Blaine, Crystal Lake, Gilmore, Joyfield and Pleasanton Master Plans. There were two valid discussion points that did not make it all the way into their recommendations.

1. Communities that rely on an adjoining municipality for their commercial, industrial density or infrastructure needs, should have a formal discussion with that community before including a statement to that effect into their Master Plans.
2. People participating in most of these Visioning Sessions and meetings seemed to be predominantly retirees and seasonal residents who do not represent the whole community.

It would be interesting to see a comparison of the demographics of the attendees compared to the township as a whole. In an effort to improve the process, perhaps a Toolkit might be developed that includes a checklist of targeted groups and some sample form letters. Fo example:

an invitation to area High Schools including an explanation of the Master Plan process, timeline, and suggestion for U.S. Government class or National Honor Society award credits for attending/participating in the process or submitting comments.

Akismet Spam Check: passed  
Sent from (ip address): 198.228.228.157  
(akrmssprvz2ts115-dmz.mycingular.net)  
Date/Time: February 24, 2014 6:44 AM  
Coming from (referer):  
<http://www.lakeistoland.org/master-plan-comment-form/>  
Using (user agent): Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_6\_8)  
AppleWebKit/534.59.10 (KHTML, like Gecko) Version/5.1.9  
Safari/534.59.10



To Amy Ferris and the Zoning Committee:

I am a concerned citizen of our Townships  
when I read "Lake to Land Regional Institutional  
Collaborative Master plan!"

I'm sure our Zoning Committee are very  
capable people and could formulate a plan  
that is four, not the whole Lake shore

It seems to me ~~we've~~ been down  
this path with our Airport problem.

Now the plan will take another huge  
piece for airport.

How really want big industry  
to please a few wealthy? I appreciate  
Douglas Van Meter's letter in the paper.  
I'm sure our weather keeps some people  
from our Trap Hall for inspiration. We need more  
time and thought

Thank you,  
Florence Kirby

Crystal Lake Township

I am concerned about some of the new changes our township is preparing to make.

I, like most everybody, want to protect the environment, but what measures, and at what cost?

Measures taken which jeopardize our property rights, and may raise our taxes- are measures I am not willing to accept. I am on a fixed income, as are many of your constituents.

Every dime by which my taxes are increased is a dime less I have for food, heat, or other essentials. Every new regulation that tells me what I cannot do on my own property, diminishes my property's value to me. It amounts to a fractional "taking"

I ask that all property owners in the township be afforded the opportunity to "opt out" of any new programs, restrictions, or any changes they were not allowed to vote upon themselves.

I ask that any new master plan, new ordinances, or proposed code changes be placed on the ballot for the voters to approve, or disapprove.

Sometimes doing the right thing can be difficult. I ask you to do the right thing, and remember your oath of office, and represent the citizens of the township, as opposed to outside special interest groups-

Thank you for your time-

*Sally H. Stone*  
SALLY H. STONE



CC - Tamara B.  
Tammy M.  
Amy F.

2/21/14

cell 517-669-9230

Janet & Cliff McConnell  
2376 River Rd.  
Frankfort, MI 49635

Re: Zoning  
Crystal Lake Twp.

It was brought to our attention that we are zoned Non-Residential property - its zoned Unclassified/Vacant.

We bought the property in 2005.  
We recently purchased the property on the corner of Airport and River Rd at a land auction. We own approximately seven (7) acres total.

Please let us know of any meetings regarding this and please change the zoning to residential.

Cliff & Janet McConnell



2-21-14  
Bruce Walton  
219 GLORY RD

To Zoning Board of Crystal Lake Township,

I have two concerns about Zoning Maps

I. Old Zoning Map Land Dated 2010 is totally different than the new Existing Land Use Map

II. There should be designated RLS on Both Zoning Map & Future Land Use Maps.

Bruce Walton

February 23, 2014

Greg  
Wright

Crystal Lake Township Planning Commission  
Crystal Lake Township Board  
1651 Frankfort Highway  
P.O. Box 2129  
Frankfort, Michigan 49635

To the Township Board and Planning Commission Members,

I have some concerns with the Lakes to Land Regional Initiative and the Crystal Lake Township People and Land Draft Master Plan.

Acceptance and implementation of the international Earth Summit Comprehensive Plan by world leaders at the United Nations Conference on Environment and Development in 1992, gave rise to the establishment of the President's Council on Sustainable Development (per President Clinton's Executive Order 12852). This Council created the grant funding used to finance implementation of this Plan.

Through this funding, several nongovernmental organizations and initiatives promoting the Plan's ideologies were established. Such organizations include the International Council of Legislative Environmental Initiatives, the Institute for Sustainable Development, and the Global Planners Network, just to name a few. The American Planning Association and the Michigan Association of Planning are partners in the Global Planners Network. (See Attachments 1-3)

Also financed through grant funding (both public and private), Beckett & Raeder, a multi-state planning corporation, has promoted its Lakes to Land Regional Initiative and other related collaborative master plans. The Lakes to Land Regional Initiative is one of many nongovernmental programs created to further the United Nation's Comprehensive Plan for Sustainable Development in the 21st century, mandating economic justice, social justice (instead of equal justice), and environmental justice.

In the United States, local elected officials, such as you, are sanctioning the adoption of Sustainable Development policies by local and county planners and nongovernmental organizations. The public, even many of the planners themselves, are unaware of any national or global impetus, even though the strategies originated from the Earth Summit Comprehensive Plan. Most officials are honorably motivated to optimize the growth, conservation, culture, commercial and residential development, transportation, schooling, and economies of their cherished communities.

When a village, town or city adopted its first zoning ordinance, the existing land use formed the basis for the zoning designations. Changes to the existing land use, or zoning designations were initiated by the landowners who wanted the designation changes. Only locally elected officials had the authority to change the zoning. They had to balance the request and rights of the landowner with the desires and rights of the other constituents. The local government, closest to the people governed, is most accountable to the people affected by land use decisions. Comprehensive planning required by Sustainable Development is not initiated by the landowners, or by the local community. Initiation is by a coalition of international organizations that organized their vision of how everyone ought to live.



Crystal Lake Township is a political subdivision of the State of Michigan. As such, the Township Board and Planning Commission members are bound by oath of office to support and defend the Constitution for the United States of America and the Constitution for the State of Michigan. All township employees are subject to the same allegiance and prohibitions. Responsibility includes providing for the equal benefit, security, and protection of the whole people. If any public servant creates an allegiance to another party by approving a resolution that commits the local government to foreign law, a crime has been committed, especially if the conditions of the resolution will cause excessive fines and unreasonable hardship upon some or all of the people of the jurisdiction.

“And be it further enacted, That the Constitution and State Government which the people of Michigan have formed for themselves. . .” Act of Congress, June 15, 1836. 5 U.S. Stat. AT LARGE 49 (emphasis added).

Article 4, Section 23 of the 1963 Constitution for the State of Michigan states,

“The style of the laws shall be: The People of the State of Michigan enact.” (emphasis added)

In this country, the sovereign prerogative power has for its source the sovereignty of the people. There is no reason why it should not be exercised by the executive depth of government. Its exercise works no injustice. It is conceded. It is inherent in the people, and the people organized, constitute the state. It is and always has been executive in its nature, existing independent of statute, not existing or vanishing at the whim or caprice of enactments by the Legislature, as suggested in Commissioner of Banking v. Chelsea Savings Bank, 161 Mich. 691, 125 N.W. 424, 127 N.W. 351. (emphasis added)

Under Article I, Section 10 of the Constitution for the United States of America, states are prohibited from implementing foreign political initiatives by engaging in treaties, alliances or confederations. Specifically, supporting and implementing a program such as the Lakes to Land Regional Initiative, which does not comply with the general provisions of this state and violates the constitutionally imposed limitations of the township’s lawful authority, is forbidden.

The Township Board members should never have signed the Lakes to Land Regional Initiative Agreement to Partner—Collaborative Master Plan and Implementation Strategy document, engaging in a globalist program designed to abolish the political recognition of every individual’s natural rights including the right to use and enjoy private property. (See Attachment 4) Accordingly, violation of the oath of office has occurred, implementing foreign policies that are clearly inconsistent with the Constitution for the State of Michigan and the Constitution for the United States of America.

## **REVIEW OF THE LAKES TO LAND REGIONAL INITIATIVE—CRYSTAL LAKE TOWNSHIP PEOPLE AND LAND DRAFT MASTER PLAN**

My first reaction is that the master plan is a conglomeration of well-orchestrated, well-rooted, repetitive, vague words that, through the “fog,” represents—control and loss of property rights and exorbitant costs for landowners. The Master Plan Draft is so overwhelming that the average person cannot begin to plow through all of the rhetoric. The Plan focuses on the land and preservation of natural resources, but what will be the ramifications affecting the landowners? Use of words like “foundation,” “cornerstone,” and “building blocks” make me wonder what it is that you are constructing?

The Plan sets up a basis for a regulatory system, which is vulnerable to change at any time and will regulate the people right off of their land. The people are generally good stewards of the land and natural resources. If you



concentrate on the promotion of the health, safety, and general welfare of the people, the stewardship of the land and will take care of itself. If problems do arise, use due process of law to rectify the situation.

No one at the township is qualified to implement the Master Plan, which leads to the hiring of “experts” to facilitate the Plan. Who will pay the fees?

The Lakes to Land Regional Initiative Crystal Lake Township People and Land Draft Master Plan appears to be nothing more than a movement of Crystal Lake Township into the regional planning agenda.  
(See Attachments 5-7)

Movement toward public control of land, and loss of private use, was also indicated in a statement at the United Nations Conference on Human Settlements HABITAT I Vancouver 1976,

“Land. . . cannot be treated as an ordinary asset, controlled by individuals. Private land ownership is also a principal instrument of accumulation and concentration of wealth and therefore contributes to social justice. Public control of land use is therefore indispensable.”

## **SPECIFIC COMMENTS ON CORNERSTONES AND BUILDING BLOCKS (BB)**

**CORNERSTONE 1:** *Improve the water quality of Crystal Lake and the Betsie River and its tributaries and streams, which feed the Betsie River and ultimately Lake Michigan*

- BB 1—Crystal Lake Watershed is an association without the authority to enact laws and regulations, depriving property owners of their rights
- BB 2—Violation of riparian rights
- BB 3 and 6—MDEQ responsibility
- BB 4—Definition/explanation of Low Impact Development (LID)? Highly restrictive of property use and costly; expensive requirement. Will it be demanded of the road systems and not just the people—cisterns, etc.?
- BB5—Anti-rural development; moving people off the land and into cities
- BB7—Health Department responsibility and authority, implementation of national health standards. Township has no authority to impose.
- BB8—The majority of the people will take care of the water resources on their property. There will be some exceptions, and these should be handled individually, not with blanket regulations that restrict everyone’s lawful property uses.
- BB9—Who will define “sensitive features?” Currently broad definition.

**CORNERSTONE 2:** *Encourage the continuation and growth of small agricultural operations*

- BB1—Purchase of Development Rights—Conservation easements? Landowner becomes servant to the easement holder. Micromanaging farmers and their land?

- BB2—Can zone land agricultural, but no authority to dictate specifics—micromanaging
- BB3—Why are we even getting involved? MSU Extension, etc.
- BB4—No authority, expertise, or financial means. Have to hire “experts”—cost? Increase in property taxes? Acquire grant money that always comes with “strings” attached?

**CORNERSTONE 3:** *Participate in a network of connected local and regional nonmotorized trails.*

- Walkable, nonmotorized cities
- BB3—Seriously? We’re worried about bicycle parking requirements in the zoning ordinance? No nexus to zoning whatsoever. Business venture on the private sector. Township has no authority to create.
- BB4—Undoable, have to widen right of way, change ditches, etc. No demand. Who would finance?

**CORNERSTONE 4:** *Preserve our rural character*

- What is a view shed? Sense of place?
- BB1—Creating open space with limited use by the people
- BB2—Moving the people off the rural and into cities; “development” is all encompassing—could mean public or private.
- BB2 and BB3 appear to contradict each other and BB3 is a confusing statement.
- BB4—Can’t plant trees in right of way that belongs to the utilities and have easements/own right of way. If you want electricity to stay on, can’t do this. Vegetation and trees along roadways will affect the line of sight and safety of the people. If the township encourages the people to plant trees along the roads, and we have a storm and the trees come down on power, phone, and cable lines, who will pay for removal?
- BB5—Micromanaging. Outside authority. We are not a neighborhood association. “. . . attractive to destination visitors?” No two individuals have the same visual perception. Visual beauty is a matter of perception.

**CORNERSTONE 5:** *Preserve our cottage industries and home occupations*

- BB1—Private sector business venture, not township, not feasible financially, not enough customers, not practical, if was, they would be knocking on our doors to create the “broadband highway”—with trees along side of it!
- BB4—Confusing statement.
- Do cottage industries/home businesses have to be on commercially zoned property? Will those with cottage, home-based businesses have to get a special use permit?—increase in township revenue?



**CORNERSTONE 6:** *Preserve resort and seasonal cottages and rural residential character of the township*

- BB2—Definition/explanation of Low Impact Development (LID)?
- BB3—No authority to implement
- BB4—Health Department responsibility and authority, implementation of national health standards. Township has no authority to impose.
- The retail market potential summary indicated seasonal residents contribute \$3,800,000 to the township economy, when in actuality they contribute to the economies of other surrounding areas.

**CORNERSTONE 7:** *Promote intergovernmental cooperation and leadership, and improve communication between township government and constituents*

- BB1, 2, 4, 5, 7 all violate the constitutional, republican form of government outlined in both the Constitution for the State of Michigan and the Constitution for the United States of America and imply a regional form of government
- BB3—Who will do the training; who will pay; who will benefit? What is the platform—pro-regulation or pro-people?
- BB6—Rhetoric.
- BB7—Not applicable. Private industry handles this
- BB8—Finally, one I agree with. Communication is essential in every aspect of life.

**CORNERSTONE 8:** *Avoid blight and noise, air, light, and water pollution*

- BB1—Creates open spaces with probable limited use by the people
- BB2—MDOT regulates signage along M-22 and M-115. Micromanaging.
- BB3—Who will define blight? “One man’s junk is another man’s treasure.” Neighbors may be collecting “junk” as a means of income. In the City of Flint v. H.S. Bibbs, the municipality’s ordinance was sufficiently grounded in the powers granted, but the ordinance did not bear any real or substantial relationship to public health, morals, safety, or general welfare insofar as the items that were the concern. It was declared overbroad and unconstitutional. State of Michigan Court of Appeals No. 52759.
- BB3—What does “vigorously” mean? Daily fines? Armed blight enforcement officer? “Assistance” is vague and undefined.
- BB4—Definition of “dark sky?” No yard lights? Safety concerns?
- BB5—I agree, if done reasonably; with the objective of rendering mining site safe upon completion.
- BB6—Will there be restrictions on the use of wood as an energy alternative?

- New Designs for Growth Development Guidebook was developed by the American Planning Association using the Sustainable Development agenda.

**CORNERSTONE 9:** *Encourage the protection of our natural resource base*

- BB1—Movement from rural to cities; no choice?
- CLT can be characterized as a natural features laboratory? A laboratory is a place for scientific experimentation or research. Does this make us the guinea pigs?
- BB7—Vegetative buffer requirements—NO. Setbacks--YES
- BB3, 4, 6—Very wordy and repetitive—Sensitive features, sensitive features, sensitive features!

**CORNERSTONE 10:** *Encourage land development patterns which respect the natural, ecological, and topographic character of the township*

- BB1—All about the land and environment and not about the people. Discourages rural development, with encouragement to move to the cities.
- BB3—Sensitive features and LID definition?
- BB4—County, state, and federal regulations. Accept grant funding, subject to federal regulations.
- BB5—Not zoning issue. Zoning is districting land for specific use and the appropriate regulations that apply. Development would be self-contained, not relying on township for funding
- BB6—Northwest Michigan Non-Motorized Strategy is another nongovernmental organization initiative that has no authority, but can only present recommendations that are purely political.
- BB7—Conservation easements

**REVIEW OF SUPPLEMENTARY SECTIONS—PEOPLE & PLACES, INFRASTRUCTURE, LAND, ACTION PLAN, AND APPENDIX**

These sections added to the overwhelming nature of the whole Master Plan, another section of words, words, and more words.

The *Retail Marketplace Summary* and its explanation were very confusing.

The existing and future land use maps have multiple errors. If these are to be used to “guide the creation of the zoning ordinance and the zoning map,” should they not be completely error free? It is also impossible to predict the future. Situations will change and adjustments will have to be made.

The Action Plan timeline seems to be already laid out by the regional planners. What about local control of the speed at which to proceed?

The Appendix was full of charted statistics that were confusing, had ridiculous margins of error, and did not seem to apply to our township, especially the *Business Summary*. Figures lie and liars figure.



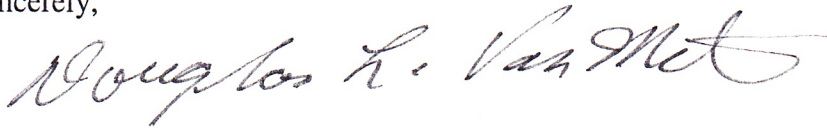
In closing, I ask you to rescind the Lakes to Land Regional Initiative Agreement to Partner—Collaborative Master Plan and Implementation Strategy document, allowing for local control of the zoning process. Doing this will keep the control and stewardship of the land in the hands of the people. Stand up to the pressure of regional, state, national, and international concerns. We had the power to refuse the International Property Maintenance Code in Benzie County, so we can refuse this Initiative—other municipalities have.

Yes, we need to be good stewards of our natural resources. I am not denying that fact, just the method and process for doing such. Step back and protect the land rights of the whole people instead of catering to special interest groups that have an agenda contrary to the American principles. We have a responsibility to the future generations to preserve our rights. This master plan shows no evidence of providing for the general welfare of the whole community but is contrary to such.

Are we going to let “outsiders” plan our lives? Keep it local. Keep it simple.

This is to be entered into public record and filed at the Crystal Lake Township Office.

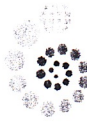
Sincerely,

A handwritten signature in cursive script, reading "Douglas L. VanMeter". The signature is written in dark ink and is positioned above the printed name.

Douglas L. VanMeter

ATTACHMENTS:

- 1—World Planners Congress, Vancouver Declaration 2006
- 2—MAP Community Planning Principles
- 3—APA Making Great Communities Happen, Effective Messaging
- 4—Lakes to Land Regional Initiative Resolution, Agreement to Partner—Collaborative Master Plan and Implementation Strategy
- 5—HUD-DOT-EPA Partnership for Sustainable Communities, Grants and Assistance 2009-2012 map
- 6—Michigan Planning Regions and Metropolitan Planning Organizations
- 7—Key Elements of Proposed Michigan Regional Councils Act



**World Planners Congress**  
2006 VANCOUVER, CANADA  
**Congrès mondial de l'urbanisme**

**June 17-20, 2006 / Du 17 au 20 juin 2006**  
Sustainable Urbanization: Turning Ideas into Action  
L'urbanisation viable : Mettre les idées en pratique

## **WORLD PLANNERS CONGRESS**

### **VANCOUVER DECLARATION 2006**

We, representatives of the planning profession of the world, dedicate ourselves to working together, and with others, to tackle the challenges of rapid urbanization, the urbanization of poverty and the hazards posed by climate change and natural disasters.

We hold that urbanization must become more sustainable if the global community is to realize the aspirations in the United Nations Millennium Development Goals especially that which seeks to "ensure environmental sustainability".

We have a responsibility, along with others, to future generations for custodianship of this planet and its habitats, and to those within our own generation who are disadvantaged, especially the poor and those who lack adequate shelter.

We stand for Planning as an inclusive process. Planning is both strategic and local, integrative, participatory, creative, embracing cultural diversity and rooted in concerns for equity.

We advocate that Planning must underpin any approach to managing rural, urban and regional development. It is practiced in the private sector, the public sector, by voluntary bodies and community organizations.

We will build the capacity for creating safe, healthy and sustainable settlements by mobilizing, sharing and developing the knowledge and skills of planners.

We advocate that Planning, and its values and ethics, are fundamental to good governance and a means to deliver more equal access to the benefits cities have to offer.

We assert that there can be no sustainable development without sustainable urbanization and no sustainable urbanization without effective planning: political will and investment is required for effective planning.

May 20, 2014

Crystal Lake Planning Commission  
Crystal Lake Township Hall  
Airport Road  
Frankfort, MI 49635

Dear Planning Commission,

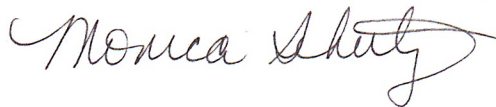
I write to thank you for all your work this past year to create a master plan based upon the community vision sessions which took place during the summer of 2012. I'm excited to see the master plan reflect the primary goals and objectives expressed that summer.

I also appreciate the patience and consideration you've taken for all voices to be heard. I realize this is a working document. As I write this, I know that tomorrow, next week, next month (or in the next few years!) a modification will be suggested and eventually made during the required master plan review process. However, I believe the foundation you've created provides a firm platform for future work and continued community discussion.

I hope the master plan is approved, and that Crystal Lake Township can begin to take the many of small steps to fulfill the vision it reflects.

Thank you for your many hours of listening, discussion, writing and editing.

With many thanks,

A handwritten signature in cursive script that reads "Monica Schultz". The signature is fluid and elegant, with the first name "Monica" being more prominent than the last name "Schultz".

Monica Schultz  
Crystal Lake Township Resident  
Member of L2L Leadership Team

Address: 2248 Glory Road  
Frankfort, MI 49635




# CRYSTAL LAKE TOWNSHIP



May 6, 2014

To: Jason Barnard, Acting Chair  
West Benzie Joint Planning Commission

From: Gregory Wright, Chair   
Crystal Lake Township Planning Commission

Re: Master Plan Comments

Planning Commissioners:

Thank you for your comments regarding the proposed Crystal Lake Township Master Plan. We have reviewed your concerns in relation to our Plan and found no areas of conflict. You have indicated that the plans for adjacent townships rely heavily on no new growth and that surrounding areas will have to absorb that development. The concerns that are raised have been duly noted and we would like to make some observations.

We are proposing to essentially continue the plan for our Township as described in the Benzie 2020 Master Plan. The residential base of the Township, as part of the major resort/tourism economy around Crystal Lake, contributes heavily to the economic vitality of the County. This defining feature of our community is reflected in the strategy for economic growth. It is anticipated that residential development will provide considerable growth during the term of this Plan. There is also existing commercial zoning and commercial development along M-115 and other areas in the Township.

The Crystal Lake Township Master Plan sees economic vitality and quality of life in protecting and capitalizing on our assets: natural beauty; historic development patterns; agriculture; home occupations and cottage industries. Scenic corridors, residential and resort communities, trails and waterways, along with value-added agriculture and agri-tourism will attract talent, visitors and entrepreneurs in the new economy. We believe that the emphasis on rural character combined with lively and interesting cities and villages reflects the vision of our residents and our unique place in the region.

Thank you for your feedback regarding the proposed Crystal Lake Township Master Plan.

c: Sharron May, Recording Secretary  
Crystal Lake Township Planning Commission



**Approved Minutes  
Crystal Lake Township Planning Commission  
Regular Meeting March 26, 2014 @ 7:00 p.m.  
Crystal Lake Township Hall**

**Call To Order at 7:05 p.m.**

**Roll Call:** Wright, Herd, Carland, T. May, **Excused:** S. May, **Quorum present.** **Staff present:** Tamara Buswinka

**Recognition of Visitors:** Doug VanMeter

**Motion to Approve Minutes of Regular Meeting February 26, 2014 moved Herd, seconded Wright, all ayes, motion passed.**

**Motion to Approve of Minutes Special Meeting March 19, 2014 with corrections moved Herd, seconded Wright, all ayes, motion passed.**

**Discussion:** Tamara Buswinka was paraphrased in two places that did not accurately reflect her sentiment. Under Work Session, letter b. "but you cannot deny the application" she wanted to add "based on the number of similar existing uses". On the last page under 2. Master Plan Comments, "by statute you are required to read them, consider them but you are not required to respond", add "in writing".

**Correspondence and Public Comments:**

**Wright** – asked VanMeter to explain the issue he raised about Citizen comments.

**Doug VanMeter** - You don't have to acknowledge every paper but summarize the opposition and proponents of it. One thing that bothered me is all the correspondence is going to Beckett and Raeder.

**Buswinka** – that was done for efficiencies, to save townships money.

**VanMeter** - Something of this importance should be coming to this committee or the township clerk not to Beckett and Raeder. They are just consultants. I brought the statute in on non-conforming uses. It talks about all the non-conforming uses that are declared to be for public purposes or public use. There are no provisions that tell you that you can sell the land on the open market after you've taken it. So basically what you're going to wind up with is a whole bunch of land off the property rolls. It seems to me like this is zoning. A board changes. When I first got on the Airport Board that was a very hostile board. They had all this area from Elm St. to River Rd. pretty well condemned. There were 32 parcels, they were going for it. We got that stopped; they backed off. Now they're trying to do it right. But if this board changes and somebody gets in here that gets a little bit hostile and they change the land use, it puts people in non-conforming use. And it talks in there about rebuilding, reconstruct, finishing, demolishing, whatever. But if as a last resort they revert to condemnation but it's for public purpose, which is government use or public use, which is for the people. And the thing that comes to my mind is open space. Because the Master plan dwells on open space, Traverse City's Master Plan, you know they're cutting out the Open Space out there for public use, keeping it more "back to nature." There's a serious problem there that could flare.

**Wright** - Thank you. You've brought up the issue of non-conforming uses in the past and you know that is a zoning job that will come after the Master Plan. I understand what you're saying but we really haven't done anything to create non-conforming uses that I'm aware of.

**VanMeter** - that's what I was getting at but you could really put some people in serious peril.

**Wright** - Did you send this to us?

**VanMeter** - Yes, this is the senate committee legislative analysis. While the bill is in committee that summary stays on site. There is a legislative summary on every bill that is passed.

## Reports to the Commission

**Chair Report-** I hope to schedule another meeting in two weeks; we might have to meet weekly if we want to get everything in order and get a Public Hearing scheduled in May. Time is running short on all the responses we need to make and all the revisions we need to do on the MP. Discussion about maps: **Buswinka** will ask Leah about getting the revised (to date) maps for the Public Hearing and suggested a phone conference with her to make the corrections before the next Planning Commission meeting.

**Zoning Administrator Report** – Tamara Buswinka discussed the accessory structure section of the zoning ordinance and pointed out odd language that laces throughout the zoning ordinance, such as attached garages considered as separate accessory structures and no more than 3 accessory structures permitted on any lot. Tamara would like to rewrite it. It was agreed that she should start with not having the attached garage be considered an accessory structure. Discussion about how many accessory structures should be allowed: there should be some limit (Herd), a sliding scale (Buswinka) or % of lot size (Herd), anything under 8x10 should not require a permit (T. May). Tammy May brought in the Inland Township ordinance which prompted Tamara to look at that section as well.

**Zoning Board of Appeals-** No report

**Capital Improvements Committee Report-** The township will be considering the CIP for adoption at their next meeting.

## Zoning Priorities

- The Fireworks Ordinance was referred back to the board. Wright was going to send a letter to that effect.
- Article X and XIV – after the Master Plan Comments are done we will be taking that up.
- Lakes To Land Report - None

**Unfinished Business** - None

## New Business : Master Plan Comments (Governments, Agencies, etc.)

### MDOT

- **Comment:** MDOT wanted to specify that M-22 be designated as a heritage route only in Leelanau County.
- **Response:** We will to check our text to make sure that it reflects correctly the above statement.
- **Comment:** consider transportation issues regarding home businesses, cottage industries and agriculture  
**Response:** we did that.

### Benzie County

- **Comment:** Benzie County found that the plan was compatible with the Benzie County plan and complimented the township's plan for its direction, strong plans for economic development, identifying the vision for the community's future and strategies on how to achieve our goals.
- **Comment:** General Comments about text changes and separating the Table on 2.58.
- **Response:** These changes do not specifically apply to Crystal Lake Township's plan.
- **Comment:** Consider review of the future land use map regarding Residential-Rural use as defined (including agricultural use). The definition of agricultural (p.40) is extensive but does not refer to any marketing of agricultural products. Perhaps revisit the marketing aspect. Example: Crystal Gardens is shown as a commercial designation on the existing land use map but is absent on the future land use map.
- **Response:** Crystal Gardens does not show up on the Future Land Use Map because it is more of a zoning map not an Existing Land Use Map. It shows that the zoning is primarily residential. The definition on p. 40 was read and it was determined that there is not much mention of marketing. A few sentences to address the marketing of those products will be added. Sharron May was asked to do that.
- **Comment:** Consider provisions for accommodation of a demonstrated need for a commercial operation, particularly one that is already in existence i.e. Crystal Gardens.
- **Response:** Crystal Gardens already fits in as an agricultural operation. We would not zone it commercial because if the operation were discontinued we would want it to remain residential.
- **Comment:** Consider inclusion of a Food Innovation District

- **Response:** The Planning Commission supports the idea of a Food Innovation District, a concentrated area where boundaries are defined and all of the businesses would relate with local food; however, it doesn't make sense to create a special district in our township.
- **Comment:** Consider the addition of a glossary for the definition of planning terms used in the master plan.
- **Response:** The commission agrees that this would be a good idea and would like to ask B&R to develop a glossary. It was thought that Monica Schultz was working on one. Buswinka will check with her.

#### **West Benzie Joint Planning Commission**

- **Comment:** Though there may be no direct effect on health or safety of individuals within Benzonia Township, there would be a long-term impact to public infrastructure requiring additional investment above current rates to meet the higher rate of growth. Such an impact would cause premature increases in tax rates to maintain and build new public infrastructures such as roads, public water and sewer systems, etc.
- **Discussion/Response:** **Herd** - on the other hand all of these towns that are struggling also say that they need more business to raise property value; both can't be correct; **T. May** - we have no business directing our commercial business anywhere but our own backyard unless we are going to strike up an agreement with them, just like the agreement we have with Frankfort where we financially support their fire protection services because we don't have it. **Buswinka** - But you *do* allow for commercial, you have commercial areas and if anyone adjacent to those areas wants to develop they can apply for rezoning, and there is something called concurrency where we do strike up those bargains. The BC Master Plan set up urban service boundaries. It has been on the books for 20 years to funnel commercial development to where the infrastructure is. **Herd** - It's consistent with the Benzie County plan. As we understood it, we did not have to have a formal agreement. **Wright** - I think what Dave [Neiger, WBJPC Zoning Administrator] is objecting to is a Smart Growth principle that tries to direct development to existing infrastructure. The fact is that Frankfort has a 150-year pattern of development. We have a lot of development here and we are looking for more development. I don't think there will be much impact or development on the eastern boundary that will impact Benzonia. **T. May** - we should look at how it is worded in our plan. **Wright** - one place is in the general section where it talks about Smart Growth principles and the other place is where we describe our relationship with Frankfort. **T. May** - This was directed to all the adjoining townships. They did not reference a certain page or specific words. **Herd** - we can look to see if it needs to be reworded. But it's hard to imagine that downtown Beulah wouldn't like to see more businesses down there. It's going to be awhile before they run out of space. **Wright** - we do create jobs here: 2 for every resident of working age.

#### **Other Comments:**

**Herd** brought up Manistee County's comment to Arcadia: If they are promoting agriculture and zoning 2.5 acres then they are contributing to sprawl. If that builds out and 1/3-1/2 also have a home business, then you won't get rural preservation. We need to think about other ways to keep larger tracts. **Buswinka** - Their planning commission is going to take his advice. You have some other tools they don't have: the PUD and the clustering. **Herd** - we need to figure out how to use those mechanisms to preserve open space.

#### **Public Input**

**Doug VanMeter** asked about the 63-day review. Is there a review group? Do you report to HUD or the EPA?

**Buswinka** - No.

#### **Any Other Business/Ongoing Business**

**Herd** asked about Sharron May's proposal to submit a Letter to the Editor in response to some that were written.

**Wright** reported that she withdrew her proposal. **Buswinka** suggested that the Leadership Team or Beckett and Raeder consider taking it up and submitting a press release. It has been awhile since there has been one.

**Announcements** - None

**Next Meeting/topics** - TBA

**Meeting adjourned at 7:58 p.m.**

**Approved Minutes  
Crystal Lake Township Planning Commission  
Special Meeting  
7 P.M. Wednesday, April 9, 2014  
Crystal Lake Township Hall**

**Call to Order at 7:02 p.m.**

**Roll Call of Officers:** Wright, Herd, Carland, T. May, S. May. **Quorum present**

**Staff present:** Tamara Buswinka

**Recognition of Visitors:** Doug VanMeter

**Call for Conflict of Interest:** None

**Motion to approve agenda moved S.May, seconded Wright, all ayes, motion passed.**

Discussion about the need to approve agenda if there are no changes. This will be a future discussion.

**Correspondence and Public Comments:** None

**Work Session: Master Plan Comments**

Discussion about submitting revisions before the Public Hearing, which is proposed for May 5/21/14. Decision to attach a sheet with all of the revisions at the beginning of the Master Plan. Wright suggested the following timeline: April 16: Proposed text changes; April 23: Final text changes; Public Hearing scheduled tentatively for 5/21/14.

Discussion about attaching the Master Plan comments to the associated minutes. Decision to include the comments in each set of minutes and put a copy in the Comments binder. Sue Sullivan will be learning how to post the minutes on the website. Secretary Sharron May will meet with Sue Sullivan about the process.

**Correspondence/Comments from Doug VanMeter**

Most of Mr. VanMeter's feedback is based on his assertion that the basis of the Cornerstones and Building Blocks should be the statutory requirements found in Public Act 110 of 2006. The Planning Commission considers the basis of the Master Plan, Cornerstones and Building Blocks to be the input from the Community Visioning Session and the existing Master Plan. The Planning Commission reviewed Mr. VanMeter's comments about the Cornerstones and Building Blocks. A summary follows:

**Cornerstone 1**

BB1 & 2: This is a statement of support for the development of a watershed plan and continuation of the existing Crystal Lake Watershed Overlay District.

BB3 and 6: This is a statement of support for water quality efforts and best practices of other groups or agencies.

BB4: The PC will define Low Impact Development in the glossary

BB5: This is consistent w/ the Benzie County Master Plan that all of the townships have adopted. It has been on the books for 20 years; it's nothing new. It is fiscally responsible to not duplicate infrastructure and avoid sprawl.

BB6 & BB7: This is a statement of support and our willingness to collaborate with neighboring communities around Crystal Lake.

BB8: This is a community value statement

**Cornerstone 2:**

BB1: This is a voluntary program.

BB3: Support statement of values expressed in the other Cornerstones and example of a tool for doing this.

BB4: The intent was to seek input from local farmers, not outside "experts".

**Cornerstone 3: Local, Non-Motorized Trails**

BB3 – There are economic benefits to our non-motorized trails. This would be a suggestion when reviewing a site plan for a new business.

BB4 - Because of a similar statement in their Master Plan, Arcadia was able to divert and redesign a proposed MDOT road-widening plan, saving a great deal of money for their township.



**Cornerstone 4:**

Define view shed in glossary. Can be done with map and pictures of a valued view.

BB1: Define open space

BB2: See Cornerstone 1, BB5

BB3: Community priority from the Visioning Session

BB4 & 5: Value statement; one of the ways we want to work with the Road Commission.

**Cornerstone 5: Preserve Cottage industries and Home Occupations**

BB1: statement of support

BB4: community priority

Cottage industries and Home Occupations do not have to be commercially zoned and do not require a Special Use Permit.

The rest of Mr. VanMeter's letter was postponed until the next meeting in order to get to some other letters.

**Sally Stone Letter** - concerns over property rights or regulations that could increase taxes; should be put on a ballot.

Discussion: Supervisor Ferris has already responded to this letter in writing. The statute doesn't allow the voters to vote on this. The Planning Commission and Township Board pass ordinances and adopt Master Plans after a review period and public hearing. Discussion about how the Cornerstone on blight, noise, etc. could lead to increased costs. Suggestions included: The Blight Officer needs to be creative (Wright). We should probably be aware of what agencies and services are available. (S. May) Not just agencies, but as neighbors, too. How do we not cause undue burden (T. May)? There is room to be more compassionate (Wright).

**Florence Bixby letter**- Supervisor Ferris has already responded to this letter in writing. The Planning Commission agrees that the Airport takes a lot of thought. Meetings with the Airport Authority are underway to better understand the issues.

**McConnell letter**- Tamara Buswinka responded to this letter. Changes are being made to the Existing Land use map.

**Bruce Walton Letter** was discussed in a previous meeting and resulted in changes to the Future Land Use Map.

**Buswinka** brought a map and questions from Leah about areas on the map that she feels should be designated as RC residential cottages / resort instead of Rural Residential. It was agreed that Leah is correct.

**Assignments:** S.May will work on Agriculture edits. Herd will work on wording on M-22 designation. Carland will highlight the words to be put in a glossary. Wright will work on typos. T. May will consider how the Cornerstone on Blight, Noise, etc and the township in general can avoid placing an undue burden on citizens, especially those in need.

**Public Comments – None**

**Carland** - We are the only group that talks to the public during meetings. There's a reason other places don't do that. Perhaps we should implement a time limit for public input, close it off and have our meeting without too much chiming in, and then open it back up. **Wright** - we've had an informal process for 2 years. **Herd** – but for this group, it might be time. **T. May** – I don't see a problem with it. When we are having Special Meetings, what do we do if we have a question? **S. May**- the chair can choose to address them with a question. **Herd**- to get a specific answer and that's it.

**Announcements**

- a. **Special Meeting April 16, 2014 7:00 PM at the Township Hall**

**Meeting Adjourned at 9:00 p.m.**

**APPROVED MINUTES**  
**Crystal Lake Township Planning Commission**  
**Special Meeting: Master Plan Comments**  
**7:00 PM April 16, 2014**  
**Crystal Lake Township Hall**

**Call to Order at 7:05 p.m.**

**Roll Call of Officers: Wright, Carland, T. May, S. May; Excused: Herd ; Quorum present**

**Recognition of Visitors - None**

**Call for Conflict of Interest - None**

**Motion to approve agenda moved S. May, seconded Wright, all ayes, motion passed.**

**Letters of Correspondence: None**

**Public Comments: None**

**Work Session: Master Plan Comments & Assignments**

**Master Plan Comments: Continuation of VanMeter Correspondence**

**Cornerstone 6 – P-7**

BB2 – “Low impact design” will be included in glossary

BB3 – by authority of the Planning & Enabling Act. Change sentence to “Placement of new housing is encouraged to maximize views and preserve the natural setting”

BB4- Delete

**Cornerstone 7 – P-8**

Review BB1, 2, 4, 5, 7 – we believe that it is fiscally responsible and necessary to collaborate with neighboring jurisdictions to identify opportunities for cost-sharing on services (firefighting) or mutual priorities that cross boundaries.

BB6 recognizes the value of commissions and committees as feeder programs for future leadership

**Cornerstone 8 – P-9**

BB1 –This is consistent with the BC Master Plan

BB2 – this does not refer to MDOT regulated signage

BB3 – Change to “Enforce blight, junk and dumping ordinances and direct those in need of assistance to available resources”. Tammy May is working on this Cornerstone so as not to overburden citizens, especially those in need. Add “blight” to the glossary.

BB4 – Add “Dark Sky” to glossary

BB6 – the EPA regulates this

BB7 – Delete

### **Cornerstone 9 – P-10**

Description: Delete “laboratory”. Change to “Crystal Lake Township can be characterized by its unspoiled natural features”

BB2- Delete; we do not have agricultural or forest zoning

BB3 – add “sensitive features” to the glossary

BB4 – Delete; see BB6

BB6 - Change text to “Provide protection and restoration for sensitive features...”

BB7 – Vegetative buffers are cost-friendly storm water and erosion protections

BB9 – Consistent with BC Master Plan

### **CORNERSTONE 10 P-11**

BB1 – Consistent with BC Master Plan

BB3 – added to glossary

BB4- delete d) and e) - not necessary

BB5 – Yes, this is a zoning issue. it would fall under a site plan review or Zoning Board of Appeal

BB6- statement of support; could save the township money or provide access to funding;

transportation issues require state and regional coordination. Sharron will research NW Michigan Non-Motorized Strategy. It should be added to the appendix.

BB7 – Add “conservation easements” to glossary

### **Review of Supplementary Sections**

Response: Map errors are being addressed. Yes, situations do change and we are required to review the Master Plan every 5 years. The township is in control and has a choice regarding the timeline and speed at which to proceed.

### **Assignments from last meeting:**

- Jessica Carland handed out a draft of the glossary
- Sharron May reviewed proposed changes to Agricultural Cornerstone.
- Greg Wright provided text changes for P-1 and P-42

### **New Assignments:**

Jessica - additions to glossary

Sharron May – Research NW Michigan Non-Motorized Strategy. Add to Appendix

Tammy May – confirm Constitutional validity of collaboration.

### **Public Input – None**

### **Announcements**

- a. **Next meeting: Regular Meeting 7 p.m. Wednesday, April 23, 2014 @ the Township Hall**
- b. **Topics:** Master Plan final revisions, Public Hearing discussion, resolution

**Motion to adjourn moved Carland, seconded Wright, all ayes, motion passed.**

**Meeting adjourned at 9:10 p.m.**

Crystal Lake Township  
1651 Frankfort Highway – P.O. Box 2129  
Frankfort, MI 49635  
Phone: (231-352-9791 Fax: (231) 352-6689

Resolution Number: 2014-01

Date: 5/21/14

**Resolution to Adopt the Crystal Lake Township Master Plan**

Whereas, Crystal Lake Township Planning Commission pursuant to the Michigan Planning Enabling Act Public Act 33 of 2008 as amended, has studied and prepared recommendations for the development of a the township; and

Whereas the Planning Commission has developed a Master Plan consisting of research and analysis dealing with land use, demographics, character, transportation, recreation and other pertinent topics; and

Whereas the Planning Commission has used the Master Plan to prepare a Future Land Use Map that allocates land in appropriate amounts for future development of residential uses, commercial, public and institutional uses; and

Whereas the Planning Commission held a Public Hearing on May 21, 2014 and considered all comments and concerns of the public; and

Whereas the Planning Commission recognizes that the Master Plan and Future Land Use Map are guides for public and private decision-making that will keep the township in motion toward its vision to maintain outstanding quality of life for all residents;

Now therefore, be it resolved that the Crystal Lake Township Planning Commission adopts the Master Plan and Future Land Use Map together as a guide to the overall development of the township.

Moved by: Sharron May  
Seconded by William Herd

Roll Call Vote:

Sharron May yes  
Secretary

Gregory Wright yes  
Chair

Tammy May yes  
Trustee

William Herd yes  
Member

Jessica Carland absent  
Vice Chair

Resolution carried and duly adopted.

Sharron May Sharron May, Planning Commission Secretary