



LAKES TO LAND REGIONAL INITIATIVE

Bear Lake Township People and Land

ADOPTED SEPTEMBER 6, 2014

The Bill of Rights

THE Conventions of a number of the States, having at the time of their adopting the Constitution, expressed a desire, in order to prevent misconstruction or abuse of its powers, that further declaratory and restrictive clauses should be added: And as extending the ground of public confidence in the Government, will best ensure the beneficent ends of its institution.

RESOLVED by the Senate and House of Representatives of the United States of America, in Congress assembled, two thirds of both Houses concurring, that the following Articles be proposed to the Legislatures of the several States, as amendments to the Constitution of the United States, all, or any of which Articles, when ratified by three fourths of the said Legislatures, to be valid to all intents and purposes, as part of the said Constitution; viz.

ARTICLES in addition to, and Amendment of the Constitution of the United States of America, proposed by Congress, and ratified by the Legislatures of the several States, pursuant to the fifth Article of the original Constitution.

Amendment I: Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof; or abridging the freedom of speech, or of the press; or the right of the people peaceably to assemble, and to petition the Government for a redress of grievances.

Amendment II: A well regulated Militia, being necessary to the security of a free State, the right of the people to keep and bear Arms, shall not be infringed.

Amendment III: No Soldier shall, in time of peace be quartered in any house, without the consent of the Owner, nor in time of war, but in a manner to be prescribed by law.

Amendment IV: The right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures, shall not be violated, and no Warrants shall issue, but upon probable cause, supported by Oath or affirmation, and particularly describing the place to be searched, and the persons or things to be seized.

Amendment V: No person shall be held to answer for a capital, or otherwise infamous crime, unless on a presentment or indictment of a Grand Jury, except in cases arising in the land or naval forces, or in the Militia, when in actual service in time of War or public danger; nor shall any person be subject for the same offence to be twice put in jeopardy of life or limb; nor shall be compelled in any criminal case to be a witness against himself, nor be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation.

Amendment VI: In all criminal prosecutions, the accused shall enjoy the right to a speedy and public trial, by an impartial jury of the State and district wherein the crime shall have been committed, which district shall have been previously ascertained by law, and to be informed of the nature and cause of the accusation; to be confronted with the witnesses against him; to have compulsory process for obtaining witnesses in his favor, and to have the Assistance of Counsel for his defence.

Amendment VII: In Suits at common law, where the value in controversy shall exceed twenty dollars, the right of trial by jury shall be preserved, and no fact tried by a jury, shall be otherwise re-examined in any Court of the United States, than according to the rules of the common law.

Amendment VIII: Excessive bail shall not be required, nor excessive fines imposed, nor cruel and unusual punishments inflicted.

Amendment IX: The enumeration in the Constitution, of certain rights, shall not be construed to deny or disparage others retained by the people.

Amendment X: The powers not delegated to the United States by the Constitution, nor prohibited by it to the States, are reserved to the States respectively, or to the people.

The Bear Lake Township Master Plan is intended to provide guidance with regard to future decisions related to land use. A Master Plan cannot, in itself, control land use and development.
Only a zoning ordinance can do that.



Photo: Up North Memories by Don Harrison

History of Bear Lake

A century and a half ago, the Township was covered by one solid “mixed hardwood” forest.

The only exceptions to this were in the northwest corner of the southern borders of the Township where the pine timberland was picked up at an early date by lumbermen. The balance of the land remained vacant until Congress passed the Homestead Act in the early 1860s. This Act, which provided free land to bonafide settlers, went into effect on January 1, 1863, and resulted in an immediate influx of pioneers interested in agriculture.

The first settlers are believed to be the Russell F. Smith family, who arrived about the first of September 1863, and took up 172 acres of land on the south side of Bear Lake. The Smiths were followed within a short time by the families of Simeon Anderson, Francis Buckner, and John Edmonson. These people and most early settlers were interested in agriculture. Each started with 160 acres of hardwood forest and proceeded to clear land and plant crops. It was a very difficult task, and yet those who persevered (and the majority did) were rewarded with prosperity and good farms.

Bear Lake Township was organized as a legal entity early in 1865, but did not achieve its present boundaries until

1870. The first Township election was held in the Spring of 1865 at the home of Simeon Anderson. The honors of first supervisor went to Simeon Anderson; first clerk to H.M. Hannaford, and first Treasurer to D.E. Sibley.

The first school was in a small log building, erected for this purpose on the farm of J.B. Mason, the first store appears to have been a small room in the Simeon Anderson home, and a well-stocked store was established by T.A. Tillson previous to 1870. The Bear Lake Post Office opened for business on April 27, 1865, in the home of the first postmaster, Jerome Hulbert. By 1870, the Township had attained a population of 417 living in 91 homes. The assessment rolls for that year show the value of real estate at \$10,551 and the value of personal estate at \$16,863 for a total equalized valuation of \$27,414 on 11,279 acres. By 1881, the total equalized valuation had jumped to \$58,760 on 20,029 acres.

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

known as Carpenter & Harrington, comprised of John S. Carpenter and Eliphate Harrington. These men built a small store, a boarding house, a steam saw, and a grist mill on the site of the present village. Their enterprise was apparently none too successful, for in the spring of 1873, they sold out to George W. and David H. Hopkins.

Starting with just three or four buildings from Carpenter & Harrington, the Hopkins Brothers soon developed the Village of Bear Lake into the major service center for rural population. Hopkins immediately built an improved saw and grist mill. The following year, 1874, the firm platted 88 acres for the Village.

On June 1, 1876, the Bear Lake Tram Railway, utilizing horse-drawn freight cars, commenced operation connecting the growing village with the docks at Pierport. In 1881, a new grist mill was built, reportedly the first roller mill in the State. Finally in 1882, the Hopkins Brothers built the Bear Lake & Eastern Railroad to replace the horse-drawn cars with a team of locomotives, steel rails, and suitable equipment. Throughout this period, new businesses opened almost monthly on Lake Street in the Village.

While George and David Hopkins may have founded the Village of Bear Lake with the idea of developing a private lumbering enterprise, the sawmill and railroad had a decided influence on the surrounding area. In clearing their farms, the homesteaders produced vast amounts of forest products. It was only practical to haul logs or cordwood distances of under five miles, which left most Township residents without a market for these products. Consequently, for the first decade of

settlement, these products were simply burned as the most efficient means of disposal. With the construction of the large sawmill in 1873, the Hopkinses immediately commenced buying logs from nearby farmers. Finally, with the construction of the Tram Railway in 1876, cordwood was shipped to Pierport for marketing in Chicago and Milwaukee. At the very minimum, this market for forest products would have doubled the income of homesteaders, while for the ambitious, income probably increased fivefold. Because of this, the farms of Bear Lake Township developed into extensive, productive units during the last part of the 19th century.



Shortly after the turn of the century, the Township enjoyed the peak of this early prosperity. Population reached 1,595 in 1904. There were 207 farms in the Township, with 12,114 productive acres. This land was worked by 583 horses and produced 97,441 bushels of grain, 74,098 bushels of potatoes, 46,000 bushels of apples, and many other products. The Village serving this area had a seemingly endless list of businesses: three general stores, a furniture store, dry goods store, meat market, drug store, bank, canning factory, flour mill, creamery, and a hotel. Individuals providing professional services included: three

doctors, a dentist, a watchmaker, a shoemaker, a photographer, and a barber. Communication with the outside world was via a daily stage line connecting with the railroad at Chief.

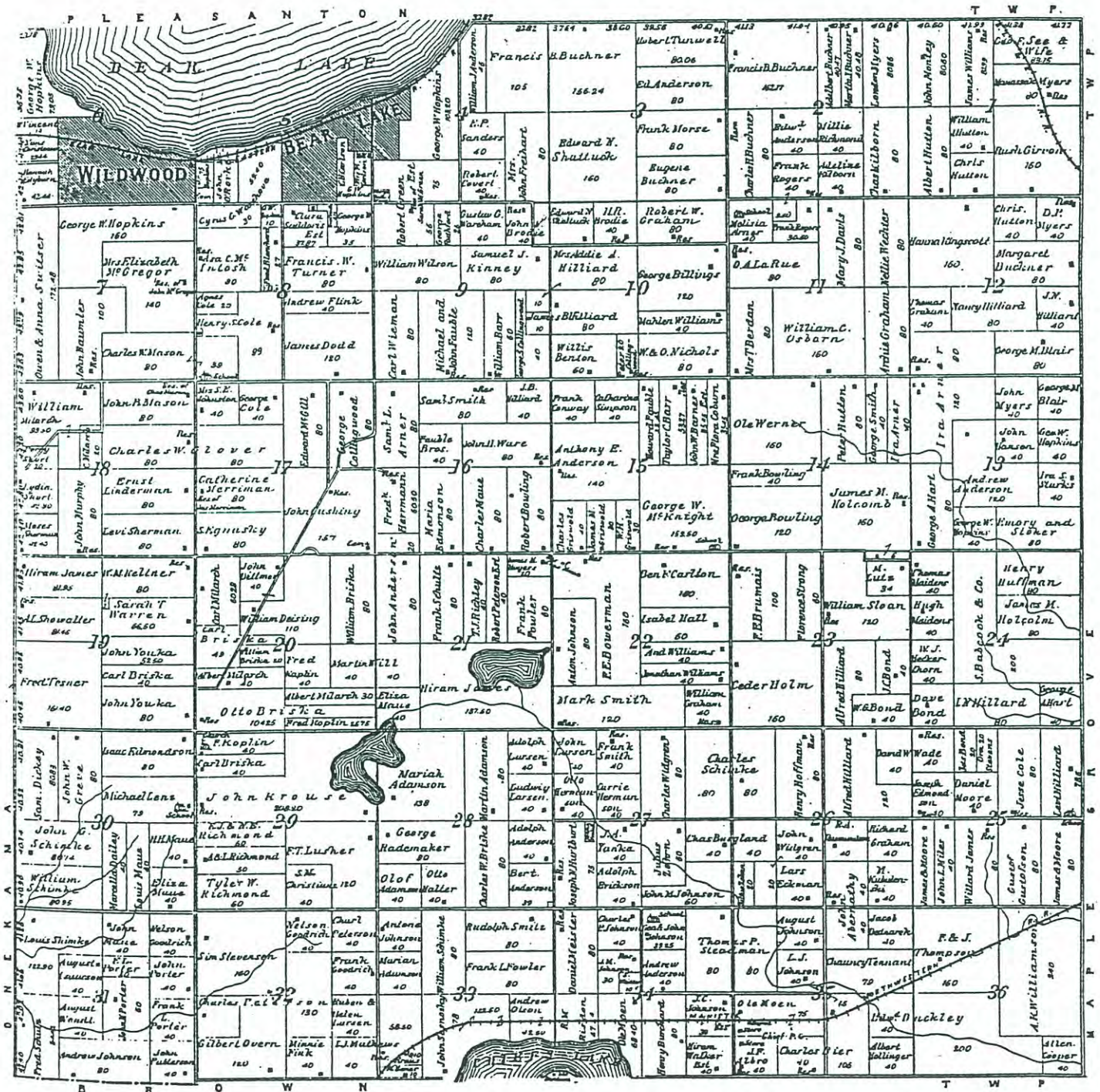
By this date, the majority of the forest products had been harvested from the farmland. Because of this, the large mills were dismantled and in 1903, the Bear Lake & Eastern Railroad was taken up and shipped to another state. The original pioneers were passing on and their children or grandchildren frequently chose an easier life in a far away city. The natural fertility originally found in the soil under the hardwoods had been exhausted and farmers found it difficult to produce the record crops of the early years. All of these factors precipitated a general exodus from the Township which probably peaked immediately after World War I. In 1920, the population had dropped to 1,217, but the annual Bear Lake picnic held the following year in a park near the city of Detroit had over a thousand attendants.

The 20th century has seen a steady continuation of the trends started early in the period. Agriculture has continued to decline with a gradual conversion by the remaining farmers to the fruit crops, which are ideally suited for the climate. Tourism has risen in importance as resorters and descendants of the early pioneers have returned to the area as a favorite vacation land. The Township has evolved as a pleasant community involved in a broad spectrum of business and industry.

— Excerpted from the 2002
Bear Lake Township Master Plan



Manistee County Plat Book 1903





Expectations

Vision session attendees provided an exceptionally clear picture of their preferred future in Bear Lake Township: a dynamic downtown that is bustling with activity, replete with services, and a true gathering place for all, nestled next to a clean, healthy Bear Lake.

Although just 16% of Bear Lake Township residents live within its only village, participants at the visioning session made their first priority a vibrant, revitalized downtown—by a margin of nearly 2 to 1 over the next item, and at least 4 to 1 over everything else. They believed that the things they had done together were the things they had done the best, putting fire/emergency services and community activities at the top of their list of things to be proud of. When asked who should be involved in shaping their future, they split top support evenly between the business community and service organizations, then distributed the rest among property owners, school officials, and the road commission.

Visioners also dreamed of good infrastructure. Access to parks and lakes, trails for biking and walking, and a community center comprised half of the priority list; discussions about strategies to achieve these things included addressing the condition of roads and sidewalks. The restaurant and grocery store they wished for hinges on good sewerage.

Communication is among the most important tools in the Bear Lake Township toolbox for making these dreams into reality. Downtown vibrancy must be achieved at the nexus

of business owners and community members. Planning a community center should seek input from both successful examples and potential users. The school could be a potential partner in building trails.

What could hold such a cohesive community back from reaching all its hopes and dreams? Participants overwhelmingly cited a usual culprit: lack of money. They acknowledged the need to secure funding for at least three of their top four priorities, suggesting avenues that ranged from grant applications to investors to fundraising. The number of votes received for the rest of the barriers were so small in comparison that items like encouraging participation, communicating more effectively, recruiting volunteers, and even avoiding political battles look perfectly doable.

The following pages present “Cornerstones,” or goals formulated by the Bear Lake 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 Manistee County Master Plan.

Cornerstone

Develop local bike and hiking trails with connections to regional non-motorized networks.

Currently Bear Lake Township lacks local and regional non-motorized trails. This is unfortunate because well-planned and maintained non-motorized trail networks provide a conduit for recreation activity and tourism. Communities that have trail networks benefit from an inflow of tourism dollars into the local economy. This economic impact and benefit is well documented in national and regional non-motorized trail studies, and economic models suggest that each dollar spent by a tourist/visitor using a trail has a multiplier of \$1.26 in the local economy. The Northwest Michigan Regional Non-Motorized Strategy (2008) does not include a regional trail through or near Bear Lake Township. Priority trails proposed for Manistee County include completing the route in the City of Manistee and connecting with the route around Manistee Lake, creating a trail from Manistee to Onekama, installing a trail from the High Bridge to Thompsonville through Kaleva, building a trail between Onekama and Arcadia, and creating a trail from Manistee Lake / Eastlake to High Bridge.

Building blocks

1. Establish a township non-motorized trail network using the existing county road network.
2. Include in the Township Parks and Recreation Plan a formal trail network which utilizes the county road network but also proposes alternative non-road alignments.
3. Make sure local plans are incorporated into Lakes to Land collaborative initiatives and regional non-motorized plans.
4. Collaborate with Onekama Township, Arcadia Township, and Pleasanton Township on a sub-regional network to link Lake Michigan, Arcadia Lake, Portage Lake, and Bear Lake as regional assets.
5. Investigate the development of a regional trail utilizing Potter Road to connect US-31 (Bear Lake) with M-22 (Pierport and Arcadia).



Foundation

Manistee County master plan goals	Economy: increase job opportunities	Encourage a variety of housing types and choices	Eliminate land contamination and protect surface and groundwater quality	Protect agricultural areas by focusing growth in areas with infrastructure
Bear Lake Township collective priorities	Vibrant and revitalized downtown	Parks and lakes access	Biking, walking, and hiking trails	Improve property values

Cornerstone

Create a revitalized and vibrant downtown in the Village of Bear Lake.

The Village of Bear Lake downtown is nicely located on Bear Lake along US-31. Although the township has minimal jurisdictional influence on the course of downtown Bear Lake, it is nonetheless a major stakeholder in the downtown. The downtown defines the physical and economic condition of both the village and the township; as a result, it is important for the township to establish a public policy in its master plan which encourages and supports revitalization of downtown Bear Lake.

For example, if the Village of Bear Lake established a downtown development authority, the township would have the ability to decide if it wanted to participate in that revitalization through a contribution of its millage. Therefore, the township is a stakeholder in the revitalization of downtown. When a family decides in which community to locate, that decision often involves the quality of the school system, the availability of work, access to recreation, and the condition of the downtown. A vibrant and viable downtown is an important economic component to the Township.

Building blocks

1. Identify in the community master plan a public policy which encourages the revitalization of downtown Bear Lake.
2. Encourage the Village of Bear Lake to establish a downtown business association or downtown development authority; if a downtown development authority is established by the village, the township would agree to participate.
3. Limit the amount of commercial development in the township along US-31, and encourage retail and service businesses to locate in the Village downtown.
4. Encourage appropriate development and conformance with current building and fire codes.
5. Redevelop underutilized and brownfield properties in the downtown area.



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Cornerstone

Establish a park system with a combination of outdoor and indoor recreation facilities and enhanced access to the Bear Lake and Chief Lake.

Bear Lake Township, the Village of Bear Lake and Pleasanton Township all share access to Bear Lake, which is a draw for many year-round and seasonal residents. Although residents and visitors have access to areawide lakes, local public schools, and state and national forests, many of the communities lack basic recreational assets like playgrounds, bike paths, and parks designed for outdoor events. The combined 2010 US Census population of the three communities was 2,855 residents. Based on the number of seasonal housing units, the summer population can easily increase by another 1,500 residents. Collectively, the three communities could support a small park system and program.

Building blocks

1. Collaborate with the Village of Bear Lake and Pleasanton Township on the preparation of a joint 5-Year Michigan Department of Natural Resources Recreation, Open Space, and Greenway Master Plan.
2. Investigate with the Village of Bear Lake and Pleasanton Township the feasibility of establishing a regional recreation authority.
3. Focus initial efforts on updating the waterfront park in the Village of Bear Lake.
4. Identify sites and establish land use plans and zoning that preserve scenic vistas and cultural and historic sites.
5. Identify sites to add additional recreational access to Bear Lake and Chief Lake and the watershed to support natural resource-based tourism.
6. Improve wayfinding to access areas through signage, maps within village and township, and the Explore the Shores web site.
7. Set up a boat cleaning station at one of the two public access sites to Bear Lake.



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Cornerstone

Improve the quality of our surface water and groundwater.

The Greater Bear Watershed extends into 13 townships, 3 villages, and the Little River Band of Ottawa Indians reservation, encompassing a total of 204 square miles or 130,800 acres. Approximately 83% of Bear Lake Township (18,938 acres) is located within the Greater Bear Watershed. Land surrounding Bear Lake forms the Bear Lake Subwatershed which outlets to Little Bear Creek. The inland lakes, including Bear Lake, and the numerous tributaries are recreational, cultural, wildlife, and tourism assets for Manistee County. Bear Lake is the largest of the inland lakes within the watershed.

The quality of surface water is influenced by a variety of sources including septic fields, feed lots, gas and oil exploration, land use, and inappropriate storage and disposal of materials. In addition to surface water, groundwater is important because it is the primary source of potable drinking water for residents. Again, the quality of the groundwater can be influenced by the same sources. Because water, both surface and groundwater, is so important to the health of residents and the economy, its protection and improvement is vital.

Building blocks

1. Support adoption of local ordinances that prohibit artificial feeding of waterfowl in or on the riparian properties adjacent to Bear Lake.
2. Conduct an assessment of agricultural management practices with the farming community to determine properties on which to implement best management practices (BMPs).
3. Develop a shoreline inventory of Bear Lake to identify priority locations for restoration projects.
4. Set up a boat cleaning station at one of the two public access sites to Bear Lake.
5. Support enforcement of wellhead protection ordinances.
6. Support development of a locally generated and state approved contingency plan and training for first respondents for road accidents involving fuel or other hazardous materials to minimize runoff to surface waters of Bear Lake and Bear Creek.



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Cornerstone

Eliminate blight.

The State of Michigan Brownfield Redevelopment Authority Act (PA 381 of 1996) 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. Adopt a local property maintenance ordinance.
- 3. If a parcel has contaminated property, work with the Manistee County Brownfield Authority on remediation efforts and strategy.
- 4. Encourage coordinated local township and village adoption and enforcement of clean-up requirements for blighted properties to preserve property values and quality of life.
- 5. Investigate collaboration with the Village of Bear Lake on combined code and zoning enforcement services.



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Photo: Janette May

People and Places

How many people? How long did they go to school? What do they do? What activities can be supported by the land itself? And where can we go shopping around here, anyway?

Population

Population is both an indicator and a driver of economic growth. An increase in people creates a larger economic and customer base on which the business environment can draw, and an area of bustling economic activity attracts people looking to share in its benefits.

Bear Lake Township thundered through Michigan's millennium-opening population slide with hardly a break in its stride. Just over 200 people had arrived in the township between 1990 and 2000, and 163 more followed between 2000 and 2010 to bring the Census total to 1,751. (Under Michigan law, villages are considered to be part of the surrounding township, so these and other statistical totals include the Village of Bear Lake except where indicated.)

Housing

Home is where the heart is, and where all your stuff is, and probably where the people you call family are too. On a

community level, it's much the same: housing data may talk about buildings, but it tells us much about the actual people we call neighbors.

Bear Lake Township's 1,031 housing units provide the shelter for its 746 households. This represents about 1.38 housing units per household, a figure that accounts for housing units which do not have a household permanently attached to them but are instead for "seasonal or recreational use." A detailed discussion follows under "Seasonal Fluctuations." The average household size is 2.48 persons, the second largest in the region.

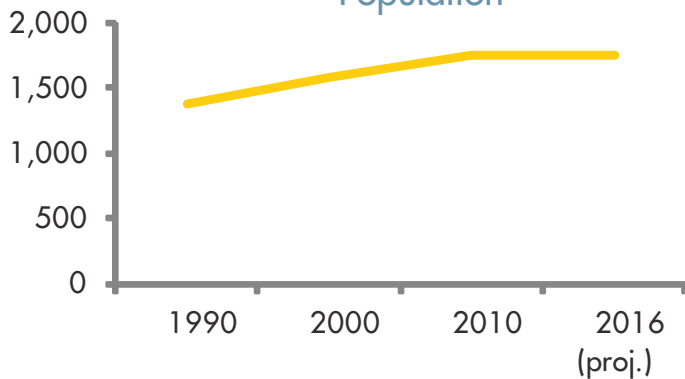
About one-fifth of the homes (198) were built before 1939, representing the largest proportion of the overall housing stock, and another 16% were built during a runner-up boom in the 1990s. Outside of these two decades, the township has experienced a remarkably steady residential development, increasing housing stock by about 10% every 10 years. The median home value is \$129,800, and about 57% of the owner-occupied homes have a mortgage. The

Demographic Dashboard

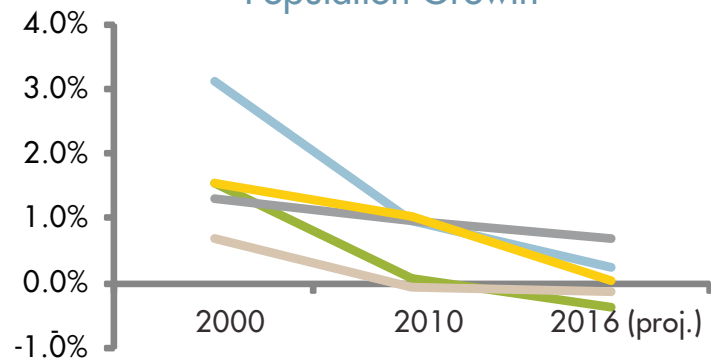
Key for population and prosperity index graphs:

■ Bear Lake Twp.
 ■ Benzie County
 ■ Manistee County
 ■ Michigan
 ■ United States

Population

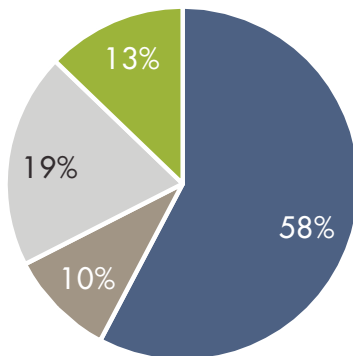


Population Growth



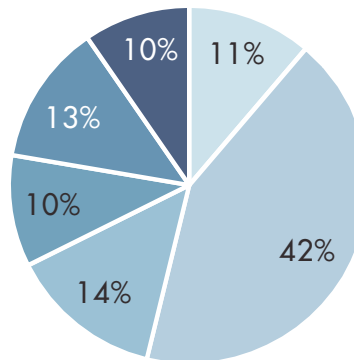
Housing

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



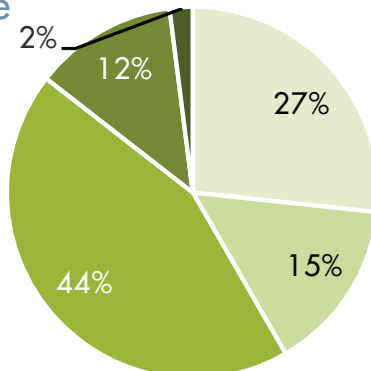
Education

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



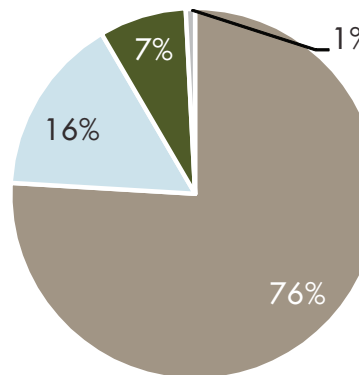
Household Income

■ 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)



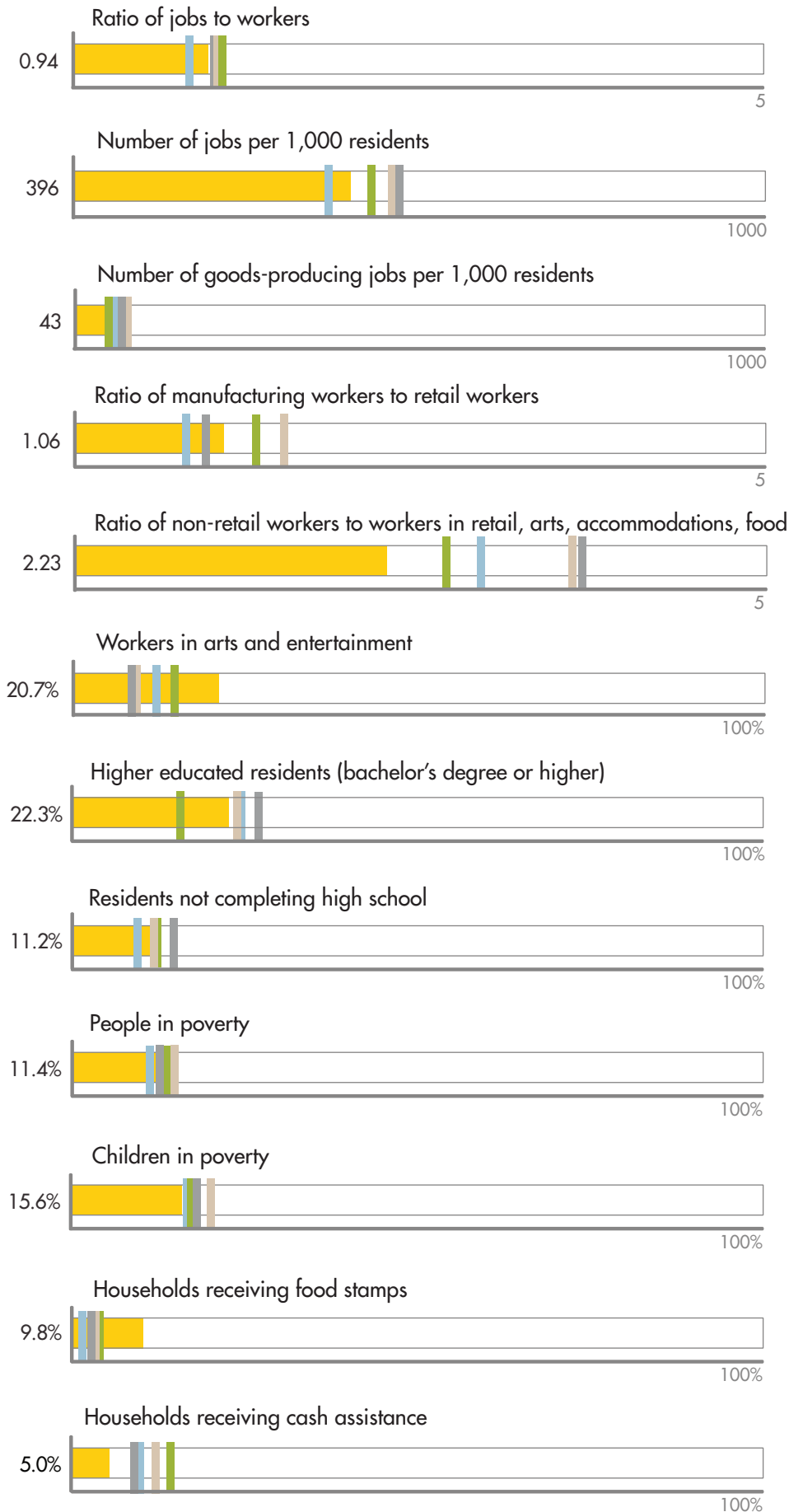
Work

■ 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

2.48
person average household size
\$129,800
owner-occupied median home value
\$725
median gross rent

Education

26%
population enrolled in school
89%
high school graduate or higher
22%
bachelor's degree or higher

Commuting

96%
workers who commute
81%
commuters who drive alone
22.4
minute average commute

Employment

694
jobs
736
workers
12.3%
unemployment rate
13%
civilian veterans

Income

\$39,309
median household income
\$20,806
median earnings for workers
\$40,139
male full-time, year-round earnings
\$26,063
female full-time, year-round earnings
11%
population in poverty
15%
children in poverty

Top Industrial Sectors

19%
educational services
12%
arts, entertainment, and recreation
11%
retail trade

median gross rent is \$725.

Utility gas heats the most homes (47%), followed by bottled, tank, or liquid petroleum (propane) gas (28%). Wood and fuel oil / kerosene each heat about 11% of homes. In a few houses, electricity (3.5%) or other fuel (0.5%) stave off the northern Michigan winter.

Education

Of the 35 or so core statistics collected on each of the Lakes to Land communities, Bear Lake Township represented the median value in almost a third of them, perhaps suggesting an embodiment of some quintessential characteristic of the region. Such is the case with citizens who have earned a bachelor's degree, which describes 23% of the township's residents.

With regard to primary and secondary education, however, the numbers stray from the middle way. The proportion of residents enrolled in school of any kind is 26%, ranking fourth among L2L communities. This is a consequence of the township's median age of 43.1, the fifth youngest in the region. The 89% high school graduation rate is higher than in Manistee County, Michigan, the United States, and nine of its regional neighbors.

Income

Here, the medians really get going.

There were as many Lakes to Land communities with a higher median household income than Bear Lake Township's (\$39,309) as there are with a lower median household income—a median median household income—and such was also the case with median earnings for all workers (\$20,806).

Median earnings for full-time, year-round male workers (\$40,139)

also took the center ranking, but median earnings for full-time, year-round female workers (\$26,063) dropped to two positions below the regional median. The difference was less pronounced among all 736 workers than among the 412 full-time, year-round workers: there, median earnings for men (\$26,174) were just under \$5,000 more than for women (\$23,326). This may be partly attributable to male workers' dominance in the three North American Industrial Classification System (NAICS) categories with the highest earnings: 67% of public administration workers (\$51,667) and 100% of workers in transportation / warehousing (\$50,417) and educational services / social assistance (\$49,063). The genders were much more evenly split in the top earning categories among all workers, with females constituting 61% of workers in finance / insurance (\$40,625), 26% of transportation / warehousing (\$38,438), and 70% of educational services / social assistance.

The poverty rate in Bear Lake Township is 11.4%, slightly higher than the median but solidly in the middle tier among Lakes to Land communities and below the state and

national rates (14.8% and 13.8% respectively). The rate of poverty among Bear Lake residents younger than 18, 15.6%, again represented the L2L median; it was lower than all of the aggregated benchmarks (range: 17.1%-20.5%).

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. As shown in Table 4.3, the ratio in Bear Lake Township is 3.01. This is among the higher ratios in the region (nine communities have a ratio of 2.93; the highest is 3.23). It is also higher than that of Benzie County, Michigan, and the United States (2.58, 2.65, 2.41) but lower than Manistee County (3.02).

Occupations

This section talks about the occupations and professions in which the residents of Bear Lake Township work, whether or not their places of employment are within the township limits.

4.3: Bear Lake Township net worth, including Village

Assets	
Checking Accounts	\$3,134,892
Savings Accounts	\$7,356,173
U.S. Savings Bonds	\$255,289
Stocks, Bonds & Mutual Funds	\$19,525,641
Total	\$30,271,995
Liabilities	
Original Mortgage Amount	\$8,429,170
Vehicle Loan Amount	\$1,620,247
Total	\$10,049,417
Net Worth	
Assets / Liabilities	3.01

Source: Esri Business Analyst

Single-headed households

The vulnerability of one type of household to poverty deserves particular mention: that of single-headed households with dependent children. Although the Census does provide a count of male householders with children and no wife present, it presents only female-headed households in its poverty statistics; most of the research literature follows the same form. This is attributable to two reasons: first, female-parent households make up 25.4% of all families while male-parent households make up just 7.3% (in Bear Lake Township, those figures are 14.7% and 3.5% respectively), and second, the 80% female-to-male earnings ratio (81% in Bear Lake Township) exacerbates the poverty-producing effect.

Children in single-headed households are by far the group most severely affected by poverty in Bear Lake. As Table 4.4 shows, one in six of the township's 253 households with children lives below the poverty level, but over half of the 43 female-headed households with children are poor. Stated another way, this means that 63% of the poorest families are headed by single females. Support to single-headed households provides an opportunity to have an appreciable, targeted impact on the well-being of Bear Lake Township's most vulnerable citizens. Flexible work and education schedules, support of home-based occupations, innovations in high-quality and affordable child care, and enforcement of pay equity are all tools that can be used to accomplish such support.

4.4: Bear Lake Township poverty by household type, including Village

Income in the Past 12 Months is Below Poverty Level	
All families	9.4%
With related children under 18 years	15.0%
With related children under 5 years only	16.7%
Married couple families	3.2%
With related children under 18 years	5.2%
With related children under 5 years only	0.0%
Families with female householder, no husband	36.4%
With related children under 18 years	55.6%
With related children under 5 years only	45.0%
All people	11.4%
Under 18 years	15.6%
Related children under 18 years	15.6%
Related children under 5 years	20.0%
Related children 5 to 17 years	13.9%
18 years and over	10.0%
18 to 64 years	11.1%
65 years and over	7.1%
People in families	9.6%
Unrelated individuals 15 years and over	23.5%

Source: American Community Survey, 2006-2010

The most prevalent field among Bear Lake Township's 736 civilian workers is the one that encompasses art, entertainment, recreation, accommodation, and food services. Twenty-one percent, or 152 workers, cite an occupation in these fields. The second most common industry group was educational services, health care, and social assistance, in which 120 workers (16%) serve. Construction and services (excluding public service) rounded out the majority of fields represented (10% and 11% respectively).

The occupational group comprised of educational services, health care, and social assistance is the fourth highest-paying category in Bear Lake Township, with a median income of \$37,500. The other three groups

mentioned above, however, represent three of the four lowest median incomes, ranging from \$13,333 to \$19,908 (agriculture, forestry, fishing, hunting, and mining is the lowest-paid occupation in the township). Overall, 45% of the township's workers are employed in the four lowest-paying occupations.

Retail and Business Summary

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

The business summary generated by Esri counts 102 businesses employing a total of 694 people within the

township's borders. When compared with the residential population of Bear Lake Township, this equates to 396 jobs per 1,000 residents—again representing the median among Lakes to Land communities, as does its 43 goods-producing jobs per 1,000 residents.

The largest concentration of businesses was in retail trade; those 15 establishments comprise just under 15% of all businesses. That category was followed by "other services (except public administration)," which made up 13% of the business community, and then construction (11%) and accommodation / food services (10%).

The greatest number of employees (130, or 19%) work in educational

services. About 12% of employees are in arts / entertainment / recreation, and another 11% work in retail trade. This is significant because nationally, the median earnings of workers in retail, entertainment, and hospitality occupations are about half of the median earnings of all other 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 Table 4.5, estimates

that retail, arts, accommodation, and food service workers in Bear Lake Township earn about 75% as much as non-retail workers. The wage discrepancy is not quite as dramatic as it is at the national level, but still worth noting given that these categories represent two of three most prevalent employment opportunities in the township.

Commuting

It's a real estate truism that the three most important factors considered by buyers are location, location, and location, yet the traditional measure of housing affordability—surely another consideration hovering near the top of the list—makes no allowance at all for location. The

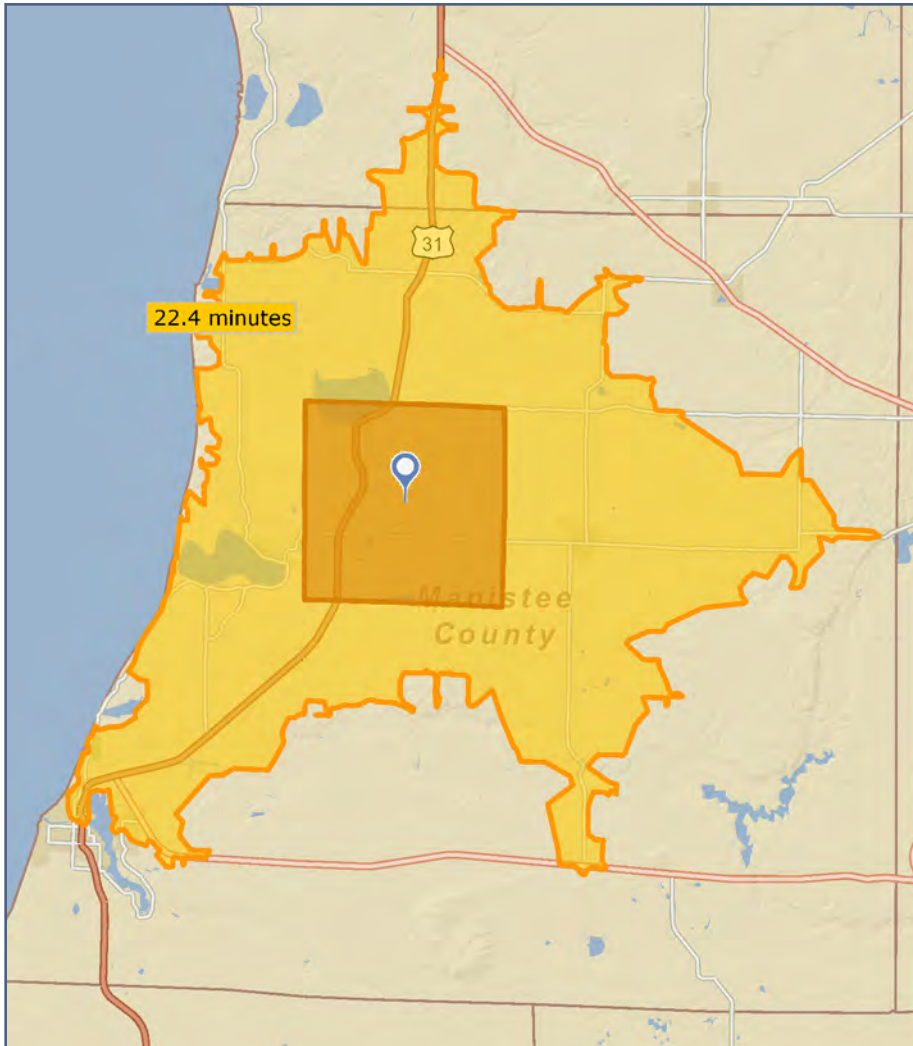
Center for Neighborhood Technology set out to redefine “affordability” to more accurately reflect the proportion of a household’s income that is committed to housing costs, including those incurred while getting to and from that aforementioned location. CNT describes its Housing and Transportation Affordability Index this way:

“The traditional measure of affordability recommends that housing cost no more than 30 percent of income. Under this view, three out of four (76 percent) US neighborhoods are considered “affordable” to the typical household. However, that benchmark ignores transportation costs, which are typically a

4.5: Non-retail to retail earnings in Bear Lake Township, including Village

Industry	Workers	Median earnings	Weighted median earnings
Non-Retail			
Educational services, and health care and social assistance	120	\$37,500	\$4,500,000
Other services, except public administration	78	\$13,333	\$1,039,974
Construction	72	\$22,000	\$1,584,000
Manufacturing	55	\$23,125	\$1,271,875
Agriculture, forestry, fishing and hunting, and mining	53	\$12,396	\$656,988
Public administration	48	\$36,250	\$1,740,000
Professional, scientific, management, administrative, waste management services	43	\$25,875	\$1,112,625
Wholesale trade	21	\$20,625	\$433,125
Transportation and warehousing, and utilities	19	\$38,438	\$730,322
Finance and insurance, and real estate and rental and leasing	18	\$40,625	\$731,250
Total	527		\$13,068,909
Average of weighted median earnings		\$24,799	
Retail, art, accommodation, food services			
Arts, entertainment, and recreation, and accommodation and food services	152	\$19,808	\$3,010,816
Retail trade	52	\$16,667	\$866,684
Total	204		\$3,877,500
Average of weighted median earnings		\$19,007	
“Information” median fell in the lowest interval of an open-ended distribution. Source: American Community Survey 2006-2010			

4.6: Bear Lake Township average commute drive time area, including Village



household's second largest expenditure. The H+T Index offers an expanded view of affordability, one that combines housing and transportation costs and sets the benchmark at no more than 45 percent of household income. Under this view, the number of affordable neighborhoods drops to 28 percent, resulting in a net loss of 86,000 neighborhoods that Americans can truly afford."

CNT's map has been steadily expanding its coverage since its inception in 2008 and now includes 337 metropolitan areas in the United States. Manistee County has not been analyzed, but Benzie County was considered part of the Traverse City metropolitan area and its neighborhoods are among those that disappear from the affordability map: while the H+T Index shows the average housing cost to be less than 30% of household income for the whole

county, the addition of transportation costs to the equation puts the share of household income spent on those two combined items over 45% for all places in the county.

Ninety-six percent of Bear Lake Township's workers have some sort of commute, with an average travel time to work of about 22.4 minutes. Both of these figures are in the upper half among Lakes to Land communities and roughly in line with county, state, and national averages. Figure 4.6 shows the Bear Lake Township "workshed," or the geographic area reachable by this average commute, and we can see that it covers a large proportion of Manistee County. A long commute is tough. Everyone who has ever had one knows it subjectively, and a growing body of empirical evidence is pointing to its detrimental effects on happiness, health, and wealth: its costs are rarely fully compensated by our salaries, the minutes spent behind the wheel come at the cost of minutes spent on exercise and meal preparation, and people with long commutes are frankly just less happy than those with shorter ones.

While the length of commute may have the greatest effect on the commuter, it's the method of commuting that has the greatest effect on the environment. Across the board, driving alone is overwhelmingly the most common method of commuting, and it is the one which maximizes the output of vehicle emissions per commuter. Here again, Bear Lake Township has its finger on the mainstream pulse: 81% of its commuters drive alone, matching the national figure and representing the Lakes to Land median. On the other end of the spectrum, Bear Lake has about twice the rate of organically

powered commuters who walk to work (6.1%) as at county, state, and national levels.

Agricultural Influence

Of the 21,871 acres of land that make up Bear Lake Township, 5,964 (27.3%) have an existing land use category of “Agriculture.” This land represents 121 of the 1636 parcels (7.4%) in the Township. Another 554 acres (2.5%) comprising 19 parcels (1.2%) are “Natural Resource Related.” Overall, then, about 30% of the land and 9% of the parcels in the township are devoted to “value-added” land practices.

Esri business analyst lists three businesses coded by NAICS as “agriculture, forestry, fishing, hunting,” employing a total of 14 persons. Fifty-three workers who live in the township used that classification to describe their occupations, making up about 7% of the workforce.

Seasonal Fluctuations

The entire Lakes to Land region is affected to varying degrees by a seasonal economy. An abundance of parks and recreation activities combines with the temperate summer weather to create a magnetic pull felt by most inhabitants of the state from spring to fall, and then formidable weather joins a lack of critical mass in economic activity to produce an edge of desolation through the winter months. The result is a cyclical ebb and flow of people through the region, some to stay for a few hours and some for a few months, all driven by Michigan’s intensely seasonal climate.

In many communities, the basic goal of every housing unit is to be

occupied. The optimum condition is one in which the number of housing units is only slightly larger than the number of households, with a small percentage of homes empty at any given time to provide choice and mobility to households wishing to change housing units. This percentage is the traditional vacancy rate.

Seasonal changes in population, such as seen in the Lakes to Land communities, create an entirely new category of housing units: those for “seasonal or recreational use.” Technically considered “vacant” by the US Census because its rules dictate that a household can only attach itself to one primary housing unit, these homes provide a measure of investment by those seasonal populations that cannot be replicated elsewhere. A high percentage of seasonal/recreational use homes provides concrete evidence of the value of the area for those purposes. It also provides a measure of a portion of the community which will have a somewhat nontraditional relationship with the community at large: seasonal residents may not

have kids in the school system or have the ability to attend most government meetings, but they do pay taxes and take a vital interest in goings-on. In some ways, knowing the percentage of seasonal/recreational housing in a community is the most reliable measure of the accommodations the community must make to include its “part-time” population in its decision-making framework.

In Bear Lake Township, 19.7% of the homes are classified as seasonal or recreational, a figure lower than in each of the two Lakes to Land counties (25% and 33%) but several times the state and national rates (5.8% and 3.5% respectively). As shown in Table 4.7, this represents a drop of 52 units from its 2000 rate of 26.7%, whereas the “traditional” vacancy rate doubled in the same time from 6.9% to 12.8% (66 housing units). Taken together, these facts suggest that the impact of the housing crash and Great Recession on Bear Lake Township has been a decline in its seasonal resident population.

4.7: Bear Lake Township seasonal and vacant housing table, including Village

	2000	2010	Change
Total Housing Units	960	1,031	7.4%
Occupied Housing Units	639	696	8.9%
Owner Occupied Housing Units	569	595	4.6%
Renter Occupied Housing Units	70	101	44.3%
Vacant Housing Units	321	335	4.4%
Seasonal/Recreational/Occasional Use	255	203	-20.4%
Other Vacant	66	132	100.0%
Population	1,587	1,751	10.3%
Household size	2.56	2.48	-3.1%

Source: U.S. Census Bureau 2010



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. Successful infrastructure is often “experientially invisible,” drawing as little attention in its optimum condition as a smooth road or a running faucet—until it’s not, and then it likely has the potential to halt life as we know it until the toilet flushes again or the lights come back on.

It seems we all know the feeling. The American Society of Civil Engineers’ 2013 “Report Card for America’s Infrastructure” gave us a D+ (takeaway headline: “Slightly better roads and railways, but don’t live near a dam”). The Michigan chapter of the ASCE surveyed our state’s aviation, dams, drinking water, energy, navigation, roads, bridges, stormwater, public transit, and wastewater and collection systems in 2009 and gave us a D. Clearly, there is room for improvement all over.

But it’s expensive. The ASCE report came with a national price tag of \$3.6 trillion in investment before

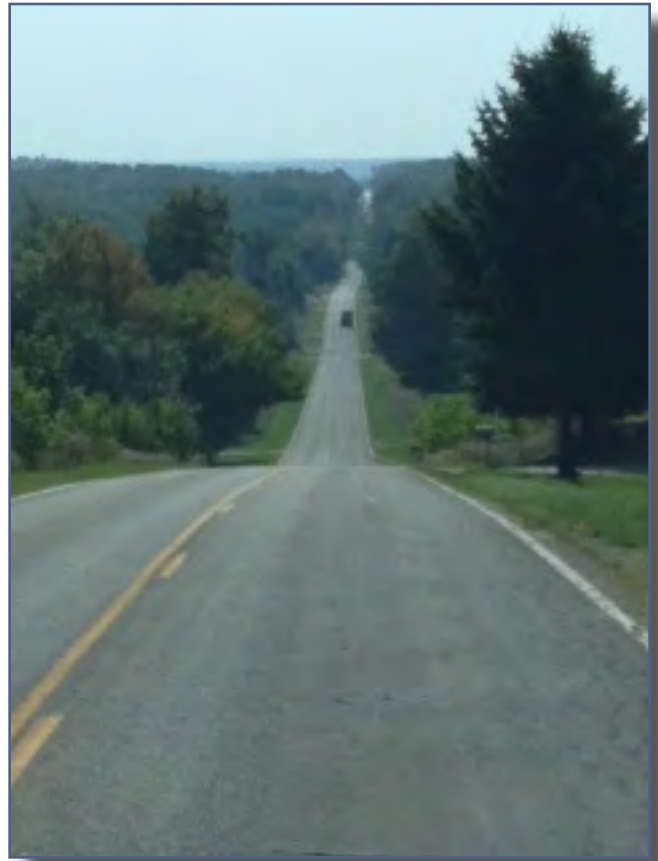


Photo: Deanna Pattison

2020. If this were evenly distributed among the 50 states, it would mean about \$72 billion per state—almost half again as much as Michigan’s entire annual budget. The combination of the essential nature of infrastructure with its steep price tag highlights a need for creative problem-solving in this area—precisely the aim of the Lakes to Land Regional Initiative.

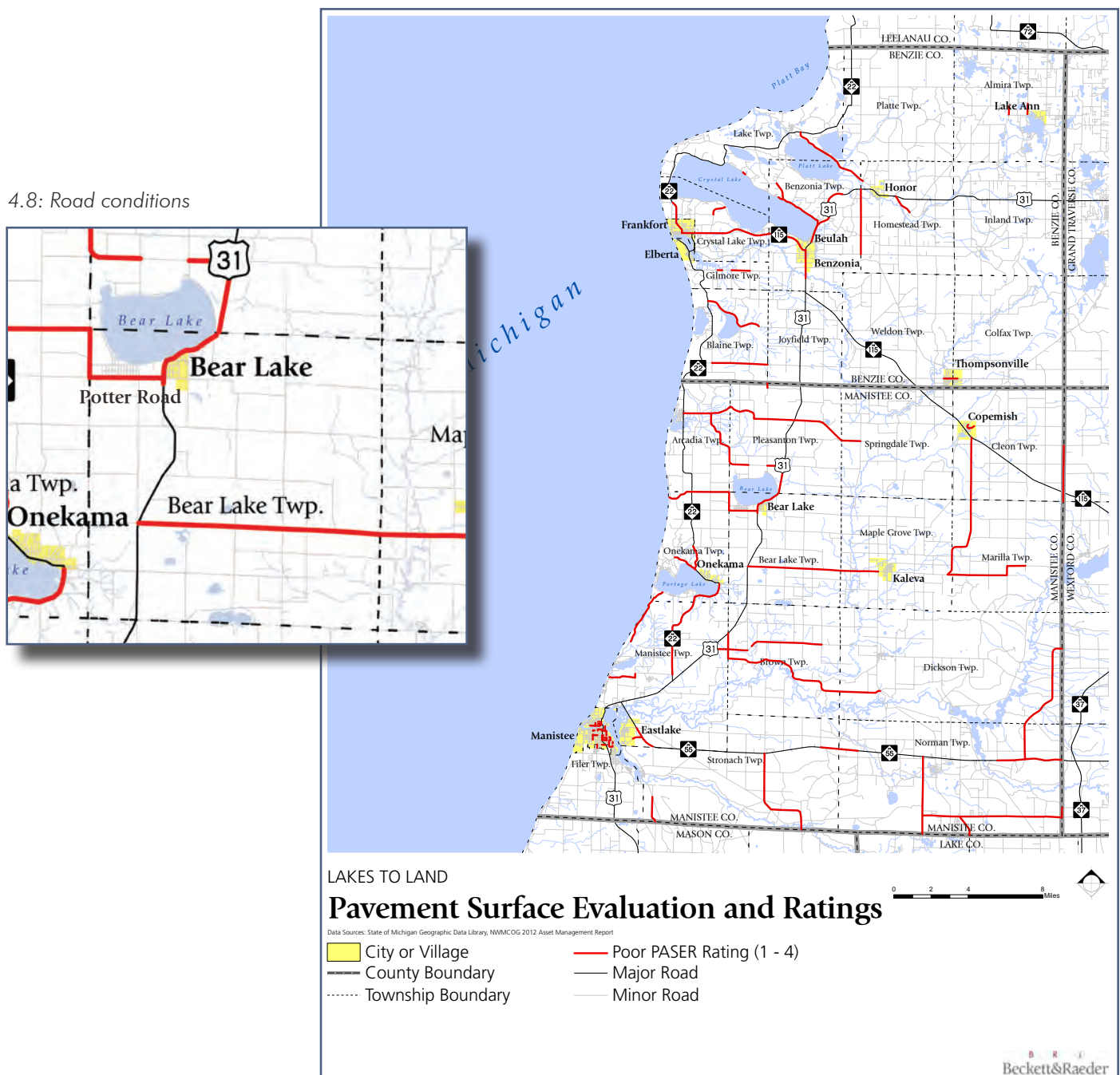
Roads

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 4.8 depicts all of the roads with PASER ratings of "poor" (1-4) in Benzie and Manistee Counties. The close-up in the inset reveals poor conditions on 9 Mile Road east of US-31, on US-31 north of Potter Road, on Potter Road west of US-31, and on Milarch Road from Potter Road to the northern border of the township. Potter Road has been resurfaced since the collection of this data.

4.8: Road conditions



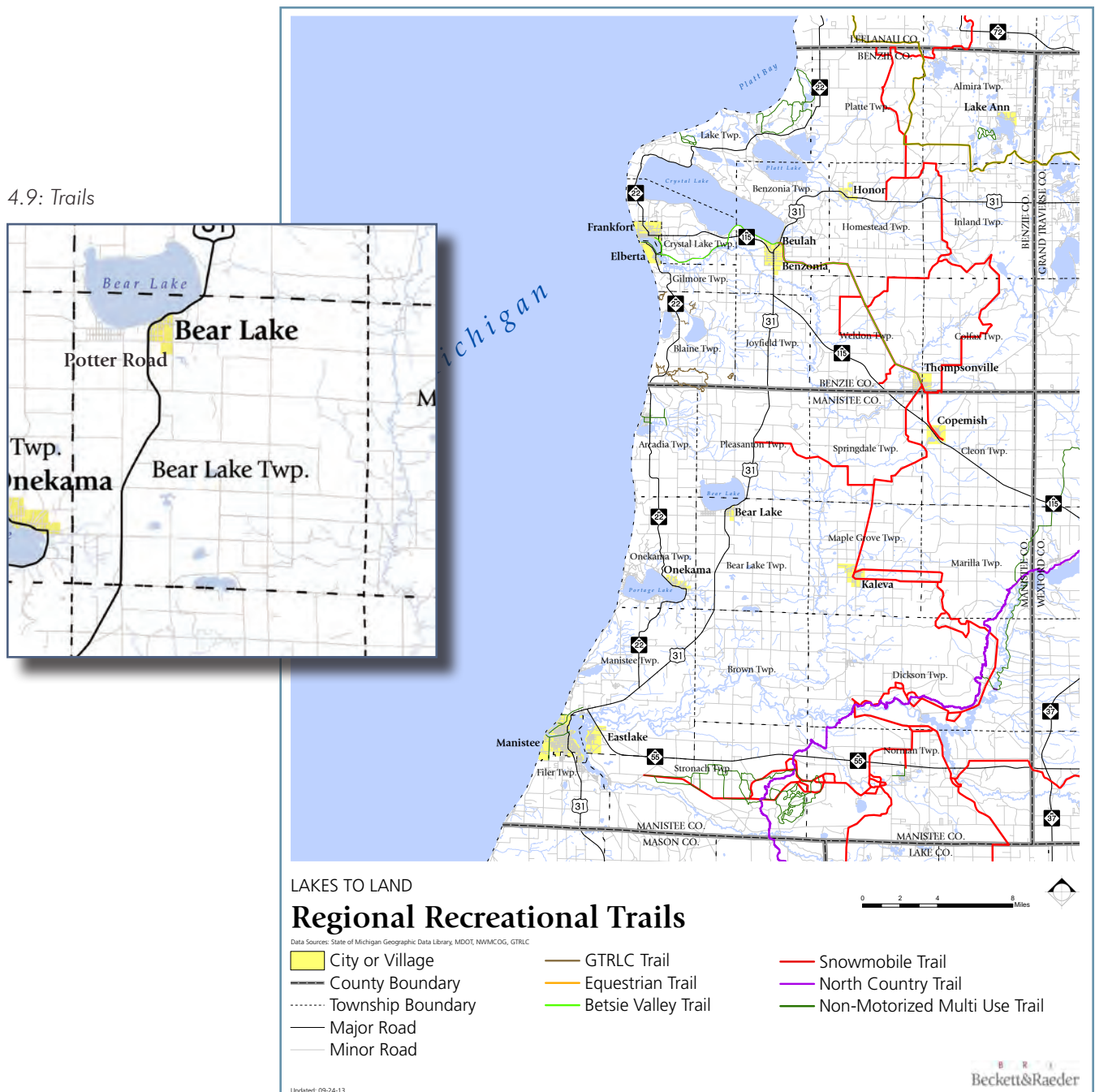
Trails and regional connections

As noted in the Cornerstones and can be seen in Figure 4.9, there are not presently any local or regional non-motorized trails in Bear Lake Township. It's an absence noted by the citizens, who made the creation of biking, walking, and hiking trails their third highest priority at the visioning session. The preferred method articulated in the Building Blocks for accomplishing this is to use the existing county road network to establish a trail network. Potential

collaboration with Onekama Township, Arcadia Township, and Pleasanton Township, all also currently largely devoid of trails, could form the beginning of a sub-regional network. Finally, a regional trail could use Potter Road to connect US-31 to M-22.

The Township is also interested in promoting safe walking and biking in the vicinity of its two baseball diamonds near the school forest southwest of Bear Lake. Access to the fields is via S. Shore Drive, one block north of Potter Road.

4.9: Trails



Power supply

Electricity for Bear Lake Township homes and businesses is available from Consumers Energy Company (Jackson) and from the Cherryland Electric cooperative (Grawn). Natural gas service is available through Superior Energy Company (Kaleva). Service from “alternative energy suppliers” is also available through Michigan’s Electric Customer Choice and Natural Gas Customer Choice programs.

Public Act 295 of 2008 requires Michigan electric providers’ retail supply portfolio to include at least 10% renewable energy by 2015. The Michigan Public Service Commission’s 2012 report estimates renewables to make up 4.7% of the energy supply that year. Figure 4.10 shows the US Environmental Protection Agency’s analysis of renewable energy potential in the Lakes to Land region.

Water and sewer

Bear Lake 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 probable causes 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. In Bear Lake Township, accommodation of an appropriate level of commercial development along US-31 and of new residential properties along the Bear Lake shore may require investigation into municipal water and sewer systems.

Citizens have demonstrated their commitment to protecting

the health of Bear Lake by forming three separate entities devoted to that purpose. The Bear Lake Property Owners Association was organized in 1970 to collect scientific and legal information with which to educate the community at large as well as riparian property owners. The Lake Improvement Board, created in 2007, has had success in controlling invasive species such as milfoil. And the Bear Lake Watershed Alliance has brought together jurisdictions around the Lake and along Bear Creek, the Little River Band of Ottawa Indians, the Michigan Department of Environmental Quality, the Grand Traverse Land Conservancy, the Conservation Resource Alliance, and the Manistee Community Foundation to produce a Bear Lake Watershed Management Plan which was approved in July 2013.

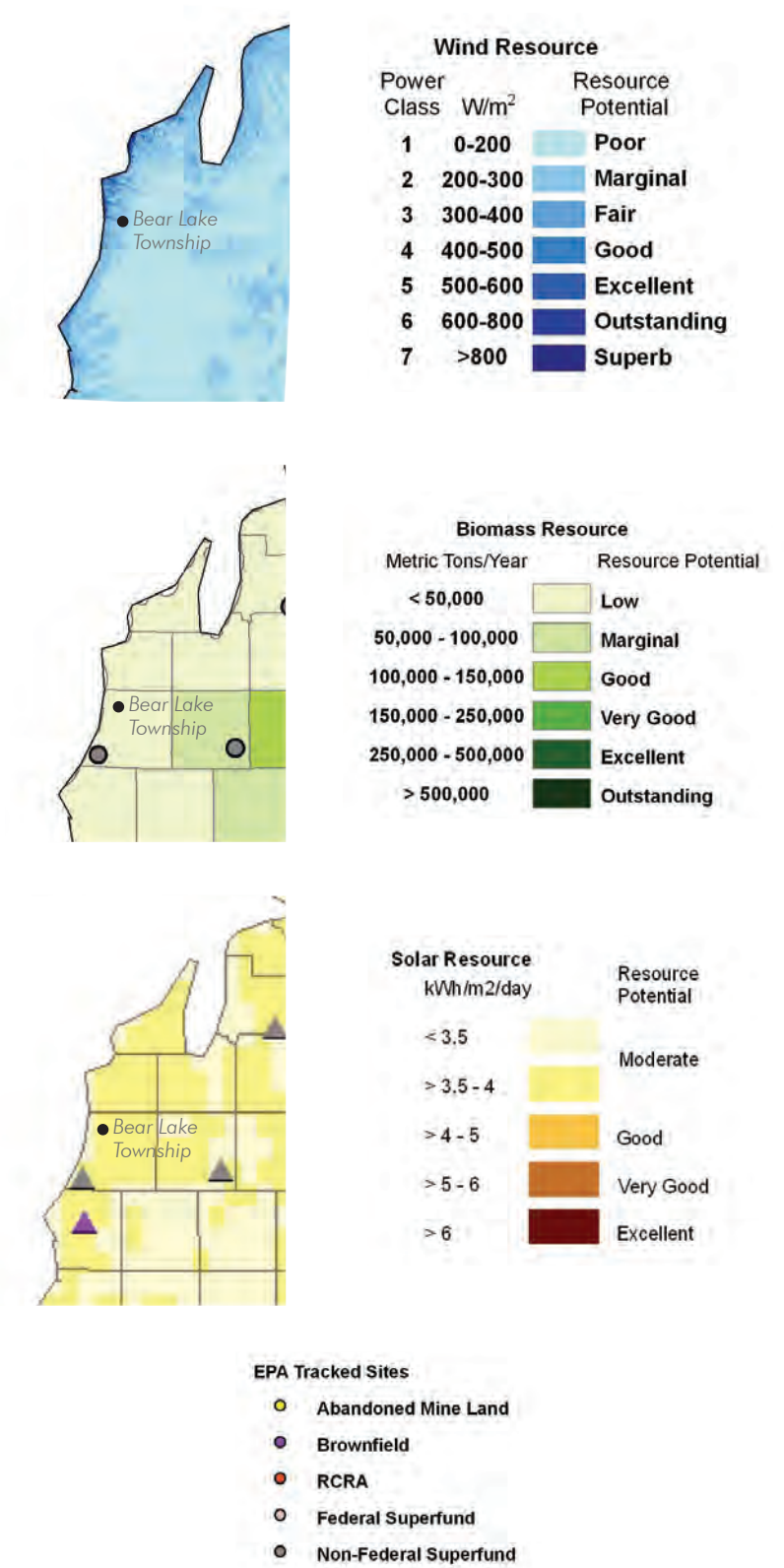
The Township maintains four access points on Bear Lake and one on Chief Lake.

Fire services

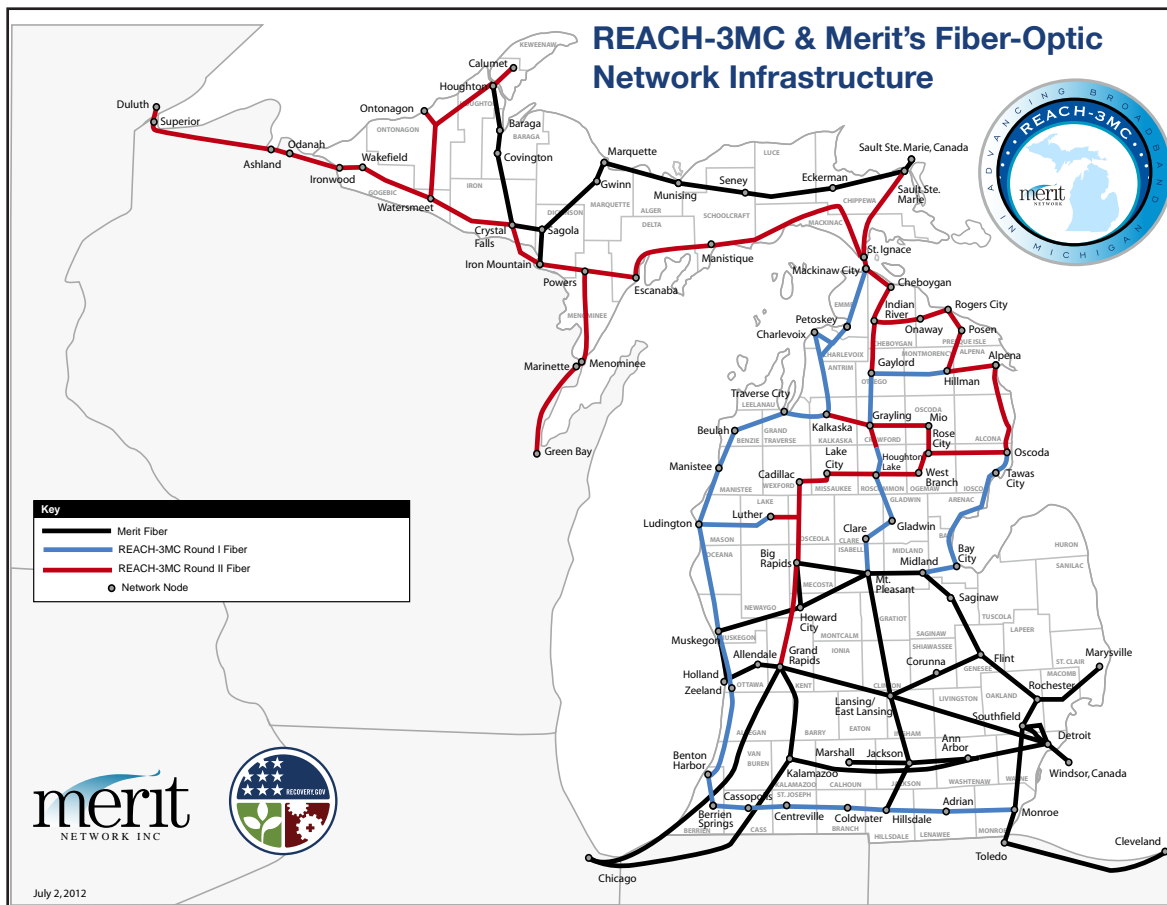
The Bear Lake Township Fire Department is a rural volunteer fire department with 17 members and three “cadets,” students who are at least 16 and take part in house trainings, shadow fire personnel, and help in emergency situations. The department contracts with Pleasanton Township to offer fire and first response rescue services. Department apparatus includes a 2000 class A pumper, 1999 medium-duty rescue vehicle, 1987 2000-gallon water tender, 1978 pumper, 1984 Wildland truck (on loan from the Michigan Department of Natural Resources), 2011 Kubota UTV rescue/wildland unit, and 2005 Seawolf rescue boat. A 0.75 millage approved by township voters in August 2013 will allow replacement for each of these items once by the year 2036 and three times by the year 2065.

A Community Emergency Response Team (CERT) was instituted in 2011. These volunteers are second responders to aid the fire department in emergencies with the potential to last longer than eight hours. In practice, they have also helped with crowd and traffic control at planned events throughout the county and have helped set up emergency shelters during power outages.

4.10: Renewable energy potential



4.11: Proposed Merit fiber-optic network



Telecommunications

Connect Michigan, our 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 4.12 further shows that the remaining unserved areas are mostly in the inland areas of the counties rather than in the Lakes to Land communities.

Still, improved broadband access came up in several of the visioning sessions. 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, serving the Lakes to Land region, was announced on December 28, 2012.

What does this mean? 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.

4.12: Broadband service inventory in Benzie and Manistee Counties

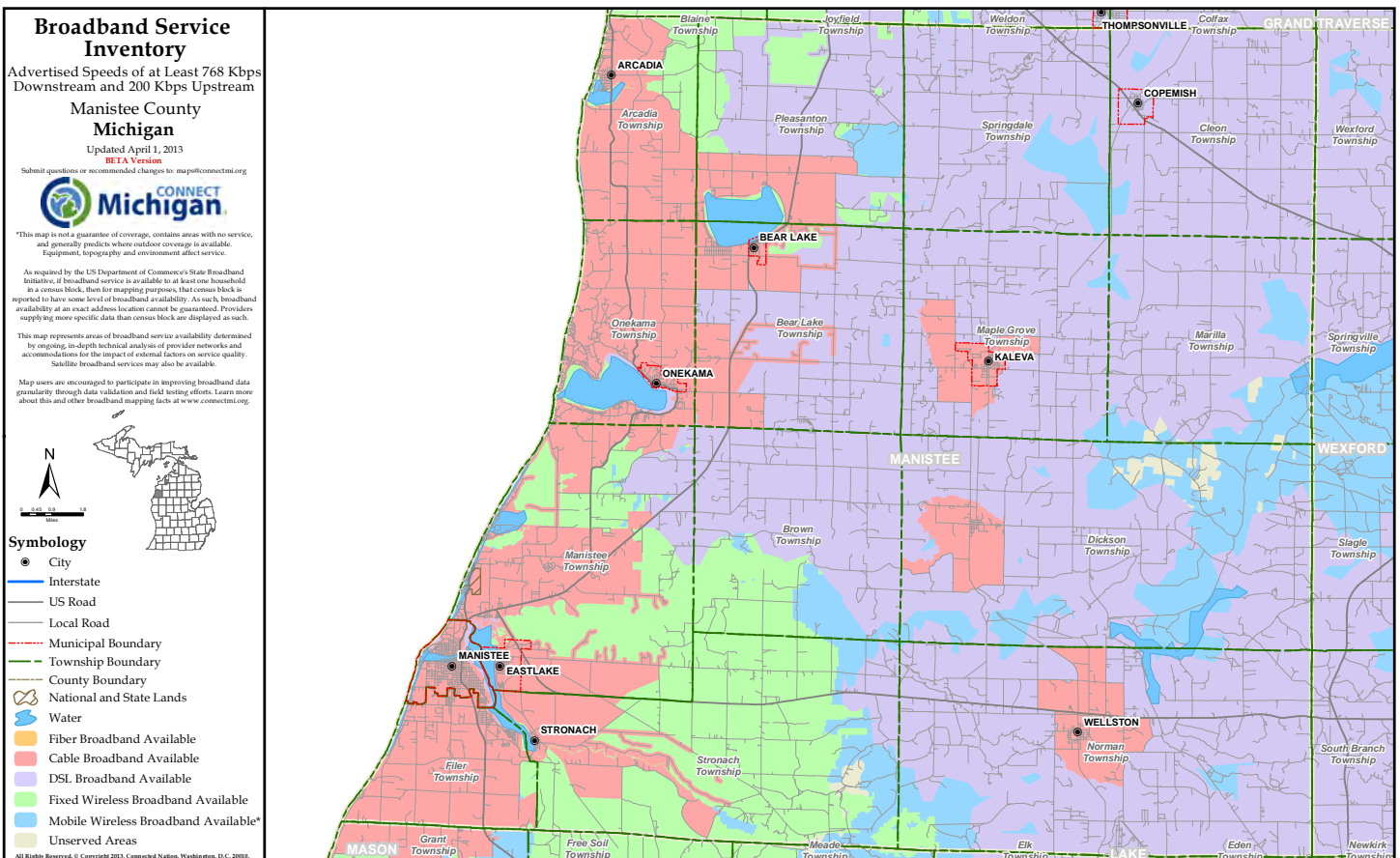
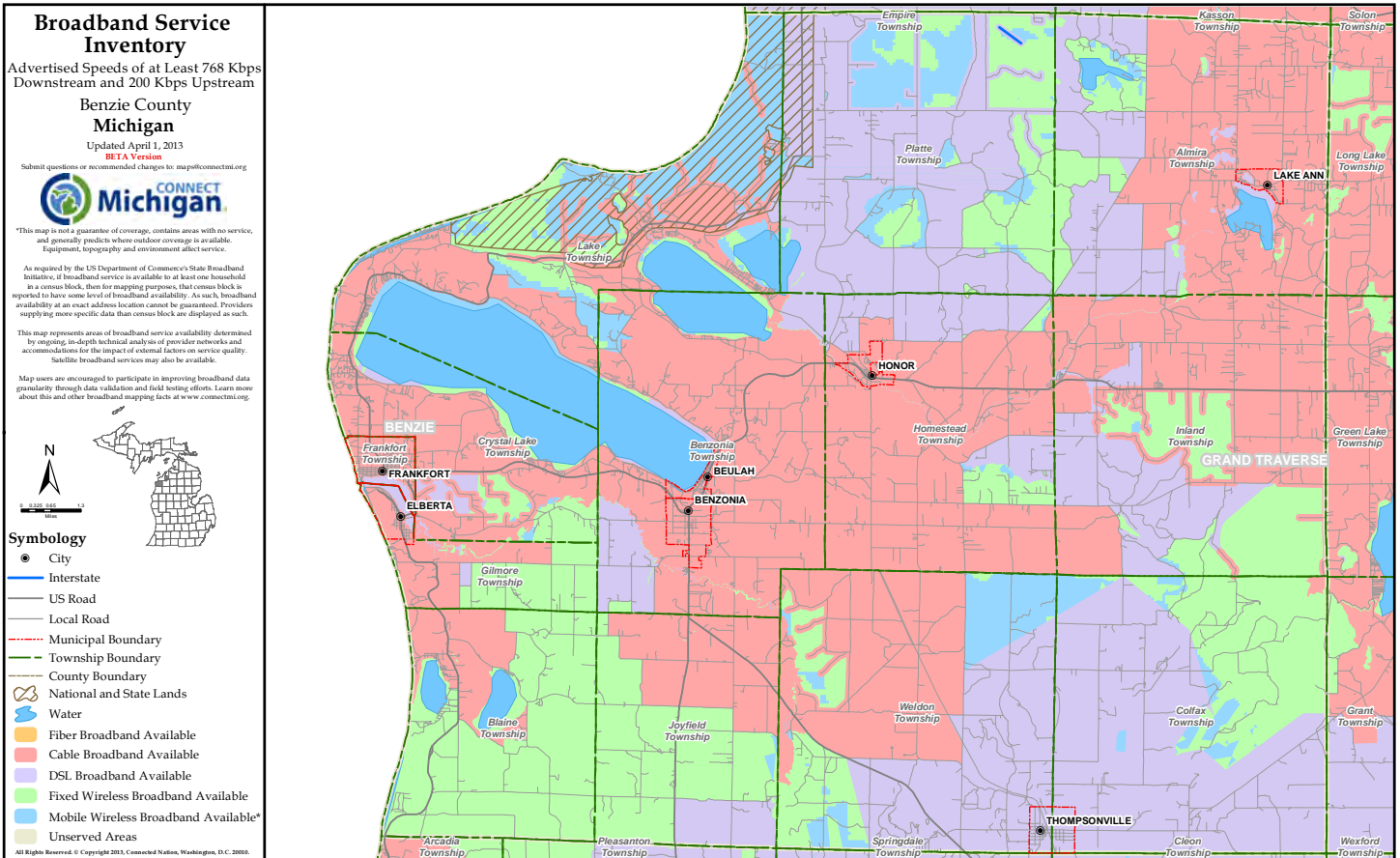




Photo: Google Earth

Land

Naming a community after a natural feature truly underscores the connection between people and the land on which they live.

Obviously, then, the 1800-acre Bear Lake (of which approximately 590 acres are within the township's 36 square miles) represents perhaps the pivotal feature of the township. The first settlers put their stakes down at its shores, US-31 makes a pass around it, and it has been the basis for collaboration with neighboring Pleasanton Township. But it's not the only lake in the township. The smaller Chief Lake (160 acres) sits on the southern boundary with Brown Township. Other kettle lakes, formed by glacial ice which broke off and buried under the outwash, dot the landscape: Adamson Lake, James Lake, Lake Emma (all 40 acres), Watson Lake (20 acres), and Cooper Lake (10 acres). Little Beaver Creek runs through the southeast quadrant of the township, while Schimke Creek (also known as Jones Creek) in the southwest corner feeds Portage Lake. Horseshoe Creek sidles out of the township to join Bear Creek to the east. All are trout streams.

Much of the township is at a high elevation relative to the rest of the region; only a ridgeline at approximately the boundary between Benzie and Manistee Counties is higher. The steep slopes in Figure 4.14 (page 33) outline

this plateau. Water retreating from the plateau's ridges collects in the middle to form wetlands and a small area of surface water. Although it has the greatest elevation range in the region at a difference of 485 feet, this is nearly all attributable to the descent toward Portage Lake in the southwest corner.

Bear Lake Township's first fortunes came from the blanket of forest that covered it when the first non-Native settlers arrived. When those trees had mostly all been transformed into homes, businesses, fuel, and furniture by the beginning of the 20th century, agriculture arrived in the form of blueberries, apples, and cherries. As the search for energy has worn on, it has led to the discovery of oil and natural gas deposits throughout much of the township. The ground beneath Bear Lake Township, then, has housed us, fed us, and kept us warm.

Today, over two thirds of the township is dedicated to either agriculture or forest, while about a quarter is used for residential purposes. The remaining land is divided among commercial, institutional, and leisure purposes.

4.13: Land dashboard

Land Dashboard

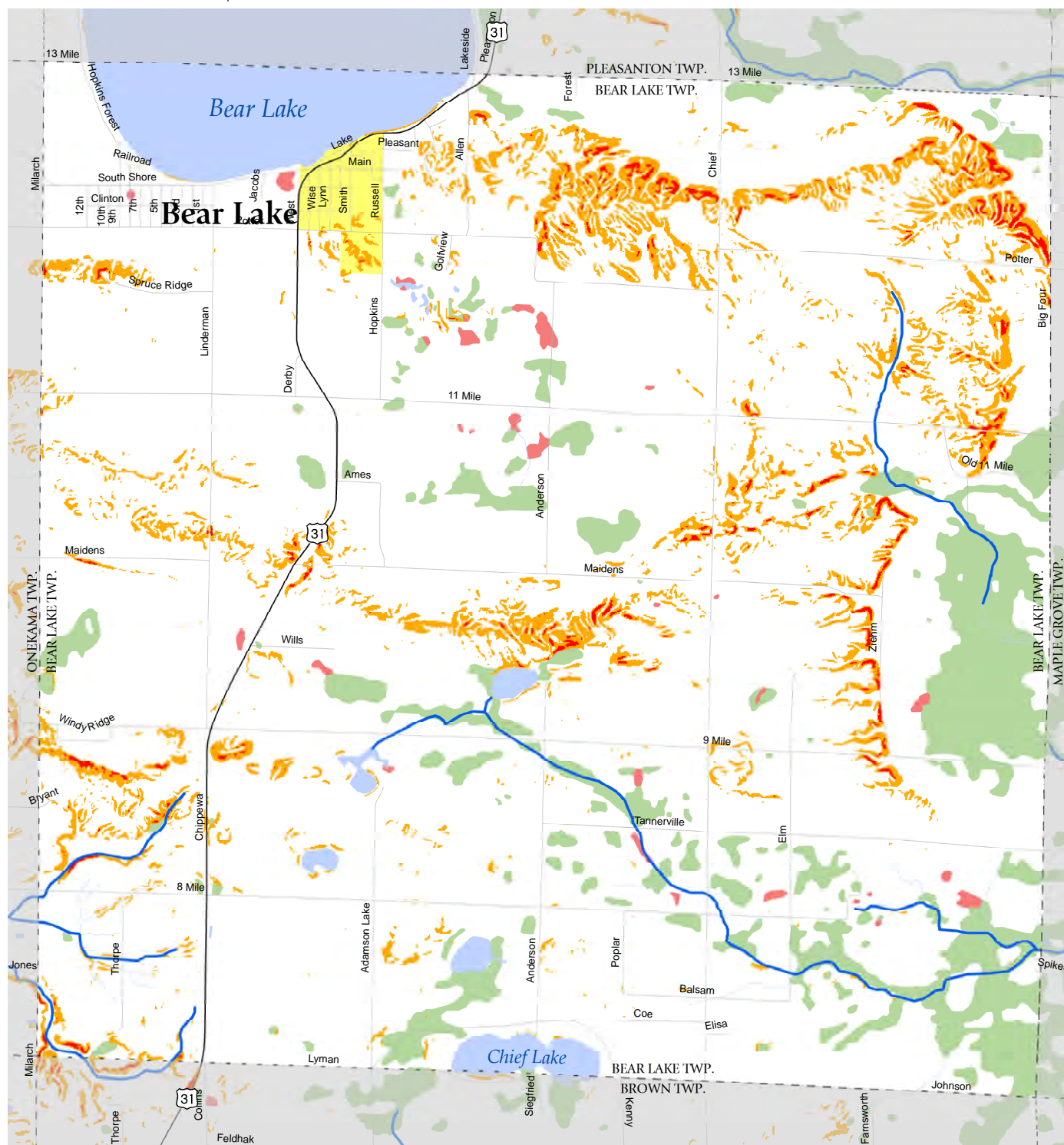
Percentages indicate proportion of total land area except where noted

TOPOGRAPHY			
Elevation	Slopes		Critical dunes
Low: 600 feet above sea level High: 1,085 feet above sea level Range: 485 feet	0-1 degrees:	6,149 acres	28%
	1.1-5 degrees:	10,243 acres	47%
	5.1-9 degrees:	3,417 acres	16%
	9.1-16 degrees:	1,386 acres	6%
	16.1-80 degrees:	124 acres	1%
			0 acres

WATER		
Lakes	Rivers	Wetlands
890.3 acres 4%	18 miles 0.1%	Emergent (characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens): 90 acres 0.4%
	Trout Streams: 11.9 miles 66% of river length	Lowlands, Shrub, Wooded (characterized by low elevation and woody vegetation): 1,908 acres 9%

PUBLIC LAND USE				
Roads	Regional Trails	Conserved Land	State Land	Federal Land
96.7 miles 0.4%	0 miles	0 acres	DNR: 685 acres 3%	0 acres
			Commercial Forest Act: 265 acres 1%	

4.14: Natural features map



LAKES TO LAND

Bear Lake Township Natural Features

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

- Village of Bear Lake
- Township Boundary
- Major Roads
- Minor Roads

Wetland Type:

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

Slope Degree:

- 9.1 - 16
- 16.1 - 30

0 0.25 0.5 1 Miles



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 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.

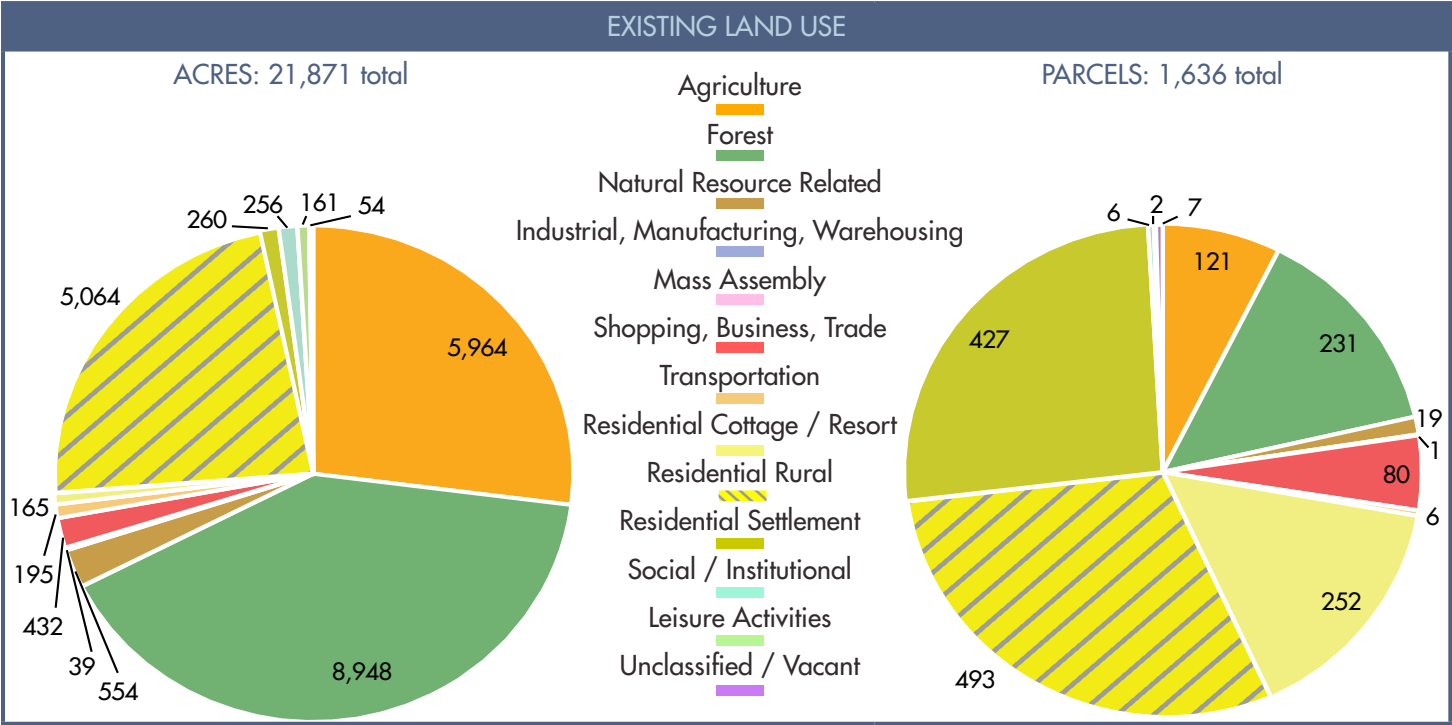
A part of the development of the future land use map is a discussion of the major land use issues facing the community, how they interrelate with the Cornerstones and Building Blocks, and strategies that may be undertaken

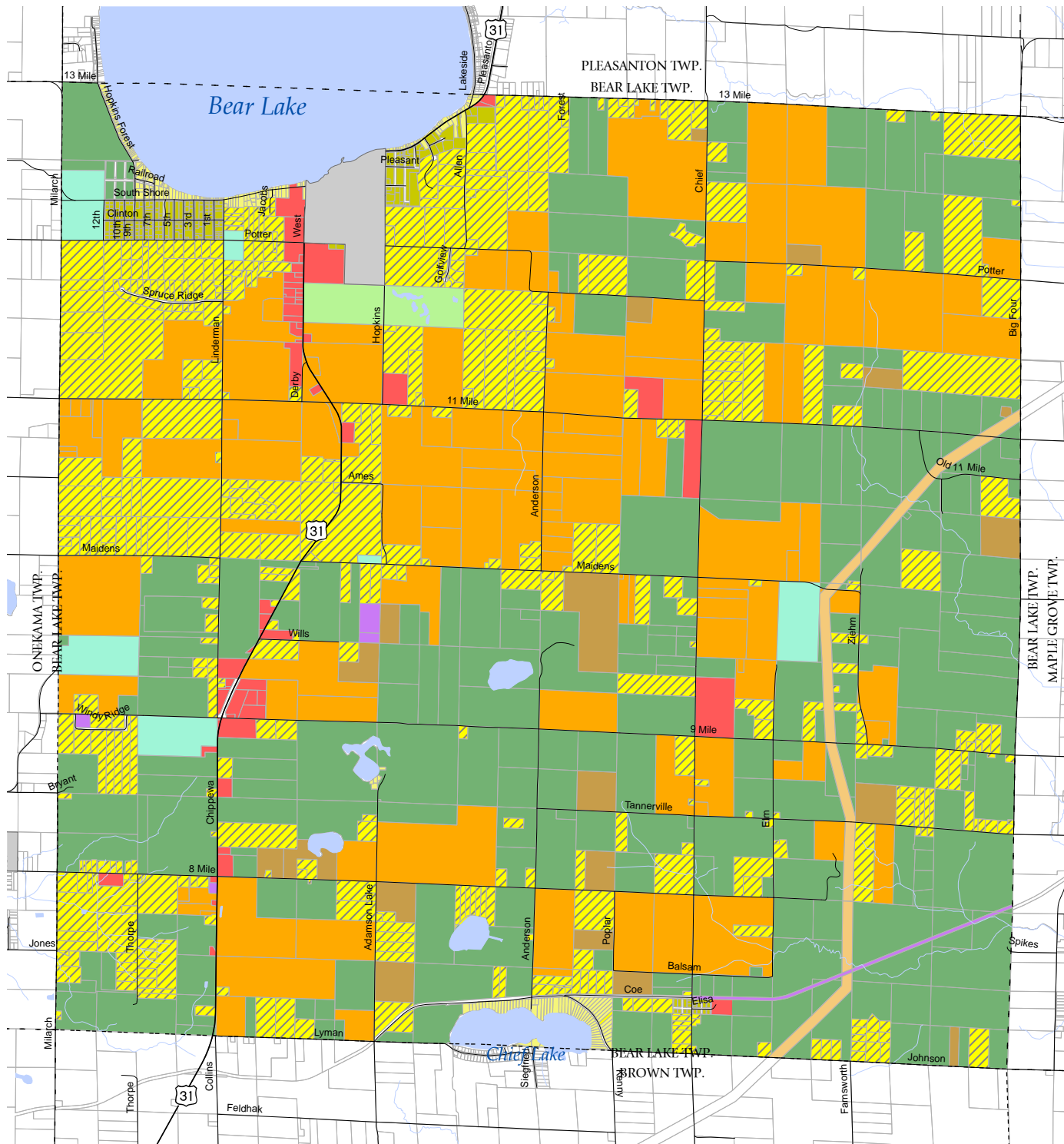
to achieve the desired future land use. But at the heart of planning for future land use is a picture of how the physical development of the community will take shape. Simply put, this section describes how, physically, the community will look in 15 to 20 years.

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 needs should the community plan for?

4.15: Existing Land Use chart and map





LAKES TO LAND

Bear Lake Township Existing Land Use

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



Updated: 10-22-13

- 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.

The existing land use in Bear Lake Township is very rural, with the exception of properties surrounding Bear Lake in its northwest corner and Chief Lake along its southern border with Brown Township. Land development along Bear Lake is similar in style and density to that found in the Village of Bear Lake, which makes either jurisdiction indistinguishable to the visitor or passerby on US-31 and reinforces the need to encourage the development of the Village of Bear Lake downtown.

The configuration of land uses in the township is divided along Maidens Road. North of Maidens Road, existing land uses are primarily agricultural and large-lot rural residential development. South of Maidens Road, the land use is agricultural and forest.

Commercial development occurs on US-31 and 13 Mile Road and south of the Village of Bear Lake to 11 Mile Road with two small business districts located at the intersection of US-31 and 9 Mile, and at US-31 and 8 Mile Roads.

According to the United States Census Bureau, the township has a total area of 36.1 square miles (93.4 km²), of which, 34.7 square miles (90 km²) is land and 1.3 square miles (3.5 km²) of it 3.71% is water. Land use acreage was quantified at 21,871 acres and is depicted on the Existing Land Use map (Figure 4.15, page 35). Approximately 70% of the township consists of resource-related uses (agriculture, forests, etc.; Figure 4.17). Residential land uses account for 25% of township acreage, and the majority of this is on large lots. The average Residential Rural lot is 10.24 acres. Conversely, Residential Settlement properties account for 252 parcels with an average parcel size of 0.61 acres (Figure 4.16).

The typology of land use in Bear Lake Township can be grouped into two categories based on the SmartCode and referred to as transects: Rural / Farm (T2) and Lake / Country (T3).

4.17: Resources and development land use table

Land Use Related to Resources	
Agriculture	27%
Forest	40%
Natural Resources	3%
Subtotal	70%
Land Use Related to Development	
Residential	25%
Other Categories	5%
Subtotal	30%
Total	100%

Specifically, these typologies are:

Rural / Farm

Farming is the dominant land use activity with some large lot residences.

Land: Parcels are used partially or wholly for agricultural operations, with or without buildings, and include the following:

4.16: Average parcel size table

Residential Type	Acres	Parcels	Average Parcel Size
Residential Cottage/Resort	165	252	0.65
Residential Settlement	260	427	0.61
Residential Rural	5,064	493	10.27

- 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.
- vi. Performing any practices on a farm incident to, or in conjunction with, farming operations.

Living: Farm and non-farm related residences are also found in this category and occupy sites that range in size from less than one acre to 10 acres.

Commerce: 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.

Lake and Country Residential

This area consists of low density collections of year-round homes or

seasonal cottages, some clustered around Bear Lake. 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: A variety of northern Michigan landscapes including rolling hills, lakeshores, meadows, forests and sensitive areas such as critical dunes and wetlands.

Living: Residential land use found along Bear Lake and Chief Lake characterized by small lots. This category will contain a combination of seasonal and year-round homes.

Commerce: Stores and shops dotted along County Roads and US-31. These establishments include small grocery outlets, gas stations, gift shops, and personal and financial services.

A close review of the existing land use map notes the existence of a ring of agricultural land uses surrounding

the Village of Bear Lake and that portion of the township emanating approximately a mile from the village. This configuration of land use should be preserved in the future and used as a natural delineation between the developed and agricultural portions of the township. The Future Land Use map encourages a higher degree of development around the Village of Bear Lake. Areas immediately adjacent to the village would be developed as Residential Settlement, a higher density development of 3 to 4 dwelling units per acre. This form of residential development would promote a grid-like street pattern similar to the village, which is walkable and provides for connectivity to other uses. Commercial development would extend south along US-31 to 9 Mile Road. Additional commercial development would be encouraged at the 9 Mile Road and 8 Mile Road intersections with US-31.

- Encourage appropriate development and conform to current building and fire codes.
- Encourage the development of



underutilized and brownfield properties in the downtown area.

In order to meet the Michigan Fire Prevention Code, municipal water may be needed. Currently, the Village of Bear Lake provides a municipal water system which is served by two municipal wells and a 75,000 gallon water tank. In a limited exception, water is provided outside the corporate limits of the village to approximately 15 properties. In order to encourage commercial development along the US-31 corridor and in the village proper, an intergovernmental arrangement may be needed between the village and the township.

As illustrated on the Future Land Use map, land development south of 11 Mile Road and east of Anderson Road is designated Farm and Forest with the exception of land uses surrounding Chief Lake, which are envisioned to remain Residential Settlement.

In addition to the land typologies outlined, there is an additional one that focuses on land developed adjacent to the Village. This typology is described as Settlement (T4).

Settlement

Traditional residential neighborhoods characterized by a grid street pattern, smaller lots with higher densities than found in other locations.

Land: Primarily developed and settled as historic villages and centers of commerce or developed in the same context of their historic counterparts.

Living: This land use category describes the neighborhoods of within the Village of 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 Bear Lake, and other natural resource amenities.

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

Future Land Use Categories

The Future Land Use map reinforces the recommendations addressed in the Bear Lake Township Community Master Plan (2002) which placed heavy emphasis on maintaining and expanding agricultural operations (orchards, farms, animal husbandry, etc.). This strategy is as important today with a greater emphasis placed on local farm-to-table and local farm-to-restaurant movements.

The Future Land Use map has six land use categories: Business, Farm and Forest, Institutional, Recreation / Open Space, Residential Rural, and Residential Settlement.

Farm and Forest

This land use category identifies agricultural and forest (lumber harvesting) as the primary land use. Residences that are associated with the farm operation are found in this category, along with sporadic large-lot rural residences. The focus of this land use category is farming.

Recreation / Open Space

This category includes public parks and private recreation venues like the Hopkins Park on Bear Lake and the Bear Lake Highlands Golf Course located on US-31.

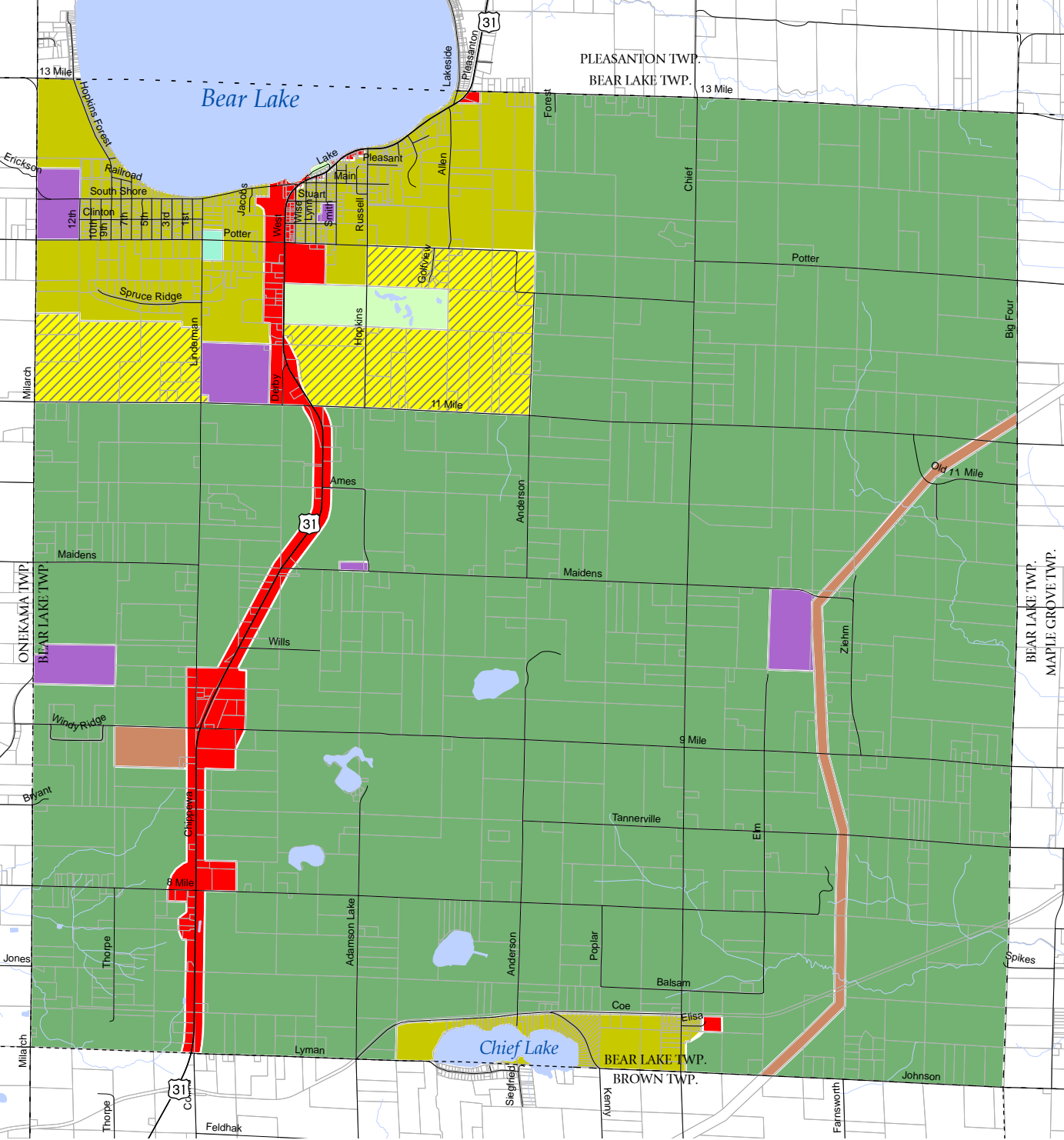
Institutional

Institutional land use includes properties that are owned by local units of government within the Township. In Bear Lake Township, they include Bear Lake Public Schools in the Village and along Milarch Road north of Potter Road, Township Hall and Fire Station, Township Cemetery on Maidens Road, Fairview Cemetery, Village of Bear Lake Village Hall, properties owned by the Village of Onkama that are used as part of their sanitary sewer and solid waste system, and the Manistee County Road Commission office and maintenance yard on Nine Mile Road.

Residential Rural

This area of the township contains single family homes for year-round and seasonal use, located on large lots. Some lots are used for farming and/or timber management. It is the intent of this designation to continue these uses while encouraging slightly larger lots in order to maintain well and septic integrity, private road

4.18: Future land use map



LAKES TO LAND

Bear Lake Township Future Land Use

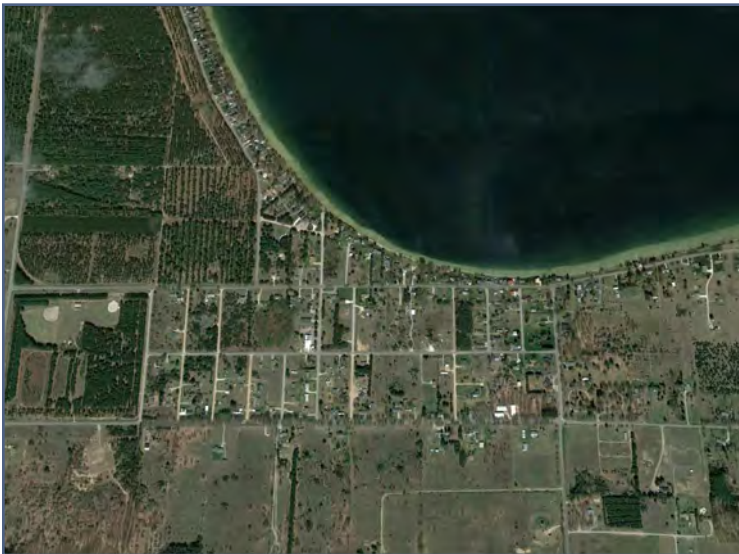
Data Sources: State of Michigan Geographic Data Library, Benzie and Manistee County Equalization

- | | | | |
|-------------------|---------------------|-------------------------|----------------------------|
| Parcel Boundary | Business / Multiuse | Residential Rural | Township Properties |
| Township Boundary | Farm and Forest | Residential Settlement | Transportation / Utilities |
| Road | Institutional | Recreation / Open Space | |

4.19: Land use patterns



standards to ensure emergency service access, and rural and scenic character preservation. Some agricultural commercial endeavors are allowed, and it is the intent of this designation to continue to support and promote agricultural opportunities. Other uses customarily found within a rural area are allowed, in keeping with the scenic rural preservation of the township. Single-family residential development will continue, attracting seasonal and permanent residents.



Some locations within the township will have limitations that prevent or reduce the level of development due to steep slopes and wetlands. As mentioned in the Regional Context section of the plan (Tab 2), much of the Lakes to Land region was impacted by glacier activity that resulted in land formations known as moraines. A moraine is any glacially formed accumulation of unconsolidated glacial debris, soil, and rock which can occur in currently glaciated and formerly glaciated regions, such as those areas acted upon by a past glacial maximum or ice age. These land features are prominent around Portage Lake, Arcadia Lake, and Betsie Lake. In Bear Lake Township, these features form hills with slopes ranging from 9-30 degrees, mostly along the northern portion of the township in sections 1, 3 and 12. Another system of moraines is located in the mid-section of the township just north of James Lake and south of Maidens Road (sections 21 and 22), and in sections 13 and 24 where Maidens Road terminates. On the east side of this moraine is a large lowland wetland complex which accounts for



Top, agricultural land; middle, residential settlement; bottom, commercial land

Photos: Google Earth

most of section 13 and 24. These natural features are highlighted on the Natural Features map (Figure 4.14, page 33).

Residential Settlement

As residential property is developed adjacent to the village, it should connect with the existing street-grid network in order to maintain efficient traffic distribution and walkability. Residential properties adjacent to Chief Lake are also Residential Settlement in their character and development patterns. This development type would be the most cost effective because it will spread the development and infrastructure costs over more lots. These areas are envisioned to be west of US-31 / south of Potter Road, and east of Russell Road / north of Potter Road.

Business / Multiuse

The business category includes a mixed commercial district which extends the length of the US-31 corridor. This district would include a variety of unplanned land uses including

commercial, residential, manufacturing, warehousing, and recreational in a mixed configuration depending on the timing and type of development. It is intended to allow business development to occur along US-31.

Zoning Plan

The Michigan Planning Enabling Act of 2008 requires the inclusion of a zoning plan in the master plan. The zoning plan calls attention to changes that need to be made to the current zoning ordinance in order to align the zoning ordinance with the new master plan. Specifically, the zoning plan looks to show the relationship between the future land use map and the zoning map, and to suggest ordinance revisions to strengthen that relationship. The changes suggested are necessary in order to help implement specific aspects of the master plan.

The zoning plan in Figure 4.20 denotes no major changes from the current zoning ordinance.

4.20: Zoning plan

EXISTING ZONING DISTRICTS	USES (General)	SETBACKS	LOT SIZE (Minimum)	PROPOSED MODIFICATIONS
AGRICULTURE AG-1	Agricultural Production – Crop Agricultural Production – Animal Forestry Lumber and Wood Products Riding Stables Single and Two Family Homes	FRONT 50' REAR 20' SIDE 20'	1 Acre	No change.
RESORT RESIDENTIAL RR-1	Single and Two Family Homes	FRONT 50' REAR 20' SIDE 10'	20,000 Sq.Ft.	No change.
RESIDENTIAL R-1	Single and Two Family Homes Home Occupations Churches	FRONT 50' REAR 20' SIDE 10'	20,000 Sq.Ft.	No change.
MULTIPLE USE M-1	Single and Two Family Homes Home Occupations Retail Trade Finance, Insurance, and Real Estate Educational Services	FRONT 100' REAR 20' SIDE 20'	40,000 Sq.Ft.	No change.
COMMERCIAL C-1	Retail Service Establishments Finance, Insurance, and Real Estate Public Administration Construction Services Wholesale Trade	FRONT 100' REAR 20' SIDE 20'	40,000 Sq.Ft.	No change.

Action Plan

The overall success of the Bear Lake 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, however, the real culprit was the failure to execute or implement the plan.

Implementation of the Bear Lake Township Master Plan is predicated on the completion of the tasks outlined in the Action Plan.

4.21: Action plan

RECOMMENDED IMPLEMENTATION STRATEGY 2013 – 2018		
Action Item	Description	Responsible Party
Planning Commission Training	The Lakes to Land Regional Initiative is coordinating training through Michigan State University for Planning Commissions within the region. This is an opportune time to have Planning Commission members go through the MSU Extension Citizen Planner program.	Bear Lake Township Board of Trustees and Village of Bear Lake Trustees. (note: Local units should check with their respective municipal insurance carrier for PC member scholarships)
5-Year Parks and Recreation Plan	Prepare and adopt an MDNR approved 5-Year Parks and Recreation Plan. Approval and adoption of a plan will allow the township to apply for a variety of MDNR grant programs.	Bear Lake Township Board of Trustees
Zoning Ordinance Modifications	Revise the zoning ordinance consistent with the Zoning Plan.	Planning Commission and Board of Trustees
Prepare a Non-Motorized Trail Plan	Work through the L2L Regional Initiative to prepare a non-motorized trail plan which includes the township and village.	Planning Commission

Appendix A

Bear Lake Township Businesses

ADULT & CHILD CARE

Adult Foster Care:

Wildwood, 12481 Milarch Rd - Bear Lake

Child Care Services:

Great Beginnings at Bear Lake School, 7748 Cody St - Bear Lake Village

AGRICULTURE AND FORESTRY

Farms:

Buckhorn Orchards L.L.C., - Kaleva
Calvin Lutz Farms, 8576 Chief Rd - Kaleva
Douglas Valley Farms, - Kaleva
Fruit Haven Nursery, 8576 Chief Rd - Kaleva
K & S Simmental & Angus Farms, 11272 Chippewa Hwy - Bear Lake
Meister's Evergreens, 7643 Anderson Rd - Kaleva
Smith Farms, 10821 Linderman Rd - Bear Lake

Farm Equipment:

West Coast Farm Services and Tractor Repair, 7768 Chippewa Hwy - Kaleva

Forestry Services:

Mackey Tree Farm, 9499 Ziehm Rd - Bear Lake
Neil Nystrom Tree Planting, 10096 Maidens Rd - Bear Lake

Lawn Services:

Bowling Enterprises/Hydroseeding, 9091 Chief Rd - Kaleva
Jus-Green's Bug Squad, 7953 Main St - Bear Lake Village
S & L Turfcare L.L.C., 12156 Linderman Rd - Bear Lake
S & S Irrigation L.L.C., 6618 Spruce Ridge Rd - Bear Lake

Tree Service:

Thompson's Tree & Stump Removal, 7872 Locust St - Bear Lake Village

CEMETERIES

Bear Lake Township Cemetery, 7942 Maidens Rd - Bear Lake
Fairview Cemetery, 7076 Potter Rd - Bear Lake
Fairview South Annex Cemetery, 7115 Potter Rd - Bear Lake

CONSTRUCTION

Commercial Iron Workers:

LAMCO Inc., 7836 Chippewa Hwy - Bear Lake

Commercial Pipefitting & Welding:

Teachout Industrial Contracting Inc., 9572 Chippewa Hwy - Bear Lake

Excavation & Foundation Work:

Griz Sealing, Striping & Excavating, 10672 Chief Rd - Bear Lake
McBride Septic Systems & Excavating, 6959 Clinton St - Bear Lake

Heating, Cooling, Plumbing & Refrigeration:

Lakeshore Mechanical L.L.C., P.O. Box 155 - Onekama

Residential Builders:

Brian Groenwald, 12859 Allen Rd - Bear Lake
 Fairlamb Installation L.L.C., 10591 Potter Rd - Bear Lake
 JR's Construction, 6518 South Shore Dr - Bear Lake
 King Construction, 7206 Johnson Ct - Bear Lake
 LeSarge Construction, 7269 Chippewa Hwy - Kaleva
 Northern Construction L.L.C., 11455 Milarch Rd - Bear Lake
 Northwest Garage, 11833 Linderman Rd - Bear Lake

Residential Designer:

Sierra Drafting & Design, 12545 Mallison Way - Bear Lake

EDUCATIONAL SERVICES**Elementary, Secondary School:**

Bear Lake School, 7748 Cody St - Bear Lake Village

Library:

Keddie-Norconk Memorial Library, 12325 Virginia St - Bear Lake Village

Museum:

Bear Lake Village Museum, 7738 Main St - Bear Lake Village

HEALTH SERVICES**Dentists:**

Dr. Craig Harless, DDS, 7659 Lake St - Bear Lake Village
 Dr. Norman Olson, DDS, 12521 Russell St - Bear Lake

Home Health Care Services:

Munson Home Health, 11634 Chippewa Hwy - Bear Lake

Laboratories-Clinical, Medical, Diagnostic:

Bear Lake Outpatient Services, 8225 Lake St - Bear Lake

Physicians:

Crystal Lake Clinic, 8225 Lake St - Bear Lake

Social & Human Services:

Northwest Michigan Health Services, 6433 8 Mile Rd - Bear Lake

LAKE ACCESS**Boat Launch Sites:**

Chief Lake Boat Launch off of Lyman Rd - Kaleva
 Marina Boat Launch - Bear Lake Village

Public Accesses:

Road End Access Division St. off of Hopkins Forest Dr - Bear Lake
Road End Access off of Anderson Rd - Kaleva
Road End Access 13 Mile Rd off of Hopkins Forest Dr - Bear Lake
Second St Access - Bear Lake
Seventh St. Rd end Access - Bear Lake

Public Beaches:

Public Beach by Blarney Castle - Bear Lake Village
Village Park Beach - Bear Lake Village

MANUFACTURING

Commercial Printing:

Pioneer Press Printing, 12326 Virginia St - Bear Lake Village

Fabrication:

Correct Compression Inc., 11903 Chippewa Hwy - Bear Lake
Bowling's Last Stand - Bear Lake

Metal Fabrication:

Bowling Enterprises Inc., 9091 Chief Rd - Kaleva

Welding Equipment & Supply:

Remanufactured Electrode Cap Inc., 8100 11 Mile Rd - Bear Lake

Window & Door Fabrication:

Northview Window & Door, 9178 Chippewa Hwy - Bear Lake

MEMBERSHIP & ORGANIZATIONS

Civil & Social Associations:

Bear Lake Athletic Boosters
Bear Lake Boy Scouts
Bear Lake Girls Scouts
Bear Lake Lions Club
Bear Lake/Onkama Girls Scouts
Bear Lake Promoters
Bear Lake Property Owners Association
Bear Lake Schools Parent and Teachers for Students (PATS)
Bear Lake Watershed Alliance
Bear Lake Women's club
Masonic Lodge
Order of the Eastern Star
Triginta Club

MINING**Oil and Gas Exploration Services:**

Chevron
 DTE Gas Company
 Dynamic Development Inc.
 Federal Oil
 Federated Oil & Gas
 Jaguar Energy L.L.C.
 Jordan Development Company, L.L.C.
 Markwest
 Merit Energy
 Michcon
 Oil-Niagaran
 Savoy Oil
 Ward Lake Energy

PUBLIC ADMINISTRATION**County Road Commission:**

Manistee County Road Commission, 8946 Chippewa Hwy - Bear Lake

Local Fire Department/Volunteers:

Bear Lake Township Fire Department, Located in the Village
 Bear Lake Township Community Emergency Response Team

Local Government:

Bear Lake Township Board of Trustees, 7771 Lake St - Bear Lake
 Bear Lake Village Council, 7727 Lake St - Bear Lake Village

Municipal Waste Water Treatment Facility:

Village of Onekama - Bear Lake

USDA & The Natural Resources Conservation Service:

Manistee Conservation District, 8840 Chippewa Hwy - Bear Lake

U.S Post Office:

Bear Lake Post Office, 7777 Main Street - Bear Lake Village

RETAIL TRADE**Auto & Truck Repair and Auto Supplies:**

Auto Value Service Co., 7737 Lake St - Bear Lake Village
 Absolute Auto Repair & Tire, 7530 Chippewa Hwy - Bear Lake
 Northstar Automotive, 12130 7th St - Bear Lake

Auto Body Repair:

Coach Craft, 9242 Chippewa Hwy - Bear Lake

Car Wash:

Bear Lake Touchless Carwash, 11638 Chippewa Hwy - Bear Lake

Chainsaw Specialty:

Northern Chain Specialty, 7329 Chief Rd - Onekama

Dining Entertainment Program:

Two on the Town, 12326 Virginia St - Bear Lake Village

Electric Contractor:

Fink's Wiring Inc., 7726 Lyman Rd - Kaleva
Galaxy Electric Inc., 7347 Potter Rd - Bear Lake
Paradigm Electric, 6513 Potter Rd - Bear Lake

Event Rental:

Rip and Run Canopy Rental, 12326 Virginia St - Bear Lake Village

Financial Institutions:

Honor State Bank, 11926 Chippewa Hwy - Bear Lake
Huntington Bank, 7685 Lake St - Bear Lake Village

Florists:

Apple Hill Creations, 9654 Chippewa Hwy - Bear Lake

Fuel Oil, L.P. and Natural Gas Dealers:

Blarney Castle Oil Co., 12218 West St - Bear Lake
Superior Energy
Ziehm L.P. Gas Sales & Services, 10765 Chippewa Hwy - Bear Lake

Gasoline Stations:

Blarney Castle #2, 12348 West St - Bear Lake
Saddle Up Gas & Grocery, 12991 Pleasanton Hwy - Bear Lake

Gift, Novelty & Souvenir Shops:

Leckrone Village Variety Antiques & Collectables, Lake St - Bear Lake Village
Niizh Makwa Traders, 7714 Lake St - Bear Lake Village
Quality Crafts, 7836 Chippewa Hwy - Bear Lake
Richmond Drug, 7717 Lake St - Bear Lake Village
Serendipity, 7710 Lake St - Bear Lake Village
Treasures On The Lake, 7660 Lake St - Bear Lake Village
Two Sisters Quilting, 9178 Chippewa Hwy - Bear Lake

Greenhouse/Nurseries:

Fox Farm Nurseries L.L.C., 7615 Chippewa Hwy - Bear Lake
Our Field of Dreams, 9654 Chippewa Hwy - Bear Lake

Grocery Stores:

Bear Lake Discount Grocery L.L.C., 11740 Chippewa Hwy - Bear Lake
Blarney Castle #2, 12218 West St - Bear Lake
Dollar General, 11802 Chippewa Hwy - Bear Lake
Orchard Lane Country Store, 9217 Chippewa Hwy - Bear Lake
Saddle Up Gas & Grocery, 12991 Pleasanton Hwy - Bear Lake

Hardware Store & Design Center:

Bear Lake Ace Hardware/Lumber & Supply, 11950 Chippewa Hwy - Bear Lake

Home Equipment Rental:

Bear Lake Ace Rental, 11950 Chippewa Hwy - Bear Lake

Insurance Agents Service:

Bear Lake Insurance Agency Inc., 12141 West St - Bear Lake Village

Maple Syrup:

John Sievert, 11483 Chippewa Hwy - Bear Lake

Shreve's Maple Syrup, 11234 Linderman Rd - Bear Lake

Marine Service:

Bear Lake Marine, 7760 Lake St - Bear Lake Village

Paving & Sealing:

Griz Sealing, Striping & Excavating, 10672 Chief Rd - Bear Lake

Pharmacy:

Richmond Drug, 7717 Lake St - Bear Lake Village

Real Estate:

Ringel Real Estate and Auction, 11544 Linderman Rd - Bear Lake

Restaurant:

Hubbell's Lakeside Restaurant, 7833 Lake St - Bear Lake Village

Small Engine Repair:

Wheeler's Power Equipment Sales and Service, 11555 Milarch Rd - Bear Lake

Small Wine Maker:

Northern Naturals Organics L.L.C., 7220 Chief Rd - Kaleva

Snow Removal:

Wayne Meister, 8637 Johnson Rd - Kaleva

Specialty Soap:

Luzetta's Handmade Soaps, 8754 Chippewa Hwy - Bear Lake

Sporting Goods/Fishing:

Bear Lake Ace Hardware/Lumber & Supply, 11950 U.S. 31 - Bear Lake

Bear Lake Marine, 7760 Lake St - Bear Lake Village

Osborn's Sport Shop, 8929 Chippewa Hwy - Bear Lake

Taverns & Restaurants:

Grille 44, 12951 Pleasanton Hwy - Bear Lake

Rosie's Place, 9567 Chippewa Hwy - Bear Lake

Truck Repair & Service:

Blarney Castle, 6383 8 Mile Rd - Bear Lake

Warehouse:

Northstar Operating & Consultant, 9178 Chippewa Hwy - Bear Lake

SERVICES

Appliance Service:

Ware's Appliance Repair, 10534 Anderson Rd - Bear Lake

Beauty & Barber Shops:

Bear Lake Barber Shop, 7734 Lake St - Bear Lake Village

Hair By Joy, 8659 Johnson Rd - Onekama

Highland Hair, 11544 Linderman Rd - Bear Lake

Krista LeAnn's Salon, 7686 Lake St - Bear Lake Village

Powder Puff Beauty Shop, 12136 2nd St - Bear Lake

Sheli's Hair Salon 8812 Johnson Rd - Kaleva

Theresa's Hair Care, 8 Mile Rd - Bear Lake

Your Style II, 6981 Clinton St - Bear Lake

Churches:

First Baptist Church, Service Held At Bear Lake School - Bear Lake Village

United Methodist Church, 7681 Main Street - Bear Lake Village

Funeral Service:

Edwards Oak Grove Funeral Home, 12353 Lynn St - Bear Lake Village

Golf Practice Center:

Driving Range next to Bear Lake Highlands, 11969 Chippewa Hwy - Bear Lake

Horse Riding & Western Recreation:

Rockin R Stables, 8805 13 Mile Rd - Bear Lake

Metal Recycling:

Larry Bowling Metal Recycling, 9347 13 Mile Rd - Bear Lake

Motels and Resorts:

Alpine Motor Lodge, 8127 Chippewa Hwy - Bear Lake

Bella Vista Inn, 12273 Lake St - Bear Lake Village

Honey Bear Resort, 12475 Hopkins Forest Dr - Bear Lake

Windsunpines Resort, 12385 Hopkins Forest Dr - Bear Lake

Parks & Campground:

Hopkins Park & Campground, Hopkins Dr - Bear Lake Village

Harry Cosier Court - Bear Lake Village

Veterans Memorial Deck, 7727 Lake St - Bear Lake Village

Public Golf Course:

Bear Lake Highlands, 11685 Chippewa Hwy - Bear Lake

Satellite Television:

Country Roads T.V., 6831 Potter Rd - Bear Lake

Septic Cleaning Service:

McBride Septic Systems & Excavating, 6959 Clinton St - Bear Lake

Sporting & Recreation Services:

Bear Lake School Playground & Tennis Court, 7748 Cody St - Bear Lake Village

Bear Lake Athletic Complex, South Shore Dr - Bear Lake

Storage:

Cold Storage Investments, 11903 Chippewa Hwy - Bear Lake

Orchard View Self Storage, 7194 9 Mile Road - Bear Lake

Towing:

Statewide Towing & Auto Recovery, 12907 Pleasanton Hwy - Bear Lake

Vacation Rental:

Crystal Vacation Rental, 8127 Chippewa Hwy - Bear Lake

TRANSPORTATION & PUBLIC UTILITIES**Bus Service Facility:**

Bear Lake School, 7748 Cody St - Bear Lake Village

Cable Television:

Charter Communication

Kaleva Telephone Co.

Electrical Services:

Cherryland Electric

Consumers Energy

Telephone Communication:

AT&T

CenturyLink Telephone Co.

Kaleva Telephone Co.

Water Supply:

Bear Lake Village - Bear Lake Village

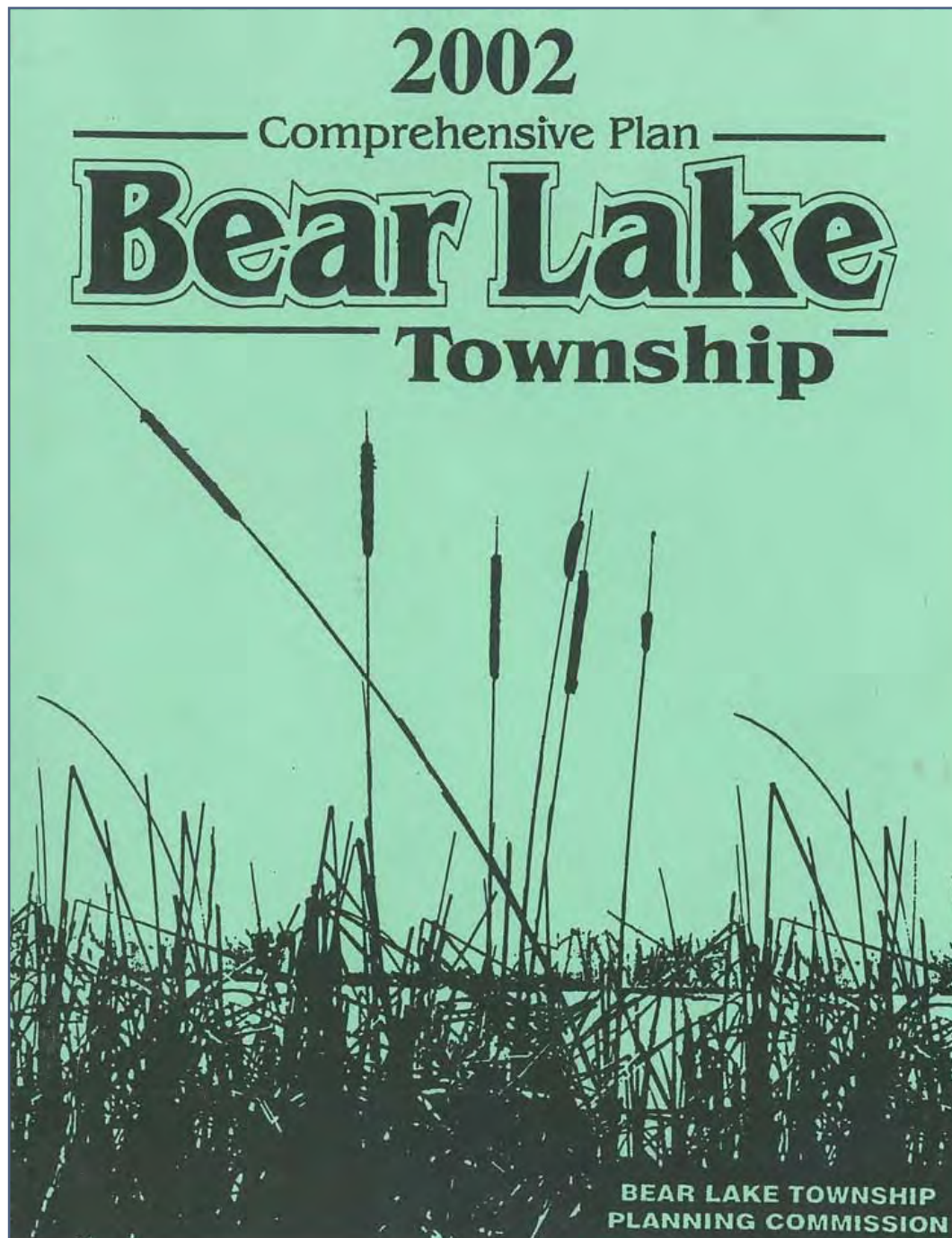
WHOLESALE TRADE**Petroleum Bulk Station and Terminals:**

Ziehm's LP Gas, 10765 Chippewa Hwy - Bear Lake

Appendix B

Excerpts from the 2002 Bear Lake Township Master Plan

The following pages present excerpts from the 2002 Bear Lake Township Comprehensive Master Plan, selected for retention by the Bear Lake Township Planning Commission.



TOPOGRAPHY

The network of hills in Bear Lake Township are marginal moraines. The hills are deposits created by water running off the edge of a stationary glacier. The moraine, generally west of U.S. 31, has good farm soils. The good soils, combined with the irregular topography and moderate lake-effect climate lends the area to unique farming conditions. Those conditions favor fruit-growing, broccoli and cauliflower crops. However, the hills and lake in the hot summers make the area less favorable for corn and grains. Parts of the moraine, which extends east of U.S. 31 have flatter areas which lend themselves to irrigated cash crops. The moraine normally supports hardwood trees and have deposits of gravel and clay.

Bear Lake Township is also part of a glacial outwash plain. The outwash plain is where the water moving away from the glacier deposits sand and silt creating flat areas. The outwash plain in Bear Lake Township is part of a large plain that runs through the center of the county, extending from the north county line through Copemish, Kaleva, Brethren and Wellston. Two fingers running out of the larger Kaleva plain, includes Bear Lake and Chief Lake.

The major characteristics of an outwash plain is the presence of wetlands and poorly-drained soils. The entire area from Copemish south, drains into Big Bear Creek and then into the Big Manistee River. It is believed groundwater movement follows the same drainage pattern as the surface water. The plain has about 20-30 ft. of sand on top of a poor (for commercial use) clay. Groundwater sits on top of this 100 foot thick pan so the water table throughout the outwash plain is 10-20 feet below the surface.

This shallow water table has an advantage as an inexpensive source of irrigation water. However, the outwash plain soils are relatively infertile and poor for farming. The high water table and predominant horizontal movement of the water table close to the surface necessitates the need for caution as to the type of industry locating in the area.

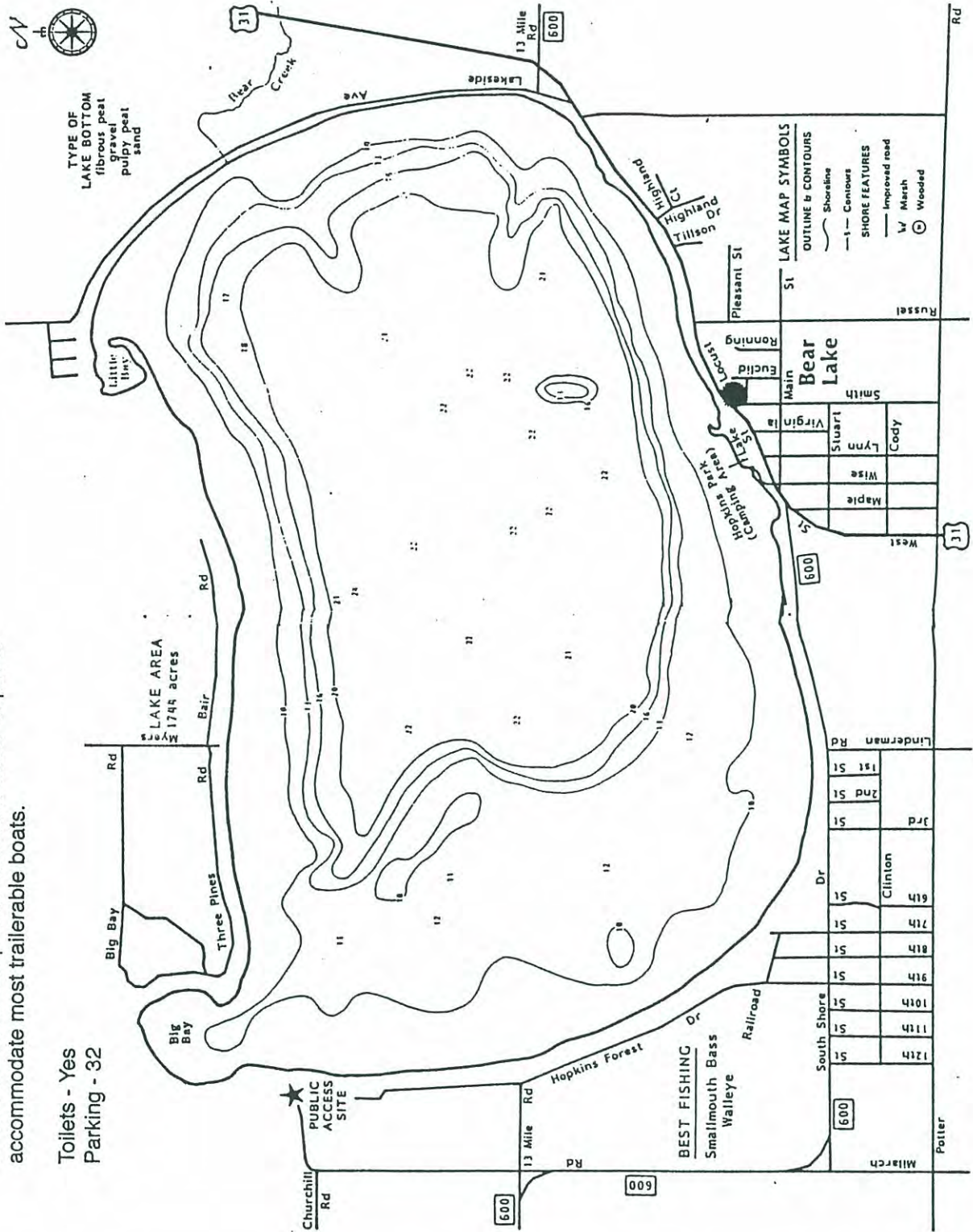
An industry with a large volume of waste should not locate in this areas or should design a program to dispose of the wastes by reuse or transporting them elsewhere. A high density of septic tanks might also present the need for special attention.

22: MAP OF BEAR LAKE

RAMP CODE

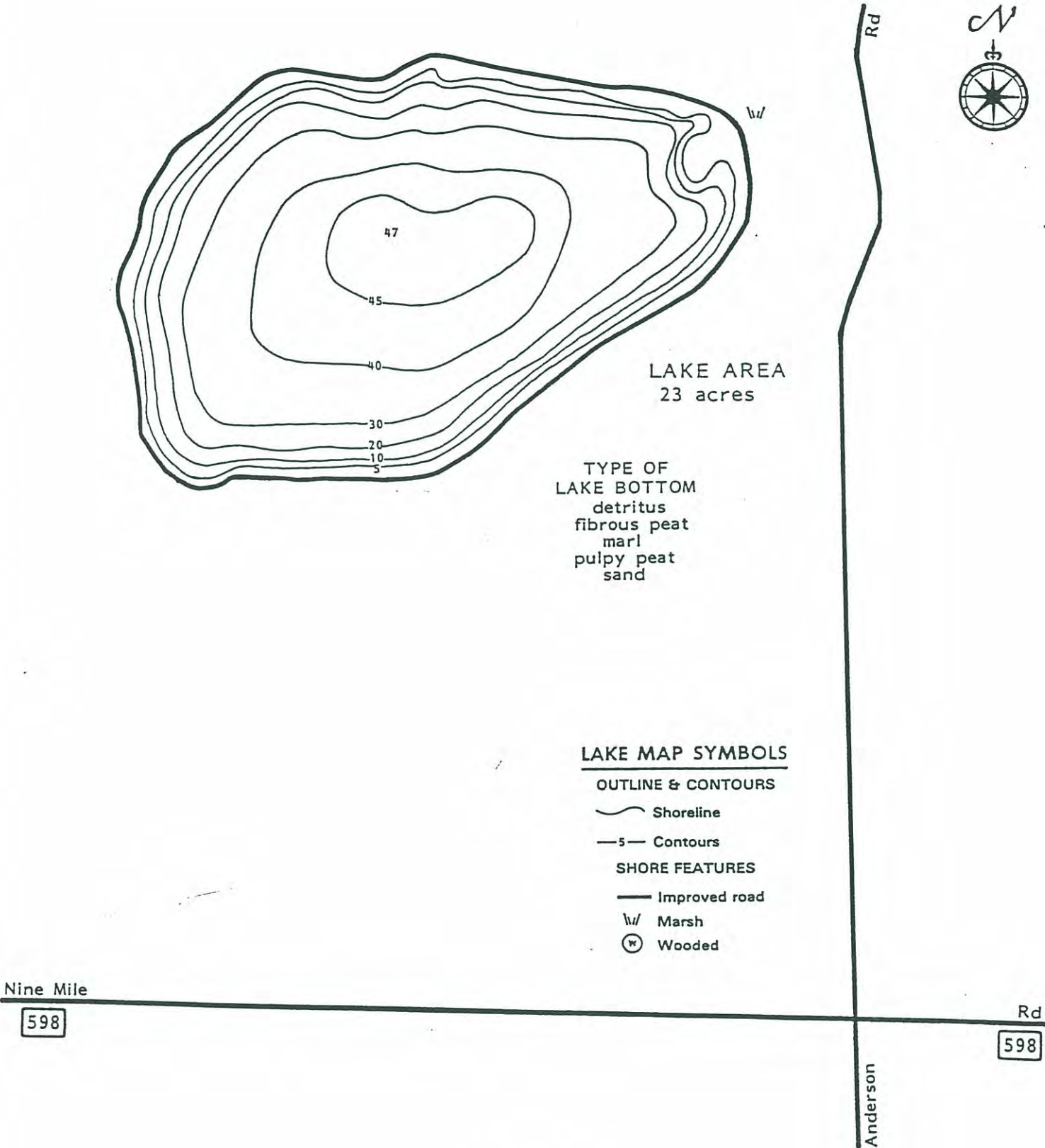
A hard-surfaced ramp with sufficient water depth to accommodate most trailerable boats.

Toilets - Yes
Parking - 32





24: MAP OF JAMES LAKE



WATER

Surface Water and Drainage Systems

Bear Lake Township surface water consists of Bear Lake, Chief Lake, Emma Lake, James Lake, Watson Lake, Adamson Lake and Cooper Lake. The bulk of Bear Lake Township is part of the Big Manistee River drainage basin. Big Bear Creek drains most of the Township area. Bear Lake drains into Little Bear Creek which drains into Big Bear Creek which drains into the Big Manistee River.

Watson Lake and Cooper Lake are thought of as being kettle lakes. Generally, a kettle lake doesn't seem to be connected to a surface water drainage basin and is not connected to any of the Township or County's rivers.

Wetlands

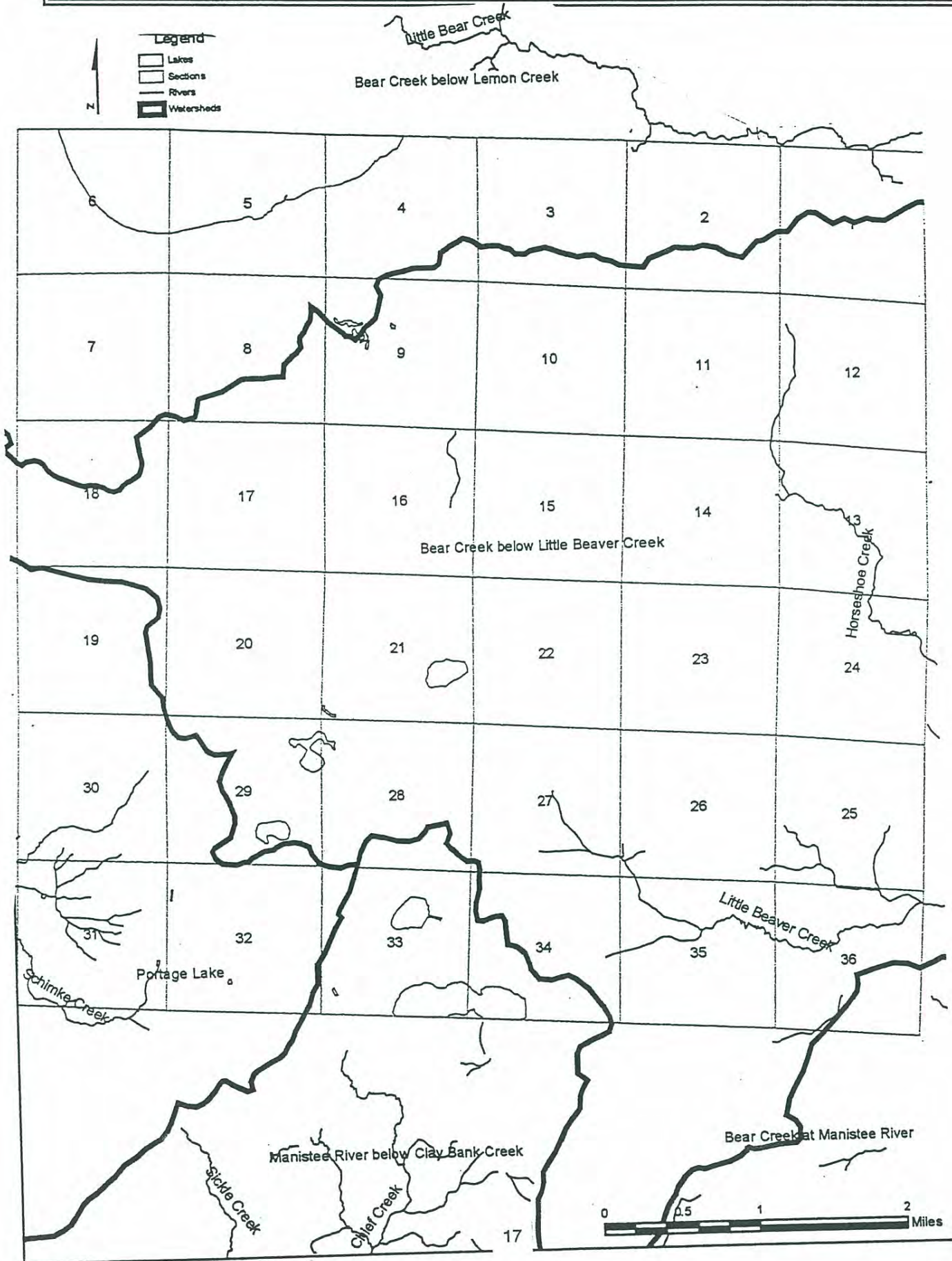
Soils with high moisture content are classified as somewhat poorly drained to very poorly drained, sandy loamy, clayey, marly or organic (muck or peat) soils or lowlands. These areas have a severe to very severe soil limitations for residential or urban-type development. High water tables, (year-round, intermittent or seasonal within 1-2 feet of the surface) is expected in these areas. Problems with septic tanks, pollution of ground and surface water and poor load-supporting ability are problems associated with wetlands. Wetlands in the Bear Lake Township area are located in the southeastern and southern part of the Township. There are some wetlands along County Rd. 600 and south of the golf course and a good-sized area in the southwestern part of the Township. (It's located between Maidens Road on the north and 9 mile on the south).

Artificial Drains

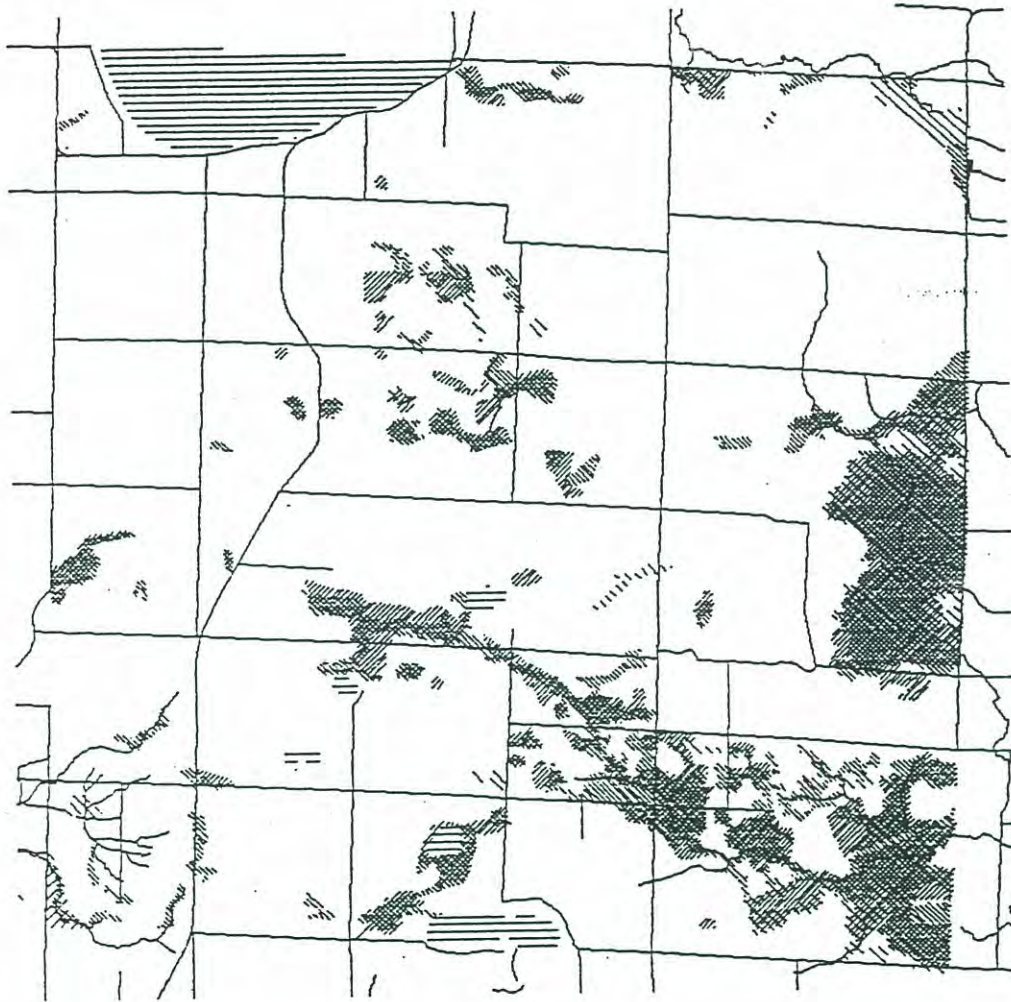
Manistee County Drains in the Bear Lake Township area as of November, 1979 are as follows:

1. *BIG KAISER DRAIN - many open creeks and ditches drain into Horseshoe Creek and Williamson Creek.*
2. *CHIEF LAKE DRAIN - open ditches and several gullies drain into Chief Lake and Chief Creek.*
3. *GUSTASON DRAIN - open tile (buried) drain, drains, into Little Beaver Creek.*
4. *BEAVER CREEK DRAIN - there is no explanation in the County Drain Report on what this drain is.*

25: BEAR LAKE TOWNSHIP HYDROLOGY MAP



26: BEAR LAKE TOWNSHIP WETLAND MAP



Legend

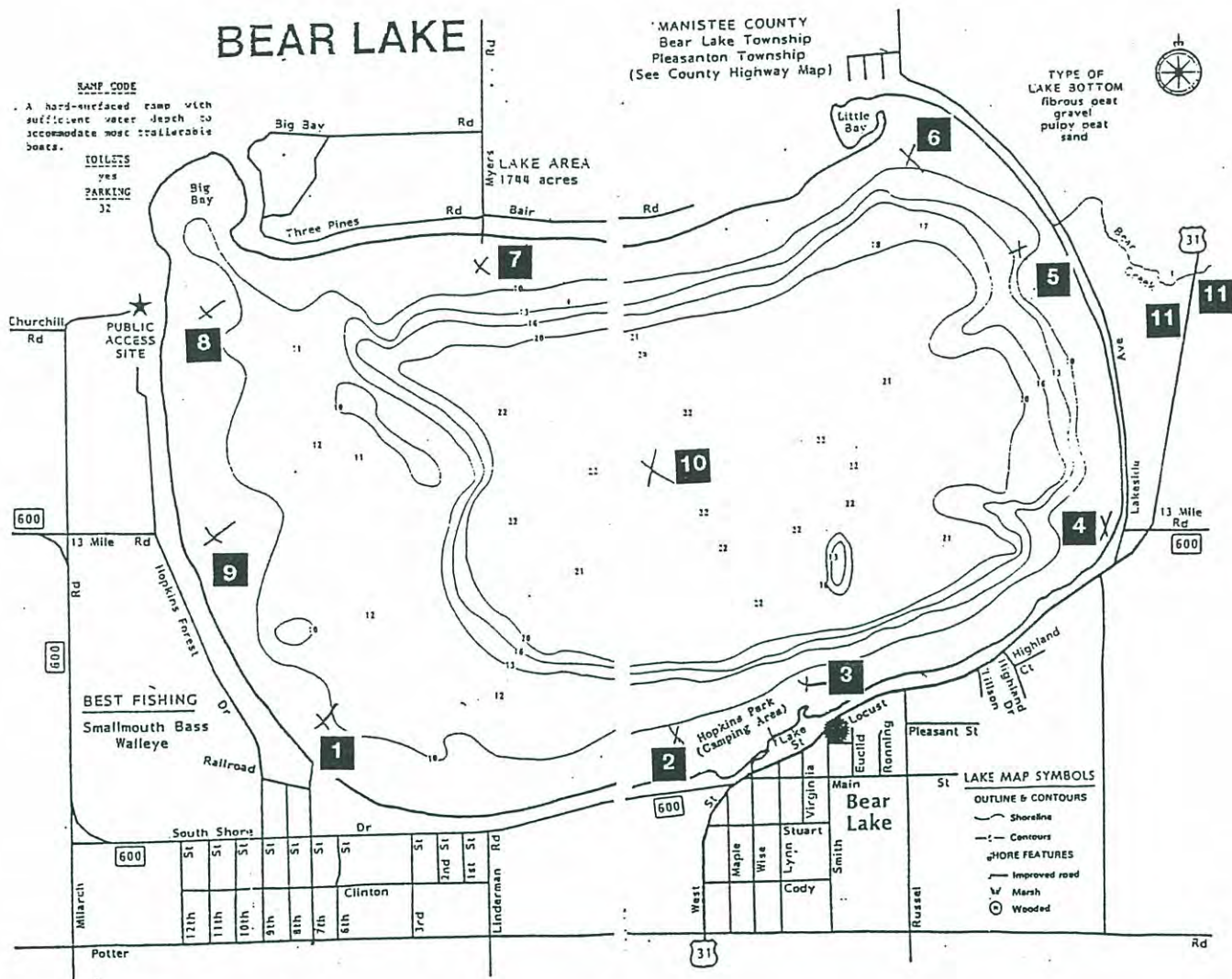
- ☐ Upland
- ☒ Wetland (hydric)
- ☒ Wetland (veg.)
- ☒ Maybe H. wetland
- ☒ Maybe H. wetland
- ☒ Maybe veg. wetland
- ☐

(Vegetation & Soil)
Manistee Co. Planning

Dept. Sept. 28, 1995

27: BEAR LAKE WATER QUALITY TESTING LOCATIONS

See Following Page for Results



This section has been updated in 2014 to reflect the
Township's periodic testing to maintain quality control

Great Lakes Water Quality Laboratory, Inc.
P.O. Box 131
Lake Ann, Michigan 49650
231-275-7382

RESULTS

Bear Lake

LAB ID #	Site NO	G.P.S. reading	Elevation	Total Coliform	E coli (Bacteria)	pH (pH units)	Dissolved Oxygen (mg/L)	Ammonia mg/L	Nitrate mg/L	Nitrite mg/L	Phosphorus (T) mg/L
13082613	1	N 44' 25.356	842'	>2419.6	37.9	8.2	7.9	<0.05	<0.5	<0.05	0.104
		W 86' 9.006									
13082614	2	N 44' 25.479	801'	>2419.6	15.8	8.3	8.0	<0.05	<0.5	<0.05	0.116
		W 86' 8.775									
13082615	3	N 44' 25.469	774'	>2419.6	5.1	8.2	7.8	<0.05	<0.5	<0.05	0.073
		W 86' 8.804									
13082616	4	N 44' 25.855	767'	1413.6	0.0	8.1	7.8	<0.05	<0.5	<0.05	0.177
		W 86' 7.793									
13082617	5	N 44' 26.511	780'	1299.7	0.0	8.4	7.8	<0.05	<0.5	<0.05	0.041
		W 86' 7.963									
13082618	6	N 44' 26.819	796'	2419.6	1.0	8.2	7.9	<0.05	<0.5	<0.05	0.039
		W 86' 8.433									
13082619	7	N 44' 26.539	768'	1119.9	0.0	8.2	7.7	<0.05	<0.5	<0.05	0.112
		W 86' 9.672									
13082620	8	N 44' 25.399	795'	1299.7	3.0	8.3	7.6	<0.05	<0.5	<0.05	0.124
		W 86' 10.226									
13082621	9	N 44' 26.413	798'	980.4	5.2	8.3	7.7	<0.05	<0.5	<0.05	0.163
		W 86' 10.638									
13082622	10	N 44' 25.518	797'	>2419.6	12.0	8.2	7.6	<0.05	<0.5	<0.05	0.078
		W 86' 10.276									
13082623	11	N 44' 26.404	765'	>2419.6	547.5	7.6	7.9	<0.05	0.5	<0.05	0.228
		W 86' 7.544									
13082624	12	N 44' 26.395	726'	>2419.6	579.4	7.5	7.7	<0.05	<0.5	<0.05	0.333
		W 86' 7.558									

GENERAL COMMENTS:

Collected By: BG/GLL
Date: 8/26/13
Time: 2:50-4:45 pm

Test Results Prepared By:
Great Lakes Water Quality Laboratory, Inc.

Certification # 0091

This section has been updated in 2014

Great Lakes Water Quality Laboratory, Inc.
P.O. Box 131
Lake Ann, Michigan 49650
231-275-7382

Chief Lake

RESULTS

LAB ID #	Site NO	G.P.S. reading	Elevation	Total Coliform	E coli (Bacteria)	pH (pH units)	Dissolved Oxygen (mg/L)	Ammonia mg/L	Nitrate mg/L	Nitrite mg/L	Phosphorus (T) mg/L
13082625	1	N 44'	20.663	>2419.6	8.4	7.8	7.8	<0.05	<0.5	<0.05	0.079
		W 86'	7.957								
13082626	2	N 44'	20.854	>2419.6	1.0	7.9	7.8	<0.05	<0.5	<0.05	0.07
		W 86'	7.847								
13082627	3	N 44'	20.856	>2419.6	307.6	7.8	7.6	<0.05	<0.5	<0.05	0.067
		W 86'	7.332								
13082628	4	N 44'	20.657	>2419.6	4.1	7.5	7.6	<0.05	<0.5	<0.05	0.045
		W 86'	6.834								
13082629	5	N 44'	20.641	>2419.6	23.3	7.6	7.6	<0.05	<0.5	<0.05	0.041
		W 86'	7.281								

GENERAL COMMENTS:

Collected By: BG/GLL
Date: 8/26/2013
Time: 12:45-2:05pm

Test Results Prepared By:
Great Lakes Water Quality Laboratory, Inc.

Certification # 0091

28: HISTORIC FARMS

This page has been updated in 2014

Sesquicentennial Farm

Joseph, Delbert, Kathryn, Ward Kelley
7082 Chippewa Highway
Kaleva, MI 49645

*First Owners: John & Amelia Patterson
Date of Purchase: 6/18/1862*

Centennial Farms

John and Lillian Porter
7332 Chippewa Highway
Kaleva, MI 49645
NE 1/4 of SE 1/4 & N 1/2, SW 1/4 of NE 1/4, Sec31, T23N, R15W

*First Owner: John Baptise Porter (PaQuin)
Date of Purchase: 7/1/1863*

Mabel Schimke
Route 1
Bear Lake, MI 49614
Sec30, T23N, R15N

*First Owner: Gotleib Schimke
Date of Purchase: 10/18/1866*

Hazel Briske
Route 1
Bear Lake, MI 49614
W 1/2 of E 3/5 of S 5/8 of SW 1/4, Sec 15, T23N, R15

*First Owner: James Griswold
Date of Purchase: 11/23/1868*

Winston S. Churchill EST
11058 11 Mile Road
Bear Lake, MI 49614
E 1/2 NE 1/4, Sec 14 & W 1/2 NW 1/4, Sec 13 & S 1/2 Sec 12, T23N, R15W

*First Owner: Andrew Arner
Date of Purchase: 6/5/1869*

Donovan E. and Bernice Anderson
Route 2
Bear Lake, MI 49614
S 1/2 of NE 1/4 of Sec 3, T23N, R15W

*First Owner: David Anderson
Date of Purchase: 5/11/1872*

Harold and Joyce Johnson
7174 Thorpe Road
Bear Lake, MI 49614
SE 1/4, SW 1/4 & SW 1/4 SE 1/4 Sec 31, T23N & Sec 6, T22N, R15W

*First Owner: Andrew Johnson
Date of Purchase: 7/1/1880*

Earl F. and Dorothy Osborn
Route 1
Bear Lake, MI 49614
W 1/4 of SE 1/4 of Sec 11, T23N, R15W

*First Owner: Andrew and Catherine Anner
Date of Purchase: 4/27/1867*

Joel D. and Carol Meister
7901 Anderson Road
Kaleva, MI 49645
NW 1/4 of NW 1/4, Sec 34, T23N, R15W

*First Owner: Daniel and Tillie Meister
Date of Purchase: 4/8/1895*

Felix S. and Catherine M. Gauthier
7616 Adamson Lake Road
Kaleva, MI 49645
SE 1/4 of NE 1/4, Sec 32, N23N, R15W

*First Owner: Frank L. Gauthier, Sr.
Date of Purchase: 4/21/1898*

Douglas E. and Linda Alkire
8390 11 Mile Road
Bear Lake, MI 49614
E 1/2, SW 1/4 Sec 9, T23N, R15W

*First Owner: Michael Fauble
Date of Purchase: 7/7/1899*

SOIL

There are 18 different soil groups in Bear Lake Township, two of which make up the greatest content of the Township. They are classified as C7 and C8. They are both well-drained soils. The classification code being used is one used by the Northwest Michigan Prime Forests Lands Project. C8 is classified as one step better than C7 (due to the fact that C7 soils were weakly developed or degraded because of man's activity). Most of C7 soils are located on the abandoned farmlands which were depleted of many nutrients and organic matter by wind erosion and leaching which followed tillage.

The best soils in the Township for forest potential are classified as C1, C2, C3, C5 and part of E1, E4, E5, E7, F1 and F2. The very best (C2), is well to moderately drained, loamy soils. There are medium to small areas of this soil throughout the Township. C2 soils are found in Sections 3, 4, 7, 9, 16, 30, 31, 32 and 34.

The best soil in the Township for agriculture yield are C1 and C5. C5 is the best for the highest yield rates in the Township or County. There are only two small areas of this soil in the Township and they are located in Sections 9 and 16.

The most unsuitable soils in the Township are G1, G2 and H7. G1 and G2 are very poorly drained organic soils without trees. The geologic feature is very acidic bogs and unforested swamps. H7 is gravel pits. These soils are located in Sections 1, 2, 4, 5, 8, 15, 16, 19, 20, 21, 26, 27, 33 and 35.

The information on soil comes from the Bear Lake Township Manistee County third Level Soil Association Reports and Tables, furnished by the Manistee County Planning Commission and dated March 1982.

This report is for general planning purposed and for preliminary work. It is well to keep this in mind when looking for a progressive soil survey, which this is not. This report should be considered and used often in making recommendations as to the goals and Zoning for the Township. This report was put together by information gathered by the County Planning Commission, Soil Conservation Service and the N.W. Michigan Prime Forests Lands Project. Even though this report and maps are for general planning, it should be noted that this is, so far, the best information that this Township and the County have available to date.

Information such as Forest potential, agriculture interpretations, building site limitations, sanitation limitations, construction material sources, recreational limitations and wildlife habitat information is important in all decision making from the Township. Some progressive soil survey work has been done around Bear Lake and along the Little and Big Bear Creeks south of 13 Mile Road. This material is not in published form. It is available for us at the County Planning Office and/or the the County Soil Conservation Service Office. Manistee County does not have a published Modern Progressive Soil Survey.

Because the soil survey and grouping is oriented towards timber production statements on other soil properties such as farming, sanitation and construction materials, the groupings used are not always consistent with the groupings used in this text.

MINERAL RESOURCES OIL AND GAS

The principle minerals commercially sought in the Township are oil and gas. Well drilling has followed a pattern of the Silurian-Niagaran Reef. In the 70's and 80's, oil and gas activity boomed in Bear Lake Township. In the 90's the wells began to lose production with some wells being plugged.

In 1994, new technology was started with lateral drilling of some of the plugged wells, which brought them back to much higher production.

In 1995, Antrim Reef activity was begun with test wells.

The oil and gas industry is responsible for a large flow of money in the Township mainly through royalties and personal property taxes. Direct employment from oil and gas activity is not significant. Indirect employment from servicing oil and gas wells and the multiplier effect of the royalties has had a large impact on the local economy.

WILDLIFE CHARACTERISTICS

This section has been updated in 2014

~ BIRDS ~

SANDHILL CRANES - *Found infrequently in the Township but generally increasing in number.*

RUFFED GROUSE - *Stable amount of habitat available for these birds.*

SHARP-TAILED GROUSE - *None.*

SPRUCE GROUSE - *None.*

MOURNING DOVE - *Low to Medium.*

RING-NECKED PHEASANT - *Wild birds low to non-existent, may be some pheasants the result of releases by private individuals. Hard winters usually fatal to these birds.*

BOBWHITE QUAIL - *Non-existent except when released by private individuals.*

WILD TURKEY - *High population.*

WOODCOCK - *Medium population but decreasing in numbers. Habitat is decreasing as hunting pressure increases.*

WATERFOWL - *Medium to high, the continental population of most species of waterfowl are generally low. Canadian Geese are the exception.*

BALD EAGLES - *Increasing; Manistee River eagles probably use Bear Lake Township as part of total range.*

WILDLIFE CHARACTERISTICS

This section has been updated in 2014

~ **MAMMALS** ~

OPOSSUM - *Medium density.*

RACCOON - *High.*

COTTONTAIL RABBIT - *Medium to high density.*

MARTEN - *None.*

SNOWSHOE HARE - *Low density.*

FISHER - *None.*

GRAY AND BLACK SQUIRREL - *Low to medium density.*

LEAST WEASEL - *Part of range but no actual records of sights.*

FOX SQUIRREL - *Low to medium density.*

SHORT-TAILED WEASEL - *Same as the Least Weasel.*

RED SQUIRREL - *Abundant.*

LONG-TAILED WEASEL - *Occur throughout the State.*

NORTHERN FLYING SQUIRREL - *Common but rarely seen - nocturnal.*

MINK - *Low to medium.*

BEAVER - *Medium*

BADGER - *Part of range but rarely seen.*

MUSKRAT - *Low to medium.*

STRIPED SKUNK - *Medium to high density.*

PORCUPINE - *Low to medium.*

LYNX - *None.*

COYOTE - *Medium to high in number, populations subject to mortality due to mange.*

RIVER OTTER - *Low to medium.*

BOBCAT - *Low density, rarely seen.*

RED FOX - *Low to medium.*

DEER - *Medium density.*

BLACK BEAR - *increasing in number, We have resident bears in Township.*

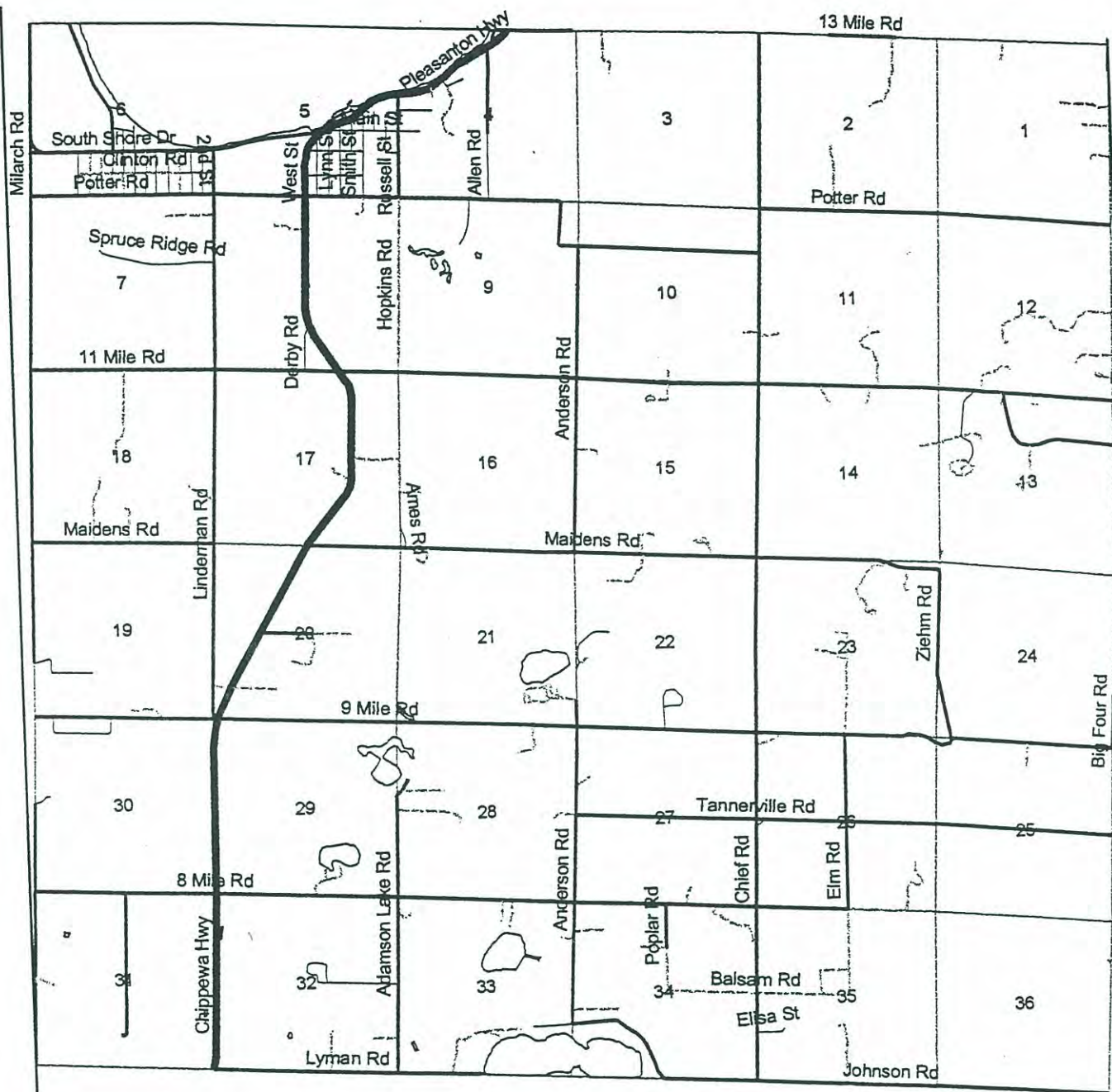
COUGAR - *Low density, rarely seen.*

~ **BLACK BEAR** ~

In the late 60's or 70's the DNR placed Black Bear here to consume large amounts of Salmon that were dying on Creek banks at the end of their spawning run. The smell of dying Salmon is very offensive so to alleviate the problem it is believed that the bears were introduced to help balance nature. In the late 70's Roy Kuenzer did kill a black bear here in the township in self defense.

There are many other species of birds and mammals that occur in Bear Lake Township. The previous lists include most of the obvious and economically important species. There are important wetland types that provide much needed winter deer habitat and stop over areas for migrating waterfowl. The upland types are utilized by many different birds and mammals, many of which are listed previously. There are no endangered or threatened mammals or birds residing in Bear Lake Township.

29: BEAR LAKE TOWNSHIP ROAD MAP



Legend

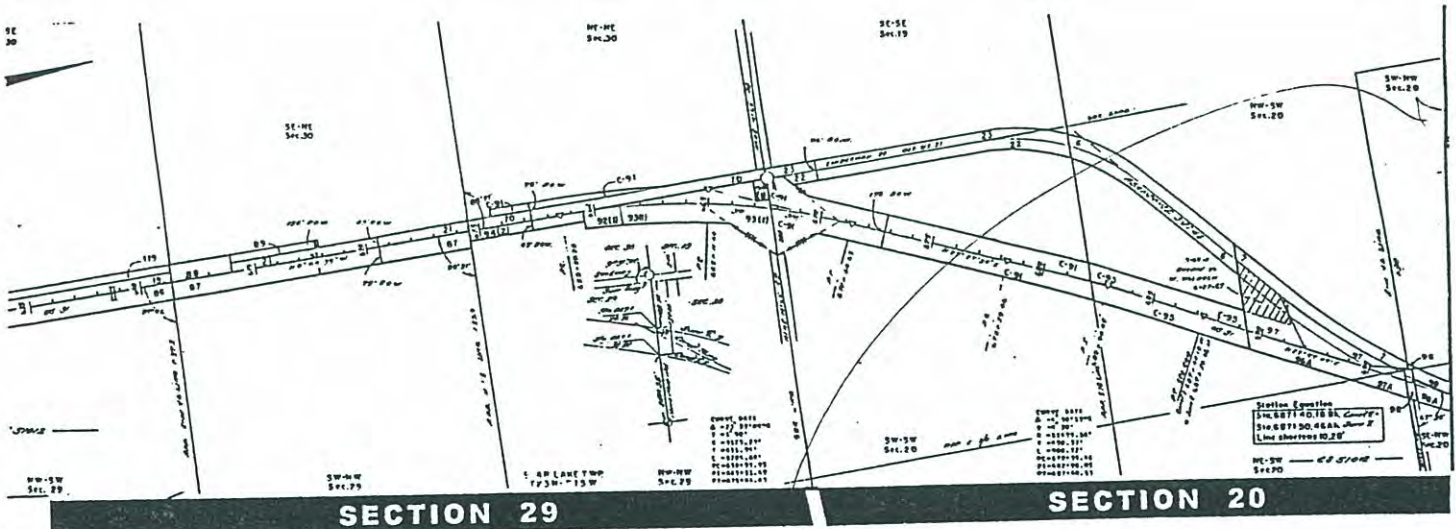
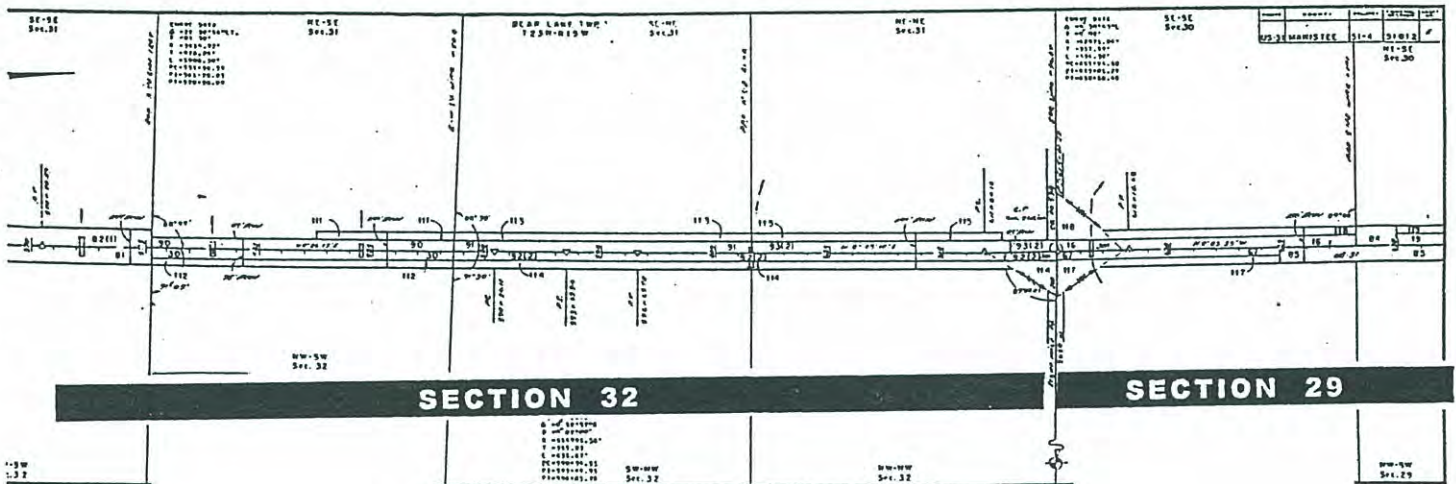
Roads

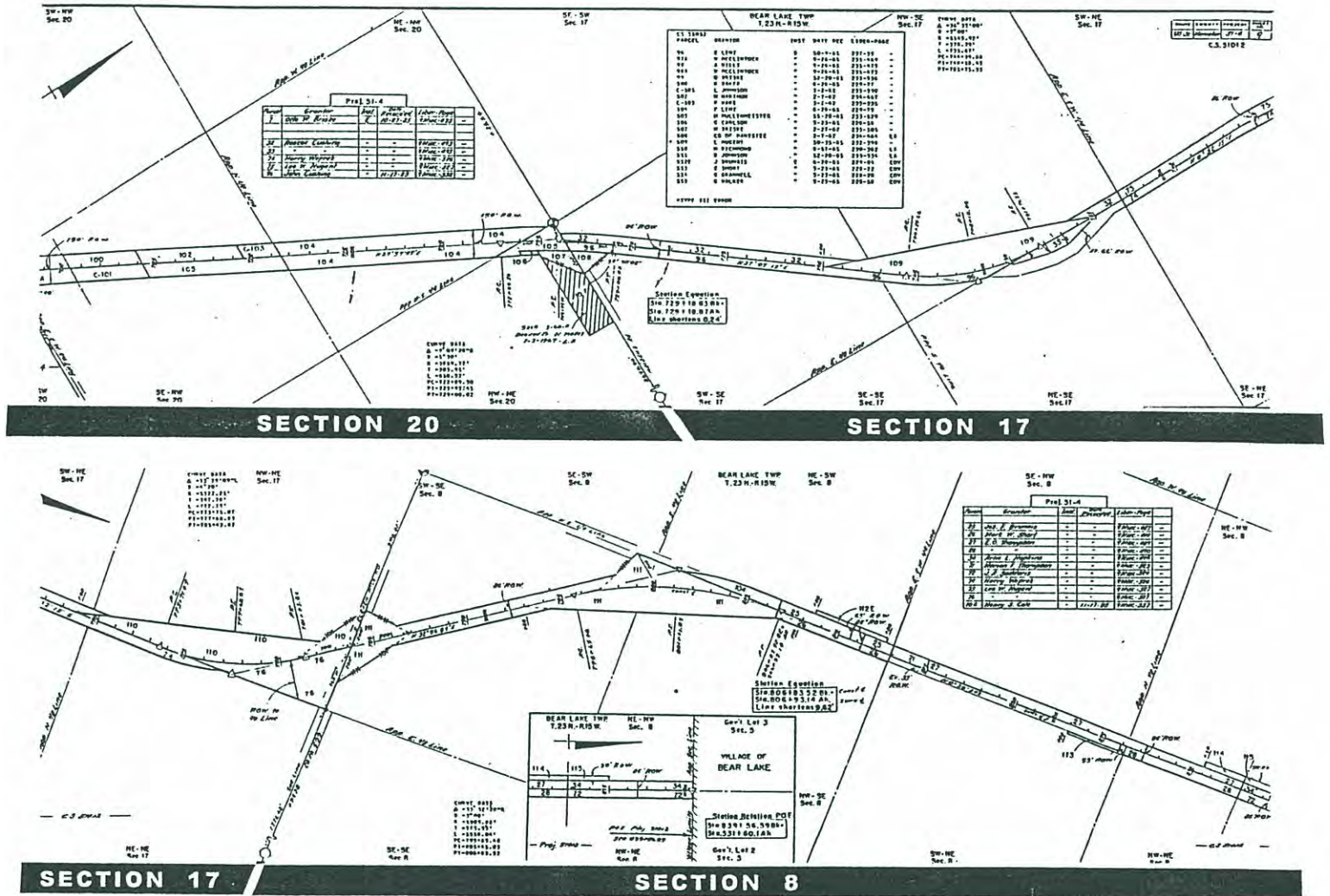
- Two Tracks
- == Highways
- Minor Roads
- County Roads
- Lakes
- Sections



30: BEAR LAKE TOWNSHIP MAP

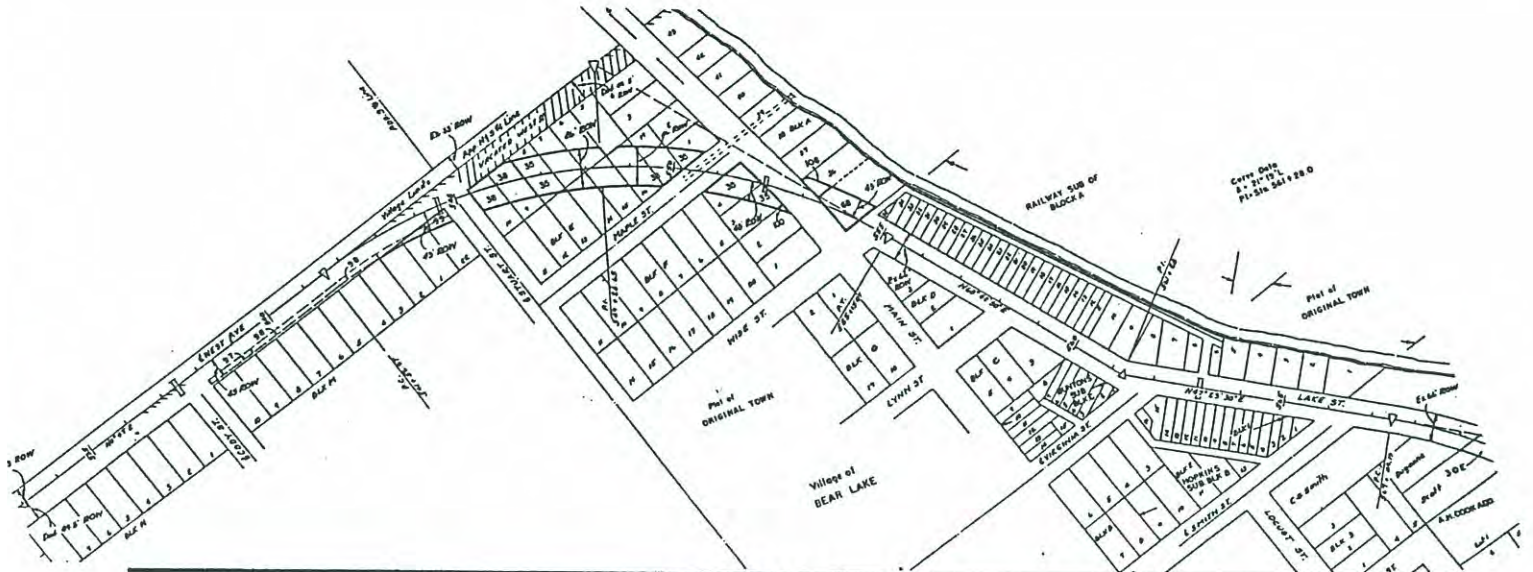
Road Right Of Way



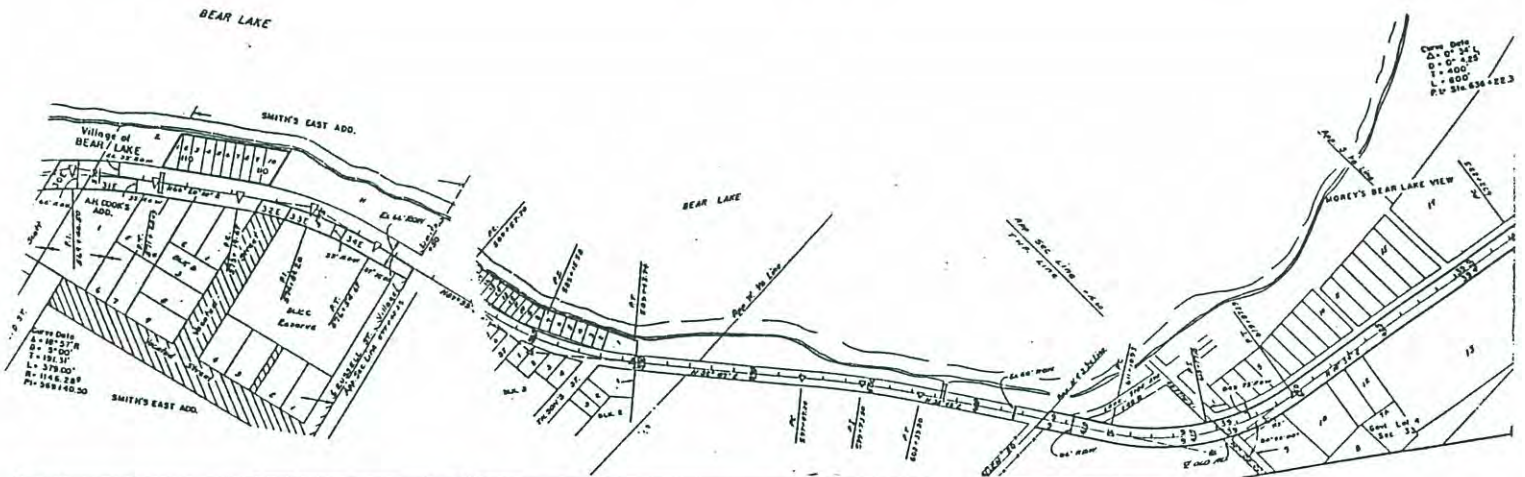


BEAR LAKE TOWNSHIP MAP

Road Right Of Way



SECTION 5



SECTION 4

This page has been updated in 2014.

MANISTEE COUNTY TRANSPORTATION

COUNTYWIDE DIAL-A-RIDE

Morning and Afternoon - Monday - Friday

24 Hour Advance Reservation Requested

General Manager: Dick Strevey

Call 231-723-6525 or 1-800-775-7433

For Reservation or More Information

Conference Room Available For Rent

Free Transportation To Munson Hospital

Monday - Friday: Will Pick Up At Home

www.manisteecountytransportation.com

PUBLIC WATER SYSTEM

Bear Lake Village has the only public water system. There are three wells with a capacity of 150 gallons per minute. Water storage is by elevated tank with a capacity of 75,000 gallons.

District Waterlines are 6" to 10" in size. Bear Lake Township property owners each have their own water system.

All property owners in the township have their own septic systems.

There is one septic pumping company in the township, McBride Septic Systems and Excavating.

The Village of Onkama owns 78 acres it uses for sewage treatment ponds in Section 19 of Bear Lake Township.

Additional lines have been extended east of the Village limits (Russell Street) to accommodate two residences outside Village limit and extended west 200 feet along South Shore from the Village limits to accommodate an additional fire hydrant.

There is no projected plans by the Village of Bear Lake to extend water lines at this time.

Additional updates:

On May 1, 1999, the Village of Onkama purchased 72 acres in Section 17.

On May 12, 2005, the Village of Onkama purchased 98 acres in Section 8.

PARKS AND RECREATION

This section has been updated in 2014.

HOPKINS PARK

Located in Section 5, in the Village of Bear Lake on the south shore of Bear Lake. The site was originally the lumber yard for the Hopkins Saw Mill. After the lumber cut was finished, Mr. George W. Hopkins undertook the gigantic task of creating a park. Hundreds of loads of earth was hauled in, grass was sown and trees planted. After the work was completed, the two acre park was donated by the Hopkins family to the Village of Bear Lake to be used by the people of the area. The first campers arrived in 1925.

The facilities include 30 campsites each of which have a fire pit ring and electrical service. There are picnic tables, grills and a 30 ft x 20 ft. shelter. Restroom and coin operated showers are located in the basement of the Village building above the campgrounds. There is a drinking fountain, 3 water taps and a dump station for recreation vehicles, motor homes and trailers.

HARRY D. COSIER MEMORIAL PARK

Formally known as the "unnamed park"

The Park at Wise and Stewart Streets was donated to the Village of Bear Lake on November 19, 1929 by Mr. and Mrs. H.M. Cosier to become a memorial to their departed son Harry D. Cosier. Facilities include a tennis court and 2 basketball boards.

TENNIS COURTS

Tennis courts are located on school property on Smith Street. Built with monies from the Triginta Club of Bear Lake.

COUNTY HIGHLAND'S GOLF COURSE

Established in 1966 by local businessmen and area citizens. The course originally started with 9 holes and has since expanded to 18 holes, club house, pro-shop, restrooms and drinking fountains on the course.

BOAT LAUNCHING SITES

On Bear Lake there is one boat launching site located at Hopkins Park. There is a DNR launch in Pleasanton Township.

On Chief Lake there is one boat launching site located off Lyman Road.

LAKE ACCESS SITES

Bear Lake Township wants to mark corners and maintain the four access sites on Bear Lake and the one access on Chief Lake.

OTHER ATTRACTIONS

The Bear located on U.S. 31 in the Village of Bear Lake

Village Park located on U.S. 31 next to Richmond Drug

SCHOOLS

This section has been updated in 2014

Bear Lake Schools is the public school system that serves both Bear Lake and Pleasanton Township residents. A small number of students in the area also attend other schools of choice within Manistee County.

Bear Lake Schools provide K-12 students with programs within the school facility as well as outside it. Most programming occurs at the school itself, but a number of high school students attend career and technical training at West Shore Community College. In addition, Bear Lake Schools also has students who participate in dual enrollment college courses through West Shore Community College technology programs during the day.

The main school building represents six different constructions since 1951. The most recent addition (2002) provided for six new elementary classrooms, five new high school classrooms, a new central office, a new regulation

size gymnasium, and some general refurbishing of the building.

Bear Lake Schools also take part in a number of cooperative efforts. The school system shares a superintendent with the Kaleva Norman Dickson School District. It also shares a business office with the KND, Onekama, Casman, and Manistee Intermediate school districts. Athletically, Bear Lake has cooperative programs with Onekama in cross country, football, track and baseball. It has cooperative programs with KND in girls soccer and boys golf. Bear Lake Schools offers boys and girls skiing in a cooperative program with both KND and Onekama. The remaining sports, boys and girls basketball and volleyball, are offered through Bear Lake Schools. Finally, Bear Lake Schools partners with both KND and Onekama to offer drama to their students.

BEAR LAKE TOWNSHIP CEMETERIES

This section has been updated in 2014

Bear Lake Township Cemetery

The old part of the Cemetery was deeded October 2, 1869, by Jemima Cushing to the Board of Health of Bear Lake Township.

The Western part of the Cemetery was purchased from Edwin and Bernice Evens on October 30, 1936. Lots are available for purchase.

There are 7.1+ acres in the entire Cemetery which is located on Maidens Road in Section 16 and 17 in Bear Lake Township.

Fairview Cemetery

By all available records Fairview Cemetery must have been privately owned by Arlie L. Hopkins.

The old Cemetery has five acres (no lots available in this section) and the new one has ten acres and is plotted out. It was purchased from Benjamin E. and Mary Matthews on August 24, 1951.

Lots are available for purchase.

These cemeteries are on the corners of Linderman and Potter Road in Bear Lake Township.

LIBRARIES

This section has been updated in 2014

Beginning in the fall of 2000, John and Genevieve Martin generously donated \$150,000 for the construction of our library. They requested the new library to be named after longtime Bear Lake residents Luke Keddie and Dr. Norconk.

In January 2001, the Township of Bear Lake, the Village of Bear Lake, and the Township of Pleasanton created the legal entity, the Kiddie Norconk Memorial Library Board, to build and administer our new library with the Manistee County Library.

Ken and Diana Edwards donated the property on Virginia Street for the location of the building, and on September 26, 2001, the groundbreaking ceremony took place. A reception followed at the Pleasanton Township Hall honoring the Martins and Edwards.

Together with the donation from the Martins and Edwards, the volunteer labor, Library Angels, who helped purchase shelving, a \$5,000 grant from the Oleson Foundation, and many other community members, the library opened in early June 2002.

The Keddie Norconk Memorial Library was dedicated July 13, 2002 during Bear Lake Days. Calvin Murphy, John Martin, Dr. William Anderson, Jerry Mathieu, and Pastor Al Decatur gave speeches.

In August 2002, the Keddie Norconk Memorial Board approved an operating agreement with the Manistee County Library. Whereas, the local board is to maintain the branch building, including lawn care, snow removal, and casualty insurance. The county library system will provide operating staff, books, and materials.

During 2010, the Keddie Norconk Memorial Library Board purchased additional property from the Edwards for an expanded paved parking lot. In addition, a gazebo was added for outside library activities and a place to sit when using the wi-fi.

The Keddie Norconk Memorial Library Board is a joint cooperative of Bear Lake Township, Pleasanton Township, and the Village of Bear Lake; with an operating agreement with the Manistee County Library. This partnership will provide library services for decades into the future to the people of northern Manistee County

The current Keddie Norconk Memorial Library Board members are:

Chair: David Adams
 Secretary: Sandy Ertel
 Treasurer: Deanna Pattison, Bear Lake Township Clerk
 Trustee: Glen Moore, Village of Bear Lake President
 Trustee: Carol Merill, Pleasanton Township Supervisor

GENERAL GOALS AND OBJECTIVES

GOAL:

To have the use of the land in Bear Lake Township well balanced providing for the complimentary and compatible arrangement of land uses and activities. Encourage the orderly consumption of it's surface and subsurface resources and provide the maximum flexibility for future citizens to adapt to conditions which cannot be foreseen.

OBJECTIVE:

To encourage an atmosphere of trust between citizens, their neighbors, their government and provide for the greatest degree of personal liberty possible.

STRATEGY:

Based upon the belief that most people hold dear their obligation as caretakers of the land and will respect their neighbors rights as they would expect the same in return. Provide protective guidelines where zoning is concerned, without trying to manage details that are better decided upon by the land owner themselves.

OBJECTIVE:

Recognize the need and desires of people for quality living conditions.

STRATEGY:

Organize and establish areas in the township to provide compatible uses and allow for various residential zones, commercial services and agricultural activities.

OBJECTIVE:

Provide our lakes with guidelines for year round and seasonal residential use offering protection for lake water quality and property values.

STRATEGY:

Establish minimum set backs, square footage and other parameters which, while safe guarding the neighbor will allow the most flexibility to the property owner, resulting in decisions based upon logical placement v/s arbitrary restrictions.

OBJECTIVE:

To promote strong neighborhood structure by providing residential areas that are close to necessary service zones.

STRATEGY:

Establish reasonable set backs, square footage and other parameters which encourage good quality construction and logical placement of structures on a lot.

OBJECTIVE:

Provide areas for commercial activities which will offer easy access for our residents and the traveler and give the entrepreneur the best chance for success.

GENERAL GOALS AND OBJECTIVES

STRATEGY:

Establish variable degrees of commercial use availability along US 31 and near the Chief residential area.

OBJECTIVE:

Provide large land tract owners choices and flexibility managing their property. Structure a protective strategy to surface and subsurface natural resources recognizing land owner rights and adjacent land owner interests.

STRATEGY:

Provide reasonable acreage requirements for building sites. Provide reasonable setback distances from property lines, streams, lakes and other water areas. Provide reasonable use provisions.

OBJECTIVE:

Have all township guidelines easily understandable, clear, and avoiding redundancy with other government agency regulations.

STRATEGY:

Do not try to over regulate or legislate beyond the townships realm of responsibility.

OTHER OBJECTIVES:

Locate and develop a parcel of land to provide a recreation area for our residents and tourists.
Providing water and land activities.

Buy additional property for the Township Cemetery (as much as feasible wherever possible)
on Maidens Road.

For more efficient maintenance, discourage monuments and huge statues and encourage
flat grave markers in the future.

The care of the cemetery should continue to be the Township's responsibility. Guidelines will be
set by the Board and the Board members will check the cemetery several times during the year.

No parcel of land should be allowed to be landlocked.

All lakes should be zoned with the greatest protection.

Township Board should keep lobbying to return lost revenue to the Township
through the Michigan Township Association.

Resort trade should be encouraged in Bear Lake Township.

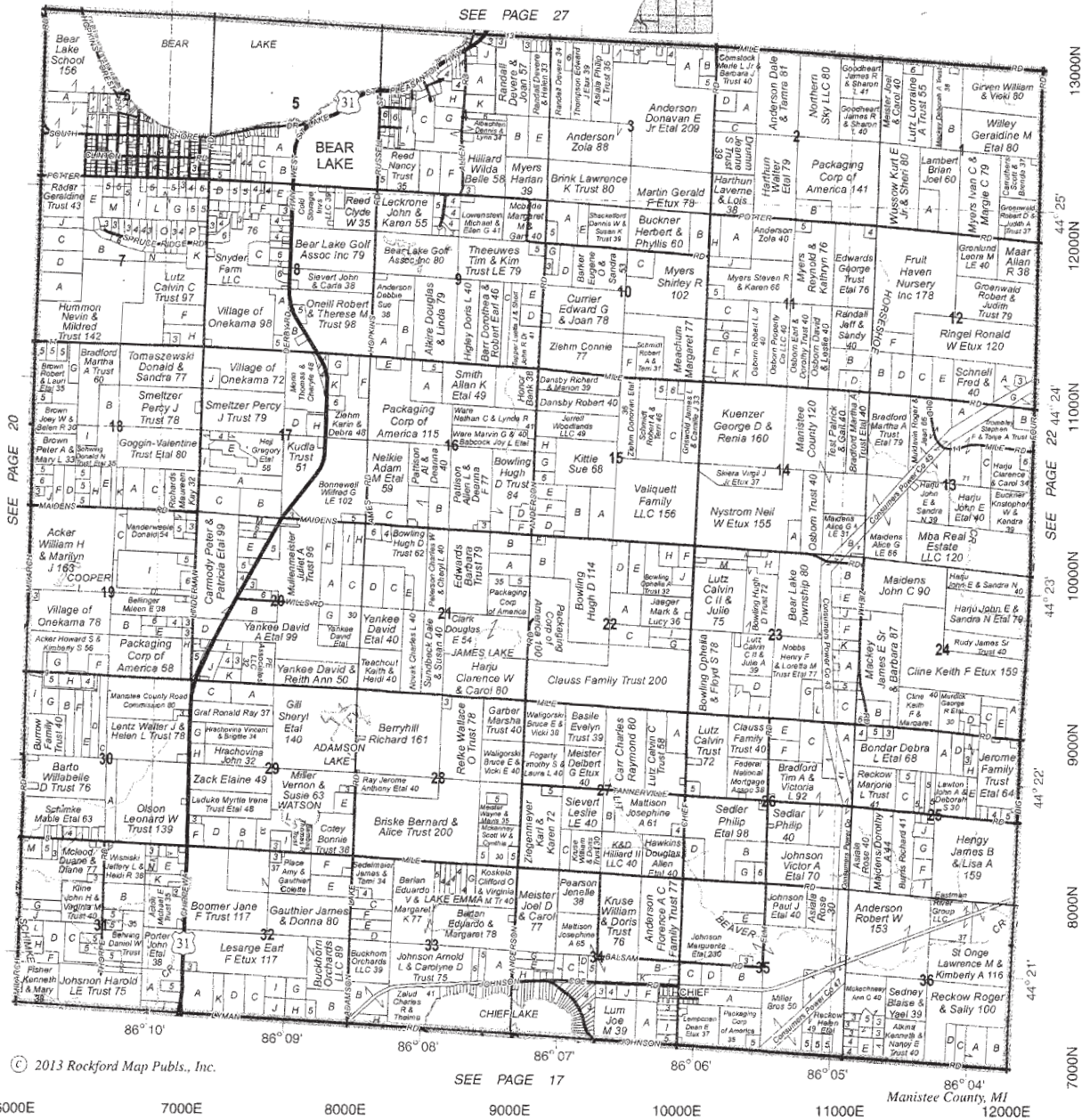
Support the importance of agriculture in Bear Lake Township.

31: PLAT MAP

BEAR LAKE

Refer to page 51 for keyed parcels

T.23N.-R.15W.



SUMMARY

The Bear Lake Township Comprehensive Plan was put together to provide information from which to base planning and zoning decisions upon. The purpose of township planning is to provide a guideline for future growth and development. It must take into account the inherent right of the individual and balance it with their rights as neighbors.

The entire community of the township and its neighbors are affected by the way the land is used and maintained. As caretakers of the land we do have the obligation to protect it for our future generations.

In this era of excessive regulation, this Planning Board has chosen to believe in the personal intelligence and integrity of the individual. In zoning it has given as much freedom as possible to the individual property owner with respect to property rights. This freedom does place certain obligations upon each property owner to respect the rights of his neighbor with the expectation that they will do the same in return.

The zoning ordinance which was written concurrently with this comprehensive plan reflects this philosophy. The ordinance takes into account the various terrains, lakes, thoroughfares and the existing communities make-up and personality. It was written with the belief that when a regulation exists which supercedes the township authority, it should not be redundantly duplicated, making this ordinance thicker and harder to understand. It was written with a realistic view of the present and the future in mind.

Submitted for the Good of Bear Lake Township
by the 2002 Bear Lake Township Planning Commission

*With due diligence, the 2014 Bear Lake Township Planning
Commission has studied and affirmed these pages.*

All rights reserved without prejudice.

Appendix C

Sources and Data

Sources

Tab 2 – by Page

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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	Bear Lake Twp	
	Estimate	Percent
POPULATION		
1990	1,374	NA
2000	1,587	1.55%
2010	1,751	1.03%
2016 (proj.)	1,754	0.03%
HOUSING OCCUPANCY		
Total Housing Units	1,031	1031
Owner-occupied	595	57.7%
Renter-occupied	101	9.8%
Seasonal/Recreational/Occasional use	203	19.7%
Vacant - For Sale, For Rent, etc.	132	12.8%
EDUCATIONAL ATTAINMENT		
Population 25 years and over	1,308	1,308
Less than high school	147	11.20%
High school graduate and equivalency	557	42.60%
Some college, no degree	181	13.80%
Associate's degree	131	10.00%
Bachelor's degree	166	12.70%
Graduate or professional degree	126	9.60%
Percent high school graduate or higher	(X)	88.80%
Percent bachelor's degree or higher	(X)	22.30%
SCHOOL ENROLLMENT		
Population enrolled in school	450	25.70%
CLASS OF WORKER		
Civilian employed population 16 years +	736	736
Private wage and salary workers	559	76.00%
Government workers	115	15.60%
Self-employed	56	7.60%
Unpaid family workers	6	0.80%
Private sector jobs	83.6%	
INCOME AND BENEFITS (IN 2010 INFLATION-ADJUSTED DOLLARS)		
Total households	746	746
Less than \$10,000	33	4.40%
\$10,000 to \$14,999	33	4.40%
\$15,000 to \$24,999	133	17.80%
\$25,000 to \$34,999	112	15.00%
\$35,000 to \$49,999	165	22.10%
\$50,000 to \$74,999	162	21.70%
\$75,000 to \$99,999	55	7.40%
\$100,000 to \$149,999	38	5.10%
\$150,000 to \$199,999	5	0.70%
\$200,000 or more	10	1.30%
Median household income (dollars)	39,309	(X)
Very low income	199	26.7%
Low income	112	15.0%
Moderate income	327	43.8%
High income	93	12.5%
Very high income	15	2.0%

Per capita income	19,311	(X)
Median earnings for workers (dollars)	20,806	(X)
Median earnings for male full-time, year-round workers (dollars)	40,139	(X)
Median earnings for female full-time, year-round workers (dollars)	26,063	(X)
POVERTY		
All families	(X)	9.40%
All people	(X)	11.40%
Under 18 years	(X)	15.60%
Receiving food stamps	73	9.80%
Receiving cash assistance	37	5.00%
INDUSTRY		
Civilian employed population 16 years and over	736	736
Agriculture, forestry, fishing and hunting, and mining	53	7%
Construction	72	10%
Manufacturing	55	8%
Wholesale trade	21	3%
Retail trade	52	7%
Transportation and warehousing, and utilities	19	3%
Information	5	1%
Finance and insurance, and real estate and rental and leasing	18	2%
Professional, scientific, and management, and administrative and waste management services	43	6%
Educational services, and health care and social assistance	120	16%
Arts, entertainment, and recreation, and accommodation and food services	152	21%
Other services, except public administration	78	11%
Public administration	48	7%
Manufacturing to retail jobs	1.06	
Non-retail	454	
Retail, arts, accommodations, food	204	
Non-retail to retail, arts, acc., food	2.23	

EMPLOYMENT STATUS		
Population 16 years and over	1,431	1,431
In labor force	841	58.80%
Civilian labor force	839	58.60%
Employed	736	51.40%
Unemployed	103	7.20%
Armed Forces	2	0.10%
Not in labor force	590	41.20%
Civilian labor force	839	839
Percent Unemployed	(X)	12.30%
Jobs per 1,000 residents	420	
Non-service jobs per 1,000 residents	409	
COMMUTING TO WORK		
Workers 16 years and over	720	720
Drove alone	560	77.80%
Carpooled	79	11.00%
Public transit (except taxi)	0	0.00%
Walked	45	6.30%
Other means	4	0.60%
Worked at home	32	4.40%
Workers who commute	688	95.56%
Commuters who drive alone		81.40%
Mean travel time to work (minutes)	22.4	(X)
HOUSEHOLDS BY TYPE		
Total households	746	746
Average household size	2.48	(X)
Average family size	2.81	(X)
VETERAN STATUS		
Civilian population 18 years +	1,383	1,383
Civilian veterans	180	13.00%
ANCESTRY		
Total population	1,872	1,872
American	128	6.80%
Arab	3	0.20%
Czech	37	2.00%
Danish	29	1.50%
Dutch	46	2.50%
English	268	14.30%
French (except Basque)	103	5.50%
French Canadian	72	3.80%
German	545	29.10%
Greek	9	0.50%
Hungarian	0	0.00%
Irish	177	9.50%
Italian	80	4.30%
Lithuanian	0	0.00%
Norwegian	72	3.80%
Polish	150	8.00%
Portuguese	0	0.00%
Russian	9	0.50%
Scotch-Irish	21	1.10%
Scottish	24	1.30%
Slovak	35	1.90%
Subsaharan African	0	0.00%
Swedish	138	7.40%
Swiss	4	0.20%
Ukrainian	4	0.20%
Welsh	12	0.60%
West Indian (excluding Hispanic)	0	0.00%

OCCUPATION		
Management, business, science, and arts occupations	58	36.50%
Service occupations	20	12.60%
Sales and office occupations	25	15.70%
Natural resources, construction, and maintenance occupations	32	20.10%
Production, transportation, and material moving occupations	24	15.10%
VALUE		
Owner-occupied units	659	659
Median home value (dollars)	129,800	(X)
MORTGAGE STATUS		
Owner-occupied units	659	659
Housing units with a mortgage	376	57.10%
Housing units without a mortgage	283	42.90%
GROSS RENT		
Occupied units paying rent	66	66
Median rent (dollars)	725	(X)
HOUSE HEATING FUEL		
Occupied housing units	746	746
Utility gas	350	46.90%
Bottled, tank, or LP gas	206	27.60%
Electricity	26	3.50%
Fuel oil, kerosene, etc.	81	10.90%
Coal or coke	0	0.00%
Wood	80	10.70%
Solar energy	0	0.00%
Other fuel	3	0.40%
No fuel used	0	0.00%
YEAR STRUCTURE BUILT		
Total housing units	980	980
Built 2005 or later	25	2.60%
Built 2000 to 2004	90	9.20%
Built 1990 to 1999	154	15.70%
Built 1980 to 1989	93	9.50%
Built 1970 to 1979	116	11.80%
Built 1960 to 1969	98	10.00%
Built 1950 to 1959	118	12.00%
Built 1940 to 1949	88	9.00%
Built 1939 or earlier	198	20.20%

US Census Bureau, American Community Survey 2006-2010, Selected Economic Characteristics (DP03)

HOUSEHOLDS BY TYPE				
Total households	746	+/-62	746	(X)
Family households (families)	576	+/-59	77.20%	+/-4.8
With own children under 18 years	253	+/-44	33.90%	+/-5.4
Married-couple family	440	+/-55	59.00%	+/-6.1
With own children under 18 years	189	+/-39	25.30%	+/-5.0
Male householder, no wife present, family	26	+/-13	3.50%	+/-1.8
With own children under 18 years	21	+/-13	2.80%	+/-1.7
Female householder, no husband present, family	110	+/-31	14.70%	+/-3.8
With own children under 18 years	43	+/-23	5.80%	+/-3.0
Nonfamily households	170	+/-39	22.80%	+/-4.8
Householder living alone	131	+/-30	17.60%	+/-3.8
65 years and over	81	+/-21	10.90%	+/-2.7
Households with one or more people under 18 years	267	+/-41	35.80%	+/-4.9
Households with one or more people 65 years and over	272	+/-45	36.50%	+/-5.1
Average household size	2.48	+/-0.16	(X)	(X)
Average family size	2.81	+/-0.17	(X)	(X)

INCOME IN THE PAST 12 MONTHS IS BELOW POVERTY LEVEL		
All families	9.4%	+/-3.7
With related children under 18 years	15.0%	+/-6.9
With related children under 5 years only	16.7%	+/-20.6
Married couple families	3.2%	+/-2.2
With related children under 18 years	5.2%	+/-4.6
With related children under 5 years only	0.0%	+/-46.8
Families with female householder, no husband	36.4%	+/-15.8
With related children under 18 years	55.6%	+/-26.0
With related children under 5 years only	45.0%	+/-55.0
All people	11.4%	+/-4.0
Under 18 years	15.6%	+/-7.4
Related children under 18 years	15.6%	+/-7.4
Related children under 5 years	20.0%	+/-11.5
Related children 5 to 17 years	13.9%	+/-7.3
18 years and over	10.0%	+/-3.9
18 to 64 years	11.1%	+/-5.2
65 years and over	7.1%	+/-3.2
People in families	9.6%	+/-3.7
Unrelated individuals 15 years and over	23.5%	+/-12.1

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.

2006-2010 American Community Survey 5-Year Estimates

	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
	736	+/-96	56.1%	+/-4.4	43.9%	+/-4.4		22,500	+/-3,477	26,174	+/-4,086	21,326	+/-2,395
Civilian employed population 16 years +	53	+/-39	92.5%	+/-11.3	7.5%	+/-11.3		12,396	+/-28,435	11,979	+/-23,212	-	**
Agriculture, forestry, fishing and hunting, and mining:													
Agriculture, forestry, fishing and hunting	39	+/-38	89.7%	+/-17.3	10.3%	+/-17.3		10,938	+/-21,927	10,521	+/-16,049	-	**
Mining, quarrying, and oil and gas extraction	14	+/-11	100.0%	+/-72.9	0.0%	+/-72.9		30,625	+/-22,607	30,625	+/-22,607	-	**
Construction	72	+/-28	87.5%	+/-11.4	12.5%	+/-11.4		22,000	+/-9,541	21,875	+/-12,769	30,250	+/-36,134
Manufacturing	55	+/-20	65.5%	+/-18.4	34.5%	+/-18.4		23,125	+/-7,797	31,250	+/-21,208	12,125	+/-9,060
Wholesale trade	21	+/-12	47.6%	+/-28.8	52.4%	+/-28.8		20,625	+/-9,141	30,000	+/-34,631	20,625	+/-24,076
Retail trade	52	+/-24	51.9%	+/-16.7	48.1%	+/-16.7		16,667	+/-8,461	31,250	+/-7,670	7,917	+/-3,825
Transportation and warehousing, and utilities:	19	+/-13	73.7%	+/-21.4	26.3%	+/-21.4		38,438	+/-11,721	38,750	+/-11,280	22,083	+/-66,302
Transportation and warehousing	13	+/-10	61.5%	+/-27.1	38.5%	+/-27.1		31,250	+/-25,337	31,667	+/-25,164	22,083	+/-66,302
Utilities	6	+/-7	100.0%	+/-100.0	0.0%	+/-100.0		39,375	+/-19,606	39,375	+/-19,606	-	**
Information	5	+/-7	100.0%	+/-100.0	0.0%	+/-100.0		2,500-	***	2,500-	***	-	**
Finance and insurance, and real estate and rental and leasing:	18	+/-11	38.9%	+/-31.6	61.1%	+/-31.6		40,625	+/-27,613	42,188	+/-92,449	22,083	+/-32,541
Finance and insurance	8	+/-7	37.5%	+/-44.7	62.5%	+/-44.7		79,167	+/-32,528	-	**	77,917	+/-82,228
Real estate and rental and leasing	10	+/-8	40.0%	+/-45.1	60.0%	+/-45.1		21,667	+/-27,109	-	**	2,500-	***
Professional, scientific, and management, and administrative and waste management services:	43	+/-25	79.1%	+/-16.5	20.9%	+/-16.5		25,875	+/-12,330	27,000	+/-36,048	6,250	+/-10,005
Professional, scientific, and technical services	11	+/-11	72.7%	+/-42.8	27.3%	+/-42.8		49,063	+/-31,440	53,750	+/-13,461	-	**
Management of companies and enterprises	0	+/-109	-	**	-	**		-	**	-	**	-	**
Administrative and support and waste management services	32	+/-22	81.3%	+/-23.3	18.8%	+/-23.3		25,250	+/-25,174	26,000	+/-12,151	10,000	+/-17,383
Educational services, and health care and social assistance:	120	+/-37	30.0%	+/-9.4	70.0%	+/-9.4		37,500	+/-16,086	53,750	+/-20,096	25,625	+/-13,812
Educational services	48	+/-24	41.7%	+/-17.5	58.3%	+/-17.5		45,000	+/-14,957	51,250	+/-11,219	33,333	+/-34,422
Health care and social assistance	72	+/-27	22.2%	+/-11.8	77.8%	+/-11.8		28,750	+/-17,163	78,750	+/-281,771	23,750	+/-13,138
Arts, entertainment, and recreation, and accommodation and food services:	152	+/-46	33.6%	+/-12.8	66.4%	+/-12.8		19,808	+/-5,953	14,063	+/-8,794	23,309	+/-4,260
Arts, entertainment, and recreation	47	+/-23	27.7%	+/-19.2	72.3%	+/-19.2		21,607	+/-9,960	14,688	+/-13,007	25,417	+/-13,078
Accommodation and food services	105	+/-38	36.2%	+/-16.8	63.8%	+/-16.8		18,942	+/-6,931	9,792	+/-15,965	23,162	+/-5,362
Other services, except public administration	78	+/-40	60.3%	+/-15.0	39.7%	+/-15.0		13,333	+/-6,116	12,188	+/-20,784	15,375	+/-6,644
Public administration	48	+/-25	70.8%	+/-22.6	29.2%	+/-22.6		36,250	+/-18,500	51,667	+/-41,167	33,214	+/-4,011
PERCENT IMPUTED													
Industry	1.8%	(X)	(X)	(X)	(X)	(X)		(X)	(X)	(X)	(X)	(X)	(X)

Esri Business Analyst

Financial Expenditures			
Bear Lake Township			
Area: 36.08 Square Miles			
	Spending Potential Index	Average Amount Spent	Total
Assets			
Market Value			
Checking Accounts	80	\$4,504.00	\$3,134,892
Savings Accounts	83	\$10,568.84	\$7,356,173
U.S. Savings Bonds	92	\$366.78	\$255,289
Stocks, Bonds & Mutual Funds	74	\$28,053.09	\$19,525,641
Annual Changes			
Checking Accounts	43	\$109.84	\$76,454
Savings Accounts	81	\$306.43	\$213,284
U.S. Savings Bonds	373	\$8.62	\$5,998
Earnings			
Dividends, Royalties, Estates, Trusts	81	\$770.35	\$536,181
Interest from Savings Accounts or Bonds	77	\$679.80	\$473,157
Retirement Plan Contributions	74	\$987.24	\$687,143
Liabilities			
Original Mortgage Amount	58	\$12,110.45	\$8,429,170
Vehicle Loan Amount 1	88	\$2,327.86	\$1,620,247
Amount Paid: Interest			
Home Mortgage	65	\$2,935.06	\$2,042,875
Lump Sum Home Equity Loan	74	\$93.68	\$65,205
New Car/Truck/Van Loan	77	\$157.02	\$109,292
Used Car/Truck/Van Loan	91	\$142.94	\$99,492
Amount Paid: Principal			
Home Mortgage	74	\$1,415.96	\$985,544
Lump Sum Home Equity Loan	78	\$125.77	\$87,539
New Car/Truck/Van Loan	79	\$853.53	\$594,076
Used Car/Truck/Van Loan	94	\$689.21	\$479,705
Checking Account and Banking Service Charges	72	\$19.30	\$13,434
Finance Charges, excluding Mortgage/Vehicle	73	\$173.39	\$120,686

Business Summary				
Bear Lake Township				
Area: 36.08 Square Miles				
Data for all businesses in area				
Total Businesses:	102			
Total Employees:	694			
Total Residential Population:	1,749			
Employee/Residential Population Ratio:	0.40			
	Businesses		Employees	
by NAICS Codes	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	2.8%	14	2.0%
Mining	4	4.1%	18	2.6%
Utilities	1	0.8%	8	1.1%
Construction	11	11.1%	30	4.3%
Manufacturing	2	2.3%	13	1.9%
Wholesale Trade	8	7.8%	69	9.9%
Retail Trade	15	14.4%	76	11.0%
Motor Vehicle & Parts Dealers	2	2.0%	11	1.5%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%
Electronics & Appliance Stores	0	0.3%	1	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	2	1.7%	19	2.8%
Food & Beverage Stores	3	2.5%	10	1.4%
Health & Personal Care Stores	1	0.9%	7	1.0%
Gasoline Stations	2	0.9%	12	1.8%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%
Sport Goods, Hobby, Book, & Music Stores	3	2.5%	7	1.0%
General Merchandise Stores	1	0.8%	4	0.6%
Miscellaneous Store Retailers	3	2.8%	6	0.9%
Nonstore Retailers	0	0.0%	0	0.0%
Transportation & Warehousing	2	1.9%	12	1.7%
Information	2	1.7%	2	0.2%
Finance & Insurance	5	5.1%	18	2.6%
Central Bank/Credit Intermediation & Related Activities	2	1.7%	8	1.1%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	1	0.8%	2	0.2%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	3	2.5%	8	1.2%
Real Estate, Rental & Leasing	4	3.9%	8	1.1%
Professional, Scientific & Tech Services	1	1.3%	3	0.4%
Legal Services	1	0.8%	1	0.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation Services	4	3.8%	11	1.6%
Educational Services	3	3.1%	130	18.7%
Health Care & Social Assistance	4	3.9%	64	9.2%
Arts, Entertainment & Recreation	3	2.8%	82	11.8%
Accommodation & Food Services	10	10.2%	39	5.7%
Accommodation	6	6.0%	12	1.8%
Food Services & Drinking Places	4	4.2%	27	3.9%
Other Services (except Public Administration)	13	12.9%	30	4.4%
Automotive Repair & Maintenance	3	2.9%	7	1.1%
Public Administration	5	4.6%	52	7.5%
Unclassified Establishments	2	1.7%	15	2.2%
Total	102	100%	694	100%
Source: Business data provided by Infogroup, Omaha NE Copyright 2012, all rights reserved. Esri forecasts for 2011.				

Appendix D

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 Bear Lake Township Hall.

The documents are also available at
www.lakestoland.org/bear-lake-2/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.

BEAR LAKE TOWNSHIP
7771 LAKE STREET • BOX 187
BEAR LAKE, MICHIGAN 49614-0187

July 8, 2014

Bear Lake Township Planning Commission
Quarterly Meeting
Public Hearing-Master Plan

The meeting was called to order at 6:45 p.m. by Chair, Bill Ringel. Roll call was taken. PC members present: Bill Ringel, Cindy Zatarga, Floyd Bowling Jr., Janette May, and Kristie Harless. Also present, Corky Best, township supervisor. No others present.

The public hearing was opened at 6:55 p.m. The master plan was discussed. Janette had reviewed the final copy of the plan, and noted that the changes recommended by the planning commission had been done. We are going to ask that a photo of the township hall be added before the final printing if possible.

There being no other questions or discussion, the public hearing was closed at 7:10 p.m.

The minutes of the quarterly meeting on April 8, 2014 were reviewed. Motion by Janette May, second by Cindy Zatarga, to approve the minutes as printed. All voted in favor.

Motion by Janette May, second by Cindy Zatarga, to approve the master plan as printed with the addition of a picture of the township hall if possible, and accept the 2014 master plan from Beckett and Raeder and forward to the Bear Lake Township Board for approval. Roll call vote: yeas, Janette May, Floyd Bowling Jr., Cindy Zatarga, Bill Ringel, and Kristie Harless. Nays: none. Motion carried.

Next we will be working on the wind ordinance, and our next quarterly meeting will be on Tuesday, October 14, 2014.

There being no further business, meeting was adjourned at 7:55 p.m. by Chair, Bill Ringel.

Respectfully submitted,



Kristie Harless, Secretary
Bear Lake Township Planning Commission

BEAR LAKE TOWNSHIP
COUNTY OF MANISTEE, MICHIGAN
TOWNSHIP BOARD RESOLUTION

RESOLUTION # 7 of 2014

TOWNSHIP BOARD RESOLUTION TO ADOPT
BEAR LAKE TOWNSHIP MASTER PLAN

BECKETT &

OCT 16 2014

RAEDER INC.

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development, and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared a master Plan and submitted the Plan to the Township Board for review and comment; and

WHEREAS, the plan was distributed for review to entities identified in the MPEA, and

WHEREAS, the Planning Commission held a public hearing on July 8, 2014 to consider comment on the proposed Master Plan; and

WHEREAS, the Planning Commission finds that the proposed Master Plan is desirable and proper, and furthers the use, preservation, development goals, and strategies of the Township; and

WHEREAS, the Township Board also finds that the proposed Master Plan is desirable and proper, and furthers the use, preservation, development goals, and strategies of the Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

ADOPTION OF THE BEAR LAKE TOWNSHIP MASTER PLAN. The Township Board hereby approved and adopts the proposed Master Plan, including all of the chapters, figures, maps, and tables contained therein.

Motion by: BEST

Seconded by: MAY

I, the undersigned, the Clerk of the Township of Bear Lake, Manistee County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Bear Lake Township Board at its regular meeting held on SEPTEMBER 16 2014 relative to adoption of the resolution therein set forth; that said meeting was conducted and public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be made available as required by said Act.

Dated: SEPT 16, 2014

Deanna Pattison

Deanna Pattison, Bear Lake Township Clerk