

Lakes to Land Regional Initiative

UNIQUE REGION. UNIQUE COMMUNITIES. SHARED VISION.



Joyfield Township Master Plan

JULY 2014

JOYFIELD TOWNSHIP MASTER PLAN

JULY 2014

ACKNOWLEDGEMENTS



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APA - American Planning Association Planner's Dictionary

EPA - Environmental Protection Agency

MI NREPA - Michigan Natural Resources and Environmental Protection Act

B&R - Beckett & Raeder, Inc.

Blight

Unightly condition including the accumulation of debris, litter, rubbish, or rubble; fences characterized by holes, breaks, rot, crumbling, cracking, peeling, or rusting; landscaping that is dead, characterized by uncontrolled growth or lack of maintenance, or damaged; and any other similar conditions of disrepair and deterioration regardless of the condition of other properties in the neighborhood. (Lincoln, Nebr., APA)

Buffer (also screening)

A strip of land, fence, or border of trees, etc., between one use and another, which may or may not have trees and shrubs planted for screening purposes, designed to set apart one use area from another. An appropriate buffer may vary depending on uses, districts, size, etc., and shall be determined by the [appropriate local board]. (Pomfret Township, N.Y., APA)

An area of land, including landscaping, berms, walls, fences, and building setbacks, that is located between land uses of different character and is intended to mitigate negative impacts of the more intense use on a residential or vacant parcel. (Dona Ana County, N.Mex., APA)

A strip of land with natural or planted vegetation located between a structure and a side or rear property line intended to separate and partially obstruct the view of two adjacent land uses or properties from one another. A buffer area may include any required screening for the site. (Charlotte, N.C., APA)

Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically and visually separate one use or property from another in order to mitigate the impacts of noise, light, or other nuisance. (Clarkdale, Ariz., APA)

Man-made or natural vegetated area with plantings to protect adjacent permitted residential uses from noise, odor, dust, fumes, glare, or unsightly storage of materials in commercial or industrial districts. (Rock Hall, Md., APA)

Buffer zone (also transitional zone): Districts established at or adjoining commercial-residential district boundaries to mitigate potential frictions between uses or characteristics of use. Such district regulations may provide for transitional uses, yards, heights, off-street parking, lighting, signs, buffering, or screening. (Miami, Fla, APA.)

Cottage Industry (also home-based business; home occupation)

A small, individual-owned business or concern that functions without altering the residential character of the neighborhood, and which does not create any negative impacts on the public health, safety, and general welfare of the adjacent property owners. (Dona Ana County, N.Mex, APA.)

A business in a residential area conducted primarily by the residents of the property manufacturing artistic, handicraft, and other craft items. (Monterey County, Calif., APA)

A processing, assembling, packaging, or storage industry, generally employing fewer than 20 persons, conducted wholly within an enclosed building located on a site isolated from other such uses, generating low traffic volumes and with little or no noise, smoke, odor, dust, glare, or vibration detectable at any property line. (Multnomah County, Ore., APA)

A use conducted for the generation of revenue entirely within a dwelling, or in an accessory structure located on the same lot or tract as a dwelling, which complies with the requirements of [local code]. The use must: be clearly incidental and secondary to the use of the property for residential purposes; not change the character of the structure or area; or have any exterior evidence of the workshop. Home workshops are intended to be limited to low intensity uses that produce or repair a product, but can be operated in such a way that they do not adversely affect adjacent properties. (Fort Wayne, Ind., APA)

Conservation Easements

A nonpossessory interest in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property; assuring its availability for agricultural, forest, recreational, or open space use; protecting natural resources; or maintaining air or water quality. (Muskegon, Mich., APA)

A nonpossessory interest in land that restricts the manner in which the land may be developed in an effort to conserve natural resources for future use. (Rock Hall, Md., APA)

A nonpossessory interest of a holder in real property imposing limitations or affirmative obligations for conservation purposes or to preserve the historical, architectural, archaeological, or cultural aspects of real property. (Concord, N.C., APA)

An easement intended to protect, preserve, and conserve a natural feature, which shall prohibit the construction of any buildings or structures within the easement and shall prohibit the removal of all vegetation, except that which is necessary for protecting the public health and safety and/or according to an approved forest management plan, where required. (Wayne County, Ohio, APA)

Dark Sky Provisions

An ordinance or portion thereof designed to protect and promote the public health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process of review for exterior lighting. (Ketchum, Idaho, B&R)

Existing Land Use Map

A map depicting the use of each parcel at the time of the writing of a master plan. (B&R)

Future Land Use Map

A map depicting the intended land use in each area of a jurisdiction. (B&R)

Impervious Surface

Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas. (Lake County, Ill., APA)

Any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle, including but not limited to roof tops excepting eaves, swimming pools, paved or graveled roads, and walkways or parking areas and excluding landscaping, surface water retention/detention facilities, access easements serving neighboring property, and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of [county] requirements to site features over which the applicant has no control. (King County, Wash., APA)

Any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land. "Impervious area" shall include graveled driveways and parking areas. (Sandy, Ore., APA)

A surface consisting of asphalt, concrete, roofing material, brick, paving block, plastic, or other similar material which does not readily absorb water. (Bayfield County, Wisc., APA)

Any material which prevents, impedes, or slows infiltration or absorption of storm water directly into the ground at the rate of absorption of vegetation-bearing soils, including building, asphalt, concrete, gravel, and other surfaces. (Traverse City, Mich., APA)

Low Impact Development

An approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. (EPA)

Open Space

land free of human structures, including non-permeable surface coverings to be used for parking. Open space may be privately owned and used for agriculture, forestry, or other commercial, recreational or aesthetic purposes. Open space may also be publicly owned land for parks or resource preservation. (EPA)

Overlay zoning district

An area where certain additional requirements are superimposed upon a base zoning district or underlying district and where the requirements of the base or underlying district may or may not be altered. (Milwaukee, Wisc., APA)

A special district or zone which addresses special land use circumstances or environmental safeguards and is superimposed over the underlying existing zoning districts. Permitted uses in the underlying zoning district shall continue subject to compliance with the regulations of the overlay zone or district. (Merrimack, N.H., APA)

A zoning district to be mapped as an overlay to a use district and which modifies or supplements the regulations of the general district in recognition of distinguishing circumstances such as historic preservation, wellhead protection, floodplain or unit development while maintaining the character and purposes of the general use district area over which it is superimposed. (Lancaster, Ohio, APA)

Provides for the possibility of superimposing certain additional requirements upon a basic use zoning district without disturbing the requirements of the basic use district. In the instance of conflicting requirements, the stricter of the conflicting requirement shall apply. (Racine County, Wisc., APA)

A district established by ordinance to prescribe special regulations to be applied to a site in combination with the underlying or base district. (Blacksburg, Va., APA)

Zoning districts that extend on top of more than one base zoning district and are intended to protect certain critical

features and resources. Where the standards of the overlay and base zoning district are different, the more restrictive standards shall apply. (Hilton Head, S.C., APA)

Screening (also berm; buffer; fence; visual obstruction)

(1) A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation; and (2) the removal of relatively coarse floating or suspended solids by straining through racks or screens. (Siskiyou County, Calif., APA)

A method of visually shielding or obscuring an abutting or nearby use or structure from another by fencing, walls, berms, or densely planted vegetation. (Clarkdale, Ariz., APA)

The treatment created with landscaping or a decorative two-dimensional structure to visually conceal an area or on-site utilitarian use that is considered unattractive. (Burien, Wash., APA)

Sedimentation Control Ordinance

An ordinance or portion thereof designed to manage the effects solid particulate matter, including both mineral and organic matter, that is in suspension in water, is being transported, or has been removed from its site of origin by the actions of wind, water, or gravity and has been deposited elsewhere. (MI NREPA part 91)

Sense of Place (also community character; community of place)

The constructed and natural landmarks and social and economic surroundings that cause someone to identify with a particular place or community. (Wisconsin Department of Natural Resources, APA)

The characteristics of a location that make it readily recognizable as being unique and different from its surroundings and that provides a feeling of belonging to or being identified with that particular place. (Scottsdale, Ariz., APA)

Environmentally Sensitive Areas

Environmentally sensitive areas include important natural resources such as sensitive topographic features (i.e. steep slopes (>15%)), geologic/geomorphic formations, sinkholes and karst terrain; scenic vistas/overlooks/lookouts; and public and private forest and woodlands. These areas also include wildlife management areas/natural areas designated for the protection of wild animals, within which hunting and fishing are either prohibited or strictly controlled. Identification of environmentally sensitive areas in your community can assist the community protect these important resources. (EPA)

Setback (also lot definitions)

The minimum distance by which any building or structure must be separated from a street right-of-way or lot line. (Blacksburg, Va., APA)

The required distance between every structure and the lot lines of the lot on which it is located. (Doylestown, Ohio, APA)

The distance between a street line and the front building line of a principal building or structure, projected to the side lines of the lot and including driveways and parking areas, except where otherwise restricted by this ordinance. (Duluth, Ga., APA)

Erosion

The removal of soil through the actions of water or wind. (APA)

The detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind, ice, and gravity. (Champaign, Ill., APA)

The general process by which soils are removed by flowing surface or subsurface water or by wind. (St. Paul, Minn., APA)

The process by which soil particles are mobilized and transported by natural agents such as wind, rainsplash, frost action, or surface water flow. (Burien, Wash., APA)

Detachment and movement of soil, rock fragments, refuse, or any other material, organic or inorganic. (Sandy, Ore., APA)

The detachment and movement of soil, sediment, or rock fragments by water, wind, ice, or gravity. (Cudahy, Wisc., APA)

The wearing away of the ground surface as a result of the movement of wind, water, ice, and/or land disturbance activities. (Minneapolis, Minn., APA)

The wearing away of land by the action of wind, water, gravity or a combination thereof. (Grand Traverse County, Mich., APA)

Stormwater Management (also drainage)

Any stormwater management technique, apparatus, or facility that controls or manages the path, storage, or rate of release of stormwater runoff. Such facilities may include storm sewers, retention or detention basins, drainage channels, drainage swales, inlet or outlet structures, or other similar facilities. (Champaign, Ill., APA)

The collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, ground water, and/or runoff, together with applicable managerial (nonstructural) measures. (Redmond, Wash., APA)

The system, or combination of systems, designed to treat stormwater, or collect, convey, channel, hold, inhibit, or divert the movement of stormwater on, through, and from a site. (Temple Terrace, Fla., APA)

Vegetative Buffer (also riparian)

An area extending landward from the ordinary high-water mark of a lake or stream and/or from the edge of wetland that provides adequate soil conditions and native vegetation for the performance of the basic functional properties of a stream corridor and other hydrologically related critical areas. . . . (Yakima County, Wash., APA)

Viewshed

The area within view from a defined observation point. (California Planning Roundtable, APA)

A visually sensitive area that is visible from a defined observation point. (Loveland, Colo., APA)

Zoning District (also base zoning district; land-use classification)

A section of the city in which zoning regulations and standards are uniform. (Wood River, Ill., APA)

Any district delineated on the official zoning district map under the terms and provisions of this code or which may hereinafter be created subsequent to the enactment of this code for which regulations governing the area, height, use of buildings, or use of land, and other regulations relating to development or maintenance of existing uses or structures, are uniform. (Hedwig Village, Tex., APA)

An area or areas within the limits of the city for which the regulations and requirements governing use, lot, and size of building and premises are uniform. (Hopkins, Minn., APA)

Any section, sections, or divisions of the city of which the regulations governing the use of land, density, bulk, height,

and coverage of buildings and other structures are uniform. (Cabot, Ark., APA)

A land use area or zone established by this title for the designated intent. (Sandy, Ore., APA)

A designated area of the territory of the city within which certain uniform zoning regulations and requirements, or various combinations thereof, apply as set forth in this title. (Santa Rosa, Calif., APA)

A part, zone, or geographic area within the city or under its extraterritorial jurisdiction within which certain zoning or development regulations apply. (North Liberty, Iowa, APA)

A portion of the city within which certain uses of land and buildings are permitted, and certain other uses of land and buildings are prohibited, or within which certain yards and other open spaces are required, or within which certain lot areas are established, or within which certain height limits are required for buildings, or within which a combination of such aforesaid regulations are applied, all as set forth and specified in this title, or any of the districts with which any combining regulations are combined. (Richland, Wash., APA)

Zoning Map (also official map)

A map that graphically shows all zoning district boundaries and classifications within the city, as contained within the zoning code, which is signed by the community development director and on file in the planning department. (Escondido, Calif., APA)

The map adopted as an ordinance by the municipality that delineates the extent of each district or zone established in the zoning ordinance. (Grand Forks, N.Dak., APA)

The map or maps that are a part of this zoning code and that delineate the boundaries of all mapped zoning districts within the physical boundary of the city. (Newport, R.I., APA)

The map and any amendments thereto designating the zoning districts, incorporated into this ordinance by reference. (Wood River, Ill., APA)

The map delineating the boundaries of zones which, along with the zoning text, comprises the zoning ordinance. (North Liberty, Iowa, APA)

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LAKES TO LAND REGIONAL INITIATIVE

Introduction



Why a collaborative master plan?

Residents of 16 communities along the State of Michigan's northwestern coast have decided to join forces in order to commandeer their future and set a course to navigate their growth and development together.

The purpose

Michigan has never seen collaboration like this before.

A project that began as five townships striving for better coordination has expanded into the largest planning effort of its kind in the state. Ten townships, four villages, and two cities have come together to define themselves as belonging to one cohesive region with the potential to become more than the sum of its parts.

The unique formation represented in this report is designed to plan for the region while maintaining communities' individual identities. By undertaking the collaborative master planning process, residents have discovered ways to work together as a united front, sharing assets and collaborating

on ideas to achieve economic well-being and excellent quality of life. We can identify the role that our communities' unique assets play within both the region and the state, then use that understanding to shape the future we will all share.

The strategies

- Develop individual master plans for each community that doesn't have one;
- Identify regional collaborative opportunities;
- Identify cross-community collaborative opportunities;
- Develop community-specific and regional implementation strategies;
- Develop the organizational capacity necessary to implement the plan.

What is a master plan?

“Master plan” is a serious-sounding name, and indeed it’s a serious document. Intended to provide a clearly articulated vision of the community 15 to 20 years into the future, it either succinctly describes persistent concerns or defines the development of the “ideal” community. It also contains a guide to achieve that development based on careful study of many factors, and it can be legally referenced in land use decisions.

But before it’s all those things, a master plan is a dream.

The process of master planning begins with dreaming about how a community could be a better place to live. Citizens gather and share perspectives on their community’s strengths, weaknesses, opportunities, and threats. We talk about what the physical spaces in a community mean to us, how we would like to use them, and what we could do to make them better. We consider the challenges facing us and the organizations we could enlist to help overcome those challenges.

These are issues which must be considered for the success of any community, and the residents of the communities participating in this collaboration have decided to take it into our own hands. We know that unless we take control of our destiny, individually and as a region, our dreams may be left to debate.

What is a collaborative master plan?

For the purposes of this planning process, a collaborative master plan is a document that contains an articulated vision, with defined goals and strategies, for the future development of a geographic area based upon input from members of more than one community.

Basically, it’s the same plan we just talked about—now with all our neighbors on board.

Planning at the local level is usually by definition limited to one community, but collaborative master plans have the luxury of erasing municipal boundaries to view the region as a whole. They are also synonymous with increasingly syllabic names like “regional strategic growth planning” or “regional asset-based land use development planning.”

This collaborative master plan contains a “statutorily compliant” (see next page for legalese) master plan for our unique community, along with a regional component that seeks to understand collaborative opportunities, goals, and strategies.

But...why?

The benefits of having an updated master plan are that it will:

- provide a point of reference for all land use decisions.
- prevent arbitrary or capricious decision-making.
- ensure wise use of resources.
- assist in preserving community assets.
- provide a sound basis for funding opportunities.

The benefits of collaborative master planning include:

- facilitating partnership within a geographical region.
- providing consistency between communities.
- helping communities identify and shares resources.
- protecting land use types and natural resource assets that cross municipal boundaries.
- providing a well-documented and justified basis for funding requests.
- understanding possible opportunities to achieve economies of scale.
- capitalizing on existing assets.
- understanding how sustainability

plays a role in maintaining a high quality of life for current and future generations.



1.1 The Lakes to Land Regional Initiative
Leadership Team

History of the regional initiative: What came before...

In the beginning, there were five.

As 2011 drew to a close, informal discussions among leaders in several communities had coalesced into a decision to forge ahead with a bold new idea: five neighboring townships would join forces to produce a cohesive set of master plans and implementation strategies. Initial assistance came from The Alliance for Economic Success (AES), an economic development organization serving Manistee County and the surrounding area that provides neutral third-party convener and facilitation services to develop organizational capacities and relationships. AES secured funding from the Michigan Department of Treasury State Economic Incentive Program, revised in 2011 to place heavy emphasis on coordination among communities, and the C.S. Mott Foundation. The beginnings of the Leadership Team were formed next and charged with the competitive bidding, interviewing, and selection of a professional planning consultant to guide and facilitate the process.

The five original communities quickly found company. Neighboring townships which did not have master plans seized the opportunity to create one, and communities which did have master plans asked to participate in the implementation phase. Within eight months, the collaboration had tripled in size to encompass 16 communities, signaling a hunger for cooperation. The end result is a defined region with potential collaborative partners and the possibility for greater success.

...and what we did next

The process of developing the collaborative and individual master plans began with the formal development of a Leadership Team. Consisting of representatives from each participating community, this team constituted the linchpin of the Initiative: members provided guidance to the consultants, acted as liaisons with their respective communities, and worked with their elected officials. Their first two action items were the selection of a name for the project and the decision to reach out and invite neighboring communities to join.

Next, the new Lakes to Land Initiative, or L2L as it is affectionately called, launched a media campaign. The lakestoland.org website was developed, Facebook and Twitter accounts were set up, a centralized phone number was dedicated, and email addresses of interested citizens were collected to begin a distribution list. Press releases kept local news outlets updated, and postcards were sent to every taxpayer within the participating communities inviting them to the visioning sessions. Leadership Team members hung posters advertising the visioning sessions and met with citizens face to face—often the most effective communication method available.

The visioning sessions, described in detail in Tab 3, were held throughout the summer in an effort to attract as many seasonal and non-seasonal residents as possible. Each participating community held a session, and two “make-up” visioning sessions were held for members of all communities who were not able to

Making it legal

According to the Michigan Planning Enabling Act of 2008, the general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

- is coordinated, adjusted, harmonious, efficient, and economical.
- considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.
- will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity and general welfare.

It also has to talk about at least one of the following things:

- a system of transportation to lessen congestion on streets;
- safety from fire and other dangers;
- light and air;
- healthful and convenient distribution of population;
- good civic design and arrangement and wise and efficient expenditure of public funds;
- public utilities such as sewage disposal and water supply and other public improvements;
- recreation;
- the use of resources in accordance with their character and adaptability.

attend their own sessions. Visioning sessions were well attended, with some communities achieving over 100 individuals.

At the same time, presentations were given to individual planning commissions and regional conferences such as the Benzie County Water Festival, and Leadership Team members actively worked at inviting their neighboring communities to join the Initiative.

As the Initiative grew, it caught the attention of Michigan Governor Rick Snyder. Having recently begun a Placemaking Initiative connecting community development with economic development, Governor Snyder asked to audit the Lakes to Land Regional Initiative in hopes of developing strategies that could be replicated elsewhere in the State. Shortly thereafter, the Michigan Department of Natural Resources selected Lakes to Land Regional Initiative as a pilot project to assist with its own internal efforts in placemaking throughout the State. Meetings were held with representatives from Michigan State Housing Development Authority, Michigan Economic Development Corporation, and Department of Agriculture and Rural Development, all charged with helping Governor Snyder further the State's Placemaking Initiative. Other pertinent organizations which attended the Leadership Team meetings included the Grand Traverse Regional Land Conservancy, Benzie and Manistee County planning services, Michigan State University Extension Services, Hart Leadership Development, and the Northwest Michigan Council of Governments.

Once all of the communities had master plan drafts, about 60 leadership team members, trustees, planning commissioners, and interested citizens attended a "Priority Sharing" meeting to discuss their communities' pertinent issues. The 69 submitted priorities were arranged into ten themes which could then serve as a basis for the formation of work committees. This process illustrated clearly the potential benefits of collaboration. A series of sessions was conducted during the master plans' public period that focused on capacity building and learning how to work with funders to maximize opportunities for implementation.

Participating

Communities which are developing a master plan as part of the Lakes to Land Regional Initiative:

Arcadia Township
 Bear Lake Township
 Village of Bear Lake
 Crystal Lake Township
 Gilmore Township
 Village of Honor
 Joyfield Township
 Manistee Township
 Pleasanton Township

Communities which have recently developed a master plan and wish to collaborate with regional neighbors on implementation:

Village of Elberta
 City of Frankfort
 Lake Township
 City of Manistee
 Onkama Community
 (Village and Township)

communities

The Lakes to Land communities are situated along the M-22 and US-31 corridors in Northwestern Michigan, stretching from the northern tip of Lake Township in Benzie County to the southern boundary of Manistee Township in Manistee County. It encompasses communities east of US-31 but adjacent to the highway, then continues west to the Lake Michigan shore.

In it are villages, cities, and townships displaying a range of character from rural agriculture to urbanized centers. Communities are adjacent to each other, have similar socio-economic statuses, and share geographic attributes such as natural resources.

All communities in the geographic area were informed of the Initiative and invited to join.

Haven't I seen you before?

Some of the communities have previously collaborated together. Onekama Township and the Village of Onekama recently developed a joint master plan to facilitate the creation of one greater Onekama municipality. Pleasanton Township, Bear Lake Township, and the Village of Bear Lake attempted to create a joint planning commission and master plan in 2007. The communities in the northern section of the region have had an opportunity to collaborate by developing a regional trail system that spans a number of municipalities.

Historical settlements

Lumber and railroads were defining influences on the communities in the Lakes to Land region—many towns grew up around sawmills or train stops, nourished by the economic lifeblood such enterprises provided. As the fortunes of those industries went, so too did the fate of a few of the settlements.

Descriptions of two such “ghost towns” in Benzie County date from the year 1877. Gilmore was “located in Blaine Township on the shore of Lake Michigan, 12 miles south of Benzonia. Settled in 1850. Wood and logs shipped. Tri-weekly stage to Frankfort and Pier Point. George B. Farley, Postmaster and general store.” A post office in Joyfield Township, 10 miles south of Benzonia, was described as “located on a fruit belt, mail by stage 4 times weekly. Amazia Joy, Postmaster and Pastor of the Baptist Church.”

In 1883 Lake Township, the town of Edgewater was established on the northwest shore of Platte Lake and Aral settled in near Otter Creek. A narrow gauge railroad was built to carry lumber from the Platte Lumber Company to Lake Michigan, with docks at the shore. The Otter Creek Lumber Company, founded in 1891, reportedly shipped extensive material for the rebuilding of Chicago after the great fire of 1871. Lumbering took most of the maple, ash, oak, elm,

basswood, hemlock, and beech trees in the township, and the towns were gone by 1910.

In Manistee County, the town of Pleasanton, also called Saile Station, had 350 people in 1870. Eight miles east of Pierport and 25 miles north of Manistee, it was home to bucket manufacturers D. and R. Lumley along with a furniture maker, a basket manufacturer, and a blacksmith. Timber, potatoes, butter, and sugar were shipped out. The little hamlet was complete with two churches, a general store, and a school superintendent. Stage travel went to Manistee, Benzonia, and Traverse City, and in 1917 modernity arrived: it had telephone service and was listed as a stop on the Arcadia & Betsie River Railway. Further up on the A&BRR was a little town called Butwell, at the corner of Butwell and Taylor Roads, and all we know about a settlement named Burnham is that it was just due north of Arcadia on the county line.

Arcadia Township

The Arcadia & Betsie River Railroad, terminating in Arcadia, had extended over 17 miles to connect with the Chicago and West Michigan Railway by 1895. The line maintained an influx of goods to the area and allowed crop transportation from the fertile fields of the township to the markets of Chicago. There was also a good market for ice, which was cut from Bear Lake and hauled by wagon to A&BRR's Sorenson Station just east of Pleasanton Township from about 1890 until 1937. The Arcadia Furniture Factory on the north end of Bar Lake manufactured both furniture and fine veneers to be sold in Macy's in New York City. The Village of Arcadia, originally named Starkeville after lumberman Henry



1.2 Arcadia Furniture Factory

Constructed in 1906 after the Starke Sawmill burned down.
Photo: Arcadia Historical Museum.

Starke, changed its moniker to match the township in 1870. Anne M. Dempster opened the post office in 1870. Just north of town was a notable "fancy house," which soared in popularity when proprietors struck upon the novel idea of sending a wagon to Arcadia's pier to greet incoming sailors.

Bear Lake Township and the Village of Bear Lake

The earliest inhabitants of the area now encompassed by Bear Lake Township were the Odawa, marking their legacy by leaving behind an impressive number of artifacts. It is thought a burial ground exists near Pierport's artesian well, and a great battle may have taken place near "Brown town," where farmers reported clearing their fields and discovering large numbers of arrowheads and even tomahawks. A silver crucifix found in the area and dated 1664 indicates early contact with Jesuit missionaries, perhaps even explorer Father Jacques Marquette. The first non-Native settlers included Russell Smith, who built his homestead in 1863 on the south side of Bear Lake with the idea of a future village and offered up 12 acres to anyone who would come in and start one. John S. Carpenter and Eliphate Harrington



1.3 Bear Lake School

Legend has it that Crystal Lake was formed by Paul Bunyan, a mighty lumberjack whose mighty big boot carved a footprint along the shore of Lake Michigan.

took him up, building a small store, a boarding house, a steam saw, and grist mill before selling out a few years later to George W. and David H. Hopkins. The Village of Bear Lake was incorporated in 1893.

On June 1, 1876, the Bear Lake Tram Railway began using horse-drawn freight cars to connect the growing village with the docks at Pierport, throwing the gateway to the rich markets of Milwaukee and Chicago open to full throttle. The last of the lumber soon slipped out, followed at close quarters by some early settlers including George Hopkins. By the 1930s, the freshly-cleared land had been put to use producing admirable quantities of blueberries, apples, and cherries. Many local families found seasonal employment on the farms, and the Little River Band of Ottawa Indians has noted the Odawa summer camp located along the shores of Bear Lake during the 1930s through 1950s.

Blaine Township

Blaine Township was founded in 1851 as the location of the Loyed & Thomas sawmill near Herring Lake. But its raison d'être didn't last long: an unusually high water level in 1862 destroyed the dam across the creek, lowering Upper Herring Lake's water level by three feet and rendering the mill unsalvageable. Despite this setback, the township continued to grow, and its official organization in

1867 included the area that is now Gilmore Township. A large commercial fishery founded by John Babinaw ½ mile south of lower Herring Lake shipped thousands of tons of whitefish, herring, and trout to Chicago and Milwaukee.

Crystal Lake Township

Legend has it that Crystal Lake was formed by Paul Bunyan, a mighty lumberjack whose mighty big boot carved a footprint along the shore of Lake Michigan. The township that bears its name is not only the oldest in Benzie County, but predates the county itself by four years. Organized in 1859, Crystal Lake Township's vast area included nearly the entire county. The township's population expanded steadily, especially after the Homestead Act of 1862. One settler who stayed to raise a family was Hiram M. Spicer, a former school teacher who contracted typhus while serving in the Federal Army from 1863 to 1865 and may have moved to northern Michigan to avail himself of its renowned healthful air. Spicer became an accomplished horticulturist, and his 21-acre farm produced abundant quantities of peaches, apples, grapes, and cherries. He also served as Township Supervisor from 1874 until at least 1884. He helped construct a harbor, provided most of the harbor's pilings, and was twice nominated for the state legislature.

City of Frankfort

A Michigan Historical Marker on the north side of the channel connecting Betsie Lake with Lake Michigan proclaims a piece of Frankfort's earliest history: it may have been the site where the famed Father Marquette died in 1675. In 1852, Joseph Oliver bought 14 acres between Lake Aux Becs Scies—French for “of sawbill ducks”—and Lake Michigan to become the first settler of what would become Frankfort. Three years later, a schooner owned by investor George W. Tift from Cleveland blew into the little-known harbor seeking refuge from a storm; Tift promptly bought a thousand acres surrounding the lake and sold it to a development company from Detroit. The first township meeting of the original, massive Crystal Lake Township was held in Frankfort in 1859, and the town became Benzie's county seat ten years later. By 1867, the United States government had taken notice of the Aux Becs Scies harbor and commenced improvements. Former Congressman and Montana territorial governor Jim Ashley capped off the northwestern journey of his Ann Arbor Railroad with the 1892 purchase of a small local line that connected it to Lake Michigan at Frankfort, and then the company built the lavish 250-room Royal Frontenac Hotel to attract tourists by both rail and water.

Village of Honor

About the first of April, 1885, Guelph Patent Cask Company foreman E.T. Henry arrived on the grounds with a crew of men and a small portable sawmill and began to clear a place for a set of camps, naming the settlement “Honor” in compliment to the baby



1.4 Frankfort harbor entrance



1.5 Downtown Frankfort, 1940



1.6 Platte River Trout Pond rearing grounds before the state hatchery

daughter of Guelph general manager J.A. Gifford. Hardly a quarter-century later, the 600-resident village was made the county seat by popular vote and later became the site of a well-known and heavily attended annual reunion of Civil War vets (probably due in part to the name of the town—what veteran's group wouldn't want to meet in Honor?). The Seymour and Peck Company, successor to the Guelph Patent Cask Company, shipped veneer to Chicago while the Desmond Chemical Company Plant at Carter Siding converting cordwood into charcoal, alcohol, acetate and other wood derivatives. In 1953, Honor saw the opening of the Cherry Bowl Drive-In Theater, now lovingly restored and one of the oldest continually operating drive-in theaters in America, and Coho salmon were introduced to the area in 1966 through the Platte River Fish Hatchery.

Gilmore Township and the Village of Elberta

At just 7.25 square miles, Gilmore Township is the smallest in Michigan. The area was first settled in 1855 by Joseph Robar and John B. Dory, and the first improvements to Gilmore Township's harbor on beautiful Betsie Bay occurred in 1859. The harbor was deepened and piers were constructed; these proved vital to the fledgling settlement's future growth, which would depend heavily upon the shipping industry. In 1892, the Ann Arbor Railroad launched the world's first car-ferry service from Betsie Bay. Rail cars carrying lumber, coal, and grain now had a rapid shortcut to the shores of Wisconsin.

Elberta, the only village in Gilmore Township, was first settled in 1855. Early luminaries include L.W. Crane, lumberman and founder of the

local sawmill, built in 1872, and James Gillmore, Benzie County's first newspaper publisher and the gentleman for whom the township was named. The home of a sawmill, a broom handle factory, and Frankfort Furnace, it shipped out wood, lumber, handles, bark, and pig iron. In 1887, the United States Coast Guard installed a Life-Saving Station on Elberta's Lake Michigan shore that operated for nearly 50 years until a larger new facility was built about a half mile away.

Joyfield Township

Reverend Amariah Joy, a Baptist minister from Putney, Vermont, filed Benzie County's first homestead claim on July 11, 1863 and quickly discovered the realities of life in the wilderness: few people and even fewer roads. But he and his wife Frances settled their homestead of 160 acres and Joy went on to become the first

1.7 A car ferry returns to Elberta, 1930s



1.8 Manistee Historic Salt and Logging Operations



Unless otherwise noted, historical photos are from the UpNorth Memories online collection by Don Harrison stores.ebay.com/UpNorth-Memories-Collection

postmaster and then supervisor of the township that bears his name. He was succeeded first by his son and a year later by Charles H. Palmer, a New York teacher who had traveled to Ecuador and California before enlisting in the Civil War. After the war, Palmer made his Michigan homestead claim in November 1866 and resumed teaching while he cleared his land for planting. Eventually his farm boasted a respectable 30 cultivated acres, including 1,500 fruit trees and a unique specialty in nut cultivation.

Lake Township

The Platte River Campground at M-22 on the Sleeping Bear Dunes National Lakeshore has a loooooong history: artifacts dating from the period between 600 BC and 1640 AD suggest a little settlement, smaller than a village, in which Natives used the area on a seasonal basis “actually very much like what campers are doing today.” By 1873, the corner of Michigan made up of forests, the lower Platte River, Otter Creek, Bass Lake, Otter Lake, Long Lake, Platte Lake, Little Platte Lake, Loon Lake (originally Round Lake), and part of Crystal Lake became known quite fittingly as Lake Township. The lighthouse at Point Betsie was lit in 1858, and Alonzo J. Slyfield served for 22 years as its keeper. As the lumber boom wound down at the turn of the century, resorts became the other economic staple for fishing, hunting, and summer guests. Chimney Corners opened in 1910, and Crystal Downs—known as one of the best golf courses in the US—was established in 1927.



1.9 Lake view from the top of Prospect Ave., Onekama

City of Manistee

The name “Manistee” is from an Ojibwa word first applied to the principal river of the county. The derivation is not certain, but it may be from *ministigweyaa*, “river with islands at its mouth.” Other sources claim that it was an Ojibwe term meaning “spirit of the woods.”

In 1841, the John Stronach family constructed a sawmill on Manistee Lake and later another on the Manistee River. By 1849, more settlers were arriving and the reservation was dismantled, with land given to settlers. The city was set back in 1871 when a fire swept through and destroyed over one-half of the city’s buildings. Much was rebuilt, this time of brick.

In 1881, salt was discovered beneath Manistee and another industry was born. By 1885, there were forty sawmills operating and by the end of the century the population reached 14,260. Manistee claimed to have more millionaires per capita than any other city in the United States. They also had city-provided fire protection, a parks department, water, sewer and street lighting.

After 150 years Manistee County has both changed and remained the same. The early boom years of lumbering and exhaustive agriculture have evolved into a stable, diversified industrial base and a top fruit-producing agricultural center. It is the beauty and natural wonder that abounds in the region’s forests, lakes and rivers that remain a constant factor and will always make Manistee County a special place to live and visit.

Manistee Township

Although Manistee County was “set off” as early as 1840, giving it a name and a geographic region, it wasn’t officially “organized” until the state legislature divided it into three townships in 1855: Stronach, Brown, and Manistee. The tax rolls of that year showed over half the county’s valuation in Manistee Township, situated along the Lake Michigan shoreline and host to the Manistee River’s westward journey into Manistee Lake.

Two sawmills with surrounding dwellings lined the lake and eventually grew into the communities of Eastlake and Parkdale. The adjacent farms were among the most successful in the county, in part because of the ready market in the nearby city. The Manistee National Forest brushes the southeast corner of the township, blanketing the land south of the Manistee River and about two miles inland of Eastlake with trees regrown in the wake of the logging industry.

Onkama Township

When Adam Stronach sought a place to build a sawmill in 1845, he knew

the wooded acres along Portage Lake would be ideal. The area was known to settlers as early as 1840 by its Odawa name, onekamenk, or “portage.”

Although its inhabitants called it by its English name for a time, there was another Portage, Michigan and the townspeople voted for a reversion to its historic name of Onkama in 1871. Though the lumber industry was crucial to early development, sawmills and citizens didn’t always mix. Residents fed up with the unnaturally high water

areas were now open to settlement, and the town largely relocated.

Pleasanton Township

Perhaps it was the verdant fields and forests that attracted George B. Pierce, a retired minister seeking a healthy atmosphere on a new frontier, to what was then Brown Township in 1863. When Pleasanton was established separately the following year, he became its first postmaster. By 1870,

Pleasanton Township was home to 65 families, the first shop and school were established, and the first sawmill would arrive in 1871. As settlement surrounding Bear Lake grew just a mile south of the township’s border, residents took advantage of new markets for local timber and forest products. Life became increasingly

By one account, a reveler at a celebration of the new post office took the occasion to hitch his ox to a log in the dam and pull it out, lowering the level of Portage Lake within a few hours and washing much of old Portage out to Lake Michigan.

levels in Portage Lake, raised to power the sawmill, took matters into their own hands. By one account, a reveler at a celebration of the new post office took the occasion to hitch his ox to a log in the dam and pull it out, lowering the level of Portage Lake within a few hours and washing much of old Portage out to Lake Michigan. Portage Creek dried out, previously submerged

civilized for Pleasanton’s inhabitants. By 1880, the community would boast two schools, a public library, a fenced cemetery, and two churches. A local resident was quoted in August 1877 as saying, “[W]hoever chronicles the history of Pleasanton ten years hence will no doubt inform the world that it is one of the most flourishing towns in the State of Michigan.”



LAKES TO LAND REGIONAL INITIATIVE

Context



Regional Setting

Located a little over one hour southwest of Traverse City and two hours north of Muskegon, the Lakes to Land region sits nestled along the shores of Lake Michigan. Accessible from the north or south by M-22 and US-31, and from the east or west by M-55 and M-115, smaller county roads traversing its interior pass through fruit farms, small towns, and scenic vistas.

Although the regional setting of this collaborative master plan is diverse, the communities within it share similar topography, land uses, and economic bases along with a fierce sense of place. Many know the area as unique, peaceful, and possessing a tranquility unparalleled in Michigan. Bluffs beckon from the shores of Lake Michigan with an invitation to stop and watch the amber sunsets over turquoise water. Inland lakes dot the area, some providing safe harbor from Lake Michigan for small craft use. An urban feel can be found in the more heavily populated villages and cities which make up the northern and southern portions of the region. Fine restaurants, nightlife, culture, and entertainment are plentiful. Seasonal and permanent residents alike find hospitality and fellowship.

The region's diverse economic base is comprised of small mom and pop stores, larger retail outlets, and light manufacturing. Between the urban areas to the north and south lies the agricultural stretch of the regional

economy. Fruit farms growing apples, cherries, raspberries, blueberries, and plums are plentiful; other products include maple sugar, honey, corn, and general produce. Agricultural enterprises come in all types and sizes, from non-operative acreage to organic farms to large-scale production. A growing number of farms participate in Farm To Table endeavors such as Farmer's Markets, roadside stands, U-Pick and Community Supported Agriculture arrangements.

Healthcare institutions are found in both the northern and southern portion of the geographical range, and smaller urgent care facilities dispersed throughout the core of the region. Tourism and eco-tourism are important parts of the economy as the region's assets invite visitors to play and relax. Technology has allowed an increasing number of individuals to select the region as home and then define or continue their method of employment, making home occupations important to many.



LAKES TO LAND

Area of Influence

Data Sources: State of Michigan Geographic Data Library

- Area of Influence
- Participating Communities
- Master Plan Complete
- City or Village

- County Boundary
- Township Boundary
- Major Road
- Minor Road

0 2 4 8 Miles



Area of influence

At the inception of the collaboration, the initial communities agreed to focus on a general geographic area which possessed similar qualities and faced comparable issues regarding land use and policy.



2.2 The regional view from Google Earth
Platte Lake and Crystal Lake to the north,
US-31 running down the east, Portage
Lake to the south, and Lake Michigan in
the west.

As discussed in Tab 1, formation of the Lakes to Land collaboration did not happen all at once. Seeds of this capacity to work together were planted during the writing of the Onekama-based Portage Lake Forever Watershed Plan: the township and the village came together so well that they wrote an award-winning master plan covering the entire "Onekama Community." On a roll, they then formed a Community Development Committee and began to investigate the possibility of Scenic Heritage Route designation for route M-22. This brought them outside the township's borders and to the immediate discovery that the "M-22 communities" of Arcadia, Blaine, Gilmore, Crystal Lake, and Bear Lake were not only ready to collaborate but had plans of their own in mind.

Taking a "the more, the merrier" approach, the original communities knew that they would be inviting their neighbors to join them. How, then, to strike a balance between inclusivity and manageability? Taking a cue from collaborative successes already achieved, they decided to focus on the features that had already paved the way for working together: water and transportation. This meant concentrating on the Lake Michigan shoreline communities and those adjacent to them, through

which US-31 runs. Taken together, the leadership team referred to these as the collaboration's "Area of Influence."

As we have seen, that strategy was a success. All but four of the townships signed on, and one village (Honor) decided to come on board even without its surrounding township.

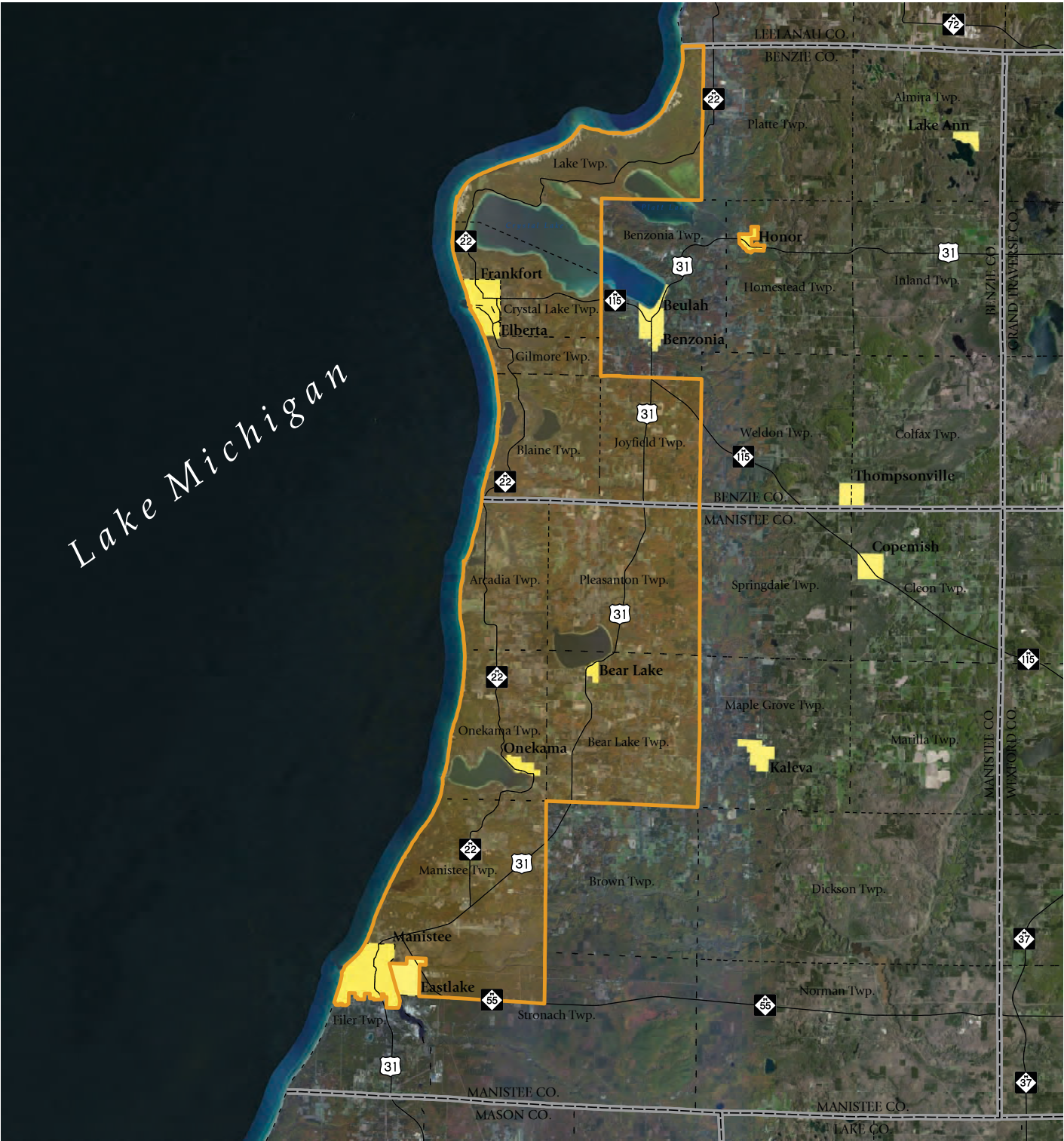
Regional location

Most of the communities within Benzie and Manistee Counties situated along the Lake Michigan shoreline are participating in the Initiative, along with several inland communities.

The initiative includes ten townships, four villages, and two cities. One of those villages – Honor – joined without the participation of surrounding Homestead Township. Manistee Township is participating without one of the two incorporated municipalities within it, the village of Eastlake. With those exceptions, every township is participating along with the incorporated municipalities within them. Crystal Lake Township is participating along with the city of Frankfort, Gilmore Township along with the village of Elberta, Bear Lake Township along with the village of Bear Lake, and the “Onekama community” of Onekama Township and the village of Onekama. The other participants are townships with no incorporated cities or villages within them: Lake, Blaine, and Joyfield Townships in Benzie County, and Arcadia and Pleasanton Townships in Manistee County. The narrative of this report consistently refers to these sixteen communities:

2.3 Table of community types

Township	Benzie County	Blaine Crystal Lake Gilmore Joyfield Lake
	Manistee County	Arcadia Bear Lake Manistee Onekama Pleasanton
City	Benzie County	City of Frankfort
	Manistee County	City of Manistee
Village	Benzie County	Elberta (Gilmore Twp) Honor (Homestead Twp)
	Manistee County	Bear Lake (Bear Lake Twp) Onekama (Onekama Twp)



LAKES TO LAND

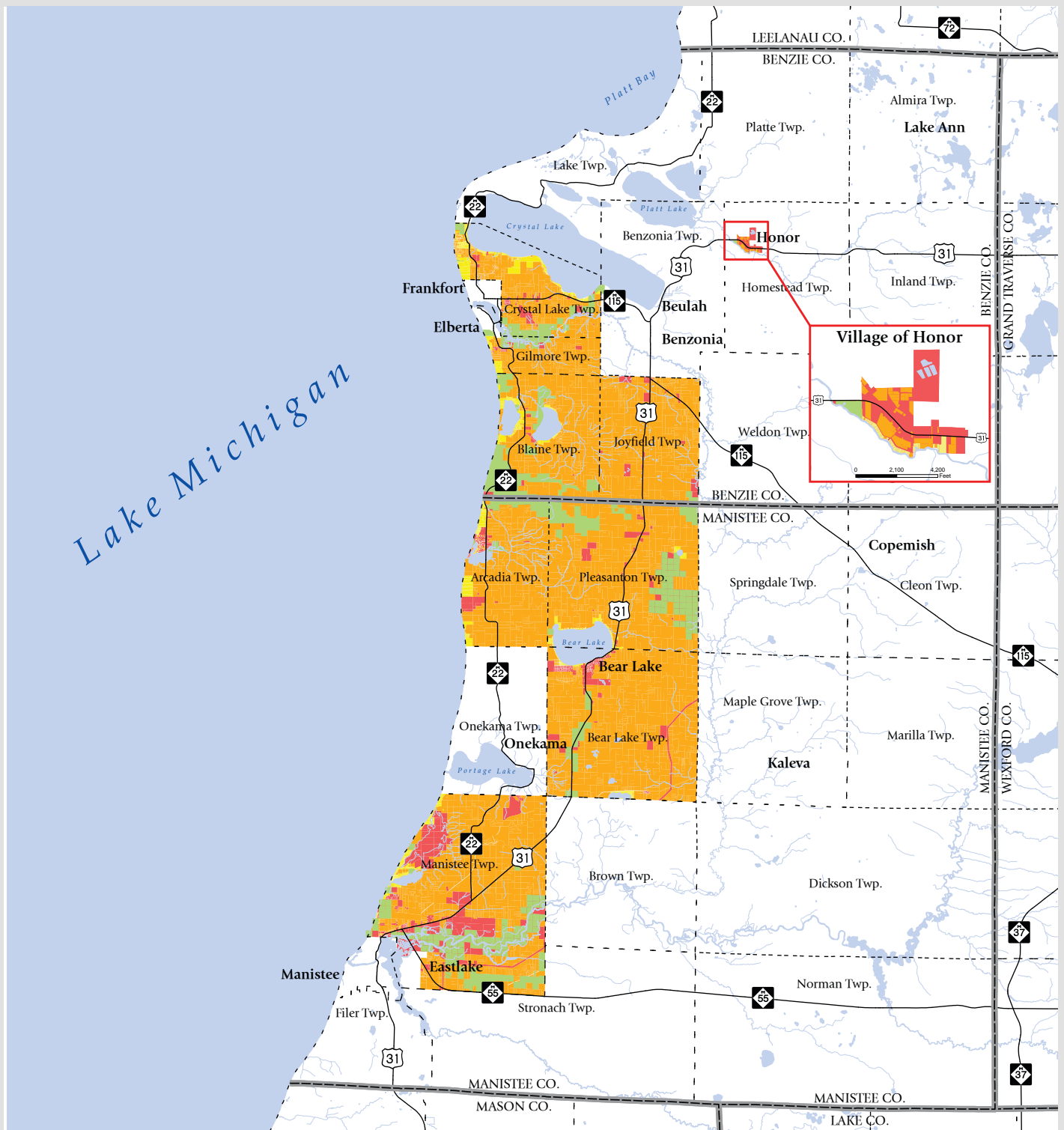
Regional Location

Data Sources: State of Michigan Geographic Data Library

-  Participating Communities
-  City or Village
-  County Boundary
-  Township Boundary
-  Major Road
-  Minor Road



2.4 Regional location map



LAKES TO LAND

Regional Transect

Data Sources: State of Michigan Geographic Data Library, MDNR, Benzie and Manistee County Equalization

- County Boundary
- - - Township Boundary
- Major Road

- T1 - Natural
- T2 - Rural / Farm

- T3 - Cottage and Country
- T4 - Settlement

0 2 4 8 Miles
2.5 Transect map



Regional Transect

Shortly after the preparation of the Lakes to Land master plans began, the State of Michigan added placemaking as a component of the State's economic development strategy. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well being.

The focus of the State's placemaking strategy is to create vibrant and economically viable places that will retain and attract talent and jobs. National trends note that younger professionals who are our up-and-coming entrepreneurs and business owners migrate to places which provide economic, social, cultural and recreational amenities. In order to consolidate limited resources, the State will likely leverage discretionary funds into communities which have the density to support a creative workforce and serve as generators for growth and investment.

To assess where these investments are likely to occur, a "transect" characterizes an area based on its natural and development elements. According to Wikipedia, "the urban-to-rural transect is an urban planning model that defines a series of zones from sparse rural farmhouses to the dense urban core. Each zone is fractal in that it contains a similar transition from the edge to the center of the neighborhood. The importance of transect planning is particularly seen as a contrast to modern Euclidean zoning and suburban development. In these patterns, large areas are dedicated to a single purpose, such as housing, offices, shopping, and they can only be accessed via major roads. The transect, by contrast, decreases the necessity for long-distance travel by any means."

The rural-urban transect includes six (6) zones from natural (T1) to urban core (T6). In the Lakes to Land region, only four (4) of the zones exist, ranging from Natural (T1) to Settlement (T4). The table on the next page describes in more detail the general characteristics found in each of the four character zones. Similarly, the map illustrates the locale of each zone based on a grouping of the future land use categories found in the nine community master plans. The result paints a picture of the Lakes to Land region as primarily Rural / Farm (T2) and Cottage and Country (T3). Only in several areas where densities range from 4 to 6 dwellings per acre are there Settlements (T4), such as the unincorporated village of Arcadia, the villages of Bear Lake, Elberta, and Onekama, and the City of Frankfort. These locales have the underpinnings to accommodate the level of economic and social activity that is envisioned in the State's placemaking initiative.

2.6 Lakes to Land transect typology

Type	General Description	Element	Local Land Use Classifications
T1 Natural	Area characterized by its unique natural resource and ecological assets and therefore considered for future special land stewardship.	Land	Recreation / Open Space Forest
		Living	
		Commerce	
T2 Rural / Farm	Farming is the dominant land use activity with some large lot residential homes	Land	Agriculture Agriculture / Rural Residential - Rural Forest
		Living	
		Commerce	
T3 Cottage and Country	This area consists of low density collections of year-round homes or seasonal cottages some of them clusters around inland lakes or along the Lake Michigan shoreline. Home occupations and outbuildings are permitted. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions and topography.	Land	Residential - Resort
		Living	
		Commerce	
T4 Settlement	Traditional residential neighborhoods characterized by a grid street pattern, smaller lots with higher densities than found in other locations.	Land	Residential - Settlement Commercial Corridor Commercial Node Village Center
		Living	
		Commerce	

Element Description

Properties under the ownership or management of Federal and State Agencies and Land Conservancies with a variety of natural and sensitive landscapes.

None

None

Agricultural includes parcels used partially or wholly for agricultural operations, with or without buildings, and include the following:

(i) Farming in all its branches, including cultivating soil.

(ii) Growing and harvesting any agricultural, horticultural, or floricultural commodity.

(iii) Dairying.

(iv) Raising livestock, bees, fish, fur-bearing animals, or poultry.

(v) Turf and tree farming. Performing any practices on a farm incident to, or in conjunction with, farming operations.

Farm and non-farm related residences are also found in this category and occupy sites on less than acre to large acreage parcels between 5 and 10 acres in size.

Sporadic stores or shops which serve local residents. These are located along County roads and are not concentrated in one location to be considered a commercial node or district.

A variety of northern Michigan landscapes including rolling hills, lakeshores, meadows, forests and sensitive areas such as critical dunes and wetlands.

Residential land use found along Lake Michigan, inland lakes such as Bear Lake, Lower and Upper Herring Lakes, Arcadia Lake and Platte River, and other streams characterized by small lots. This category will contain a combination of seasonal and year-round homes.

Stores and shops dotted along County Roads, US-31 and M-22. These establishments include canoe/kayak rentals, bait shops, small grocery outlets, gas stations, art galleries and boat sales and service outlets.

Primarily developed and settled as historic villages and centers of commerce.

This land use category describes the neighborhoods of Arcadia, Elberta, Frankfort, Onkama, and Bear Lake. These neighborhoods are made up of single family homes located on lots with an average density of 4 - 6 units per acre. Homes are arranged close to the street with rear garages accessed by an alley when available. Arranged in a grid configuration, the streets are wide enough for on street parking but close enough to maintain an intimate neighborhood character. Trees and sidewalks line the streets, alleys provide rear entry to garages located in the backyard, and front porches beckon neighbors to sit and talk. A church may be found in the middle of the neighborhood along with neighborhood parks. Within walking distance to the Business district, civic, and recreational amenities, the Settlement area is the premier place to live for individuals looking for a more urban environment within view of Lake Michigan, inland lakes, and other natural resource amenities.

A variety of small stores and shops, banks, restaurants, and professional services.



Natural Assets

As the name suggests, many of the Lakes to Land region's very best assets come with the territory.

A coastal region abutting the sixth largest freshwater lake in the world could consider itself well-positioned in any reckoning of benefits, but the water resources in the L2L area extend far beyond that. Every township except Gilmore and Joyfield also hosts an inland lake, from the enormous Crystal Lake on the north end to little Bar Lake in the south. The rivers that criss-cross the area include the Big Manistee, one of the most important rivers of Michigan's lumber boom, the Betsie, and the Platte. This abundance has rightly earned the area the nickname "Water Wonderland," driving a robust tourism and recreation industry. But it also requires attendant maintenance and careful diplomacy from each of the diverse types of users on these public waters, from industrial shippers to trout anglers to stone skippers.

With water come wetlands. Once called "swampland," these hydric areas provide benefits like flood control, water cleansing, and prevention of erosion. They are so important that they are managed at the state level, meaning

that development affecting them is subject to a permit process. Historically, Michigan's original forests built a respectable proportion of the midwest and then gave way to agriculture on the soils that would support it. The soils that wouldn't frequently reverted to government control through delinquent taxes, leading directly to the assemblage of large parcels under federal and state control which then became conservation areas. These forests and preserves attract tourists and contribute to the rural scenery of the region, impacts which must be balanced against the untaxable and undevelopable nature of these vast swaths of land.

The region's most famous and unique natural asset are the sand dunes that line Lake Michigan's eastern shoreline, especially the Sleeping Bear Dunes to the north. Remnants of the glacial age that shaped most of the midwest's geology, these windswept mountains of sand play host to a diversity of biology, climate, and geology that is found nowhere else on Earth.



LAKES TO LAND Land Cover

Data Sources: State of Michigan Geographic Data Library, NWMCOG

- County Boundary
- - - Township Boundary
- Major Road

Land Cover Type:

- | | |
|--|--|
| Urban | Wetlands |
| Agriculture | No Data |
| Forest | |



2.7 Land cover map

Land cover

“Land cover” refers to the physical material at the surface of the Earth: vegetation, water, pavement, ice, bare rock, wetlands, etc.

The vast majority of land within both Benzie and Manistee Counties is designated as Forest, with significant pockets designated Agriculture. Consistent with the Wetlands map in Figure 2.5, the Land Cover map shows wetlands mostly around the region’s lakes, rivers, and tributaries.

“Urban land cover” refers to the impermeable surfaces with which we line our developments, such as streets, sidewalks, buildings, and parking lots. Shown in pink on the map, the areas in and around incorporated cities and villages, as well as along major roads, are designated Urban. Additionally, nearly every lake in the region is accompanied by an area of urban development. The proximity of development to water bodies presents particular challenges to water quality. Precipitation runoff carries pollutants such as vehicle fluids and animal waste across impermeable surfaces and directly into the water, without any of the filtration that would be provided by a permeable surface such as soil. Improperly constructed or failing septic fields can leach human waste into the water. Chemical fertilizer, even when properly applied and at the residential scale, can have serious consequences for water quality due to its concentration of phosphorous. This essential element for plant life can reduce the dissolved oxygen in a water body and thus its ability to support animal habitats.



2.8 Agricultural land cover

Top: Vineyards north of Manistee.

Bottom: Onekama fields in fall

Topography

The configuration of a surface, including its relief and the relative positions of its natural and constructed features, defines its topography.

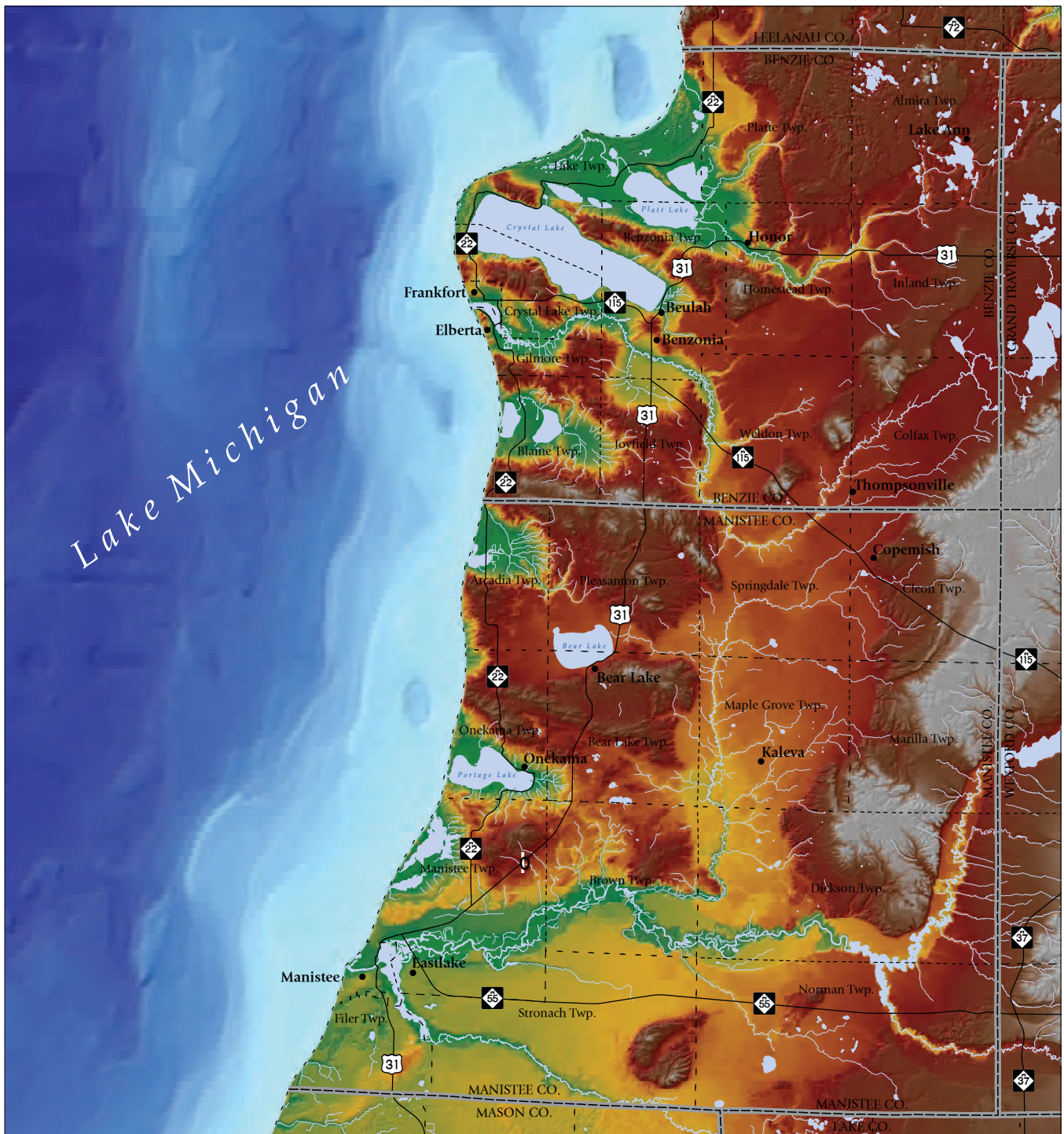
The map in Figure 2.8 demonstrates the highly varied terrain of the Lakes to Land region, which ranges from 450 feet above sea level in the river valleys to 1,350 feet at the ridge separating Benzie and Manistee Counties. Glaciers gouged the coast intermittently to form low-lying lakes, which have in turn been modified to suit human use over the past few hundred years. In many cases, the lakes remain surrounded by lands of higher elevation to form spectacular bluffs, as in the Arcadia and Frankfort areas. These topographic grooves also helped shape the valleys through which rivers such as the Platte, Betsie, and Manistee make their way to the Lake Michigan shore.

Topography plays an indispensable role in development. Engineering concerns presented by swift grade changes were a strong influence on the location of the region's railroad corridors. Construction in areas of low elevation can be subject to flooding, while a building on a severe slope risks an unstable foundation. Also pictured on this map is the configuration of the Lake Michigan floor—its bathymetry. This helps determine how a waterbody can be used. Shallower waters remain warmer and offer recreational opportunities like swimming and windsurfing, while only deeper waters can accommodate the larger vessels used by industry.



2.9 Topography and bathymetry of Frankfort

Note the surrounding bluffs and the dredged harbor. Photo: Google Earth



LAKES TO LAND

Regional Topography and Bathymetry

Data Sources: State of Michigan Geographic Data Library

- County Boundary
- - - Township Boundary
- Major Road

Elevation (ft):



Lake Depth (ft):



0 2 4 8 Miles



2.10 Topography and bathymetry map



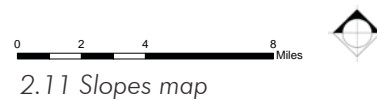
LAKES TO LAND

Representative Slopes

Data Sources: State of Michigan Geographic Data Library

- County Boundary
- Township Boundary
- Major Road

Slope Degree:



Slopes



2.12 View from Inspiration Point,
Blaine

Slope is a calculation of “rise over run,” or the change in elevation at two points divided by the distance between them.

When calculated this way, slope is expressed as a percentage or gradient. It can also be expressed in degrees, as the angle of the surface as compared to the horizontal. Figure 2.9 shows “strong” slopes, defined by an angle between 9.1 and 16 degrees (15-30% grade, or a 15- to 30-foot rise over 100 feet of distance), and “steep” slopes which have a rise of over 16 degrees (>30% grade). Awareness of the locations and extents of these slopes can impact decisions with respect to land use and transportation planning. The threat of erosion, sedimentation, and landslides all increase with the slope of a developed surface. Transportation requires more energy to cover the same distance, a situation that is drastically exacerbated as winter snow and ice reduce surface friction on the roads.

On the other hand, part of northwest Michigan’s magnetic appeal is provided by its beautiful vistas and the recreational opportunities offered by its varied terrain. Many areas of steep slopes and undulating grades are concentrated around the inland lakes near Lake Michigan. Crystal Lake in particular has some steep slopes along both its north and south banks, as do several portions of the Lake Michigan shoreline, and the unincorporated village of Arcadia is nestled in a valley surrounded by steep slope hills. M-22 owes its “Scenic Route” designation to the spectacular views offered by steep hills; the popular state lookout Inspiration Point, just north of Arcadia, is the highest elevation on the eastern shore of Lake Michigan.

Watersheds

A watershed is a geographic area of land that drains surface water to a common point in the landscape.

Watersheds catch precipitation and snow melt and channel that water into streams. Those streams flow downhill to feed into bigger streams and rivers, collectively creating a network of waterways that eventually drains into a large water body—in Michigan, all watersheds eventually flow into one of the Great Lakes. The Lakes to Land region is served by three of the watersheds designated by the United States Geological Survey: Manistee, Betsie-Platte, and Pere Marquette-White.

Watersheds connect settlements to each other in a way that is particularly dissociated from jurisdictional boundaries. First, they are usually larger than any standard municipal unit—several to dozens of municipalities can sometimes fit inside a single watershed. Second, and more importantly, water moves under its own power from jurisdiction to jurisdiction. This means that the impact of land use decisions on water quality are felt far beyond the authoritative reach of the decision-makers. Regional planning is therefore an especially valuable tool in watershed protection, as in the case of the Portage Lake Watershed Forever plan that brought the Village of Onekama and Onekama Township together, or the Crystal Lake and Watershed Association that is the most recent incarnation of a citizen-led group focused on that waterbody stretching back over 40 years.

For this reason, federal and state monies for water quality management are often disbursed on the basis of an approved watershed plan. Section 319 of the national Clean Water Act provides grants to address nonpoint source pollution (pollution from diffuse sources such as fertilizer, oil, road salt, and animal waste in runoff). The Clean Michigan Initiative is a \$675 million bond dedicated to the state's water resources, including a \$90 million clean water fund and \$70 million in pollution and remediation monies. Nearly all of the Lakes to Land region is covered by a plan tailored to one of these two programs, with the exception of the areas adjacent to the Platte Bay and those surrounding Bar and Arcadia Lakes.



2.13 Traveling water

The Platte River goes under the M-22 bridge to meet Lake Michigan at the Platte Bay. Photo: UpNorth Memories by Don Harrison.

***In Michigan, all watersheds
eventually flow into one of the Great
Lakes.***



LAKES TO LAND

Watershed Boundaries

Data Sources: State of Michigan Geographic Data Library

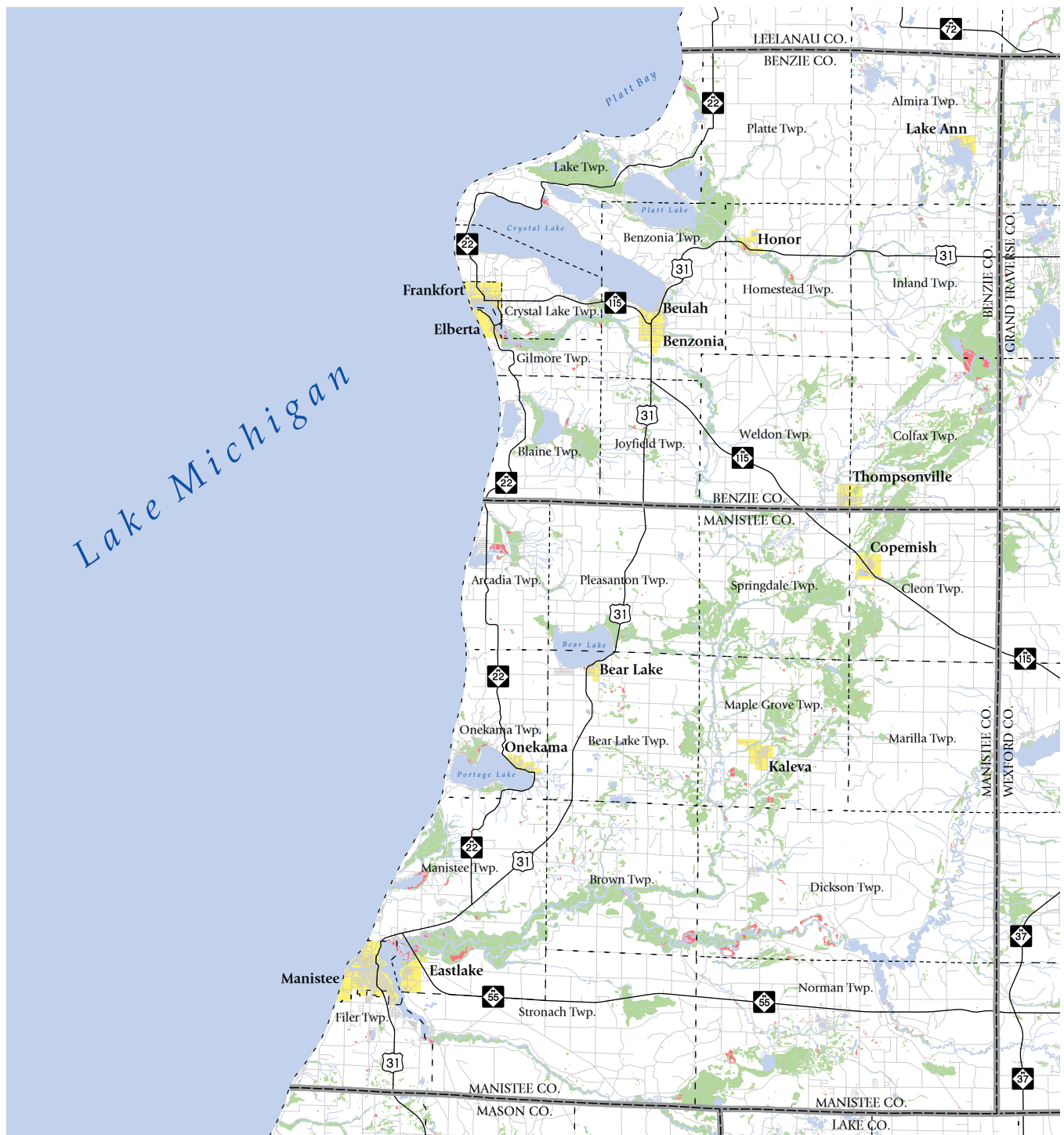
- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road

Watershed Name:

- Manistee
- Betsie-Platte
- Pere Marquette-White
- Subwatershed Boundary



2.14 Watersheds map



LAKES TO LAND

Wetlands

Data Sources: State of Michigan Geographic Data Library, National Wetlands Inventory

- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road

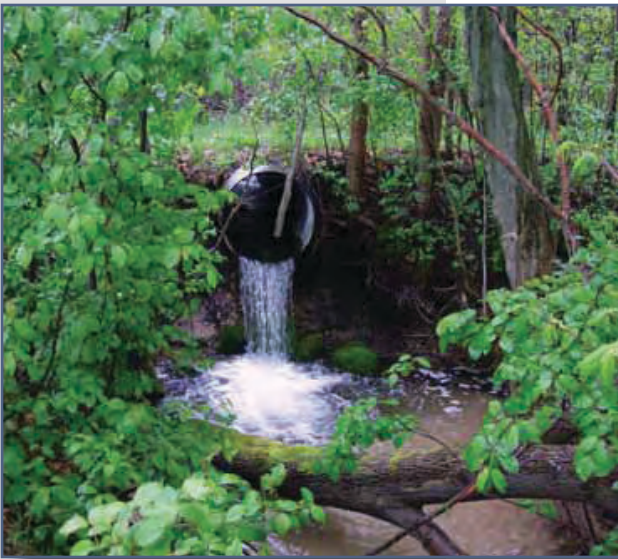
Wetland Type:

- Emergent
- Lowland, Shrub, or Wooded



Wetlands

Michigan statute defines a wetland as “land characterized by the presence of water at a frequency and duration to support, and that under normal circumstances does support, wetland vegetation or aquatic life...”



2.16 Arcadia Marsh restoration project

Photo: Ducks Unlimited

It goes on to note that these lands are commonly referred to as a bog, swamp, or marsh. By any name, wetlands are key to maintaining northwest Michigan’s natural amenities, and particularly its water bodies. They provide flood control, wildlife habitat, groundwater recharge and protection, pollution treatment, erosion mitigation, and replenishment of water nutrients.

They are so important that the Michigan Department of Environmental Quality delineates and regulates wetlands throughout the state, as shown in Figure 2.13. DEQ regulates wetlands that meet any of the following criteria:

- Connected to, or located within 1,000 feet of, one of the Great Lakes or Lake St. Clair
- Connected to, or located within 500 feet of, an inland lake, pond, river, or stream
- More than 5 acres in size
- Has been determined by the DEQ to be essential to the preservation of the state’s natural resources

Every one of the communities participating in the Lakes to Land Regional Initiative has some delineated wetlands, although the greatest concentration in the region runs northeasterly through the non-participating townships of Maple Grove, Springdale, Cleon, and Colfax. Regulated wetlands require a permit and possibly mitigation for any activity (construction, fill, dredging, etc.) that will impact them.

2.17 Table of wetlands acreage

	Benzie	Manistee	Total
Emergent (characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens)	1,079.27	2,324.67	3,403.95
Lowland, Shrub, Wooded (characterized by low elevation and woody vegetation)	22,762.91	40,787.43	63,550.33

Source: National Wetlands Inventory

Protected lands

As the nineteenth century drew to a close, the lumber barons had just about clear-cut the entire state of Michigan. Though agriculture was expected to take the place of logging in the local economy as it had done elsewhere, soils better suited to the slow, woody growth of trees ensured that it did not.

Collapsing farm prices and tax delinquency following the end of World War I placed hundreds of thousands of acres of land under government control. Faced with a population hemorrhage out of northern Michigan, the state's Conservation Department embarked on a program of rehabilitating the land for recreational purposes.

The Manistee National Forest was created in 1938. Administratively a portion of the Huron-Manistee National Forest, it comprises just over 148,000 acres of land within Manistee County, including 5,778 acres in Manistee Township. The Forest provides recreational opportunities, fish and wildlife habitat, and resources for local industry.

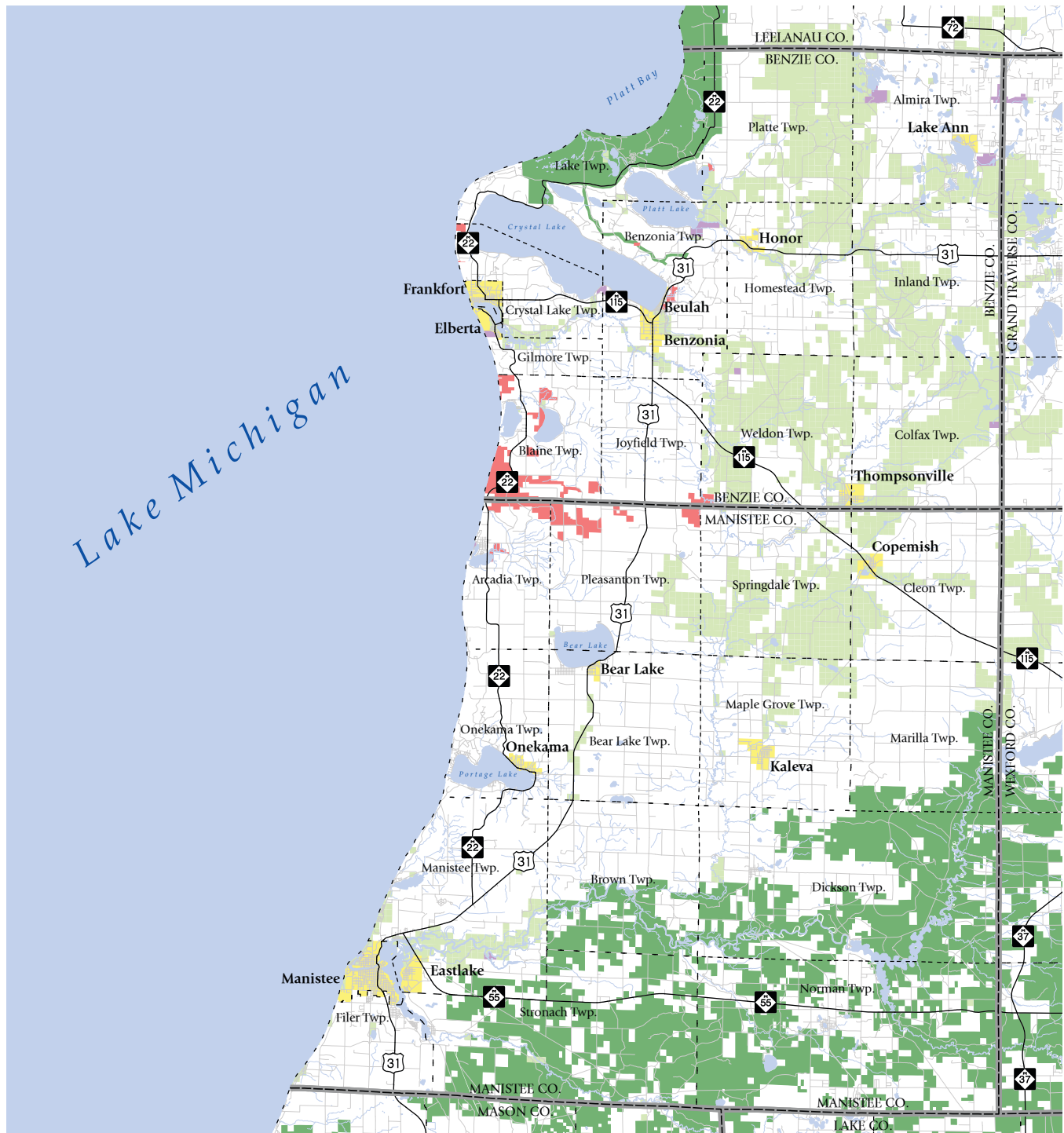
The Sleeping Bear Dunes National Lakeshore began as an unsuccessful 1941 recommendation to establish a state park on the Leelanau Peninsula. Finally authorized by the National Parks Service in 1970, it extends across approximately 35 miles of Lake Michigan Shoreline from Benzie to Leelanau Counties, and part of its 12,000 Benzie County acres comprise 45% of Lake Township. The Lakeshore is an international destination for outdoor and wildlife enthusiasts. In 2011, it was named by ABC's "Good Morning America" as the Most Beautiful Place in America.

In the 1990s, Rotary Charities commissioned a study showing a breakneck pace of development in northern Michigan and responded by incubating the Grand Traverse Regional Land Conservancy. The Conservancy has since partnered with individuals, foundations, and all levels of government to protect over 34,000 acres of land and 100 miles of shoreline.



2.18 Lookout at Sleeping Bear Dunes

Photo: National Parks Service



LAKES TO LAND

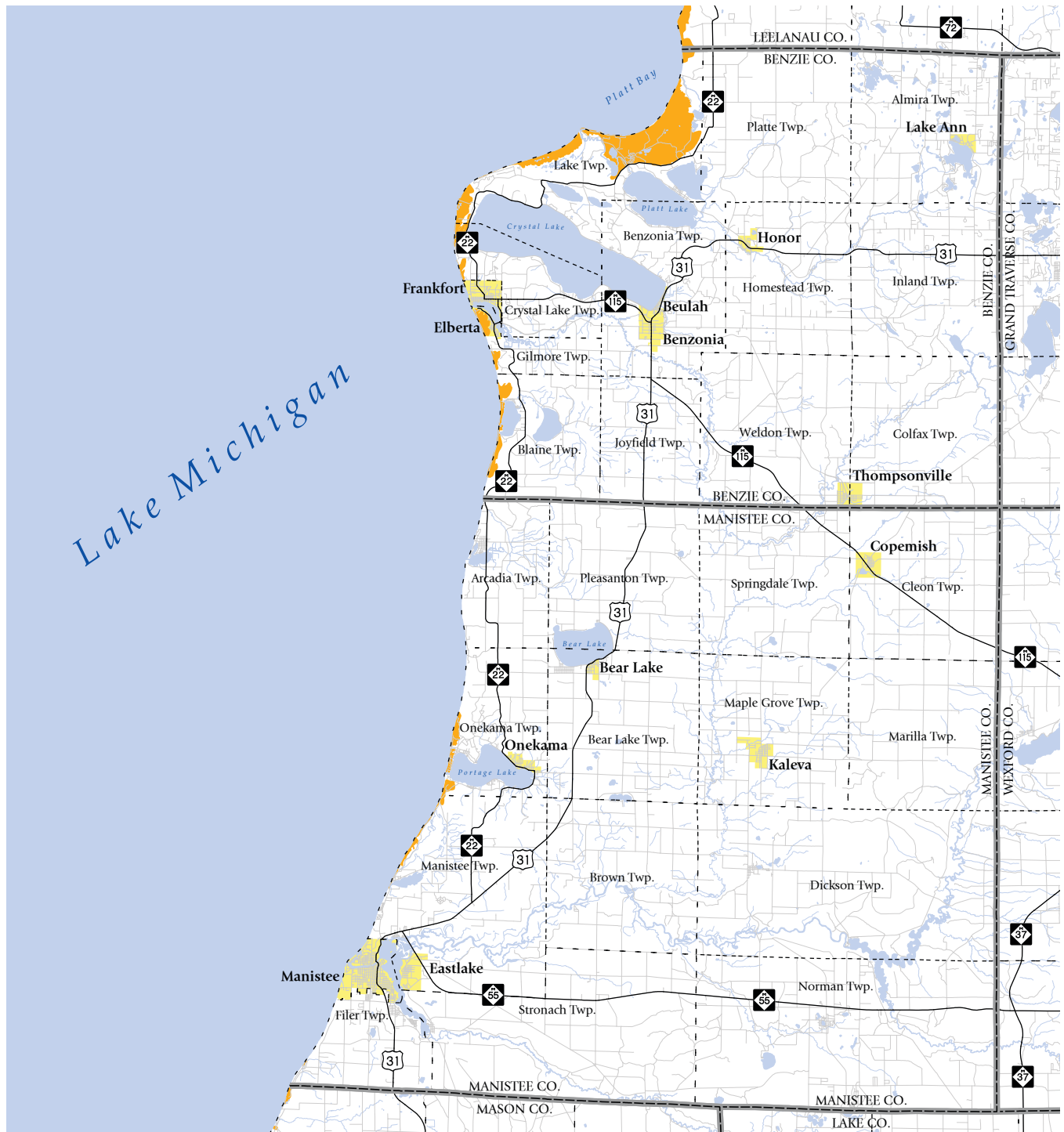
Federal, State, and Protected Lands

Data Sources: State of Michigan Geographic Data Library

- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road
- Federal Owned Land
- State Owned Land
- GTRLC Nature Preserve
- GTRLC Protected Land



2.19 Protected lands map



LAKES TO LAND

Critical Dunes

Data Sources: State of Michigan Geographic Data Library

- Critical Dunes
- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road



2.20 Critical dunes map

***Arcadia
Township
is the only
participating
shoreline
community
in which
critical
dunes have
not been
inventoried
by the
MDEQ.***

Critical dunes

Michigan hosts the largest collection of freshwater sand dunes in the world, a unique ecosystem sheltering five threatened and endangered species.

Protecting the dunes lining the Lake Michigan shoreline along significant portions of Manistee and Benzie Counties is an essential aspect of land use planning in northwest Michigan. Sand mining has been regulated by the State since 1976, and activities related to development, recreation, and forestry have been regulated since 1989. Earthmoving, vegetation removal, and construction activities within a critical dune area are subjected to a permit process. Local governments may assume that permitting authority by passing zoning restrictions that are at least as protective as state regulations, an option that has not been exercised by any Lakes to Land community.

There are approximately 7,025 acres of critical dunes along the shores of Benzie and Manistee Counties, nearly all (91%) of which is in Benzie County. Arcadia Township is the only shoreline community participating in the Lakes to Land initiative in which critical dunes have not been inventoried by the MDEQ.



2.21 Sleeping Bear Dunes



Transportation

Of all the subjects addressed in a master plan, transportation is among those best suited to be considered on a regional scale. People travel for the purpose of getting somewhere—frequently, somewhere outside the municipal boundary in which they started.

Of course, the story is much fuller. The connection between transportation and land use is so deep that many communities owe their very existence to the routes along which they sprang up: the port city of Manistee, for example, or the fortuitous harbor shelter that led George Tiffit to arrange for the development of Frankfort. As the land use intensifies, so too do transportation routes: the Guelph Patent Cask Company's lumber operation in Honor brought the Pere Marquette Railroad to town, and the settlements at Manistee, Bear Lake, and Benzonia attracted an "auto trail" that would grow into the cross-country thoroughfare US-31.

For communities bordering a large body of water, limitations on growth are accompanied by challenges to land transportation. This describes the majority of Lakes to Land communities, where geography requires them to be the destination, not a waypoint, for westbound land travelers.

The inseparable nature of production and shipping means that industrial land uses are particularly entwined with transportation. Lumber encampments first sprang up along rivers so that harvested logs, too heavy to be pulled

efficiently by horses, could be floated to ships waiting at port. The emergence of the rail industry meant that operations were no longer confined to any water's edge—rather than bringing the industry to the transportation, the transportation could now be brought to the industry. The Ann Arbor Railroad illustrated the value of combining these approaches when it reached the end of its line in Elberta and began launching waterborne "car ferries" to transport cargo across Lake Michigan to Milwaukee and Chicago.

Sometimes, though, we travel just because we like it. As the 20th century got underway, the trains began to carry more tourists than cargo; some segments of the long-obsolete Ann Arbor Railroad bed have now been transformed into a pleasure trail for hikers and bikers. A group of gliding enthusiasts became so enamored of the offshore breeze at Frankfort that they made it into "the soaring capital of the world." The highway shield for M-22 dots the state, not as a route marker but as two kiteboarders' proclamation of "appreciation for natural wonders such as bays, beaches and bonfire, dunes and vineyards, cottages, friends and family everywhere."



LAKES TO LAND

Road Classifications

Data Sources: State of Michigan Geographic Data Library, USDOT National Functional Classification

- | | |
|--|--|
| City or Village | — Arterial Road |
| County Boundary | — Collector Road |
| Township Boundary | — Local Road |



Road classification

Modern roads have been part of the public domain almost since their inception, and for good reason: their usefulness depends heavily on the consistency of their condition and entirely on their continuity of existence across varied lands.

But the “almost” is an important part of that sentence. In the late ‘teens and early 1920s, Michigan was among many states that became criss-crossed with “auto trails,” routes named by private organizations and marked with colorful bands on electric and telephone poles. The two such trails that headed to Mackinaw City via the Lakes to Land region were the West Michigan Pike, which began in Michigan City, IN, and the Dixie Highway Northern Connector from Niles, IN. Both traveled through the city of Manistee and the villages of Bear Lake and Benzonia.

Following Wisconsin’s example, Michigan became the second state to replace this haphazard system with a numbered trunkline system in 1918-1919. (“Trunkline” now refers to all interstate, US, and Michigan highways.) The West Michigan Pike became M-11 until the United States Numbered Highway system was implemented nationally in 1926, when it was renamed again to US-31. It remains the main artery of Michigan’s west coast, and it was the first highway to cross the Straits via car ferry. In 1952, it was designated as Michigan’s only Blue Star Memorial Highway in a tribute to the Armed Forces.

Also among the Michigan’s first state highway designations was M-22. Just 116 miles long, it follows the Lake Michigan shoreline from Manistee through Onkama, Arcadia, Elberta, Frankfort, and the Sleeping Bear Dunes National Lakeshore before it rounds the tip of the Leelanau Peninsula and returns south to Traverse City. Its sign has been adopted by a private recreation company as an informal brand of the region, and M-22 stickers and clothing are now seen all over the state. The Leelanau County portion of the route was designated part of the Leelanau Scenic Heritage Route in 2002, and it’s an honor with a planning component: Scenic Heritage Routes cannot be adjacent to land zoned for commercial or industrial uses.

Finally, the road from Frankfort to Benzonia along the south shore of Crystal Lake was designated as M-115 in 1929. Traveling through the Manistee National Forest and the Pere Marquette State Forest, it now terminates in Clare at the intersection of business US-127 and business US-10.

These roads provide several options for travel north and south, but travelers to the east and west rely on county roads under the jurisdiction of the Benzie and Manistee County Road Commissions.



2.23 Auto trail signs

Top and middle: Signs marking the Dixie Highway and West Michigan Pike

Bottom: M-22 sign that has become an unofficial symbol of northwest Michigan.

Vehicle traffic volume

Annual average daily traffic—the total volume of vehicle traffic on a given road in a year, divided by 365—is a simple measurement of how busy a road is.

One of the most common uses of AADT data, and in many cases the reason it is collected at all, is to determine the distribution of road funding for improvements and maintenance. The United States Department of Transportation Federal Highway Administration requires each state to submit a Highway Performance Monitoring System report each June, and these reports form the basis for funding allocations. Three quarters of the 18.2 cent per gallon federal fuel tax is disbursed to the states, while the other 25% is distributed directly to county road commissions and city and village transportation authorities (all are required to provide matching funds). The Michigan Department of Transportation also collects a 19 cent per gallon gasoline tax in addition to vehicle registration fees and other transportation-related fees.

County roads make up 75% of the total Michigan road system, moving over \$800 billion of goods and services annually. While the most miles are driven on state roads, county roads are the site of the majority of intersections—and crashes. Only four of the 889 Michigan traffic fatalities in 2011 occurred in Benzie or Manistee County. The Benzie-Manistee area saw the greatest number of accidents in November (174), followed closely by October (173) and December (171); crashes with injuries to persons occurred most frequently in October (33), August (31), and July (30). In both counties, drivers aged 16-20 accounted for the greatest number of crashes: 1079 per 10,000 licensed drivers, as compared with 578 crashes per 10,000 licensed drivers among those aged 21-64 and 337 crashes per 10,000 licensed drivers for those aged 65 and up. These trends are consistent with statewide data indicating that crash rates decline as driver age increases.

Traffic volume data can also help prioritize snow removal. For the 2011-2012 year, the Michigan Department of Transportation categorized snow and ice control on US-31 as Priority Level I, meaning that the surface will be bare of ice and snow even if overtime must be paid to accomplish it, while the Priority Level II designation of lower-traffic M-22 means that overtime can be paid to clear a one-wheel track in each direction but the rest must wait for the next scheduled shift.



2.24 Historical snow plowing in Manistee

Photo: UpNorth Memories by Don Harrison



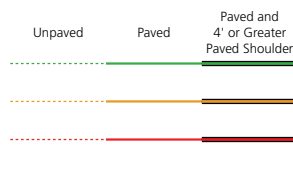
LAKES TO LAND

Vehicle Traffic Volume

Data Sources: State of Michigan Geographic Data Library, MDOT

Vehicles per Day:

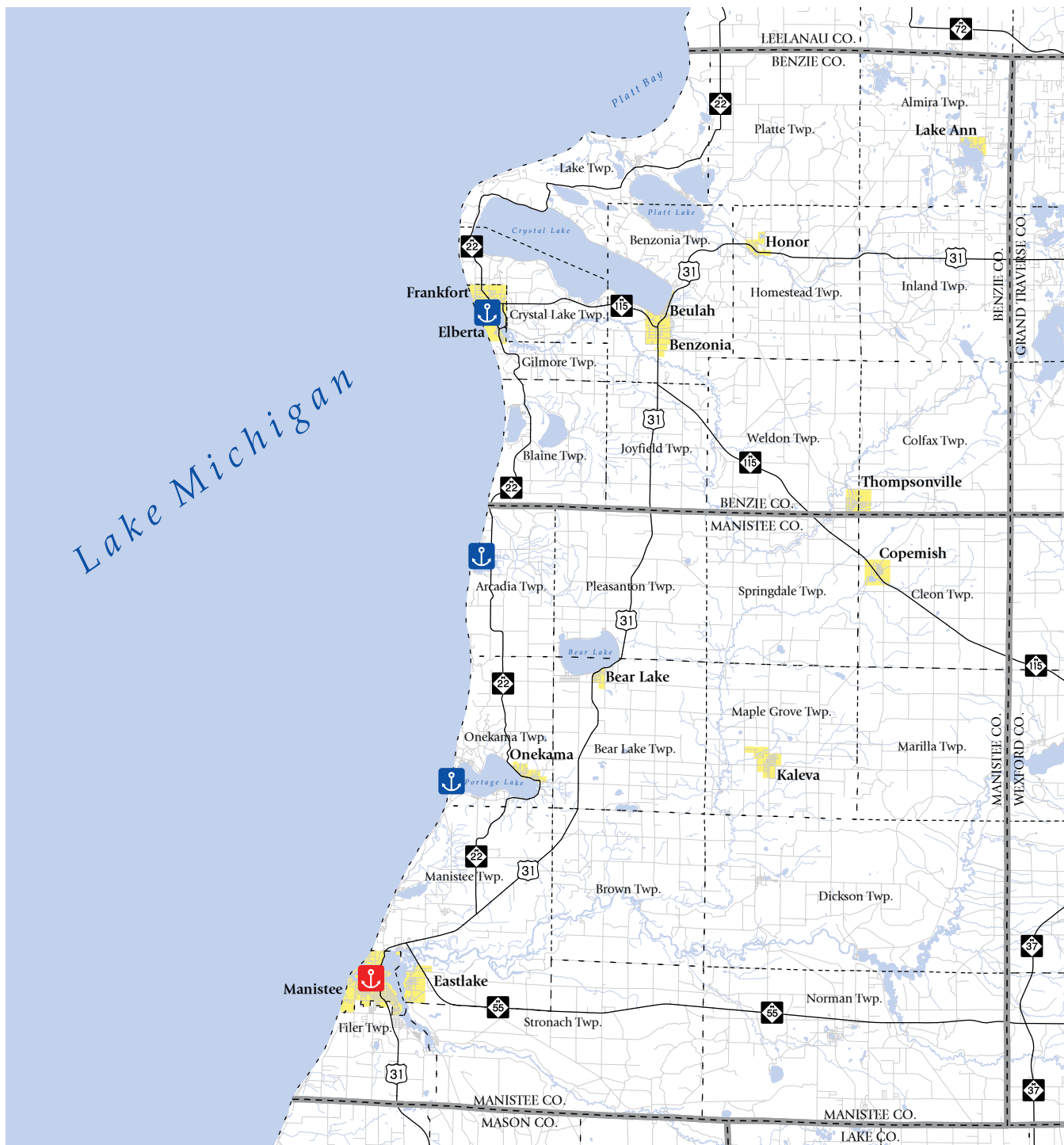
- Low (Under 2,500)
- Medium (2,500 - 10,000)
- Heavy (Above 10,000)
- Minor Roads (No Data)



- City or Village
- County Boundary
- Township Boundary

0 2 4 8 Miles

2.25 Vehicle traffic volume map



LAKES TO LAND

Marine Harbors

Data Sources: State of Michigan Geographic Data Library, MDNR

- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road

Harbor Type:

- ⚓ Cargo, Commercial, and Recreational
- ⚓ Commercial, and Recreational



2.26 Marine ports map

Marine ports

The front door of many Michigan coastal communities is its port.

Great Lakes navigation brought the first European settlers to the Lakes to Land region, first to trap fur and then to harvest timber from this western frontier. Commercial use of the waterways has continued ever since, and today one quarter of the nation's top harbors by tonnage are on the Great Lakes. Maritime transport is considerably cheaper and more environmentally friendly than either rail or truck. Its average of 607 miles to one gallon of fuel per ton of cargo is three times the efficiency of a freight train and over ten times as efficient as trucking; it

produces 90% less carbon dioxide than a semi and 70% less than a train. And then there are the infrastructure costs. While rails and roads require continual maintenance, the vast majority of Great Lakes shipping lanes were created by glaciers without any help from us at all.

Sandy barriers prevent some rivers from emptying into Lake Michigan at the close of their journey toward sea level, pooling instead into lakes that dot the western edge of the state. It took no time at all for early settlers to begin dredging these barriers, transforming the lakes into roomy and land-locked harbors. Manistee, with its broad lake at the confluence of two rivers, is the largest in the region. This deep draft commercial harbor serves five major industrial facilities, including the Filer City Generating Station. Frankfort, also a deep draft commercial harbor, was once reknown

for the car ferries that launched rail shipments from the Ann Arbor Railroad onto the waterway system. Though those days are long gone, this Harbor of Refuge supports over 200 recreational boat slips. Citizens of Onkama have established infrastructure around their recreational harbor at Portage Lake that supports 230 recreational boat slips and generates tourist income; residents of Arcadia have done the same to support their 60 recreational boat slips and charter fishing enterprises. Both are also Harbors of Refuge, offering mooring to boaters stranded in inclement weather.

But harbors are not part of the maintenance-free portion of the Great Lakes navigational system. The US Army Corps of Engineers is responsible for them under the national River and Harbor Act of 1879, and the already-challenging task of reliably directing sand and water is complicated by persistent low water levels and deferred maintenance due to constrained budgets.



2.27 Freighter departure

Rails

The sole railroad line now operating within the Lakes to Land region is the CSX line that loops around the north end of Manistee Lake and continues south to Grand Rapids—all that remains of a bustling network of railroads across and around the region, many of which were built to serve the timber industry.

The Manistee route was also the first rail foray into the Lakes to Land region in 1881. Three years later, the Arcadia and Betsey River Railroad began a short trip between Arcadia and its then-neighbor to the northeast, Saile Station, continuing on to the then-village of Springdale in 1887.

Over the next several years, railways exploded all over the region: a Manistee & Northeastern ran a line from Manistee to Nesson City in 1888, the company that would become the Ann Arbor Railroad connected Cadillac to Frankfort in 1889, and lines connecting Walhalla, Interlochen, Lake Ann and Traverse City all popped up in 1890. This completed the backbone of the regional system, and beginning in about 1895 much of the rail-building effort was devoted to spurs that connected established stations and reached ever-further into the Leelanau Peninsula.

The need for rail cars plummeted at the close of the lumber era, and those connecting spurs began to disappear beginning around 1917. The main lines through the region lasted mostly intact until the Depression. In 1934, a Pere Marquette loop that ran from Traverse City through Lake Ann, Interlochen, and Kaleva stopped running, and the Arcadia and Betsey River Railway followed in 1936. For the next 40 years, only the north-south Pere Marquette line and the Ann Arbor Railroad's Frankfort connection remained. The former was abandoned in 1982, and the latter is undergoing rebirth as the Betsie Valley Trail after landing under the control of the State of Michigan in 1980.



2.28 The John D. Dewar Approaches an Arcadia Dock






Photo and text from Arcadia Area Historical Society: "This is a view south along Lake Arcadia's northeast shore. The steamer DeWar is on the left. Logs are stacked along the shoreline, in a barge, and in the water waiting transport to the Starke Sawmill. Source: Postcard Photo from the collection of Bob McCall"



LAKES TO LAND

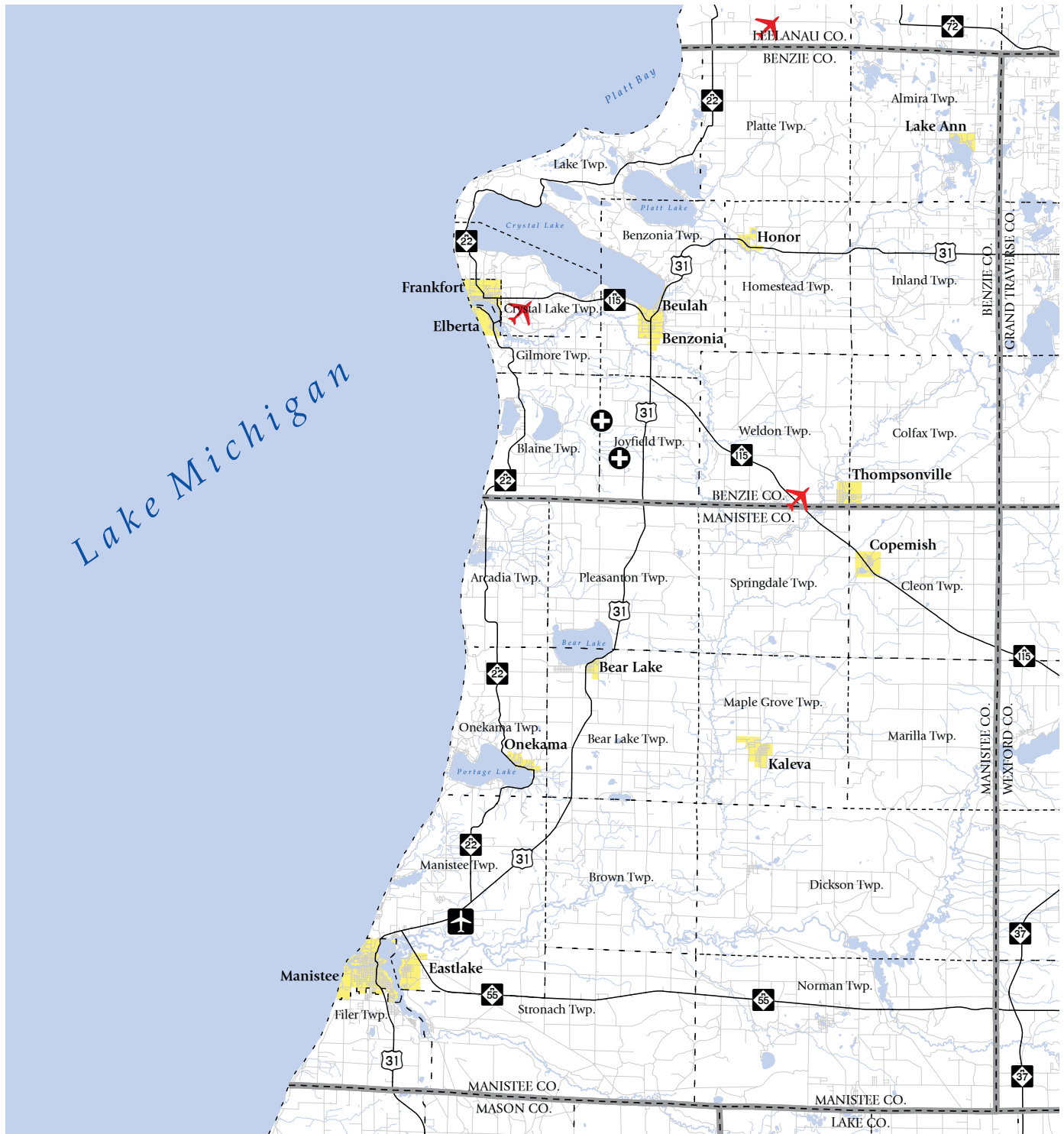
Operable Railroad Tracks

Data Sources: State of Michigan Geographic Data Library

-  City or Village
  Railroad Track
 County Boundary
  Major Road
 Township Boundary
 Minor Road



2.29 Operable railroad tracks map



LAKES TO LAND

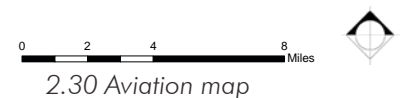
Aviation

Data Sources: State of Michigan Geographic Data Library, MDNR

- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road

Type:

- + Helipad
- ✈ Commercial
- ✈ General Aviation



Air travel

Long before Blacker Airport became the fastest way to get from the Lakes to Land region to the rest of the world, sailplanes brought the rest of the world to the region.

Manistee County - Blacker Airport is the largest airport in the region with 3,413 commercial enplanements ("civil aviation operations other than scheduled air services and non scheduled air transport operations for remuneration or hire") in 2010. It is publicly owned by the Manistee County Blacker Airport Authority, and its first commercial flight went aloft in 1961. Seven single-engine and one multi-

engine aircraft are based in the field. Of the 132 weekly flight operations it averaged in 2010, 72% were split evenly between transient and local general operations; 18% were commercial flights; 9% were air taxis; and less than 1% were military. By contrast, the public-use Thompsonville Airport is the smallest. Owned by the Village of Thompsonville, it hosts four single-engine aircraft. Half of its 15 flight operations per week in 2011 were transient general aviation while the other half were local general aviation.



2.31 Frankfort Cinema TG 1-A

This sailplane was, used by the U.S. Army Air Corps as a training glider.

Frankfort Dow Memorial Field, a general aviation airport, saw three commercial enplanements in 2010. Publicly owned by Frankfort City-Co Airport Authority, its 77 weekly flight operations in 2011 were also split evenly between transient and local general aviation. Its aircraft base, however, was unique: the 13 engine-powered vehicles were accompanied by six gliders and one "ultralight," defined in the U.S. as a single-seat vehicle of less than five gallons fuel capacity with weight and speed restrictions of 254 pounds and 55 knots (64 mph) respectively. These are the crafts of the Northwest Soaring Club, which was based at the Frankfort Dow Memorial Field until summer of that year.

A 1939 article in *The Rotarian* credits six glider enthusiasts with transforming this city of "a few commercial fishermen, a few Summer visitors, and no fame at all" into "the soaring capital of America." It went on to cite the first-ever incorporated sailplane school in America, the Frankfort Sailplane Factory, and the startling statistic that a full 80% of Frankfort's population had taken to the skies. Although the factory moved to Illinois before it folded and the school has moved to Cadillac with the Northwest Soaring Club, the gliders' glory days had put Frankfort on the map for good.



Regional Recreation

The tourism that has become one of the region's strongest economic bases is largely fueled by an abundance of recreational opportunities.

In the winter, residents are found playing on the slopes of nearby alpine ski resorts, racing down snow mobile routes, participating in snow shoe stampedes, enjoying a vigorous day of Nordic skiing, or relaxing in an ice hut on an inland lake trying to secure that perfect catch. Some more adventurous souls are racing their ice sail boats. When warm weather is upon the region, residents are found mountain biking or walking on the non-motorized transportation trails, walking the tree-lined neighborhood streets of the villages and towns, and living life by enjoying family and community.

During the summer months, winter's empty and lonely orchards burst forth with energy. Small fruit stands dot M-22, and nurseries along US-31 are available for drivers to smell the fresh air and listen to the sway of the trees while tasting the bounty of the area. Boating, whether sailing or under power, occupies many lazy afternoon days. Sailboats of all sizes cluster in weekly regattas on the

lakes vying for one more knot. When the wind gets too fierce for the sailors, the sailboarding crew unravels its gear and speeds over the whitecaps, catching air and impressing the bystanders. Lake Michigan may not get waves big enough for surfing on a regular basis, but its substantial wind kicks up some pretty large breakers for an inland lake.

All types of fishing exist in plenty: enterprise or recreation, fly or bait and tackle.

Fishing is a huge industry in the region, whether it is winter or summer. All types exist in plenty: enterprise or recreation, fly or bait and tackle. The region's rivers, streams, and lakes are heavily scrutinized for their freshwater inhabitants, and they are home to some of the finest fly fishing the country has to offer. Golf is also a major recreational must for many who live and visit the region; opportunities range from opulent courses known throughout Michigan and beyond to propitious courses that host all levels of player.

Parks and recreation

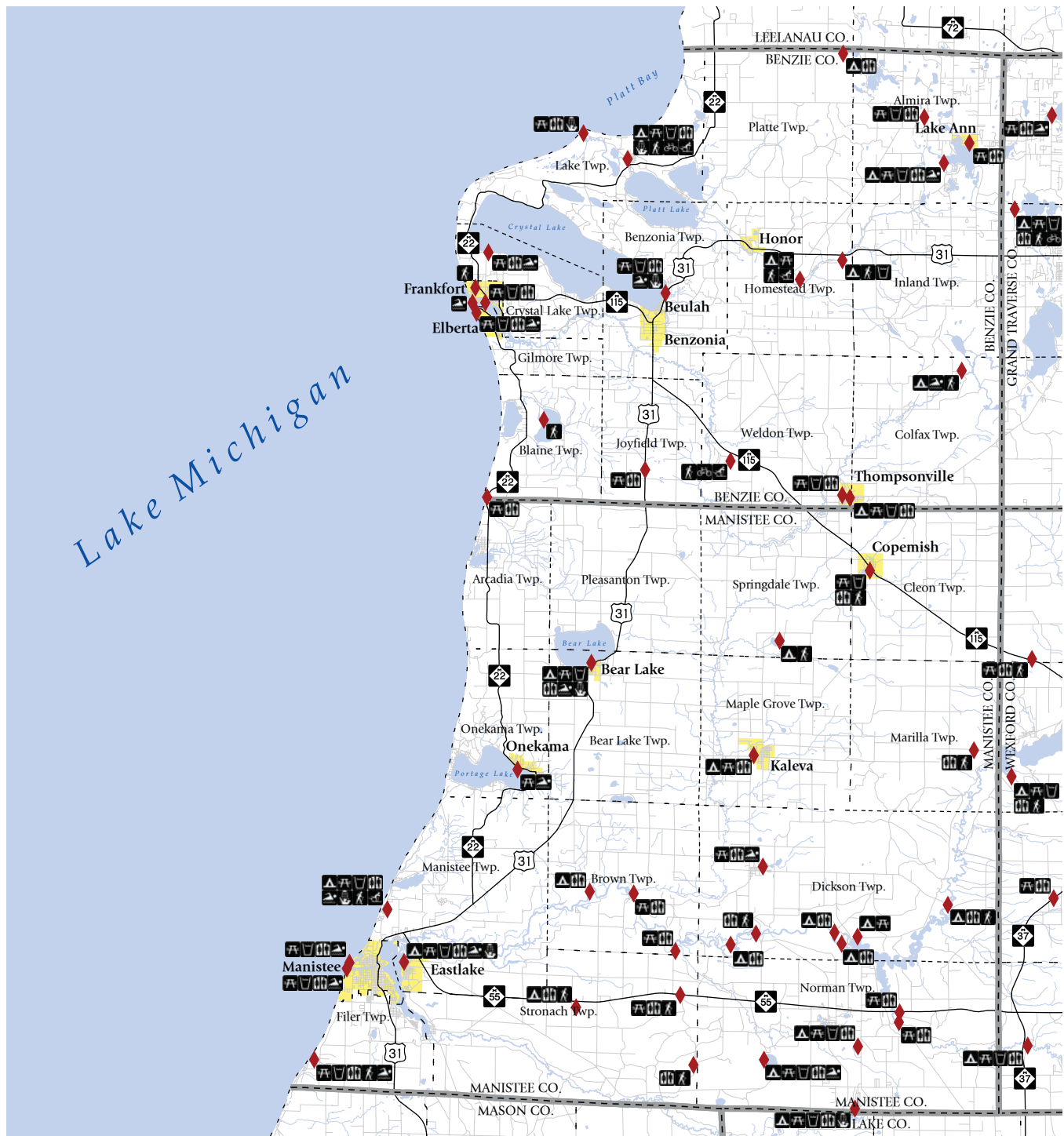
“Because to so many citizens, men and women alike, life is a grind, a round of labor and a season of care... Thus public recreation facilities are provided because of the demand for a free and popular antidote to task-driving conditions.”

Charles Mulford Robinson used these words in a 1910 article titled “Educational Value of Public Recreation Facilities” to assure his readers that his treatise was not going to sap all the fun out of public parks. “To furnish that antidote is their essential purpose,” he soothed. “Education is incidental to it.” Still, his next several pages do not waver from their purpose: “The song of a bird, the scent of a flower, the glory of a sunset sky are parts of our common heritage. ... If the park can cultivate these in large numbers of people, as an incident of its service as a public pleasure ground, it will bestow great benefit; it will vastly increase its usefulness to the community; it will not only heighten the enjoyment of its own attractions, but it will put into hearts and minds a faculty of enjoyment that will be of service in daily life. To such extent, the investment which has been made in the parks will be paying daily dividends on the common stock of human experience.”

That may sound a bit overblown, but it turns out that we needn’t rely on the common stock of human experience to get dividends out of parks. Nearly a century after Mr. Robinson’s article, a 2006 National Fish and Wildlife Foundation study found that “outdoor recreation sales (gear and trips combined) of \$289 billion per year are greater than annual returns from pharmaceutical and medicine manufacturing (\$162 billion), legal services (\$253 billion), and power generation and supply (\$283 billion).” Camping and hiking alone accounted for 55% of outdoor recreation’s total impact on the US economy, surpassing fishing, hunting, water sports, trail- and snow-based activities, and wildlife viewing.



Blaine Township Park



LAKES TO LAND

Recreational Facilities and Amenities

Data Sources: State of Michigan Geographic Data Library, MDOT

- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road

- Park / Public Recreation Area
- Camping
- Picnic Facilities
- Drinking Water
- Restrooms / Port-A-Johns

- Swimming
- Showers
- Hiking / Trailhead
- Biking
- Nordic Skiing

0 2 4 8 Miles

2.32 Parks and recreation map



LAKES TO LAND

Campgrounds

Data Sources: State of Michigan Geographic Data Library, MDNR, NPS

- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road
- National Park Campgrounds
- National Forest Campgrounds
- State Forest Campgrounds
- State Park Campgrounds
- Local Municipality Campgrounds



2.33 Campgrounds map

Camping

As leisure activities go, camping is about as democratic as it gets.

The Michigan Department of Natural Resources boasts that “you are never more than half an hour from a Michigan State Park, State Forest Campground, State Recreation Area, or State trail system,” so just about anyone in need of a getaway can pack up a few subsistence items and start communing with the great outdoors in short order. It’s affordable, kid- and pet-friendly, and so therapeutic that entire intervention programs have been built around it.

Lake Michigan’s varied shoreline and the region’s abundance of inland lakes, rivers, streams, woodlands, bluffs, and trails make it a year-round destination for outdoor enthusiasts of all types. And at the end of the river rafting or the bicycle riding, those enthusiasts need a place to rest their heads—and a bite to eat, and maybe a few supplies or souvenirs, making an attractive campground into a community economic driver.



A City of Tents, Orchard Beach State Park, Manistee, Mich

2.34 Orchard Beach State Park in
Manistee Township

Photo: UpNorth Memories by Don
Harrison

State campgrounds within Benzie and Manistee Counties are maintained and managed by the MDNR. The Platte River campground, federally managed as part of the Sleeping Bear Dunes National Lakeshore, is at the junction of M-22 and the Platte River, where archaeological evidence suggests that humans may have been taking a summer holiday since 600 B.C. Numerous private and quasi-public campgrounds dot the area, but it is interesting to note that the region hosts no state campgrounds at all in the recreation-focused area west of US-31—a potentially overlooked income source.

Boat launches

The eight Great Lakes states registered 4.3 million boats in 2003—one third of all US recreational vessels—and Michigan’s 1,000,000 boats led the region. Forty-two percent of them belonged to residents of coastal counties.

To preserve public access to our 3,000 miles of coastline, Michigan’s state legislature began earmarking fishing license funds to purchase water frontage in 1939. Since then, marine fuel taxes and boat registration fees paid by recreational boaters have funded the construction of over 1,200 boat launching facilities. In the Lakes to Land region, the launches offer access to Lake Michigan, rivers, and inland lakes for watercraft ranging from kayaks to yachts. In addition to these State-designated launches, there are many additional inland lake road-end boat launch areas maintained by the Benzie and Manistee County Road Commissions.

Such maintenance is money well spent. A Great Lakes Recreational Boating study conducted by the US Army Corps of Engineers in 2003-2008 found that an average Great Lakes boat owner spends about \$3600 per year, including equipment, insurance, fees, gas, food, and lodging. Applying that figure to the statistic above, it is reasonable to estimate that recreational boating is a \$72 million enterprise in the Lakes to Land region. The same study appraises its contribution to Michigan personal income at \$1.3 billion, to the overall economy at \$1.9 billion, and to statewide employment at 51,000 jobs.



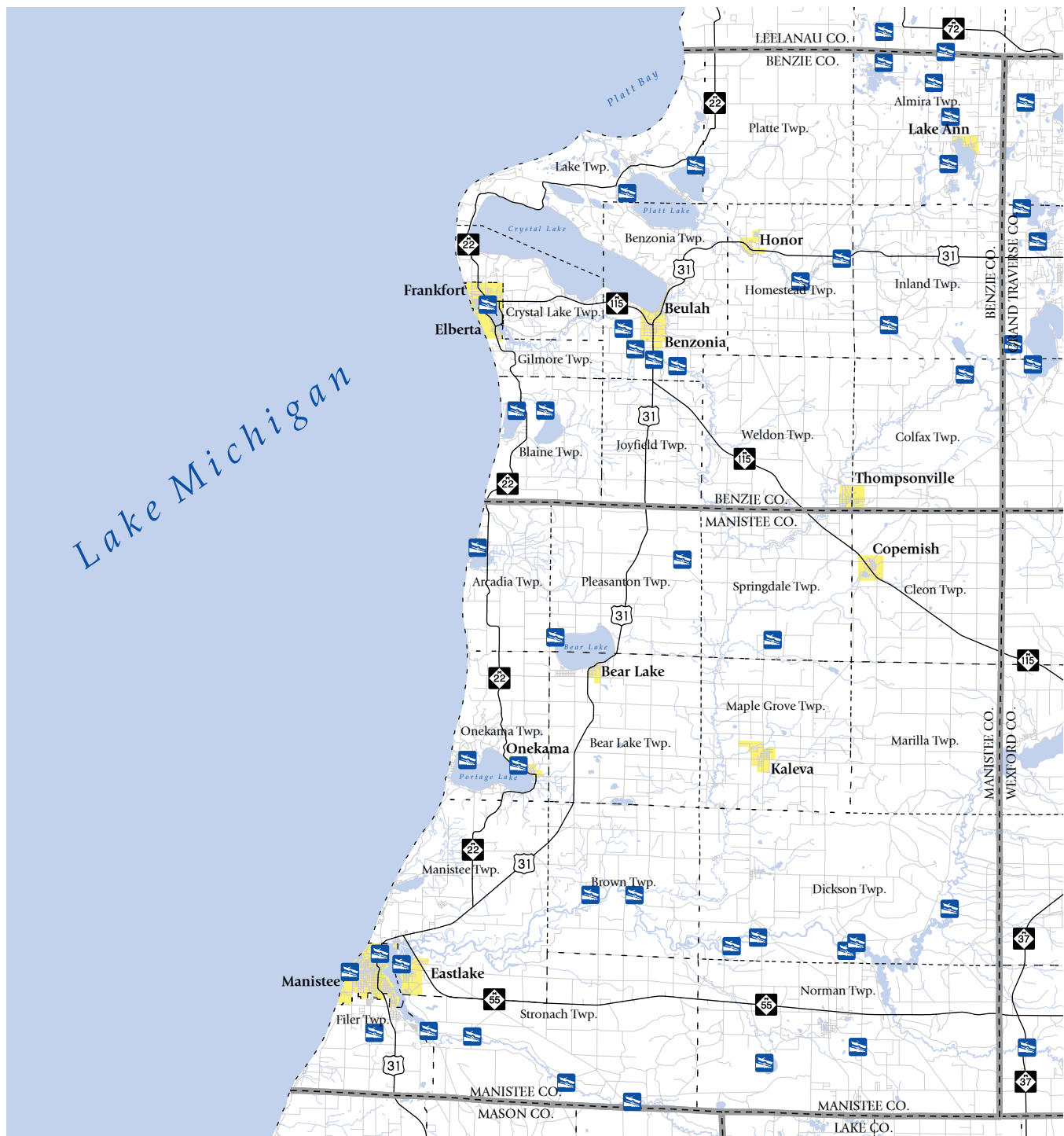
2.36 Bear Lake boat launch circa 1920s

Photo: UpNorth Memories

2.35 Table of boating economic impacts

	Lakes to Land Region*	State of Michigan	Great Lakes basin
Registered boats	19,071	953,554	4,282,507
Trip and craft sales	\$780 million	\$3.9 billion	\$19 billion
Personal income added	\$260 million	\$1.3 billion	\$6.5 billion
Economic value added	\$380 million	\$1.9 billion	\$9.2 billion
Jobs	1,027	51,329	246,117

* calculated by taking 42% of state number and dividing by 21 (2 of 42 total coastal counties)



LAKES TO LAND

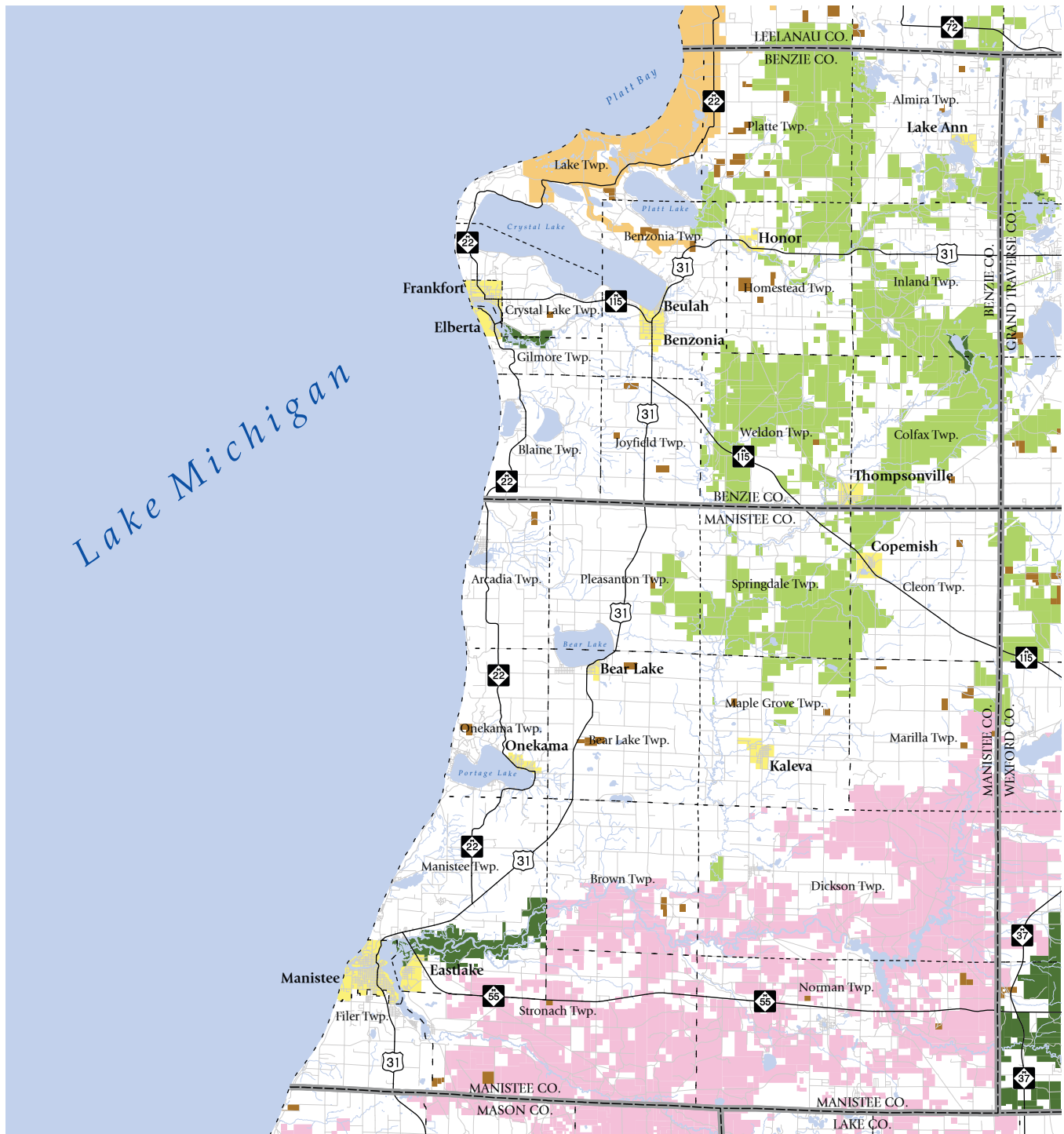
Boat Launch Ramps

Data Sources: State of Michigan Geographic Data Library, MDNR

-  State Designated Boat Access Site
-  City or Village
-  County Boundary
-  Township Boundary
-  Major Road
-  Minor Road



2.37 Boat launch ramps map



LAKES TO LAND

Lands Open to Public Hunting

Data Sources: State of Michigan Geographic Data Library, MDNR

- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road

Open to Public Hunting:

- US Forest Service
- National Park Service
- Commercial Forest Act Lands
- State Forest Land
- State Wildlife/Game Areas

0 2 4 8 Miles

2.38 Lands open to public hunting map

Hunting

Want to hunt deer, elk, rabbit, hare, squirrel, pheasant, grouse, woodcock, quail, crow, coyote, opossum, porcupine, weasel, skunk, woodchuck, turkey, or waterfowl? There's a license for that.



2.39 Jake turkeys in Onekama

Photo: Al Taylor

The Department of Natural Resources, responsible for fish and wildlife management, regulations, and habitat protection, is primarily funded through two mechanisms: the direct sale of hunting and fishing licenses, and the leveraging of those proceeds for use in the federal Wildlife and Sport Fish Restoration (WSFR) project. The WSFR program, which turned 75 in 2012, levies a tax of 10% to 11% on sporting arms, ammunition, bows, arrows, and crossbows and then returns that money to state conservation departments (in Michigan, the MDNR) through 3-to-1 matching grants. So, every \$1 spent on a hunting license yields \$4 in conservation funding.

It's a system that many like because it directly ties the cost of preserved land to its use. But it is also a system in which land conservation for all reasons is vulnerable to changes in hunting behavior. The chart below shows that sales for all licenses have declined steadily over the past five years, both numerically and as a share of the overall population. The magnified rate of return provided by the WSFR program also works in reverse: for every \$1 lost in hunting license sales, MDNR must make up a \$4 budget shortfall. This has led the department to urge all who are interested in conservation to buy a license—whether you plan to hunt or not.

2.40 Table of hunting licenses sold by year

		2006	2007	2008	2009	2010	2011	Change 2006- 2011	% change 2006- 2011
Hunting license type ^a	Bear ^b	9,457	9,516	10,180	8,953	8,975	9,020	-437	-4.6%
	Deer	734,089	724,198	733,993	725,186	697,454	691,181	-42,908	-5.8%
	Elk ^b	204	166	355	366	227	154	-50	-24.5%
	Fur harvester	24,024	24,387	24,148	23,331	24,411	25,813	1,789	7.4%
	Small game	295,349	293,659	273,262	266,549	261,032	256,175	-39,174	-13.3%
	Turkey ^c	132,764	127,772	124,570	127,120	125,093	114,139	-18,625	-14.0%
	Spring turkey	125,933	121,487	118,021	120,769	115,101	106,880	-19,053	-15.1%
	Fall turkey	21,951	20,877	20,561	20,758	27,310	20,905	-1,046	-4.8%
	Waterfowl	60,403	58,866	58,040	58,214	56,688	55,724	-4,679	-7.7%
	All types	814,003	800,921	805,299	798,256	772,114	763,059	-50,944	-6.3%
MI population		10,082,438	10,050,847	10,002,486	9,969,727	9,883,640	9,876,187	-206,251	-2.0%
Licenses per capita		0.0807	0.0797	0.0805	0.0801	0.0781	0.0773	-0.003	-4.3%

Source: Brian J. Frawley, MDNR.

^aWithin each license type, a person is counted only once regardless of the number of licenses purchased.

^bA restricted number of licenses were available, and these licenses were distributed using a random drawing.

^cSome but not all of turkey hunting licenses were distributed using a random drawing.

^dTotal for all types does not equal sum of all license types because people can purchase multiple license types.

Trout streams

One of the region's major recreational draws is the wealth of opportunities for fishing, both in Lake Michigan and in its inland lakes, rivers, and streams.

The map displayed in Figure 2.41 identifies the designated trout streams in Benzie and Manistee counties. Viable trout streams are generally defined by three characteristics: coarse soils, limited development (including limited pavement and other impervious surfaces), and an abundance of groundwater. State-designated Blue Ribbon Trout Streams meet even stricter criteria: they support excellent stock of wild resident trout, permit fly casting while remaining shallow enough to wade in, produce diverse insect life, and have excellent water quality.

Trout are good indicators of water quality in general because of their reliance on benthic macroinvertebrate diversity—the bugs, larvae, and other organisms that live on the bottom of a body of water. These creatures thrive in streams with high levels of dissolved oxygen, and this means clean, cold water for two reasons: water's ability to hold dissolved oxygen decreases as temperature increases, and the bacteria in organic waste can quickly consume all available dissolved oxygen. When present, aquatic macroinvertebrates help maintain the water quality by eating bacteria and decayed plants, then become a source of food themselves for the resident fish population.

The Platte River from Maple City Road to Honor and Bear Creek upstream of Nine Mile Road both have Blue Ribbon designations. The Platte River stretch hosts the state's fish hatchery, which raises chinook and coho salmon and produces coho eggs for the entire upper Great Lakes. Despite Bear Creek's modest name, its flows are similar to the Little Manistee and Pine Rivers, and the tributary provides the Manistee River system with its wild runs of steelhead trout and salmon.

2.41 Benthic macroinvertebrates



Mayfly



Dragonfly

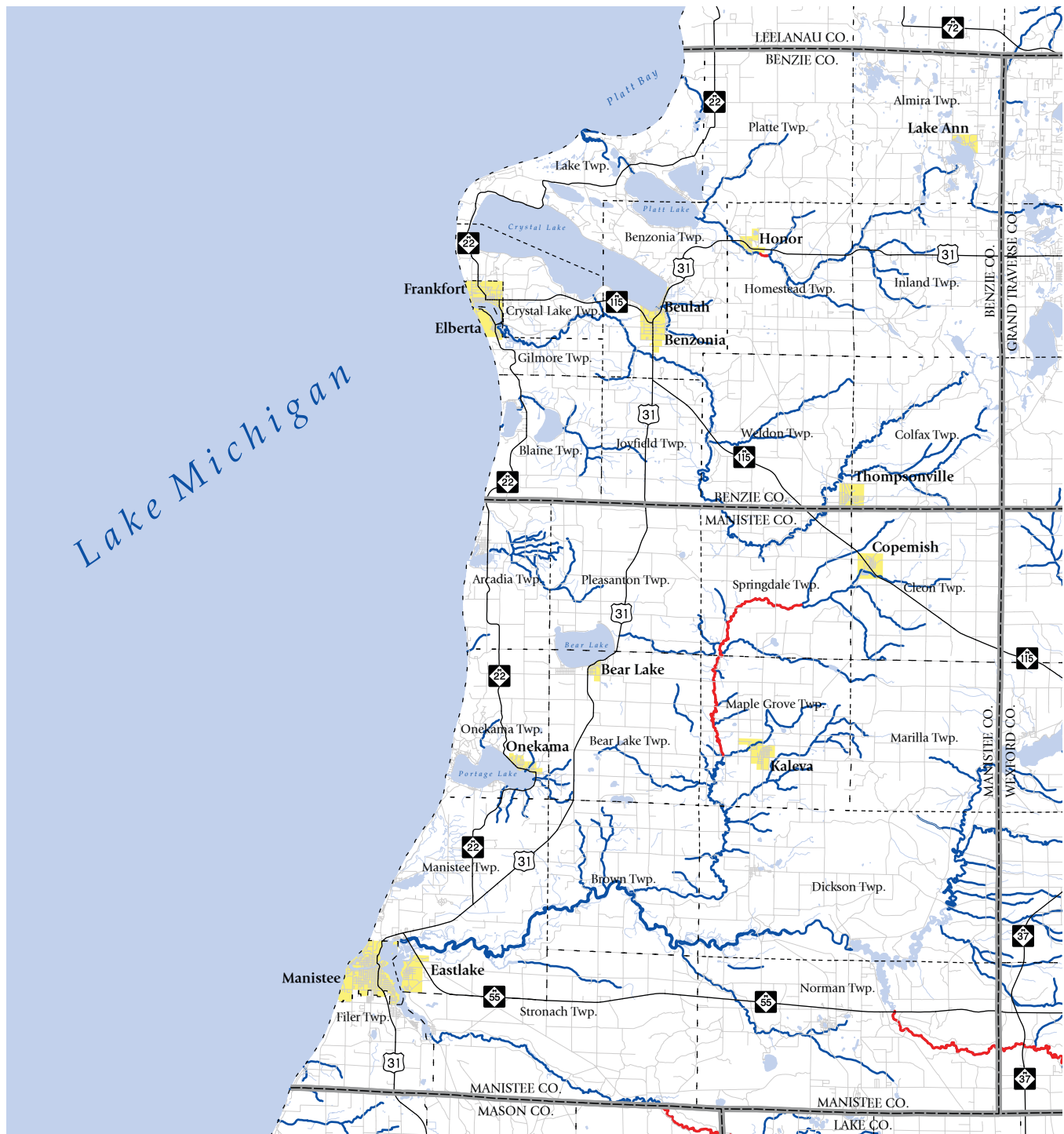


Caddisfly



2.42 Steelhead trout

Photo: Cheri and Tony Barnhart



LAKES TO LAND

Trout Locations

Data Sources: State of Michigan Geographic Data Library

- City or Village
- Trout Stream
- Blue Ribbon Trout Stream

- County Boundary
- Township Boundary

- Major Road
- Minor Road



2.43 Trout locations map



LAKES TO LAND

Regional Recreational Trails

Data Sources: State of Michigan Geographic Data Library, MDOT, NWMCOG, GTRLC

- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road

- GTRLC Trail
- Equestrian Trail
- Betsie Valley Trail

- Snowmobile Trail
- North Country Trail
- Non-Motorized Multi Use Trail
(use restrictions vary)



2.44 Recreational trails map

Recreational trails

However many worthy benefits a trail might provide, its raison d'être can often be boiled down to one word: fun.

The Michigan Statewide Trails Initiative of 1992 defines a trailway as “a land corridor passing through the community or countryside...accommodating a variety of public recreation uses.”

Recent research casts trails in the role of community superhero, providing economic, environmental, recreational, health, and even safety benefits. They offer transportation alternatives to the car. They are exercise opportunities that lead directly to better medical outcomes. They're sites of chance meetings with neighbors and wildlife. They can provide a buffer between natural areas and inhabited ones. They draw in visitors from other communities. Their activity can enliven an area that would otherwise look desolate enough to invite crime.

But however many worthy benefits a trail might provide, its *raison d'être* can often be boiled down to one word: fun. Michigan's citizenry comes together in myriad ways to identify, create, and maintain an extensive and varied trail network. For example, our 6,200-mile web of snowmobile trails, 181 miles of which run through Benzie and Manistee counties, is one of only three such systems in the country. Half of the system is on private lands while the other half is distributed among federal, state, and other public lands; all utilize grant program grooming tractors for maintenance. The 22-mile-long Betsie Valley Trail that follows the abandoned Ann Arbor Railroad bed is another collaborative example: owned by the Michigan Department of Natural Resources, it is maintained by Benzie County and supported by the not-for-profit Friends of the Betsie Valley Trail corporation. The Shore to Shore Riding and Hiking Trail that cuts across the northeast corner of Benzie County was established in 1964 by the Michigan Trail Riders Association, and the only “riding” to be done on this journey between Oscoda on Lake Huron and Empire on Lake Michigan is on a horse—neither motors nor bicycles are welcome. The Grand Traverse Regional Land Conservancy has made trails an integral part of its land stewardship mission. And the federally-managed North Country Trail is a footpath that traverses seven states between New York and North Dakota; the Huron-Manistee is one of the 10 national forests it touches on in its 4,600 mile journey.

2.45 Table of trail miles

	Benzie	Manistee	Total
Snowmobile	63.13	118.68	181.81
Equestrian	15.36	0	15.36
Nonmotorized	60.01	64.91	124.96
North Country Trail	0	33.21	33.21
GTRLC	14.71	2.07	16.79



Cultural Resources

Though the land itself provides plenty of amusement for many, over the years the people of the region have built, preserved, and accrued a wealth of cultural endeavors with which to supplement their entertainment.

Those inclined toward the visual arts may like to visit the works at the Oliver Art Center and the Crystal Lake Art Center, or wait until the art fairs arrive in Frankfort and Bear Lake. For a little free anytime cultural pick-me-up, peek into the Frankfort post office at the car ferry mural funded by the Works Progress Administration in 1941.

Those who prefer the auditory delights can be serenaded by the Benzie Community Chorus and make the summer rounds of Concert in the Park venues. In the theatrical hub of Frankfort, you can attend the Lakeside Shakespeare Theatre, Benzie County Players, and Frankfort Garden Theatre.

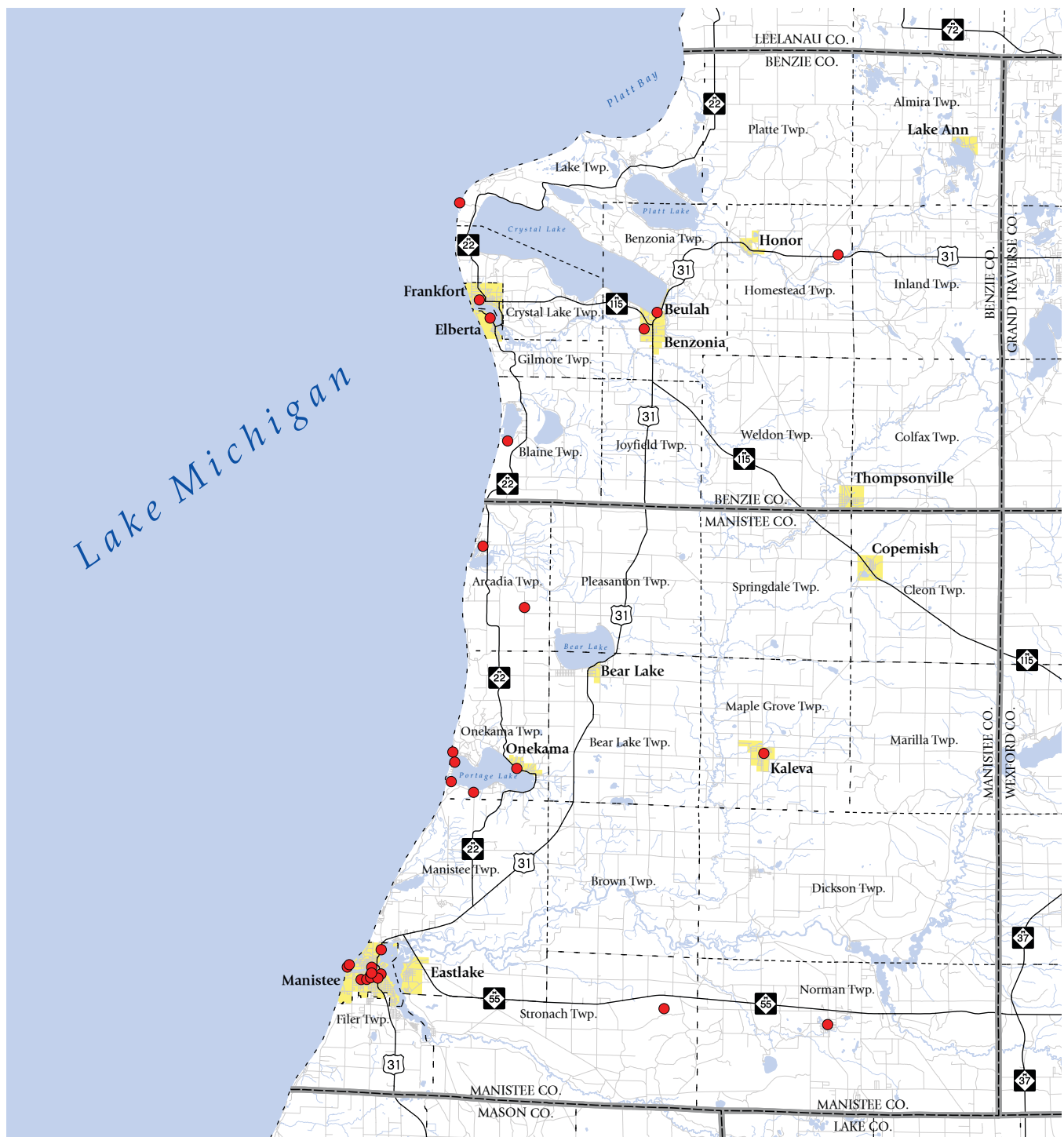
Your culture can come packaged with a little education at the Arcadia Historical Society, or it can come packaged in the 60,000 bottles used to build the house that now hosts the Kaleva Historical Society in Manistee County. Both Benzie

***Even a little hotel stay
can come with a side of
history.***

and Manistee counties offer public libraries and branches. Even a little hotel stay can come with a side of history at the lumber-town-turned-resort called Watervale Inn—or it can make history the main attraction as in the old-west-themed Rockin' R Ranch in Bear Lake. There you'll find horseback riding, hayrides, sledding, carriage rentals, and of course a saloon.

For fun that's a little less formal, hometown festivals Arcadia Daze and Bear Lake Days are celebrated in July while

Onekama hosts Onekama Days in August and the Manistee County Fair in September. You can get a head start on sampling the region's dining options at the Taste of Benzie festival in Elberta. Catch a movie in Honor at the Cherry Bowl Drive-In, open every summer since 1953, and if you're in the car anyway, defy a little gravity at the Putney Road Mystery Spot in Blaine.



LAKES TO LAND

Historic Sites

Data Sources: State of Michigan Geographic Data Library, MSHDA

- Registered Historic Site
- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road



Historic sites

“[T]he task is to breathe the breath of life into American history for those to whom it has been a dull recital of facts—to recreate for the average citizen something of the color, the pageantry, and the dignity of our national past.”

So spoke Verne Chatelan, chief historian for the National Parks Service at the 1935 passage of the Historic Sites Act. Since then, the 1966 National Historic Preservation Act has broadened both the definition and the scope of historic designation, giving official recognition and benefits access at all levels of government and in the private sector. Historic sites connect a geographic location to itself across time. They offer those who behold them an opportunity to broaden our definition of “community,” beyond those souls who happen to be living in a particular place right now to the sum all those who have passed through—an act which, when conceived in reverse, lets our own souls become part of a community which will outlive us many hundreds of times over.

The Frankfort Land Company House imagined itself in just such a way in 1867: the two-story Italianate was the first stylish house in Frankfort, built for the company officials tasked with developing the town. “No building in Frankfort is more closely connected to the establishment of the city,” says the building’s National Register entry, adding that the lavish structure also “advertised the company’s confidence in the town’s economic potential.”

The Manistee County Courthouse Fountain in Onekama Village Park has twice been solemnly dedicated to the community. In 1887, the ornate public sculpture was purchased to decorate the lawn of the new Victorian Gothic courthouse. After a 1950 fire destroyed the building, the Portage Lake Garden Club obtained the fountain and moved it to the Village Park to memorialize the deceased servicemen of Onekama Township.

The William and Ursula Quimby Homestead is neither lavish nor ornate, called an “ordinary farmhouse” even by its Register entry. But it sheltered a truly extraordinary Arcadia Township neighbor: their daughter Harriet Quimby, who became the first licensed female pilot in 1911 and successfully completed the first female solo flight over the English channel in 1912.



2.47 Historic site photos

Top: The Frankfort Land Company House, Frankfort (Benzie County)

Middle: The Manistee County Courthouse Fountain, Onekama Village (Manistee County)

Bottom: The William and Ursula Quimby Homestead, Arcadia Township (Manistee County)

Photos: Michigan State Housing Development Authority “Historic Sites Online”

Lighthouses

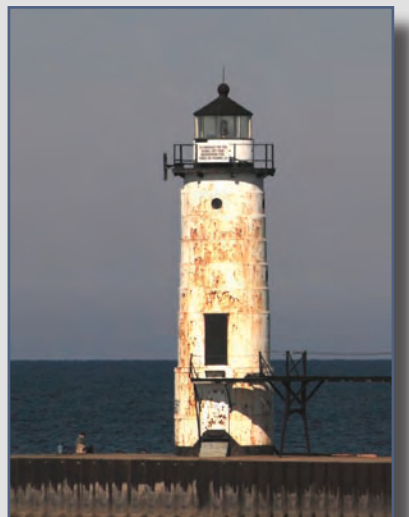
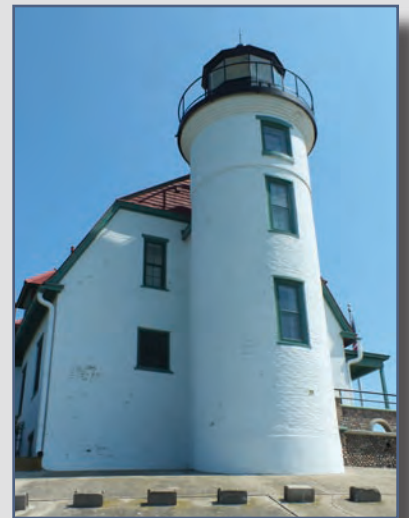
The outsize role of waterborne trade in the history of Michigan—and the Lakes to Land region in particular—afforded lighthouses the equally outsize role of trying to keep that trade from becoming deadly.

Colonial lighthouses came under federal control in 1789, when President George Washington created the U.S. Lighthouse Establishment. No lighthouses were constructed in Michigan until 1925, when the light at Fort Gratiot was lit. The first lights on Lake Michigan shone from Chicago Harbor and St. Joseph in 1832.

By 1838, the Manitou Passage had been established as the fastest and most protected route to the Straits from the south, but it was still so treacherous it furnished an entire underwater preserve with shipwrecks. The South Manitou Light was lit in 1838 to mark the west side of the passage's entry. By the time the Point Betsie Light Station joined it in 1858 to guide navigation into the passage from the east, the South Manitou Light was ready for reconstruction.

Just south of the passage was the Lake Betsie harbor at Frankfort, the most northern improved harbor on Michigan's west coast and an excellent refuge at which to wait for optimum passage conditions. Private funds had first improved the harbor, but by 1867 the traffic volume warranted the attentions of the Army Corps of Engineers. The next six years saw a new channel dug and dredged to accommodate the largest ships of the day, a pair of piers and revetments built, and the construction of the Frankfort Pierhead Light.

Meanwhile, lumberers on the south side of the Lakes to Land region had discovered the tremendous potential of the Manistee River for transporting their product out of the state's interior and began lobbying for improvements to the harbor. An Army Corps of Engineers study confirmed the need in 1861 and a lighthouse was built in 1870—and again in 1872, after the first one fell victim to Michigan's coast-to-coast Great Fire of the previous year.



2.48 Lighthouse photos

Top: Point Betsie lighthouse

Middle: Frankfort North Light

Bottom: Manistee North Pierhead Lighthouse



LAKES TO LAND

Lighthouses

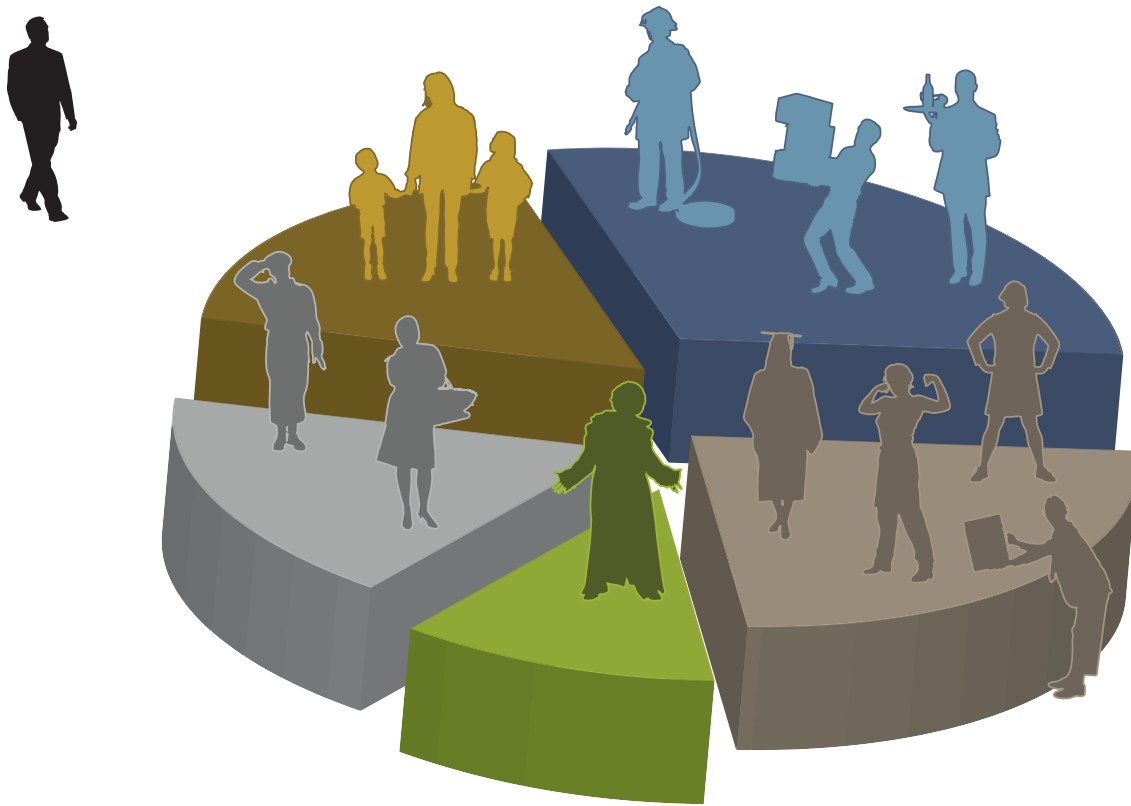
Data Sources: State of Michigan Geographic Data Library

- City or Village
- County Boundary
- Township Boundary
- Major Road
- Minor Road

- 1 Point Betsie Lighthouse
- 2 Frankfort North Light
- 3 Manistee North Pierhead Lighthouse



2.49 Lighthouses map



Demographics

Demographics are the statistics of a population: gender, age, ethnicity, income, employment, housing, education, etc. Taken together, they try to paint a picture that gives a generalized answer the question, “Who lives here?”

The answer to that question is central to the planning process because it is impossible to create a plan that will serve a community well without knowing about the people who comprise that community. Planning strategies vary based upon a population’s current characteristics, and on the ways in which the population is projected to change. For example, a community experiencing an increase in new families

should be planned differently than one with an aging population. The former may place a priority on new single-family housing, new schools, extension of infrastructure, playgrounds and parks, etc., while the latter may be more concerned with issues of mobility and accessibility, emergency services, health care, and accommodating senior housing and assisted living.

***It is impossible to create a plan
that will serve a community
well without knowing about
the people who comprise it.***

Population and housing

In the “snapshot” of a community that demographic information presents, data about population and housing form the outline.

Population

The most basic piece of demographic information is the population count. This static number gives us a sense of scale which is necessary to understand and address the population’s needs. Many of the inputs and outputs of a municipal system are based on inputs and outputs of individual bodies (clean water, food, human waste, trash), so the size of the services needed are tied directly to the size of the community.

Taken over time, population statistics become trends. These provide a basis for limited future forecasting and also offer a more robust comparison among communities. For example, we see that although the population growth rate of all 16 communities combined was 2.13%, the growth rate among individual communities ranged from a 36% loss of population from the Village of Onekama to an almost 20% gain in Lake Township. Moreover, comparing the participating communities to the larger populations within which they reside, we see that the growth rate did not keep pace with the national rate of 9.71% or the combined Benzie/Manistee county rate of 4.28%, but it did avoid Michigan’s fate of population loss. The Lakes to Land citizens, then, made up a greater percentage of Michiganders in 2010 than they did in 2000 (0.143% versus 0.139%), but a smaller percentage of the combined Benzie/Manistee County areas (33.4% versus 34.1%).

Households

The second most basic piece of demographic data, the molecular

structure in which the atoms of population reside, is the household. The US Census Bureau defines a “Household” as follows:

A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, “family” and “nonfamily.”

Households function as discrete economic units because their basic inputs and outputs are intertwined. American households have been in flux over the past half-century or so as people have reacted to increased wealth, relaxed social mores, and heightened mobility by changing the basic relationships that construct their lives: people stay single longer, have fewer children, and no longer assume that

they will live with those children in their own old age.

This situation is represented by consistent ratcheting downward of household size. Between 2000 and 2010, the number of households in the participating communities grew 5.7% while the population grew only 2.13%, yielding a 3% decrease in household size from 2.55 persons per housing unit to 2.47 persons per housing unit. This percentage was consistent throughout the Benzie/Manistee county area and in Michigan overall, which gained over 86,000 households even as its population declined. Households size decreased nationally, too, although less dramatically at just -0.85%—from 2.67 persons per housing unit to 2.65 persons per housing unit.

In some states, however, the 2010 census marked the first increase in household size in many years. Conventional wisdom attributes this in a large part to the doubled-edged Great Recession. First, high unemployment



A seasonal resident of Pleasanton Township?

2.50 Table of population, households, and housing units

		Population			Households			Housing Units		
		2000	2010	Change	2000	2010	Change	2000	2010	Change
Benzie County	Lake Twp*	635	759	19.5%	318	387	21.7%	1,106	1,271	14.9%
	Crystal Lake Twp*	960	957	-0.3%	414	438	5.8%	1,051	1,240	18%
	Gilmore Twp*	850	821	-3.4%	341	360	5.6%	439	477	8.7%
	Village of Elberta**	457	372	-18.6%	190	173	-9%	237	229	-3.4%
	Blaine Twp*	491	551	12.2%	215	234	8.8%	431	504	16.9%
	Joyfield Twp*	777	799	2.8%	286	313	9.4%	338	404	19.5%
	Village of Honor	299	328	9.7%	129	135	4.7%	153	186	21.6%
	City of Frankfort	1,513	1,286	-15%	665	601	-9.6%	873	942	7.9%
Manistee County	Arcadia Twp*	621	639	2.9%	280	296	5.7%	545	574	5.3%
	Pleasanton Twp*	817	818	0.1%	344	365	6.1%	623	694	11.4%
	Bear Lake Twp*	1,587	1,751	10.3%	639	696	8.9%	916	1,031	12.6%
	Village of Bear Lake**	318	286	-10.1%	132	118	-10.6%	161	169	5%
	Manistee Twp*	3,764	4,084	8.5%	1,188	1,270	6.9%	1,391	1,598	14.9%
	Onkama Twp*	1,514	1,329	-12.2%	603	634	5.1%	1,117	1,289	15.4%
	Village of Onkama**	647	411	-36.5%	239	205	-14.2%	315	338	7.3%
	All Participating Communities			2.13%			5.7%			13.7%
Benzie and Manistee Counties				4.28%			7.6%			13.5%
Michigan				-0.55%			2.3%			7.0%
United States				9.71%			10.7%			13.6%

* Includes the totals of any villages (incorporated or unincorporated) within the township

** Village totals not included in overall total because they are already included in their township's total
Source: US Census Bureau, ESRI Business Analyst

rates which rest disproportionately on younger adults has given them less opportunity to leave "the nest." Second, the mass transfer of home ownership from individuals to lending institutions during the foreclosure crisis resulted in a smaller number of available housing units over which to spread the population, an effect which is particularly pronounced in some geographic areas.

Housing Units

The total number of housing units in the participating communities grew 13.7% between 2000 and 2010, despite the fact that the total population grew only 2.13% and the number of total households grew 5.7%. While the number of total housing units typically exceeds the number of total households due to vacant housing units, we see in Figure 2.48 that many of the Lakes to Land communities have two or even three times as many housing units as households. This is because the "vacant" classification used by the census does not distinguish between

units which are for sale or rent and those which are used as seasonal, vacation, or second homes. In 2010, the total vacancy rate for housing units in the United States was 11.4%, and 14.6% in Michigan. Vacant housing units for seasonal, recreational, or occasional use made up 3.5% of the national total of housing units in 2010, and 5.8% of the state total. Among the participating communities, however, 43.1% of housing units are vacant and 34.8% of all housing units are for seasonal/recreational/occasional use. Growth in housing units among the participating communities, then, has been driven primarily by construction of seasonal, recreational, and second homes rather than primary residences.

A look at individual Lakes to Land communities can provide even more striking examples as communities which saw their populations decrease experienced seemingly paradoxical growth in housing units. A third of the Village of Onkama's population, representing just under 1/6 of its households, departed between 2000

and 2010, yet there were 7.3% more houses at the end of the decade than at the beginning. The City of Frankfort and the Village of Bear Lake both also lost households while gaining housing units; Crystal Lake Township, Blaine Township, Joyfield Township, Manistee Township, Onkama Township, and the Village of Honor all saw the number of housing units grow at least twice as fast as the number of households. Only in Lake Township and Arcadia Township did housing units grow more slowly than households, and it is worth noting that resident households already accounted for a fairly small proportion of housing units in both communities (30% and 51% respectively).

It is only in these numbers that we find a representation of a fundamental aspect of the Lakes to Land region: seasonal residents. Because the guiding principle of the census is to count people at their "usual residence," this group is not reflected in the population count, and yet their presence affects and often drives many parts of the Lakes to Land economy

Age

There is a well-documented “aging” trend in the population of the United States that is more acute in Michigan and particularly in northern Michigan.

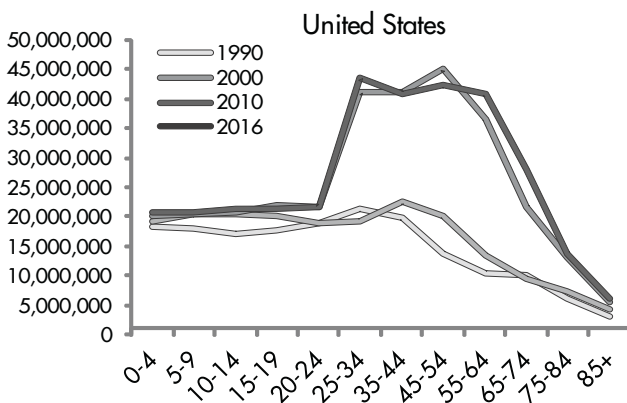
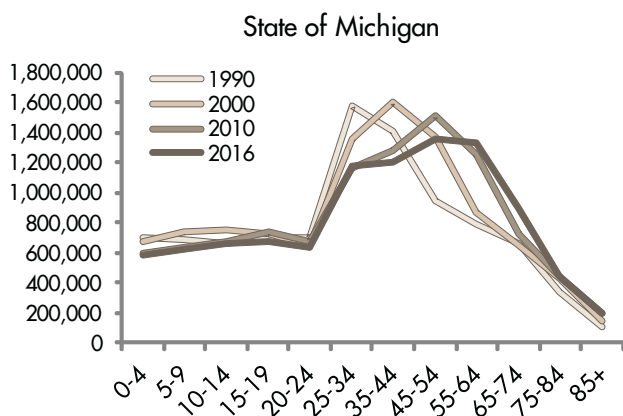
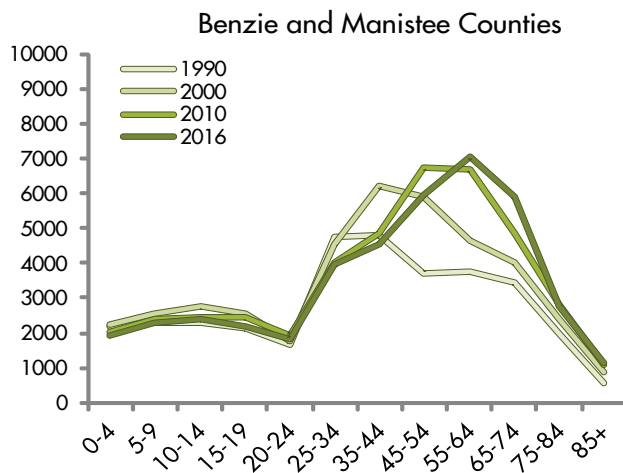
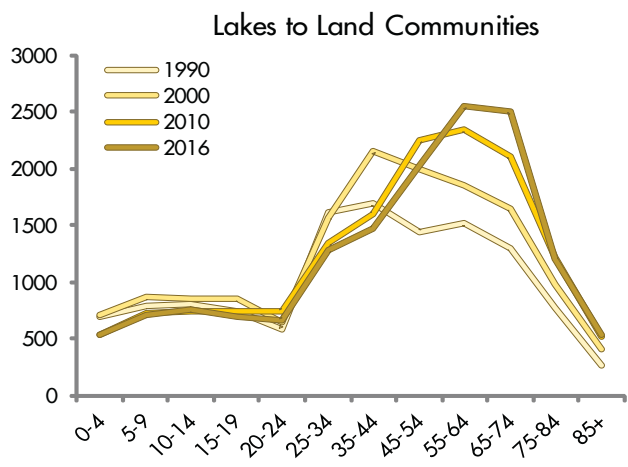
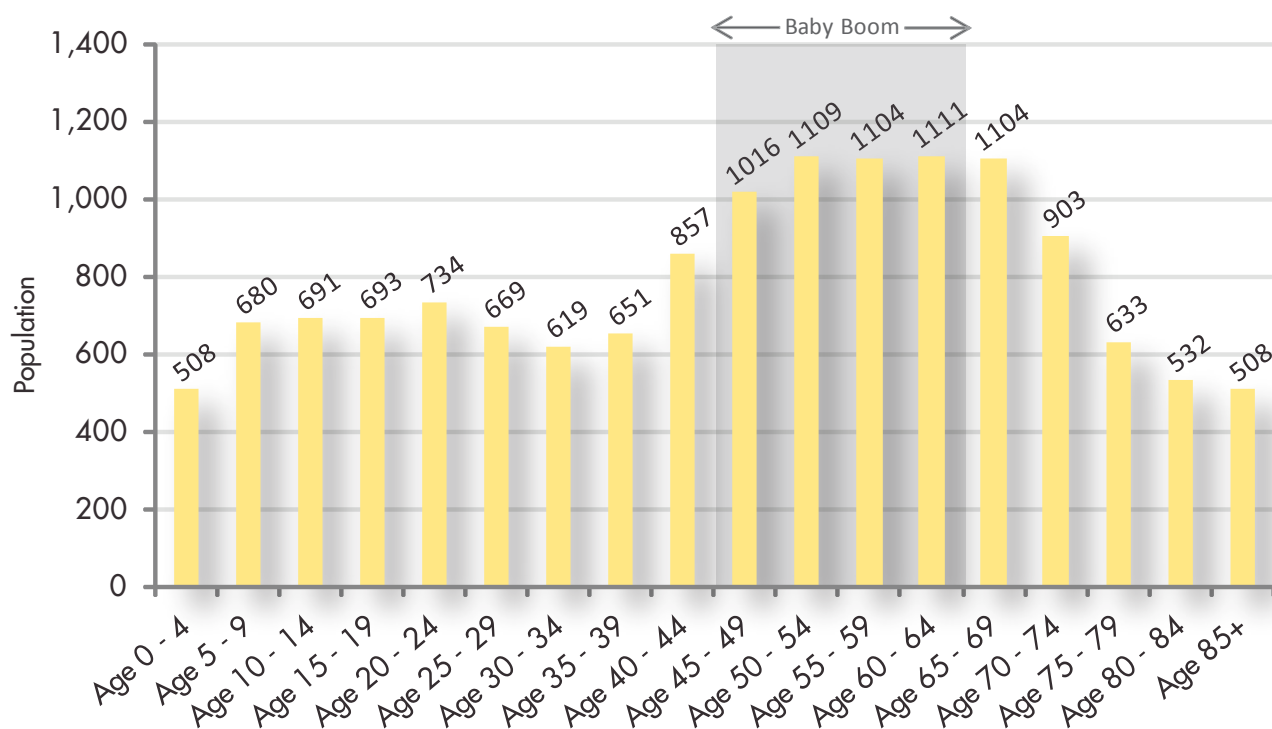
Those born during the Baby Boom of 1946 to 1964 have already entered or are approaching retirement age, raising the median age of the population. Nationally and statewide, the number hovers at just under 40 years of age, with Michigan’s median age about a year and a half older than America’s. When looking at Benzie and Manistee counties, however, that median jumps nearly a decade to 46.2 and 47.1 years respectively—and two-thirds of the Lakes to Land communities have median ages that are older still (Figure 2.49). Only in the Village of Honor is the median age younger than it is statewide and nationally.

In Figure 2.50, we see that the population “peak” is mostly contained within the Baby Boom age ranges of 45-64. Almost a third (30.7%) of the citizens of the Lakes to Land communities are within this age range, and another quarter (26.1%) are older. The bottom four graphs in Figure 2.50 reproduce the imaginary line that runs across the bar chart for the Lakes to Land communities, the Benzie/Manistee county area, the State of Michigan, and the United States, repeated at four different points in time. In each line, the “Baby Boom bump” is visible as it moves through the age ranges; we can see that this concentration becomes more pronounced as the population focus narrows from national to state, state to region, and region to participating communities.

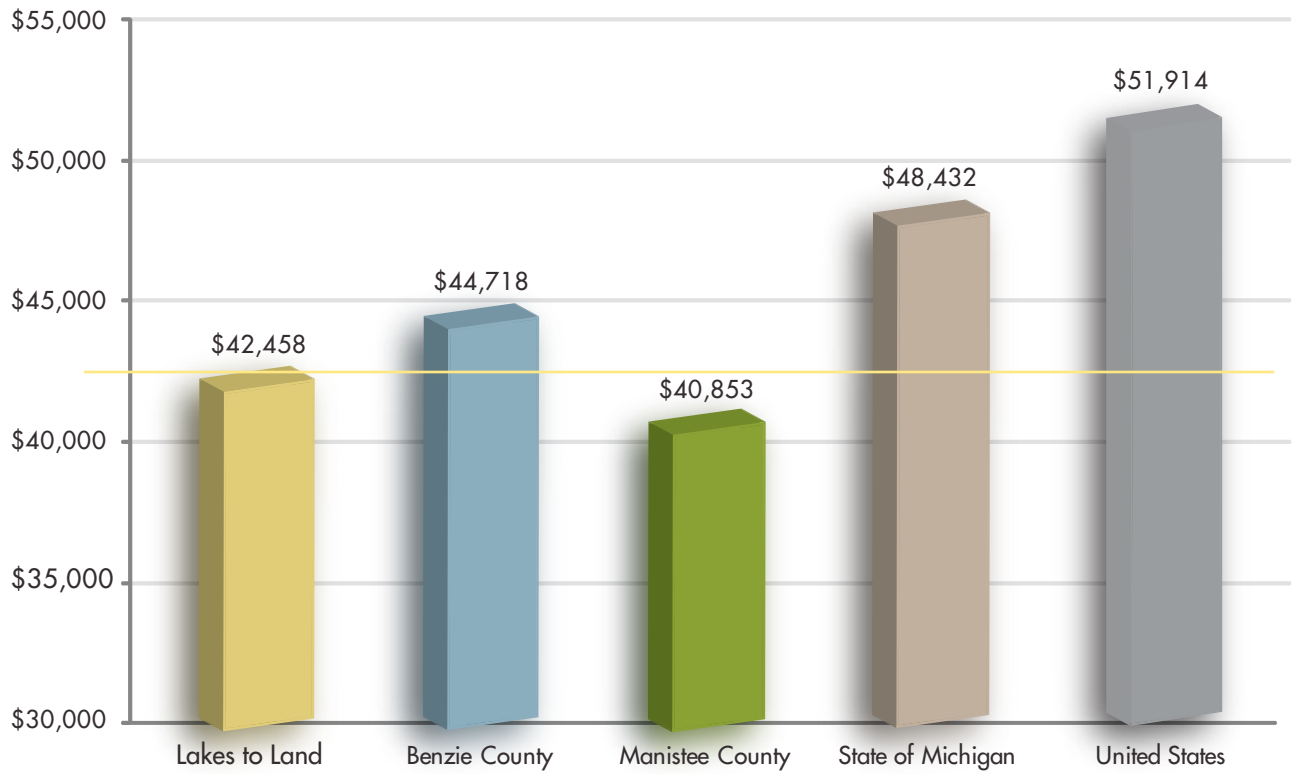
This is important to know in addressing the needs of each community. It signals a need for age-appropriate housing and greater attention to universal access in design. More advanced life support and paramedic services may be needed, while the demand for schools is likely to be low. Fewer jobs may be needed if a large percentage of the population subsists on retirement income.

2.51 Table of median ages and ages 65+

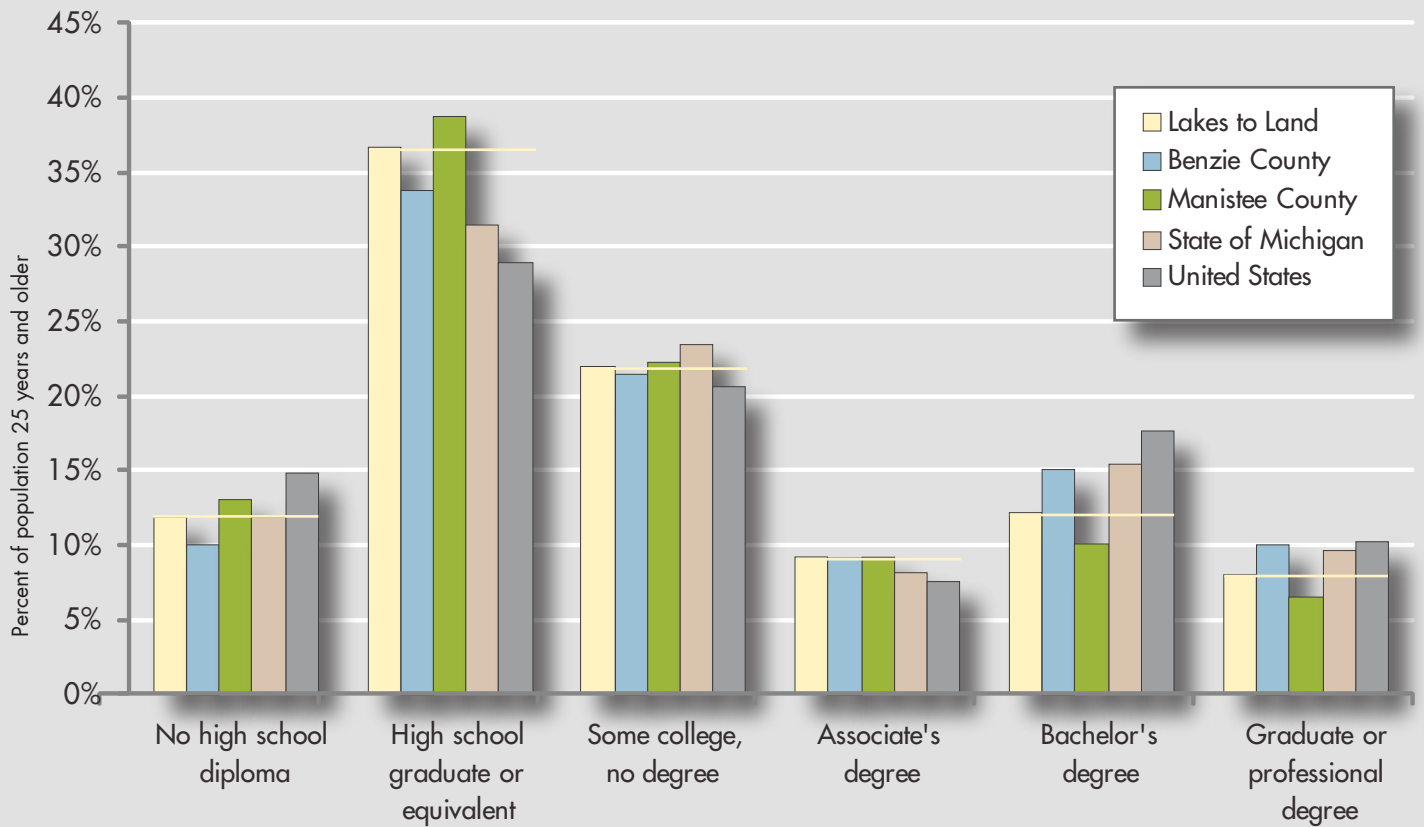
	Median Age	% Population Aged 65+
Lake Twp	64.4	48.5%
Arcadia Twp	56.1	31.9%
Crystal Lake Twp	55.4	31.2%
Onkama Twp	55.2	29.9%
City of Frankfort	54.6	36.1%
Village of Onkama	54.4	28.5%
Blaine Twp	53.3	31.4%
Pleasanton Twp	50.0	27.9%
Gilmore Twp	48.6	22.9%
Village of Elberta	47.8	21.5%
Manistee County	47.1	20.7%
Benzie County	46.2	20.6%
Joyfield Twp	45.0	18.4%
Bear Lake Twp	44.4	20.2%
Manistee Twp	44.0	19.4%
Village of Bear Lake	40.6	18.4%
Michigan	38.9	13.8%
United States	37.2	13.0%
Honor (village)	36.8	20.4%



2.53 Median income comparison



2.54 Educational attainment comparison



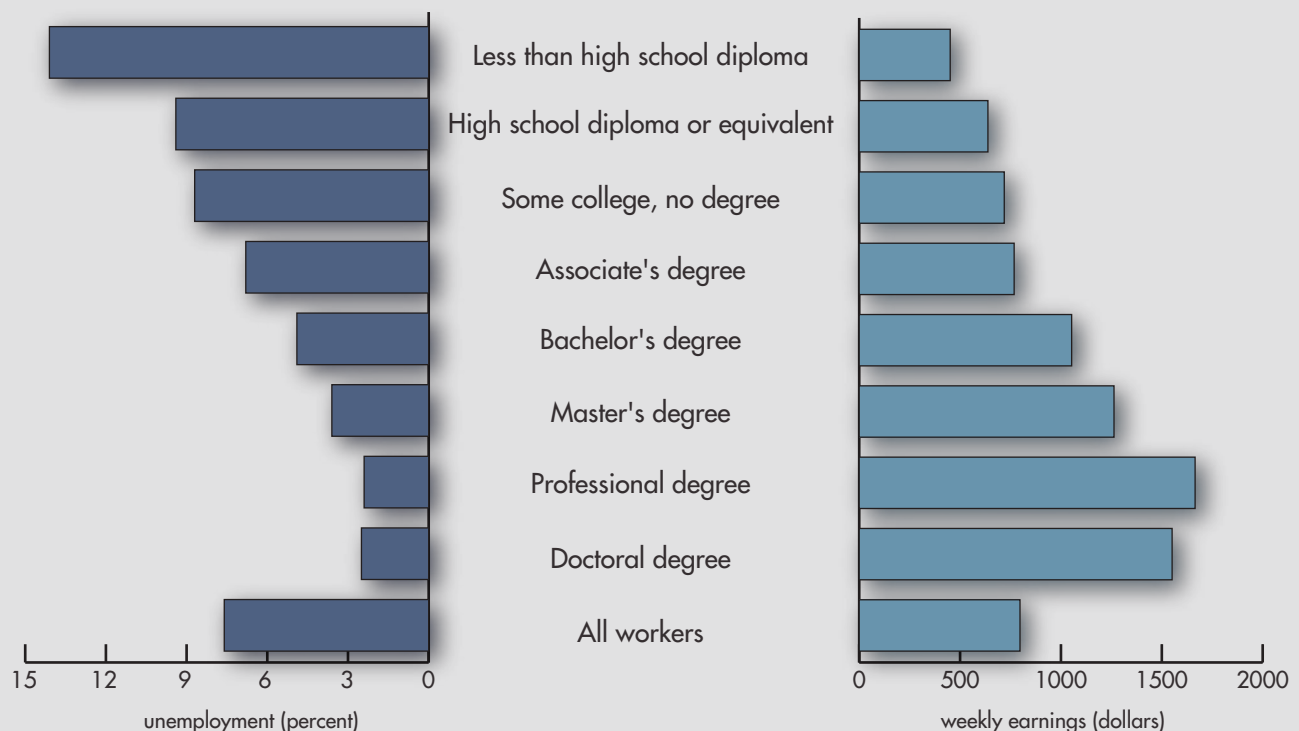
Education and income

There is a direct correlation between educational attainment and income.

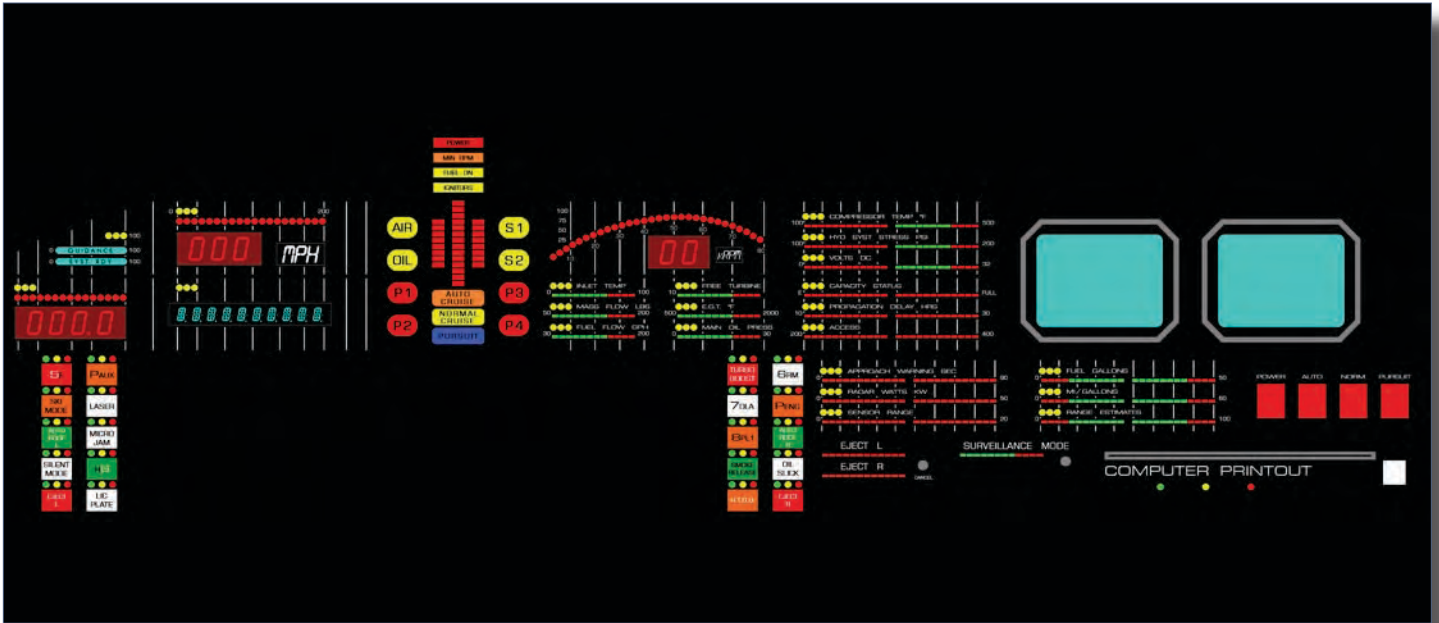
The chart in Figure 2.51 shows the median household income for the Lakes to Land region, Benzie County, Manistee County, the state of Michigan, and the United States, and the chart in Figure 2.52 displays the educational attainment for the population ages 25 and up for each of those groups. To see the relationship between education and income at each level, a line indicating the value of the Area of Influence relative to the other groups has been drawn. We can see that at the bachelor's degree level and above, the graphs for education and income are quite similar, indicating a positive correlation between earnings and income. On the other end of the scale, we see that the graphs depicting a high school education or less depict the converse: the groups with lower percentages of population educated at that level are the groups with higher median incomes.

This rather unscientific comparison is borne out in Figure 2.53, which shows the 2011 unemployment rate and median weekly earnings for each of eight levels of education and the overall workforce. Here it is clearly illustrated that education is not only correlated with earnings but also with having a job at all. For those with less than a high school diploma, the unemployment rate is 14.1%, nearly twice the rate of all workers, and getting a job only yields \$451 per week—just above the federal poverty threshold for a family of four.

2.55 Educational attainment, income, and unemployment in the L2L communities



Source: Bureau of Labor Statistics, Current Population Survey



Credit: Dave Metlesits

Dashboards

Data dashboards are tools designed to convey assessment metrics in a visual, quick-to-understand format.

Statistics provide a good way to compare one population to another. By selecting a measurement and comparing its value in different places, we can draw conclusions about those places in relation to one another: where the educational attainment levels are lagging, for example, or where median income levels indicate the presence of well-paid jobs. When trying to compare the overall snapshot of one community to another, however, the sheer volume of numbers can almost immediately become overwhelming to anyone who is not a professional statistician.

Enter the data dashboard, a graphic representation of the community's vital statistics. The following pages show the population, population growth, housing ownership, education levels, household income, and types of work in Benzie County, Manistee County, the State of Michigan, and the United States, as well as a quick-reference list of additional statistics related to each of those categories.

***The Prosperity Index
moves past description
to assessment.***

The Prosperity Index moves past description to assessment. By combining individual measurements, we can ask and answer questions such as,

"Are market forces creating most of the jobs?"

"What kind of jobs are they?"

"How plentiful are jobs?"

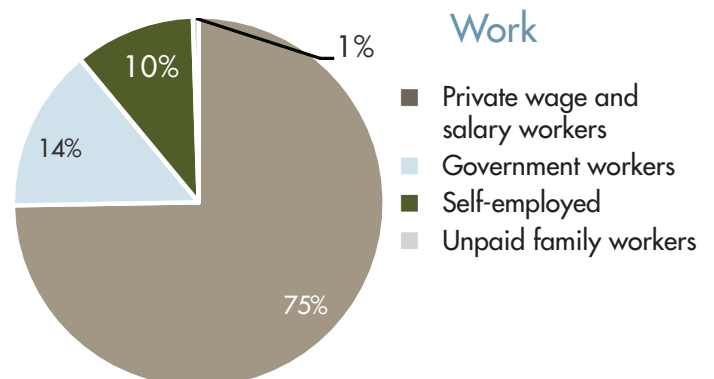
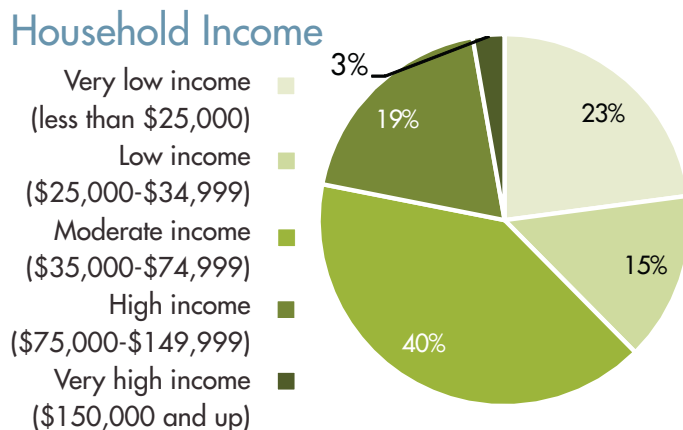
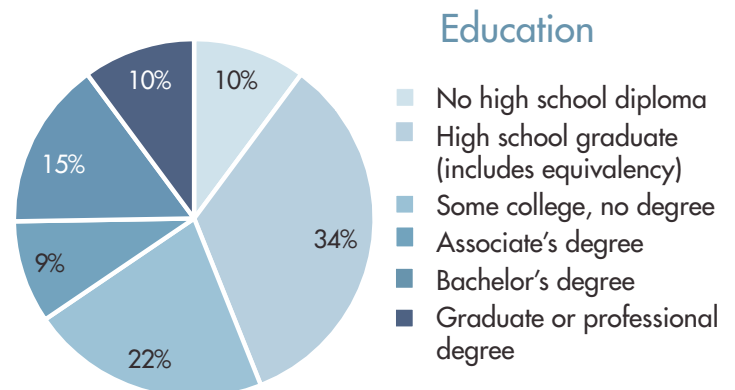
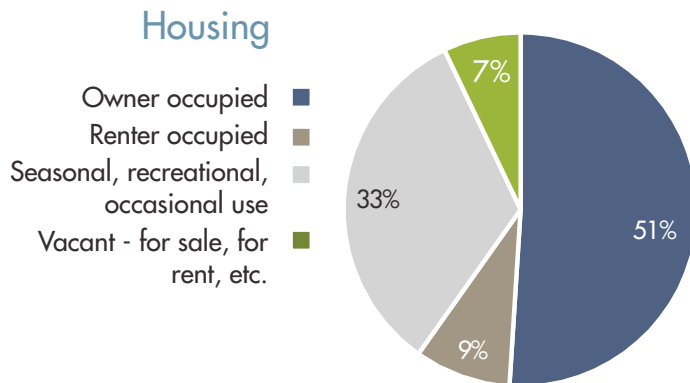
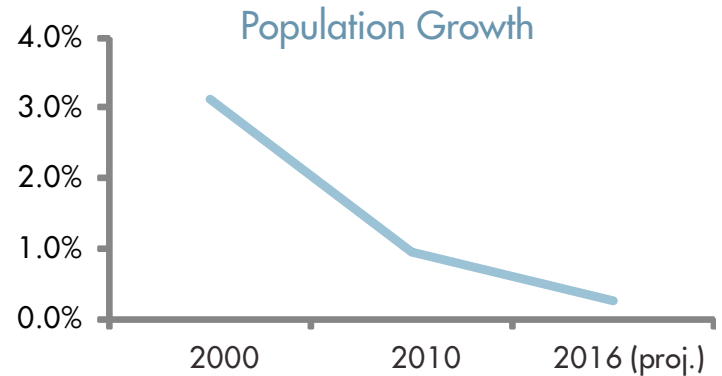
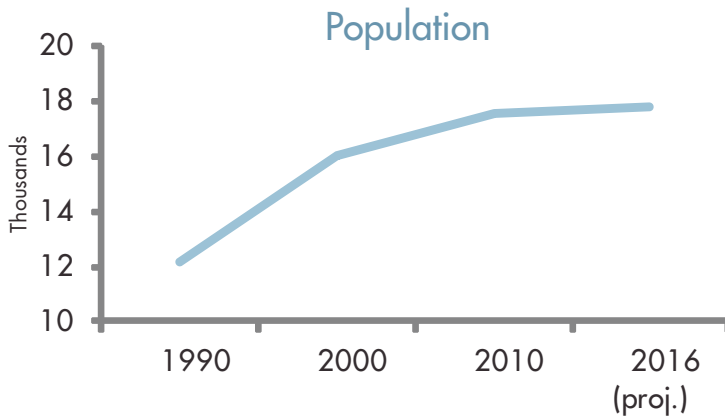
"What kind of jobs will the education level of our workforce support?"

"Are the jobs that we have keeping our residents out of poverty and providing for their children?"

"Is the government keeping our residents and children out of poverty?"

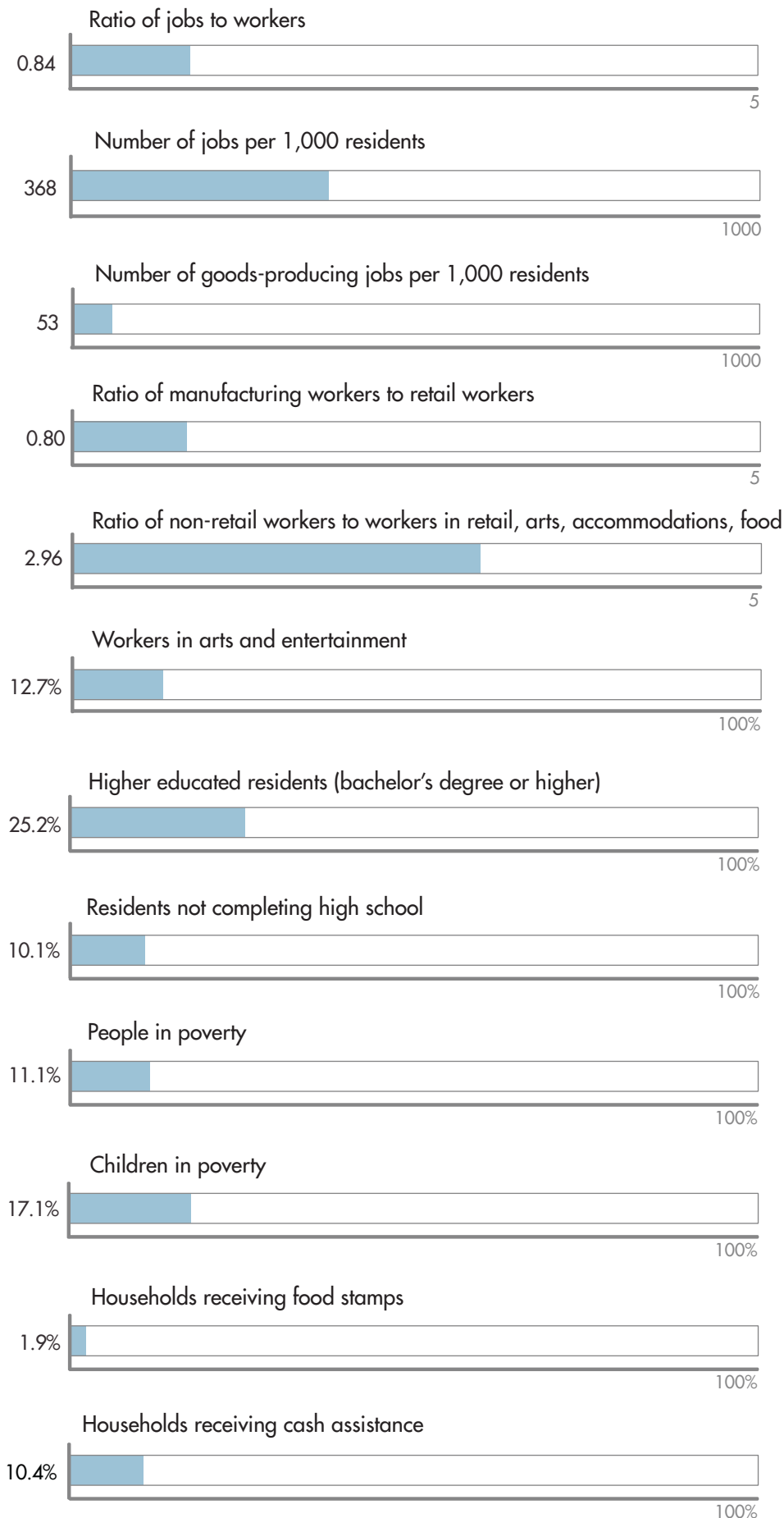
Of course, these answers arrive in the form of a single number. To contextualize that number, it is depicted on a bar graph and a colored band indicating its value is carried forward for comparison on the following bar graphs. (It's easier to look at than to explain, we promise.) The Community Dashboard presented in Tab 4 retains these contextual bands.

Benzie County Dashboard



Classifications modified from HUD guidelines, using the state median income of \$48,432.

Prosperity Index



Households

2.35

person average household size

\$160,200

owner-occupied median home value

\$737

median gross rent

Education

23%

population enrolled in school

90%

high school graduate or higher

25%

bachelor's degree or higher

Commuting

94%

workers who commute

85%

commuters who drive alone

23.1

minute average commute

Employment

6,452

jobs

7,722

workers

11.7%

unemployment rate

14.2%

civilian veterans

Income

\$44,718

median household income

\$22,160

median earnings for workers

\$37,704

male full-time, year-round earnings

\$31,272

female full-time, year-round earnings

11%

population in poverty

17%

children in poverty

Top Industrial Sectors

17%

accommodation and food services

14%

retail trade

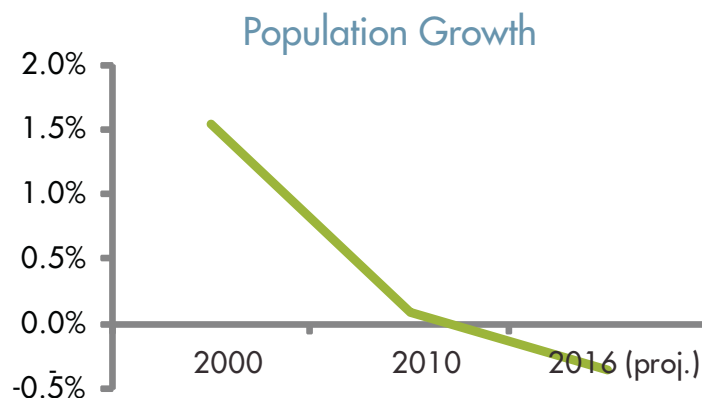
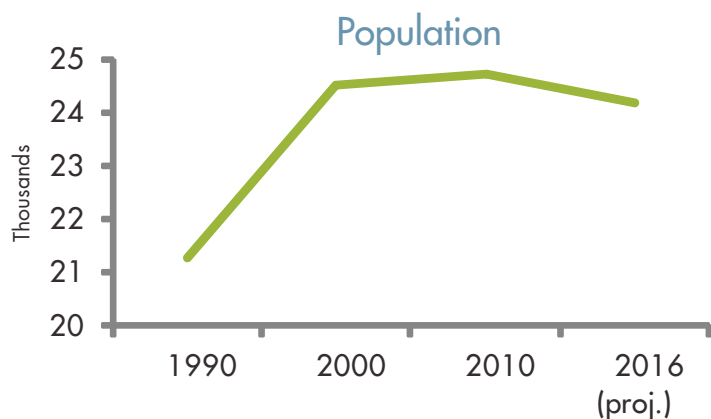
11%

health care and social assistance

Manistee County Dashboard

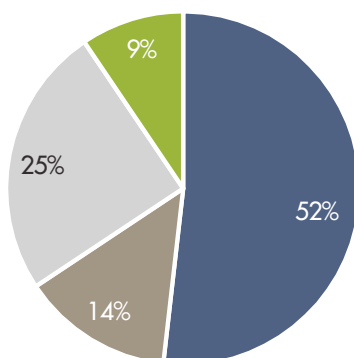
Key for prosperity index graphs:

Benzie County



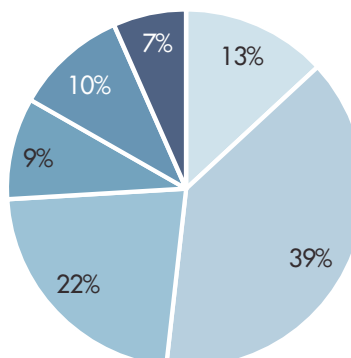
Housing

- Owner occupied
- Renter occupied
- Seasonal, recreational, occasional use
- Vacant - for sale, for rent, etc.



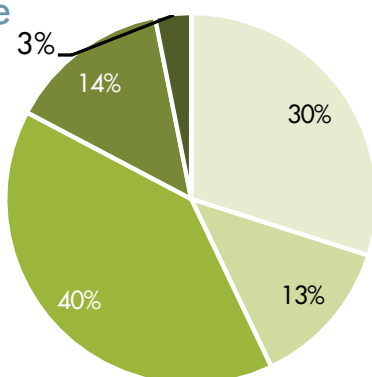
Education

- No high school diploma
- High school graduate (includes equivalency)
- Some college, no degree
- Associate's degree
- Bachelor's degree
- Graduate or professional degree



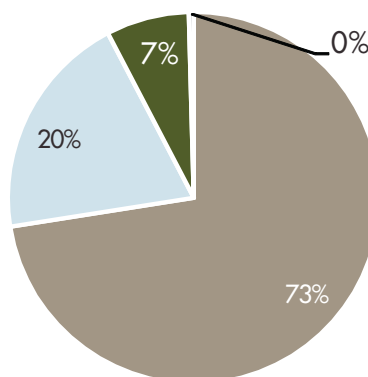
Household Income

- Very low income (less than \$25,000)
- Low income (\$25,000-\$34,999)
- Moderate income (\$35,000-\$74,999)
- High income (\$75,000-\$149,999)
- Very high income (\$150,000 and up)



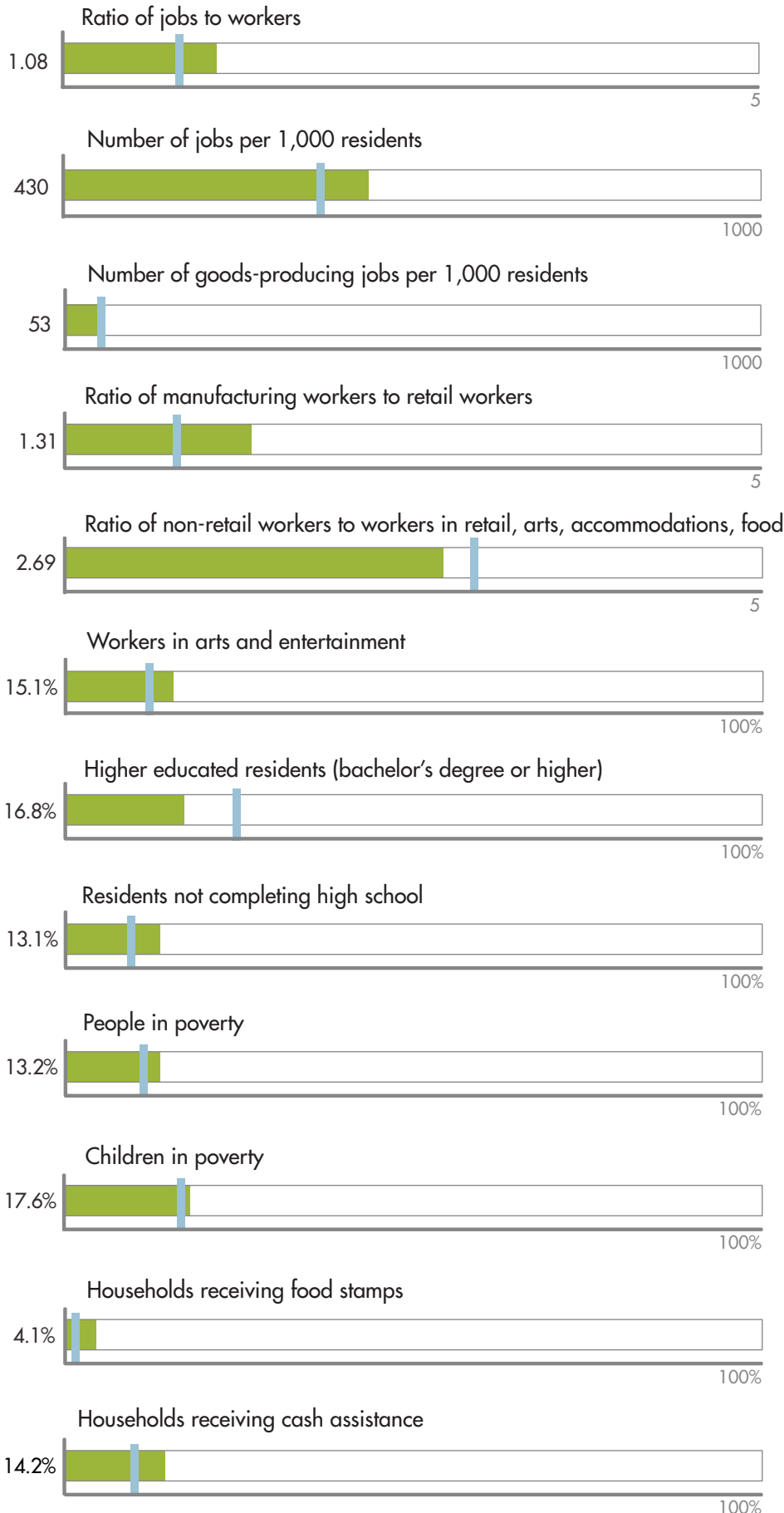
Work

- Private wage and salary workers
- Government workers
- Self-employed
- Unpaid family workers



Classifications modified from HUD guidelines, using the state median income of \$48,432.

Prosperity Index



Households

2.2

person average household size

\$124,000

owner-occupied median home value

\$627

median gross rent

Education

19%

population enrolled in school

87%

high school graduate or higher

17%

bachelor's degree or higher

Commuting

95%

workers who commute

83%

commuters who drive alone

21

minute average commute

Employment

10,646

jobs

9,846

workers

11.6%

unemployment rate

15%

civilian veterans

Income

\$40,853

median household income

\$21,443

median earnings for workers

\$41,134

male full-time, year-round earnings

\$27,479

female full-time, year-round earnings

13.2%

population in poverty

17.6%

children in poverty

Top Industrial Sectors

15%

retail trade

13%

health care and social assistance

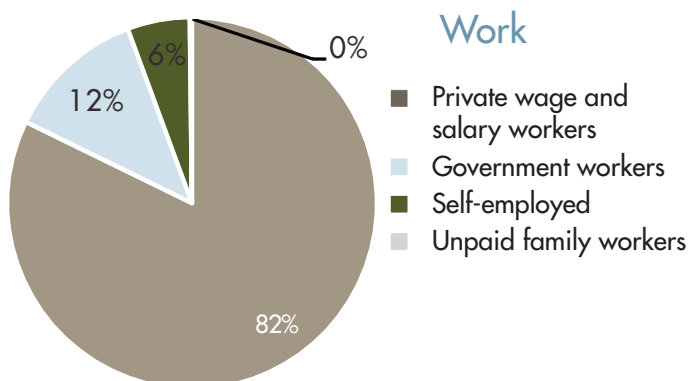
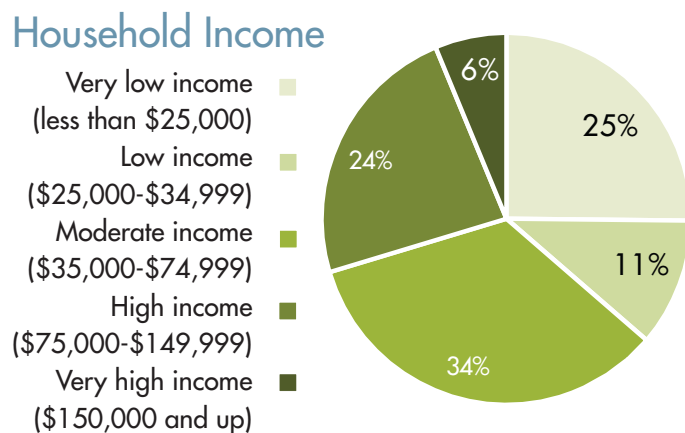
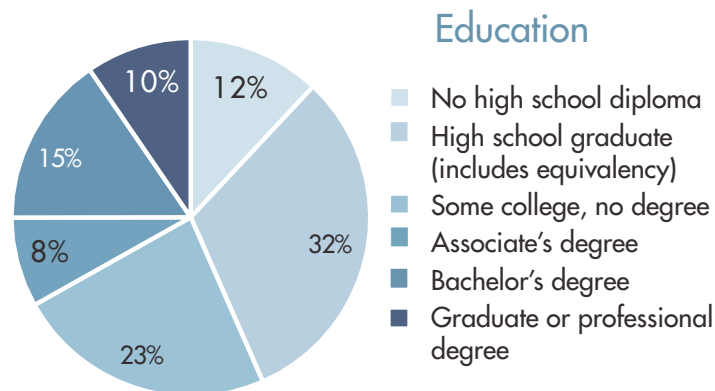
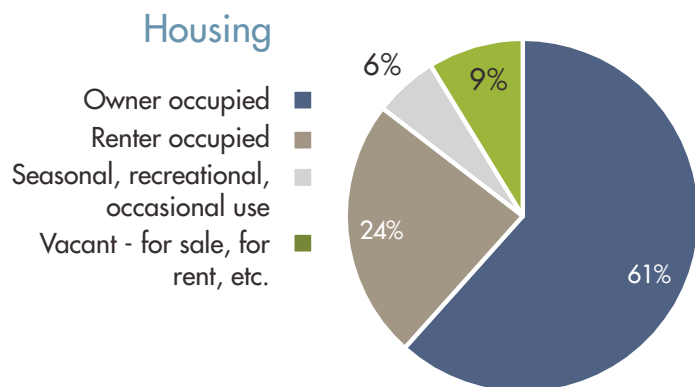
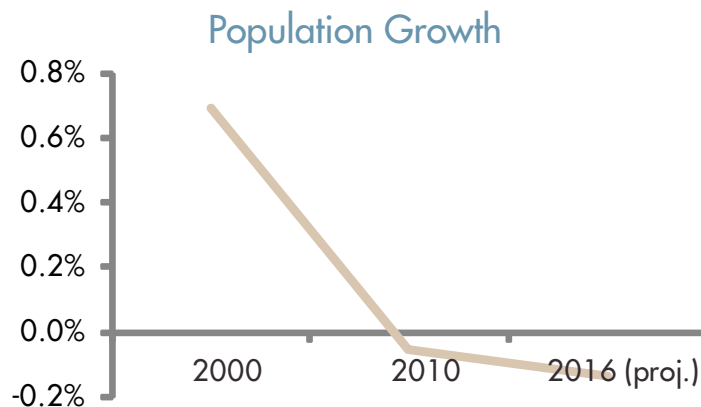
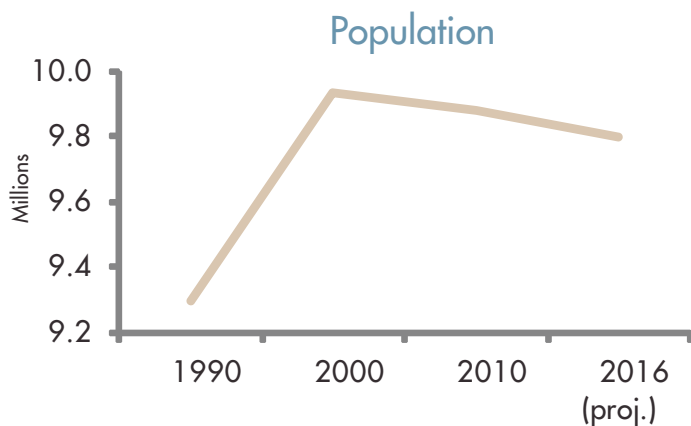
12%

public administration

State of Michigan Dashboard

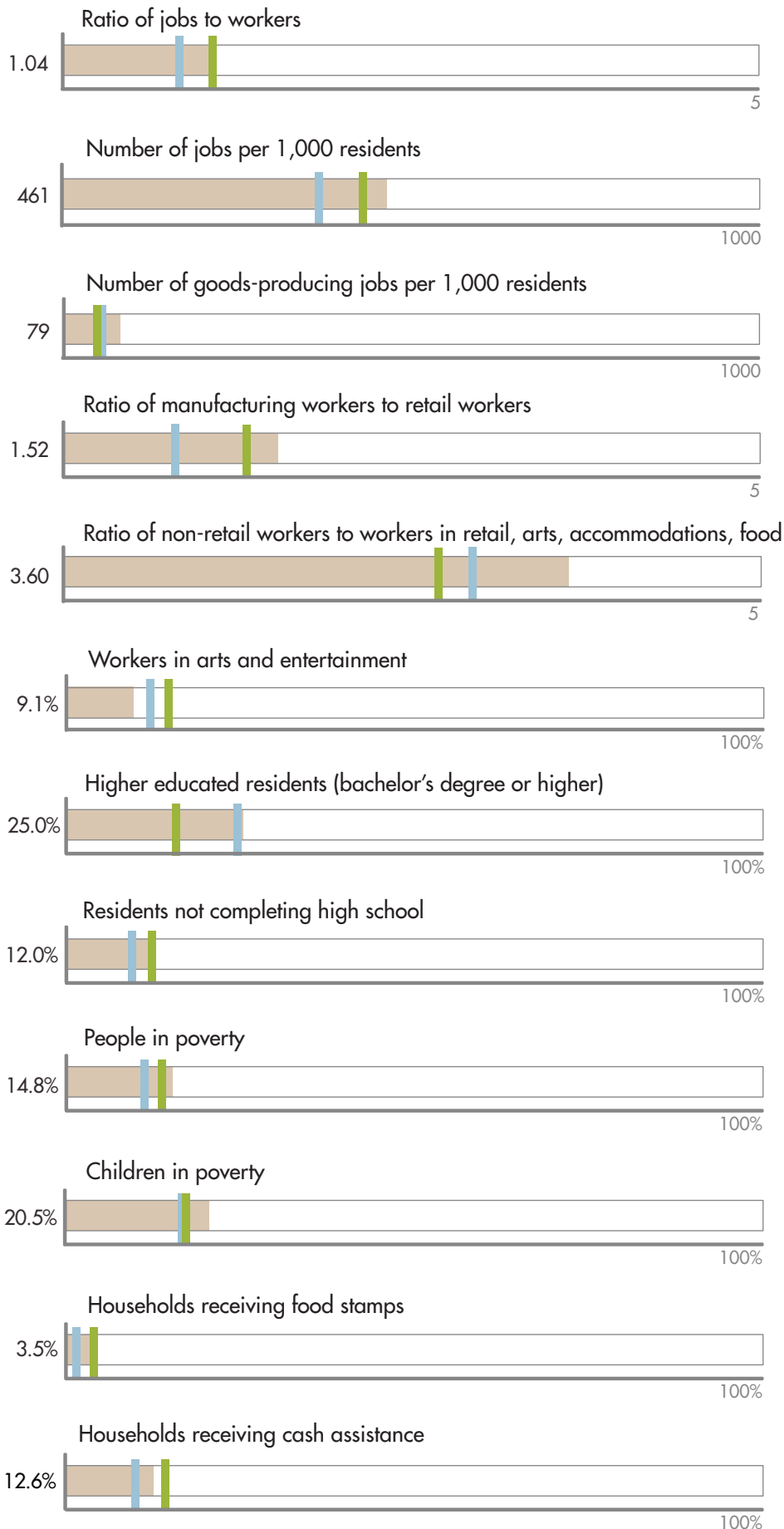
Key for prosperity index graphs:

Benzie County Manistee County



Classifications modified from HUD guidelines, using the state median income of \$48,432.

Prosperity Index



Households

2.53

person average household size

\$144,200

owner-occupied median home value

\$723

median gross rent

Education

28%

population enrolled in school

88%

high school graduate or higher

25%

bachelor's degree or higher

Commuting

97%

workers who commute

86%

commuters who drive alone

23.7

minute average commute

Employment

4,561,169

jobs

4,369,785

workers

1.5%

unemployment rate

9.7%

civilian veterans

Income

\$48,432

median household income

\$27,432

median earnings for workers

\$50,208

male full-time, year-round earnings

\$36,157

female full-time, year-round earnings

14.8%

population in poverty

20.5%

children in poverty

Top Industrial Sectors

14%

health care and social assistance

13%

retail trade

12%

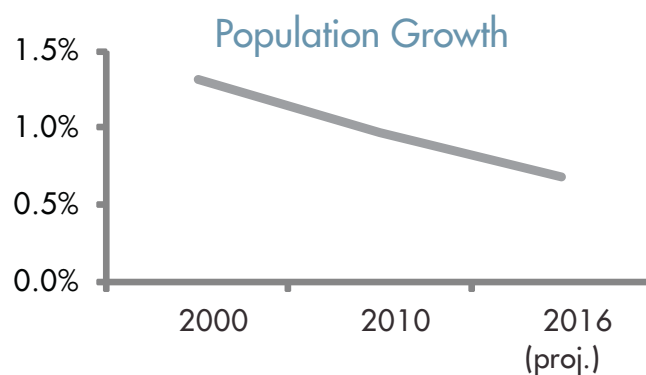
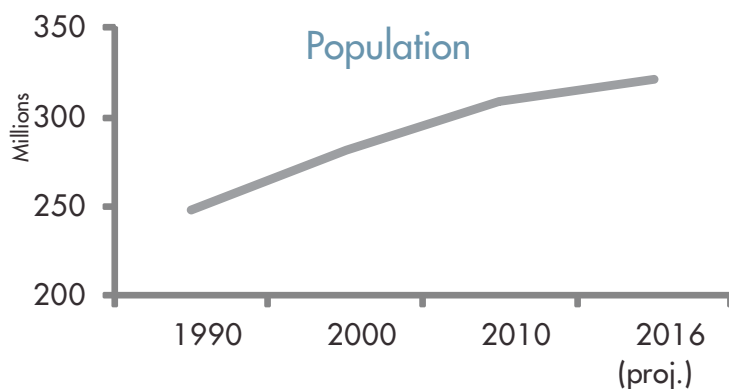
manufacturing

United States

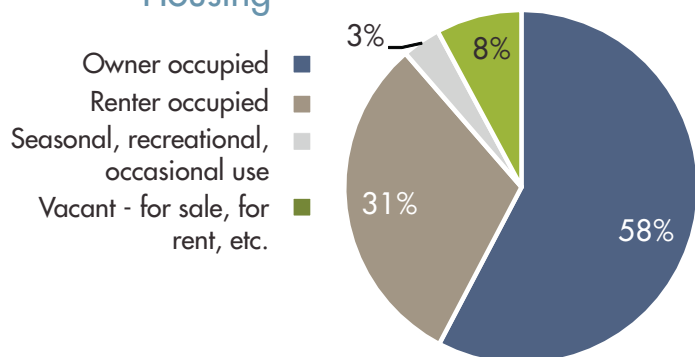
Dashboard

Key for prosperity index graphs:

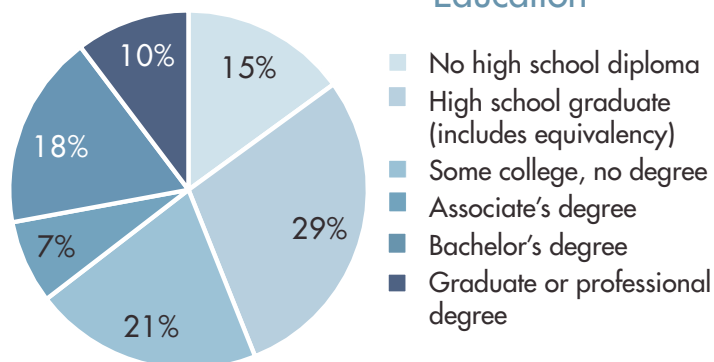
Benzie County Manistee County Michigan



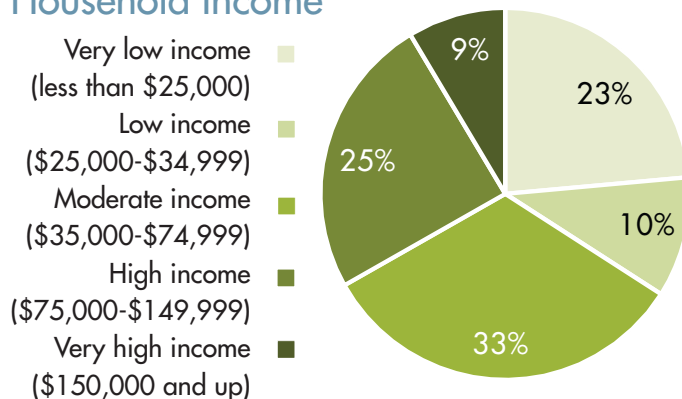
Housing



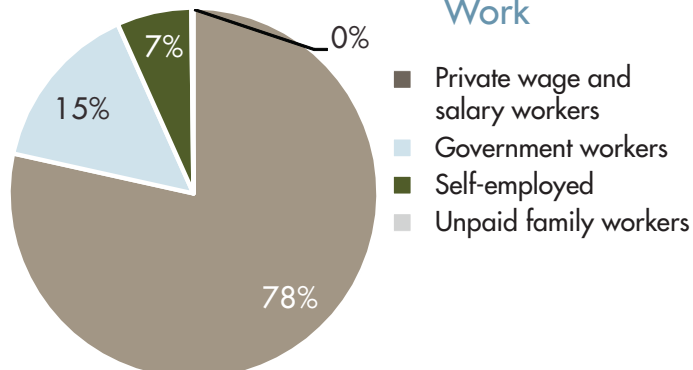
Education



Household Income

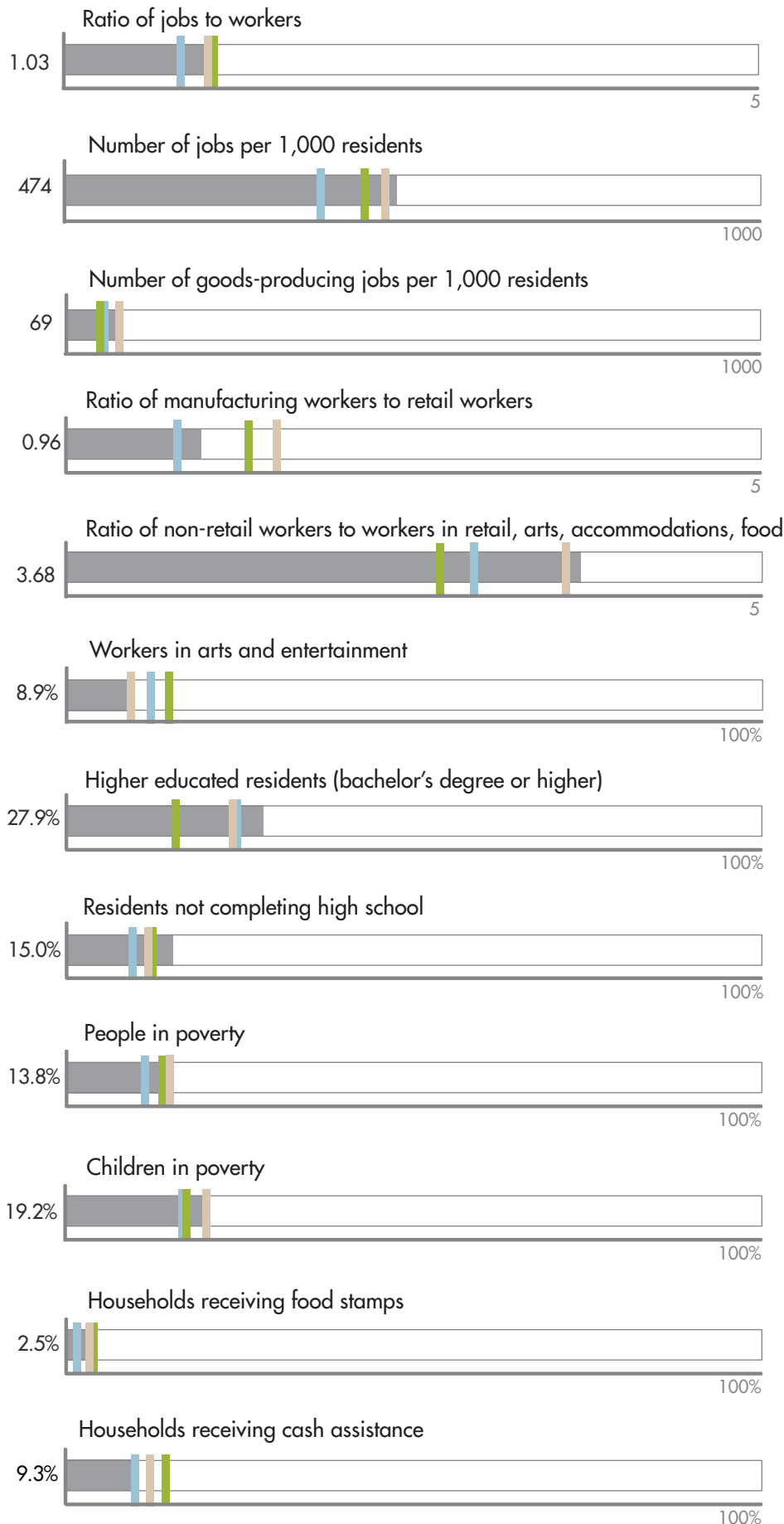


Work



Classifications modified from HUD guidelines,
using the national median income of \$51,914

Prosperity Index



Households

2.59

person average household size

\$188,400

owner-occupied median home value

\$841

median gross rent

Education

26%

population enrolled in school

85%

high school graduate or higher

28%

bachelor's degree or higher

Commuting

96%

workers who commute

79%

commuters who drive alone

25.2

minute average commute

Employment

146,234,698

jobs

141,833,331

workers

7.9%

unemployment rate

9.9%

civilian veterans

Income

\$51,914

median household income

\$29,701

median earnings for workers

\$46,478

male full-time, year-round earnings

\$36,040

female full-time, year-round earnings

13.8%

population in poverty

19.2%

children in poverty

Top Industrial Sectors

13%

retail trade

13%

health care and social assistance

9%

accommodation and food services



County Plans

Master plans are written at all levels of government—community-specific, regional, and statewide. A county master plan contains many of the same attributes found in a plan for a single community, and its preparation follows the same process.

One difference is that the focus sweeps over municipal boundaries to consider factors that affect the county as a whole. Both Benzie and Manistee Counties have written county master plans that take a regional view within their respective boundaries.

Benzie County's Master Plan was prepared in 2000, and Manistee County's Master Plan was prepared in 2009. No matter what level of government the master plan is being prepared for, it is influenced by the conditions within the community at the time the plan is drafted, public interests of the day, and the issues that extend beyond the municipal boundaries but have a significant impact locally. Despite the fact that the plans were written nearly ten years apart and the vastly different economic and societal conditions that existed at the time of their preparation, there are commonalities in planning strategies.

The commonalities between the Manistee and Benzie County Master Plans speak to a commitment to rural scenic character, a land use strategy that guides development towards existing population centers, and a desire for coordination of planning with neighbors. Two themes strongly articulated in both plans are the preservation of views, wetlands, rivers, streams, and the Lake Michigan shoreline, and an emphasis on retaining rural scenic character by preserving lands for

forestry, agricultural, and low density residential use. Natural resources and environmental protection are also strong key components of both plans. In addition, both plans call for coordination of planning between municipalities and neighboring regions in order to obtain efficiencies in services.

The largest difference between the Manistee County and Benzie County Master Plans lies in the type of plan: the Manistee County Master Plan is service-oriented, while the Benzie County Master Plan is a growth management tool. They also differ in how they deal with local government sovereignty in that Benzie County is focused on regionalism rather than Manistee's emphasis on the sovereign right of local governments to plan individually. Another difference is in how their strategies are articulated. The Manistee County Master Plan has a series of goals and objectives that are categorized by topic. Benzie County Master Plan also has goals and objectives found in associated "Background Reports," but they are summarized in eight "fundamental principles." The fundamental principles and associated policies of the Benzie County Plan are what most of the communities in the county use as their guiding basis for decisions as the "Background Reports" have been unavailable. Both plans lay out an articulated path for the future development of their respective county.



No matter what level of government the master plan is being prepared for, it is influenced by the conditions within the community at the time the plan is drafted, public interests of the day, and the issues that extend beyond the municipal boundaries but have a significant impact locally.

Benzie County Planning History

The history of the county plan involves active citizenry looking to plan for the county on a regional scale. Because regional planning and collaboration among communities are “best practices” in planning, the functions of planning and zoning were, until recently, housed at the county level. Rather than individual townships taking on those administrative duties, they were performed by a county planning commission, a county planner, and a county zoning administrator. This scale lends itself to a comprehensive approach: as planning and zoning issues are considered, their impact on the county as a whole was considered.

When the county decided to discontinue zoning on a regional scale, individual townships tried to take on that role by quickly adopting the county master plan and zoning ordinance. However, they soon found that the plan wasn’t suited to their individual needs and further realized that the data contained in it needed updating with the 2010 census data. Therefore, communities took the opportunity presented by the Lakes to Land collaboration to write updated, individual master plans tailored to their own unique needs.

Referencing the county plan is important in the sense that it provides the historical backbone to continued scenic rural preservation goals and other regional planning initiatives. Policies that the county established in the plan, such as concurrency in infrastructure development, open space and agricultural preservation, and economic development geared toward established urban cores, are still seen in individual master plans. The county plan provided the framework that is still being adhered to today; such consistency among planning efforts makes for good planning practice. It is hoped that as the individual communities offer more detailed visions of their preferred

futures, these visions will be reflected in subsequent county planning efforts.

Manistee County Planning History

In Manistee County, professional planning services have been provided by a professionally staffed planning department for decades. The planning department works with communities in developing master plans, administering zoning, and facilitating solutions to a myriad of problems. Also of key importance is their use of Geographic Information Systems (GIS), a specialized software program used to convey spatial data in map form, to aid communities and decision makers.

While planning in the County is decentralized, the use of the County Planning Commission and a professional planner provides local master plans and regulatory tools with review and coordination to help achieve some regional consistency. In fact, a number of Manistee County communities over the years have formed joint planning commissions and prepared joint master plans. As mentioned in Tab 1, these include Pleasanton Township, Bear Lake Township, and the Village of Bear Lake as well as Onekama Township and the Village of Onekama. Currently, a number of watershed planning efforts are also underway that cross municipal boundaries to focus on the single issue of ensuring the highest integrity of water quality possible within the County.

Manistee County understands that closely coordinated planning which seeks to ensure collaboration and coordination between municipal neighbors, while maintaining local autonomy, is essential to ensuring continued prosperity for County residents. In fact, the Lakes to Land Initiative was born from just a few Manistee County residents.

KEY STRATEGIES

Benzie County 2020 Comprehensive Plan

- 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 manage development 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 while promoting integration of individual municipal boundary lines.
- 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.
- Urban Service Districts are mapped out to indicate where new public services may be extended to accommodate new development.
- Rural scenic character preservation is a key focus of the plan. Policies that call for the development of corridor plans, buffer screening, conservation easements, design guidelines, night sky policies, and additional design guidelines are aimed at aiding in this goal.
- Eight guiding fundamental principles are articulated followed by 4 strategies: balanced growth, environmental protection, protection of the visual character of the landscape, and protection of the visual character of small towns.

Manistee County Master Plan, 2008

- The Manistee County Master Plan is geared toward building the capacity of public services and investment—the development and enhancement of programs, plans, and facilities in order to actualize their vision.
- Public services that would be created or enhanced include recreation, housing, economic development, natural resources, infrastructure, and transportation. These topics collectively work to actualize the desired end result of the Master Plan. For example, the Manistee County Plan calls for the creation of a recreation plan and recreation department, alternative energy program, economic development programming, and solid waste management program. Capacity building of this type would aid in creating recreational opportunities and management of those programs, achieve greater alternative energy production, protection of the environmental and natural resources, and expand and grow the economic base.
- In Manistee County, community-specific land use planning is preferred, honoring local planning efforts. It does point to a few general regional land use goals, such as compact development forms and coordination of planning efforts among municipalities.
- The Plan calls for nine categories of goals with associated objectives to achieve the goals.

2.60 County Plan summary table

Manistee County Goals	
ECONOMY / BALANCED GROWTH	<ul style="list-style-type: none"> • Increase opportunities for business in the county. • Encourage the Alliance for Economic Success and the Greater Manistee Area Chamber of Commerce to diversify the industrial base to create more job opportunities and to create specialty groups. • Increase the ability of Manistee County to attract and retain technology-based businesses. • Link economic development goals and objectives with those of the Little River Band of Ottawa Indians to provide broader, unified economic development programs. • Coordinate a collaborative planning program among the county, local units of government within the county, and adjoining counties.
HOUSING	<ul style="list-style-type: none"> • Encourage the development of more assisted living facilities/senior housing options as the average age in the county rises, including development of support services to assist seniors to stay in their own homes. • Encourage housing options for a variety of income levels. • Discourage blight and nuisance housing areas.
PROTECTION OF NATURAL RESOURCES AND ENVIRONMENT	<ul style="list-style-type: none"> • Encourage the remediation of environmentally contaminated lands which have a potential for damaging rivers, streams and groundwater. • Advocate for the creation and long term maintenance of a county-wide solid waste management program • Advocate for the maintenance of Manistee County's natural resources and the beauty of its landscape. • Encourage local governments to develop guidelines and criteria which protect natural features and sensitive areas. • Advocate for county-wide alternative energy programs and projects.
RECREATION	<ul style="list-style-type: none"> • Continue to work on the development of the Manistee County Recreation Plan, including all areas of the county. • Encourage universal accessibility to all recreation sites. • Increase recreational opportunities for all ages. • Advocate for a Manistee County parks program including the preservation of open spaces for recreation purposes.
AGRICULTURE	<ul style="list-style-type: none"> • Advocate for agriculture and forest management activities which enhance Manistee County's economic base and quality of life. • Advocate that designated agricultural areas in the county remain primarily agricultural or low density residential.
TRANSPORTATION	<ul style="list-style-type: none"> • Advocate for the development of a coordinate county transportation plan. • Advocate for the awareness of the importance of our local airport for all travelers in the county. • Monitor projects and proposals to assess the maintenance of safe and efficient routes in and through the county while respecting the rural character. • Advocate for expansion of deep water port facilities linking to air, rail, highway connections, and warehousing and distribution facilities. • Advocate for the continued study of the railroad relocation project.
INFRASTRUCTURE	<ul style="list-style-type: none"> • Advocate for the development of a county infrastructure plan. • Advocate for the effective and efficient location of public facilities and delivery of public services.
LAND USE / VISUAL CHARACTER	<ul style="list-style-type: none"> • County master planning will respect the goals and land use plans of local government, including the Little River Band of Ottawa • Future growth will occur in existing and planned growth centers such as the City of Manistee and population centers as identified in each local government plan.

Benzie County Principles and Strategies

The principal land use issue in Benzie County is not whether to grow, it is where, when and in what manner can growth occur without undermining the integrity of the scenic natural character of the County and the economy built around it.

FUNDAMENTAL PRINCIPLES

1. Scenic character should be preserved or enhanced wherever feasible in the County
2. Natural resources in the County should be protected from inappropriate use or conversion.
3. 3. The pristine natural environment of the County should be protected from degradation.
4. An economy built on renewable natural resources is sustainable and should continue to be the principal economic base for the future.
5. Future development should primarily take place in a compact development pattern.
6. Future land use, zoning, land division and public infrastructure decisions should be made consistent with this Plan.
7. A strong effort should be made to achieve improved intergovernmental cooperation within Benzie County
8. The vision in this Plan must be achieved without violating protected property rights.

Balanced Growth Strategy

Preservation of scenic character in Benzie County is both dependent on and supports most of the economic base in the County. The scenic character is comprised of the natural environment, farms, and the built environment. Thus, protecting scenic character, the natural environment, and economic development must proceed together—or one or the other (or both) will suffer. The solution lies in pursuit of a balanced growth policy. Balanced growth will require housing not only for seasonal residents, retirees, or two income commuter families, but also for the elderly, young families, and other persons on low fixed incomes. New businesses will be needed to meet the needs of the growing seasonal and permanent populations.

Environmental Protection Strategy

The other side of the balanced growth strategy is the environmental protection strategy. This term embraces protection of renewable natural resources like agricultural and forest land, as well as the air, water, and other sensitive natural features in the County (like wetlands, floodplains and sand dunes) The greatest threat to these resources is from poorly planned or sited new development. Residential development poses the greatest threat because there is so much more of it over a much wider area.

STRATEGIES

Strategy to Protect the Visual Character of the Landscape

County 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 forested, lake, and riverine landscapes to be preserved for the benefit of present and future generations. Almost everyone feels a right to see, enjoy, and help protect these resources. As a result, protection of the unique rural character of the County must be a fundamental part of all future planning and development decisions.

Strategy to Protect Visual Character of Small Towns

The physical features of the city of Frankfort and the villages in Benzie County are a critical component of the rural scenic character of the County. New development that is encouraged to take place in and adjacent to these small towns must both complement and fit with the existing character, or it will damage the scenic character of the community and the County.

Strategy to Address Issues of Greater than Local Concern

The fundamental principles presented in this Chapter recognize that intergovernmental cooperation is critical to implementation of the strategies in this Plan.

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Final Exercise
Collective Priorities

RESPONSIBLE ZONING
& PLANNING SPECIFIC TO
TOWNSHIP.

KEEP LOW RESIDENTIAL
DENSITY / LIMIT HOUSING
DEVELOPMENTS

ACCESS TO NATURAL
GAS LINES

LAKES TO LAND REGIONAL INITIATIVE

Community Engagement



Outreach

Once upon a time, master planning was believed to be the province of professionals and only minimally subject to public opinion. Toward the middle of the 20th century, however, “the public” made some changes to that system.

As a practice, city planning took off under the City Beautiful movement of the early 1900s. The theory was that an orderly, aesthetically pleasing public setting could induce citizens themselves to be more orderly and harmonious. Physical plans with ornate street layouts and elaborate civic centers were produced by these design professionals, often paid for by the business community. After the Depression radically shifted just about everyone’s priorities away from aesthetic concerns to financial ones, the City Efficient movement strove to root out graft and create smooth bureaucratic systems which could carry out the municipal functions of a nation urbanizing at a breakneck pace.

The seismic demographic and technological changes that occurred after World War II caused the now-well-established profession of planning to use every tool at its disposal to accommodate them. Combining physical and systems planning yielded some extremely bold innovations, with mixed results—the national Interstate highway system, for example, in contrast to urban renewal.

But no massive alteration to a densely populated area can avoid making a deep impact on the individual lives being lived in that space, and this is where the top-down model of planning met its match. As homes were razed and neighborhoods bisected to make room for the freeways, public meetings filled with citizens who not only did not care for the plan under consideration, but also did not care for the fact that such dramatic and irreversible consequences for their own lives were being dropped on them. Journalist Jane Jacobs combined her background on the urban beat with her fury over being displaced from her home to write the 1960 critical examination of planning that eventually ushered in a sea change to the profession, “The Death and Life of Great American Cities.”

Though it is generally true that planners’ professional training gives them a wider variety of municipal tools and information than the average citizen, it is now fundamentally understood that the direction of a community’s progress is *always* best guided by its members.

The leadership team

The first community members to “get engaged” with the Lakes to Land Regional Initiative were the ones who would eventually make up the backbone of the collaboration.

At its very earliest stage, this sprawling collaboration began as a meeting of just four minds. Onekama Township supervisor David Meister and planning commission chair Dan Behring worked with Alliance for Economic Success director Tim Ervin on the Portage Lake Watershed Forever plan, which brought Onekama Township and the Village of Onekama together so successfully that they decided to work together further in the preparation and adoption of a joint master plan. Now thoroughly convinced of the merits of collaboration, the Onekama Community Master Plan advocated using the M-22 corridor as a focus for economic development, and that brought Meister, Behring, and Ervin to the doorstep of Arcadia Township planning commission chair Brad Hopwood. The three communities wrote an M-22 Economic Development Strategy together in 2010.

Realizing the potential of the regional assets identified in the report and knowing that Arcadia Township’s master plan needed updating, Hopwood and Ervin decided to reach out to adjacent communities to assess their willingness to participate in a broader initiative. After “many meetings over my kitchen table,” said Hopwood, the original M5 partnership of Arcadia, Bear Lake, Blaine, Crystal Lake, and Gilmore Townships solidified. The first members of what would become the Lakes to Land Leadership Team were identified either through their roles in the community (many are planning commission members, elected officials, or professionals in a field related to land use, such as real estate) or identified themselves as having an interest in serving the collaboration. Their first tasks were to name the initiative, define the potential Area of Influence, decide which team member would contact each adjacent community, and establish a timetable for other communities to opt-in.

As new communities joined the initiative, the requirements for admission were simple: their elected bodies were asked

to execute an “Agreement to Partner” resolution, and the community was asked to furnish two people to serve on the Leadership Team. Throughout the initiative, Leadership Team members met on a monthly basis to update each other on the collaborative process.

In addition to providing a forum for communication and connection, the meetings also served as an educational avenue as the team members began blazing the trail through uncharted cooperative territory. Topics for discussion included the purpose of master planning, engagement with neighboring communities, stakeholder analysis, and methods of public outreach. Guest presentations were made by agencies such as the Grand Traverse Regional Land Conservancy and the Northwest Michigan Council of Governments.

The Leadership Team’s engagement extended to the best in-depth citizen planning training in the state. By giving these committed community members the most up-to-date tools and knowledge to effectively advocate for high-quality community planning decisions, the Lakes to Land Regional Initiative provides a benefit to participating communities that will long outlast the project duration. Links to the Michigan Association of Planning annual conference and the organization’s Planning and Zoning Essentials basic training program were made available on the Lakes to Land website, and an educational committee was formed to organize training opportunities such as participation in Michigan State University Extension’s Citizen Planner course on Fundamentals of Planning and Zoning. Each community sent multiple representatives to this seven-week course aimed at providing a basic skill set to land use decision makers, particularly elected and appointed officials. Leadership Team members’ participation was funded by the Lakes to Land grants.

Naming the Initiative



With its substantive elements fleshed out, the project remained in need of a name and a logo—the “face” it would present throughout the region. This exercise in brand messaging was designed to help cement the project and continue to strengthen ties among the Leadership team while fostering memorability, loyalty, and familiarity among the wider public.

Through multiple brainstorming sessions and the use of the online tool SurveyMonkey, many different names and tag lines were suggested and debated. In offering the “Lakes to Land” moniker, one team member noted that the region is comprised of rolling green topography and scenic views of forests, farms, and fields, edged on one side by the Lake Michigan shore and dotted throughout with the inland lakes which are at the heart of many of its communities. The rest of the Leadership Team coalesced around this suggestion with relative ease, bestowing the project with the official name of “Lakes to Land Regional Initiative” and the immediate nickname of “L2L.”

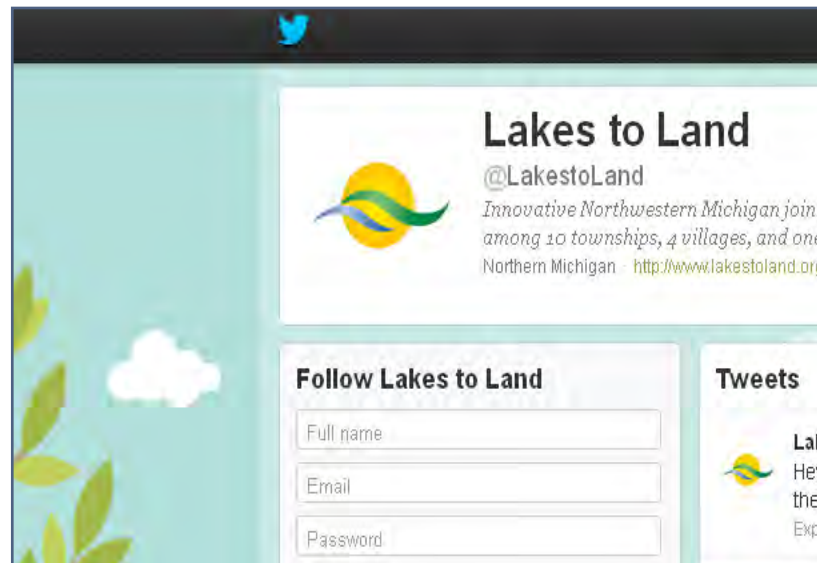
While the initial goal was to brand the initiative and as a consequence the region, Leadership Team members wisely understood that undertaking a proper regional branding would require participation from diverse groups such as local chambers of commerce, business associations, and elected officials. This was outside the scope of the project at hand, but groundwork has been laid with the effort to name the first regional collaborative effort of its kind in the State of Michigan.



Lakes to Land

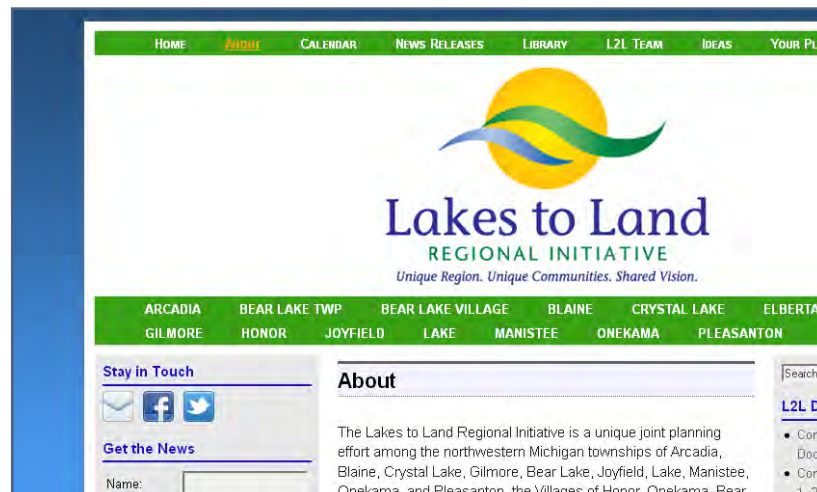
REGIONAL INITIATIVE

What makes this project unique?
How will it benefit area stakeholders?
Why should they get involved?



3.2 Web screenshots

The Lakes to Land pages on Facebook (top), Twitter (middle), and the world wide web (bottom)



Communication strategies

The Leadership Team's primary communication goals were to facilitate stakeholder participation and garner broad support for the project. They also recognized the importance of elevating the project's visibility, reinforcing positive relationships with decision-makers, and creating a sustainable platform for ongoing coverage through positive media relationships.

Determining that the use of a consistent and positive message was essential to the success of these goals, the team distilled that message by identifying and answering the questions at its core: What makes this project unique? How will it benefit area stakeholders? Why should they get involved? Having clearly articulated answers to these questions was essential to persuading communities that it is in their best interest to work together, and that doing so reinforces their own identities. The process also helped create synergy and momentum, much-needed ingredients in the quest to elicit as much participation in the master planning process as possible.

Face-to-face outreach

Even though it sometimes seems like a new form of communication is born every minute these days, and even though the Lakes to Land team tried to use just about all of them, the most effective method of communication in our outreach efforts was often good old one-on-one, face-to-face contact. The role of leadership team members as community ambassadors was critical in identifying and communicating with neighboring communities and key stakeholders throughout the region. An early decision to make the Initiative as inclusive as possible offered them the opportunity to reach out to neighboring communities directly, calling and meeting with individuals throughout the region to educate them about the benefits of the Initiative. In addition, the Beckett & Raeder team undertook other types of personal communication initiatives that

included speaking at the Benzie County Water Festival and individual planning commissions, holding informal meetings with residents, and a presentation at the professional planning conference hosted by the Michigan Association of Planning. The goal of the outreach effort was never to recruit but rather to inform and educate with the hopes that communities would see the benefit of joining the Initiative. It was largely through this face-to-face contact that the collaboration grew from five communities to 16 in just a few short months.

During the development of the individual master planning process, community leaders identified key stakeholders, then personally encouraged them to attend planning commission meetings and work sessions in order to hear their opinions and allow them to weigh in during the formation of the master plan. One community member expressed that they felt they had knocked on every door in the community, personally inviting the resident inside to attend the meetings.

Further, in an effort to create a collegial environment and begin to collaborate professionally, invitations to regular Leadership Team meetings were extended to professional planners and zoning administrators in both Benzie and Manistee Counties, representatives from the Michigan Department of Natural Resources, and a Michigan State University Extension Land Use expert. Other entities were invited to give educational presentations at the meetings, such as the Heartland Center for Leadership Development. Meetings also occurred with the Michigan Economic

Development Corporation Community Assistance Team Specialist to discuss economic development tools and applicability for the region. As a nod to the significance of the Initiative and in an effort to learn from this ground-breaking process, Governor Rick Snyder designated key government employees from various departments to study the Initiative and to collaborate with the region. These individuals were in contact with the Alliance for Economic Success, team members, and the consultants.

Communication tools

To keep the momentum of the project going and continue to engage the public, the Lakes to Land team developed magnets and brochures listing all the ways to keep in touch with the project: a centralized phone number, a United States Postal Service address, a new website, and Facebook and Twitter accounts. Press releases to news outlets covering the geographic area from Manistee to Petoskey were issued by the Alliance for Economic Success at the beginning of the initiative and at strategic points throughout the process to keep the public updated.

The Lakes to Land website (www.lakestoland.org) was created to maintain open lines of communication among active members of the project team, residents of the region, and other interested folks. This was particularly critical in light of the wide spectrum of technological sophistication and infrastructure available throughout the region, making a centralized repository for project-related information necessary. The collaborative nature of the project meant that it was imperative to build a site robust enough to serve the dual

objectives of creating a cohesive whole and maintaining each community's unique identity.

It was decided early on that the site would feature a page for each individual community in addition to the blog, the "about" description of the project, a calendar of events, and an archive of news releases related to the project. Each community's page presented a short excerpt of its history from this report, updated information related to the scheduling or results of its vision session, and any available links to previous plans or municipal websites. To the initial regionally-focused content mentioned above, several more pages were added at the Leadership Team's request: a catalog of the entire library of work products and resources, a repository for documents specific to the Leadership Team, and an open comment forum for exchange of ideas.

Metrics show that as of this writing, 1,975 people have racked up 9,687 page views on the website. The highest pageview numbers were driven by subscribers, people who signed up for the mailing lists and received an email linking directly to each new post as it was published. The largest concentration of visits came from the Manistee area (881), followed by Traverse City (598) and Grand Rapids (266). While most were from Michigan, visits also came from across the country: 141 from Hialeah (FL), 84 from Honolulu, 73 from Chicago, and a dozen scattered cities along the California coastline. All entries from the website were also posted to the project's Facebook and Twitter accounts (www.facebook.com/lakestoland and twitter.com/lakestoland).

Information meetings

The public kickoff of the project occurred at two informational meetings on May 24 and 25, 2012. Between the two sessions—one in Benzie County and one in Manistee County—approximately 100 attendees were introduced to the Initiative. The purpose of the informational meetings was to educate the citizens about the project, extend an invitation to neighboring communities to join, discuss funding sources, and give a detailed explanation of the expected process and benefits. It was also hoped that the meeting would explain the planning process, prepare the communities for their vision sessions, and generate excitement for the project. Brochures and magnets were distributed, and the dates for the vision sessions were announced.

Farmers' meetings

As the process of writing the new master plans began in earnest, two townships chose to host a forum dedicated specifically to understanding the needs of their agricultural communities. Blaine and Joyfield Townships each invited the general public, with a particular emphasis on the farming citizenry, to answer the question, "What can the township do to ensure that our working farms remain viable over the next 20 years?"

Both groups expressed a strong desire for fewer and more flexible regulations. Regardless of whether the context was land division, crop contents, building and equipment construction, or the lease of land for purposes other than agriculture, participants made it clear that the township's decisions had a discernible effect on their bottom line.



Arcadia Bear Lake Blaine Crystal Lake Gilmore Joyfield Pleasanton Onekama Frankfort

You are Invited!

Information Meetings Scheduled

May 23 at 7 p.m.

Onekama Consolidated Schools

May 24 at 7 p.m.

Frankfort-Elberta Elementary School Gym

The Lakes to Land Regional Initiative is a unique joint planning effort to bring voices from throughout the region into a collaborative vision for the future. The communities will work together to prepare a series of individual Master Plans and then use them to design collaborative strategies.

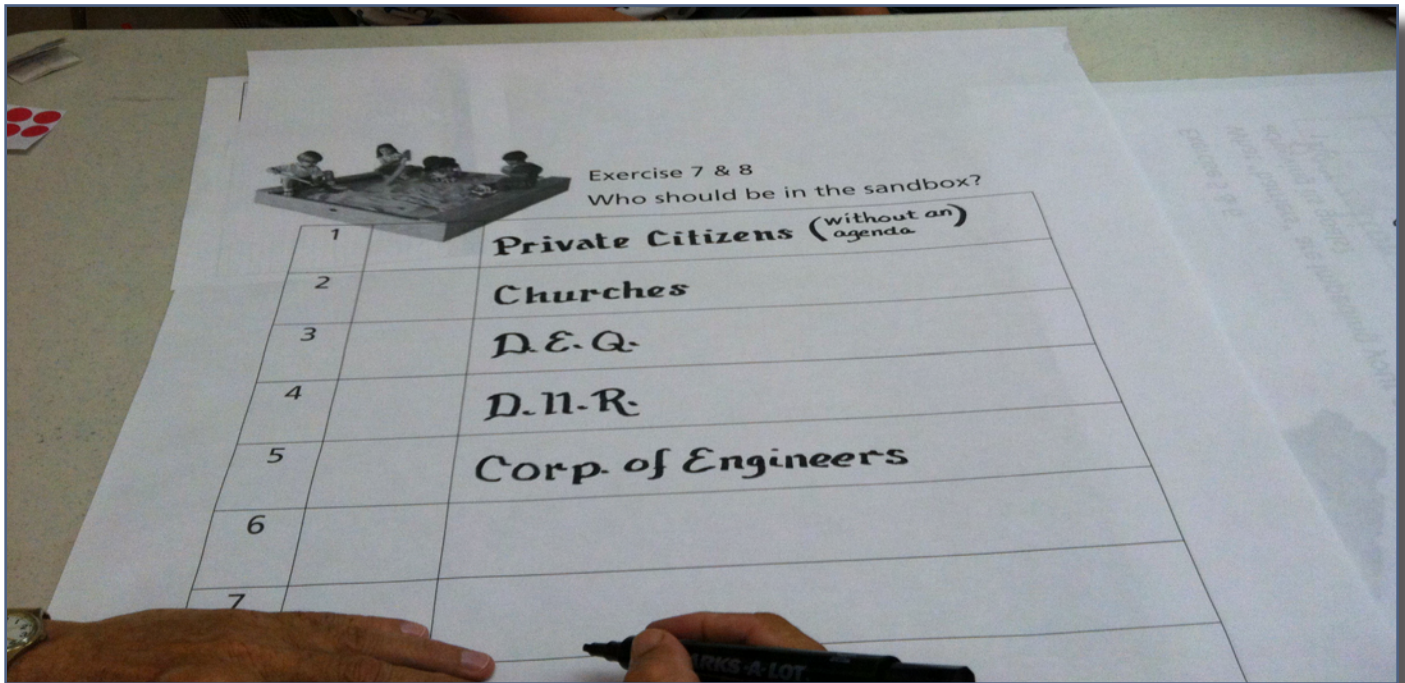
Come to an information meeting to meet the leadership team members, learn about the purpose, goals, opportunities for participation, and schedule for the

For More Information
231.933.8400
www.lakestoland.org

3.3 Information meeting

Beckett & Raeder, Inc. gives a presentation introducing the Lakes to Land Regional Initiative to citizens.





Visioning

The heart of the collaborative initiative is the development of individual community master plans. In the preparation of a master plan, the voice of the community is heard and articulated, and getting residents of the region to the Visioning Sessions was one of the primary responsibilities of the Leadership Team.

The Leadership Team selected the days, venues, and times for the vision sessions and placed posters advertising them throughout their communities. In addition to the project's official website and social media accounts, they used word-of-mouth, personal contact lists, and their own social media outlets to publicize the meetings. Postcards were mailed to every tax payer in each participating community inviting residents to share their input at the meeting, a step that the team concluded was important to ensure contact with every person. To minimize scheduling barriers to participation, residents were advised to attend their own community's session if possible but also invited to attend other sessions. If attending another community's vision session, residents were asked to sit at a separate table to work on the exercises but invited to participate in the presentation of the results. In this manner, communities often got a first glance at issues occurring in neighboring communities. All results were kept separate.

The method for decision-making was designed to be ideal for large groups, take everyone's opinion into account, and assist in narrowing down the results to the top major issues through the use of tallying. Participants not only had the opportunity to voice their opinions to small groups but also to the larger assembly, explaining and clarifying issues. Issues were often repeated, and in many cases the participants were able to both hear and see through the tallying process the collective nature of their opinions.

Ten vision sessions were held to accommodate all communities developing master plans, including a makeup session designed to give residents from communities with less than ideal participation at the outset another opportunity to weigh in. All followed an identical format: Prior to the meeting, the facilitators placed a marker, a pen, nametags, a sign-in sheet, pre-counted voting dots, and a set of 24x36 exercise sheets on each table. Arriving

citizens were asked to sit 6-8 persons to a table, don a nametag, and sign in. (Email addresses from the sign-in sheets were added to the distribution list used for updates and new website post notices, with an opt-out available at each.) Shortly after the start time of 6:30 p.m., the session began with a presentation about the history, scope, and objective of the Lakes to Land project.

The bulk of the sessions were focused on the visioning exercises. A volunteer at each table took the role of Table Secretary, recording answers to each of the tasks assigned. In most cases, a voting exercise followed in which each participant placed a dot next to the two items s/he felt were the best responses. "Double-dotting," or voting twice for the same item, was not allowed.

At the conclusion of the exercises, each group selected a member to present its findings. Presentations to the group conveyed the top three preferred futures from exercise 9 and 10 and the strategies to achieve them identified in exercise 11. A member of the facilitation team recorded the preferred futures on 24x36 sheets as they were stated, consolidating duplicate items with some discussion about what constituted a "duplicate": is the item "more business along US-31" identical to "increased economic development," for example?

Once all responses had been recorded, the sheets were hung on a wall at eye level, usually in the vicinity of the exit. The attending citizens were thanked for their participation and then instructed to use their remaining three dots for a "collective prioritization" exercise in which they voted for the three images they preferred most out of all presented at the meeting. Again, double- or triple-dotting was prohibited. The meeting officially concluded after all participants voted.

The stuff

3.4 The invitations

Lakes to Land
REGIONAL INITIATIVE
Unique Region. Unique Communities. Shared Vision.

Community Vision Sessions

The Lakes to Land Regional Initiative is a unique joint planning effort to involve voices from throughout the region in the creation of Community Master Plans. The communities will then work together to design strategies for collaboration.

Bring your voice to the Vision Session in your community and help shape the future.

If you are unable to attend the session, please join us at any of the following sessions:

Township	Date	Time
ARCADIA TWP	June 12	6:30 P.M.
JOYFIELD TWP	June 13	6:30 P.M.
CRYSTAL LAKE TWP	June 14	6:30 P.M.
GILMORE TWP	June 14	6:30 P.M.
PLEASANTON TWP	June 18	6:30 P.M.
BLAINE TWP	June 19	6:30 P.M.

COMMUNITY VISION MAKEUP SESSION

The Lakes to Land Regional Initiative is a 15-community joint planning effort that seeks to bring voices from throughout the region together to shape the future we will all share. Communities in Arcadia, Blaine, Crystal Lake, Gilmore, and Pleasanton had come to the previous sessions, and we are holding one more.

It is critical to creating a plan that genuinely reflects our community. Bring your voice to the Vision Session.

Participate in this process, and you know what they say... if you don't participate, you can't complain.

(And who wants that?)

2012 AT 6:30 P.M.
ARCADIA COMMUNITY CENTER
10000 Lake Road, Arcadia

Lakes to Land
REGIONAL INITIATIVE
Unique Region. Unique Communities. Shared Vision.

COMMUNITY VISIONING SESSION

Lakes to Land is a 15-community joint planning effort seeking to bring voices from throughout Northwest Michigan together to shape the future we all share.

We wish more of you in Pleasanton and Bear Lake Townships had come to the previous sessions. Luckily, the Village of Bear Lake's addition to our collaboration offers the opportunity to hold one more.

Come talk with us about:

- Bear Lake Water Treatment Plant
- P & R E
- Public Road Improvement
- Blight Eradication
- Wildlife and Fisheries

It's your last chance to participate in this session if you don't participate at the previous sessions.

6:30 P.M. ON MONDAY, AUGUST 22, 2012
BEAR LAKE SCHOOL
(in the gymnasium)

Questions? Visit www.lakestoland.org

Lakes to Land
REGIONAL INITIATIVE
Unique Region. Unique Communities. Shared Vision.

Manistee Township has joined the Lakes to Land Regional Initiative, a unique collaboration in which 15 Northwest Michigan communities are using the master planning process to identify strategies for working together. Manistee Township will be updating its master plan, and you are invited to a

COMMUNITY VISIONING SESSION

to share your preferred vision for our future.

Citizen input is **critical** to creating a plan that genuinely reflects our community.


Please join us.

AUGUST 22, 2012 AT 6:30 P.M.
MANISTEE TOWNSHIP HALL
410 Holden Street

www.lakestoland.org

visions are made of


3.5 The exercises

Exercise 1 & 2		
That "one" word which best describes your COMMUNITY.		
1		


Participants were told that a short phrase was acceptable. This was a voting exercise.

Exercise 3 & 4	
List those items that your COMMUNITY has accomplished well.	List those items that your COMMUNITY could have accomplished better.


Participants first answered the "accomplished well" question and voted on the answers, then answered the "could have accomplished better" question and voted on the answers.

Exercise 5 & 6		
What "barriers" are impeding improvements in your community?		

Facilitators explained that "barriers" could refer to organizations, situations, attitudes, physical attributes, power structures, etc. This was a voting exercise.

	Exercise 7 & 8
	Who should be in the sandbox?
1	

Facilitators explained that responses to this question should name organizations of any size which could contribute expertise or resources to further the project's goals. This was not a voting exercise, but a tally was kept of the number of times each organization was mentioned within a session.

Exercise 9 & 10		
Looking Forward – Envision your Community in 2021?		

Participants were asked to offer a description of their community after ten years of work on their preferred investments. This was a voting exercise, and the secretary was asked to record the top three vote-getters on the next page.

Exercise 11	
Actions to Accomplish our 2021 vision?	
<i>(List the Actions needed to implement the top three (3) images from Exercise 8 & 9)</i>	
Priority 1	

Participants contributed strategies to achieve each of the three most-preferred visions from the previous exercise.

Final Exercise	
Collective Priorities	

Participants distributed their remaining three dots among the top preferred visions from each group. This was THE voting exercise.

Visioning Results

Bear Lake Township

The first vision session scheduled for Bear Lake Township, to be held on June 21, 2012 at Bear Lake School, 7748 Cody Street, was cancelled due to the low turnout of three residents. Fortunately, the addition of the Village of Bear Lake provided an opportunity for a makeup session aimed at the "Bear Lake Community" made up of Bear Lake Township, Pleasanton Township, and the Village of Bear Lake, held on August 16 at Bear Lake School. Twenty-two of the 36 attendees represented Bear Lake Township, or 1.3% of the township's 1751 residents.

Citizens used the words "lake" (and "multiple lakes"), "beautiful," and "lake health" to describe Bear Lake Township. They named fire/EMS services, community activities, and lake improvement as their greatest accomplishments. The top three items that could have been more successful were all physical: buildings on Lake Street, lake access with facilities, and roads. Residents cited funding, participation, and lack of communication/miscommunication as the greatest barriers to progress. They felt that the sandbox should be made up of business owners, community organizations, and property owners. A vibrant, revitalized downtown and parks and lakes access topped the list of collective priorities; these items received two to four times more votes than the next two on the list, trails for biking and walking and the improvement of property values.



3.6 Bear Lake School



3.7 Bear Lake Township, Bear Lake Village, and Pleasanton Township makeup visioning

Village of Bear Lake

The Village of Bear Lake joined the Lakes to Land collaborative after the initial round of visioning sessions, so its only session took place on August 16. The meeting was held at Bear Lake School in conjunction with the make-up session for Bear Lake and Pleasanton Townships. The six Village of Bear Lake residents in attendance comprised 2.1% of overall population.

Words used to describe the Village of Bear Lake by its residents were "stagnant," "development challenged," and "retired - mature." Residents were most proud of their school, water system, and community events such as Bear Lake Days and Sparkle. They felt that more attention could be paid to a blight ordinance, affordable sewer, and park facilities such as a restroom. Barriers to progress were money, knowledge, and participation. When asked which organizations could be potential allies to progress, the citizens named community groups, specifically the Bear Lake Promoters and the Lions, and state government. Collectively, they prioritized employment, an innovative sewer system, and being centered on recreation. The other items to receive votes were having a vital downtown, and being characterized as "multi-generational" and "beautiful."

Pleasanton Township

Sixteen residents of Pleasanton Township gathered at Bear Lake School for their community's initial vision session on June 18, 2012, and eight more arrived at the same location for a makeup session on August 16. In all, 2.9% of the township's 818 residents participated in the session.

Citizens described Pleasanton as "rural," "agricultural," and "quiet." The water quality in Bear Lake was their signature accomplishment, including watershed planning and organization and the control of Eurasian water milfoil. Pleasanton residents mentioned division in the community with some frequency. When asked what the could have been done better, "lack of cooperation among municipalities and board" was first, followed by master planning, better communication, and an accepted sewer plan; the list of barriers was topped by "inter-community discord," "polarization and divisiveness on issues," and "divisive leadership." They felt support should come from service clubs and community groups, Bear Lake Township and Village, and Michigan's environmental departments (DNR and DEQ). In a particularly direct summation of the previous exercises, residents listed their top priorities as leadership that brings the community together, a zoning ordinance that reflects the master plan, and good communication and cooperation among all groups.



3.8 Pleasanton Township visioning



3.9 Joyfield Township visioning

Joyfield Township

Joyfield Township hosted its visioning session at Blaine Christian Church, 7018 Putney Road, on June 13, 2012. There were 50 Joyfield residents in attendance, as well as two residents of Arcadia Township and two residents of Blaine Township. All participants completed the exercises with members of their own community, and the results were tallied by community. The rate of participation among Joyfield's 799 residents was 6.3%.

The most common one-word descriptions of Joyfield Township were "beautiful," "rural," and "divided." Residents felt that their community's strengths were neighborliness, land stewardship or balanced land use, and preserving scenic beauty. They said the community could have a better job of zoning and planning, planning for the future, and communication. Top barriers to improvement were miscommunication (specifically, communication prior to major issues and the complain that "government doesn't listen"), division within the community, and both personal and governmental financial struggles. Organizations which should be "in the sandbox" were the Farm Bureau, Michigan Department of Environmental Quality, and the Joyfield Township Board of Supervisors. The citizens' list of collective priorities was topped by retaining scenic character, growth in specialized agriculture, implementing zoning and planning, maintaining a rural character/environment, increasing job opportunities and supporting local business, and utilities.

Arcadia Township



3.10 Arcadia visioning

3.11 Pleasant Valley Community Center



Arcadia Township's visioning session took place at the Pleasant Valley Community Center, 3586 Glovers Lake Road. Ninety-three citizens attended the session held on June 12, 2012. In addition to those citizens, ten Arcadia residents attended a makeup session on July 11, 2012 at the Pleasant Valley Community Center and two Arcadia residents attended the visioning session in Joyfield Township. In total, 103 of Arcadia's 639 citizens participated; its 16.1% was the best among municipalities which held visioning sessions.

The top three words residents used to describe Arcadia were "peaceful," "natural" (including "nature" and "natural beauty"), and "beautiful." They felt that their community had done a good job establishing the Pleasant Valley Community Center and the fire department. They also felt that their community was successful in the "wind issue" or the "Duke energy diversion," saying they had "defeated turbines" and "avoided bad economic development." They felt that the community could improve channel dredging, calling it a "yearly hassle" and saying a "better policy" was needed. Enforcement of zoning ordinances and speed control were two other areas which residents felt could be improved. The list of barriers to improvement was led by finances, resistance to change, and communication problems. The top three organizations that should be "in the sandbox" were Camp Arcadia, the Grand Traverse Regional Land Conservancy, and the Lions Club. The citizens' top six collective priorities were channel dredging, improving outdoor activities and developing eco-tourism, M-22 improvements and streetscape, connectivity of biking and hiking trails, a fully operational harbor, and sustainable businesses on Main Street.

Blaine Township



3.12 Blaine visioning



On June 19, 2012, Blaine Township Hall at 4760 Herring Grove Road filled up with 72 citizens ready to share their vision for the township's future. Two more citizens attended the July 11 makeup session, totaling 13.4% of the municipality's 551 residents.

Blaine residents described their community as "peaceful" (adding "serene" and "tranquil"), "beautiful" (specifically "natural and seasonal beauty"), and "rural" (including "rural / agriculture"). They cited conservancy and preservation of their land and shore as their greatest accomplishment, followed by "eradicating turbine development" or "stopping the wind energy program," then zoning. Internet access, road repair, and planning and zoning topped the list of things that the community could have done better. The top two barriers to their goals were financial, both general and public, and each received three times as many votes as the item in third place, which was lack of viable, good-paying employment opportunities. The organizations which should be in the sandbox were township officials, the Michigan Department of Natural Resources, and the Benzie County Road Commission. Citizens listed maintaining the health and quality of lakes, streams, and forests, maintaining a rural community, high speed internet service, healthy and sustainable operating farms, and maintaining the scenic beauty of the township as their top collective priorities.

Crystal Lake Township

Forty-two Crystal Lake Township citizens gathered at Frankfort-Elberta High School on June 14, 2012 for their community's vision session, and two more attended the July 11 makeup session at the Pleasant Valley Community Center. Taken together, 4.5% of Crystal Lake Township's 975 residents participated.

Residents described Crystal Lake Township as "beautiful," "vulnerable," and "pristine." They listed rails to trails, water quality, and the Benzie Bus as their top achievements; zoning, citizen participation, and the RV park topped the list of things they felt the township could have done better. Barriers to the community's goals were leadership (and specifically, "leadership reflecting all taxpayers"), lack of an agreed-upon, long-term vision, and lack of opportunities to share in a common goal. They felt that it was important for the Crystal Lake Watershed Association, farmers, and the Paul Oliver Memorial Hospital to be in the sandbox. The top priorities to emerge from the exercises were maintaining rural character (including preservation and open green space), quality development resulting from a function master plan and zoning ordinance, better leadership including cooperation and communication, and the regulation of blight and pollution (light, air, noise, and water).



3.13 Crystal Lake Township visioning

Gilmore Township

Gilmore Township's restored, historic Old Life-Saving Station at 1120 Furnace Ave. was the site of its community visioning session on June 14, 2012. Thirty-one of Gilmore's 821 residents attended for a participation rate of 3.7%.

The most frequent descriptions of Gilmore were "scenic," "beautiful," and "sense of community." Attendees listed land preservation of land for biking and hiking, parks, and schools as its best achievements. It could have done a better job with broadband internet service, a boat launch, and communication between the village and township. Financial restraints led the list of barriers to progress, followed by communication and lack of year-round employment. Residents felt that local government of all levels should be in the sandbox, including elected and appointed officials of the township, village, county, and state. They singled out Gilmore's planning commission and the Michigan Department of Natural Resources to round out the top three. The top collective priorities were zoning and planning enforcement, Betsie Bay improvements (clean, dredge, remove invasive species, increase docks and access), rural and natural community character preservation (specifically, maintaining the balance of uses between agricultural and single family residential), and public access to the lake with improvements in game management.



3.14 Old Life-Saving Station

3.15 Gilmore visioning





3.16 Manistee visioning (top and bottom)



3.17 Honor visioning



Manistee Township

The last Lakes to Land visioning session was held in Manistee Township on August 22 at Manistee Township Hall. Forty-nine of the community's 4,084 residents attended for a turnout of 1.2%.

Those in attendance used the words "beautiful," "deteriorating" (specifically in reference to Bar Lake) and "water" or "water lovers" to describe their home. They were most proud of services, including fire, EMS, recycling, and road maintenance. Concerns centered around Bar Lake: the outlet, observation deck, park, tables, parking, marking, water level, and public access all made the list, as well as a simple plea to "Save Bar Lake." Residents cited disagreement in leadership, funding, and government regulations as the top barriers to achieving their goals. They put themselves first in the sandbox, followed by the Michigan Department of Environmental Quality and the United States Army Corps of Engineers. Collectively, the citizens of Manistee Township prioritized the establishment of a watershed authority and cleanup of Bar Lake first, followed by commercial development along US-31 and a reduction in regulations.

Village of Honor

Like the Village of Bear Lake, the Village of Honor joined the Lakes to Land Regional Initiative after the first round of visioning had concluded. Because the community had completed a visioning session the previous year in connection with the Honor Area Restoration Project (from which the collective priorities to the right were taken), the Planning Commission opted to use a survey instrument to gather information related to the Lakes to Land master planning process. Forty-nine surveys were returned.

Residents said they most liked that Honor is friendly and small, and its location. By a large margin (56%), they most disliked its blight, including run-down homes and junk piles; vacant stores (13%) and traffic speed (11%) lagged far behind. Citizens would most like to see new development in the form of retail commercial, specifically a deli, coffee shop, and resale or antique shop, followed by single-family homes and then office commercial. Offered a choice of recreation, their support was evenly split between facilities for active recreation and those which are multi-use. Sidewalks were the most-desired new service. Residents did not want to see commercial design requirements for their buildings, but slightly more residents approved of annexing property for future development than disapproved. Citizens also wanted to see growth of green energy and sustainable business policies, and support for a new blight ordinance was overwhelming (84%).

Collective priorities

The ultimate goal of spending a whole intense summer conducting visioning sessions was to bring the individual voices of citizens together to hear what they said in unison.

Five hundred residents spoke clearly. This is what was on their minds:

Arcadia	Channel dredging	Improve outdoor activities; develop eco-tourism	M-22 improvements - streetscape
Bear Lake Township	Vibrant, revitalized downtown	Parks and lakes access	Bike and walk trails
Bear Lake Village	Employment	Innovative sewer system - destination	Recreation-centered
Blaine	Maintain health and quality of lakes, streams, forests; watershed planning	Maintain rural community ("stay the same")	High speed internet service, cable or tower, fast and affordable
Crystal Lake	Maintain rural character - preservation - open green space	Quality development: functioning master plan/ zoning	Build better leadership, cooperation, communication
Gilmore	Zoning and planning enforcement	Betsie Bay improvements: clean and dredge; remove invasives; increase docks and access	Rural, natural community character preservation; maintain balance of single family residential and agricultural
Honor	New downtown streetscape	New recreation facilities	Destination businesses for tourism
Joyfield	Retain scenic character - developed natural areas	Growth in agriculture - specialized	Implement zoning/planning
Manistee	Establish watershed authority / clean up Bar Lake / healthy Bar Lake ecosystem	Business on US-31 / commercial development	Reduce regulations
Pleasanton	Leadership that brings community together	Zoning ordinance that reflects the master plan	Master plan

3.18 Collective priorities table

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LAKEs TO LAND REGIONAL INITIATIVE

Joyfield Township People and Land

ADOPTED JULY 17, 2014



Expectations

The top priorities enumerated by attendees at Joyfield Township's visioning session form a cascading chain of logic on a mission: Implement planning and zoning, which keep the community rural and beautiful, which makes it ideally suited for growth in agriculture, which will yield needed industry and jobs.

On June 13, 2012 interested residents convened at the Blaine Christian Church to participate in a Community Vision Session as a prelude to preparing the community master plan. The session was structured in a manner to solicit community-based priorities that needed to be addressed by the Planning Commission as part of their goal setting.

The following pages present "Cornerstones," or goals formulated by the Joyfield Township Planning Commission to guide future development. Each includes a set of "Building blocks," specific strategies to be implemented to achieve those goals. At the bottom is the "Foundation" that supports each Cornerstone: its linkage to the citizens' stated priorities and to the Benzie County Master Plan. Each cornerstone is important to the community, without ranking, and all require consideration when developing policies and zoning.

Cornerstone

Retain and create jobs.

Joyfield Township has 32 businesses with an estimated employment base of 223 employees. This means that for every resident, there are .28 jobs—or 1/3 of one job. Agriculture and farm-related wholesale businesses make up approximately 46% of the Township employment base.

Similarly, 256 out of 799 residents 16 years or older are employed either in the township or the immediate region. Of those employed, 43% work in administrative and management jobs, 31% work in the service industry, and 26% are employed in the farming, production, and construction professions.

State and regional initiatives focusing on agriculture will provide an opportunity for future job creation in areas such as agricultural tourism and farm-to-table or farm-to-restaurant programs. In addition, the community has an opportunity to work with Benzonia Township on the establishment of a commerce/business district at the intersection of M-115 and US-31. This area already has a number of commercial businesses, but a coordinated approach would make this emerging district more cohesive to provide a greater array of businesses for residents in the immediate area.

Building blocks

- 1. Concentrate industrial, retail, and service business opportunities at the US-31 and M-115 intersection, and work with Benzonia Township to establish a business district with uniform standards and regulations.
- 2. Encourage infrastructure improvements, including wireless, broadband, natural gas, sewer, and water services.
- 3. Ensure that the Zoning Ordinance contains provisions for home occupations and cottage businesses.
- 4. Ensure that zoning provisions encourage agricultural-related business development.
- 5. Encourage local businesses, and those interested in starting a business, to engage in training and education opportunities.
- 6. Coordinate business recruitment with surrounding townships and organizations.



Foundation

Benzie County master plan principles	Balanced growth	Environmental protection	Visual character of the landscape	Visual character of small towns
Joyfield collective priorities	Retain scenic character	Growth in agriculture	Implement planning and zoning	Increase job opportunities

Cornerstone

Connect with regional non-motorized and motorized trails.

Joyfield Township has beautiful and scenic rural landscapes, but it lacks any form of non-motorized pathway. Although county roads such as Joyfield Road, Mick Road (County Road 604) and Smeltzer Road (County Road 602) provide bicyclists and walkers with a pleasurable experience, there are no formal connections to the Betsie Valley Trail / Pathway or other areawide attractions.

In addition to non-motorized trails, plans should include snowmobiles and other motorized all-terrain vehicles trails and facilities. Snowmobile trails allow Joyfield Township residents to take advantage of its average annual snowfall of 108 inches, which is comparable with other northwest lower peninsula communities but higher than the state average of 51 inches.

Building blocks

1. Incorporate the findings of Benzie County and the Northwest Michigan Regional Non-Motorized Strategy and proposed route locations in the master plan and local (MDNR-approved) five-year recreation and park master plans.
2. Reserve adequate right-of-way for trails and bike lanes along proposed routes and County roads, giving consideration to landowners.
3. Consider a connection with the Betsie River Pathway over the Betsie River, and consider a connection to Swamp Road trailhead within the C.S. Mott Nature Preserve.
4. Coordinate efforts with the Benzie County Road Commission to provide paved shoulders when township roads are resurfaced and/or reconstructed.
5. Coordinate with neighboring townships to develop trails within the township and to provide linkages from them to the regional trail system.
6. Encourage respect and consideration of property owners along the trails.
7. Encourage year-round trail and access for non-motorized and motorized recreation.



Foundation

Benzie County master plan principles	<i>Balanced growth</i>	<i>Environmental protection</i>	<i>Visual character of the landscape</i>	<i>Visual character of small towns</i>
Joyfield collective priorities	<i>Retain scenic character</i>	<i>Growth in agriculture</i>	<i>Implement planning and zoning</i>	<i>Increase job opportunities</i>

Cornerstone

Improve and develop township infrastructure.

Joyfield Township is a rural community. As a result, the typical array of infrastructure—public water and sewer—is not available or practical. Based on the 2010 US Census, the township had a population density of 40 people per square mile and a housing unit density of 20 housing units per square mile. The only area in the township that could conceivably have public water and sanitary sewer in the future would be at the intersection of US-31 and M-115, adjacent to Benzonia Township.

Besides water and sewer, rural communities are in need of other infrastructure such as electricity, natural gas, and broadband (Internet) services. Joyfield Township's electrical needs are served by Cherryland Electric Cooperative and Consumers Power. Joyfield Township is within the MichCon natural gas service area according to the Michigan Public Service Commission, but product is unavailable. For an agricultural area, the availability of energy is critical to operations and production. Electricity, natural gas (NG), and propane (LP) are used in the operation of irrigation equipment, drying of grain and fruit, heating for frost protection, heating and cooling for barns and greenhouses, and for standby generators. Growing the agricultural, light industry, and cottage business economy means having access to infrastructure.

Building blocks

1. Work with adjacent communities and agencies to help obtain access to natural gas for residences and businesses.
2. Collaborate on regional initiatives to help obtain access to broadband for home, business, and public safety uses.
3. Minimize overhead systems and encourage telephone, Internet, and cable utilities to bury lines or to use existing poles.
4. Coordinate the potential provision of water and sanitary services at the US-31 and M-115 intersection with the rate of development and in conjunction with Benzonia Township when feasible.
5. Incorporate provisions in the zoning ordinance to allow for home occupations and cottage businesses that can fully utilize the infrastructure network.
6. Encourage the maintenance or improvement of township roads.



Foundation

Benzie County master plan principles	<i>Balanced growth</i>	<i>Environmental protection</i>	<i>Visual character of the landscape</i>	<i>Visual character of small towns</i>
Joyfield collective priorities	<i>Retain scenic character</i>	<i>Growth in agriculture</i>	<i>Utilities</i>	<i>Increase job opportunities</i>

Cornerstone

Avoid the development of industries that have a negative affect on our rural character.

Care should be taken to minimize the negative impacts of industries on the township's rural character. These types of industries would include landfills, natural gas "sweetening" (desulphurization) plants, and others that could negatively affect our rural character.

The master plan should encourage opportunities that supplement agricultural operation and allow for diversity in employment opportunities. The township encourages nodal development of light industry and commercial businesses. Cottage and value-added agricultural industries are supported throughout the township.

Building blocks

1. Designate roads with adequate capacity in design, construction, and anticipated function to cater to the increase in traffic flows arising from heavy commercial, warehousing, and light industrial activity.
2. Encourage new development to connect to an existing network of infrastructure or have the potential to be connected to and serviced with infrastructure in an efficient, economic, and orderly manner.
3. Include adequate separation from incompatible activities such as residential, agriculture, and sensitive environments such as wetlands, riparian corridors, and remnant vegetation.
4. Encourage growth in light industry, small businesses, and value-added industries in appropriate areas.
5. Discourage the development of industrial-scale agriculture or non-agriculture that could negatively affect our rural character.



Foundation

Benzie County master plan principles	<i>Balanced growth</i>	<i>Environmental protection</i>	<i>Visual character of the landscape</i>	<i>Visual character of small towns</i>
Joyfield collective priorities	<i>Maintain rural character</i>	<i>No large industrial complexes</i>	<i>Implement planning and zoning</i>	<i>Increase job opportunities</i>

Cornerstone

Discourage blight.

The State of Michigan Brownfield Redevelopment Authority Act defines “blight” as property which 1) has been declared a public nuisance in accordance with state and local building, housing, plumbing, fire, or local ordinance, 2) is an attractive nuisance to children, 3) is a fire hazard, 4) has utilities serving the property or buildings in such disrepair that the property is unfit for its intended use, 5) is tax reverted, 6) is owned by a land bank, or 7) has sufficient demolition debris buried on the site that it is unfit for its intended use. So, blight comes in many forms—and in all of them, it is the responsibility of the local unit of government to monitor and manage its removal.

Building blocks

- 1. Adopt and enforce a blight ordinance.
- 2. If contaminated property is involved on a parcel, consider working with the Benzie County Brownfield Authority on remediation efforts and strategy.
- 3. If property in the township is under the control of the Benzie County Land Bank or a brownfield authority, coordinate efforts with the land bank authority on reuse opportunities for the property and/or work with interested parties on the reuse and repurposing of the property.
- 4. Consider the coordination of clean-up efforts with neighboring townships and counties to minimize blight and waste.



Foundation

Benzie County master plan principles	Balanced growth	Environmental protection	Visual character of the landscape	Visual character of small towns
Joyfield collective priorities	Retain scenic character	Growth in agriculture	Implement planning and zoning	Increase job opportunities

Cornerstone

Preserve our rural and scenic character.

The preservation of rural and scenic character relates back to sustaining the agricultural and natural landscapes of Joyfield Township. The fields and farms that create that patchwork landscape so highly regarded by resident and visitor need to be profitable operations to be sustainable. The natural landscape—local tributaries, woodlots, wetlands, etc.—is often regulated by local and state authorities, but much of Joyfield Township is farmland. According to the existing land use inventory, 4,180 acres are designated agricultural, comprising 33% of the township land area.

Another element of the rural and scenic experience is the condition and historical development of county road network. As seen in the picture below, many of the county roads that traverse Joyfield Township are lined with large deciduous trees which provide a memorable canopy of shade during the warm summer months. Behind these tree rows are views of local farms and orchards.

Building blocks

1. Encourage development designed to preserve usable amounts of open, farmable land.
2. Encourage development in areas served by municipal utilities and roads.
3. Discourage non-agricultural uses from negatively impacting agriculture as the primary land use.
4. Encourage height restrictions and/or building designs that fit our rural area.
5. Provide for reasonable protection of the dark night sky.
6. Encourage the location of intensive development, such as residential subdivisions, commercial and industrial establishments, to areas that have the infrastructure to service them.



Foundation

Benzie County master plan principles	<i>Balanced growth</i>	<i>Environmental protection</i>	<i>Visual character of the landscape</i>	<i>Visual character of small towns</i>
Joyfield collective priorities	<i>Retain scenic character</i>	<i>Growth in agriculture</i>	<i>Implement planning and zoning</i>	<i>No large industrial complexes</i>

Cornerstone

Sustain and enhance the agricultural economy of the township.

Joyfield Township has a land area of 12,763 acres. Agricultural uses account for 4,180 acres (33% of the land area) and 20% of the township’s property valuation. When agricultural uses are combined with the 3,737 acres of forest land, nearly two-thirds of Joyfield Township is used for farms, orchards, and woodlots.

Recognizing the importance that agricultural operations play in the township, a meeting with the farm community was sponsored by the Joyfield Township Planning Commission which identified a number of concerns, some of which are related to planning and zoning. These issues included the division of land, affordable work force and migrant housing, better roads for hauling farm produce, products, and equipment, more affordable energy, and support for the Right to Farm Act provision. In addition, the need for greater flexibility and less restrictions in zoning provision, the use of cluster development, and minimization of redundant regulations which impede the agricultural community from fully utilizing their properties were discussed.

Building blocks

- 1. Formulate agricultural zoning policies that provide flexibility to farm and orchard operators.
- 2. Formulate zoning policies which allow for clustered and compact rural residential development in agricultural areas.
- 3. Formulate zoning policies which allow for value-added opportunities such as farm markets, ag-tourism, home occupations, and cottage businesses.
- 4. Evaluate land division strategies that allow for future residential development that encourage continuation of farming and agriculture.
- 5. Formulate zoning policies which recognize the Right to Farm when residential uses are sited adjacent to existing farms and orchards.
- 6. While the township can in no way be obligated to purchase or financially support the sale or transfer of development rights it will support adopting a Development Rights Ordinance with the expressed purpose of becoming eligible to participate in the land conservancy, the Agriculture Preservation Fund Program or programs like these which would help fund the purchase of Development Rights Agreements for interested members of the agricultural community.



Foundation

Benzie County master plan principles	Balanced growth	Environmental protection	Visual character of the landscape	Visual character of small towns
Joyfield collective priorities	Retain scenic character	Growth in agriculture	Implement planning and zoning	Increase job opportunities





People and Places

Demographic Dashboard

In order to consolidate the reams of information provided by the U.S. Census Bureau and ESRI Business Analyst (a private data provider), a demographic dashboard was prepared for the community to highlight a variety of demographic, household, income, and employment information. The dashboard, featured on the next page, graphically compares Joyfield Township (yellow) to Benzie County, Manistee County, the State of Michigan, and the United States. This data shows where Joyfield Township is compared to county, state, and national statistics..

Population

Michigan's population decline experience between 2000 and 2010 passed Joyfield by, as the township held on to all 212 residents gained during the 1990s and even added a few more to bring the 2010 census one citizen shy of the 800 mark. That citizen is projected to arrive, along with

32 more, as the population continues a slow climb upward through 2016. Because of forecasted flatline population growth it is anticipated that land development will be limited to the sporadic construction of rural residential homesteads.

Housing

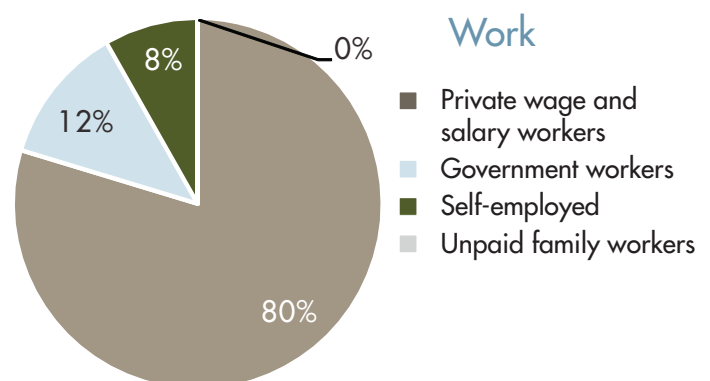
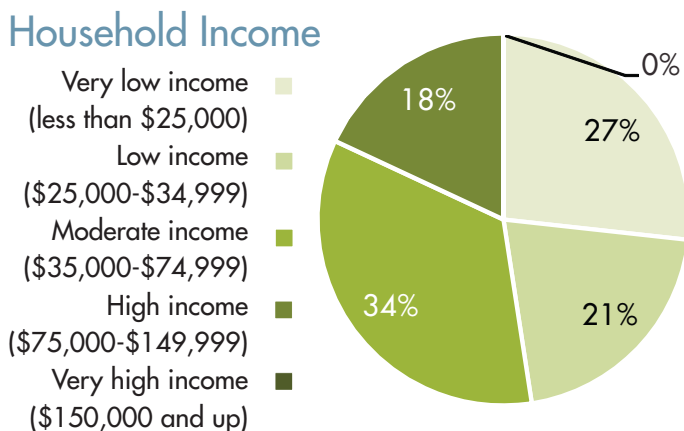
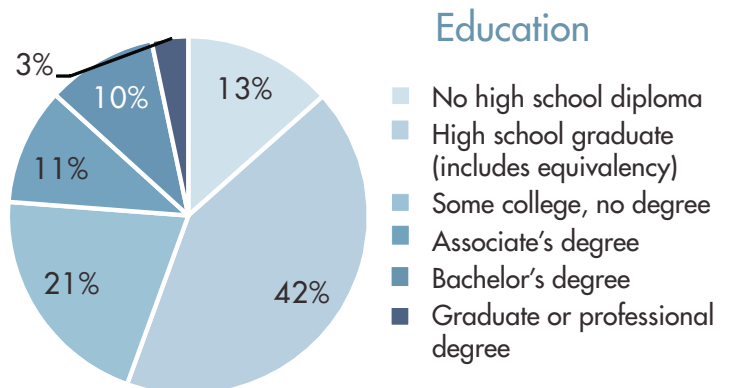
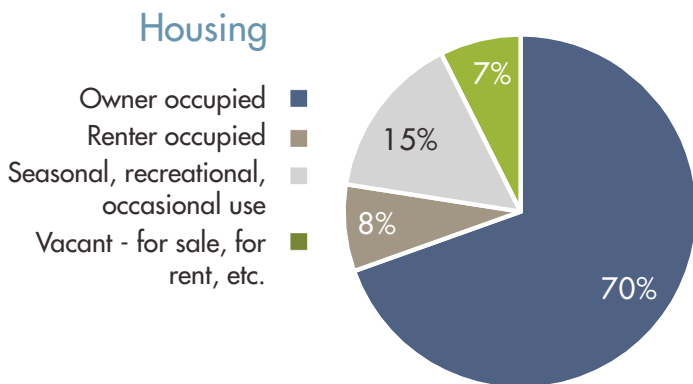
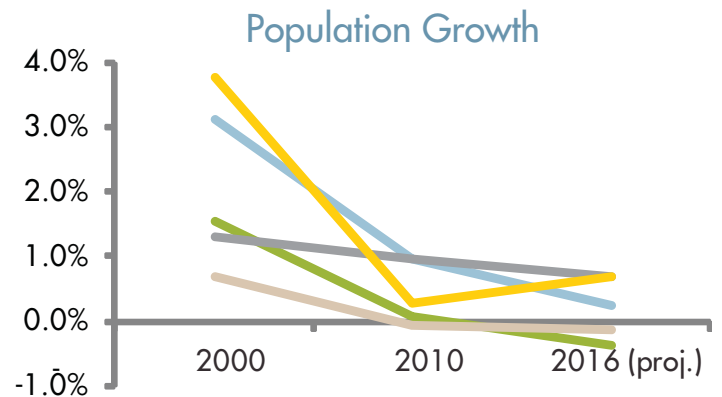
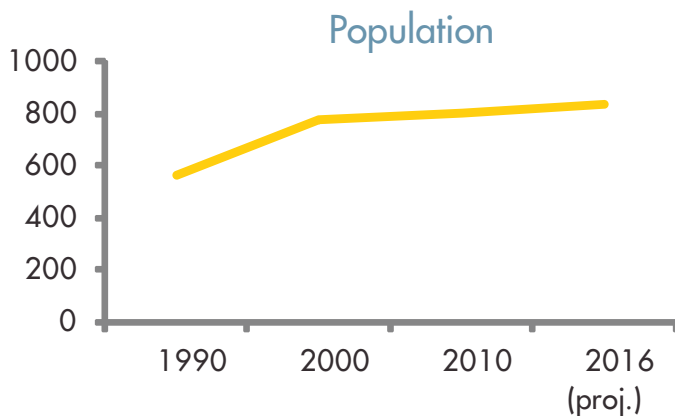
Joyfield's 404 housing units provide the shelter for its 288 households. Seven in 10 of those households own their homes, and 57% of the owner-occupied homes are mortgaged. The median home value is \$146,800, and the median gross rent is \$838.

By the time the Census began counting them in 1940, just 12% of Joyfield's houses had been built. Residential development continued slowly, averaging less than 20 homes per decade and taking until 1970 to double in size. The pace picked up to about 55 homes per decade over the following years, and the two decades on either side of the new millennium have seen about 90 new homes apiece.

Demographic Dashboard

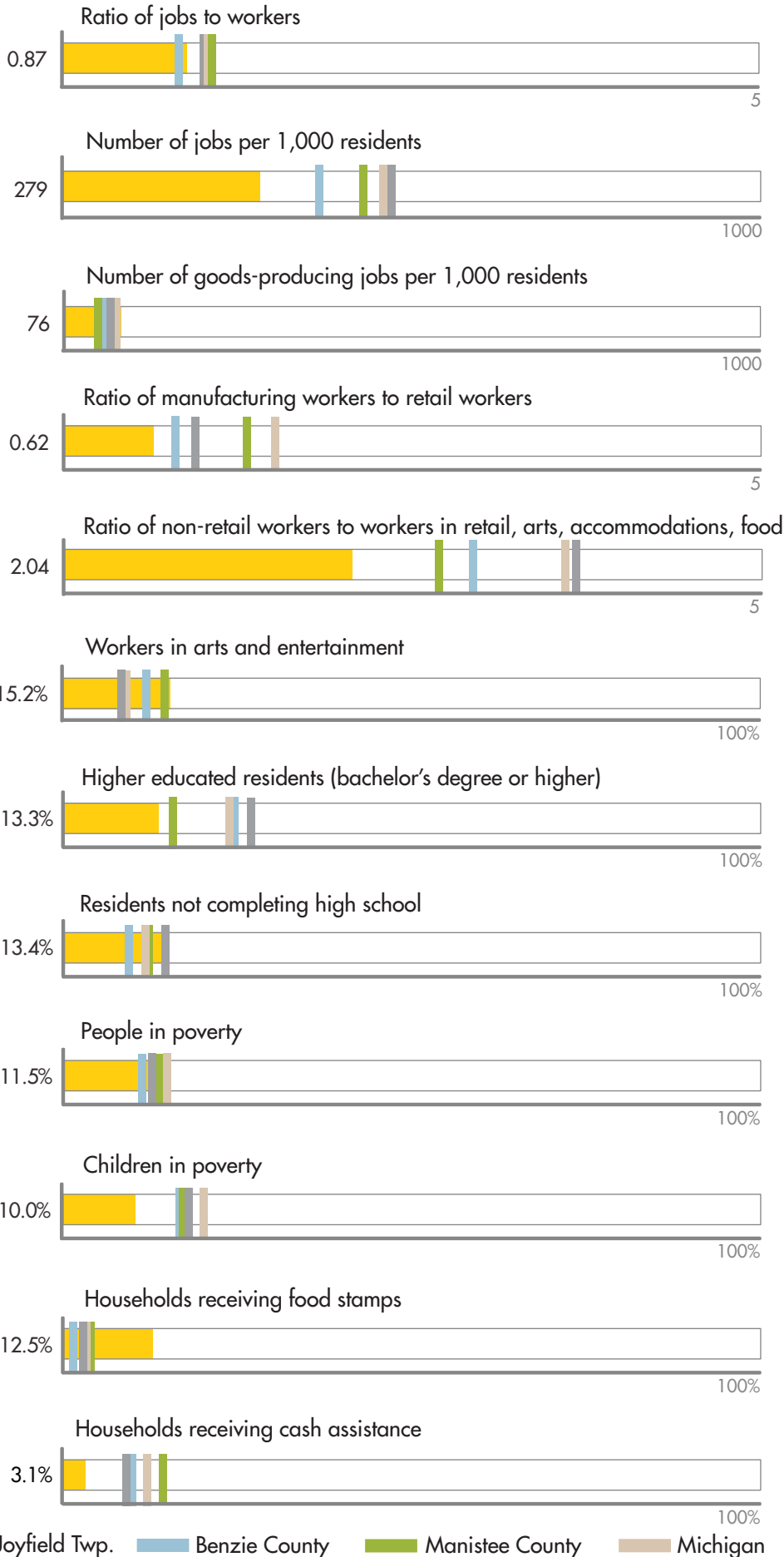
Key for population and prosperity index graphs:

Joyfield Twp. Benzie County Manistee County Michigan United States



Classifications modified from HUD guidelines, using the state median income of \$48,432.

Prosperity Index



Households

2.41
person average household size
\$146,800
owner-occupied median home value
\$838
median gross rent

Education

19%
population enrolled in school
87%
high school graduate or higher
13%
bachelor's degree or higher

Commuting

94%
workers who commute
86%
commuters who drive alone
20.4
minute average commute

Employment

223
jobs
256
workers
19.7%
unemployment rate
19%
civilian veterans

Income

\$35,972
median household income
\$22,284
median earnings for workers
\$38,333
male full-time, year-round earnings
\$31,250
female full-time, year-round earnings
11.5%
population in poverty
10.0%
children in poverty

Top Industrial Sectors

43%
wholesale trade
12%
construction
11%
manufacturing

The majority of the homes (57%) are heated by bottled, tank, or liquid petroleum (propane) gas. Another one in five are heated by wood, and about 12% keep warm with fuel oil or kerosene. A few households use electricity (6%), utility gas (4%), or other fuel (1%) to fend off the northern Michigan winter.

Education

The largest share of Joyfield residents (42%) has a high school education or equivalent. The proportion who have not attained that level (13.4%) is higher than the rates in Benzie County, Manistee County, and Michigan as a whole. An almost identical percentage (13.3%) has completed a bachelor’s degree or higher; this is lower than the rates in all four aggregated populations.

Income

Joyfield’s median household income is \$35,972 ranks in the bottom half of surrounding communities, with median earnings for all workers at \$22,284. This means that a household can be more easily supported with fewer earners: it would take just 1.61 workers’ median earnings to equal the median household income.

Of the 13 industrial classifications tracked by the U. S. Census, just 7 had enough full-time, year-round workers to present data. The highest-paying classification is public administration, and the second highest-paying occupation is construction. Among all earnings (including seasonal and part-time), the contrast continues and expands: the highest-paid professions are public administration, information , construction, and professional, scientific, management, waste, and administrative services. Joyfield’s overall population is slightly skewed,

with a 57-43 male-to-female ratio, and its full-time, year-round working population is skewed even more heavily at 60-40.

The poverty rate of 11.5% in Joyfield is commensurate with regional, county, state, and national benchmarks. Among citizens younger than 18, the poverty rate is slightly lower (10%), whereas it is 4 to 6 percentage points higher in each of the aggregated populations. There are more food stamp receipts in the township than in the larger populations (12.5% vs. 2%-4%) but less cash assistance (3.1% vs. 9%-14%).

A quick estimate of a community’s “net worth” can be obtained by dividing its major assets (checking and savings accounts, stocks, bonds, mutual funds) by its major liabilities (home and car loans). The higher the ratio of assets to liabilities, the better insulated the community will be from quick changes in the economy. In Joyfield, the ratio is 2.93. This figure is higher than that of Benzie County, (2.58) Michigan (2.65), and the United States (2.41). A factor contributing to the higher “community” net worth is

the presence of older households and retired households who tend to have less debt and other long-term obligations. According to the U.S. Census it is estimated that 88 residents have access to retirement income and 124 residents are utilizing social security benefits.

Occupations

This section talks about the occupations and professions in which the residents of Joyfield Township work, whether or not their places of employment are within the township limits. Industrial classifications are similar but also different than occupational classifications.

Sixty-two of the 256 workers in Joyfield’s civilian employed population (24%) listed “Educational services, health care, and social assistance” as their occupation. The second greatest number of workers were in retail trade (16%), followed by arts, entertainment, recreation, accommodation, and food services (15%).

Nationally, the median earnings of workers in non-retail occupations are double the median earnings of

4.2: Net worth

Assets		
	Checking Accounts	\$1,224,155
	Savings Accounts	\$2,859,938
	U.S. Savings Bonds	\$104,165
	Stocks, Bonds & Mutual Funds	\$7,248,124
	Total	\$11,436,382
Liabilities		
	Original Mortgage Amount	\$3,131,781
	Vehicle Loan Amount	\$769,755
	Total	\$3,901,536
Net Worth		
	Assets / Liabilities	2.93

Source: Esri Business Analyst

4.3: Non-retail to retail earnings

Industry	Workers	Median earnings	Weighted median earnings
Non-retail			
Educational services, and health care and social assistance	62	\$33,571	\$2,081,402
Manufacturing	26	\$26,667	\$693,342
Construction	24	\$41,875	\$1,005,000
Transportation and warehousing, and utilities	12	\$21,667	\$260,004
Information	12	\$46,000	\$552,000
Other services, except public administration	10	\$35,833	\$358,330
Agriculture, forestry, fishing and hunting, and mining	9	\$16,250	\$146,250
Professional, scientific, management, administrative, waste management services	9	\$36,250	\$326,250
Public administration	6	\$51,250	\$307,500
Wholesale trade	5	\$30,417	\$152,085
Total	175		\$5,882,163
Average of weighted median earnings		\$33,612	
Retail, art, accommodation, food service			
Retail trade	42	\$16,250	\$682,500
Arts, entertainment, and recreation, and accommodation and food services	39	\$22,083	\$861,237
Total	81		\$1,543,737
Average of weighted median earnings		\$19,058	
"Finance and insurance, and real estate and rental and leasing" had too few sample observations to calculate an estimate. Source: American Community Survey 2006-2010			

workers in retail occupations. Although it is not a direct comparison, we can get a sense of this disparity in wages between non-retail jobs and those in retail, arts, accommodations, and food service by multiplying the median earnings in each industry by the number of workers in that industry, then dividing the resulting aggregate income for each category (non-retail and retail, arts, etc.) by the number of workers in it. This average of weighted median earnings, shown in Figure 4.3, estimates that non-retail workers in Joyfield earn about 1.76 times as much as workers in retail, arts, accommodation and food service. Therefore, the higher the ratio of non-retail jobs to those in retail, arts, accommodation, and food service, the higher Joyfield's aggregate personal income should be.

Retail and Business Summary

This section talks about the businesses and jobs within Joyfield Township, whether or not the proprietors and employees are residents of the township itself.

The business summary generated by Esri notes that 32 businesses employ 223 people within the township's borders. When compared with the residential population of Joyfield, this equates to 279 jobs per 1,000 residents. In some cases, this may be a sign of a "bedroom community" heavily populated by commuters. Further, the U.S. Census notes that 82% of workers (16 years and older) commute to work with an average commute time of 22.5 minutes.

One quarter of the businesses are devoted to construction, with a total of 27 employees. There are no other significant concentrations of industry. Four fields split the next 38% of Joyfield's economy evenly at 3 businesses apiece: agriculture, forestry, fishing, hunting, mining; wholesale trade; retail trade; and services other than public administration.

The greatest number of employees in Joyfield are working in wholesale trade, with 43% of the overall labor force (95 employees). Construction and manufacturing employ 12% and 11% of the remaining workers respectively.

Although almost a third of Joyfield's residents work in retail, art, accommodation, or food service, it seems that they are leaving the

4.4: Retail marketplace summary

Industry Group	NAICS Class.	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage / Surplus Factor	Businesses
Motor Vehicle & Parts Dealers	441	\$1,009,217	\$289,431	\$719,786	55.4	1
Automobile Dealers	4411	\$837,286	\$0	\$837,286	100.0	0
Other Motor Vehicle Dealers	4412	\$131,106	\$278,463	-\$147,357	-36.0	1
Auto Parts, Accessories & Tire Stores	4413	\$40,825	\$10,968	\$29,857	57.6	0
Furniture & Home Furnishings Stores	442	\$86,276	\$0	\$86,276	100.0	0
Furniture Stores	4421	\$46,593	\$0	\$46,593	100.0	0
Home Furnishings Stores	4422	\$39,683	\$0	\$39,683	100.0	0
Electronics & Appliance Stores	4431	\$113,878	\$7,666	\$106,212	87.4	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$168,855	\$0	\$168,855	100.0	0
Bldg Material & Supplies Dealers	4441	\$147,263	\$0	\$147,263	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$21,592	\$0	\$21,592	100.0	0
Food & Beverage Stores	445	\$642,975	\$668,614	-\$25,639	-2.0	1
Grocery Stores	4451	\$578,160	\$668,614	-\$90,454	-7.3	1
Specialty Food Stores	4452	\$49,288	\$0	\$49,288	100.0	0
Beer, Wine & Liquor Stores	4453	\$15,527	\$0	\$15,527	100.0	0
Health & Personal Care Stores	4,464,461	\$136,787	\$0	\$136,787	100.0	0
Gasoline Stations	4,474,471	\$787,648	\$3,185,248	-\$2,397,600	-60.3	0
Clothing & Clothing Accessories Stores	448	\$120,525	\$0	\$120,525	100.0	0
Clothing Stores	4481	\$101,685	\$0	\$101,685	100.0	0
Shoe Stores	4482	\$9,621	\$0	\$9,621	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$9,219	\$0	\$9,219	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$32,049	\$0	\$32,049	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$23,059	\$0	\$23,059	100.0	0
Book, Periodical & Music Stores	4512	\$8,990	\$0	\$8,990	100.0	0
General Merchandise Stores	452	\$1,037,459	\$651,825	\$385,634	22.8	0
Department Stores Excluding Leased Depts.	4521	\$198,147	\$0	\$198,147	100.0	0
Other General Merchandise Stores	4529	\$839,312	\$651,825	\$187,487	12.6	0
Miscellaneous Store Retailers	453	\$60,428	\$27,292	\$33,137	37.8	1
Florists	4531	\$3,644	\$0	\$3,644	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$34,421	\$0	\$34,421	100.0	0
Used Merchandise Stores	4533	\$7,501	\$12,317	-\$4,815	-24.3	1
Other Miscellaneous Store Retailers	4539	\$14,862	\$14,975	-\$113	-0.4	0
Nonstore Retailers	454	\$20,388	\$0	\$20,388	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$252	\$0	\$252	100.0	0
Vending Machine Operators	4542	\$7,758	\$0	\$7,758	100.0	0
Direct Selling Establishments	4543	\$12,378	\$0	\$12,378	100.0	0
Food Services & Drinking Places	722	\$576,584	\$177,216	\$399,368	53.0	0
Full-Service Restaurants	7221	\$360,986	\$63,887	\$297,099	69.9	0
Limited-Service Eating Places	7222	\$95,048	\$61,149	\$33,899	21.7	0
Special Food Services	7223	\$98,917	\$48,046	\$50,871	34.6	0
Drinking Places - Alcoholic Beverages	7224	\$21,632	\$4,133	\$17,499	67.9	0

township to do so: there are just 18 retail employees (9.4% of all employees) within the municipality, 5 in accommodation and food service (3.1%), and none in art, entertainment, and recreation.

It should be noted that these 32 businesses do not constitute 32 “storefronts” because a portion of these businesses are operated out of the home.

Table 4.4 is designed by Esri to provide a snapshot of retail opportunity by presenting the fullest picture possible of both supply and demand. Supply is calculated by combining the Census of Retail Trade, a portfolio of demographic and business databases, and the Census Bureau’s Nonemployer Statistics data to estimate total sales to households by businesses within the study area. To estimate demand, Esri combines annual consumer expenditure surveys from the Bureau of Labor and Statistics with its own proprietary Tapestry Segmentation system (Tab 2), yielding a fairly tailored picture of the purchases likely to be made by the inhabitants of the study area.

We can then arrive at the Retail Gap by subtracting the supply from the demand. A negative number, shown in red on the chart, signifies an oversupply or surplus, while the positive numbers shown in green indicate leakage of sales which are presumably being conducted outside the community.

This trend is not unusual in rural areas where there is higher degree of dependency on regional businesses to meet personal and business needs.

Agricultural Influence

Of the 12,763 acres of land that comprise Joyfield Township, 4,179 (33%) have an existing land use designation of “Agriculture.”

This land represents 64 of the 669 parcels (10%) in the Township. Another 240 acres (2%) spread across five parcels (0.7%) are “Natural Resource Related.” Overall, then, about 35% of the land and 11% of the parcels in the township are devoted to “value added” land practices.

About 9% of Joyfield’s businesses and 4% of its workers can be directly coded as “agricultural” according to the North American Industrial Classification System (NAICS) used by the US Census.

This is a significant portion of any economy, but an accurate picture of agricultural influence in Joyfield must also include the 43% of workers in the category of “wholesale trade” related to farming. We can see, then, that agriculture comprises almost half of Joyfield’s overall economic engine.

Seasonal Fluctuations

In Joyfield Township, 15.1% of the houses are seasonal or recreational use. This is significantly lower than Benzie and Manistee counties aggregated percentages of 33.1% and 24.9%, but it represents a significant departure from the state and national benchmarks of 5.8% and 3.5%.





Infrastructure

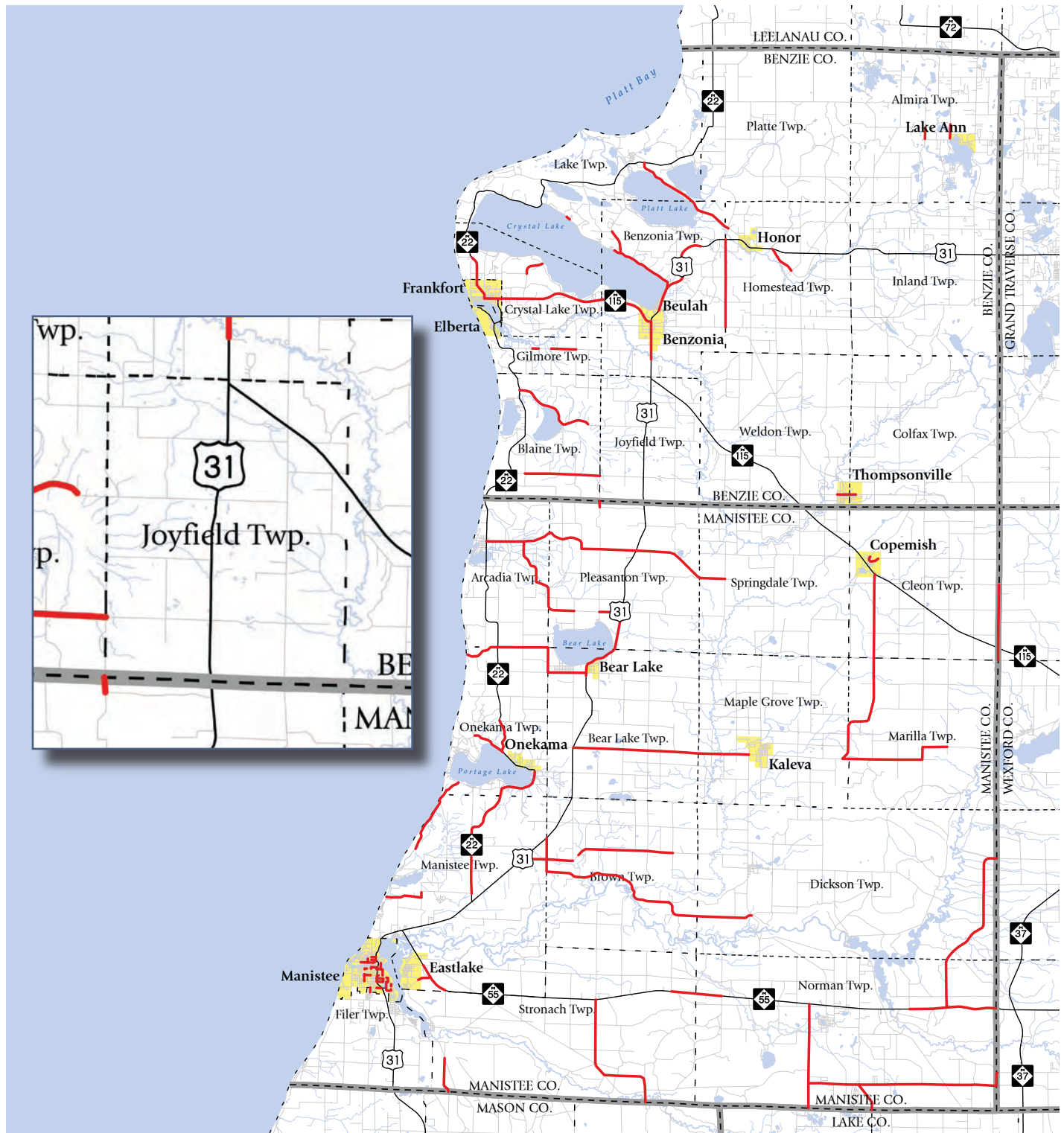
For planning purposes, infrastructure is comprised of “the physical components of interrelated systems providing commodities and services essential to enable, sustain, or enhance societal living conditions.” These components, which come together to form the underlying framework that supports our buildings, movements, and activities, usually include our power supply, water supply, sewerage, transportation avenues, and telecommunications.

Roads

The State of Michigan’s Public Act 51, which governs distribution of fuel taxes, requires each local road agency and the Michigan Department of Transportation to report on the condition, mileage, and disbursements for the road and bridge system under its jurisdiction. The Pavement Surface Evaluation and Rating (PASER) system used to report on the condition is a visual survey conducted by transportation professionals that rates the road surface from 1 to 10; roads rated 5 and above are considered to be at least “Fair.”

Figure 4.5 depicts all of the roads with PASER ratings of “poor” (1-4) in Benzie and Manistee Counties. The close-up in the inset reveals acceptable conditions throughout the entirety of Joyfield Township.

4.5: Road conditions



LAKES TO LAND

Pavement Surface Evaluation and Ratings

Data Sources: State of Michigan Geographic Data Library, NWMCOG 2012 Asset Management Report

- City or Village
- County Boundary
- Township Boundary
- Poor PASER Rating (1 - 4)
- Major Road
- Minor Road

0 2 4 8 Miles

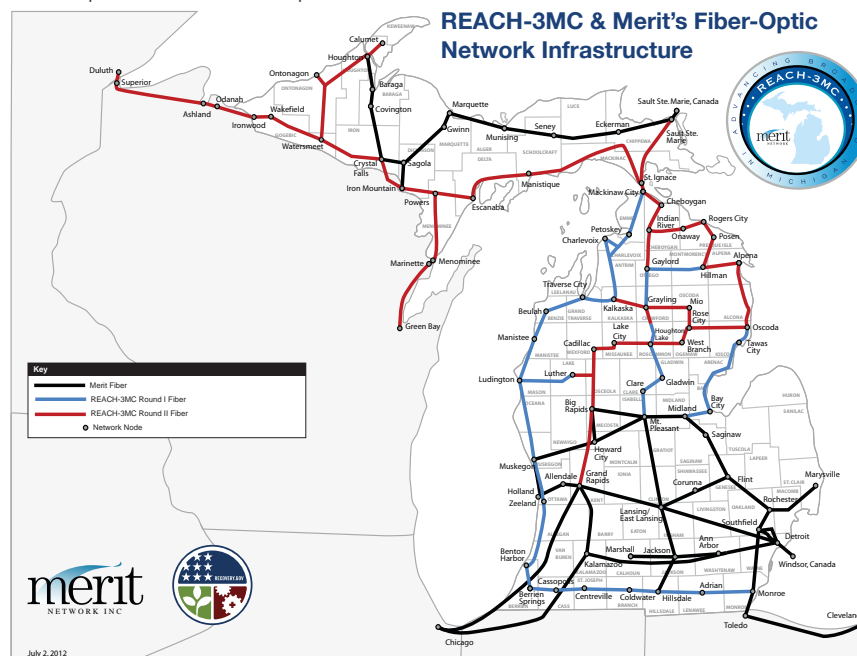


Telecommunications

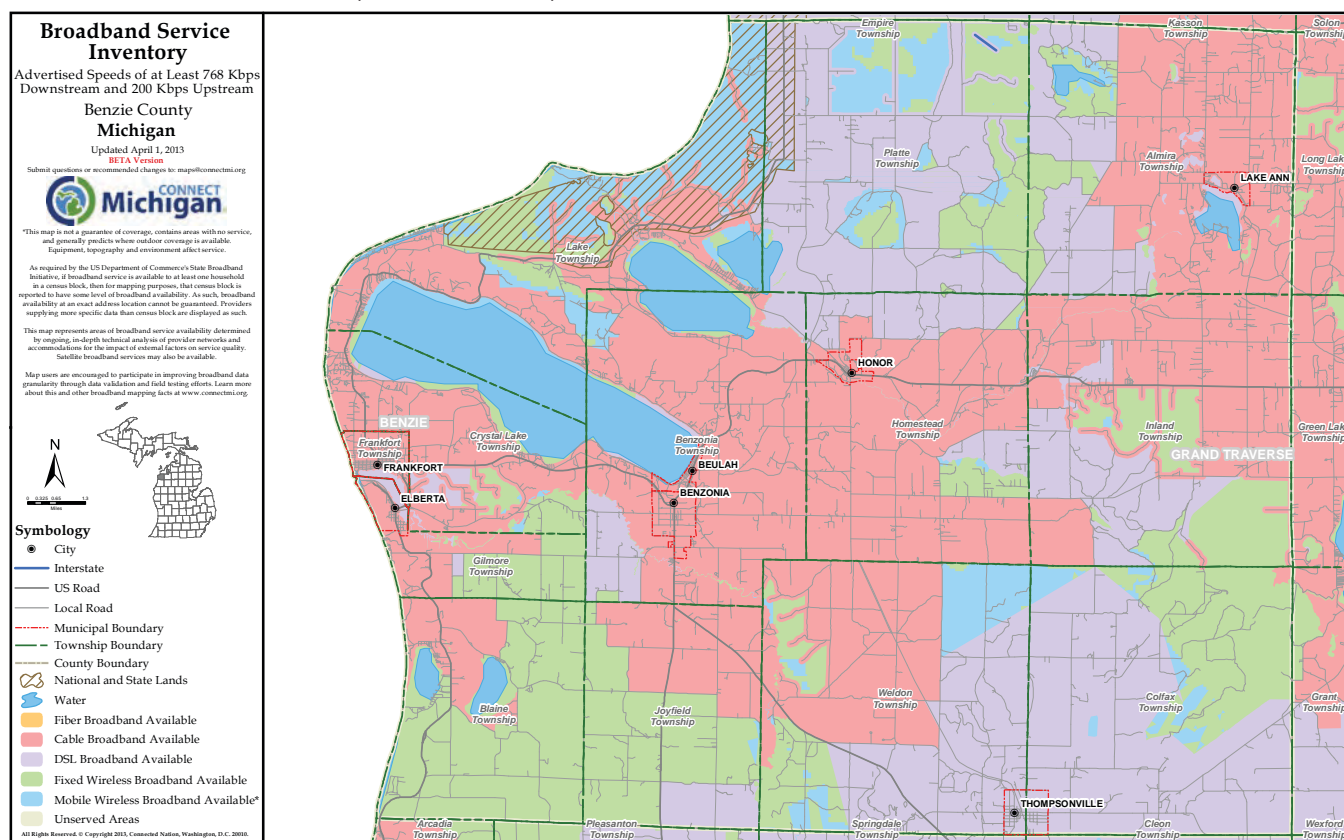
Connect Michigan, our state's arm of the national agency dedicated to bringing broadband access to every citizen, calculates that such success has already been achieved in 97% of households in Benzie and Manistee Counties. Figure 4.6 further shows the remaining unserved areas.

There is certainly room for improvement, particularly in terms of increased speed, provider choice, and types of platforms available. In January 2010, Merit Network was awarded American Recovery and Reinvestment Act funds to launch REACH-3MC (Rural, Education, Anchor, Community, and Healthcare—Michigan Middle Mile Collaborative), a statewide fiber-optic network for "community anchor institutions" such as schools and libraries. The completion of the line between Manistee and Beulah was announced on December 28, 2012.

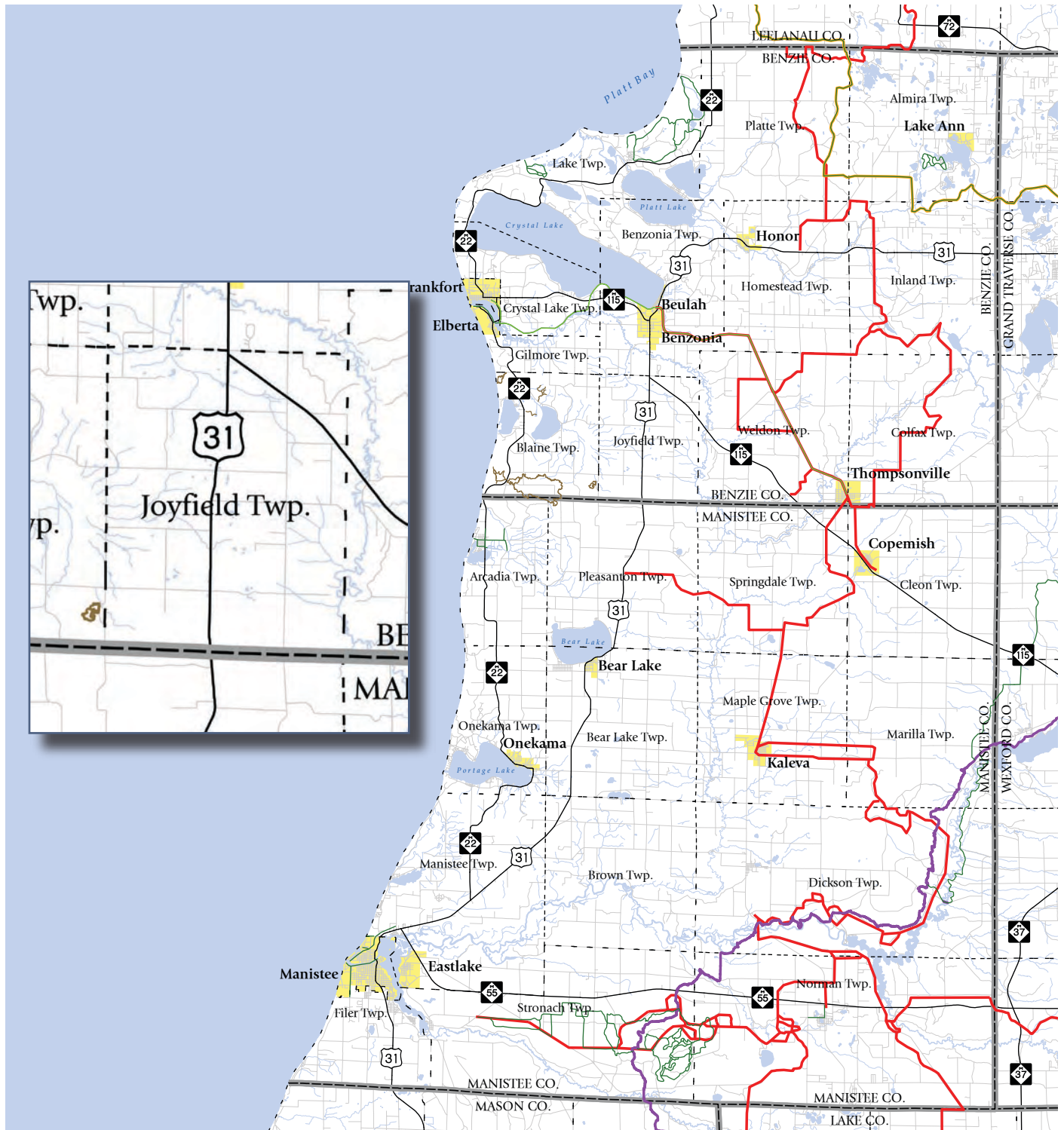
4.7 Proposed Merit fiber-optic network



4.6: Broadband service inventory in Benzie County



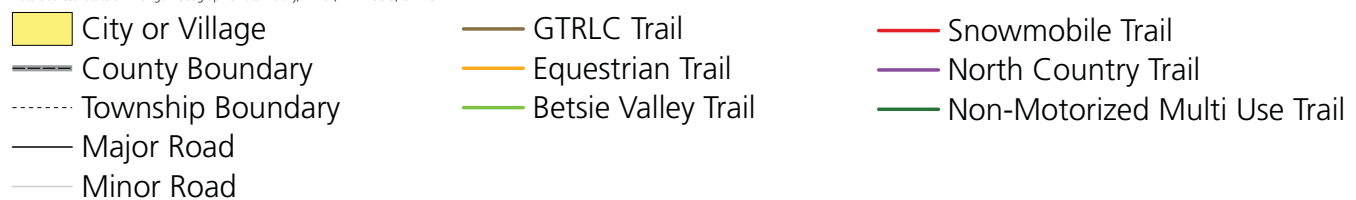
4.8: Regional Recreation Trails



LAKE TO LAND

Regional Recreational Trails

Data Sources: State of Michigan Geographic Data Library, MDOT, NWMCOG, GTRLC



Besides extending leading-edge direct service to organizations that serve the public, the REACH-3MC network uses an open access model that welcomes existing and new internet service providers to join. By constructing the “middle mile” between providers and users, the REACH-3MC cable removes a significant barrier to rural broadband by absorbing up to 80% of an internet service provider’s startup costs.

Power supply

Electricity for Joyfield Township homes and businesses is available from Consumers Energy Company (Jackson) and Cherryland Electric Cooperative (Grawn). The Michigan Public Service Commission lists the township’s natural gas provider as Michigan Consolidated Gas Company (Detroit), but service is currently unavailable.

Water and sewer

Joyfield Township does not have a public water or sewer system. Residents rely on septic and well systems. The township is not known to have difficulty in installing wells and septic systems, but there are still a number of factors relevant to community development to consider. In order to avoid problems such as inadequate water yield, gas in water, salty water, bacteria contamination, or organic chemical contamination, the community must consider the probable causes and seek

out the remedies through policy and regulatory mechanisms. Some of the probable causes occur at a community-wide level, such as road salting, septic effluent from systems in older developed areas, drainage from slopes into improperly sited residential areas, and failure to protect groundwater recharge areas through a lack of buffer zones and development limitations. Density and intensity of development need to be considered as they relate to septic and well systems, as increased development pressures lead to increasing need for understanding and oversight in well and septic system integrity. Health department standards provide regulatory oversight at the individual level, but wise land use policy at the community level is also a partner in the effort to protect the clean water supply and dispose of waste properly.

Trails and regional connections

As can be seen in Figure 4.8, there are not any local or regional trails in Joyfield Township. It’s an absence noted by the citizens who requested a multimodal bridge over the Betsie River, and by planning commissioners who formulated a Cornerstone directing increased connection with regional trails.

Preferred strategies for increasing trail access for Joyfield Township residents include connecting with the Betsie River Pathway and the Swamp Road trailhead, paving road shoulders of sufficient width to accommodate nonmotorized transportation, and including snowmobiles and other motorized all-terrain vehicles in trail planning.



Concept Photo: Bridge over the Betsie River by King Road



Land

Today, nearly all of Joyfield Township—90%—is devoted to plants (existing land use category of “agriculture” or “forest”) or housing (“rural residential”). The biggest human-made alteration to the Joyfield landscape is US-31, which bisects the township on its way from Bear Lake to Benzonia and provides the setting for what commercial activities do take place in the township. M-115 also wanders in from the east, connecting with US-31 to form the most urbanized node in the township at the center of its northern limit.

4.9: Land Dashboard

Land Dashboard

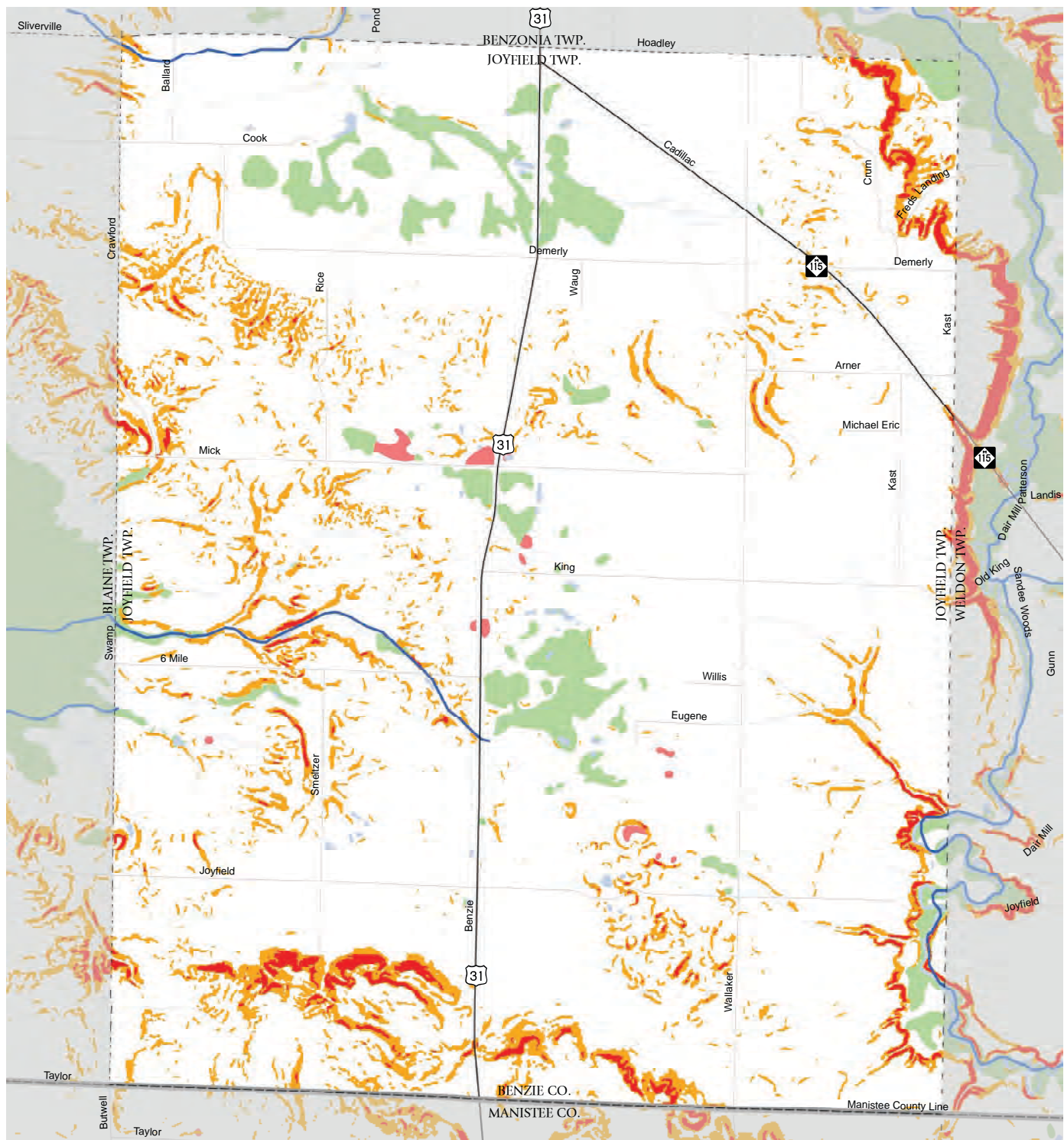
Percentages indicate proportion of total land area except where noted

TOPOGRAPHY				
Elevation		Slopes		Critical dunes
Low: 620 feet above sea level		0-1 degrees:	3,360 acres	26%
High: 1,085 feet above sea level		1.1-5 degrees:	6,001 acres	47%
Range: 465 feet		5.1-9 degrees:	1,974 acres	15%
		9.1-16 degrees:	883 acres	7%
		16.1-80 degrees:	156 acres	1%
				0 acres

WATER		
Surface Water	Rivers	Wetlands
35.3 acres 0.3%	23.3 miles 0.2%	Emergent (characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens): 29 acres 0.2%
	Trout Streams: 4 miles 17% of river length	Lowlands, Shrub, Wooded (characterized by low elevation and woody vegetation): 594 acres 5%

PUBLIC LAND USE				
Roads	Regional Trails	Conserved Land	State Land	Federal Land
45.4 miles 0.4%	0 miles	GTRLC: 104 acres 1%	Commercial Forest Act: 216 acres 2%	0 acres

4.10 Natural Features map



LAKES TO LAND

Joyfield Township Natural Features

Data Sources: State of Michigan Geographic Data Library, Benzie and Manistee County Equalization

- County Boundary
- Township Boundary
- Major Roads
- Minor Roads

Wetland Type:

- Lowland, Shrub, or Wooded
- Emergent
- Trout Stream

Slope Degree:

- 9.1 - 16
- 16.1 - 40

Land Use

The land use section of this master plan provides an analysis of existing land use conditions and a proposed future land use development scenario. It contains two distinct maps: the existing land use map and future land use map.

The existing land use map depicts how the property within the jurisdiction is currently developed. It shows how the land is actually used, regardless of the current zoning, lack of zoning, or future land use map designation—it is what you see happening on the property.

The future land use map of a master plan is a visual representation of a community’s decisions about the type and intensity of development for every area of the municipality. These decisions, represented by the community’s land use categories, are

based on a variety of factors and are guided by the goals developed earlier in the master planning process—the Cornerstones and Building Blocks presented earlier in this plan. Although the future land use map is a policy document rather than a regulatory document, meaning that it is not legally binding once adopted, it is used to guide the creation of the zoning ordinance and the zoning map, and it supports land use decisions about variances, new development, and sub-area planning. That makes it perhaps the most important part of your master plan, as it defines how community land uses should be organized into the future.

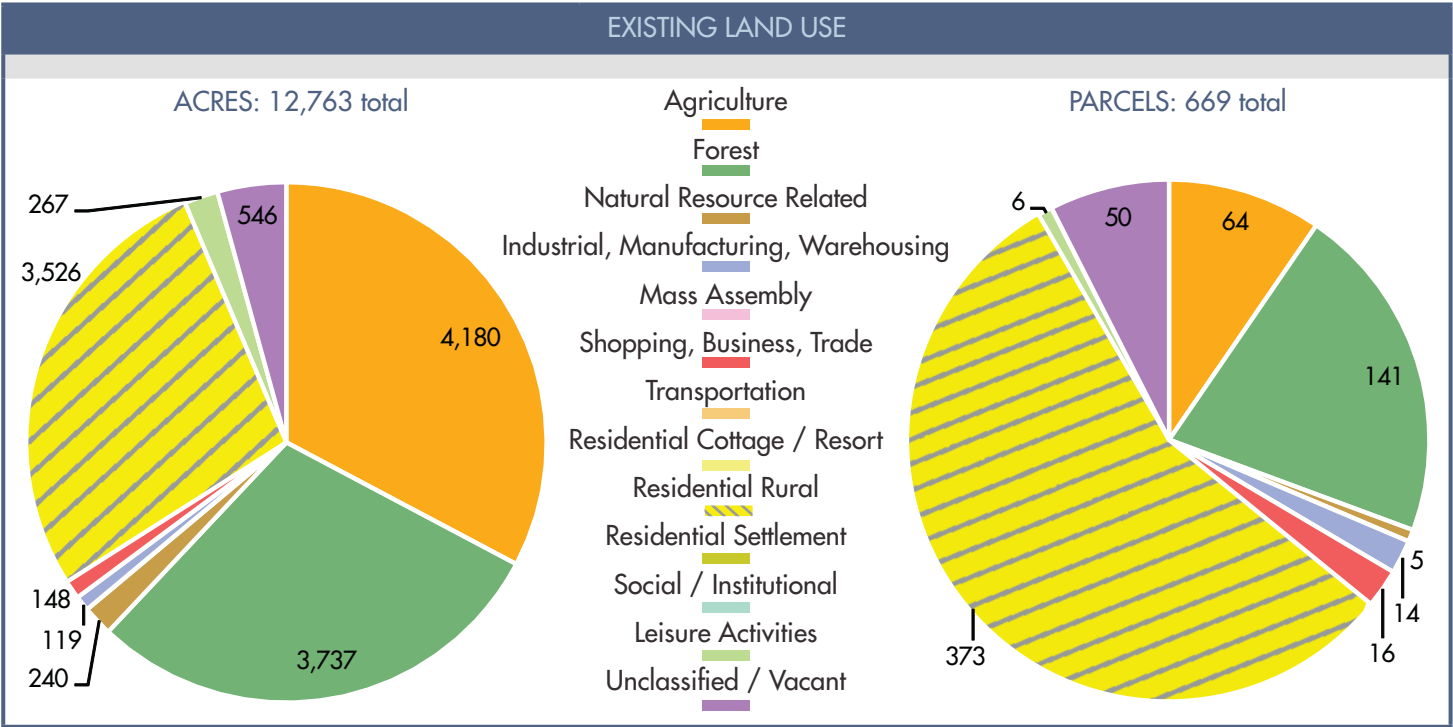
A part of the development of the future land use map is a discussion of the major land use related issues facing the community, how they interrelate with the Cornerstones and Building Blocks, and strategies that may be

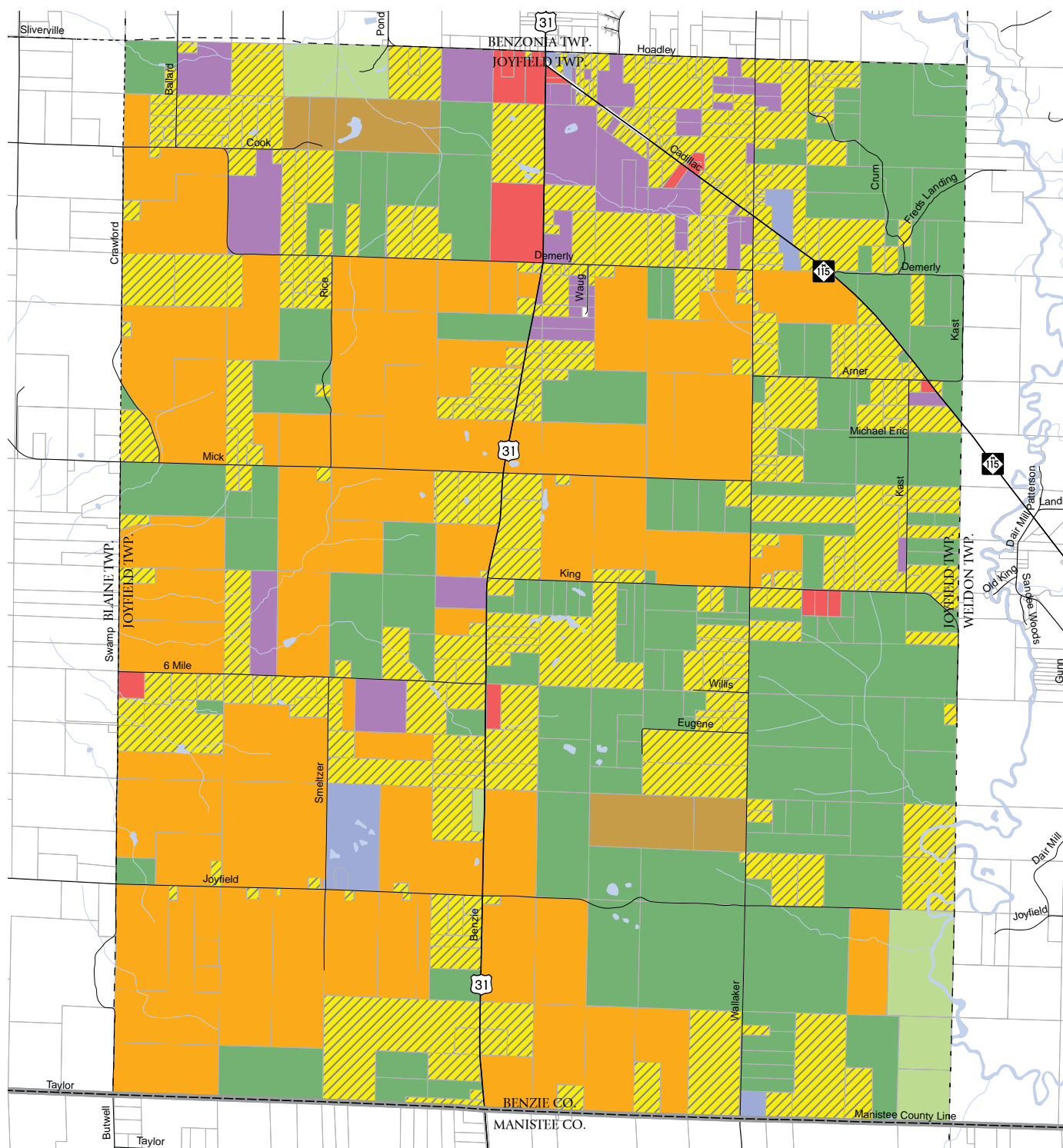
undertaken to achieve the desired future land use. But at the heart of planning for future land use is a picture of how the physical development of the community will take shape. Simply put, this section describes how, physically, the community will look in 15 to 20 years.

Factors considered when preparing the future land use map include:

- 1. Community Character. How will the land uses promote that character?
- 2. Adaptability of the Land. What physical characteristics (wetlands, ridges, lakes, etc.) need to be considered when planning for future development? How do the land uses for those areas reflect the uniqueness of the land?
- 3. Community Needs. What housing, economic development, infrastructure, or other

4.11: Existing land use chart and map (inventory 2013)

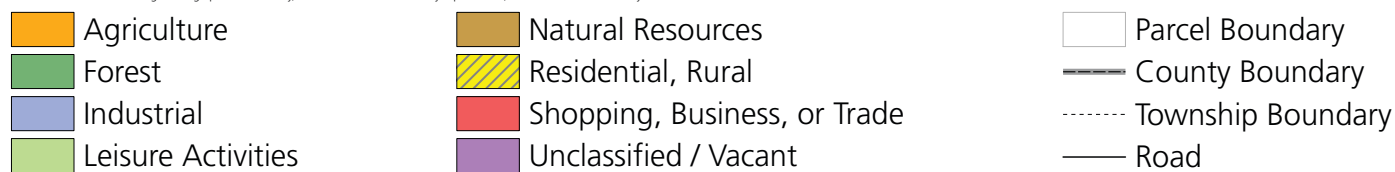




LAKES TO LAND

Joyfield Township Existing Land Use

Data Sources: State of Michigan Geographic Data Library, Benzie and Manistee County Equalization, 2012-2013 Land Inventory



needs should the community consider planning for?

4. Services. How are we ensuring that existing infrastructure is used efficiently, and that new infrastructure is planned for areas where new development is anticipated?
5. Existing and New Development. How will new development in the community relate to existing development?

Existing and future land use maps are both different from a zoning map, which is the regulatory document depicting the legal constraints and requirements placed on each parcel of land. The parcels are classified into zoning districts, which are based on the future land use map. When owners want to develop or use their property in ways that do not conform to the zoning map, the planning commission uses the future land use map and the master plan to consider whether the proposed development conforms to existing regulations and policy.

Three major land uses in Joyfield Township are residential, commercial, and agricultural. This mix of uses creates and enhances the rural and scenic character of the community, and its continuation is supported by the Cornerstones.

Agricultural

Farming has been a mainstay of the Township since its settlement in 1863. According to William Joy, one of the township's founders, it is "well watered by numerous spring brooks, the soil mostly a rich, sandy loam, is high and rolling and well adapted to farming and fruit raising; it contains some of the largest and finest farms and orchards in the county."

As a component of the community engagement process, a special meeting was held with the farming community. Ideas were wide-ranging, but several focused on establishing small lot sizes to avoid consumptive land practices, giving local farm owners power to create residential lots on the least productive farmland, and encouraging compact and clustered development. The concern is that dividing the land into parcels larger than five acres to accommodate a single family dwelling can pull value crop land and orchards out of production and begin to erode the inherent efficiencies associated with farming large, contiguous tracts of land.

The continuation and expansion of agriculture is referenced in four of the seven community Cornerstones. However, agriculture as an economic

component of the Township is clearly articulated in the Cornerstone discussing the enhancement of agriculture and farming and the need to provide value-added opportunities to the agricultural community through zoning and land development policies.

Recent Michigan State University - Extension research notes that the retirement age of Michigan farmers is approaching and many have no succession plans or opportunities to transfer farming operations to other family members. This situation may lead to large parcels of once productive farmland going fallow awaiting other uses. As a result, the farming economy will decline and with it associated jobs.

Commercial

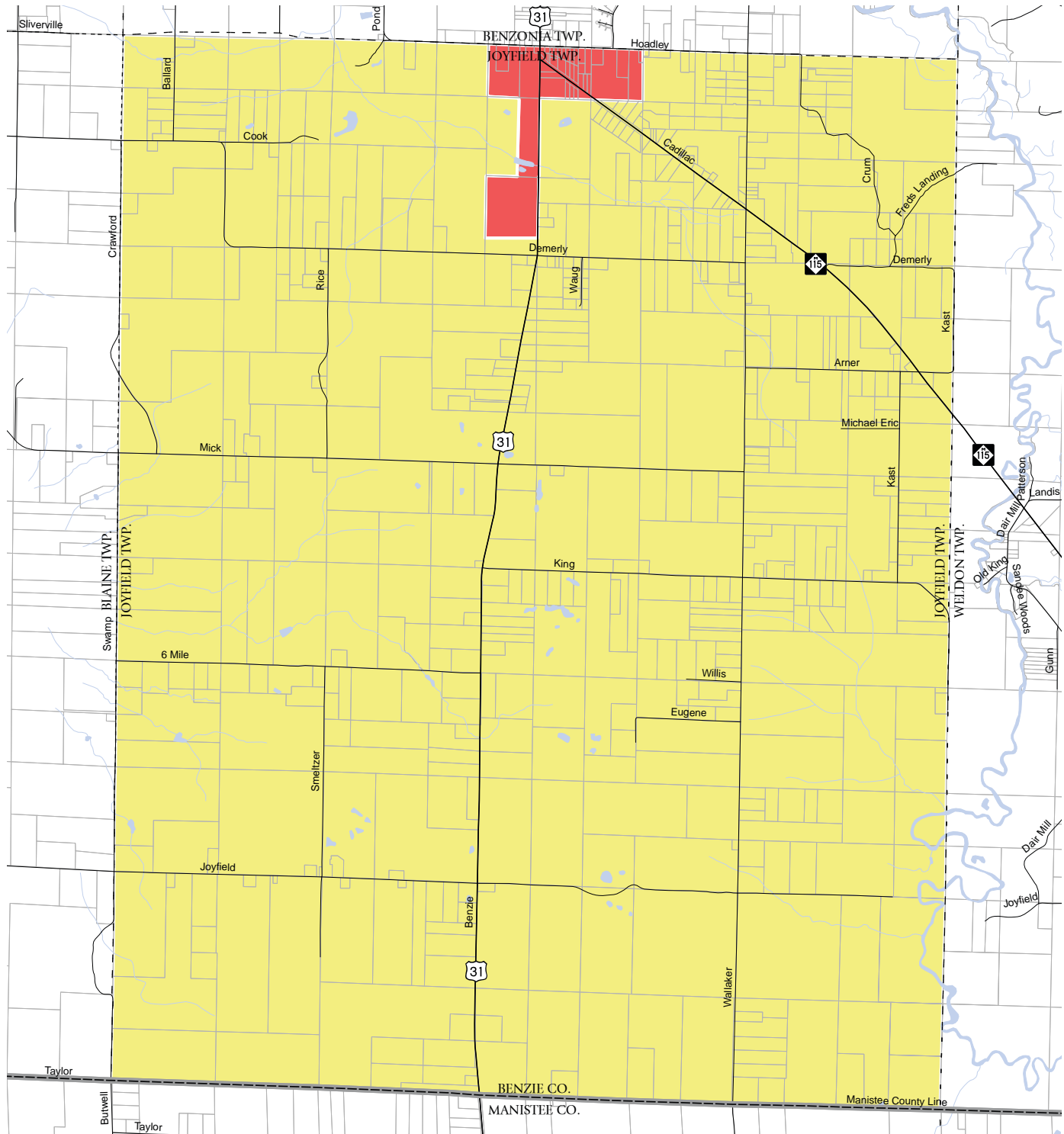
Commercial areas are those that have been, and are intended to be, developed with retail, personal service, office, and light industrial facilities. The Commercial category captures the portion of the township that is adjacent to neighboring Benzonia Township and continues its commercial corridor at the crossroads of US-31 and M-115.

There are a few non-conforming commercial land uses positioned within the interior of the township.

4.12 Residential characteristic changes, 2000-2010

	2000	2010	% Change
Population	777	799	2.8%
Median age	39.0	45.0	13.3%
% Population aged 65+	13.8	18.4	25.0%
Housing units	338	404	16.3%
% Housing for seasonal use	8.0	15.1	47.0%







4.13: Future Land Use map



LAKES TO LAND

Joyfield Township Future Land Use

Data Sources: State of Michigan Geographic Data Library, Benzie and Manistee County Equalization

-  Parcel Boundary
  Commercial*
-  County Boundary
  Rural
-  Township Boundary
-  Road

*Commercial Reflects County Zoning As Of 2010



4.14: Land use images

Some of those commercial uses may be considered non-conforming land uses, as they do not coincide with the surrounding and dominant land use activity. Other commercial uses may be considered home occupations that may need to consider locating in a commercial district once the business expands and begins to infringe on adjacent non-commercial properties.

The commercial area noted on the Future Land Use Map in 4.13 is based on the former Benzie County Zoning map which designated these properties as commercial. Because the Township's population is not expected to increase significantly enough to warrant additional commercial property the same area is considered reasonable.

Residential

Residential land use is an asset to the Joyfield community. It forms a substantial portion of the tax base and adds to the visual character of the community. The residents on the land, of course, are also among Joyfield's greatest assets, offering stewardship, volunteerism, and activity.

As can be seen in table 4.12, Joyfield Township's population has remained relatively stable in number between 2000 and 2010 while its characteristics have shifted. Its median age increased by 6 years, or 13.3%, and its proportion of citizens aged 65 and above has increased by 25%.

These numbers indicate the importance of the growing retiree community within the township. Concurrently, a modest increase of 16.3% in housing units has seen an accompanying 47% increase in the proportion of those housing units that are for seasonal or recreational use.



Rural - Agricultural land use



Rural - Residential land use



Commercial corridor land use Images: Google Earth

Future Land Use Categories

Rural

The Rural designation includes residential uses, agricultural uses, ag-related industry, and cottage industries. The coexistence of these uses creates the rural and scenic character of Joyfield Township, and all are encouraged and supported within the Rural district.

Like many rural communities, Joyfield Township has several scattered commercial/business enterprises that have developed outside of planned commercial districts. Although the Future Land Use map envisions the concentration of business enterprises at the US-31 and M-115 intersection, it recognizes that these isolated but thriving businesses need to have the same protections afforded to businesses within the commercial district. To this end, the zoning regulations when drafted will include a special designation for these properties in order to ensure their conformity and continuance.

Commercial

The Commercial category encompasses land near the US-31/M-115 intersection and is intended for retail, service, office, and light industrial facilities. The area is condensed

primarily to a small section of the US-31 corridor to discourage commercial corridor sprawl, a continuation of the pattern prescribed by the Benzie County Zoning Ordinance before its dissolution.

Zoning Plan

The future land use map for Joyfield Township classifies the entire township into two land use categories: commercial and rural. As noted on the future land use map (figure 4.13), all of the land in the township, with the exception of the intersection of US-31 and M-115, is classified as rural. The rural land use category includes farms, rural residential properties, institutional uses, orchards and agriculture-related processing.

When a zoning ordinance is enacted, it is envisioned to have two zoning districts: commercial and rural. It is suggested that the rural zoning district set minimum lot sizes at 2.5 acres. In addition, as noted above, the existence of business enterprises outside of the commercial district contributes to the "rural" character of the township. As a result, the Rural zoning district should include as special uses those properties which currently have operable businesses. These may be retail, storage, processing, construction-related or distribution businesses.

Action Plan

The overall success of the Joyfield Township Master Plan will be determined by how many of the recommendations have been implemented.

This linkage between master plan acceptance and its eventual implementation is often the weakest link in the planning and community building process. All too often we hear that familiar phrase, "The plan was adopted and then sat on the shelf." The plan is cited as the failure, but the real culprit was the failure to execute or implement the plan.

Implementation of the Joyfield Township Master Plan is predicated on the completion of the tasks outlined in the Action Plan. A critical component of the Action Plan is the preparation of the zoning ordinance.

4.15 Action plan

RECOMMENDED IMPLEMENTATION STRATEGY 2013 – 2018		
Action Item	Description	Responsible Party
Planning Commission training	This is an opportune time to have Planning Commission members go through the MSU Extension Citizen Planner program.	Joyfield Township Planning Commission <i>(note: The township should check with its municipal insurance carrier for PC member scholarships)</i>
Zoning ordinance	Prepare a Township Zoning Ordinance.	Planning Commission and Board of Trustees
Non-motorized trail plan	Work through the L2L Regional Initiative to prepare a non-motorized trail plan.	Planning Commission
Agricultural strategy	Participate the the L2L Regional Agricultural Committee to define and prepare regional strategies which promote the continuation and economic viability of farming.	Planning Commission

Appendix A

Sources and Data

Farmers' Meeting

The general public, with an emphasis on the agricultural community, was invited to two public meetings with the express purpose of understanding farmers' needs in relation to planning and zoning. One was held in at Joyfield Township Hall on March 7, 2013, and was attended by members of the Joyfield Township agricultural community. Two Joyfield Township farmers also attended the other meeting at Blaine Township Hall on November 26, 2012.

All the information generated was recorded in the minutes of the meeting. At the Joyfield meeting, the facilitator reviewed this collaboration and Joyfield's priorities before asking, "What to the farms need from planning and zoning to ensure that they are viable over the next 20 years without compromising other priorities of the township?" Each table brainstormed the initial question for about 15 minutes, then reported their results to the whole group. Participants were then asked, "What is needed to make this opportunity successful? What are the roadblocks that could prevent success?" The results presented here were used to inform the writing of this master plan.

Local "What do the farms need to ensure they are viable over the next 20 years while also ensuring we maintain the scenic rural character of Joyfield Township?"

- Keep land divisions to 80 acres
- Leave us alone—no zoning
- Agriculture should be number 1 —change your priorities
- We don't always make decisions for business based on scenic beauty
- We need the ability to build industrial facilities to support our agricultural industry and maintain it
- Support for migrant work force and housing
- Good roads for hauling produce and farm products
- Support for more affordable electrical energy
- Further land preservation must support the Township tax structure—pay their taxes
- Added support for the Right to Farm Act
- Industry that supports farming/agriculture, such as slaughterhouses and processing
- Local marketing/buy local initiatives (food hub)
- Cluster development instead of large parcels being divided up and sold
- Include Agricultural Tourism in the zoning ordinance (examples: Equestrian Trail System, winery, brewery, cider mill, riding stables)
- Include equestrian campgrounds to accommodate trail rides in the zoning ordinance
- Increase flexibility and ability to diversify without "having to ask permission."

"What is needed to make this opportunity successful? What are the roadblocks that could prevent success?"

- No zoning—minimum zoning if needed
- Let us use our land as we see fit to make a living
- "I believe 90% of the people here, are here to see how bad they are going to get screwed"
- Avoid zoning that dictates what I grow
- Avoid restrictive ordinances and allow farmers more flexibility
- Avoid restrictive zoning that hampers the ability to make a living
- Lands splits at 2.5 acres
- Cluster development
- Lease to legitimate industry—wind/gas/oil
- Do not impede our land rights
- Avoid redundancies in regulations and protect the ability to diversify freely
- Roadblocks include: polarized viewpoints, biased leadership, outside influence, lack of representation

*State /
National*

- Change state law to allow farmland to be passed down to generations without property tax increases (uncapping)

Business Meeting

The general public, with an emphasis on the business community, was invited to a public meeting with the express purpose of address commercial needs in relation to planning and zoning. The meeting was held on January 16, 2014 at Joyfield Township Hall.

Uses Currently Identified by the Businesses Present

- Light Industrial
- Fruit Processing
- Freezer Warehousing (Cold Storage)
- Farming Orchards
- Commercial Fishing (?)
- Federal Firearms License
- Auto Salvage
- Trucking Company
- Light Duty Assembly
- Security Business
- General Contractors
- Auto Parts
- Country Gun Shop
- Country Gallery and Frame
- Heritage Hills Farms

Ideas Offered by Participants

- 3 Make ordinance very adaptable/flexible to accommodate people's need to make ends meet
- 2 Need to look at mixed use (residential and commercial)
- 2 Current business district in Master Plan is too small
- 2 Allow for reasonable business expansion
- 1 Storage buildings: How many? And, how big?
- 1 Leave along; no zoning
- 1 Have limited restrictions and regulations
- 1 Fireworks: Time to shoot?
- 1 Fire – New setbacks
- 1 Fencing regulations and restrictions
- 1 Extend commercial district on US-31 and M-115 to Township limits at least 1/4 mile deep on either side of the road
- 1 Do not write a zoning ordinance that makes existing businesses non-conforming
- 1 Cost for variances
- 1 Collaborate with other communities for infrastructure and utilities (natural gas, Internet, electric)
- 1 Class A road access; improve to Class A
- 1 Agriculture on commercial
- Retail traffic in rural areas
- Allow business/commercial transfer after a death or illness

Sources

Tab 2 – by Page

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Tab 4 – by Subject

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Data

US Census Bureau, American Community Survey 2006-2010, Selected Social Characteristics (DP02), Selected Economic Characteristics (DP03), and Selected Housing Characteristics (DP04)

Subject	Joyfield Estimate	Percent change per year
POPULATION		
1990	565	NA
2000	777	3.75%
2010	799	0.28%
2016 (proj.)	832	0.41%
HOUSING OCCUPANCY		
Total Housing Units	404	404
Owner-occupied	281	69.6%
Renter-occupied	32	7.9%
Seasonal/Recreational/Occasional use	61	15.1%
Vacant - For Sale, For Rent, etc.	30	7.4%
Total	X	100%
EDUCATIONAL ATTAINMENT		
Population 25 years and over	513	513
Less than high school	69	13.40%
High school graduate and equivalency	216	42.10%
Some college, no degree	106	20.70%
Associate's degree	54	10.50%
Bachelor's degree	51	9.90%
Graduate or professional degree	17	3.30%
Total	X	100%
Percent high school graduate or higher	(X)	86.50%
Percent bachelor's degree or higher	(X)	13.30%
SCHOOL ENROLLMENT		
Population enrolled in school	153	19.15%
CLASS OF WORKER		
Civilian employed population 16 years and over	256	256
Private wage and salary workers	204	79.70%
Government workers	31	12.10%
Self-employed in own not incorporated business workers	21	8.20%
Unpaid family workers	0	0.00%
Total	X	100%
Private sector jobs	87.9%	
INCOME AND BENEFITS (IN 2010 INFLATION-ADJUSTED DOLLARS)		
Total households	288	288
Less than \$10,000	20	6.90%
\$10,000 to \$14,999	25	8.70%
\$15,000 to \$24,999	32	11.10%
\$25,000 to \$34,999	60	20.80%
\$35,000 to \$49,999	43	14.90%
\$50,000 to \$74,999	56	19.40%
\$75,000 to \$99,999	37	12.80%
\$100,000 to \$149,999	15	5.20%
\$150,000 to \$199,999	0	0.00%
\$200,000 or more	0	0.00%
Total	X	100%

Median household income (dollars)	35,972	(X)
Very low income	77	26.7%
Low income	60	20.8%
Moderate income	99	34.4%
High income	52	18.1%
Very high income	0	0.0%
Per capita income	18,861	(X)
Median earnings for workers (dollars)	22,284	(X)
Median earnings for male full-time, year-round workers (dollars)	38,333	(X)
Median earnings for female full-time, year-round workers (dollars)	31,250	(X)
POVERTY		
All families	(X)	8.00%
All people	(X)	11.50%
Under 18 years	(X)	10.00%
Receiving food stamps	36	12.50%
Receiving cash assistance	9	3.10%
INDUSTRY		
Civilian employed population 16 years and over	256	256
Agriculture, forestry, fishing and hunting, and mining	9	4%
Construction	24	9%
Manufacturing	26	10%
Wholesale trade	5	2%
Retail trade	42	16%
Transportation and warehousing, and utilities	12	5%
Information	12	5%
Finance and insurance, and real estate and rental and leasing	0	0%
Professional, scientific, and management, and administrative and waste management services	9	4%
Educational services, and health care and social assistance	62	24%
Arts, entertainment, and recreation, and accommodation and food services	39	15%
Other services, except public administration	10	4%
Public administration	6	2%
Total	X	100%
Manufacturing to retail jobs	0.62	
Non-retail	165	
Retail, arts, accommodations, food	81	
Non-retail to retail, arts, acc., food	2.04	

EMPLOYMENT STATUS		
Population 16 years and over	571	571
In labor force	319	55.90%
Civilian labor force	319	55.90%
Employed	256	44.80%
Unemployed	63	11.00%
Armed Forces	0	0.00%
Not in labor force	252	44.10%
Civilian labor force	319	319
Percent Unemployed	(X)	19.70%
Total	X	100%
Jobs per 1,000 residents	320	
Non-service jobs per 1,000 residents	259	
COMMUTING TO WORK		
Workers 16 years and over	251	251
Drove alone	201	80.10%
Carpooled	19	7.60%
Public transit (except taxi)	10	4.00%
Walked	3	1.20%
Other means	2	0.80%
Worked at home	16	6.40%
Total	X	100%
Workers who commute	235	93.63%
Commuters who drive alone		85.53%
Mean travel time to work (minutes)	20.4	(X)
HOUSEHOLDS BY TYPE		
Total households	288	288
Average household size	2.41	(X)
Average family size	2.89	(X)
VETERAN STATUS		
Civilian population 18 years and over	539	539
Civilian veterans	104	19.30%
OCCUPATION		
Management, business, science, and arts occupations	71	27.70%
Service occupations	49	19.10%
Sales and office occupations	55	21.50%
Natural resources, construction, and maintenance occupations	45	17.60%
Production, transportation, and material moving occupations	36	14.10%
Total	X	100%

VALUE		
Owner-occupied units	270	270
Median home value (dollars)	146,800	(X)
MORTGAGE STATUS		
Owner-occupied units	270	270
Housing units with a mortgage	155	57.40%
Housing units without a mortgage	115	42.60%
Total	X	100%
GROSS RENT		
Occupied units paying rent	11	11
Median rent (dollars)	838	(X)
HOUSE HEATING FUEL		
Occupied housing units	288	288
Utility gas	11	3.80%
Bottled, tank, or LP gas	165	57.30%
Electricity	16	5.60%
Fuel oil, kerosene, etc.	33	11.50%
Coal or coke	0	0.00%
Wood	59	20.50%
Solar energy	0	0.00%
Other fuel	4	1.40%
No fuel used	0	0.00%
Total	X	100%
YEAR STRUCTURE BUILT		
Total housing units	389	389
Built 2005 or later	31	8.00%
Built 2000 to 2004	59	15.20%
Built 1990 to 1999	87	22.40%
Built 1980 to 1989	43	11.10%
Built 1970 to 1979	66	17.00%
Built 1960 to 1969	24	6.20%
Built 1950 to 1959	11	2.80%
Built 1940 to 1949	21	5.40%
Built 1939 or earlier	47	12.10%
Total	X	100%

US Census Bureau, American Community Survey 2006-2010, Selected Social Characteristics (DP02)

HOUSEHOLDS BY TYPE				
Total households	288	+/-39	288	(X)
Family households (families)	187	+/-31	64.90%	+/-8.4
With own children under 18 years	72	+/-27	25.00%	+/-8.3
Married-couple family	167	+/-30	58.00%	+/-8.4
With own children under 18 years	58	+/-23	20.10%	+/-7.4
Male householder, no wife present, family	10	+/-13	3.50%	+/-4.5
With own children under 18 years	10	+/-13	3.50%	+/-4.5
Female householder, no husband present, family	10	+/-8	3.50%	+/-2.9
With own children under 18 years	4	+/-5	1.40%	+/-1.8
Nonfamily households	101	+/-30	35.10%	+/-8.4
Householder living alone	79	+/-27	27.40%	+/-8.0
65 years and over	26	+/-14	9.00%	+/-4.8
Households with one or more people under 18 years	75	+/-27	26.00%	+/-8.2
Households with one or more people 65 years and over	90	+/-23	31.30%	+/-7.8
Average household size	2.41	+/-0.30	(X)	(X)
Average family size	2.89	+/-0.31	(X)	(X)

PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL		
All families	8.00%	+/-5.4
With related children under 18 years	5.30%	+/-7.2
With related children under 5 years only	0.00%	+/-100.0
Married couple families	6.60%	+/-5.3
With related children under 18 years	6.60%	+/-8.9
With related children under 5 years only	0.00%	+/-100.0
Families with female householder, no husband present	40.00%	+/-47.3
With related children under 18 years	0.00%	+/-100.0
With related children under 5 years only	-	**
All people	11.50%	+/-5.4
Under 18 years	10.00%	+/-13.6
Related children under 18 years	10.00%	+/-13.6
Related children under 5 years	76.90%	+/-36.4
Related children 5 to 17 years	3.10%	+/-4.5
18 years and over	11.90%	+/-4.4
18 to 64 years	11.80%	+/-5.2
65 years and over	12.00%	+/-8.1
People in families	8.30%	+/-6.5
Unrelated individuals 15 years and over	23.90%	+/-10.5

Notes for US Census Bureau, American Community Survey 2006-2010, Tables S2403 and S2404 (following pages)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The methodology for calculating median income and median earnings changed between 2008 and 2009. Medians over \$75,000 were most likely affected. The underlying income and earning distribution now uses \$2,500 increments up to \$250,000 for households, non-family households, families, and individuals and employs a linear interpolation method for median calculations. Before 2009 the highest income category was \$200,000 for households, families and non-family households (\$100,000 for individuals) and portions of the income and earnings distribution contained intervals wider than \$2,500. Those cases used a Pareto Interpolation Method.

Industry codes are 4-digit codes and are based on the North American Industry Classification System 2007. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

While the 2006-2010 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

S2403: INDUSTRY BY SEX AND MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS) FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER 2006-2010 American Community Survey 5-Year Estimates												
Subject Joyfield township, Benzie County, Michigan												
	Total			Male			Female			Median earnings:		
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Estimate	Margin of Error	Estimate
Civilian employed population 16 years and over	256	+/-48	56.3%	+/-6.6	43.8%	+/-6.6	27,200	+/-2,975	30,000	+/-7,491	26,364	+/-4,831
Agriculture, forestry, fishing and hunting, and mining:	9	+/-7	100.0%	+/-90.9	0.0%	+/-90.9	16,250	+/-26,125	16,250	+/-26,131	-	**
Agriculture, forestry, fishing and hunting	9	+/-7	100.0%	+/-90.9	0.0%	+/-90.9	16,250	+/-26,125	16,250	+/-26,132	-	**
Mining, quarrying, and oil and gas extraction	0	+/-109	-	**	-	**	-	**	-	**	-	**
Construction	24	+/-15	83.3%	+/-22.4	16.7%	+/-22.4	41,875	+/-11,649	40,625	+/-12,222	-	**
Manufacturing	26	+/-16	69.2%	+/-19.4	30.8%	+/-19.4	26,667	+/-22,645	46,250	+/-49,818	8,333	+/-3,089
Wholesale trade	5	+/-6	60.0%	+/-54.8	40.0%	+/-54.8	30,417	+/-63,220	-	**	2,500-	***
Retail trade	42	+/-25	40.5%	+/-24.3	59.5%	+/-24.3	16,250	+/-9,816	15,750	+/-10,672	17,083	+/-15,505
Transportation and warehousing, and utilities:	12	+/-10	100.0%	+/-78.7	0.0%	+/-78.7	21,667	+/-8,356	21,667	+/-8,356	-	**
Transportation and warehousing	12	+/-10	100.0%	+/-78.7	0.0%	+/-78.7	21,667	+/-8,356	21,667	+/-8,356	-	**
Utilities	0	+/-109	-	**	-	**	-	**	-	**	-	**
Information	12	+/-13	83.3%	+/-48.4	16.7%	+/-48.4	46,000	+/-29,525	-	**	-	**
Finance and insurance, and real estate and rental and leasing:	0	+/-109	-	**	-	**	-	**	-	**	-	**
Finance and insurance	0	+/-109	-	**	-	**	-	**	-	**	-	**
Real estate and rental and leasing	0	+/-109	-	**	-	**	-	**	-	**	-	**

[illegible]

S2404: INDUSTRY BY SEX AND MEDIAN EARNINGS IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS) FOR THE FULL-TIME, YEAR-ROUND CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER
2006-2010 American Community Survey 5-Year Estimates

Subject	Joyfield township, Benzie County, Michigan											
	Total		Male		Female		Median earnings (dollars)		Median earnings: male		Median earnings: female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Full-time, year-round civilian employed population 16 years and over	165	+/-40	60.6%	+/-9.0	39.4%	+/-9.0	34,583	+/-11,061	38,333	+/-12,627	29,583	+/-7,960
Agriculture, forestry, fishing and hunting, and mining:	3	+/-4	100.0%	+/-100.0	0.0%	+/-100.0	-	**	-	**	-	**
Agriculture, forestry, fishing and hunting	3	+/-4	100.0%	+/-100.0	0.0%	+/-100.0	-	**	-	**	-	**
Mining, quarrying, and oil and gas extraction	0	+/-109	-	**	-	**	-	**	-	**	-	**
Construction	18	+/-12	77.8%	+/-30.8	22.2%	+/-30.8	41,875	+/-18,121	40,625	+/-11,337	-	**
Manufacturing	20	+/-13	90.0%	+/-17.2	10.0%	+/-17.2	31,667	+/-41,441	46,250	+/-49,818	-	**
Wholesale trade	3	+/-4	100.0%	+/-100.0	0.0%	+/-100.0	-	**	-	**	-	**
Retail trade	22	+/-15	45.5%	+/-27.4	54.5%	+/-27.4	21,875	+/-9,028	21,250	+/-12,136	21,875	+/-7,962
Transportation and warehousing, and utilities:	2	+/-5	100.0%	+/-100.0	0.0%	+/-100.0	-	**	-	**	-	**
Transportation and warehousing	2	+/-5	100.0%	+/-100.0	0.0%	+/-100.0	-	**	-	**	-	**
Utilities	0	+/-109	-	**	-	**	-	**	-	**	-	**
Information	10	+/-13	100.0%	+/-86.3	0.0%	+/-86.3	-	**	-	**	-	**
Finance and insurance, and real estate and rental and leasing:	0	+/-109	-	**	-	**	-	**	-	**	-	**
Finance and insurance	0	+/-109	-	**	-	**	-	**	-	**	-	**
Real estate and rental and leasing	0	+/-109	-	**	-	**	-	**	-	**	-	**

[illegible]

Esri Business Analyst

Financial Expenditures			
Joyfield Township			
Area: 19.99 Square Miles			
	Spending Potential Index	Average Amount Spent	Total
Assets			
Market Value			
Checking Accounts	69	\$3,879.43	\$1,224,155
Savings Accounts	71	\$9,063.34	\$2,859,938
U.S. Savings Bonds	83	\$330.11	\$104,165
Stocks, Bonds & Mutual Funds	61	\$22,969.81	\$7,248,124
Annual Changes			
Checking Accounts	35	\$88.64	\$27,970
Savings Accounts	59	\$224.12	\$70,720
U.S. Savings Bonds	308	\$7.11	\$2,244
Earnings			
Dividends, Royalties, Estates, Trusts	73	\$691.48	\$218,195
Interest from Savings Accounts or Bonds	70	\$622.96	\$196,575
Retirement Plan Contributions	63	\$840.89	\$265,342
Liabilities			
Original Mortgage Amount	48	\$9,924.83	\$3,131,781
Vehicle Loan Amount 1	93	\$2,439.41	\$769,755
Amount Paid: Interest			
Home Mortgage	57	\$2,567.47	\$810,164
Lump Sum Home Equity Loan	65	\$81.42	\$25,691
New Car/Truck/Van Loan	81	\$164.04	\$51,764
Used Car/Truck/Van Loan	100	\$156.69	\$49,445
Amount Paid: Principal			
Home Mortgage	66	\$1,265.41	\$399,300
Lump Sum Home Equity Loan	69	\$112.31	\$35,439
New Car/Truck/Van Loan	81	\$873.85	\$275,743
Used Car/Truck/Van Loan	101	\$744.00	\$234,769
Checking Account and Banking Service Charges	70	\$18.93	\$5,973
Finance Charges, excluding Mortgage/Vehicle	71	\$168.55	\$53,186
Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. Annual change may be negative. 1 Vehicle Loan Amount is the amount of a loan for a car, truck, van, boat, camper, motorcycle, motor scooter, or moped, excluding interest. Source: Esri forecasts for 2011 and 2016; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.			

Business Summary				
Joyfield township, MI (2601942000)				
Geography: County Subdivision				
Data for all businesses in area	Joyfield township, MI (26...			
Total Businesses:		32		
Total Employees:		223		
Total Residential Population:		804		
Employee/Residential Population Ratio:		0.28		
	Businesses		Employees	
by NAICS Codes	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	9.4%	9	4.0%
Mining	0	0.0%	0	0.0%
Utilities	1	3.1%	9	4.0%
Construction	8	25.0%	27	12.1%
Manufacturing	1	3.1%	25	11.2%
Wholesale Trade	3	9.4%	95	42.6%
Retail Trade	3	9.4%	18	8.1%
Motor Vehicle & Parts Dealers	0	0.0%	0	0.0%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	1	3.1%	1	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%
Food & Beverage Stores	1	3.1%	15	6.7%
Health & Personal Care Stores	0	0.0%	0	0.0%
Gasoline Stations	0	0.0%	0	0.0%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%
General Merchandise Stores	0	0.0%	0	0.0%
Miscellaneous Store Retailers	1	3.1%	2	0.9%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	1	3.1%	2	0.9%
Information	0	0.0%	0	0.0%
Finance & Insurance	1	3.1%	2	0.9%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	0	0.0%	0	0.0%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	1	3.1%	2	0.9%
Real Estate, Rental & Leasing	1	3.1%	1	0.4%
Professional, Scientific & Tech Services	2	6.3%	17	7.6%
Legal Services	0	0.0%	0	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation Services	2	6.3%	3	1.3%
Educational Services	0	0.0%	0	0.0%
Health Care & Social Assistance	1	3.1%	4	1.8%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%
Accommodation & Food Services	1	3.1%	5	2.2%
Accommodation	1	3.1%	5	2.2%
Food Services & Drinking Places	0	0.0%	0	0.0%
Other Services (except Public Administration)	3	9.4%	3	1.3%
Automotive Repair & Maintenance	0	0.0%	0	0.0%
Public Administration	0	0.0%	0	0.0%
Unclassified Establishments	1	3.1%	3	1.3%
Total	32	100%	223	100%
Source: Business data provided by Infogroup, Omaha NE Copyright 2012, all rights reserved. Esri forecasts for 2011.				

Appendix B

Documentation

A complete packet has been assembled that includes

- “Intent to plan” notices
- Draft distribution notices
- Public hearing notices
- All received comments
- Meeting minutes related to consideration of comments
- Public hearing meeting minutes

A copy of this packet is on file at Joyfield Township Hall.

The documents are also available at
www.lakestoland.org/joyfield/master-plan/

As required by Michigan Public Act 33 of 2008, the Michigan Planning Enabling Act, the signed resolution adopting this master plan is on the inside cover.



LAKES TO LAND REGIONAL INITIATIVE

Implementation



Priority Sharing

The original scope of work for the collaboration, designed at the very beginning of the process, was focused on respecting and honoring the individuality and unique qualities of communities while developing opportunities for partnership and collaboration.

Given their potential utility to other communities, the appendix includes a generic copy of the resolutions that Lakes to Land governing bodies were asked to consider and pass to signify grassroots acceptance and understanding of Lakes to Land goals and principles. Just as Lakes to Land began within a collaborative framework, a culmination was envisioned in which all of the participating communities brought their completed master plans—whether written with Lakes to Land or independently—together to share their content and discuss the potential for implementation partnerships. The event was to be called a “Convention of Communities,” and would be both a working session and a celebration of the successful master planning process.

But it’s hard to accurately predict the conditions at the end of a pioneering undertaking. The Leadership Team’s monthly meetings over the course of the year and a half spent writing the master plans forged some deep and personal connections among the communities’ planning commissioners and leaders, and excitement to share in each others’ work built as the drafts neared completion. There is a long, quiet administrative stretch between when a planning commission completes its draft and when it is formally and finally adopted, and the Leadership Team wanted to capitalize on and spread some of the enthusiasm before it dissipated. Accordingly, they invited planning commissioners and appointed and elected officials from all of the participating communities as well

as the Little River Band of Ottawa Indians to a “Priority Sharing Meeting” on June 27, 2013. Fifty-nine people, including a couple of members of the public, attended. This unprecedented gathering of community planners and leaders was exciting and dynamic, occurring at the right time under the right circumstances—a situation that could hardly be planned even by the best planners.

The meeting opened with a locally-sourced, zero-waste feast of pizza and veggies organized by Crystal Lake Township leadership team member Sharron May. In preparation for the meeting, communities were asked to choose five priorities that could serve as an initial step to advance their goals and vision, and the consultant team presented the full list of 69 priorities before consolidating them into ten categories in order to indicate potential alliances. Demonstrating both the value and effect of momentum, Tim Ervin of Manistee Alliance for Success introduced a new grant awarded to the Initiative by the Michigan Department of Treasury for implementation and explained that the grant was written to target support for zoning and the development of an Agriculture Innovation District—both common themes that had emerged through the collaborative goal-setting process.

Ten posters, one for each theme and its associated priorities, were affixed to the wall. Participants were given





5.1 Shared Community Priorities table

SHARED COMMUNITY PRIORITIES	
AGRICULTURE	
Blaine	Consider developing an agriculture vitality strategy
Pleasanton	Develop agriculture -based economic development.
REDUCE BLIGHT AND NUISANCES	
Crystal Lake	Ordinances should be adopted and enforced from nuisances such as blight, noise, air, smoke, light and water pollution
Joyfield	Multi-township household dump day
Gilmore	Blight
Honor	Development of a blight/junk ordinance.
Bear Lake Twp	Develop an enforceable blight and junk ordinance and take steps to implement it.
Bear Lake Village	Eliminate blight
IMPROVE COMMUNICATIONS	
Crystal Lake	Improve communication and cooperation between Crystal Lake Township and its citizens and other local units of government.
Manistee	Reinstitute semi-annual meetings with neighboring townships
Manistee	Expand/Use Web Page and Facebook to promote Manistee and link to CVB, Chamber & AES
ECONOMIC DEVELOPMENT	
Crystal Lake	Encouraged development in locations with public services and consistent with the density, character, and development in the area and our Cornerstones
Elberta	Historic Life Saving Station Preservation
Joyfield	Growth in light industry/small business (training, zoning issues)
Manistee	Work with Main Street/DDA to recruit more business options
Manistee	Promote Guidebook for Economic Development/Job Creation
Honor	Develop design guidelines that expresses the community's vision for achieving a desired Village character.
Arcadia	Implement commercial streetscape improvements.
Manistee Twp.	Continue to welcome construction of large retail stores in the township
Bear Lake Village	Revitalize downtown



INFRASTRUCTURE: EXPAND AND IMPROVE	
Elberta	Sewer/Water infrastructure
Joyfield	Infrastructure - wireless, natural gas
Joyfield	Township roads - assessment, upgrades, trails
Blaine	Develop a road improvement plan to cover maintenance, site plans (private roads) and good communication and coordination with MDOT and County Road Commission.
Gilmore	Technology
Arcadia	Project analysis and feasibility study of installing a sanitary sewer system.
Arcadia	Utilize and develop the facilities at the Pleasant Valley Community Center to be the local and regional trail hub.
Frankfort	Create and Improve Way-finding signage and Enhance the commercial corridor through traffic controls and improved pedestrian/non-motorized access and off-street parking.
Frankfort	Adopt Energy Independence Plans, including community energy generation and reduction in grid-based energy based on fossil fuels.
Bear Lake Village	Affordable sewer
Onokama	High-speed Internet infrastructure
M-22 SCENIC HIGHWAY	
Gilmore	M-22 Scenic Highway Designation
Onokama	M-22 corridor/ Scenic Heritage route
EXPAND RECREATION OPPORTUNITIES AND IMPROVE EXISTING FACILITIES	
Honor	Purchase the vacant properties along South Street for the purpose of developing a public access point to the Platte River.
Elberta	Penfold Park Marina (dredging, raised boardwalk/fishing deck, kayak/canoe launch, connect to Betsie Valley Trail)
Elberta	Elberta beach park development (parking, picnic tables, restrooms, changing area, play area/landscaping)
Elberta	Elberta Dunes South (trail signs, benches, lookout platforms, natural-history signage, promote year round activities, self-composting style permanent restrooms)
Frankfort	Create new standards for public facilities in recreational destinations and develop public private partnership(s) to build these facilities
Manistee Twp.	Provide more access to the Big Manistee River
Bear Lake Twp.	Develop a parks and recreation plan.
Bear Lake Village	Community Center
Bear Lake Village	Park Facility/Public Restrooms
Bear Lake Village	5 year Recreation Plan



SPECIAL REGULATIONS / ZONING

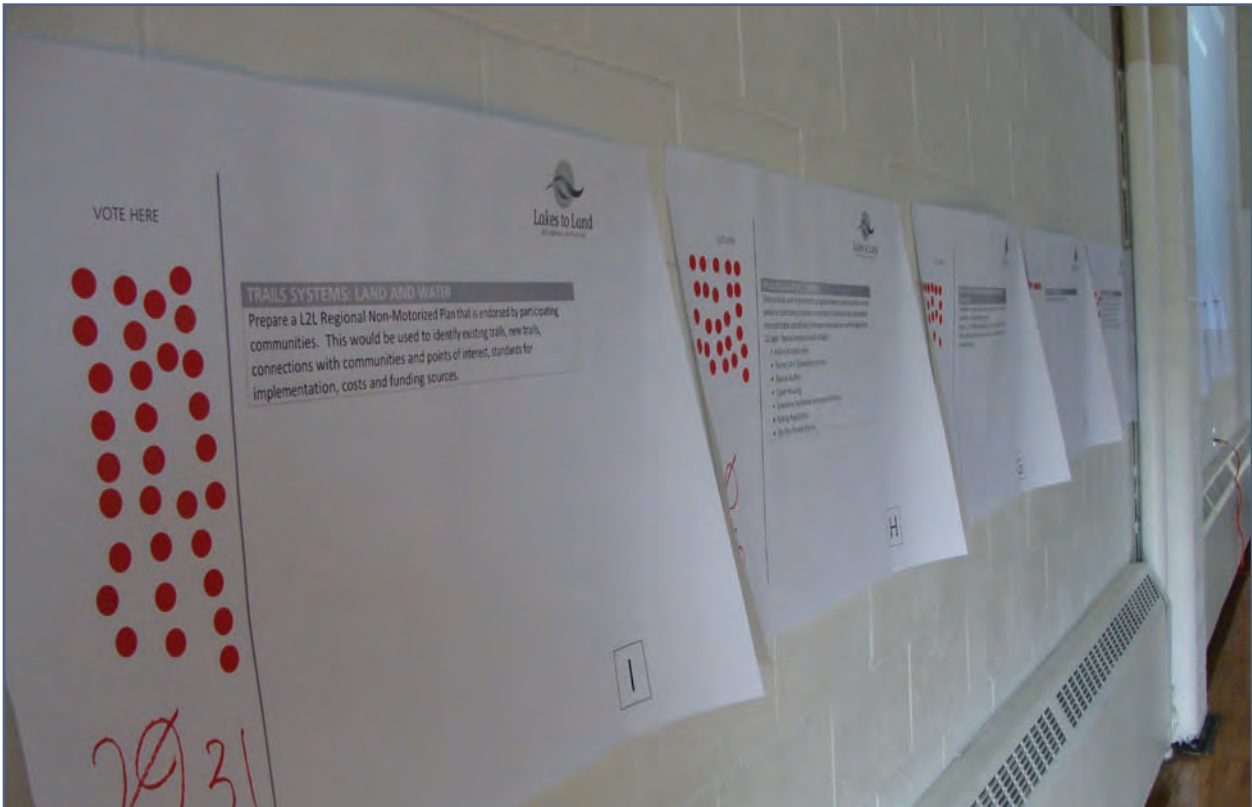
Crystal Lake	Review and revise Rural Preservation Zoning District of the Zoning Ordinance
Blaine	Develop a scenic view protection plan
Blaine	Simplify PUD process
Elberta	Zoning Ordinance critique and revision
Gilmore	Funding to incorporate zoning revisions and provide for legal review of zoning ordinance.
Gilmore	Rural scenic charioteer preservation.
Honor	Revisions to the zoning ordinance.
Pleasanton	Update the Zoning Ordinance.
Frankfort	Update Parking regulations and standard
Frankfort	Develop Zoning Ordinance(s) for Alternative and Renewable Energy collection, storage and use along with conservation standards that will bring about the reduction in energy demand.
Manistee Twp.	Require buffers & connections between different land use districts
Manistee Twp.	Streamline permitting processes
Onkama	Zoning ordinance rewrite
Onkama	Protection of "Natural Resources" (watershed, agriculture, etc.)

TRAILS SYSTEMS: LAND AND WATER

Gilmore	Trail Systems
Honor	Develop a non-motorized transportation route through the Village linking the Village to the Sleeping Bear Dunes National Lakeshore.
Pleasanton	Develop a multi-user trail system throughout the Township that also connects to regional trail systems.
Arcadia	Development of blue and green non-motorized transportation trails.
Bear Lake Twp.	Develop trail systems throughout the community and provide linkages to regional trail systems.
Onkama	Bike/ hiking pathway/ trail plan
Joyfield	Trails / bridge over Betsie River

WATER QUALITY

Crystal Lake	Incorporate water quality and storm water MDEQ BMP's into land use planning and zoning processes.
Blaine	Develop a watershed plan, including management, committee and protection
Arcadia	Develop a Watershed Plan.
Manistee Twp.	Encourage buffers around lakes & streams



5.2 Volunteer card



Lakes to Land
REGIONAL INITIATIVE

Name: _____

Address: _____

Email: _____

Shared Priorities

- A. Agriculture
- B. Reduce Blight and Nuisances
- C. Improve Communications
- D. Economic Development
- E. Expand and Improve Infrastructure
- F. M-22 Scenic Highway
- G. Expand Recreation and Improve Facilities
- H. Special Regulations / Zoning
- I. Trails Systems (Land and Water)
- J. Water Quality

I am interested in working on one of these priorities:

First choice

Second choice

Third choice

Thank you!

four sticker “dots” and asked to vote for the four topics they considered to be of the highest priority. As indicated by the table below, the topics that received the greatest number of votes were trail systems, infrastructure, and economic development. Each participant was also given a card with all ten of the priorities listed and asked to provide their names, contact information, and their top three choices of topics on which

they would like to work. Based on that selection, they convened with other interested parties at the table marked with that topic’s letter for a discussion about that issue. In this way, the meeting both created a communication mechanism for future committee work and began to foster the relationships required to build it.

In many ways, the Priority Sharing Meeting accomplished much of

what was hoped would be done at the Convention of Communities by providing a forum to view and discuss the collaboration as a whole with fresh plans in hand, and by presenting the collaboration to a wider audience. Accordingly, later discussions among the Leadership began exploring the best format for the collaboration’s next steps with an eye toward turning the Convention of Communities into an event meant for a future purpose.

5.3 Regional Collective Priorities table

REGIONAL COLLECTIVE PRIORITIES	
Priority	Votes
Trail Systems: Land and Water	31
Infrastructure: Expand and Improve	29
Economic development	28
Special Regulations / Zoning	25
Reduce Blight and Nuisances	23
Recreation: Expand Opportunities and Improve Facilities	19
Water Quality	16
Agriculture	15
M-22 Scenic Highway	9
Improve Communications	7



Collaboration

As the project's focus began to shift from planning to implementation, it became clear that the structure of the collaboration may also need to adapt.

Planning commissions are designated by Michigan law as the principal authors of a master plan, and so the candidates for members of a planning collaborative were relatively easy to identify. Implementation, on the other hand, is best practiced with all available hands. The preliminary work committees suggested at the Priority Sharing Meeting represented a possible pool of participants, but need a firmer formation and leadership.

Items that rose to the top of the collaboration's immediate needs included a new organizational structure to replace the one that had been guided by the project's initial documents, the capacity to assume responsibility for that structure without the constant oversight of consultants, and partnerships with state agencies, foundations, and other entities who could assist with the implementation. An important step toward capacity building came with the training of 23 of the planning commissioners serving

jurisdictions within the collaboration through the Michigan State University Extension Citizen Planner program. Those who took the class reported learning a great deal about planning in general and also had yet another opportunity to interact with other planning commissioners, sharing strategies and forming relationships.

Being armed with knowledge is important, but putting that knowledge to use is what L2L is all about. With the master plans written, communities are faced with the charge of implementing them. After several meetings and discussions, a core group of Lakes to Land leaders with the help of Manistee Alliance for Economic Success recommended creation of a 501(c)(3) as the appropriate structure under which to organize the collaboration's future efforts towards implementing the newly adopted master plans. Much of the work at developing this backbone entity is still being determined, but it is assured that the philosophy is based

on a community collective action model. The desire is to help communities collaborate and co-generate knowledge in order to achieve community change. This organization would be a framework for cross sector implementation and collaboration, providing a backbone of support services to L2L participants to help implement and achieve their priorities and goals. The entity would be a hub for a collective action model that would develop and “connect the dots” between public agency, private foundation, academic and other resources and master plan priorities, including those involving multiple jurisdictions. The application and supporting documentation has been prepared and the official filing with the Internal Revenue Service is anticipated in 2014.

The implementation arm of the L2L Initiative is also faced with a larger question centered on the involvement of partners. Many, such as the Michigan Department of Natural Resources, had very clearly-outlined procedures for any given community to request grant funds and other assistance, but no procedures at all to accommodate a request shared among many communities. This represented more of an opportunity than an insurmountable hurdle, especially given the gubernatorial administration’s overall emphasis on collaboration as evidenced by a complete restructuring of the state’s revenue sharing program to reward communities that could demonstrate wise use of resources through shared services. However, it is always challenging to make broad changes to business-as-usual in a large bureaucracy, and several methods of

communication were bandied about: Would it be better to have the agency present all its options and then try to fit one as closely as possible? Or should L2L representatives lay their case on the table and ask the agency to design a procedure around it? Would it be better to talk to a number of partners at once to garner a “big-picture” discussion, or would one-on-one meetings allow for more attention to detail? Meetings have been held with regional representatives from the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, and the Michigan Department

“The master plan is not the most valuable thing that has come from this. Building relationships has been the biggest value. The network is being built from the citizens up.”

of Agriculture and Rural Development, and both the “backbone entity” and the implementation partners are learning together how to collaborate to fulfill each others’ goals. This is a process that will no doubt continue into the future.

At the time of this writing, the above mentioned questions continue to be a topic of discussion and action among the Leadership Team members, a roster that has swelled over the last two years to include the Little River Band of Ottawa Indians as well as additional planning commissioners and other officials who have taken an interest in the project as it has grown. Even as attention to the master planning

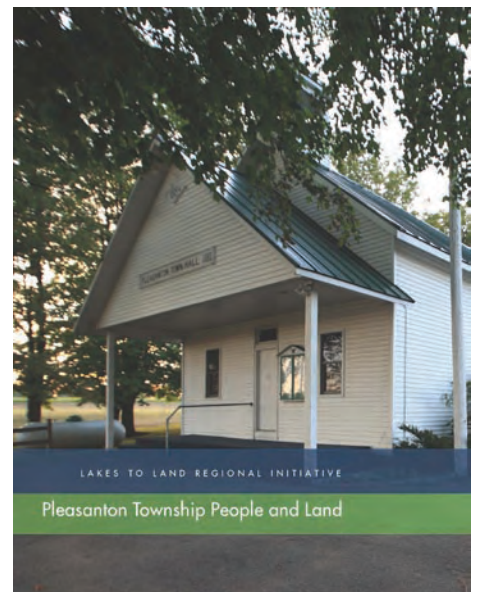
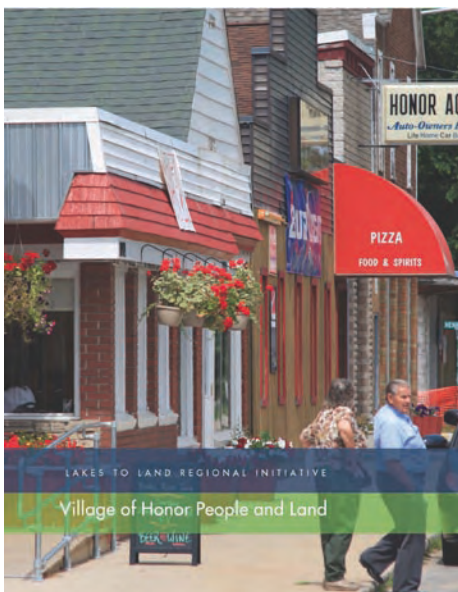
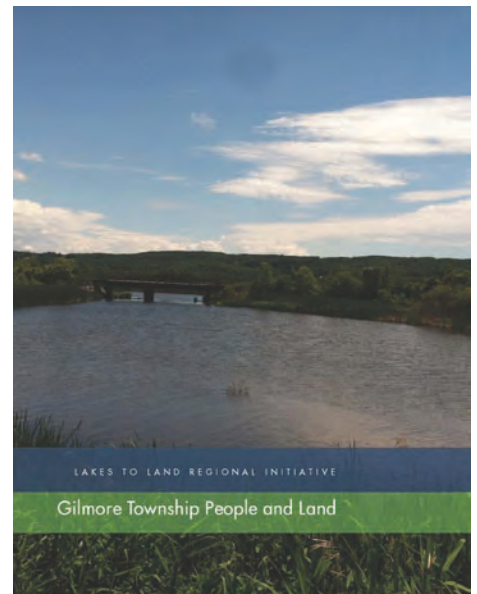
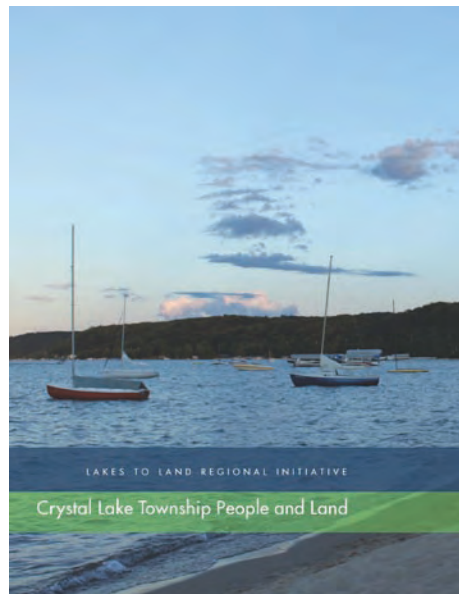
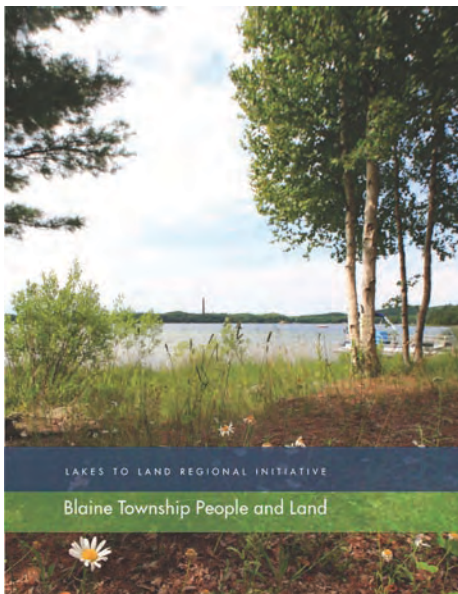
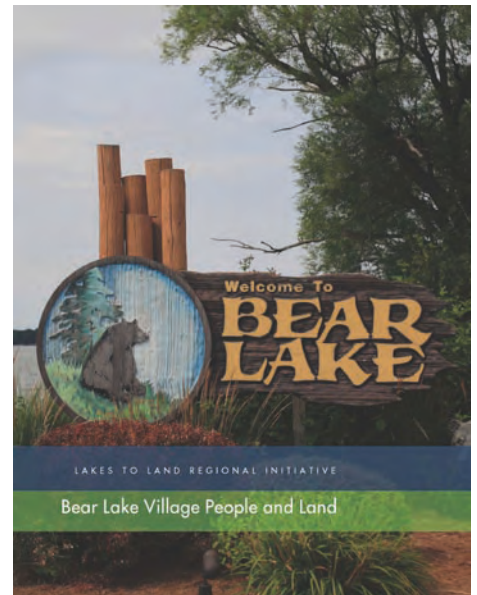
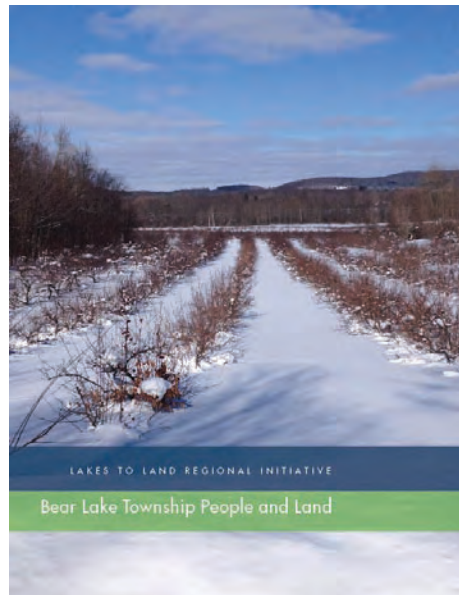
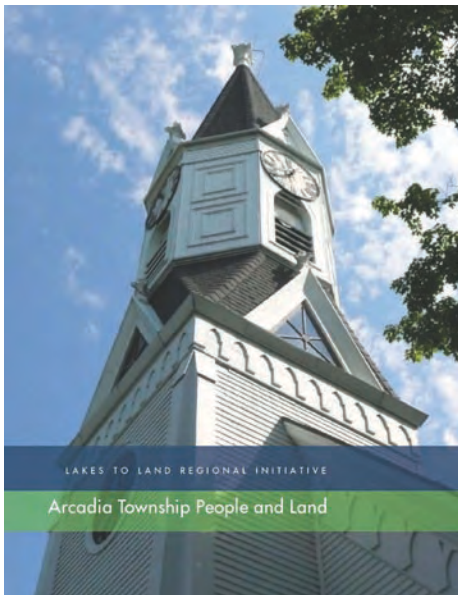
process is waning to a narrow focus on adoption procedures, the collaborative structure that produced an unprecedented nine coordinated plans, woven together with shared geography and concerns, continues to hum with anticipation. Work has begun on launching a food innovation district, designating an M-22 scenic byway, and new protections for the Arcadia Lake watershed. With the assistance of the Executive Office, a meeting has been held with State department leadership to review the process, results, and priorities of the L2L. In addition, L2L is also on the agenda for

the October Annual Meeting of the Council of Michigan Foundations. Foundations will learn about L2L and, more importantly, have an opportunity to become part of a collective action framework for implementation. Another

implementation grant opportunity is being developed that would design a water and land trail system within the region, connecting with trails outside of the region and look at ways that L2L participants can better manage and develop recreational assets.

Even as these steps toward tangible progress are underway, it is also appropriate to reflect on a passage from the April 2014 minutes of the L2L Leadership Team: “The master plan is not the most valuable thing that has come from this. Building relationships has been the biggest value. The network is being built from the citizens up.”

5.4 Lakes to Land Master Plan covers



May 17, 2012

Regarding: Lakes to Land Regional Initiative

To whom it may concern:

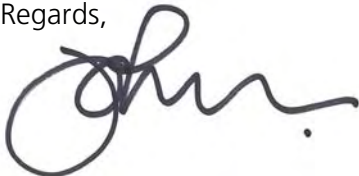
This letter is to provide notification to your office that the Lakes to Land Regional Initiative will begin a process to write Community Master Plans pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act. The Initiative is comprised of the following municipalities:

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

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
Onkama Township
Frankfort City
Elberta
Onkama 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

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

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.

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

Wednesday, April 30, 2014 • Benzie County Record Patriot

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.lakestoland.org and www.crys-tallaketwp.org.

April 30, 2014

May 14, 2014

Classified Ad call (

999 LEGALS

999 LEGALS

Wednesday, May 14, 2014 • Benzie County Record Patriot

LEGALS

999 LEGALS

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April 30, 2014

May 14, 2014

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 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

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 94th 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

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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 Benzonina 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 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@martinmarietta.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

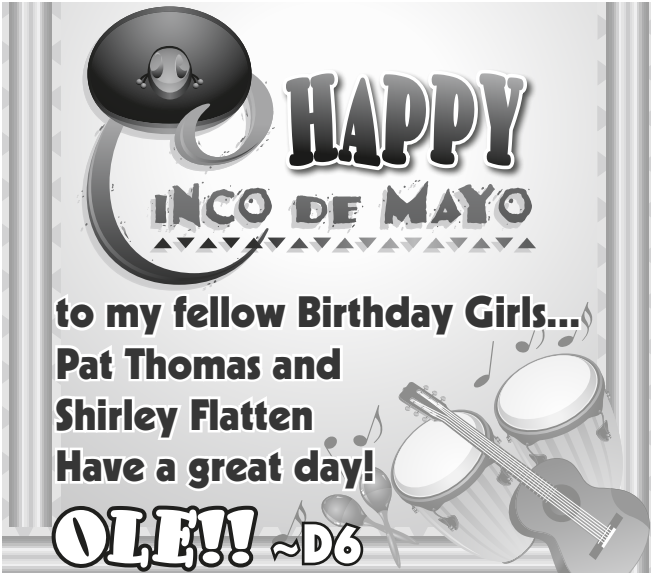


BERNICE BEDE OSOL Horoscope

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

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 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

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

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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

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

030 Special Notices

PUBLIC HEARING NOTICE
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Joyfield Township
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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, 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.

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

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.

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.

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.

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

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 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 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 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

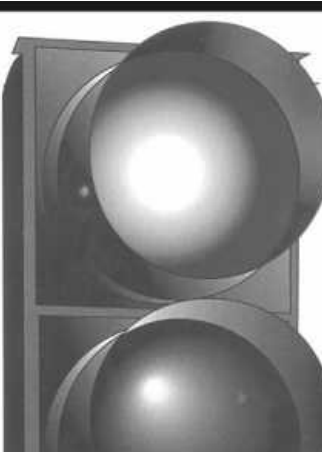
SCULPTED AND PROFESSIONAL landscaping. Lifetime guarantee. Any manual/labor. \$15.00hr/per man. Fully insured. Call Mike Rineer (231) 871-1341.



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



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
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CANCELLATIONS OR CORRECTIONS

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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

Rates:

Manistee News Advocate: 15 Words or less \$11.50

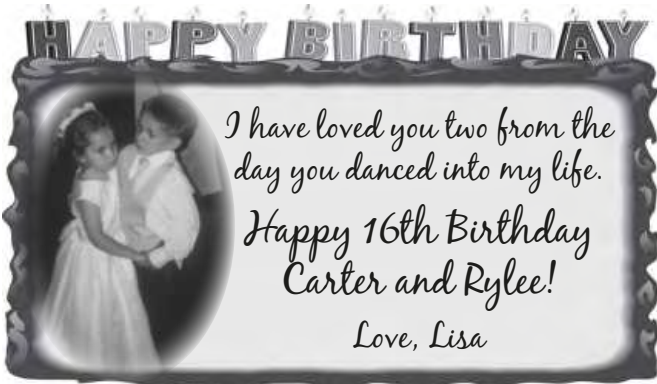
West Shore Shopper's Guide: 15 Words or less \$11.50

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

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.

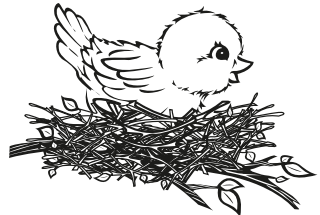
Location: Blaine Township Hall,

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



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 and click

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 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.

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

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
momtumtjcs@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>

060 Situations Wanted

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.

070 Happy Ads!

HAPPY BIRTHDAY MARIE BURCHARD

May 12



MANISTEE
COUNTY
MEDICAL
CARE

110 For Rent

NEWLY REMODELED

3BR, 2BA. 12 miles

east of Manistee.

\$650 + utilities.

(231)510-9345

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



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, Mortgages, 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

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
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

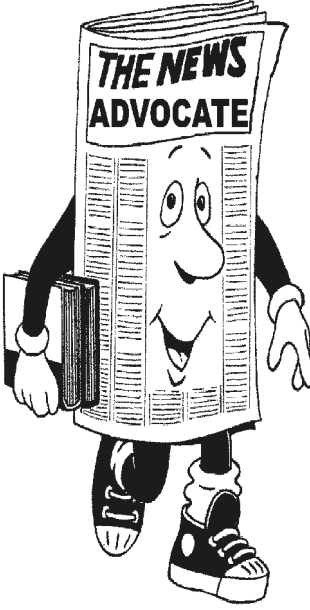
sale site

Proceeds benefit the

Auxiliary's pledge to fund

enhanced wound care

services



SUDOKU

THE SAMURAI OF PUZZLES By The Mephram Group

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

SOLUTION TO
SATURDAY'S PUZZLE

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

5/12/14

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Tribune Content Agency. All rights reserved.

SPONSORED BY



7726 Clements Road, Kaleva



(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

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 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, 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

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

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@cbgreatlakes.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 (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 (MICH)

Email your Classified Ads to 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.lakeistoland.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

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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 (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.

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 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

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

SAVE A LIFE. DON'T DRIVE HOME BUZZED.
BUZZED DRIVING IS DRUNK DRIVING.



U.S. Department of
Transportation



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 (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) -- Try 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



**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.

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.lakeistoland.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

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 (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

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

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 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

Level:

1 2
3 4

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

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

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

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

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(231)889-0341
Open 7 days/week

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 way to discover how receive some negative feedback, you can make a work-related 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 about it.

ARIES (March 21-April 19) — Run your ideas by your peers and colleagues. Networking is an speaking your mind. You may excellent way to discover how receive some negative feedback, you can make a work-related 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

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 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



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

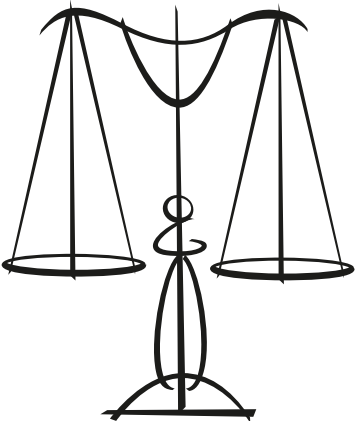
999 LEGALS

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 (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

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Gutter Cleaning
Cleaning from the roof down
Deck cleaning & staining
Log homes: cleaning & staining
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(231)709-9417
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Jim Stamm, ATI Consulting
882-5673, www.atc.biz

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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.

For Subscription Assistance call (888) 723-3592

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 (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

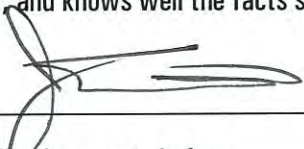
370445

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



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

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 (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

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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

DIRECT CARE WORKERS

Full time, part time sub positions needed in Manistee, Bear Lake, Onekama, 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.

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FULL TIME POSITIONS
IN BENZIE COUNTY!
JUNE 16, 2014**

**9AM-5PM
MANISTEE OFFICE
238 PARKDALE AVE.
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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.

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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>
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**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

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
or mail to 75 Maple St.
Manistee, MI 49660.**



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(231)723-PETS**

SUDOKU

THE SAMURAI OF PUZZLES By The Mephram Group

6		3	4			2		
			2	8		6	4	7
				9				3
	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

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

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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 way 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) — 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 about it.

ARIES (March 21-April 19) — Run your ideas by your peers and colleagues. Networking is an speaking your mind. You may excellent way 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. 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

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position in subject field
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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.

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231-723-7002

NORTHSIDE

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\$445/mo plus utilities
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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
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See in Manistee

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6/18 - 6/23.
4855 N. Benson Rd.
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Rain or Shine.
400 pieces of Nippon
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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

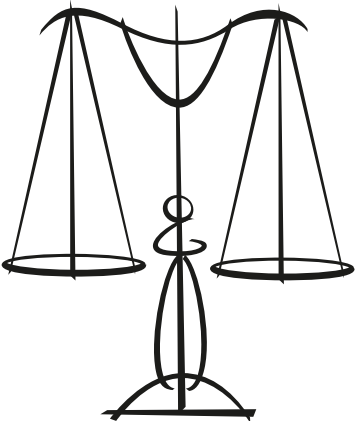
999 LEGALS

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 (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



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Jon Dayton, 620-2683

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Dennis and Beth, 651-9407

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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.

For Subscription Assistance call (888) 723-3592

Lakes to Land Regional Initiative

UNIQUE REGION. UNIQUE COMMUNITIES. SHARED VISION.



Joyfield Appendix

"Intent to plan" notices ⚙ Draft distribution notices ⚙ Public hearing
notices ⚙ All received comments ⚙ Comment consideration minutes ⚙
Public hearing meeting minutes ⚙ Signed resolutions



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

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

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
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.

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

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

From: David Neiger <neigerd@att.net>
To: Margaret Minster <skihel@aol.com>; Leah DuMouchel <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

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Home Office Phone 231-882-7037
Fax 231-882-7037 (Auto answer recognition)

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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

Please consider the environment before printing this e-mail



PLANNING DEPARTMENT

(231) 723-6041

Fax (231) 723-1718

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

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 (referrer):
<http://www.lakeistoland.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

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): "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 2nd 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 2nd 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,

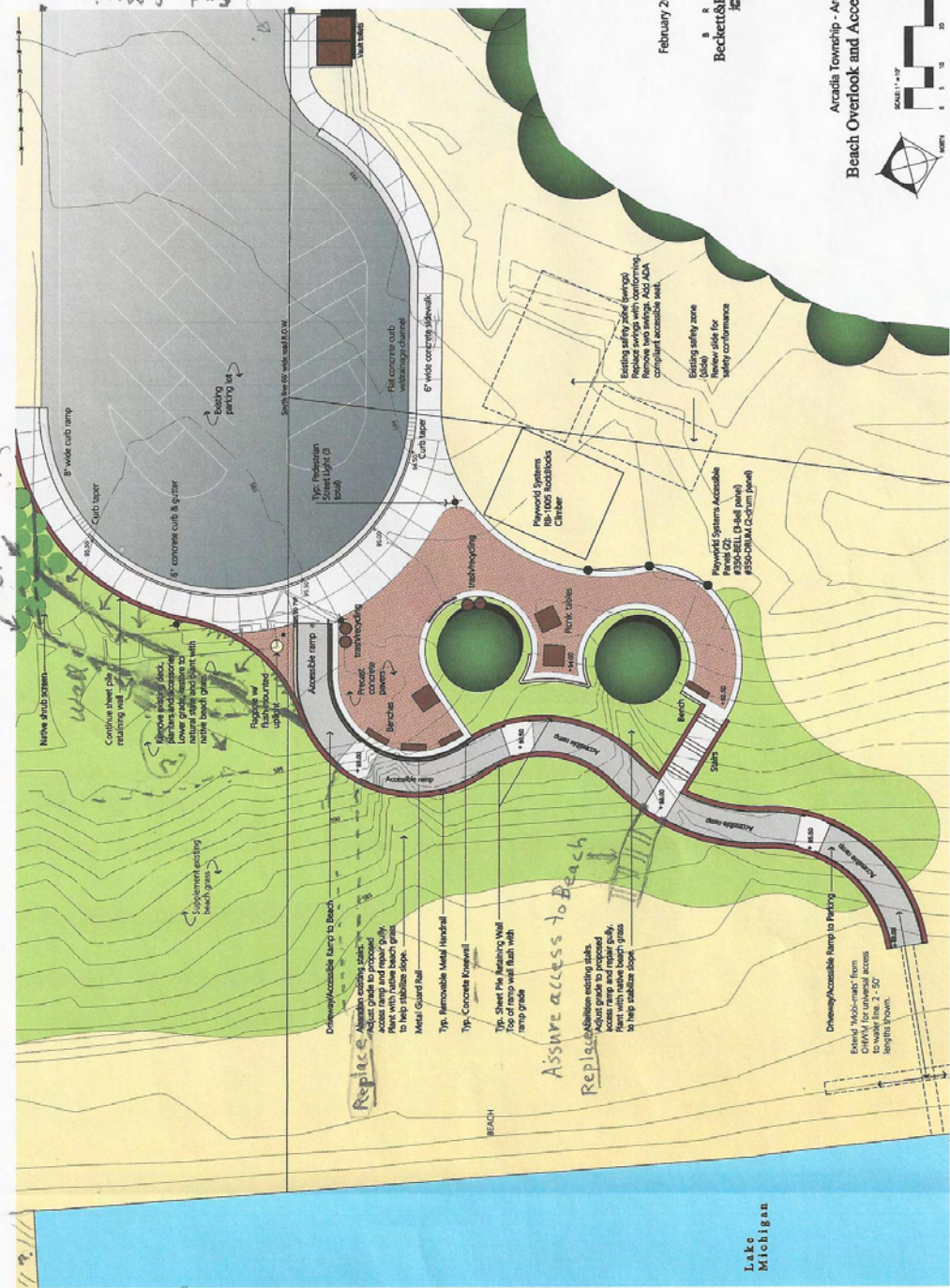
John D. Steben, member of Arcadia Lions and of Parks and Recreation.

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 Engineers
Michigan License # 26000

Arcadia Township - Arcadia Beach
Beach Overlook and Access Ramp



Replace

Aspire access to Beach

Replace

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

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

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

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

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

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

cc John Iacoangeli, Beckett & Raeder

TO: GILMORE TOWNSHIP
FROM: BENZIE COUNTY

BENZIE COUNTY PLANNING COMMISSION
488 Court Place
Beulah, MI. 49617
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

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

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

cc John Iacoangeli, Beckett & Raeder

TO: JOYFIELD TOWNSHIP
FROM: BENZIE COUNTY

BENZIE COUNTY PLANNING COMMISSION
488 Court Place
Beulah, MI. 49617
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

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

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Toledo, OH 419.242.3428

Please visit us at 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

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

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

Master Plan Comments Submitted to www.lakeistoland.org
Pleasanton Township

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
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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

Diane K. Thompson
6215 Smeltzer Rd.
Benzonia, MI 49616.
my comments concerning zoning.

December 4, 2013

To Joyfield Township Officials,

When my husband, Steve and I purchased our home at 6215 Smeltzer Rd., beside the fact that the home & land had wonderful history, the MAIN selling point for us was the fact that Joyfield Twp. had no zoning. We believed that zoning is an unconstitutional violation of our rights as property owners, and an intrusion on our private lives. We applied for, and obtained the land patent on our property for our further protection from any government intrusion into our private lives. We have taken the best care over the years of our property and have always respected our neighbor's right to privacy also, even though our neighbor behind us has created a dumping grounds, ruining the senery around us. We have always felt that we are but visitors in this Township that truly belongs to the farming families that have been here for generations.

This said, it deeply saddens us about the events that have taken place concerning wind power, which we support. It has divided the Township, turned families against each other, and made neighbors enemies to each other. And now, it has led to this zoning issue that will only divide the Township residents further. Look into your hearts, accept the FACT that wind power will come to Joyfield Twp., and take pride in the fact that differences can be worked out among families & neighbors WITHOUT forced zoning. If zoning does pass, I will not adhere to it, and I will be putting the property up for sale.

Sincerely, Diane Thompson

What a waste of time, money, and energy !!



Joyfield Township Master Plan Public Review

Joyfield Township has been working for over a year on the creation of its first ever master plan, written as part of the Lakes to Land Regional Initiative. It is now available for public review.

What is a master plan?

A master plan is a guiding document intended to provide a clearly articulated vision of a community's preferred future, usually spanning 15 to 20 years. It is different from the zoning ordinance in that a zoning ordinance is a regulatory document. However, Michigan statute requires a direct relationship between the two: the zoning ordinance must implement the master plan.

What is the Lakes to Land Regional Initiative?

The Lakes to Land Regional Initiative is the largest community-driven planning collaboration in Michigan, including 10 townships, four villages, and two cities guiding the effort. The first step of the initiative has been the writing or updating of master plans for the 10 communities which did not have a current plan in place, such as Joyfield Township. In the second phase, the communities will work together to advance common goals and strategies identified by the individual communities during the planning process.

A general overview of the Joyfield Township Master Plan

You will find a large document consisting of four "tabs" or chapters. The first three are written on a regional scale and cover the planning process, context, and community engagement. The fourth tab is entirely focused on Joyfield Township, covering community-specific existing conditions, goals, and a land use plan.

What are the steps to adopt the plan?

Michigan law requires that citizens have 63 days to read a proposed plan and submit comments before it is adopted by the Planning Commission. Due to the number of communities involved, the review period will end February 23, 2014. The plan is available for review at the Township Hall, the Mills Community House in Benzonia, and online at <http://www.lakestoland.org/joyfield/master-plan/>.

The Land to Lakes Regional Initiative has been good not only for Joyfield Township and its' planning, but for all townships that have taken part.

Joyfield Township has voted to reinstate its planning after the planning had been discontinued at the county level. Without planning, Joyfield Township is dangerously at risk for its future. It is greatly needed.

Myron Burzynski
Joyfield Township

From: lakestol1@box520.bluehost.com
To: [Leah DuMouchel](#);
Subject: [Lakes to Land Regional Initiative] Please moderate: "Joyfield Master Plan"
Date: Thursday, May 29, 2014 12:44:33 PM

A new comment on the post "Joyfield Master Plan" is waiting for your approval
<http://www.lakestoland.org/joyfield/master-plan/>

Author : Seth (IP: 24.176.27.210 , 24-176-27-210.static.aldl.mi.charter.com)

E-mail : seth@xpertfulfillment.com

URL :

Whois : <http://whois.arin.net/rest/ip/24.176.27.210>

Comment:

My main concern is that you state you adopted the old plan for commercial zoning, which fails to include new businesses that have developed since, as well as your dated studies do not include very current information. My other concern is that you intend to have commercial businesses move to this sector, yet if you take the size requirements of commercial businesses that are outside of this area, it would require many more acres to include them for moving to be a viable option. The 1st cornerstone is to create and retain jobs for the township, yet your zoning would cut off the feet of new successful businesses and give other businesses looking to move into the area no where to go or develop. You also state that you encourage the nodal development of light industry and commercial businesses, so do you want nodes or do you want a dedicated commercial sector that has the infrastructure to support it? Infrastructure should be concentrated on US31 AND M115. I would also like to see the suggestions from the business owners meeting added to the plan and noted where changes where made accordingly.

Approve it: <http://www.lakestoland.org/wp-admin/comment.php?action=approve&c=9549>

Trash it: <http://www.lakestoland.org/wp-admin/comment.php?action=trash&c=9549>

Spam it: <http://www.lakestoland.org/wp-admin/comment.php?action=spam&c=9549>

Currently 1 comment is waiting for approval. Please visit the moderation panel:
http://www.lakestoland.org/wp-admin/edit-comments.php?comment_status=moderated

Joyfield Township Planning Commission Minutes

June 26, 2014

1. Call to Order @7:30pm
2. Roll call - all present
3. B. Evans asked that the minutes/comments from the May 29th Public Hearing also be read and approved. With that addition, Wood made a motion to approve the agenda. Krueger second. Motion carried.
3. Public participation for agenda items - none
4. The minutes from May 15th Planning Commission meeting were read. Wood made a motion to approve, M. Evans second. Motion carried. The minutes/comments from the May 29th Public Hearing were read. Wood made a motion to approve, B. Evans second. Motion carried.
5. Benzie County Planning Commission Update - none
6. Unfinished business
 1. Master Plan.
 - a. It was discussed that the revisions to the Master Plan had been updated online which included the addition of the Business Meeting Comments however, a few changes needed to be made to the comments. First, the change of the title of #1 to: "Uses Currently Identified by the Businesses Present" rather than "Uses Currently Identified as Occurring in the Township". Second, add the missing ideas of 1)"Retail traffic in rural areas" and 2) "Allow business/commercial transfer after a death or illness" to the Ideas Offered by Participants section. Wood made a motion to include these pieces, M. Evans second. Motion carried.
 - b. The commission recognized that a revision was needed to the Rural Category of the Future Land Use Map in order to help support the commercial businesses which currently exist throughout the township. The commission discussed and agreed to the following:

"The Rural designation includes residential uses, agricultural uses, ag-related industry, and cottage industries. The coexistence of these uses creates the rural and scenic character of Joyfield Township, and all are encouraged and supported within the Rural district.

Like many rural communities Joyfield Township has several scattered commercial/business enterprises that have developed outside of planned commercial districts. Although the Future Land Use map envisions the concentration of the business enterprises at the US-31 and M-115 intersection it recognizes that these isolated, but thriving businesses, need to have the same protections afforded businesses within the commercial district. To this end, the zoning regulations when drafted will include a special designation for these properties in order to ensure their conformity and continuance."

Wood made the motion to approve this revised rural distinction, B. Evans second. Motion carried.

- c. M. Evans brought up his concern with the potential tax effects of rural preservation (example being the land conservancy) on the townships tax base. He used Blaine Township as an example and does not want to see the tax base erode because of these lands being taken off the tax rolls.
- d. With the Business Meeting changes and the Rural Category revision Wood made a motion to approve the Master Plan, Krueger second. Motion carried.

7. New Business - none

8. Public participation for non-agenda items - heard

9. Adjournment @8:00pm. Motion by Wood, second by Krueger. Motion carried.

Joyfield Township Planning Commission

Master Plan Public Hearing Comments

May 29, 2014

7:00pm at The Joyfield Township Hall

1. Don Smeltzer 3288 Herring Rd. Frankfort, MI

Don came to the public hearing as a property owner in Joyfield township and wanted to listen to the comments. He had not had time to read the Master Plan.

2. Seth Bolan (Xpert Fulfillment) 8160 M-115 Benzonia, MI

Betsy Evans read a submission from Seth (which had been posted on the Lakes to Land website earlier in the day). Seth, as owner of Xpert Fulfillment, is concerned about the size of the proposed commercial district and felt that commercial businesses would not be able to thrive within that small of a district. Seth also suggested that the results/comments from the business owners meeting be added to the Master Plan.

3. Deb Lindgren Mick Rd. Benzonia, MI

Deb agreed with Seth's comments and feels that the commercial district is too small for Joyfield Township. Deb also asked how the revised Right to Farm Act (RTFA) and the Generally Accepted Agricultural Management Practices (GAAMPs) would potentially effect zoning in Joyfield Township. John Iacoangeli from Beckett and Raeder helped to clarify this RTFA revision and explained that the new Category 4 sites will be issues seen in urban areas and not in rural areas such as Joyfield township.

4. Jim Evans Crawford Rd. Benzonia, MI

Jim stated that the Master Plan is representative of time, energy and hard work by the planning commissioners who have been volunteering throughout this process. He stated that the cost savings in creating this master plan was substantial compared to the master plan update that the county (Benzie) planning commission is working on.

TOWNSHIP OF JOYFIELD

COUNTY OF BENZIE, STATE OF MICHIGAN

Joyfield Township Planning Commission Resolution Approving New Joyfield Township Master Plan

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes municipal planning commissions to prepare a "master plan" pertinent to the future development of the municipality; and

WHEREAS, the Joyfield Township Planning Commission has prepared a draft master plan for Joyfield Township as part of a regional planning collaboration known as the Lakes to Land Regional Initiative; and

WHEREAS, on September 19, 2013 the Joyfield Township Planning Commission authorized the distribution of the draft Joyfield Township Master Plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed new Joyfield Township Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on May 29, 2014 pursuant to notice as required by the MPEA; and

WHEREAS, the Planning Commission finds the proposed Master Plan as submitted for and revised pursuant to the public hearing is desirable and proper, and furthers the land use and development/preservation goals and strategies of the Township;

NOW, THEREFORE, the Joyfield Township Planning Commission hereby resolves to approve the proposed Joyfield Township Master Plan as submitted for and revised pursuant to the public hearing, including all of the text, charts/tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Master Plan, including the Joyfield Township Future Land Use map, and recommends final adoption of same by the Joyfield Township Board.

Motion by: Ted Wood Seconded by: Kurt Krueger

Yeas: 5 (Wood, Krueger, M. Evans, B. Evans, Hayne) Nays: 0

CERTIFICATE

I hereby certify the foregoing resolution was adopted by a majority of the members of the Joyfield Township Planning Commission by a roll call vote at a regular meeting of the Commission held on July 17, 2014 in compliance with the Open Meetings Act.

Marianne Hayne
Joyfield Township Planning
Commission Secretary

TOWNSHIP OF JOYFIELD
COUNTY OF BENZIE, STATE OF MICHIGAN

Joyfield Township Planning Commission Resolution Approving New Joyfield Township
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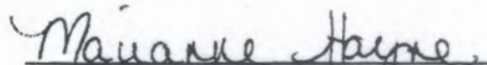
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Motion by: Ted Wood Seconded by: Kurt Krueger

Yeas: 5 (Wood, Krueger, M. Evans, B. Evans, Hayne) Nays: 0

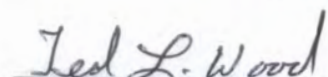
CERTIFICATE

I hereby certify the foregoing resolution was adopted by a majority of the members of the Joyfield Township Planning Commission by a roll call vote at a regular meeting of the Commission held on July 17, 2014 in compliance with the Open Meetings Act.


Joyfield Township Planning
Commission Secretary

TOWNSHIP BOARD STATEMENT OF ADOPTION

I certify that the Joyfield Township Master Plan was adopted by a majority
1 vote of the Joyfield Township Board of Trustees at a meeting held SEP 3, 2014


Ted L. Wood, Clerk