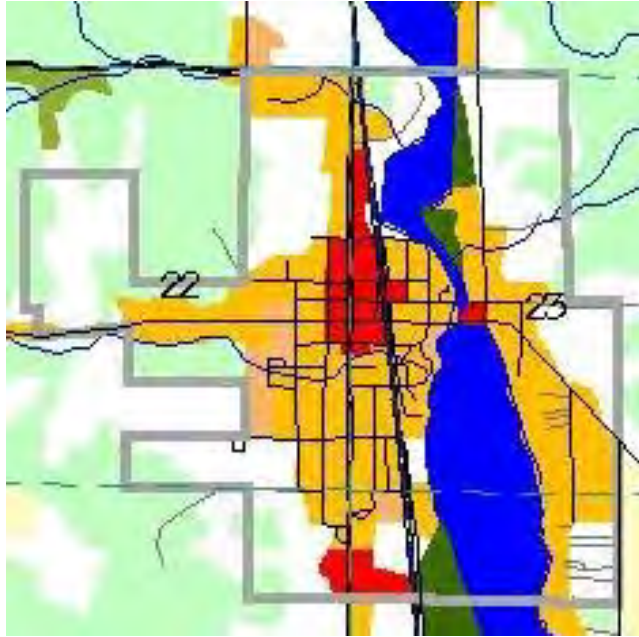


Village of Central Lake



Master Plan Update 2013

Adopted

Planning Commission: February 5, 2013

Village Council: February 11, 2013

Prepared by:

Village of Central Lake Planning Commission

With Planning Assistance provided by:

M. C. Planning & Design

504 Liberty Street

Petoskey, MI 49770

(231) 487-0745

mcampbell@mcplanningdesign.com

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Village of Central Lake Master Plan

Table of Contents

Title Page
Table of Contents

Chapter 1 Introduction	1-1
Location and Regional Context	
Historical Context	
Schools	
Status of Planning and Zoning in the Village of Central Lake	
Chapter 2 Social and Economic Characteristics	2-1
Population	
Age Distribution and Racial Make-Up	
Households and Disability Status	
Income, Education and Employment	
Housing Stock and Property Value	
Chapter 3 Natural Resources	3-1
Climate	
Geology	
Topography	
Soils	
Water Resources	
Wetlands and Woodlands	
Fish and Wildlife	
Site of Environmental Contamination	
Surface Water Discharge Permits	
Air Quality	
Chapter 4 Existing Land Use	4-1
Land Use Statistics	
Chapter 5 Community Services	5-1
Water and Sewage Disposal Systems	
Solid Waste	
Other Public Utilities	
Police, Fire and Emergency Medical Services	
Schools	
Recreation	
Municipal, State and Federal Facilities	
Civic Organizations and Churches	
Transportation and Road Maintenance	

Chapter 6 Recreation	6-1
Administrative Structure and Funding	
Recreation Inventory	
Past Grant Assistance	
Action Program	
Chapter 7 Community Goals and Policies	7-1
Community Goals	
Goals and Policies	
Chapter 8 Future Land Use Recommendations	8-1
Residential	
Commercial	
Institutional	
Industrial	
Recreation / Conservation	
Chapter 9 Plan Adoption and Implementation	9-1
Results of the Master Plan Public Hearing	
Plan Adoption	
Legal Transmittals	
Plan Implementation	
 Appendix A – Recreation Plan Public Input and Adoption Process Supporting Documents	
 Appendix B – Recreation Plan Certification Checklist	
 Appendix C – Past Grant Supporting Documents	

CHAPTER 1

Introduction

Location and Regional Context

The Village of Central Lake is located within the geographic boundaries of Central Lake Township in northwest Antrim County. Antrim County is located in the northwest region of Michigan's lower peninsula. The Village of Central Lake comprises 1.2 square miles of the County's 476.9 square area. Geographically, the Village is located wholly within one government survey township (Township 31 North, Range 8 West). The greatest distance from the northern boundary to the southern boundary is approximately one and one quarter (1 1/4) miles and the distance from east to west distance is slightly greater than one mile at the widest part of the Village.

Central Lake is located within the Elk River Chain of Lakes watershed that covers almost all of Antrim County and parts of Kalkaska County. Notably, the Village of Central Lake is bisected by Hanley and Intermediate Lakes.

The Village of Central Lake is approximately eight (8) miles from Bellaire, the county seat. Figure 1-1 illustrates the Village's proximity to a number of communities in Michigan.

The Village of Central Lake was incorporated as a village in 1889.

Historical Context

The towns along the chain of lakes were created in the 1800s during the lumbering era when the land, that was covered with huge virgin timber, was being cleared to provide lumber for a growing nation. The natural waterway extending through this area provided a vehicle for transporting the huge logs down to ports where they could be picked up by large shipping companies. Where the chain narrowed, lumbermen set up camp on nearby ground and Central Lake was one of the camp areas that flourished enough to become a village. (Central Lake Area Historical Society).

Drawn by miles of virgin timber and the rich soils, the first settlers arrived in the Central Lake area in the early 1860s. "The earliest known resident was William Sliter, who arrived in 1861." In 1869, Stephen Davis was appointed the first postmaster of the village, which was officially platted in 1873. Water was piped through the small but growing village in 1897 and electricity became available in 1900. (Central Lake Centurion)

In addition to timber and farming related activities, businesses in the Central Lake area in the late 1800s and early 1900s included a barrel stave mill, a brick plant, several sawmills, a cigar-smoking "salon," and an ice storage unit, which stored ice cut from Intermediate Lake in sawdust for use in ice boxes all over the state. (Central Lake Centurion)

In the early 1900s canning factories were built in both Central Lake and nearby Ellsworth, providing employment to many residents of the area and a steady income to local farmers. Central Lake was served by the Chesapeake & Ohio Railroad until 1982.

A number of historic homes dating back to the lumber era are still found in the village.

Schools

Central Lake Public Schools serves as a significant physical and social focal point in the community. While the Central Lake school district serves students from many surrounding townships in addition to those from the Village and Township of Central Lake, both the elementary school (K-5) and the high school (6-12) are located within the Village.

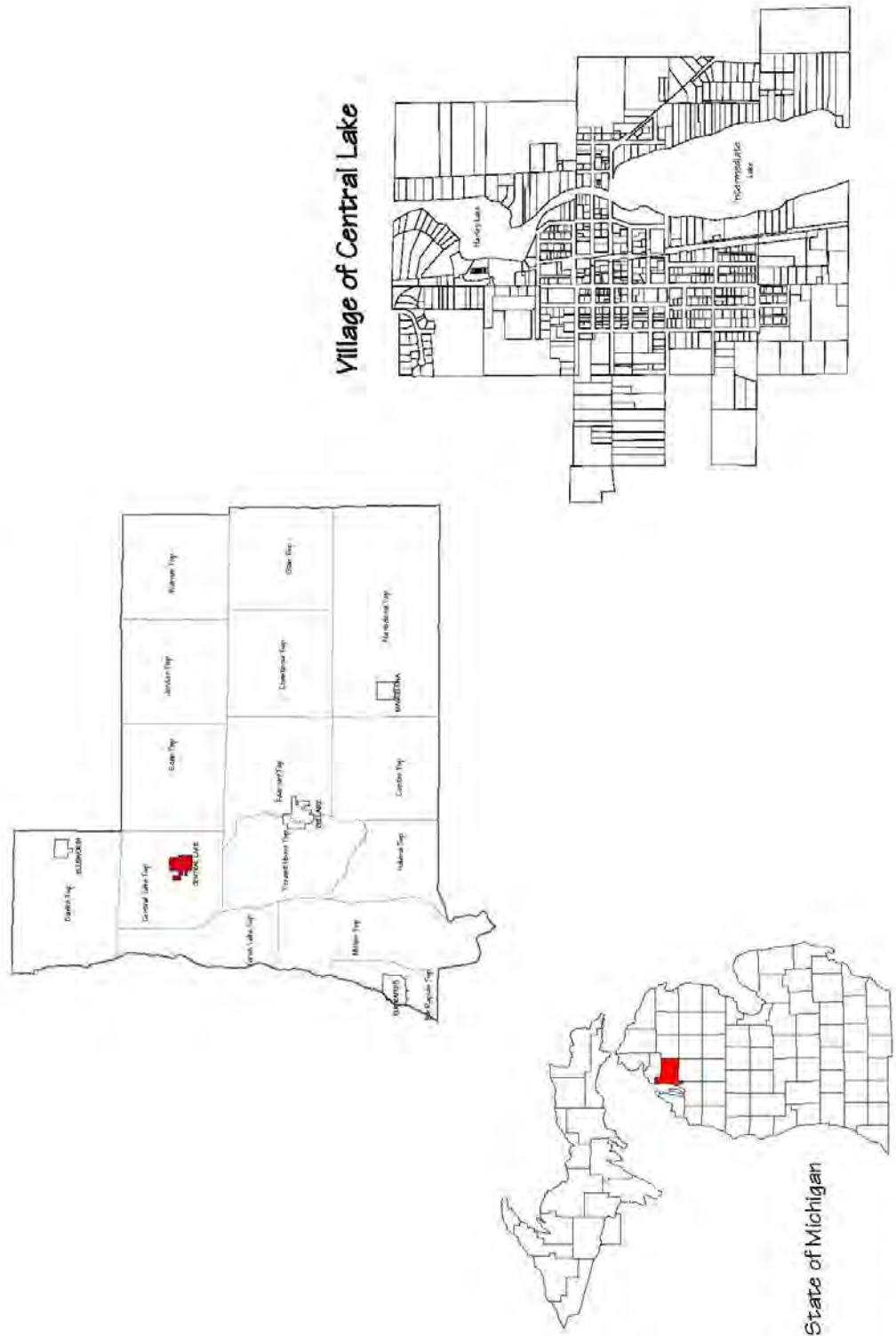
Additionally, some students from Central Lake attend private charter and alternative schools outside the Village, including the Ebenezer Christian School in Ellsworth, Concord Academy in Alba, and Midtown High School, an alternative school in Bellaire.

The Status of Planning and Zoning in Village of Central Lake

In 2002, the Village Council re-established a Planning Commission which then started work on an initial Master Plan for the Village of Central Lake. In 2004, the Village of Central Lake Planning Commission and Village Council both adopted a Village Master Plan to serve as the legal foundation for a Village Zoning Ordinance. Updated zoning ordinances supported by up-to-date comprehensive land use plans are considered the main tool Michigan communities have to control land use patterns and development patterns. Following the adoption of the initial Master Plan the Village Planning Commission drafted a Village Zoning Ordinance, which was adopted by the Village Council and became effective in February 2007.

Since the adoption of the initial Master Plan, the state planning statutes have been revised, and the current Michigan Planning Enabling Act requires that a community review the Master Plan every five years and update it if necessary. During summer of 2012, the Planning Commission began work on this updated Master Plan, which also incorporates recreation plan developed in accordance with the Michigan Department of Natural Resources recreation plan guidelines.

Figure 1-1
Village of Central Lake
 Location Map



CHAPTER 2

Social and Economic Characteristics

Population

According to the U.S. Census Bureau, the population for the Village of Central Lake in 2010 was 952 persons (461 male – 491 female). The Village consists of 1.2 square miles of land as compared to 27.6 square miles for Central Lake Township and 476.9 square miles for Antrim County.

In discussing the population for the Village of Central Lake, however, it is important to note that the figure presented by the 2010 Census does not reflect the actual number of persons residing in the Village during the summer months. This situation can be seen throughout much of northern Michigan. The Census tally, taken on April 1st, does not count residents who winter elsewhere. Respondents are asked to declare a permanent residence different from their April location, if more than six months are spent at the alternate address. However, many fail to do so for reasons of misunderstanding or for tax purposes.

In reviewing the social and economic information derived from Census data, the figures presented for housing characteristics show 100 units or 18 percent of the total housing units as seasonal, recreational, or occasional use homes. Based on the average household size in the Village of 2.44, the expected seasonal increase would be approximately 211 persons. In addition, many summer visitors stay at private lodging places or at the homes of family or friends.

Age Distribution and Racial Make-Up

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might have.

Table 2-1 compares the age distribution of Central Lake Village, Central Lake Township, Antrim County, and the State of Michigan. The greatest percentage, 23.6 percent of the Village population, is in the 25-44 age bracket, followed by 18.1 percent in the 45-54 age category and 18.0 percent in the school age category. The Village age distribution is similar to that of the Township and the County. The median age in the Village is 42.0 compared with 48.2 in Central Lake Township, 47.4 in Antrim County, and 38.9 for the State as a whole.

Racial make-up of the population for the Village of Central is remarkably homogeneous. Of the 952 persons in the community in 2010, 914 were white, nine were Native American, three of Asian decent, three were listed as some other race, one African American and 22 were listed as being a mix of two or more races.

<p>Table 2-1: Age Distribution in 2010 Village of Central Lake, Central Lake Township, Antrim County, State</p>				
Age Groups	Village %	Township %	County %	State %
Under 5	5.5	4.8	4.9	6.0
5-17	18.0	14.9	16.2	17.7
18-20	3.5	2.9	2.6	4.6
21-24	3.7	3.1	3.1	5.3
25-44	23.6	20.2	19.7	24.7
45-54	18.1	16.3	15.4	15.3
55-59	5.4	8.1	8.2	6.9
60-64	7.2	8.4	7.7	5.8
65 & over	15.1	21.5	22.1	13.8
TOTALS	100.1	100.2	99.9	100.1
Median Age	42.0	48.2	47.4	38.9
<p>Note: Due to rounding, percent totals may not equal 100 percent. Source: U.S. Bureau of the Census, Census 2010</p>				

Households and Disability Status

Census data from 2010 shows a total of 387 households in the Village of Central Lake, of which 253 are family households and 134 are non-family households. The Census Bureau defines family household as a person living with one or more persons related to him or her by birth, marriage or adoption, and a non-family household as a person living alone or with nonrelatives only. There are 60 family households headed by females, with no husband present. The Village has 2.44 persons per household and Central Lake Township has 2.35, as compared to 2.36 and 2.49 persons per household for the County and State, respectively.

For tracking disability status, the 2000 U.S. Census divided the population into three different age categories: school age, working age and post-working age. Of the civilian non-institutionalized population in the age group 5 to 20 years of age in the Village of Central Lake, 7.6 percent are listed as having a disability. In the 21 to 64 age group in the Village, 20.8 percent of the population are listed as having a disability; and 44.6 percent of the 65 and older population are listed as having a disability. While it is thought the percentages of the Village population is probably similar today, the 2010 Census did not collect this information.

Income, Education and Employment

Income levels for northern Michigan fall below those found in the State as a whole. **Table 2-2** compares income statistics for the Village of Central Lake, Central Lake Township, Antrim County, and the State. The median household income in the Village of Central Lake is lower than median household income for the Township as a whole, and is also lower than the median household income for the County.

Table 2-2: Income Statistics Village, Township, County and State - 2010		
Governmental Unit	Median Household Income	Per Capita Income
Village of Central Lake	27,292	14,607
Central Lake Township	35,318	19,670
Antrim County	43,123	23,912
State of Michigan	48,432	25,135
Source: U.S. Bureau of the Census, American Community Survey 2006-2010		

Education is one important factor in analyzing the capabilities of the local work force. Educational attainment is tracked by the U.S. Census Bureau. Statistics from the 2006-2010 American Community Survey indicate that 75.0 percent of residents in the Village are high school graduates or higher, which is lower than the level at both the county and state (89.5 percent in Antrim County and 88.0 percent in the State as a whole). Bachelor's degrees or higher are held by 15.2% of the Village population, compared with 23.3% at county level and 25.0% at State level.

Employment data on the civilian labor force is compiled on a monthly and annual basis by the Office of Labor Market Information (OLMI), Michigan Department of Energy, Labor and Economic Growth (formerly the Michigan Department of Career Development). Table 2-3 below compares the civilian labor force statistics for the County and State for 2009, 2010 and 2011; unfortunately township level data is no longer available. The unemployment rate for northern Michigan continues to be somewhat higher than that of the State as a whole.

Table 2-3: Civilian Labor Force Comparisons Antrim County and State of Michigan						
	Antrim County			State of Michigan (in 1,000s)		
	2009	2010	2011	2009	2010	2011
Labor Force	11,312	10,711	10,233	4,851	4,747	4,658
Employment	9,633	9,074	8,975	4,200	4,147	4,178
Unemployment	1,679	1,637	1,258	651	601	480
Unemployment%	14.8	15.3	12.3	13.4	12.7	10.3
Source: Michigan Department of Technology, Management & Budget						

Housing Stock and Property Values

An evaluation of the housing stock and property values can be very beneficial in determining community characteristics and housing needs. Statistics from the 2010 Census shows a total of 549 housing units for the Village of Central Lake, of which 387 were occupied on April 1, 2010. One hundred of the vacant units are designated for seasonal, recreational, or occasional use. According to the 2006-2010 Census Bureau's American Community Survey, the composition of the housing stock in Central Lake is 438 single-family units, 48 multi-family units, and 60 mobile homes. Multi-family represents approximately nine percent of the housing stock, and mobile homes 11 percent of the housing stock in the Village of Central Lake.

Housing stock for the Village of Central Lake is primarily owner-occupied (68.5%), with renter-occupied housing making up just over 31.5 percent of the total housing units. In 2010, median rent for the Village was \$636, as compared to \$719 for Central Lake Township, \$663 for Antrim County and \$723 for the State of Michigan.

One comparative measure of the local housing stock is housing value. The median value of owner-occupied year-round housing units for the Village of Central Lake from the 2010 Census was \$95,000 which is lower than the median value for Central Lake Township at \$143,400, and also lower than Antrim County and State of Michigan median housing values, \$156,500 and \$144,200 respectively.

Property values can also be analyzed by reviewing State Equalized Value (SEV) figures. By law, SEV, which constitutes a community's tax base is equal to approximately one half of the true market value of real property and certain taxable personal properties. **Table 2-4** shows SEV by property class for the Village in 2008, 2010, and 2012. As indicated in the table, the majority (approximately 85 percent) of the Village's tax base is derived from residential property.

<p>Table 2-4: State Equalized Valuation (SEV) by Property Class Village of Central Lake</p>						
Property Class	2008 SEV	%	2010 SEV	%	2012 SEV	%
Agriculture	36,000	0.1	28,000	0.1	20,000	0.1
Commercial	3,121,100	7.8	2,985,300	10.8	2,867,900	11.5
Industrial	548,400	1.4	239,500	0.9	69,300	0.2
Residential	34,329,600	85.7	23,455,400	84.6	21,253,500	85.5
Timber Cutover	0	0.0	0	0.0	0	0.0
Developmental	0	0.0	0	0.0	0	0.0
Total Real Property	38,035,100	94.9	26,708,200	96.4	24,210,700	97.4
Personal Property	2,023,450	5.1	1,006,700	3.6	648,400	2.6
Total SEV	40,058,550	100.0	27,714,900	100.0	24,859,100	100.0
Source: Antrim County Equalization Department						

CHAPTER 3

Natural Resources

Climate

The climate is one factor which contributes to the appeal of the Village of Central Lake as a rural residential community. The Village's climatic conditions are similar to those across northern lower Michigan: long cold winters and moderately warm summers. However, the proximity to Lake Michigan serves to moderate temperature extremes as compared to inland communities of northwestern Michigan. The average date when temperatures drop to freezing in the fall is typically several weeks later than those areas further inland, with the first frost in the Village occurring as late as the beginning of October.

Table 3-1 illustrates some important weather statistics for the area including the Village of Central Lake, as available from the Natural Resources Conservation Service (formerly the Soil Conservation Service).

Table 3-1: Average Annual Weather Statistics Antrim County	
January average minimum temperature	13.7 F
January average maximum temperature	28.7 F
July average minimum temperature	54.8 F
July average maximum temperature	80.2 F
Average annual rainfall	18.8 inches
Average annual snowfall	89.9 inches
Source: Antrim County Soil Survey, USDA Soil Conservation Service	

Geology

According to geologists, the bedrock underlying the Village of Central Lake was laid down during the Mississippian and Upper Devonian ages of the Paleozoic Era. The bedrock in the Village is Antrim and Ellsworth shale. Antrim shale is the gas bearing formation in which the gas is trapped below the impermeable layer of Ellsworth shale. The presence of Antrim shale in Mancelona and around the region has lead to extensive gas exploration and drilling.

According to geologists, the surface geology of the Village was formed 10,000 to 12,000 years ago by glacial activity. Numerous advances and retreats by the glaciers resulted in the locally complex pattern of erosion and deposition. The drainage channels scoured by the glaciers resulted in depressions oriented linearly from the northwest to the southeast. Central Lake is dominated by coarse-textured glacial till, composed of unsorted sands and gravels left by the glacier. Along the lakes the geological composition is primarily lacustrine sand and gravel. This

type of sand and gravel occur typically as former beach and near offshore deposits of the glacial Great Lakes.

Topography

Slope is an important development consideration associated with topographic features. Steep roadway grades, septic field failures, soil erosion, and excavation costs are some of the difficulties associated with severe grades. **Figure 3-1** shows areas of moderate and extreme slopes (greater than 12 percent), which are a constraint for potential development.

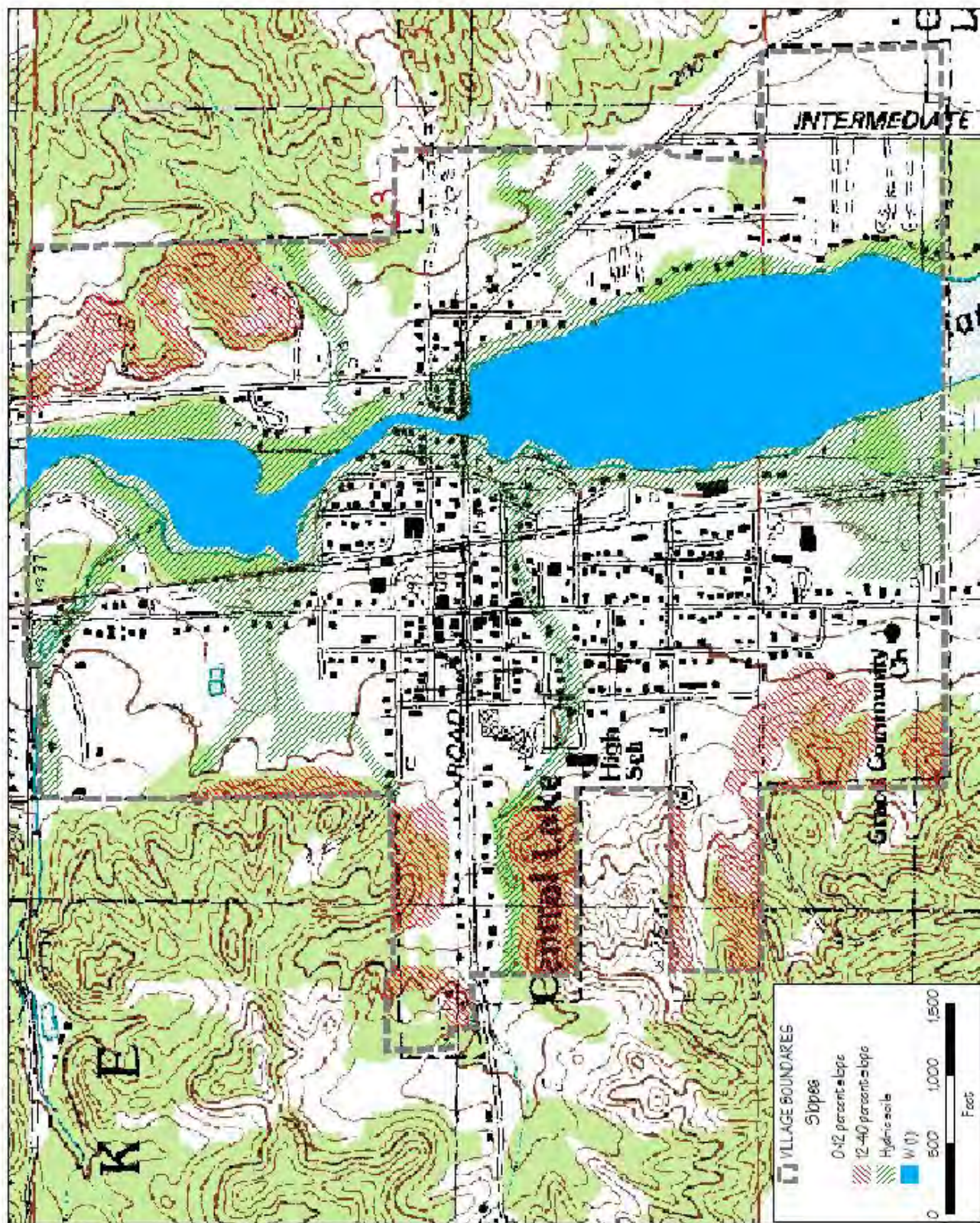
Development in areas with severe slopes and ravines should be restricted. If development is permitted, sensitive site planning should be required along these slopes to prevent erosion.

Soils

The hydric (wetland) soils in Central Lake are soils identified with hydric inclusions and are primarily located along the lakes, creeks, and drainage ways filtering into the lakes; see **Figure 3-2**. Soils identified as having hydric inclusions are soil types which may have some wetland areas, but cannot be determined by soil type alone. Soils identified as having hydric inclusions must be field checked to verify whether or not wetland areas exist there or not.

Soils with septic system limitations are typically due to slope, hydric soils, or both; see **Figure 3-2**. These limitations do not preclude the development of specific sites. The developer should realize, however, that construction on some soils may be more costly in time and money. A more detailed analysis of the soils by the District Health Department will determine suitability for siting a septic system. Health Department approval is required by State law.

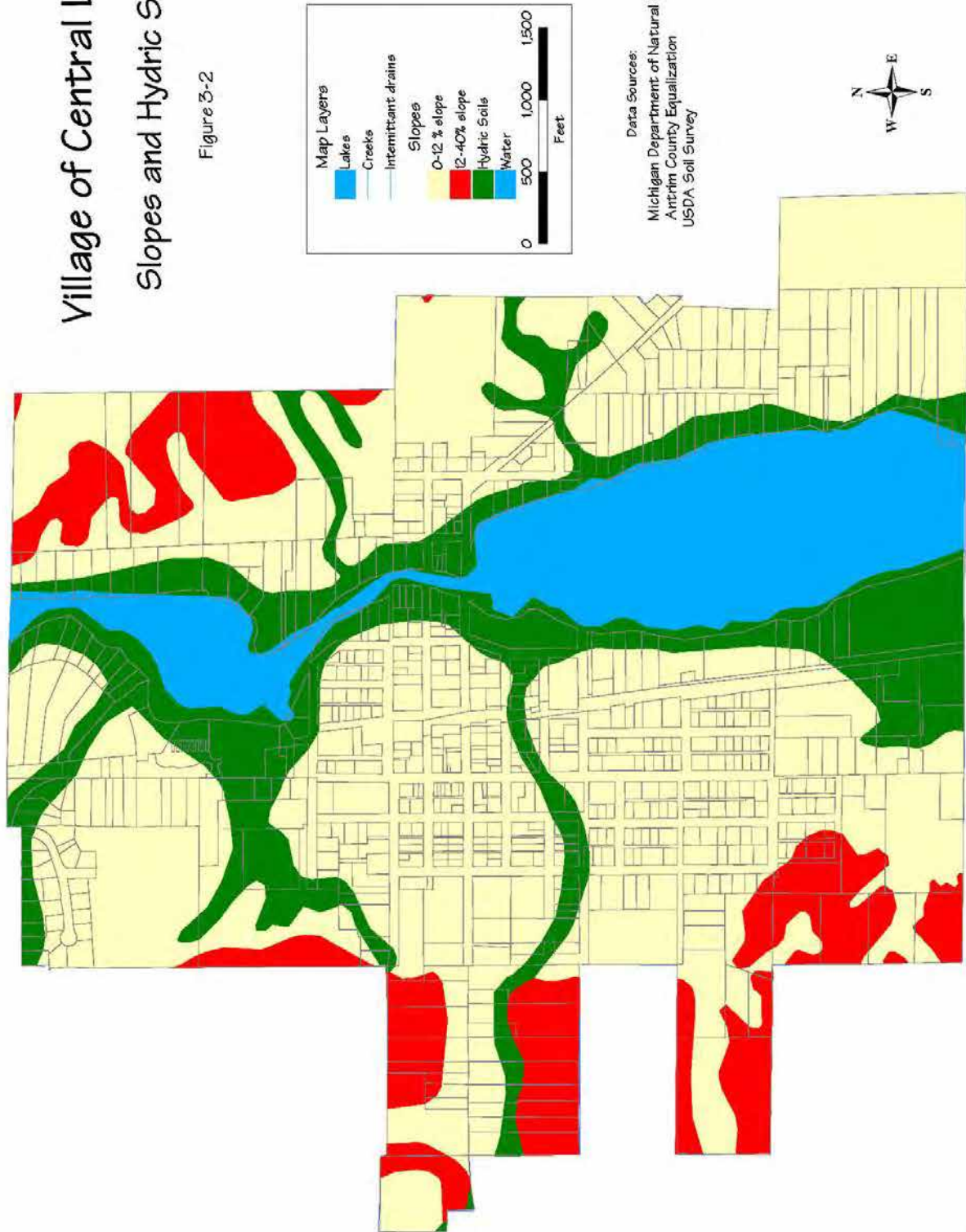
Village of Central Lake
Topographic Map
Figure 3-1



Source: U.S. Geological Survey

Village of Central Lake Slopes and Hydric Soils

Figure 3-2



Water Resources

The most valuable natural resources of the Village of Central Lake is water. The Village is located within the Elk River Chain of Lakes watershed; see **Figure 3-3**. Both Hanley Lake and Intermediate Lake are part of the chain of interconnected narrow lakes which follow the glacial drainage channels. The waters of these lakes contribute to recreational activities occurring during the warm summer months, such as fishing, boating, and swimming. Recreational activities, however, do not cease in the winter. Ice fishing, snowmobiling, and cross-country skiing are popular cold season activities.

Within the Village there is extensive shoreline, including frontage on both lakes. These lakes and their associated streams and creeks offer scenic and recreational amenities to Village residents and visitors. It is extremely important that the quality of these surface waters be protected from the negative impacts of development, such as pollution and loss of scenic views to open water.

Intermediate Lake has a surface area of approximately 1,520 acres, with a maximum depth of 80 feet and an average depth of 28 feet. Intermediate Lake is currently included in an ongoing lake monitoring program organized by the Tip of the Mitt Watershed Council.

Water quality testing includes dissolved oxygen and temperature profiles, pH levels, Total Phosphorus, Nitrate/Nitrite, Conductivity, Chloride, and Water Clarity Secchi Disc readings. Dissolved oxygen is an important factor in determining the lake's water quality, since most aquatic organisms depend on having an abundant supply of oxygen available. The pH level is a measure of the acidity or alkalinity on a scale from zero to 14. Low pH indicates acidity, high pH indicates alkaline conditions, and a pH of 7 is neutral. The presence of Phosphorous results in excessive growth of algae and aquatic plants. Phosphorous is considered the most important nutrient influencing lake water quality. Nitrogen is considered the second most important nutrient affecting water quality. Low concentrations of nitrogen indicate good water quality. Conductivity and chloride are usually not water quality problems, but are valuable indicators of human influence on water quality. The Secchi Disc is a disc reading providing a simple and valuable method to measure water clarity and assess water quality. A weighted disc, attached to an incrementally marked rope, is lowered into the water until it is no longer visible. Based on the water quality monitoring, Hanley and Intermediate Lakes have good to excellent water quality.

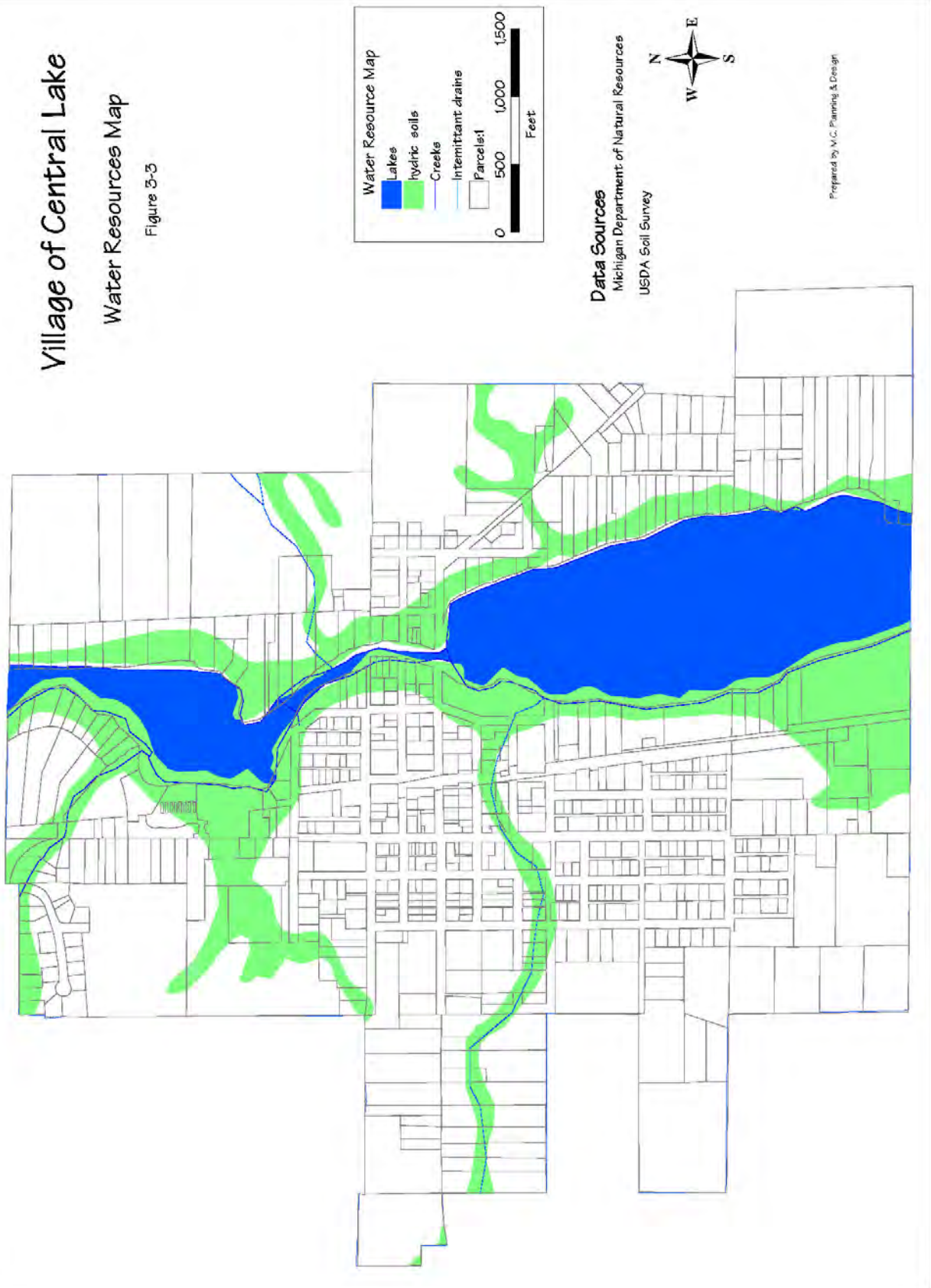
The threat of water pollution from point sources is not an issue in Central Lake, but non-point sources are a major concern. Proper land use management can help protect water quality conditions in Central Lake. Some methods to curb pollution include runoff control measures and proper maintenance of septic systems.

Lakes, creeks and wetlands are important for surface drainage, groundwater recharge and wildlife habitat. Alterations to the water features can contribute to flooding, poor water quality, insufficient water supply, and loss of valuable wildlife habitat.

Village of Central Lake

Water Resources Map

Figure 3-3



Wetlands and Woodlands

A wetland is land where water is found, either on the surface or near the surface, at any time during the year. Poorly drained soils and water-loving vegetation also may be present. Wetlands are also referred to as marshes, swamps, or bogs.

Residents of Michigan are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve water quality of lakes and streams by filtering polluting nutrients, organic chemicals, and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Wetlands support wildlife and wetland vegetation protects shorelines from erosion.

Wetland and woodland areas are found primarily in the undeveloped portions of the Village. Wetland areas correspond to the areas where mucky soils and low elevation occur simultaneously. In the Village these wetland areas are primarily along the lakes and streams; see **Figure 3-3**. The areas of forested land within the Village are shown on the Existing Land Use Map in Chapter 4, see **Figure 4-1**.

Fish and Wildlife

Walleye, northern pike, perch, bass, black crappie, and bluegill are the primary species found in Hanley and Intermediate Lakes. The Elk River Chain of Lakes fishery management strategy includes stocking and periodic surveying to assess the survival and growth of stocked species and status of fish populations. Intermediate Lake is typically stocked with walleye by the MDNR every three years, with between approximately 40,000 and 75,000 fingerlings per event. The most recent stocking occurred in 2011. In 2012, the Three Lakes Committee in cooperation with the DNR constructed and located 4 fishboxes in the Chain of Lakes, with one fishbox location off Bell Street in the Village of Central Lake. The fishboxes provide additional habitat for young fish and will be monitored over time.

Habitat for populations of songbirds, muskrat, mink, and raccoon are provided by the wetlands within the Village. Predominant mammal species found in the Village of Central Lake are fox, squirrel, grouse, rabbit, and deer.

An environmental review through the Michigan Natural Features Inventory database (MNFI) identified 11 threatened species and 9 species of concern that exist within Antrim County. The MNFI is continuously updating this information.

Sites of Environmental Contamination

The Michigan Department of Environmental Quality provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State, under part 201 of PA 451 of 1995. The Remediation and Redevelopment Division (RRD) of the Michigan Department of Environmental Quality (DEQ) is charged with administering this law. A site of environmental contamination, as defined RRD, is “a location at which contamination of soil, ground water, surface water, air or other environmental resources is confirmed, or where there is potential of contamination of resources due to site conditions, site use or management practices.”

The agency publishes an annual list of environmentally contaminated site by county, showing the sites by name, Site Assessment Model score, pollutant(s) and sites status. The September, 2012 Michigan Sites of Environmental Contamination identifies 33 sites within Antrim County,

five of which are in Central Lake. A second list pertaining specifically to contamination from Leaking Underground Storage Tanks (September, 2012) lists 24 such sites in Antrim County with one located in Central Lake Township and three located in the Village of Central Lake. An OPEN LUST site means a location where a release has occurred from an underground storage tank system, and where corrective actions have not been completed to meet the appropriate land use criteria. An OPEN LUST site may have more than one confirmed release.

Surface Water Discharge Permits

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit which is issued by the Michigan Water Resources Commission upon recommendation by MDNR (now DEQ), Surface Water Quality Division. Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements, along with facility management requirements. Currently there are 34 permit holders in Antrim County; however, one permit holders are located in Central Lake Village.

Air Quality

Air Quality is monitored by the Air Quality Division of the Michigan Department of Environmental Quality (DEQ). Standards have been established for acceptable levels of discharge for any of the following air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, lead, and trace metals. These pollutants are monitored on a continuing basis at selected locations around the state. Monitoring in recent years has shown the level of pollutants in the region to be within the established acceptable standards.

Air discharge permits are required for businesses unless otherwise exempted by law. At this time there are no discharge permits issued within Antrim County.

CHAPTER 4

Existing Land Use

Land Use Statistics

The 2012 Update started with the map produced for the 2004 Master Plan, in which the Village of Central Lake Planning Commission members mapped existing land use in the Village. This earlier mapping done by the Planning Commission was overlaid with the updated Michigan Resource Inventory Systems (MIRIS) and soils information to identify wetland and forest area boundaries, and then updated using a combination of recent digital aerial photography from the State and field checking. Large lot residential and commercial properties (greater than three acres) were reclassified to reflect the area where the residential or commercial use was concentrated and the remainder of the property mapped as forested or nonforested as appropriate. This modification was made to more accurately portray the location of undeveloped land and consequently where development could occur in the future.

The Village of Central Lake is 1.2 square miles in size, approximately 750 acres. **Table 4-1** shows the number of acres and percent of the Village in each of the land use categories. The distribution of the existing land uses in the Village is shown on the Existing Land Use Map, **Figure 4-1**.

The downtown area of the Village is composed primarily of commercial, institutional and residential uses. The majority of the commercial businesses are located in the downtown area. While residential uses occupy over 45 percent of the land throughout the entire Village, the typically smaller lot sizes in downtown result in a greater density of residences for this portion of the Village.

The institutional category was separated from the recreational land use category to more accurately depict recreational and institutional facilities currently available. The institutional lands, which include churches, schools, and government owned facilities, are scattered throughout the Village. The identified recreation lands include the Thurston and Herrick Parks as well as the Ron Donaldson Field. Playgrounds and playing fields adjacent to and associated with a school are grouped with the school and classified as institutional.

The industrial properties within the Village are located adjacent to Intermediate Lake and along the former railroad right-of-way. One of the former industrial sites, which is no longer in use is classified as upland nonforest in this plan update, resulting in a decrease in the amount of industrial land from that shown in the 2004 Master Plan.

Approximately 18 percent of the Village remains undeveloped, either as forested or nonforested land. The category of nonforested land is simply open field, grassland or shrubland not being used for agriculture or any other active use. The road right-of-ways and much of the former railroad right-of-way cutting through the Village are classified as Streets and Right-of Ways. A limited amount of agricultural land was identified in the southeast portion of the Village.

<p>Table 4-1: Existing Land Use Statistics Village of Central Lake</p>		
Land Use Category	Number of Acres	Percent of Village
Residential	338.5	45.3
Commercial	18.8	2.5
Community/Government	35.0	4.7
Recreation	10.0	1.3
Industrial/Extractive	6.3	0.8
Agricultural	19.4	2.6
Forested	108.4	14.5
Nonforested/undeveloped	28.3	3.8
Wetlands	14.4	1.9
Water	108.3	14.5
Streets and Road Right-of-Way	60.0	8.0
TOTAL	747.4	99.9
<p>Note: Due to rounding, the total percentages of land uses do not equal 100 percent. Source: Village of Central Lake Planning Commission, Michigan Resource Inventory System and MCP&D field verification and map updating.</p>		

Village of Central Lake

2012 Existing Land Cover/Use Map

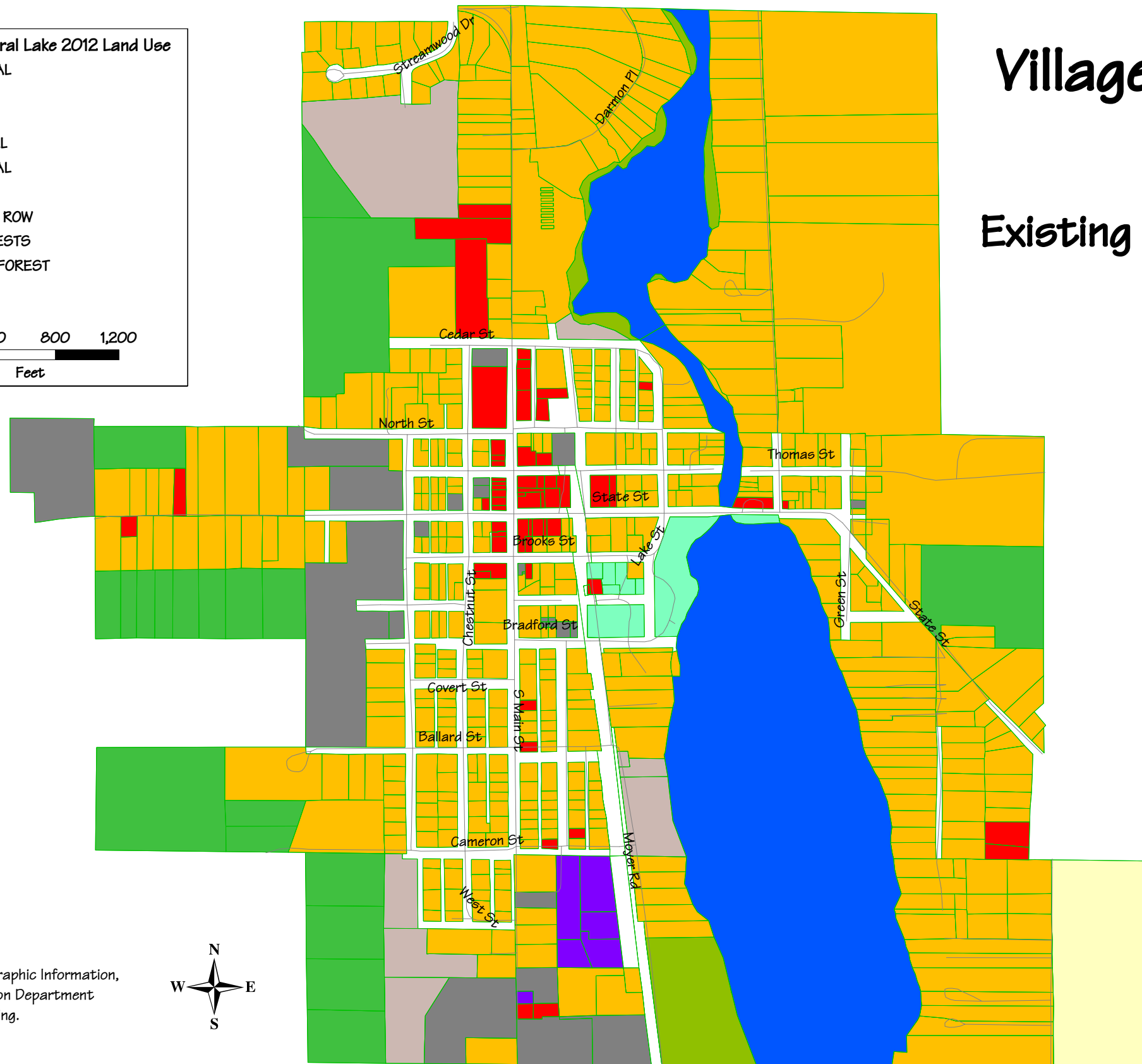
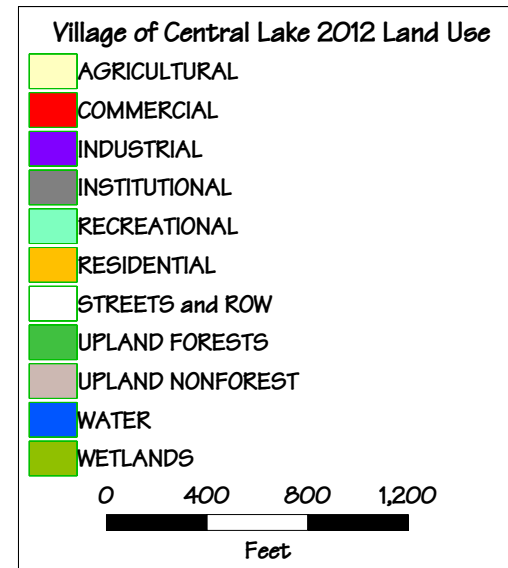
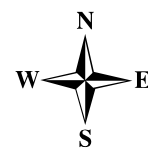


Figure 4-1

Map Date: October 2012

Sources:
Michigan Center for Geographic Information,
Antrim County Equalization Department
and M.C.P.&D. Field Checking.



Prepared by:
M. C. Planning & Design

CHAPTER 5

Community Services, Facilities and Transportation

Water and Sewage Disposal Systems

The Village of Central Lake has an updated municipal water system, which serves the entire Village. The system consists of three community wells, with one located across from the school, a second well and storage located in the vicinity of Rushton and Bunker Hill, while the third well is located off West State Street. One additional well located on W. State Street has been taken off-line.

There is a sewer system serving a portion of the downtown area within the Village, along North M-88. The majority of local residents rely on private, on-site septic systems, which are regulated by the Antrim County Health Department. Two important determinants for siting a septic system are soil suitability and depth to bedrock. **Chapter Three - Natural Resources** discusses the geology and soils of the Village. **Figure 3-2** shows both areas with hydric soils and steep slopes, both of which can be limiting factors for the location of septic systems.

Solid Waste

Residential and commercial trash pick-up is offered in the Village by private haulers. The primary company is Waste Management, with Preferred Waste and American Waste (A-1) also offering service. Citizens may also haul residential waste and recycling to the Central Lake Township Transfer station, and pay a fee per bag or truckload for waste disposal. Recycling is available at the Township Transfer Station.

Other Public Utilities

Electric power is provided to the Village by Consumers Power Company and Great Lakes Energy. Natural gas service is available in the Village, provided by DTE. Verizon provides local phone service, while a variety of long distance carriers may be selected. Charter Communications serves the Village's cable television needs.

Police, Fire and Emergency Medical Services

Police protection is provided by Village of Central Lake officers (one full-time, one part-time, and two volunteer officers) and the Antrim County Sheriff's Department, dispatched from Bellaire. The Kalkaska State Police Post also supplements the County and Village services.

Central Lake is within the Central Lake Township fire district. The fire department is located on Main Street in the Village. The Central Lake Township Fire Department has a volunteer force of approximately 20 people. The Department maintains one medical first responder unit and some of the volunteers have emergency medical training and qualifications, including Medical First Responder (MFR), Emergency Medical Technician- Basic (EMT-B) and Emergency Medical Technician-Specialist (EMT-S).

Primary Advanced Life Support (ALS) ambulance service is provided by Bellaire, under a contract agreement between the Township (including the Village) and Bellaire. Secondary Basic Life Support (BLS) ambulance service is available from East Jordan. Ambulance service is called upon when needed. Hospitals offering primary care to Central Lake residents are located in Traverse City, Petoskey, and Charlevoix.

A 911 emergency response system is available in Central Lake. The Village participates in mutual aid agreements for police, fire, and ambulance services within the County. Under these agreements the Village can request additional emergency services from other municipalities within Antrim County on an as-needed basis.

Schools

Central Lake Public Schools operate an elementary school (K-5) and a high school (6-12) both of which are centrally located in the Village. The Central Lake school district serves the entire Village of Central Lake, most of Central Lake Township and portions of Banks, Echo, Jordan, Kearney, and Torch Lake Townships. The Central Lake Public School had an enrollment of 340 in 2012, down from 490 students in 2002. In addition to the educational buildings, the facilities include athletic fields and facilities and as well as facilities for the Building Trades program. Post high school education is available locally at North Central Michigan College (NCMC) in Petoskey, offering two-year associate's degrees and one-year certificate programs. NCMC also offers bachelor's and master's programs in business administration through a joint agreement with Lake Superior State University.

Northwestern Michigan College, a two-year institution, is located nearby in Traverse City and is noted for strong nursing and maritime programs. In addition, Northwestern Michigan College has joint arrangements with Ferris State University, Baker College, Grand Valley University, Central Michigan University, Michigan State University, Eastern Michigan University, Michigan Technological University, Lake Superior State University, University of Michigan, and Wayne State University to offer several bachelor or master's degree programs. Northwestern Michigan College has an enrollment of approximately 3,000 full-time students, and is increasingly being used by area residents.

Recreation

The Village of Central Lake offers many water-related recreational opportunities. The following is an inventory of existing recreational facilities within or in proximity to the Village:

- Thurston Park
- Ron Donaldson Field
- Herrick Park (just outside the Village, but utilized by Village residents)

Other recreational facilities, including additional athletic fields are located outside the Village. More information regarding the recreational opportunities, events and future plans is provided in the Recreation Chapter of this Master Plan.

Municipal, State and Federal Facilities

The Central Lake Village offices are located in the Governmental Center on Main St. (M-88). Both the Village and the Township of Central Lake use this facility for governmental business.

Additionally, the Police Department is located at the Government Center.

The Central Lake Township Fire Hall located on M-88 (Main Street) and serves both the Village of Central Lake and Central Lake Township.

The Village of Central Lake Department of Public Works (DPW) storage and maintenance facility is located on Grove Street. At present this facility is adequately meeting the Village's storage and maintenance needs.

The Central Lake District Library is a relatively new facility in the Village, serving the Central Lake area.

The United States Postal Service operates the Central Lake Post Office located in a facility on East State Street.

Civic Organizations and Churches

Although private civic organizations in the Village of Central Lake are not affiliated with any governmental unit, they are listed in this chapter because of the important services they provide to the community residents. The organizations presently active in Central Lake include:

Civic Organizations

- American Legion and Auxiliary
- Central Lake Chamber of Commerce
- Central Lake Lions and Lionesses
- Veterans of Foreign Wars (VFW)
- Tip of the Mitt Watershed Council
- Masons
- Historical Society
- Intermediate Lake Association

Churches

- Central Lake Bible Baptist Church
- First Congregational Church
- Grace Community Church
- Pentecostal Church
- Seventh Day Adventist
- Methodist Church
- Orthodox Presbyterian Church

Transportation and Road Maintenance

Major roadways entering the Village are State Highway M-88 (Main Street) and County Road 624 (State Street). State highway M-88 primarily runs north-south through the Village and County Road 624 primarily runs east-west through the Village. The Central Lake Village Council is responsible for policy decisions regarding streets within the Village limits.

The Antrim County Transportation (ACT) provides an on-call Dial-a-Ride bus service within Antrim County. For transportation needs beyond the County boundaries, ACT coordinates with similar transportation services in adjacent Counties. Additionally, ACT offers 'The Health Ride' to provide transportation for medical appointments in Traverse City on Tuesdays and Thursdays; and transportation to the Kalkaska Hospital on Mondays, Wednesdays, and Fridays.

CHAPTER 6

Recreation

Administrative Structure and Funding in Village of Central Lake

Village of Central Lake may ultimately establish a separate Parks and Recreation Committee that oversees the general operation of the village parks and recreation programs. At the present time the Planning Commission is also serving as the Parks and Recreation Committee.

This Committee will provide recommendations regarding park policies and projects to the Village Council.

The Parks and Recreation Committee and Village staff will serve as a community sounding board on recreation matters, and bring the concerns of the residents to the Planning Commission and Village Council for consideration. Routine park maintenance is handled by the Village staff, contractors and volunteers, operating under the direct authority of the Village Council.

The ultimate decision-making authority and responsibility for all park related projects resides with the Village Council.

Volunteers will be an integral part of the recreation projects in Village of Central Lake. While there is not a designated volunteer group, volunteers are solicited on a project by project basis to provide some of the labor for the Village “in-kind” match on projects as appropriate.

Relationships: This recreation plan covers the Central Lake Public Schools which serves students from many surrounding townships in addition to those from the Village and Township of Central Lake.

The Village of Central Lake will be working cooperatively with the Top of Michigan Trails Council, Central Lake Township and Antrim County to pursue the development of non-motorized trails and bike lanes, in order to most effectively develop local routes that connect with the larger trail system in northern Michigan.

Antrim County Parks, Lands and Recreation Plan 2010 to 2015 covers the Village, however in order for the Village of Central Lake to pursue local recreation goals on an accelerated time frame, the Village has decided to draft a Village level recreation plan.

The Village of Central Lake Recreation Plan does include provisions to continue and enhance the working relationship with Central Lake Township, Antrim County, the local land conservancies, local Tribal Governments and Michigan Department of Natural Resources as related to the other recreation facilities located within Village of Central Lake.

Table 6-1 Village Budget and Recreation Expenditures, 2010 - 2013			
Budget			
FY Ending Feb 28	2010-2011	2011-2012	2012-2013
Recreation	\$48,926	\$44,655	\$40,000
Total Village	\$537,245	\$513,776	\$445,175
Expenditures			
Recreation	\$40,797	\$33,243	\$35,000
Source: Village of Central Lake Balance Sheets, 2010-2013			

Inventory of Recreation Facilities in the Village of Central Lake


An inventory of existing recreation facilities located in the Village of Central Lake is provided below. Sites are grouped according to jurisdictional ownership. Village owned facilities are listed first, then other public sites, and finally privately owned recreation sites. Each listing is followed by a brief description of that location. The location of the public sites are shown on Figure 4-1, based on the key below.

Table 6-2 Facilities Owned and/or Operated By Village of Central Lake				
Name	Map 4-1 Key	Size	Facilities	Needs for ADA Compliance
Central Lake Access – E Bradford Street	A	Less than 1 acre	Boat Launch on Central Lake (Thurston Park)	Parking area is accessible.
Ron Donaldson Recreation Fields	B	1 acre	Restroom, playground, tennis courts, basketball court, softball field	Parking area is accessible
Thurston Park	C	4 acres	Camping, beach, boat launch on Intermediate Lake, restroom, bath house, playground, picnic area, pavilions (2), fishing,	Parking area is accessible
Intermediate River Access	D	Less than 1 acre	Pedestrian Access site	
Intermediate River Maple Street Road End	E		Fishing	
Intermediate River Thomas Street Road End	F		Fishing	

Table 6-3 Public Recreation Facilities in Central Lake Township	
Name	Facilities
Central Lake High School	Ball fields, restrooms
Green River Access	Handicap accessible, access to Green River
Herrick Field	13 Acres, ball fields, track field, tennis courts, picnic area, restrooms
Intermediate Lake Access	Lake access on Houghton Rd and South St
Torch Lake Access	Lake access on Alberti, Lake Ave, Lake St Meggisson Rd, and Wak Wing
Wilson Lake Access (DNR)	Boat launch, restrooms

Table 6-4 Private Recreation Facilities in the Village of Central Lake		
Name	Map 6-1 Key	Facilities
Bedel Crossing	G	Marina – 4 slips/boat rental & gas

Past Grant Assistance received by Village of Central Lake (see Appendix C)



Grants Management
Department of Natural Resources

Thursday, September 13, 2012

Recreation Grant History

Applicant
Village of Central Lake

Project No. 26-00742

Project Year: 1976

Project Title: Thurston Park Shelter

Project Status: Closed

Grant Amount: \$3,000.00

Project Description: Shelter and LWCF sign

Project No. 26-01005

Project Year: 1977

Project Title: Central Lake Thurston Park

Project Status: Closed

Grant Amount: \$32,189.38

Project Description: Develop: shuffleboard courts, fish cleaning shack, restroom building, and LWCF sign

Project No. 26-01060 I3

Project Year: 1978

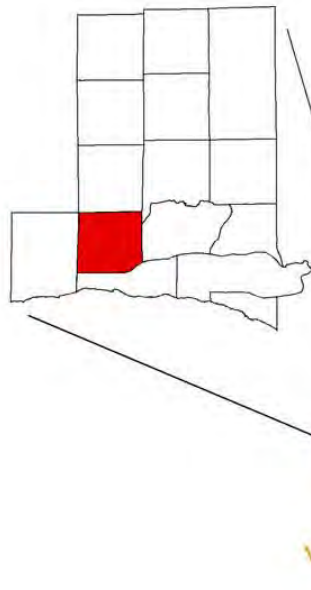
Project Title: Herrick Recreation Area

Project Status: Closed

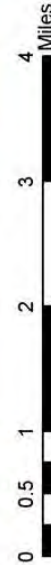
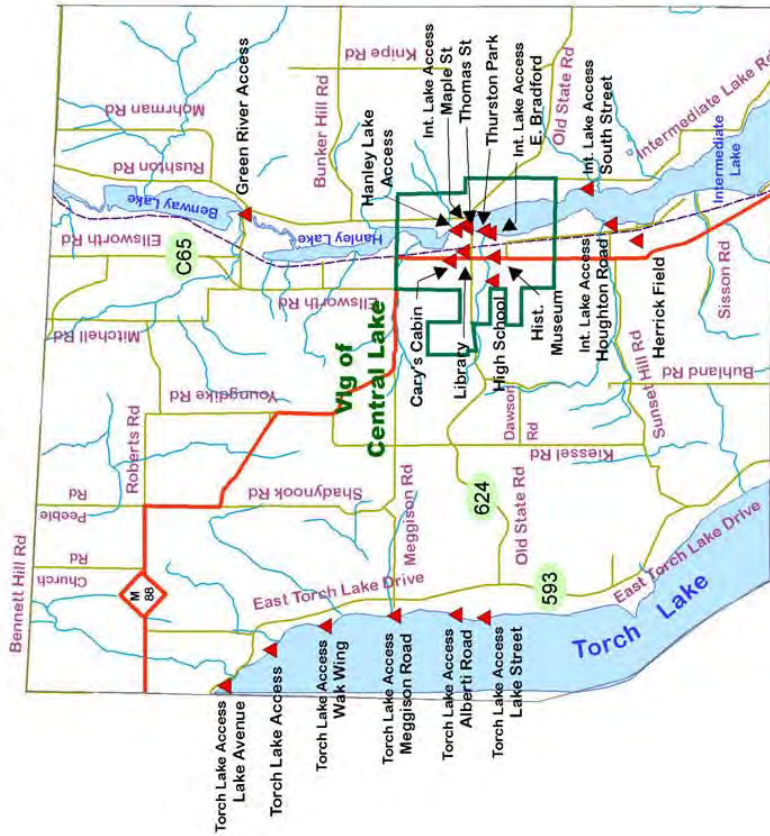
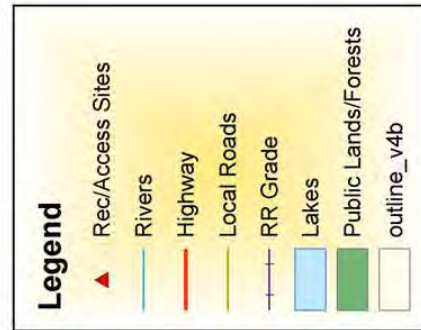
Grant Amount: \$20,323.34

Project Description:

Central Lake Township Parks and Recreation Facilities



Central Lake Township Antrim County, Michigan



Base GIS Data: Michigan Framework Data and NWMCOG
Field data collection by Antrim Parks & Rec Commission
and the Land Information Access Association (LIAA)

Michigan GeoRef, NAD 83

Prepared by the Antrim County Parks & Recreation Commission

Additional Recreation Sites in the area, Used with permission from Antrim County

Action Program

Capital Improvements Schedule for Existing Properties/Facilities			
Existing Facilities	Year	Activity/ Development	Estimated Cost and Anticipated Funding Sources
Thurston Park	2013-2015	Upgrade Campground, including pads for campsites, bathhouse, Wi-Fi, upgrade utilities, erosion control at shoreline, upgrade, extend and increase docks.	\$ Under Investigation
	2013-2016	Day Park Upgrade grills, bathrooms, and picnic pavilion	\$ Under Investigation
Ron Donaldson Fields	2015	Upgrade fields to meet Michigan High School athletic standards; Add lighting and irrigation; add dugouts; fence ballfield; add playground equipment.	\$ Under Investigation

Capital Improvements Schedule for Proposed Acquisition and Proposed Facilities			
New Facilities	Year	Activity/ Development	Cost and Anticipated Funding Source
Property Acquisition	2013-2014	Acquire Lakefront portion of property adjacent to Thurston Park—approx 150' of frontage [currently used by Village under a 99yr lease agreement]	\$ Under Investigation
Property Acquisition	2015	Acquire former industrial lakefront property with approximately 582' of frontage located on Moyer Street for public recreation.	\$ Under Investigation
Kayak Launch Site Intermediate River Access	2014	Add Kayak launch facilities and temporary kayak storage for short-term use.	\$ Under Investigation

Rationale for Park and Recreation Facilities Improvements:

Thurston Park- Campground Upgrades

This park campground is a very well used facility which draws tourists from considerable distances. Due to the amount of use, as well as changes in the requested amenities (such as Wi-Fi, and other utilities) the campground facilities have become dated and are in need of upgrades. Additionally, as a waterfront park, there is a significant amount of boat use in the area, and thus the need for additional dock space. The shoreline has experienced some erosion, consequently the Village plans to implement some erosion control measures as part of the park improvements for the good of the park and to protect the water quality of the lake.

Thurston Park – Day Park

The day use portion of the park is a major draw for local residents and is well use. The addition of the upgraded restroom facilities, a picnic pavilion and grills would better allow the facility to be used for gatherings and/or events as well as enhance the experience and use of the park by local residents and property owners.

Ron Donaldson Fields

The Ron Donaldson Fields are utilized for high school softball and are available for general use by the Village of Central Lake residents. While the softball field can be used for interschool games during the regular season, the facility cannot be used for tournament or playoff games, thus the Village plans to upgrade the facilities to meet the appropriate Michigan High School athletic standards to allow for use of the fields for tournament and/or playoff games. Additional improvements are planned to enhance the facilities for the enjoyment of the athletes and supporters.

Kayak Launch

Central Lake is located on the Elk River Chain of Lakes, and the Village has expressed an interest in the previous and this current Master Plan to encourage recreational use of the waterways. The development of a kayak launch and short term storage would encourage kayakers to stop and explore the Village of Central Lake, and provide local residents with a place for launching a kayak.

Rationale for Property Acquisition:

Thurston Park

A portion of Thurston Park is currently under a 99-year lease, which is scheduled to expire in or around 2025 (exact date currently being researched). In order to guarantee the long term public use and enjoyment of this area, the Village of Central Lake wishes to pursue the purchase of this property.

Lakefront parcel

A former industrial site located on the lake with approximately 580 feet of water frontage has been cleared of the former industrial facilities and is currently for sale and available for re-use. Due to the use pressure on the Thurston Park, the Village of Central Lake wishes to acquire this parcel for future recreational development.

CHAPTER 7

Community Goals and Policies

Community Goals

The purpose of this chapter is to set forth the Village's goals and policies to guide future development. In analyzing the data compiled in the earlier chapters it is very clear that the Village of Central Lake is located in an environmentally sensitive area. Uncontrolled development could dramatically alter the character of the Village. However by encouraging new development to conform to community-based standards and guidelines, both the small town character and the natural resources of the Village can be preserved to the fullest possible extent.

In developing community goals and policies, it is important to analyze existing community characteristics such as: social and economic features, environmental resources, available services and facilities, and existing land use. In addition to examining existing characteristics, another important tool in the development of community goals and policies is to identify community assets and problem areas.

At working sessions with the Village of Central Lake Planning Commission held in September and October 2012, the Planning Commission and members of the public reviewed and updated the previous lists of community assets worth preserving and issues to be addressed, the revised lists are presented in **Table 7-1** and **Table 7-2**.

Village of Central Lake Table 7-1: Assets to Preserve – 2012	
	<ul style="list-style-type: none">• Parks• Recreational Character• Historical Buildings• Library• Post Office• Water quality• Affordable housing• Small Village atmosphere<ul style="list-style-type: none">○ Communications○ Safety○ Friendliness○ “Partnership” business/residents• Business district-walkable• Adequate parking• Local school system• Many churches• Seasonal resort community• Good emergency/medical services<ul style="list-style-type: none">○ Fire/police/EMS

Village of Central Lake Table 7-2: Issues to be addressed	
	<ul style="list-style-type: none"> • Teenager friendly recreation opportunities • Property maintenance • Dock space-more needed (being addressed) • Handicap ramps to businesses-needed • Animal-control • Create environment for new and existing business growth • Night sky lighting issue

Goals and Policies

By combining the outcomes of the working session discussions, and plan research efforts, the Village Planning Commission, with guidance from the planning consultant, was able to develop the following set of goals and policies:

<i>Planning & Community Development</i>
<p style="text-align: center;">GOAL:</p> <p style="text-align: center;">Maintain an ecologically sound balance between human activities and the environment, to retain and enhance the Village's scenic and small town character.</p>
<p>POLICIES:</p> <ol style="list-style-type: none"> 1. Maintain the small town atmosphere of the Village. 2. Encourage planned land uses in coordination with public utility, facility and services improvements. 3. Retain the unique natural and environmental qualities of Central Lake. <ol style="list-style-type: none"> a. Promote the protection of environmentally sensitive features including lakes, streams, wetlands, slopes and wooded areas. 4. Provide opportunities for the location of new commercial and limited light industrial businesses in Central Lake. 5. Land use planning and local controls should be employed to alleviate land use conflicts, property maintenance problems and develop future land use which closely matches existing land use patterns and environmental features. 6. Develop, adopt and begin implementation of a Complete Streets policy, to improve transportation equity, while encouraging health through physical activity and active transportation.

<i>Housing</i>
<p>GOAL:</p> <p>Provide for suitable housing opportunities for all income levels and age groups.</p>
<p>POLICIES:</p> <ol style="list-style-type: none"> 1. Encourage the development of housing to meet the needs of all household types and income groups. 2. Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, usefulness and safety. 3. Protect the residential neighborhoods from intrusion of incompatible uses. 4. Plan medium- and high-density residential development only in those areas that are suitable for such use. 5. Encourage the development of clustered single-family housing in buildable portions of the Village. 6. Establish beautification standards such as appropriate setbacks, retention of green space, and landscaping between residences and roadways.

<i>Economic Development</i>
<p>GOAL:</p> <p>Encourage a diversified economy, which supports a wide variety of business and industries to strengthen the local tax base, while preserving natural environment and small town character.</p>
<p>POLICIES:</p> <ol style="list-style-type: none"> 1. Promote a varied business environment, including encouragement of high-tech businesses. 2. Existing industrial uses within the Village, at the time of plan adoption, will be permitted to continue. 3. Permit only non-polluting, low impact area industries which are compatible with the northern Michigan environment, to be located in designated areas. 4. Industrial areas shall be buffered and/or screened from any adjacent non-industrial use. 5. Recognize importance of tourism for job opportunities, and promote low-impact recreational tourism. 6. Establish beautification standards such as appropriate setbacks, retention of green space and landscaping between businesses and roadways.

Recreational & Public Lands

GOAL:

To preserve, protect and maintain environmentally sensitive areas, open space and public parks for the enjoyment of residents, visitors and future generations.

Maintain and improve the current high level of recreational facilities.

POLICIES:

1. Preserve and maintain our public parks, access sites and natural areas.
2. Acquire land to increase recreation opportunities for residents and visitors.
3. Support cooperative recreational planning and development with the surrounding townships and the schools.
4. Encourage the consideration of recreational facilities as an integral part of community development plans.
5. Encourage the recreational use of the waterways and declare a watertrail.
6. Designate Central Lake as a walkable/bikeable community to establish lifelong recreation opportunities, by creating pedestrian/bike linkages between parks, downtown, shopping, and the school.
7. Participate in regional efforts to develop a greenway trail system in northwest Michigan (currently being pursued by Northwest Michigan Council of Governments and Top of Michigan Trails Council).

Natural Resources

GOAL:

Protect and preserve the natural resources, including the waterfront areas.

POLICIES:

1. Encourage a land use pattern that is oriented to and respects the natural features and water resources of the area.
2. Evaluate the environmental impact of all new development and work explore options to limit the amount of impervious surface for new developments and redevelopment projects.
3. Encourage the continued natural use of wetlands as groundwater recharge and stormwater holding areas.
4. Protect lake and river shorelines and water quality. Work improve and maintain road stream crossings to minimize the impact on the water resources
5. Establish regulations and standards necessary to protect and preserve the quality of the air from degradation due to fumes, odors, smoke, dust and other pollutants.
6. Establish standards to protect the community against high noise levels and exterior lighting glare.
7. Encourage use and retention of native vegetation.

<i>Water Quality</i>
GOAL: Protect the high water quality of Hanley and Intermediate lakes.
POLICIES: <ol style="list-style-type: none">1. Protect the water quality of lakes, shoreline and sensitive areas within the Village2. Protect groundwater and surface water resources, work improve and maintain road stream crossings to minimize the impact on the water resources.3. Promote the establishment and maintenance of greenbelt buffer areas along the shoreline to protect water quality.4. Protect wetlands, especially in areas that provide filtration for runoff entering the lakes.

CHAPTER 8

Future Land Use Recommendations

Future land use recommendations for the Village of Central Lake were developed by the Planning Commission. Recommendations are based on an analysis of several factors including: the pattern of existing land use, local social and economic characteristics, environmental conditions, available community services and facilities, the existing patterns of land divisions, and community goals and policies.

The recommended future land use plan suggests locations for 5 broad categories of land use classifications:

- Residential
- Commercial
- Institutional
- Industrial
- Recreation/Conservation

Figure 8-1 illustrates the location and extent of proposed future land use areas within the Village. The categories presented below discuss the primary uses for the different areas of the Village. It is desire of the Planning Commission or the Village Council that existing natural features and vegetation should be maintained where possible when properties are developed or re-developed. The uses anticipated within each of these categories are discussed below.

Residential

One general residential category is presented for the Village. It is intended that the wide diversity of housing types be continued throughout the Village.

As shown in **Figure 8-1**, the residential future land use category incorporates both the Village's existing residential land (see **Figure 4-1**) and provides areas for future residential growth on presently underdeveloped land within the Village boundaries.

Commercial

The commercial needs within the Village boundaries are diverse. A general commercial land use category has been identified to accommodate the varied needs, along the main transportation routes, primarily concentrated at the central portion of the Village and south along M-88. It is the intent to encourage mixed use in the downtown, with commercial retail located on the first floor (primary use) and office or residential on the upper floor (secondary use).

Institutional

The Village of Central Lake is fortunate to have many village-owned and other public facilities. This plan recommends a designated land use category for these properties which are located outside the Village Commercial district. The Institutional category includes the Antrim County Road Commission, the Central Lake Schools, area churches and Village infrastructure facilities.

Industrial

An industrial area is identified at the southern portion of the Village of Central Lake. This area is located along M-88 to facilitate easy access. The amount of land designated for industrial use is based on the community size and anticipated need, as well as the availability of industrial land in surrounding communities.

Recreation / Conservation

The Recreation/Conservation category is designed to provide protection to existing recreation property, areas planned for future recreation use, or other environmentally sensitive areas and natural resources, while allowing for very limited and low intensity development to occur, consistent with recreational and conservation uses.

The Recreation/Conservation category incorporates the following existing recreational properties: Thurston Park and the Ron Donaldson Field near the Schools, as well as proposing the future conversion of former Industrial site on Intermediate Lake for recreational use in the future.

The Recreation/Conservation land use category is consistent with the Village's resource goal to "preserve, protect and maintain environmentally sensitive areas, open space and public parks for the enjoyment of residents, visitors and future generations." Environmentally sensitive areas in need of protection, such as wetlands and steep slopes, are also included in this category. Development in this category will be restricted due to the environmental conditions. The proposed Recreation/Conservation lands occur in three primary locations located along the waterfront of Intermediate Lake, as well as the continuation of recreation use for the Ron Donaldson fields as shown in **Figure 8-1**.

Primary uses proposed in the Recreation/Conservation area include parks and recreation, wildlife habitat, public and private forestry, as well as similar open spaces uses.

Village of Central Lake

Future Land Use Map

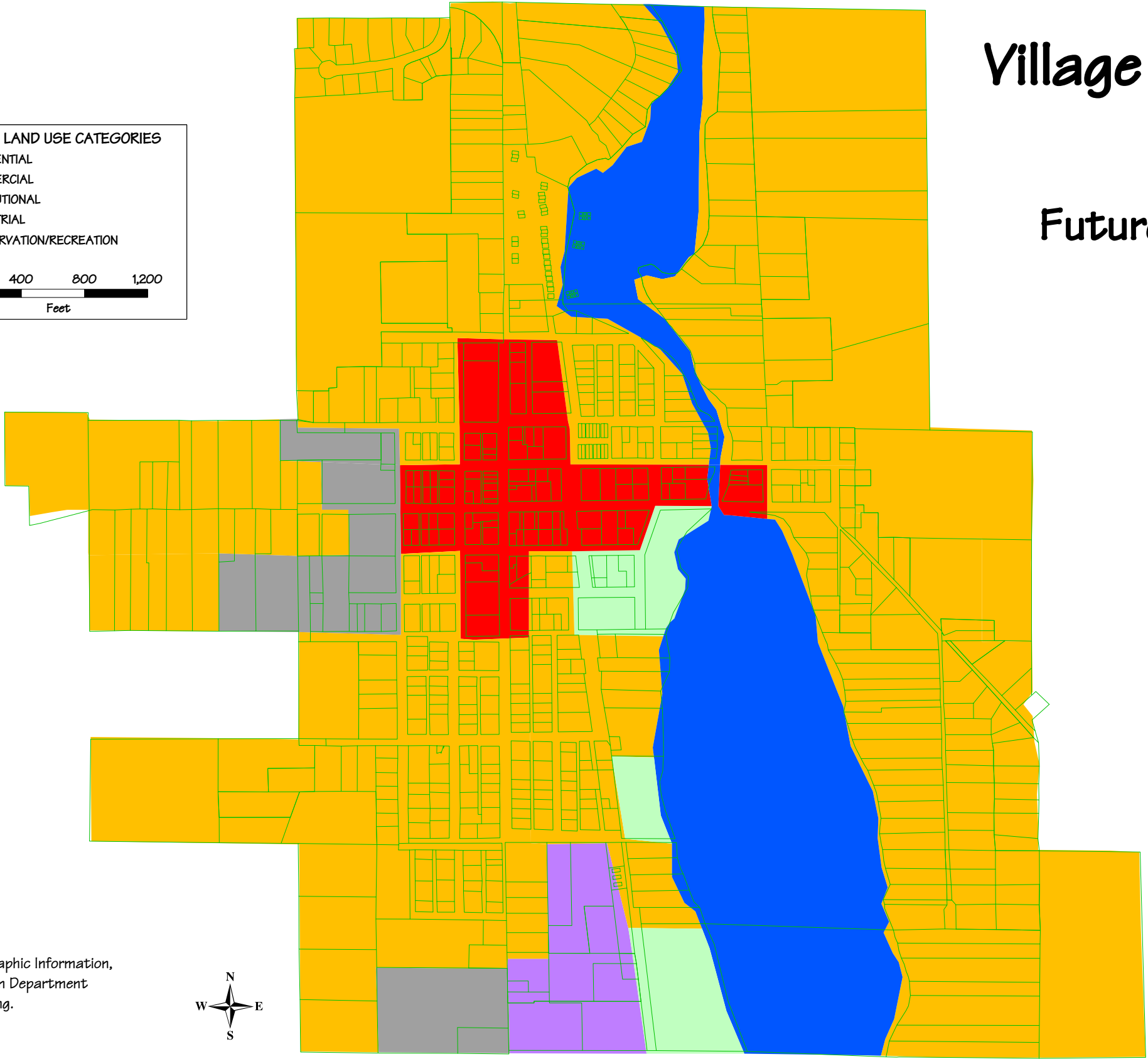
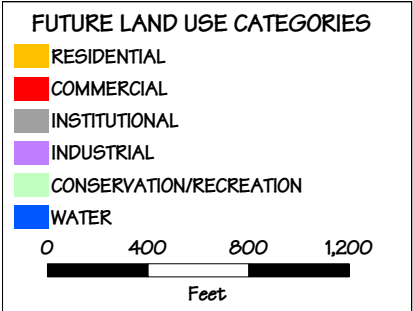


Figure 8-1

Map Date: October 2012

Sources:
Michigan Center for Geographic Information,
Antrim County Equalization Department
and M.C.P.&D. Field Checking.



Prepared by:
M. C. Planning & Design

CHAPTER 9

Plan Adoption and Implementation

Draft Plan Circulated for Comments

The draft Central Lake Master Plan Update was transmitted to the Village Council for review and comment in November 2012. The Village Council approved the draft plan (with revisions) for distribution on November 12, 2012. Following the Council's approval for distribution the proposed plan was distributed to Central Lake Township Board of Trustees (as the only contiguous Township), and the Antrim County Planning Commission on November 20, 2012, for review and comment. The comments received are attached as Appendix A.

The comments received from the County Planning Commission were considered by the Village of Central Lake Planning Commission, with some minor revisions incorporated into the final plan.

2004 Master Plan

The draft Central Lake Master Plan was transmitted to the Village Council for review and comment in July 2003. The Village Council approved the draft plan (with revisions) for distribution on July 14, 2003. Following the Council's approval for distribution the proposed plan was distributed to Central Lake Township Board of Trustees (as the only contiguous Township), and the Antrim County Planning Commission on August 20, 2003, for review and comment. The comments received are attached as Appendix A of the original plan.

The comments received from the County Planning Commission were thoroughly reviewed by Village of Central Lake Planning Commission. Minor changes were made based on the comments received, prior to scheduling a public hearing on the plan.

Results of the Master Plan Public Hearing

A public hearing on the proposed master plan update for the Village of Central Lake was scheduled for January 8, 2013, as required by the Michigan Planning Enabling Act. However due to the lack of quorum of Planning Commission members, a second public hearing was scheduled and properly noticed for February 5, 2013. The Act requires the planning commission hold at least one public hearing on the plan. The Act further specifies notice of public hearing shall be given by one publication of general circulation in the municipality at least fifteen days prior to the hearing. Notices of the public hearings were published in The Antrim Review on November 29, 2012 and on January 17, 2013. Copies of the notices are included in Appendix A.

The purpose of the public hearing was to present the proposed master plan and accept comments from the public. Due to lack of a quorum of the Planning Commission members, no official business was conducted on January 8, 2013. Public comments were accepted for future consideration by the Planning Commission, although none were made. A second public hearing was scheduled, noticed and conducted on February 5, 2013, the minutes of which are provided in Appendix A.

The public hearing began with a brief explanation of the planning process and provided highlights of the plan document. During the hearing, maps of the existing land

use and proposed future land use recommendations were presented. Minutes from the public hearing are provided in Appendix A.

2004 Master Plan

A public hearing on the proposed master plan for the Village of Central Lake was held on March 9, 2004, as required by the Municipal Planning Act, Act 285 of 1931 (MCL 125.31 to 125.45). The Act requires the planning commission hold at least one public hearing on the plan. The Act further specifies notice of public hearing shall be given by one publication of general circulation in the municipality at least fifteen days prior to the hearing. Notices of the public hearing were published in the Antrim County News on February 25, 2004 and March 3, 2004. A copy of the notice is reproduced in the original plan.

The purpose of the public hearing was to present the proposed master plan and accept comments from the public. The following Planning Commission members were present: L. Clark, J. Ryan, and R. Thomas. The hearing was also attended by the professional planning consultant, 5 Village Council members and 3 residents and property owners were also present at the hearing.

The public hearing began with a brief explanation of the planning process and provided highlights of the plan document. During the hearing, maps of the existing land use and proposed future land use recommendations were presented. Minutes from the public hearing are reproduced in the original plan.

Plan Adoption

Following the public hearing on February 5, 2013, the Planning Commission, by resolution, adopted the master plan including the recreation plan as presented at the public hearing, including all maps and recommended the plan to the Village Council for adoption as well. A copy of the minutes of the public hearing and the Planning Commission resolution are included in Appendix A.

On February 11, 2013, the Central Lake Village Council adopted, by resolution, the master plan, including the recreation plan. A copy of the resolution and the associated meeting minutes are included in Appendix A.

2004 Master Plan

Following the public hearing, a vote was taken on March 9, 2003 to approve the master plan as presented at the public hearing, including all maps. The plan was adopted by unanimous vote. A copy of the minutes of the public hearing is attached as page 8-2 of the original plan.

Legal Transmittals

Michigan planning law requires that the adopted plan be transmitted to the Village Council and the surrounding Township and County. Copies of these transmittals appear on the following pages.

Plan Implementation

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also

act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Michigan Zoning Enabling Act, Master planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: "The zoning ordinance shall be based upon a plan designed to promote the public health, safety and general welfare; to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land; to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places to residence, recreation, industry, trade, service, and other uses of land; to insure that uses of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

Zoning

The zoning ordinance is the most important tool for implementing the Master plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts. The Village of Central Lake Council enacted a zoning ordinance regulating land use activities on February 13, 2007. During this time the ordinance has provided guidance in regulating the location, density and standards for local development. The Zoning Ordinance should now be reviewed to ensure the ordinance is consistent with the goals and the future land use plan presented in this Master Plan update. The standards in the zoning ordinance will be based in part on the goals and policies set forth in Chapter 7 and the Future Land Use recommendations of Chapter 8 this master plan.

In accordance with the Michigan Planning Enabling Act, Table 9-1, shows the relationship between the Future Land Use Categories as described in Chapter 8 and the zoning districts as described and regulated in the Village of Central Lake Zoning Ordinance.

<p>Table 9-1</p> <p>Village of Central Lake</p> <p>FUTURE LAND USE CATEGORIES AS RELATED TO ZONING DISTRICTS</p>	
Future Land Use	Zoning District
Residential	Residential
Commercial	Village Mixed Use
Institutional	Residential and Village Mixed Use
Industry	Manufacturing
Recreation/Conservation	Conservation/Recreation

Grants and Capital Improvement Plan

A Master plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

Appendix A

Recreation Plan Public Input & Adoption Process Supporting Documents

VILLAGE OF CENTRAL LAKE

Planning Commission

Invites you to a Public Forum on the

VILLAGE MASTER PLAN UPDATE

INCLUDING A RECREATION PLAN

Please Review the existing plan on-line at:

<http://www.centrallakemi.org>

And plan to attend a

PUBLIC FORUM

*To share your comments, concerns and suggestions
regarding **land use and recreation** in the Village*

When: 7:00 p.m. Tuesday, October 16th

***Where: Central Lake Governmental Center, 1622 N.
M-88 Hwy, Central Lake, MI***

Why: Your INPUT is VITAL!

For more information contact:

***Dick Lomas, PC chair at rjldds@torchlake.com or
at (231) 544-3222***

or

***Consultant: Mary Campbell, M. C. Planning & Design at
mcampbell@mcplanningdesign.com or at (231) 487-0745***

MINUTES
Village of Central Lake Planning Commission Meeting and Public Forum
Tuesday, October 16, 2012, 7:00 p.m.

1. CALL TO ORDER

The meeting was called to order by Acting Chairman Ken Kruse at 7:00 p.m.

2. ROLL CALL

PRESENT: Sommer, Tyler, Thier, Kruse

ALSO PRESENT: Mary Campbell of M. C. Planning and Design
Judy Kosloski, Recording Secretary

3. APPROVAL OF AGENDA OF OCTOBER 16, 2012, AS PRESENTED

An addition to the Agenda was requested which is the appointment of a Chairman in light of the resignation of Dick Lomas as Chairman.

Motion by Kruse, supported by Thier to approve the agenda of October 16, 2012, as amended.
VOICE VOTE. All vote AYE. Motion carries.

4. NOMINATION AND APPOINTMENT OF CHAIRMAN FOR PLANNING COMMISSION

Motion by Sommer, supported by Thier to name Rob Tyler as Chairman of the Planning Commission.
VOICE VOTE: All vote AYE. Motion carries.

Rob Tyler accepted the appointment as Chairman of the Planning Commission and conducted the remainder of the meeting.

5. APPROVAL AND ACCEPTANCE OF MINUTES OF MEETING OF SEPTEMBER 18, 2012

Motion by Kruse, supported by Sommer to accept the minutes September 18, 2012, as presented.
VOICE VOTE: All vote AYE. Motion carries.

6. CORRESPONDENCE - No correspondence to discuss.

7. NEW BUSINESS

It was noted that by-laws by which this Commission will conduct itself were requested from the Village Attorney and as of the meeting a return call had not been received.

8. OLD BUSINESS

a. Continued discussion on the development of the Master Plan for the Village

Since this meeting is also a public forum hearing Mary Campbell presented an overview of what the Master Plan is. She presented pertinent information to the members of the Village that were present. Two handouts, which are attached, were explained

9. PUBLIC COMMENT

Only four (4) members of the community were present to have their concerns addressed. Those residents are Joe Renner, Vicki Duby, her husband and mother. The concerns and recommendations they expressed were acknowledged by Ms. Campbell and will be considered.

The poor public turnout was acknowledged by the Commission and it was explained that it is not up to them to promote participation. It was stated the reason for this public forum was to give the community the opportunity to present their concerns and ideas but the public cannot be forced to participate.

Being able to contact commission members was expressed and Mission Computers will be asked if a tab can be attached to the Central Lake Village webpage to afford the community the opportunity to leave feedback for the members.

The Commission agreed that the first priority to be addressed continues to be the acquisition of the property within Thurston Park that the Village does not currently own and is bound by the 99 year lease. The members of the family are still trying to be located so discussion with them can begin. The Township has stated when appropriate they would be willing to assist the Village in purchasing the property.

It is hopeful that a draft will be ready to be presented to Council for review and to request their authorization to distribute the draft as is required by state statute.

The public comment section of this meeting closed at 7:55 p.m.

Discussion on timeframes and deadlines took place. It is hoped to have a Public Hearing on the plan in early January 2013.

10. ADJOURNMENT

There being no further business to come before this Commission, the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Judy Kosloski
Recording Secretary

Defense cont.

Continued from 2B

Thoughts on selection: "I appreciate the recognition of my performance this season. I worked hard in the offseason to improve my strength and speed. That dedication benefited the whole team, which was my goal. I'd like to thank my parents for supporting me in everything I do, along with my great coaches and teammates for making me a better football player."

Most memorable moment: "I will never forget our Pre-District playoff win at home against

Whittemore-Prescott. We were all well prepared and our team played great. It was a memorable win for the team and our fans."

Hunter Walsh

Junior, Bellaire

Two time Antrim Review All Star ('12 baseball)

Walsh played primarily at line-backer on defense for the Eagles, but could also drop back in coverage when needed. The hard-hitting junior was a key factor in Bellaire's impressive defensive performances late in the season. A highlight from the year was a 24 tackle effort against Brimley.

Walsh also saw time at punter, and offensively, played multiple positions in the backfield, highlighted by a 100 yard performance against Engadine.

Thoughts on selection: "I am very honored for being selected as an Antrim County All Star."

Most memorable moment: "Beating Rapid River in the Regional Final game and making it to the State Finals down in Greenville."

Ryan Simpson

Senior, Elk Rapids

Simpson played linebacker for the Elks, and did it well.

senior was second on in tackles, finishing the season. A highlight tackle effort in an in loss to St. Francis.

Thoughts on selection: "I put a lot of work into being the best athlete I can be out of season. I am very proud that my effort has been recognized. Thank you."

Most memorable moment: "I have many memories, but the one I missed to mention was the loss to the mortgage company who was at the mortgage redemption period."

For more information, please call:

1-800-444-XXXX (248) 593-1302

Trott & Trott, P.C.

Attorneys For Services

31440 Northwestern Highway, Suite 200

Farmington Hills, Michigan 48334-2525

File #414440F01

(11-08)(11-29)

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ATTN PURCHASERS: This sale may be rescinded by the foreclosing gagee. In that event, your down payment, if any, shall be limited to the return of the bid amount, plus interest.

MORTGAGE SALE

been made by, Jabara, Calvin-Minch, Altmock, Borst, and Kahl.

wife, and to order at the Village Office, 120 West State Street by President Altmock at 6:30pm.

Mizgala seconded, CARRIED, to accept the consent including the accounts payable and the minutes from the regular meeting. All present voting yes.

Moved, Minch seconded, CARRIED, to accept the DDA and present voting yes.

Moved, Jabara seconded, CARRIED, to approve the Property for the Chamber of Commerce Buck Pole, November 15, including the Fire pit. All present voting yes.

Moved, Mizgala seconded, CARRIED, to approve the Property for the Toys for Tots Use of the back garage, December 12. All present voting yes.

Moved, Mizgala seconded, CARRIED, to have the NLEA apply for the Elimination program through the State of Michigan on the Village for the old Mayrick Building. All present voting

the place of holding the within Antrim County December 7, 2012.

Said premises Township County, Way, Suite as: Farmington Hills, Michigan 48334-

STAR TOWNSHIP BOARD OF REVIEW NOTICE

Star Township Board Of Review will meet December 11, 2012 at 7:30 P.M. at the Star Township Hall to correct clerical errors and mutual mistakes of fact.
Star Township Board

PUBLIC NOTICE

The Custer Township Board is now accepting letters of interest for janitor to clean Custer Township Hall on an on call basis. Please submit letter to Custer Township PO BOX 814, Mancelona, MI 49659. If you have any questions please contact Renee Elder, Treasurer at 587-5446. The Custer Township Board reserves the right to accept or reject any letters.

PUBLIC NOTICE

VILLAGE OF CENTRAL LAKE

Master Plan Update, including Recreation Plan

Public Review Draft Available

Public Hearing - January 8, 2013

The Village of Central Lake Planning Commission will hold a public hearing on the proposed Village of Central Lake Master Plan Update, including the Recreation Plan at 7:00 p.m. on Tuesday, January 8, 2013 at the Central Lake Governmental Center at 1266 N. M-88, Central Lake.

All interested parties are invited to attend the hearing and comment on the proposed Master Plan Update. The proposed Master Plan Update is available on-line at <http://www.centrallake.org>. Additionally, hard copies can be viewed at the Central Lake Library or Village office. Written comments may be submitted in advance of the public hearing to: Chair Rob Tyler, Village of Central Lake Planning Commission, 1665 N. Intermediate Lake, Central Lake, MI 49622 or may be sent via e-mailed to: rtbic@att.net.

PUBLIC NOTICES

Case No.: 11-8702-CK CIRCUIT COURT SALE in pursuance and by virtue of a Judgment of the Circuit Court for the County of Antrim, State of Michigan, made and entered on the 6th day of August, A.D., 2012 in a certain cause therein pending, wherein Apex Mortgage Corp., a subsidiary of Firstst Bank, was the Plaintiff and Colin Karner, Donna Karner, Schelke Enterprises, Inc., a Michigan Corporation, United States of America, and Norm Droste-Attorney, P.L.C. were the Defendants. NOTICE IS HEREBY GIVEN that I shall sell at public auction to the highest bidder, at public venue, at the front entrance of the Antrim County Courthouse, City of Bellaire,

Antrim County, Michigan on the 28th day of February, A.D., 2013 at three o'clock in the forenoon, local time, the following described property, to-wit: All that certain piece or parcel of land situated in the Village of Manacelona, County of Antrim, State of Michigan described as follows: Commencing at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 17, T29N, R6W, thence North 589.0 feet and West 150.0 feet for the point of beginning; thence North 150.0 feet; thence West to the East boundary of the Grand Rapids & Indiana Railroad Company's (now Pennsylvania Railroad Company) Right of Way; thence Southwesterly along the East

line of said Grand Rapids & Indiana Railroad Company's Right of Way to a point due West of the point of beginning; then East to the point of beginning. More Commonly known as: 210 East Calhoun Street, Manacelona, MI 49669 Tax Item No.: 05-45-070-046-00 This property may be redeemed during the six (6) months following the sale. Dated: January 2, 2013 Sheryl A. Guy Antrim County Clerk

Patrick T. Dunn (P48796) Attorney for Plaintiff, and on behalf of the Antrim County Clerk. Drafted by: Patrick T. Dunn (P48796) Attorney for Plaintiff 2701 Cambridge Court, Suite 223 Auburn Hills, MI 48326 (248) 377-1700 x 13 (01-10)(02-21)

VILLAGE OF CENTRAL LAKE MASTER PLAN UPDATE, INCLUDING RECREATION PLAN

Public Review Draft Available
Public Hearing - February 5, 2013

The Village of Central Lake Planning Commission will hold a public hearing on the proposed Village of Central Lake Master Plan Update, including the Recreation Plan at 7:00 pm on Tuesday, February 5, 2013 at the Central Lake Governmental Center at 1266 N. M-88, Central Lake.

All interested parties are invited to attend the hearing and comment on the proposed Master Plan Update. The proposed Master Plan Update is available on-line at <http://www.centrallake.org>. Additionally, hard copies can be viewed at the Central Lake Library or Village office. Written comments may be submitted in advance of the public hearing to: Chai Rob Tyler, Village of Central Lake Planning Commission, 1665 N. Intermediate Lake, Central Lake, MI 49622 or may be sent via e-mail to: tdbo@att.net

Village of Central Lake Clerk
Pat Marshall

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SCHNEIDERMAN & SHERMAN, P.C. IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT (248)539-7400 IF YOU ARE IN ACTIVE MILITARY DUTY. MORTGAGE SALE - Default of a mortgage made by JAMES M. CETNAROWSKI, HUSBAND AND WIFE, to Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for lender and lender's successors and assigns. Mortgage, dated January 5, 2005, and recorded on January 19, 2005, in Liber 728, on Page 1573, to assigned by said mortgage, to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities Trust 2005-3, Asset-Backed Certificates, Series 2005-3, as assigned, Antrim County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of Two Hundred Thirty-Three Thousand Three Hundred Fifty-Four Dollars and Sixty-Three Cents (\$233,354.63), including interest at 7.500% per annum. Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue, South entrance to the Antrim County Courthouse, Village of Bellaire,

Antrim County, Michigan, at 11:00 AM o'clock, on February 8, 2013. Said premises are located in Antrim County, Michigan and are described as: PARCEL 70-A: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18: THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS EAST, 340.69 FEET ALONG THE NORTH LINE OF SAID SECTION 18 FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 22 MINUTES 10 SECONDS EAST ALONG SAID NORTH SECTION LINE 1138.75 FEET TO THE SOUTHWESTERLY LINE OF HIGHWAY M-66; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY LINE ON THE ARC OF A CURVE TO THE RIGHT 407.00 FEET (RADIUS OF SAID CURVE IS 5669.63 FEET, THE CENTRAL ANGLE OF WHICH IS 0.4 DEGREE 06 MINUTES 47 SECONDS, AND THE CHORD BEARS SOUTH 27 DEGREES 54 MINUTES 18 SECONDS EAST, 406.92 FEET); THENCE ALONG THE CENTERLINE OF TIMBER RIDGE DRIVE SOUTH 55 DEGREES 55 MINUTES 40 SECONDS WEST, 55.44 FEET; THENCE NORTH 57 DEGREES 28 MINUTES 50 SECONDS WEST, 192.81 FEET; THENCE NORTH 70 DEGREES 29 MINUTES 49 SECONDS WEST, 38.59 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 59 SECONDS WEST 68.63 FEET; THENCE NORTH 77 DEGREES 44 MINUTES 12 SECONDS WEST 79.62 FEET; THENCE ON A BEARING OF SOUTH 236.24 FEET TO THE CENTERLINE OF TIMBER RIDGE DRIVE; THENCE ALONG SAID CENTERLINE NORTH 68 DEGREES 55 MINUTES 25 SECONDS WEST 586.17 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES 05 SECONDS WEST 152.31 FEET ALONG SAID CENTERLINE THENCE CONTINUING ALONG SAID CENTERLINE NORTH 62 DEGREES 24 MINUTES 42 SECONDS WEST 283.04 FEET THENCE NORTH 01 DEGREES 04 MINUTES 20 SECONDS EAST 213.43 FEET TO THE POINT OF BEGINNING; BEING A PART OF THE NORTHWEST 1/4 OF THE SECTION 18, TOWN 31 NORTH, RANGE 6 WEST. The redemption period shall be 6 months from the date of such sale unless determined abandoned in accordance with 1948CL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the above referenced property is sold at a foreclosure sale under Chapter 600 of the Michigan Compiled Laws, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities Trust 2005-3, Asset-Backed Certificates, Series 2005-3 Mortgage/Assignee Schneiderman & Sherman, P.C. 23398 Research Drive, Suite 300 Farmington Hills, MI 48335 JPMCL001162 CONV (01-10)(01-31)

Case No.: 11-8702-CK CIRCUIT COURT SALE in pursuance and by virtue of a Judgment of the Circuit Court for the County of Antrim, State of Michigan, made and entered on the 6th day of August, A.D., 2012 in a certain cause therein pending, wherein Apex Mortgage Corp., a subsidiary of Firstst Bank, was the Plaintiff and Colin Karner, Donna Karner, Schelke Enterprises, Inc., a Michigan Corporation, United States of America, and Norm Droste-Attorney, P.L.C. were the Defendants. NOTICE IS HEREBY GIVEN that I shall sell at public auction to the highest bidder, at public venue, at the front entrance of the Antrim County Courthouse, City of Bellaire,

Antrim County, Michigan on the 28th day of February, A.D., 2013 at three o'clock in the forenoon, local time, the following described property, to-wit: All that certain piece or parcel of land situated in the Village of Manacelona, County of Antrim, State of Michigan described as follows: Commencing at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 17, T29N, R6W, thence North 589.0 feet and West 150.0 feet for the point of beginning; thence North 150.0 feet; thence West to the East boundary of the Grand Rapids & Indiana Railroad Company's (now Pennsylvania Railroad Company) Right of Way; thence Southwesterly along the East



County of Antrim Planning Department

P.O. Box 187
Bellaire, Michigan 49615

Phone: (231) 533-6265
Fax: (231) 533-8111
www.antrimcounty.org

Peter Garwood
County Administrator

Joe Meyers
Associate Planner

Tina Schrader
Administrative Assistant

Katie Verellen
Secretary

Memorandum

January 25, 2013

To: Village of Central Lake
From: Joe Meyers, Associate Planner
Re: Village of Central Lake Master Plan Amendment

At a regular meeting of the Antrim County Planning Commission on January 8, 2013, the Village of Central Lake Master Plan Amendment was discussed. The Planning Commission had the following discussion and approved the following motion:

Discussion ensued over the Central Lake Township Master Plan.

Mr. Meyers indicated that on page 5-1, the Master Plan calls Waste Management the primary company that provides waste hauling. Mr. Meyers indicated that while that might have been true in 2004, it might not be true today and the village should just list the providers.

Mr. Meyers also spoke regarding page 5-2, and commented when addressing the colleges that Northwestern Michigan College (NMC) and North Central Michigan College (NCMC) should be in the same paragraph and NMC and NCMC's Partner universities should be updated to the 2013 partnerships.

Jill Barnard commented on the 6th paragraph on page 2-1 the first sentence should read "Racial make-up of the population" for the Village of Central Lake is remarkably homogeneous.

Rick Teague indicated that the Township Ambulance Authority offers advanced life support to the community and uses Allied Ambulance service to provide the ambulance services in Bellaire.

Jim Schnackenberg commented that the Plans' Goals were well stated but had no teeth.

Barb Bradford indicated that they did not mention wellhead protection in their goals.

The Commission wondered why there was no mention of Charlevoix-Emmet ISD.

Motion by Jim Gurr, supported by Barb Bradford, that the Antrim County Planning Commission finds no incompatibilities with the Village of Central Lake Master Plan amendment and recommends approval to the Village Council, but to consider updating the following sections stated above in Chapter 5; Solid Waste, Schools, Ambulance; and add the missing word in page 2-1. Motion carried – unanimous.

If you have any questions about the Planning Commission's decision please do not hesitate to contact Joe Meyers at (231) 533-6265.

Thank you.

MINUTES
VILLAGE OF CENTRAL LAKE PLANNING COMMITTEE
PUBLIC HEARING - MASTER PLAN AND RECREATIONAL PLAN
Tuesday, February 5, 2013

1. CALL TO ORDER

The meeting was called to order by Kruse at 7:05 p.m.

2. ROLL CALL

PRESENT: Hardy, Kruse, Sommer

3. AGENDA

Motion by Kruse, support by Hardy to accept the Agenda with the following additions:

- A. Appointment of the Chairperson of the Planning Committee
- B. Review and acceptance of new Planning Commission Bylaws

Voice vote. All vote AYE. Motion carries.

4. APPROVAL OF MINUTES

Motion by Sommer, support by Hardy to approve and accept the Minutes of the Public Hearing Meeting of January 29th, 2013.

Voice vote. All vote AYE. Motion carries.

5. APPOINTMENT AND BYLAWS

Motion by Kruse, support by Hardy to appoint N. Sommer as the Chairperson of the Planning Commission.

Voice vote. All vote AYE. Motion carries.

Motion by Sommer, support by Hardy to approve and accept the new Bylaws for the Planning Commission.

Voice vote. All vote AYE. Motion carries.

6. NEW BUSINESS - None

7. OLD BUSINESS - None

8. PUBLIC HEARING - Master Plan and Recreational Plan

Chairperson Sommer opened the public hearing and provided background information regarding the Master Plan and Recreation Plan. Chairperson Sommer thanked consultant Mary Campbell for her efforts.

Chairperson Sommer opened the Public Comment portion of the hearing and requested comments - none received.

Chairperson Sommer closed the Public Comment portion of the hearing

Motion by Sommer, support by Hardy to adopt Village of Central Lake Planning Commission Resolution 1 of 2013 (attached) to approve and accept the Master Plan and Recreation Plan and recommend it for approval by Village Council.

Voice vote. All vote AYE. Motion carries.

9. ADJOURNMENT

Chairperson Sommer adjourned the meeting at 7:15 p.m.

Next meeting: Tuesday, February 12, 2013 at 7:00 p.m.

Respectfully Submitted,

Maggie Maul
Recording Secretary

Village of Central Lake Planning Commission

Resolution No. 1 of 2013

WHEREAS, the Village of Central Lake Planning Commission desires to adopt a master plan, including a recreation plan and has made the necessary inquiries, investigations and surveys of the appropriate resources of the village; and

WHEREAS, the master plan will promote the public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and consider the character of the village and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, Village of Central Lake, Antrim County has undertaken a Five Year Parks and Recreation Plan, as a component of the Master Plan, which describes the physical features, existing recreation facilities and the desired actions to be taken to improve and maintain recreation facilities during the period between 2013 and 2017, and

WHEREAS, a series of public meetings were held by the Village of Central Lake Planning Commission at the Governmental Center over the past six months, including an advertised public forum, all of which provided opportunities for citizens to express opinions, ask questions, and discuss all aspects of the Recreation Plan and Master Plan, and

WHEREAS, Village of Central Lake, Antrim County has developed the plan for the benefit of the entire community and to adopt the plan as a document to assist in meeting the needs of the community, including recreation needs, and

WHEREAS, the Village of Central Lake Planning Commission has noticed and conducted a public hearing to accept additional public input in accordance with the requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), said hearing was held on February 5, 2013, following distribution of the amended draft plan to the planning commissions of the adjacent township and Antrim County Planning Commission and made available for public review on November 20, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Central Lake Planning Commission hereby adopts the Village of Central Lake Master Plan, including Recreation Plan.

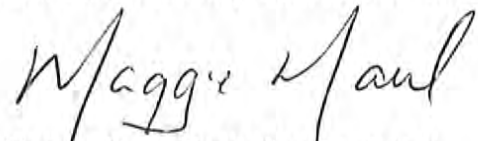
YEAS: Hardy, Kruse, Sommer

NAYS: 0

ABSENT: 0

RESOLUTION DECLARED ADOPTED/NOT ADOPTED.

I certify that the foregoing resolution was adopted by the Village of Central Lake Planning Commission at its meeting on February 5, 2013, at 7pm.



Maggie Maul, Recording Secretary

Village of Central Lake Planning Commission

Date: February 6, 2013

VILLAGE OF CENTRAL LAKE
REGULAR COUNCIL MEETING
Monday, February 11, 2013, 7 :00 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by President Kruse

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all present.

3. ROLL CALL

Present: Batterbee, Bodley, Chapman, Clark, Thier, Tyler, Kruse

Also present: Barrett and Mullens

4. APPROVAL OF THE FEBRUARY 11, 2013 AGENDA AS AMENDED

Motion by Clark, support by Chapman to amend the Agenda of February 11, 2013, to include five (5) additional action items and two (2) old business items:

Approve changes to zoning

Approve Attorney making changes to ordinance/code

Approve Township purchasing fuel from the Village

Hire engineer

Approve Attorney to proceed with Thurston Park

Trustee Manual

DEQ permit received

Voice vote. All vote AYE. Motion carries.

5. APPROVAL OF MINUTES OF REGULAR BOARD MEETING OF JANUARY 14, 2012

Motion by Batterbee, support by Clark to approve and accept the minutes of the Regular Board meeting of January 14, 2012.

Voice vote. All vote AYE. Motion carries.

6. PUBLIC COMMENT - Joe Renner, resident, inquired about the disposition of the logging money and the ice rink.

7. REPORTS-

a. Police Report: Chief Barrett presented the report for January 2013. He talked about Josh Jones coming back and how beneficial it is for the Village because he has all the training and education.

b. DPW Report: Sam talked about it being an atypical month with pushing snow and hauling snow and resulted in more fuel usage and overtime hours.

8. CORRESPONDENCE - None

9. COMMITTEE REPORTS

a. Streets, Sidewalks and Lights - Councilman Tyler stated that Sam summed it up well, pushing snow and hauling snow.

b. Sewer and Water - Councilman Thier reported a request for sewer hook-up in the Spring.

- c. Law Enforcement - Councilman Chapman said the Chief covered everything quite well .
- d. Communication - Councilwoman Batterbee said that at the Parks & Recreation meeting they talked about brochures for the Park and she has samples and prices from Creative Characters.
- e. Finance and Personnel - Councilman Bodley stated pretty standard. Talking to Sam everytime overtime is needed and he is telling to go ahead and do it. Looked over budget and all the fund balances are going to come in under. Went forward with Iron Keep for back-up.
- f. Parks and Public Property - Councilwoman Clark stated that they had a very good meeting for the Campground and will be brought up more in the action items.
- g. President's Report - President Kruse stated that he and Councilman Tyler attended a DNR seminar on Thursday, February 7, 2013 and found it very informative. Have received codes and ordinances back from Bryan Graham and his thought was the Village should contact a company that does codification. President Kruse is looking into this to find out the cost of codification. Commented on the need for two (2) more members for the Planning Commission. Addressed the issue of complaints of how FOIA requests were handled in the Village.

10. **APPROVAL OF BILLS**

Motion by Chapman, support by Thier to approve payment of prepaid bills in the amount of \$1,276.23, payroll in the amount of \$5,996.09 and current payables in the amount of \$10,047.42 totaling \$17,319.74.
Roll call vote. All vote AYE. Motion carries.

11. **NEW BUSINESS -**

- a. **IT contract** - The cost is \$40.00 per computer, remote and on-site. Missions Computer was approached and requested the opportunity to bid on this contract. Tabled until next March 11, 2013.

12. **ACTION ITEMS -**

- a. **Appoint Clerk**
Motion by Kruse, support by Bodley to appoint Pat Marshall as Clerk.
Voice vote. All vote AYE. Motion carries.
- b. **Appoint FOIA Coordinator**
Motion by Kruse, support by Chapman to appoint Pat Marshall as FOIA Coordinator.
Voice vote. All vote AYE. Motion carries
- c. **Approve electrical upgrade in Campground.**
Motion by Bodley, support by Thier to approve Arndt Electric to do the electrical upgrade in the Campground.
Roll call vote. All vote AYE. Motion carries.
- e. **Adopt Planning Commission Ordinance**
Motion by Bodley, support by Chapman to adopt the Planning Commission Ordinance.
Voice vote. All vote AYE. Motion carries.
- f. **Approve Master Plan/Recreation Plan**
Motion by Thier, support by Clark to adopt the Resolution for the Village of Central Lake Master Plan/Recreation approval (attached).
Voice vote. All vote AYE. Motion carries.
- g. **Approve changes to Zoning Ordinance.**
Motion by Clark, support by Chapman to approve changes to zoning ordinance.

Voice vote. All vote AYE. Motion carries

- h. **Approve Attorney making changes to ordinance/code**

Motion by Bodley, support by Chapman to approve Attorney making changes to ordinance/code.

Voice vote. All vote AYE. Motion carries.

- i. **Approve Township to purchase fuel from the Village.**

Motion Chapman, support by Batterbee to approve the Township purchasing fuel from the Village.

Voice vote. All vote AYE. Motion carries.

- k. **Approve Attorney to proceed with the Thurston Park project.**

Motion by Clark, support by Thier to have the Attorney proceed with research on the acquisition of property being leased to the Village within Thurston Park.

Roll call vote. All vote AYE. Motion carries.

- j. **Hire engineer. NDG did a presentation and the following was recommended.**

Motion by Tyler, support by Batterbee to allow Chairmen Bodley, Thier & Tyler to move forward on the Parks & Public Property grant with the stipulation not to exceed \$9,000.

Roll call vote. All vote AYE. Motion carries.

- d. **Address recommendations from Parks & Public Property.**

1) **Tabled the recommendation for adding Wi-fi in the Campground.**

2) **Motion by Chapman, support by Clark to increase Campground rates \$5.00 to \$25.00 waterfront, \$20.00 non-waterfront with water & electric available and \$25.00 non-waterfront with water, electric and sewer.**

Voice vote. All vote AYE. Motion carries.

3) **Motion by Bodley, support by Clark to have the waterfront lots be reserved for four (4) consecutive days on the week-end.**

Voice vote. All vote AYE. Motion carries

4) **Motion by Clark, support by Thier to have the boat docks for use by the Campground only and raise rates to \$5.00 each.**

Voice vote. All vote AYE. Motion carries.

13. **PUBLIC COMMENT** - None

14. **OLD BUSINESS** -

a. **Trustee Manual** - Lay on the table for 30 days.

b. **DEQ Permit** - The permit was granted after being re-submitted.

15. **ADJOURNMENT**

There being no further business to come before this Council, the meeting adjourned at 8:56 p.m.

Motion by Bodley, support by Thier to adjourn the meeting.

Voice vote. All vote AYE. Motion carries.

Respectfully submitted,

Pat Marshall
Clerk

RESOLUTION

Village of Central Lake Master Plan/Recreation Plan Approval

At a regular meeting of the Village Council of Village of Central Lake, Antrim County, Michigan, held at the Central Lake Village Governmental Center on the 11th day of February, 2013 at 7:00 pm.

Present: Batterbee, Bodley, Chapman, Clark, Thier, Tyler & Kruse

Absent:

The following resolution was offered by Thier and supported by Clark.

WHEREAS, the Village of Central Lake Planning Commission adopted the Village of Central Lake Master Plan Update including Recreation Plan at its meeting on February 5, 2013, following properly noticed public hearings in accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended), and following distribution of the draft plan to planning commissions of the adjacent township and to the Antrim County Planning Commission; and

WHEREAS, the Village of Central Lake, Antrim County has undertaken a Five Year Parks and Recreation Plan which describes the physical features, existing recreation facilities and the desired actions to be taken to improve and maintain recreation facilities during the period between 2013 and 2017, and

WHEREAS, a public hearing was held by the Village of Central Lake Planning Commission on February 5, 2013 at the Central Lake Governmental Center to provide an opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Recreation Plan (and the Master Plan Update as a whole), and

WHEREAS, Village of Central Lake, Antrim County has developed the plan for the benefit of the entire community and to adopt the plan as a document to assist in meeting the recreation needs of the community, and

WHEREAS, the Village Council on November 12, 2013, asserted its right to approve or reject the plan in accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended);

NOW, THEREFORE, BE IT RESOLVED, that the Village Council hereby approves the Village of Central Lake Master Plan Update, in its entirety; including all associated charts and maps and the incorporated Recreation Plan. Thus, the Central Lake Village Council hereby adopts the Village of Central Lake Master Plan and specifically adopts the incorporated Village of Central Lake Recreation Plan as a guideline for improving recreation for the residents of and visitors to the Village of Central Lake, Antrim County

ADOPTED by roll-call vote as follows:

AYES: Batterbee, Bodley, Chapman, Clark, Thier, Tyler & Kruse

NAYS:

ABSENT:

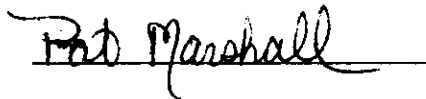
RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)

)

COUNTY OF ANTRIM)

I, Pat Marshall Clerk of Village of Central Lake, Antrim County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council at a meeting held on the 12th day of February, 2013, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 267, Public Acts of Michigan 1976, as amended.

A handwritten signature in cursive script that reads "Pat Marshall". The signature is written in dark ink and is positioned above a horizontal line.

Pat Marshall, Village of Central Lake Clerk

M. C. Planning & Design

Community Planning Site Planning Landscape Architecture

Letter of Transmittal

If transmitted items are not as noted, notify writer immediately.

To: Antrim County Planning Dept.
P.O. Box 187
Bellaire, MI 49615

Date: February 25, 2013

Transmitted By: ☐ Regular Mail ☐ Overnight Delivery

Attn: Joe Meyers, Associate Planner

☐ Hand Delivered

☐ Picked Up By:

RE: Village of Central Lake Master Plan, including
Recreation Plan

☒ Other: e-mail

We are transmitting 1 copy(s) of the following:

<input type="checkbox"/> Certification for Payment No.	<input type="checkbox"/> Discs	<input type="checkbox"/> Prints	<input type="checkbox"/> Specs.
<input type="checkbox"/> Change Order No.	<input type="checkbox"/> Drawings	<input type="checkbox"/> Product Literature	<input type="checkbox"/> Tracings
<input type="checkbox"/> Construction Change Req. No.	<input type="checkbox"/> Field Measure Plans	<input type="checkbox"/> Samples	<input type="checkbox"/> Work Orders No.
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Plans	<input type="checkbox"/> Shop Drawings	_____

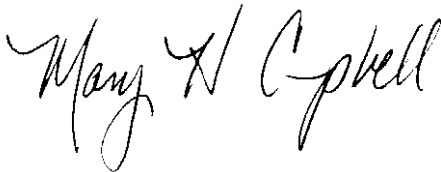
☒ Other: Adopted Village of Central Lake Master Plan, including Recreation Plan

For your: ☐ Action ☐ As Requested ☐ Information ☐ Review/Comment ☐ Use
☐ Approval ☐ Distribution ☒ Records /Files ☐ Signature

Remarks: Attached please find a copy of the Village of Central Lake Master Plan, including Recreation Plan. This Recreation portion of the Plan has been prepared to meet the DNR guidelines. As you are aware one of the DNR requirements is that a copy of the adopted Recreation Plan must be transmitted to the County. If you would like a hard copy sent, please contact my office.

Thank you for your attention to this matter.

Job No. CLV



By: Mary H. Campbell, ASLA, AICP

cc: Ken Kruse, Village of Central Lake President
Pat Marshall, Village of Central Lake Clerk

M. C. Planning & Design

Community Planning Site Planning Landscape Architecture

Letter of Transmittal

If transmitted items are not as noted, notify writer immediately.

To: Northwest Michigan Council of Governments
P.O. Box 506
Traverse City, MI 49685

Date: February 25, 2013

Attn: Matt McCauley, Director
Regional Planning and Community Development

Transmitted By: ☐ Regular Mail ☐ Overnight Delivery

☐ Hand Delivered

RE: Village of Central Lake Master Plan, including
Recreation Plan

☐ Picked Up By:

☒ Other: e-mail

We are transmitting 1 copy(s) of the following:

<input type="checkbox"/> Certification for Payment No.	<input type="checkbox"/> Discs	<input type="checkbox"/> Prints	<input type="checkbox"/> Specs.
<input type="checkbox"/> Change Order No.	<input type="checkbox"/> Drawings	<input type="checkbox"/> Product Literature	<input type="checkbox"/> Tracings
<input type="checkbox"/> Construction Change Req. No.	<input type="checkbox"/> Field Measure Plans	<input type="checkbox"/> Samples	<input type="checkbox"/> Work Orders No.
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Plans	<input type="checkbox"/> Shop Drawings	<input type="checkbox"/>

☒ Other: Adopted Village of Central Lake Master Plan, including Recreation Plan

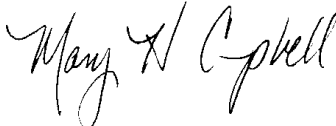
For your: ☐ Action ☐ As Requested ☐ Information ☐ Review/Comment ☐ Use
☐ Approval ☐ Distribution ☒ Records /Files ☐ Signature

Remarks: Attached please find a copy of the Village of Central Lake Master Plan, including Recreation Plan. This Recreation portion of the Plan has been prepared to meet the DNR guidelines. Per the DNR requirements, I am transmitting the adopted Recreation Plan to you on behalf of the Village of Central Lake Planning Commission. As you are aware, one of the DNR requirements is that a copy of the adopted recreation plan be transmitted to the Regional Planning Agency. If you would like to receive a hard copy or have any questions please call me at (231) 487-0745.

Thank you for your attention to this matter.

Job No. CLV

By:



Mary H. Campbell, ASLA, AICP

Ken Kruse, Village of Central Lake President
Pat Marshall, Village of Central Lake Clerk

Appendix B

Recreation Plan Certification Checklist

APPENDIX H. COMMUNITY PARK, RECREATION, OPEN SPACE AND GREENWAY PLAN CERTIFICATION CHECKLIST



Michigan Department of Natural Resources-Grants Management

COMMUNITY PARK, RECREATION, OPEN SPACE, AND GREENWAY PLAN CERTIFICATION CHECKLIST

By Authority of Parts 19, 703 and 716 of Act 451, P.A. 1994, as amended, submission of this information is required for eligibility to apply for grants

INSTRUCTIONS: Complete, obtain certification signatures and submit this checklist with a locally adopted recreation plan.

All recreation plans are required to meet the content and local approval standards listed in this checklist and as outlined in the *Guidelines for the Development of Community Park, Recreation, Open Space and Greenway Plans* provided by the Michigan Department of Natural Resources (DNR). To be eligible for grant consideration, plans must be submitted to the DNR prior to the grant application deadline **with** a completed checklist that has been signed by an authorized official(s) of the local unit of government(s) submitting the plan.

Name of Plan: Village of Central Lake Recreation Plan		
List the community names (including school districts) covered by the plan	County	Month and year plan adopted by the community's governing body
Village of Central Lake	Antrim	February 2013

INSTRUCTIONS: Please check each box to certify that the listed information is included in the final plan.

☒ **1. COMMUNITY DESCRIPTION**

☒ **2. ADMINISTRATIVE STRUCTURE**

- ☒ Roles of Commission(s) or Advisory Board(s)
- ☒ Department, Authority and/or Staff Description and Organizational Chart
- ☒ Annual and Projected Budgets for Operations, Maintenance, Capital Improvements and Recreation
- ☒ Programming
- ☒ Current Funding Sources
- ☒ Role of Volunteers
- ☒ Relationship(s) with School Districts, Other Public Agencies or Private Organizations
- Regional Authorities or Trailway Commissions Only**
- ☐ Description of the Relationship between the Authority or Commission and the Recreation Departments of Participating Communities
- ☐ Articles of Incorporation

☒ **3. RECREATION INVENTORY**

- ☒ Description of Methods Used to Conduct the Inventory
- ☒ Inventory of all Community Owned Parks and Recreation Facilities
- ☒ Location Maps (site development plans recommended but not required)
- ☒ Accessibility Assessment
- ☒ Status Report for all Grant-Assisted Parks and Recreation Facilities

☒ **4. RESOURCE INVENTORY (OPTIONAL)**

☒ **5. DESCRIPTION OF THE PLANNING PROCESS**

☒ **6. DESCRIPTION OF THE PUBLIC INPUT PROCESS**

- ☒ Description of the Method(s) Used to Solicit Public Input Before or During Preparation of the Plan, Including a Copy of the Survey or Meeting Agenda and a Summary of the Responses Received
- ☒ Copy of the Notice of the Availability of the Draft Plan for Public Review and Comment
- Date of the Notice November 29, 2012
- Type of Notice Newspaper and website
- Plan Location Village office, library and website
- Duration of Draft Plan Public Review Period (Must be at Least 30 Days) 74 days
- ☒ Copy of the Notice for the Public Meeting Held after the One Month Public Review Period and Before the Plan's Adoption by the Governing Body(ies)
- Date of Notice Nov 29, 2012 and Jan 17, 2013
- Name of Newspaper The Antrim Review
- Date of Meeting Jan 8, 2012 and Feb, 5, 2013
- ☒ Copy of the Minutes from the Public Meeting

☒ **7. GOALS AND OBJECTIVES**

☒ **8. ACTION PROGRAM**

Plans must be adopted by the highest level governing body (i.e., city council, county commission, township board). If planning is the responsibility of a Planning Commission, Park and Recreation Commission, Recreation Advisory Board or other local Board or Commission, the plan should also include a resolution from the Board or Commission recommending adoption of the plan by the governing body.

The local unit of government must submit the final plan to both the County and Regional Planning Agency for their information. Documentation that this was done must be submitted with the plan to the DNR.

Items 1, 3 and 4 below are required and must be included in the plan.

APPROVAL DOCUMENTATION: For multi-jurisdictional plans, each local unit of government must pass a resolution adopting the plan. Prepare and attach a separate page for each unit of government included in the plan.

- ☒ 1. Official resolution of adoption by the governing body dated: February 11, 2013
- ☒ 2. Official resolution of the Planning Commission Commission or Board, recommending adoption of the plan by the governing body, dated: February 5, 2013
- ☒ 3. Copy of letter transmitting adopted plan to County Planning Agency dated: February 25, 2013
- ☒ 4. Copy of letter transmitting adopted plan to Regional Planning Agency dated: February 25, 2013

NOTE: For multi-jurisdictional plans, Overall Certification must include the signature of each local unit of government. Prepare and attach a separate signature page for each unit of government included in the plan.

I hereby certify that the recreation plan for

Village of Central Lake

(Local Unit of Government)

includes the required content, as indicated

above and as set forth by the DNR.

Ken Kruse 02-25-13
Authorized Official for the Local Unit of Government Date

This completed checklist must be signed and submitted with a locally adopted recreation plan to:

**GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING, MI 48909-7925**

The recreation plan is approved by the DNR and the community (ies) covered by the plan, as listed on page 1 of this checklist is/are eligible to apply for recreation grants through

By: _____ Date _____
Grants Management Date _____

Appendix C

Past Grant Projects Supporting Documentation



Recreation Grant History

Applicant

Village of Central Lake

Project No. 26-00742

Project Year: 1976

Project Title: Thurston Park Shelter

Project Status: Closed

Grant Amount: \$3,000.00

Project Description: Shelter and LWCF sign

Project No. 26-01005

Project Year: 1977

Project Title: Central Lake Thurston Park

Project Status: Closed

Grant Amount: \$32,189.38

Project Description: Develop: shuffleboard courts, fish cleaning shack, restroom building, and LWCF sign

Project No. 26-01060 I3

Project Year: 1978

Project Title: Herrick Recreation Area

Project Status: Closed

Grant Amount: \$20,323.34

Project Description:



LAND AND WATER CONSERVATION FUND
POST-COMPLETION SELF-CERTIFICATION REPORT

This information required under authority of the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964).

GRANTEE: Village of Central Lake

PROJECT NUMBER: 26-00742

PROJECT TITLE: Thurston Park Shelter

PROJECT SCOPE: Shelter

PROJECT TYPE: Design and Construction

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

Name of Agency (Grantee) Village of Central Lake	Contact Person Ken Kruse	Title Village President
Address 1266 North M-88	Telephone	
City, State, ZIP Central Lake, MI 49622	Email kenkruse@charter.net	

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided?
If yes, please describe change(s).

☐ Yes ☒ No

Please refer to the attached boundary map. Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.)

☐ Yes ☒ No

Are any of the facilities obsolete? If yes, please explain.

☐ Yes ☒ No

Are the site and all facilities accessible to persons with disabilities? If no, please explain.

☐ Yes ☒ No

no, the existing bathrooms are not handicap accessibility. They were constructed in the late 1970's before ADA compliance.

List all additional existing development/facilities at the referenced project site. If the site is undeveloped, please describe the present use and provide a schedule for future development, including a list of proposed facilities.

bathroom facility

fully equipped kitchen facility

outdoor pavilion

POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

SITE QUALITY

Is there a sign which identifies the property or facility as a public recreation area?

If yes, please provide a photograph of the sign. If no, please explain.

☐ Yes ☒ No

No. There is a rock at the entrance with etching that indicates "Thurston Park"

The facility is located on side of road with no gated entry. It is implied

Are the facilities and the site being properly maintained? If no, please explain.

☒ Yes ☐ No

Are there any features near the site which would detract from the use and enjoyment of the site or would pose a health or safety problem? If yes, please explain.

☐ Yes ☒ No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism.

☐ Yes ☒ No

Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain.

☒ Yes ☐ No

Maintenance is performed 2x weekly to clean surrounding area and as needed

What is the annual budget to maintain the facility?

\$3,350.00

GENERAL

Is a LWCF plaque permanently displayed at the site? If yes, provide a photograph.

☐ Yes ☒ No

Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain.

☐ Yes ☒ No

Is a fee charged for use of the site or facilities? If yes, please provide fee structure.

☒ Yes ☐ No

\$20 per day rental of pavilion and kitchen

What are the hours and seasons for availability of the site?

The facility is open for 24 hour use, 365 days per year

CIVIL RIGHTS COMPLIANCE

a. Are signs posted or are brochures available that contain the following required non-discrimination statement "This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of Interior strictly prohibit unlawful discrimination in departmental federally-assisted programs on the basis of race, color, national origin, age and handicap?" If yes, specify which method(s) is used, including the location of same.

☒ Yes ☐ No

A sign is posted in the pavilion

POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

CIVIL RIGHTS COMPLIANCE (CONT'D)

b. Is the following address included for the purpose of facilitating an individual's filing of a complaint?

☒ Yes ☐ No

**DIRECTOR - EQUAL OPPORTUNITY PROGRAMS
NATIONAL PARK SERVICE
US DEPARTMENT OF THE INTERIOR
PO BOX 37127
WASHINGTON DC 20013-7127**

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

CERTIFICATION

I do hereby certify that I am duly elected, appointed and/or authorized by the Grantee named above and that the information and answers provided herein are true and accurate to the best of my personal knowledge, information and belief.

Ken Kruse
Please print

Ken Kruse
Grantee Authorized Signature

2-26-13
Date

Patricia A Marshall
Please print

Patricia A Marshall
Witness Signature

February 26 2013
Date

Send completed report to: **GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925**



**LAND AND WATER CONSERVATION FUND
POST-COMPLETION SELF-CERTIFICATION REPORT**

This information required under authority of the Land and Water Conservation Fund Act of 1965, 78 Stat. 827 (1964).

GRANTEE: Village of Central Lake

PROJECT NUMBER: 26-01005

PROJECT TITLE: Central Lake Thurston Park

PROJECT SCOPE: Shuffleboard courts, fish cleaning shack & Restroom Building

PROJECT TYPE: Design and Construction

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

Name of Agency (Grantee) Village of Central Lake	Contact Person Ken Kruse	Title Village President
Address 1266 North M-88	Telephone	
City, State, ZIP Central Lake, MI 49622	Email kenkruse@charter.net	

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided?
If yes, please describe change(s).

☒ Yes ☐ No

Existing boat launch was expanded to add additional docks

Please refer to the attached boundary map. Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.)

☐ Yes ☒ No

Are any of the facilities obsolete? If yes, please explain.

☐ Yes ☒ No

Are the site and all facilities accessible to persons with disabilities? If no, please explain.

☐ Yes ☒ No

no, the existing bathrooms are not handicap accessibility. They were constructed in the late 1970's before ADA compliance. Proposed project to address.

List all additional existing development/facilities at the referenced project site. If the site is undeveloped, please describe the present use and provide a schedule for future development, including a list of proposed facilities.

bathroom

fish cleaning station

3 stall cement boat launch with 2 dock

37 site campground (10 full amenity / remaining are water & electric)

shuffleboard courts

POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

SITE QUALITY

Is there a sign which identifies the property or facility as a public recreation area?
If yes, please provide a photograph of the sign. If no, please explain.

☐ Yes ☒ No

No. There is a rock at the entrance with etching that indicates "Campground"

The facility is located on side of road with no gated entry. It is implied

Are the facilities and the site being properly maintained? If no, please explain.

☒ Yes ☐ No

Are there any features near the site which would detract from the use and enjoyment of the site or would pose a health or safety problem? If yes, please explain.

☐ Yes ☒ No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism.

☐ Yes ☒ No

Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain.

☒ Yes ☐ No

Maintenance is performed 1x daily in the bathroom

and cleaning of surrounding area is conducted 2x weekly and as needed.

What is the annual budget to maintain the facility?

\$1,675.00

GENERAL

Is a LWCF plaque permanently displayed at the site? If yes, provide a photograph.

☒ Yes ☐ No

Is any segment of the general public restricted from using the site or facilities?
(i.e. resident only, league only, boaters only, etc.) If yes, please explain.

☒ Yes ☐ No

The bathroom facility is open to the public if they are have registered / paid to
use a campground site or visit

Is a fee charged for use of the site or facilities? If yes, please provide fee structure.

☐ Yes ☒ No

What are the hours and seasons for availability of the site?

The facility is open for 24 hour use from June 1st until September 30th every year

CIVIL RIGHTS COMPLIANCE

a. Are signs posted or are brochures available that contain the following required non-discrimination statement:
"This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of
Interior strictly prohibit unlawful discrimination in departmental federally-assisted programs on the basis of race,
color, national origin, age and handicap?" If yes, specify which method(s) is used, including the location of same.

☒ Yes ☐ No

A sign is posted in the entry way of the bathroom

POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

CIVIL RIGHTS COMPLIANCE (CONT'D)

b. Is the following address included for the purpose of facilitating an individual's filing of a complaint?

☒ Yes ☐ No

DIRECTOR - EQUAL OPPORTUNITY PROGRAMS
NATIONAL PARK SERVICE
US DEPARTMENT OF THE INTERIOR
PO BOX 37127
WASHINGTON DC 20013-7127

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

CERTIFICATION

I do hereby certify that I am duly elected, appointed and/or authorized by the Grantee named above and that the information and answers provided herein are true and accurate to the best of my personal knowledge, information and belief.

Ken Kruse
Please print

Ken Kruse
Grantee Authorized Signature

2-26-13
Date

Patricia A Marshall
Please print

Patricia A Marshall
Witness Signature

February 26, 2013
Date

Send completed report to: **GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48908-7925**



**LAND AND WATER CONSERVATION FUND
POST-COMPLETION SELF-CERTIFICATION REPORT**

This information required under authority of the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964).

GRANTEE: Village of Central Lake

PROJECT NUMBER: 26-01060 13

PROJECT TITLE: Herrick Recreation Area

PROJECT SCOPE: Football field, Baseball field, Concessions stand, Bathroom,

PROJECT TYPE: Design and Construction

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

Name of Agency (Grantee) <u>Village of Central Lake</u>	Contact Person <u>Ken Kruse</u>	Title <u>Village President</u>
Address <u>1266 North M-88</u>	Telephone <u>231-350-1001</u>	
City, State, ZIP <u>Central Lake, MI 49622</u>	Email <u>kenkruse@charter.net</u>	

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided?
If yes, please describe change(s).

☐ Yes ☒ No

Please refer to the attached boundary map. Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.)

☐ Yes ☒ No

Are any of the facilities obsolete? If yes, please explain.

☐ Yes ☒ No

Are the site and all facilities accessible to persons with disabilities? If no, please explain.

☐ Yes ☒ No

The existing buildings are not handicap accessible. They were constructed in 1978 before ADA compliance.

List all additional existing development/facilities at the referenced project site. If the site is undeveloped, please describe the present use and provide a schedule for future development, including a list of proposed facilities.

bleachers/press room/locker rooms

Track

Practice field

concession stand

safety cap on fencing

POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

SITE QUALITY

Is there a sign which identifies the property or facility as a public recreation area?

If yes, please provide a photograph of the sign. If no, please explain.

☐ Yes ☒ No

There is a rock with a plaque on it stating it's "Herrick Field".

The facility is located on the side of M-88 with no gated entry. It is implied

Are the facilities and the site being properly maintained? If no, please explain.

☒ Yes ☐ No

Are there any features near the site which would detract from the use and enjoyment of the site or would pose a health or safety problem? If yes, please explain.

☐ Yes ☒ No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism.

☐ Yes ☒ No

Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain.

☒ Yes ☐ No

Maintenance of all facilities and grounds is performed by the Central Lake Public School system on a weekly basis and additionally as needed after sporting events.

What is the annual budget to maintain the facility?

\$0 The facility is maintained by the Central Lake Public School System.

GENERAL

Is a LWCF plaque permanently displayed at the site? If yes, provide a photograph.

☐ Yes ☒ No

Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain.

☐ Yes ☒ No

Is a fee charged for use of the site or facilities? If yes, please provide fee structure.

☐ Yes ☒ No

What are the hours and seasons for availability of the site?

The facility is open from April 1st until November 30th. Hours--7am till 11pm

CIVIL RIGHTS COMPLIANCE

a. Are signs posted or are brochures available that contain the following required non-discrimination statement "This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of Interior strictly prohibit unlawful discrimination in departmental federally-assisted programs on the basis of race, color, national origin, age and handicap?" If yes, specify which method(s) is used, including the location of same.

☒ Yes ☐ No

Signs are posted on both concession stands and the press room/locker room

POST-COMPLETION SELF-CERTIFICATION REPORT (CONT'D)

CIVIL RIGHTS COMPLIANCE (CONT'D)

b. Is the following address included for the purpose of facilitating an individual's filing of a complaint?

☒ Yes ☐ No

**DIRECTOR - EQUAL OPPORTUNITY PROGRAMS
NATIONAL PARK SERVICE
US DEPARTMENT OF THE INTERIOR
PO BOX 37127
WASHINGTON DC 20013-7127**

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

CERTIFICATION

I do hereby certify that I am duly elected, appointed and/or authorized by the Grantee named above and that the information and answers provided herein are true and accurate to the best of my personal knowledge, information and belief.

Kenn House
Please print

Kenn House
Grantee Authorized Signature

2-26-13
Date

Patricia A Marshall
Please print

Patricia A Marshall
Witness Signature

February 26 2013
Date

Send completed report to: **GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925**